

(Rupees Twenty Eight Thousand Five Hundred Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD

SHOP NO.1 & 16, SAPANA TERRACES C.A.S.L.
SHANTANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./33/2011-RD

भारत 08478



140283

NON JUDICIAL गोंया

JAN 27 2017

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R.0028500/- PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: M/S PRABHU REALTORS



Filipe Esteves Rebelo e Costa Prabhu

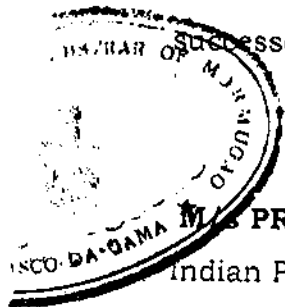
DEED OF SALE

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

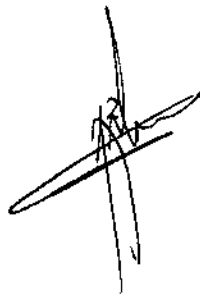
(1) **Mr. FILIPE ESTEVAO REBELO E COSTA** alias **PHILIP ESTEVAM REBELLO E COSTA** alias **PHILIP D'COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 65 years, retired, holder of PAN Card bearing No. **ACLPD5949A**, married and his wife,

(2) **Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES** alias **SUSANA FERNANDES COSTA**, aged 60 years, occupation teacher, holder of PAN Card bearing No. **AHAPD0575C**, Both r/o. H. No. 137/S/1, Holy Cross Colony, Assoi, Chicalim, Goa both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

 **M/S PRABHU REALTORS**, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN **AAMFP1643A** and represented by its partners:

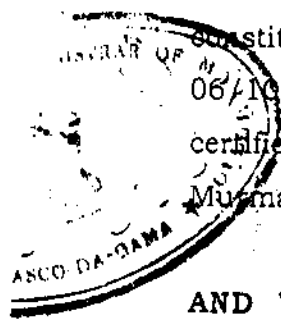
- (i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,
- (ii) Shri. **CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,



- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the PURCHASER is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Mormugao along with this agreement.



AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00527-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot H (described in SCHEDULE C), which Plot H erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

A handwritten signature or set of initials, possibly "V.P.", written in dark ink.

A handwritten signature or set of initials, possibly "A.C.P.", written in dark ink.

AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- partly in kind paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid as TDS by Challan No. 280, Challan serial no. 00221 dated 23/01/2016 drawn on HDFC Bank in favour of member no. 1 of the VENDORS;
- (b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000079 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;
- (c) a sum of Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only) adjusted from cheque No. 213 dated 12/11/2016 drawn on DCB Bank, Vasco (The said Cheque No. 213 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of this deed and Rs. 16,00,000/- towards adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00524-2016)

the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of

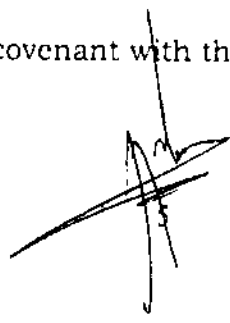


the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-



- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

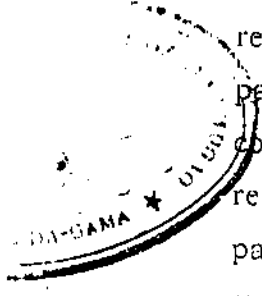
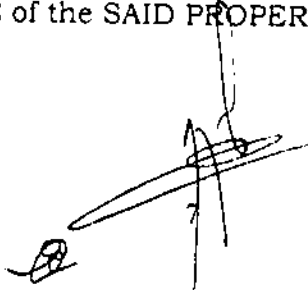
6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and



for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.



9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

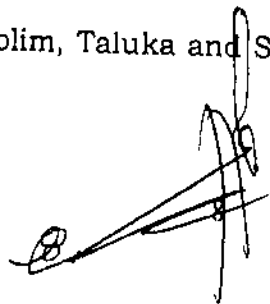
10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00527-2016, CD Number MORD13, dated 22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of



South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming SOUTHERN Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger Property.

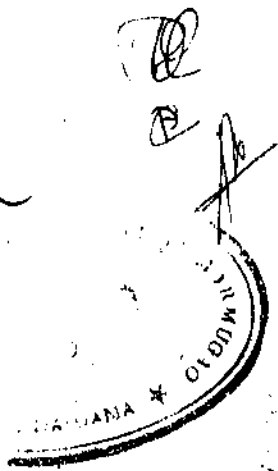
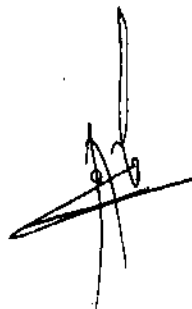
SCHEDULE C

(of the PLOT H)

ALL THAT Plot of Land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-1 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : by road;



West : by road;
North : by Plot G of the Said Property.

Boundaries after Family Partition

East : by survey no. 13/4A;
West : by 10 mts wide village road;
North : by survey no. 13/4-C-2; and
South : by 10 mts wide village road.

This Plot H has following dimensions:

East : 82.00 meters;
West : 21.20 meters + 54.60 meters + 31.30 meters;
North : 76.70 meters.

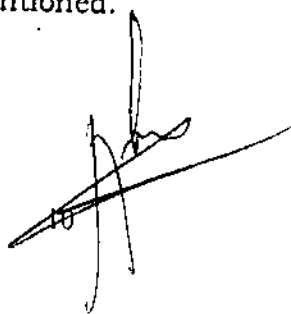
The SAID PLOT H is better identified in the Plan annexed hereto to this deed.

SCHEDULE D

(of the UNDIVIDED SHARE in PLOT H hereby agreed to be transferred)

ALL THAT 1/4th undivided share corresponding to 797.75 Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.



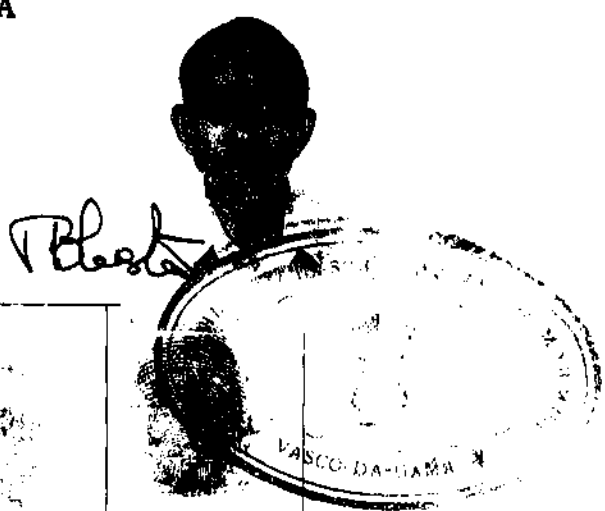
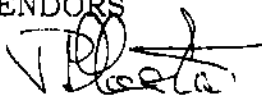
SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:






Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

Member No. 1 of the VENDORS






Of the First Part

In the presence of....

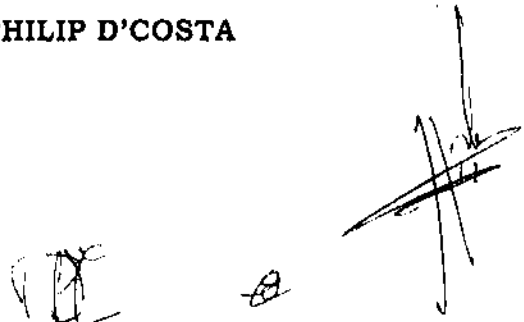


				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA



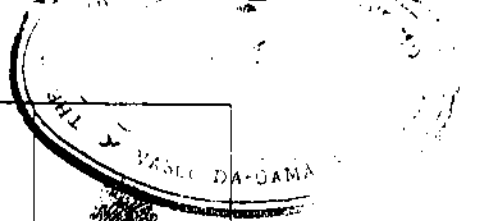
**Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES alias
SUSANA FERNANDES COSTA**

Member No. 2 of the VENDORS

Of the First Part

In the presence of.....

Costa



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. MARIA LOURDES
BEATRIZ NIFA SUZANA FERNANDES alias SUSANA FERNANDES
COSTA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. MARIA LOURDES
BEATRIZ NIFA SUZANA FERNANDES alias SUSANA FERNANDES
COSTA**

(Signature)

(Signature)

(Signature)

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum

Duly constituted Attorney

Mr. AMIT C. PRABHU

The party of the Second Part

In the presence of.....

For PRABHU

Partner



For PRABHU REALTORS

Partner

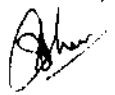
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LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

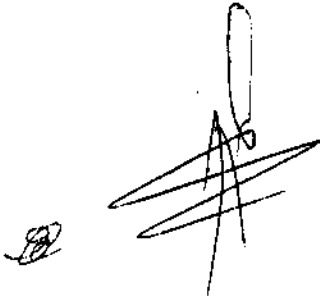
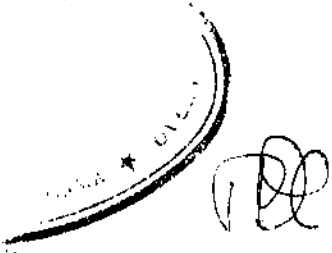
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

Witnesses:

1. Name : Anand, S. Chari
Address : 6/175, Gotton, Cumcolim, Salcate, Goa.
Signature : 

2. Name : Sachin W. Phadke
Address : H. no 327, Mormugao.
Signature : 





GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records

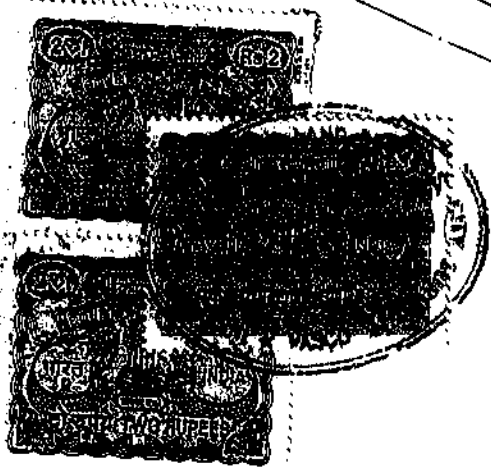
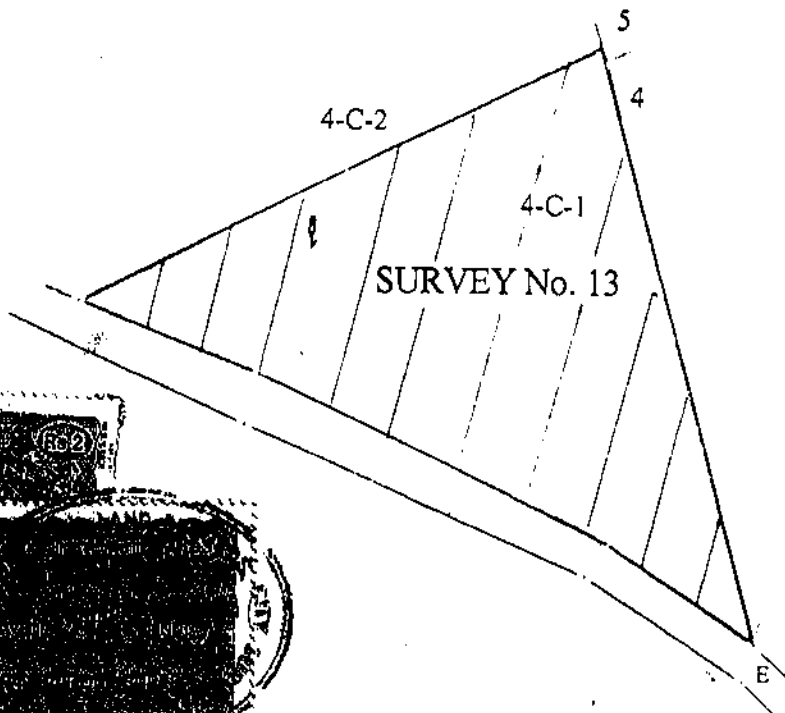
VASCO - GOA



Inward No: 1504

Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-1
 Scale : 1 : 1000

(Savio C. Silveira)
 Inspector of Survey &
 Land Records, Vasco-Goa.



Generated By: Chandrakant S. Jalmi
 (D*MAN GR, II) On : 29-03-2016

Compared By: Sagar Navelkar (I.S.)

For PRABHU REALTORS

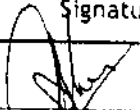
Partner

2. ...
M...
C...

Philip E. Costa alias Philip Estevani Rebello E Costa alias Philip D'Costa, s/o late
Mrs. Madalena Costa, Married, Indian, age 65 Years, retired, r/oH No.137/571 Holy
M... Goa

	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Mamrao Chari Married, Indian, age 29 Mormugao Goa.	

Signature

Signature

Signature


Sub-Registrar

**SUB-REGISTRAR
MORMUGAO**

M 15, Page

REGISTRATION DEPARTMENT

Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:47:33 PM

Document Serial Number : 148

Presented at 12:27:00 PM on 30-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	270.00
0e	Total :	95270.00

Stamp Duty Required: 28500.00 Stamp Duty Paid: 28500.00

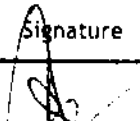
Endorsements

Executant

1. Shri.Amit C. Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No.E-17 Vassant Nagar Gogol Margao Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand Chari, S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Concolim Goa.	

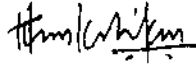
Scanned By:-

Signature

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
REGISTRAR
MORMUGAO

Book-1 Document
Registration Number MOR-BK1-00192-2017
CD Number MORD19 on
Date 09-02-2017

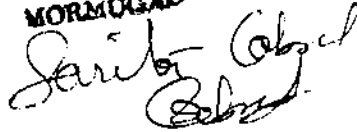


Sub-Registrar (Mormugao)

Scanned By

Signature:-

**CUB - REGISTRAR
MORMUGAO**



Designed and Developed by C-DAC, ACTS, Pune

(Rupees Twenty Eight Thousand Five Hundred Only)

CITIZEN CREDIT
CO-OP BANK LTD

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176287



INDIA

NON JUDICIAL गोंया
JAN 27 2017

zero zero two eight five zero zero 16:12

R.0028500/-PB7122

STAMP DUTY

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Name of Purchaser: M/S PRAOHU REALTORS

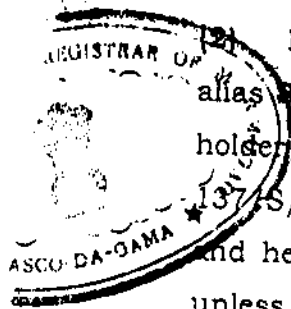


Filipe Esteves Rebelo e Costa (Plato)

DEED OF SALE

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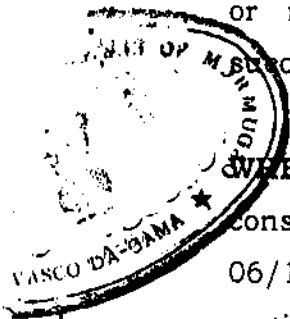
AND

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- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vassant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.



WHEREAS the PURCHASER is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Murmagao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00526-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot H (described in SCHEDULE C), which Plot H erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger

property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- partly in kind paid by PURCHASER unto the VENDORS in the following manner:

a sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid as TDS by Challan No. 280, Challan serial no. 00179 dated 23/01/2016 drawn on HDFC Bank in favour of member no. 1 of the VENDORS;

(b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000078 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;

(c) a sum of Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only) adjusted from cheque No. 212 dated 12/11/2016 drawn on DCB Bank, Vasco (The said Cheque No. 212 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of this deed, Rs. 14,00,000/- towards adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00524-2016 and Rs. 2,00,000/- towards



adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00529-2016)

the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with



their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

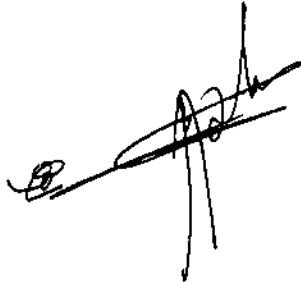
6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in



the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY, Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER



by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00526-2016, CD Number MORD13, dated 22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile

forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

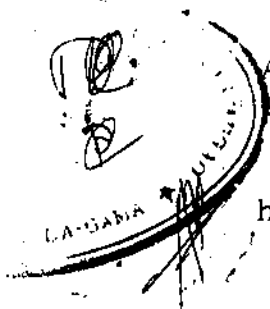
ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming SOUTHERN Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger Property.

SCHEDULE C

(of the PLOT H)

ALL THAT Plot of Land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and



independent unit in itself having surveyed under Survey No. 13/4-C-1 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : by road;
West : by road;
North: by Plot G of the Said Property.

Boundaries after Family Partition

East : by survey no. 13/4A;
West : by 10 mts wide village road;
North: by survey no. 13/4-C-2; and
South: by 10 mts wide village road.

This Plot H has following dimensions:

East : 82.00 meters;
West : 21.20 meters + 54.60 meters + 31.30 meters;
North: 76.70 meters.

The SAID PLOT H is better identified in the Plan annexed hereto.

SCHEDULE D

(of the UNDIVIDED SHARE in PLOT H hereby transferred)

ALL THAT 1/4th undivided share corresponding to 797.75 Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

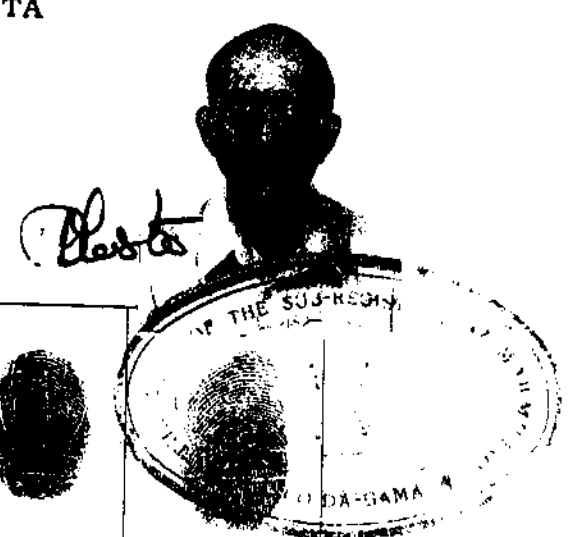
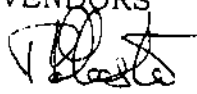
SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:






Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

Member No. 1 of the VENDORS






Of the First Part

In the presence of.....

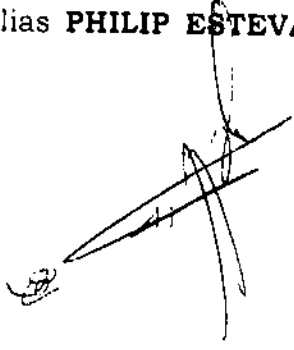


				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA



Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES alias
SUSANA FERNANDES COSTA






Member No. 2 of the VENDORS

Of the First Part






In the presence of.....

Costa



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES** alias **SUSANA FERNANDES COSTA**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES** alias **SUSANA FERNANDES COSTA**

Costa

Costa

Costa
12

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum

Duly constituted Attorney

Mr. AMIT C. PRABHU

The party of the Second Part

In the presence of.....

RAMANAND

Partner

For PRABHU

Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

Thumb	Index finger	Middle finger	Ring finger	Little finger


RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

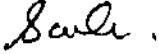
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13

Witnesses:

1. Name : Anand S. Chari
Address : 6/175, Gotton, Cuncolim, Salcete, Goa.
Signature : 

2. Name : Sachin R. Phadke .
Address : H. no 329, Mormugo - Goa.
Signature : 





GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records

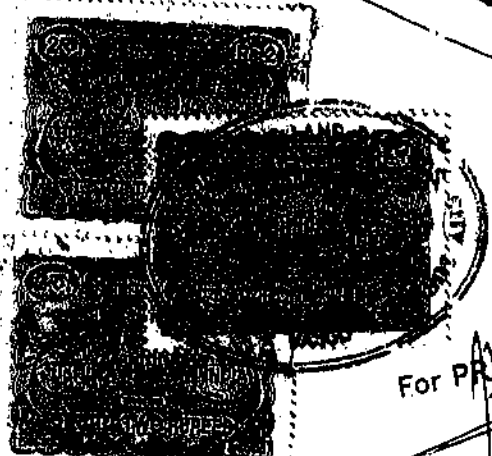
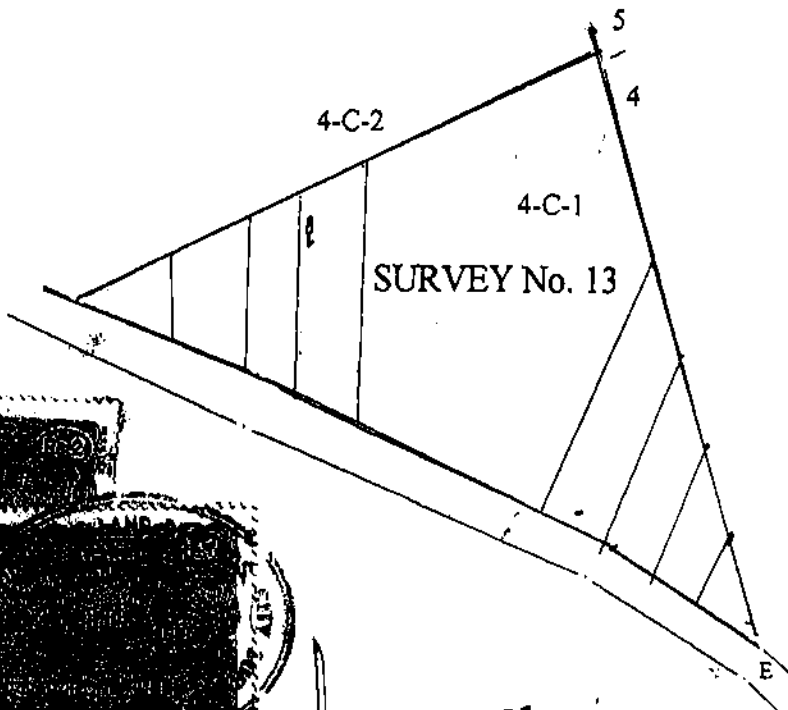
VASCO - GOA



Inward No: 1504

Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-1
 Scale : 1 :1000


 (Savio C. Silveira)
 Inspector of Survey &
 Land Records, Vasco-Goa



For PRASHU REALTORS
 Partner

Generated By : Chandrakant S.Jalmi.
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Compared By : Sagar Navelkar (H.S.)

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Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 30-01-2017 12:58:11 PM

Document Serial Number : 146




Presented at 12:11:00 PM on 30-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	270.00
	Total :	95270.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa presenter

Name	Photo	Thumb Impression	Signature
Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa, S/o Late Mr. Ivo De Costa alias Ivo Ivo Milagres Costa. Married, Indian, age 65 Years, retired, r/oH No.137/S/1 Holy Cross Colony Assoi Chicalim Goa			



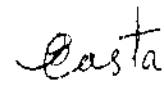
Endorsements

Executant


1. Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa, S/o Late Mr. Ivo De Costa alias Ivo Ivo Milagres Costa, Married, Indian, age 65 Years, retired, r/oH No.137/S/1 Holy Cross Colony Assoi Chicalim Goa

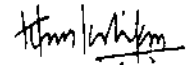
Photo	Thumb Impression	Signature
		

2. Mrs. Maria Lourdes Beatriz Nifa Susana Fernandes alias Susana Fernandes Costa, W/o Mr. Filipe Estevao Rebelo F. Costa alias Filipe Estevam Rebelo F. Costa alias Philip D'Costa, Married, Indian, age 59 Years, Teacher, 137/S/1 Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		

Identification

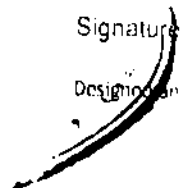
Sr No.	Witness Details	Signature
1	Anand Chari, S/o Shamrao Chari, Married, Indian, age 29 Years, Service: Cuncolim Goa	


Sub-Registrar

Scanned By

SUB-REGISTRAR
WORMUGAO

Signature

Designed and Developed by:  PAC, ACTS, Pune



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:41:48 PM

Document Serial Number : 146

Presented at 12:11:00 PM on 30-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
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2	Processing Fees	270.00
	Total :	95270.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

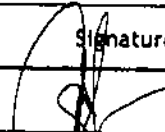
Endorsements

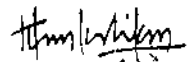
Executant

1. Shri Amit C. Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Writling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand Chari, S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim Goa.,	


Sub-Registrar

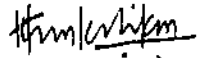
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SUB-REGISTRAR
MORMUGAO

Signature:-

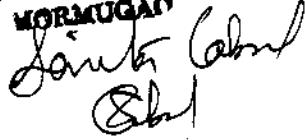
Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MOR-BK1-00190-2017
CD Number MORD19 on
Date 09-02-2017


Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**



Signature:-

Designed and Developed by C-DAC, ACTS, Pune



(Rupees Twenty Eight Thousand Five Hundred Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATURE

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO. 1 & 16, SAPANA TERRACES C.A.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/ST(V)/C.R./35/33/2011-RD

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NON JUDICIAL गोंया
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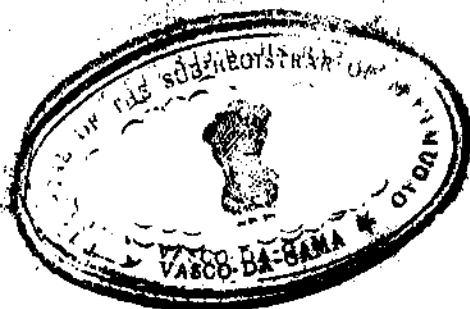
R.0028500/- PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: M/S PRABHU REALTORS



Filipe Estevao Rebelo e Costa T Costa

DEED OF SALE



This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY and BETWEEN:**



(1) **Mr. FILIPE ESTEVAO REBELO E COSTA** alias **PHILIP ESTEVAM REBELLO E COSTA** alias **PHILIP D'COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 65 years, retired, holder of PAN Card bearing No. **ACLPD5949A**, married and his wife,

(2) **Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES** alias **SUSANA FERNANDES COSTA**, aged 60 years, occupation teacher, holder of PAN Card bearing No. **AHAPD0575C**, Both r/o. H. No. 137/S/1, Holy Cross Colony, Assoi, Chicalim, Goa both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN **AAMFP1643A** and represented by its partners:

- (i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,
- (ii) Shri. **CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,

- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

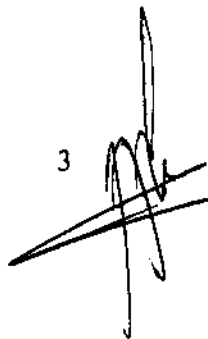
All r/o Wristling Woods, Plot No. E-17, Vassant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the **PURCHASER** is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Murmagao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00529-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the **VENDORS** herein agreed to sell unto the **PURCHASER**, their 1/4th Undivided Share (described in **SCHEDULE D**) of the Plot H (described in **SCHEDULE C**), which Plot H erstwhile formed part of the property described in **SCHEDULE B** which in turn formed part of the bigger property described in **SCHEDULE A** hereunder written, against payment of consideration as agreed in the Said Agreement.



3



AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

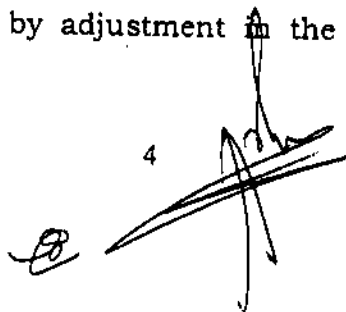
NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- partly in kind paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousands Only) vide Cheque No. 000033 dated 14/12/2015 drawn on DCB Bank, Vasco, in favour of members no. 1 of the VENDORS;
- (b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide Cheque No. 000081 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of members no. 1 of the VENDORS;
- (c) a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) adjusted from cheque No. 212 dated 12/11/2016 drawn on DCB Bank, Vasco (The said Cheque No. 212 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00526-2016, Rs. 14,00,000/- towards adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00524-2016 and Rs. 2,00,000/- towards adjustment of part of balance consideration of this deed)
- (c) a sum of Rs. 24,50,000 (Rupees Twenty Four Lakhs Fifty Thousand Only) by adjustment in the cost of Shop no. BG-33,



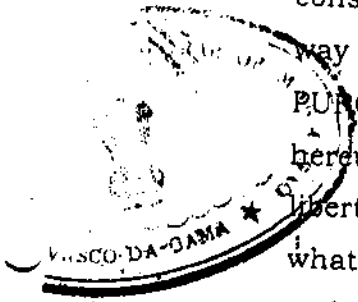
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admeasuring area of 31.37 Sq. Mts. of super built up area, located on the ground floor of the Block "B" of the building Complex "Prabhu Emerald", situated at Dabolim in the property surveyed under Survey no. 13/4-A of Dabolim Village;

the payment and receipt of the said entire consideration in monetary and in kind, the VENDORS jointly and severally, hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof. The PURCHASER has consequently also delivered the vacant possession of Shop no. BG-33, which possession is taken by the VENDORS after due physical inspection and being satisfied with the quality of workmanship,



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construction and the fitting and fixtures being in excellent and working condition.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.



The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

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5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third



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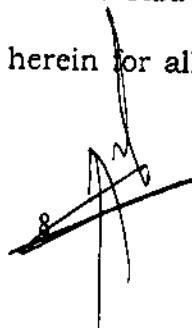
party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. The contents of clause 17 of the Said Agreement be deemed to have been specifically incorporated herein for all legal purposes. The premise



allotted to the VENDORS was erroneously mentioned as Flat No. B-312 at pare 17 of the Said Agreement instead of Shop No. BG-33. The parties hereto corrects the said typing mistake and declares that the same stands corrected by Shop No. BG-33.

12. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00529-2016, CD Number MORD13, dated 22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road

West : by road



North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming SOUTHERN Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

[Handwritten initials]

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger Property.

SCHEDULE C

(of the PLOT H)

ALL THAT Plot of Land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-1 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : by road;
West : by road;
North : by Plot G of the Said Property



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Boundaries after Family Partition

East : by survey no. 13/4A;
West : by 10 mts wide village road;
North : by survey no. 13/4-C-2; and
South: by 10 mts wide village road.

This Plot H has following dimensions:

East : 82.00 meters;
West : 21.20 meters + 54.60 meters + 31.30 meters;
North: 76.70 meters.

This Plot H is better identified in the plan annexed to this deed.

SCHEDULE D

(of the **UNDIVIDED SHARE** in **PLOT H** hereby transferred)

ALL THAT 1/4th undivided share corresponding to 797.75 Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

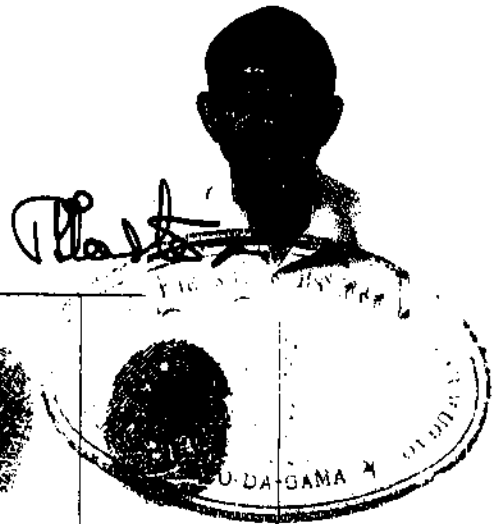
SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:

Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

Member No. 1 of the VENDORS

Of the First Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

**Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES alias
SUSANA FERNANDES COSTA**

Member No. 2 of the VENDORS

Of the First Part .

In the presence of.....

Costa



Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA LOURDES
BEATRIZ NIFA SUZANA FERNANDES alias SUSANA FERNANDES
COSTA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA LOURDES
BEATRIZ NIFA SUZANA FERNANDES alias SUSANA FERNANDES
COSTA**

DL

Costa

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum
Duly constituted Attorney

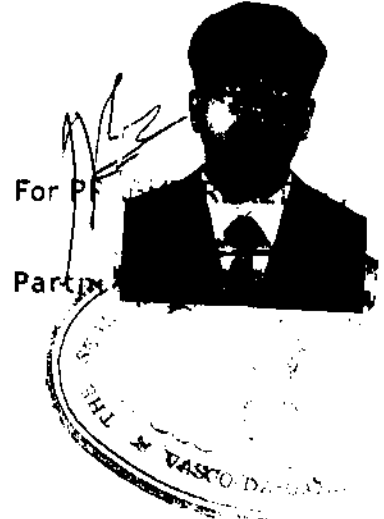
Mr. AMIT C. PRABHU

The party of the Second Part

In the presence of.....

For PRABHU REALTORS

Partner




Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

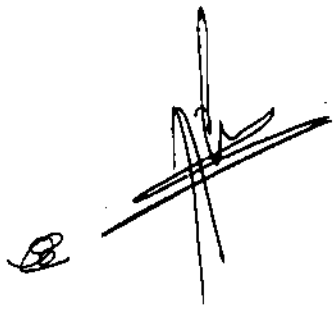
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

Witnesses:

1. Name : Anand S. Chari
Address : 6/179, Gotton, Cuncolim, Salcete, Goa.
Signature : 

2. Name : Sachin N. Phadke.
Address : H.No 327, Mormugao.
Signature : 





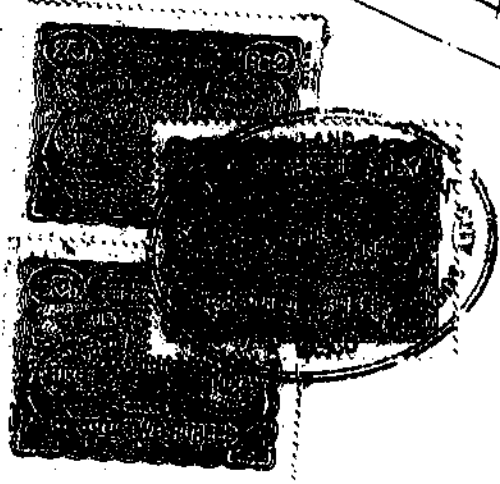
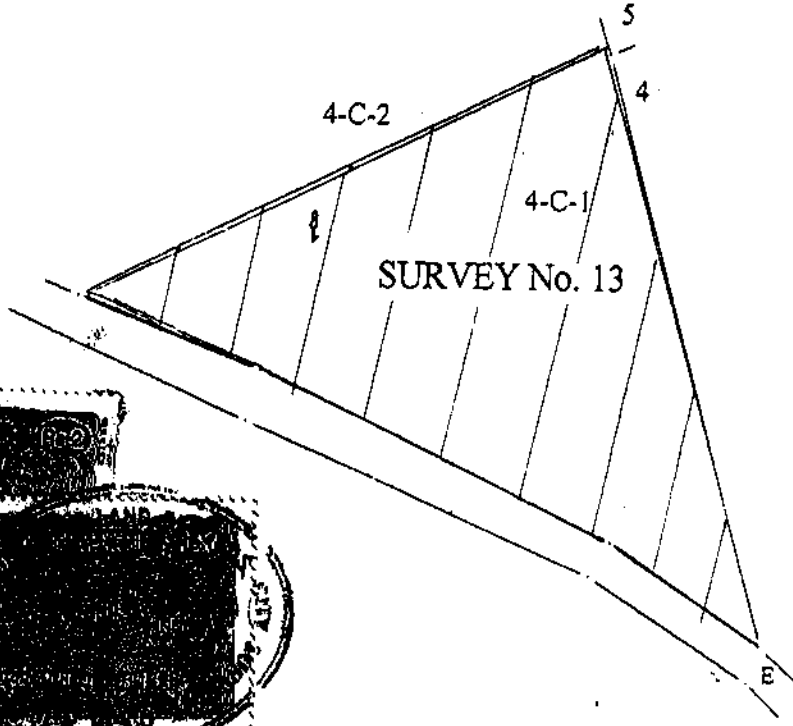
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records
 VASCO - GOA

Inward No. 1504



Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-1
 Scale : 1 :1000

(Signature)
 (David C. Silveira)
 Inspector of Survey &
 Land Records, Vasco-Goa.



(Signature)
 Generated By: Charitkrant S. Jalmi
 (D'MAN GR.II) On : 29-03-2016

(Signature)
 Compared By: Sagar Navelkar (H.S.)

(Signature)
 For PRABHU REALTORS
 Further



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:39:53 PM

Document Serial Number : 145

Presented at 11:57:00 AM on 30-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	270.00
	Total :	95270.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa presenter

Name	Photo	Thumb Impression	Signature
Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa, s/o Late Mr. Ivo de Costa alias Ivo Dos Milagres Costa , Married, Indian, age 65 Years, retired, r/oH No.137/S/1 Holy Cross Colony Assoi Chicalim Goa			

Endorsements

Executant



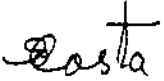
1 . Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa, s/o Late Mr. Ivo de Costa alias Ivo Dos Milagres Costa , Married, Indian, age 65 Years, retired, r/oH No.137/S/1 Holy Cross Cotony Assoi Chicalim Goa

Photo	Thumb Impression	Signature


2 . Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

Photo	Thumb Impression	Signature
		

3 . Mrs. Maria Lourdes Beatriz Nifa Suzana Fernandes alias Susana Fernandes Costa, W/o Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa, Married, Indian, age 60 Years, Teacher, r/o H No. 137/S/1 Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand Chari, S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim, Goa.	


 Sub-Registrar
Sub-REGISTRAR
MORMUGAO

Scanned By:-

Signature. -

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MOR-BK1-00189-2017
CD Number MORD19 on
Date 09-02-2017

Handwritten signature

Sub-Registrar (Mormugao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

**SUB-REGISTRAR
MORMUGAO**

Handwritten signature

(Rupees ~~Rs~~ Twenty Eight Thousand Five Hundred Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORIZED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.3 & 16, SAPANA TERRACES C.A.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./35/33/2011-RD

भारत 08476 NON JUDICIAL गारा



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R.0028500/- PB7122

INDIA STAMP DUTY GOA

Name of Purchaser: M/S PRAABHU REALTORS



Filipe Estevo Rebelo e Costa (Plato)

DEED OF SALE

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

(1) **Mr. FILIPE ESTEVAO REBELO E COSTA** alias **PHILIP ESTEVAM REBELLO E COSTA** alias **PHILIP D'COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 65 years, retired, holder of PAN Card bearing No. **ACLPD5949A**, married and his wife,

(2) **Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES** alias **SUSANA FERNANDES COSTA**, aged 60 years, occupation teacher, holder of PAN Card bearing No. **AHAPD0575C**, Both r/o. H. No. 137/S/1, Holy Cross Colony, Assoi, Chicalim, Goa both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:

- (i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,
- (ii) Shri. **CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 66 years, Occupation business, marital status married,

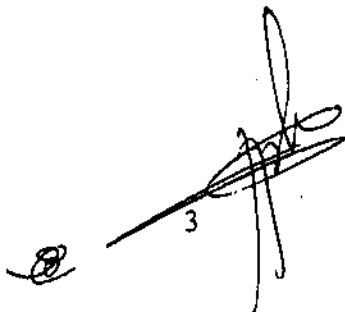


- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 61 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 30 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the PURCHASER is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Mormugao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00524-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot H (described in SCHEDULE C), which Plot H erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.



AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

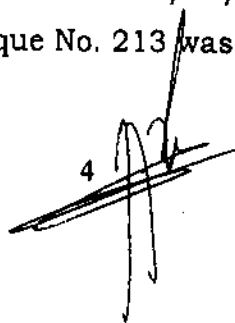
NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- partly in kind paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) vide cheque no. 000018 dated 03/12/2015 drawn on DCB Bank, Vasco in favour of member no. 1 of the PROSPECTIVE VENDORS;
- (b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000080 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the PROSPECTIVE VENDORS;
- (c) a sum of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only) adjusted from cheque No. 212 dated 12/11/2016 drawn on ~~DCB Bank~~, Vasco (The said Cheque No. 212 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00526-2016 and Rs. 14,00,000/- towards adjustment of part of balance consideration of this deed); and *2,00,000/- towards*
- (d) a sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) adjusted from cheque No. 213 dated 12/11/2016 drawn on ~~DCB Bank~~, Vasco (The said Cheque No. 213 was for Rs. 50,00,000/-, of which



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Rs. 16,00,000/- were part payment of the consideration of this deed and Rs. 34,00,000/- towards balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00527-2016)

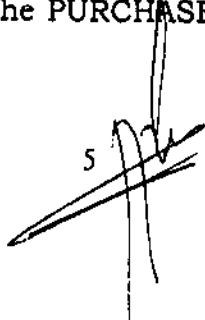
the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all



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time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

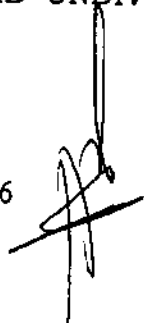
4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.



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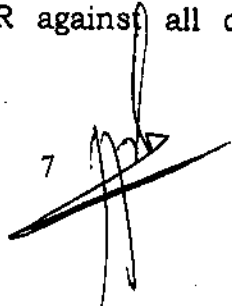
6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions,



7



proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00524-2016, CD Number MORD13, dated 22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile



forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming ^{SOUTHERN} Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger Property.

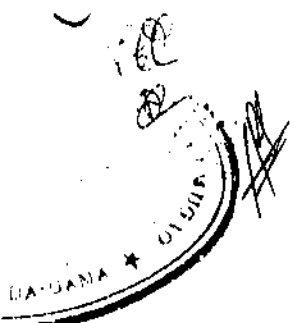
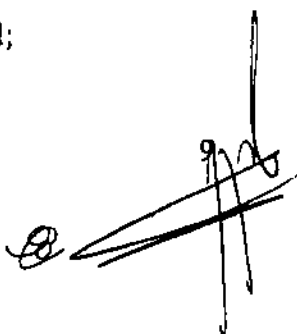
SCHEDULE C

(of the PLOT H)

ALL THAT Plot of Land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-1 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : by road;
West : by road;



North : by Plot G of the Said Property.

Boundaries after Family Partition

East : by survey no. 13/4A;
West : by 10 mts wide village road;
North : by survey no. 13/4-C-2; and
South : by 10 mts wide village road.

This Plot H has following dimensions:

East : 82.00 meters;
West : 21.20 meters + 54.60 meters + 31.30 meters;
North : 76.70 meters.

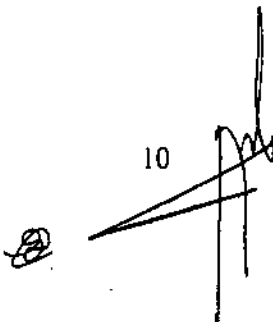
The PLOT H is better identified in the Plan annexed hereto.

SCHEDULE D

(of the **UNDIVIDED SHARE** in **PLOT H** hereby transferred)

ALL THAT 1/4th undivided share corresponding to 797.75 Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.



SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:

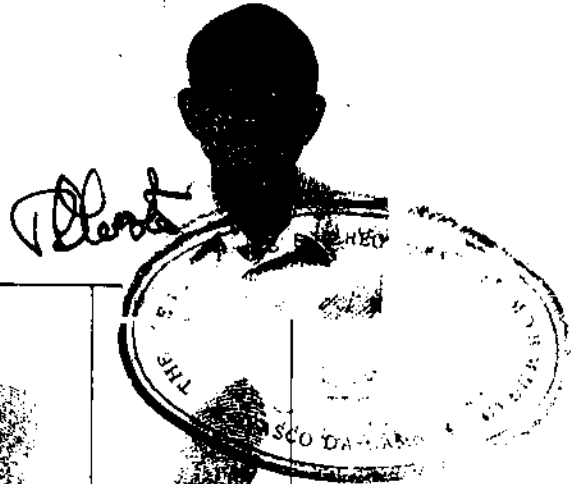
Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA






Member No. 1 of the VENDORS

Of the First Part






In the presence of....

Philip D'Costa



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FILIPE ESTEVAO REBELO E COSTA alias PHILIP ESTEVAM REBELLO E COSTA alias PHILIP D'COSTA

Philip D'Costa

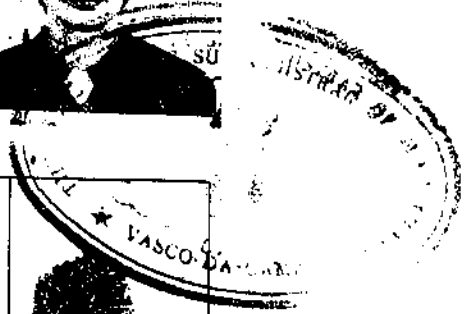
Philip D'Costa

Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES alias
SUSANA FERNANDES COSTA

Member No. 2 of the VENDORS

Of the First Part

In the presence of..... *Costa*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES alias SUSANA FERNANDES COSTA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA LOURDES BEATRIZ NIFA SUZANA FERNANDES alias SUSANA FERNANDES COSTA



Costa *Costa* 12 *Costa*

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum

Duly constituted Attorney

Mr. AMIT C. PRABHU

The party of the Second Part

In the presence of.....

~~For PRABHU REALTORS~~

Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU


Thumb	Index finger	Middle finger	Ring finger	Little finger

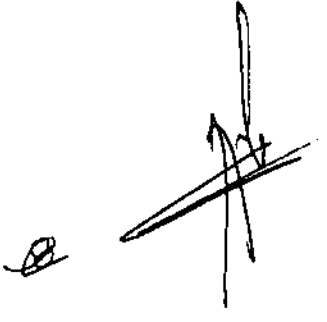
RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

131

Witnesses:

1. Name : Anand S. Churi
Address : 6/179, Gotton, Cuncolim, Salcete, Goa.
Signature : 

2. Name : Sachin N. Phadke.
Address : H.No 227, Mormugao Goa.
Signature : 





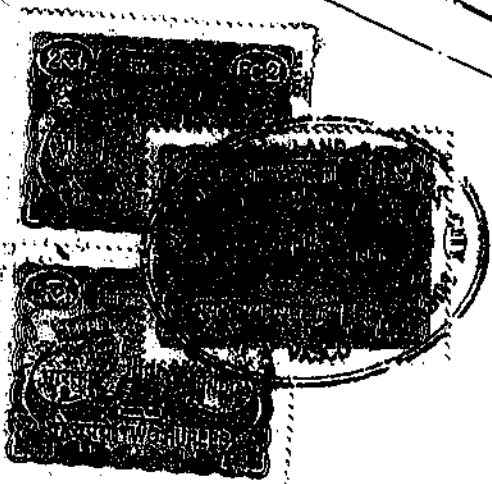
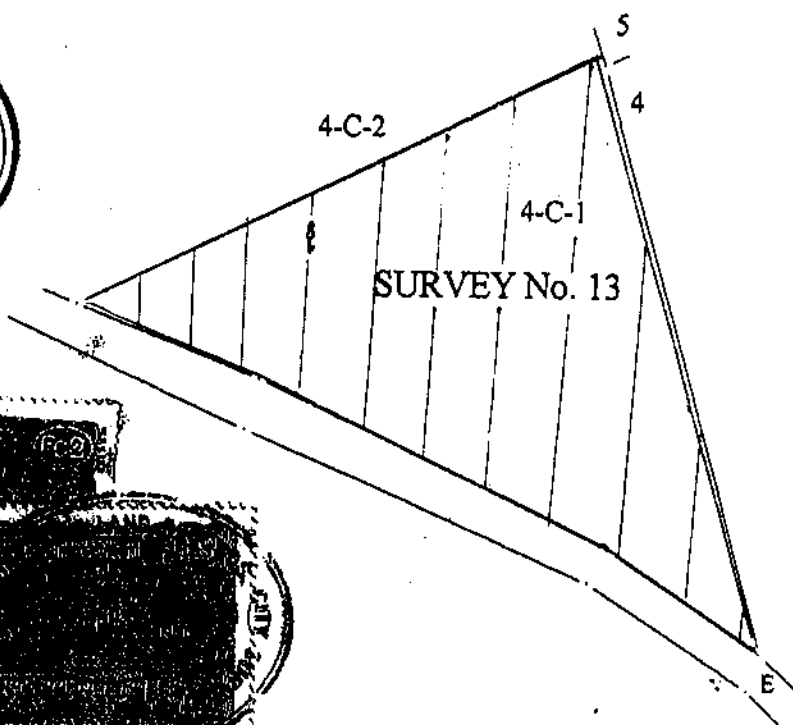
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records
 VASCO - GOA

Inward No: 1504



Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-1
 Scale : 1 :1000

(Savio C. Silveira)
 Inspector of Survey &
 Land Records, Vasco-Goa.



Generated By: Chandrakanti S. Jalni
 (D*MAN GR.II) On : 29-03-2016

Compared By: Sagar Navelkar (H.S.)

For PRABHU REALTORS
 Partner



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time: 30-01-2017 12:57:29 PM

Document Serial Number: 147

Presented at 12:19:00 PM on 30-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processory fees	270.00
	Total:	95270.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa presenter

Name	Photo	Thumb Impression	Signature
Mr. Filipe Estevao Rebelo E Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa, late Mr. Ivo de Costa alias Ivo dos Milagres Costa, Married Indian, age 65 Years, retired, P/O# No. 137/S/1 Holy Cross Colony Assoi Chicalim Goa			

Endorsements

Executant

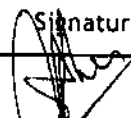
1. Mrs. Maria Lourdes Beatriz Nifa Suzana Fernandes alias Susana Fernandes Costa, Married, Indian, age 59 Years, Teacher, P/O# No. 137/S/1 Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature

2. Mr. Philip Estevam Rebello F Costa alias Philip Estevam Rebello E Costa alias Philip D'Costa, s/o late Mr. Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 65 Years, retired, r/oH No.137/S/1 Holy Cross Colony Assd. Ch. in Panaji Goa

Photo	Thumb Impression	Signature
		

Identification


Sr No.	Witness Details	Signature
1	Anand Chari, s/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim Goa.	

Scanned by

Signature

Date

WITNESSES, PANAJI


Sub-Registrar

REGISTRAR
MORMUGAO



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:44:44 PM

Document Serial Number : 147

Presented at 12:19:00 PM on 30-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. . Ps
1	Registration Fee	95000.00
2	Processing Fees	270.00
	Total :	95270.00

Stamp Duty Required: 28500.00 Stamp Duty Paid: 28500.00

Endorsements

Executa

Shri. Amit C. Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 33 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa

Photo	Thumb Impression	Signature

Identification

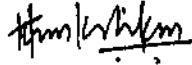
Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim Goa.	

Sub-Registrar
SUB - REGISTRAR
MORMUGAO

Scanned By:-

Signature:

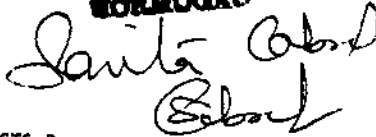
Book-1 Document
Registration Number MOR-BK1-00191-2017
CD Number MORD19 on
Date 09-02-2017



Sub-Registrar (Mormugao)

Scanned By:-

**Sub-Registrar
MORMUGAO**



Signature:-

Designed and Developed by C-DAC, ACTS, Pune



(Rupees Twenty Eight Thousand Five Hundred Only)

FOR CITIZEN CO-OP BANK

AUTHORIZED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPAIA TERRACES CH.S.L
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./35/33/2011-RD

भारत 08474



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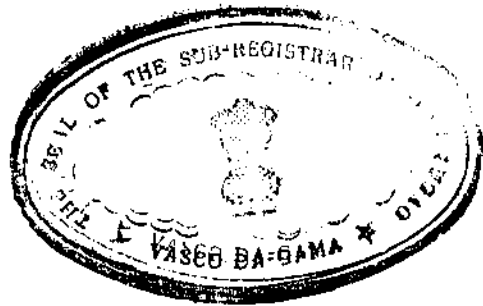
2010 2010 100 eight five 2010 2010 16:12

R.0028500/- P87122

STAMP DUTY

GOA

Name of Purchaser: M/S PRABHU REALTORS



Anil C. Prabhu

DEED OF SALE

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

(1) **Mr. FELIX CARLOS MILAGRES REBELO E COSTA** alias **FELIX CARLOS MILAGRES REBELLO E COSTA** alias **FELIX D'COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 66 years, retired, holder of PAN Card bearing No. ABXPD3309F, married and his wife,

(2) **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**, wife of Mr. Felix Carlos Milagres Rebelo E Costa, aged 63 years, occupation housewife, holder of PAN Card bearing No. ALPPD9755M, both residents of Villa No. 1, Karma Gardens, near Regina Mundi School, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.



AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:

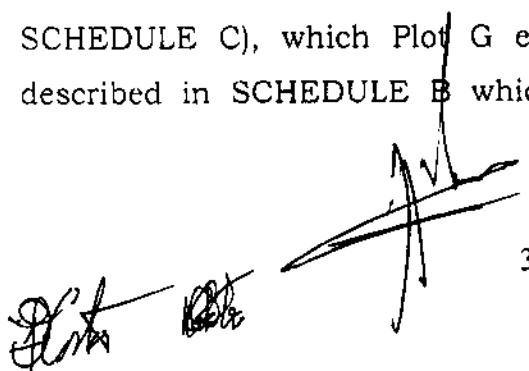
- (i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,

- (ii) Shri. CHANDRAKANT S. PRABHU, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,
- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vassant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the **PURCHASER** is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Murmagao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00535-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the **VENDORS** herein agreed to sell unto the **PURCHASER**, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot G (described in SCHEDULE C), which Plot G erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger





property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

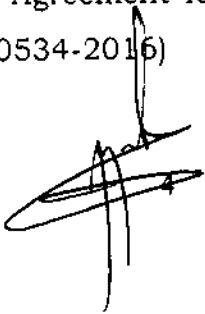
AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

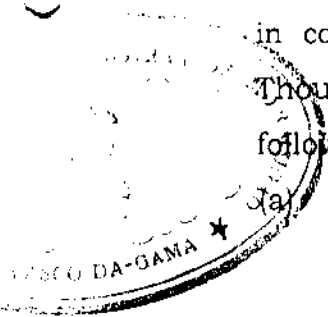
NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousands Only) paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid as TDS by Challan No. 280, Challan serial no. 00234 dated 23/01/2016 drawn on HDFC Bank in favour of member no. 1 of the VENDORS;
- (b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000082 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;
- (c) a sum of Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only) adjusted from cheque No. 209 dated 11/01/2017 drawn on DCB Bank, Vasco (The said Cheque No. 209 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of this deed, Rs. 16,00,000/- towards adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00534-2016)

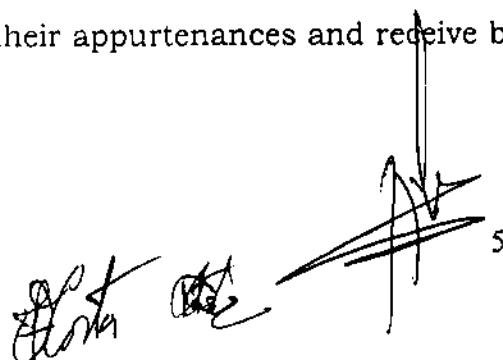




the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful



The image shows three handwritten signatures in black ink. To the right of the signatures is a circular stamp with the text "OFFICE OF THE REGISTRAR" and "MADRAS" around the perimeter. A small number "5" is written at the bottom right of the signatures.

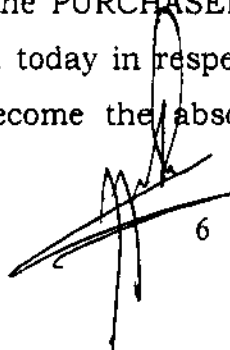
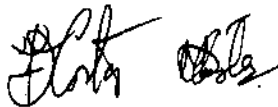
eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and



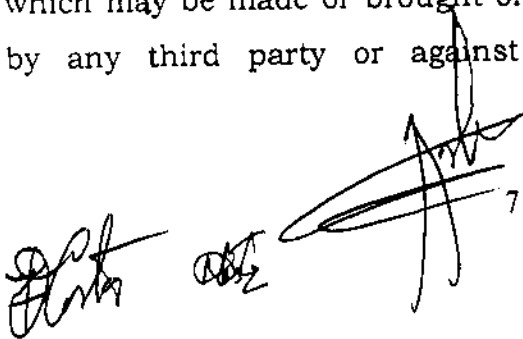
6



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7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the



CO-DA-DAMA * OND...

PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00535-2016, CD Number MORD13, dated 22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of



South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South: by road
North : by remaining part of the Said Bigger Property.

SCHEDULE C

(of the PLOT G)

ALL THAT plot of land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-2 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : by road;
West : by road;
North : by Plot F of the Said Property;
South: by Plot H of the Said Property.

[Handwritten signatures and marks]
9

OFFICE OF THE REGISTRAR
DABOLIM

Boundaries after Family Partition

East : by survey no. 13/5;
West : by 10mt wide village road;
North: by survey no. 13/4-C-7; and
South: by survey no. 13/4-C-1.

This Plot G has following dimensions:

East : 35.00 meters;
West : 42.60 meters;
North: 108.30 meters; and
South: 76.70 meters.

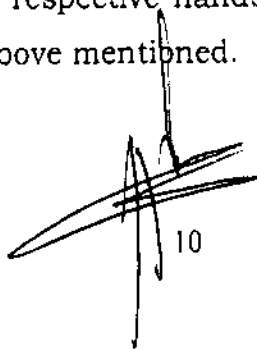
This Plot G is better identified in the plan annexed to this deed.

SCHEDULE D

(of the UNDIVIDED SHARE in PLOT G hereby transferred)

ALL THAT 1/4th undivided share corresponding to 797.75Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.



10

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Mr. FELIX CARLOS MILAGRES REBELO E COSTA

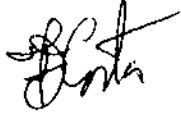
alias FELIX CARLOS MILAGRES REBELLO E COSTA






alias FELIX D'COSTA

Member No. 1 of the VENDORS






Of the First Part

In the presence of....

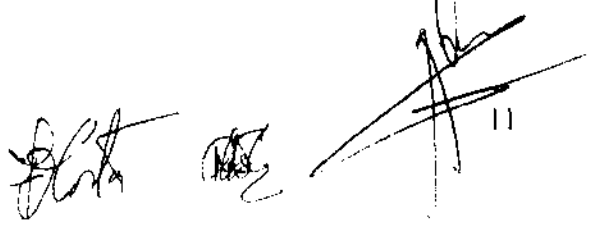


				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA



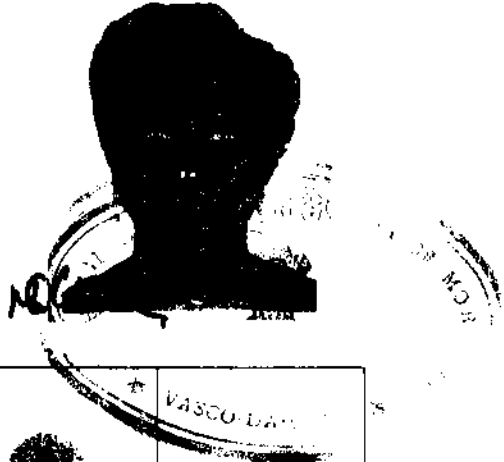
Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA






Member No. 2 of the VENDORS

Of the First Part






In the presence of....

Handwritten signature



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA

Handwritten signatures and initials

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS
 Represented by its Partner cum
 Duly constituted Attorney
Mr. AMIT C. PRABHU
 The party of the Second Part
 In the presence of.....

PRABHU REALTORS
 Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

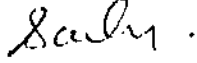
Thumb	Index finger	Middle finger	Ring finger	Little finger


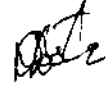
RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

[Handwritten signatures and initials]

Witnesses:

1. Name : Anand S. Chau
Address : 6/175, Getton, Curcolim, Salcete, Goa.
Signature : 

2. Name : Sachin N. Phadke .
Address : H.no 327, Mormugao, Goa .
Signature : 



GOVERNMENT OF GOA

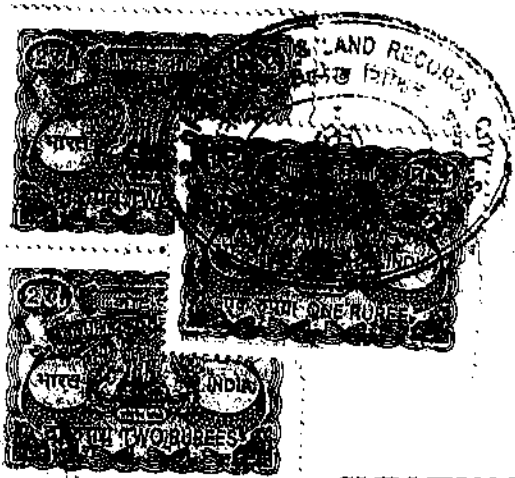
Directorate of Settlement and Land Records
Inspector of Survey and Land Records

VASCO - GOA

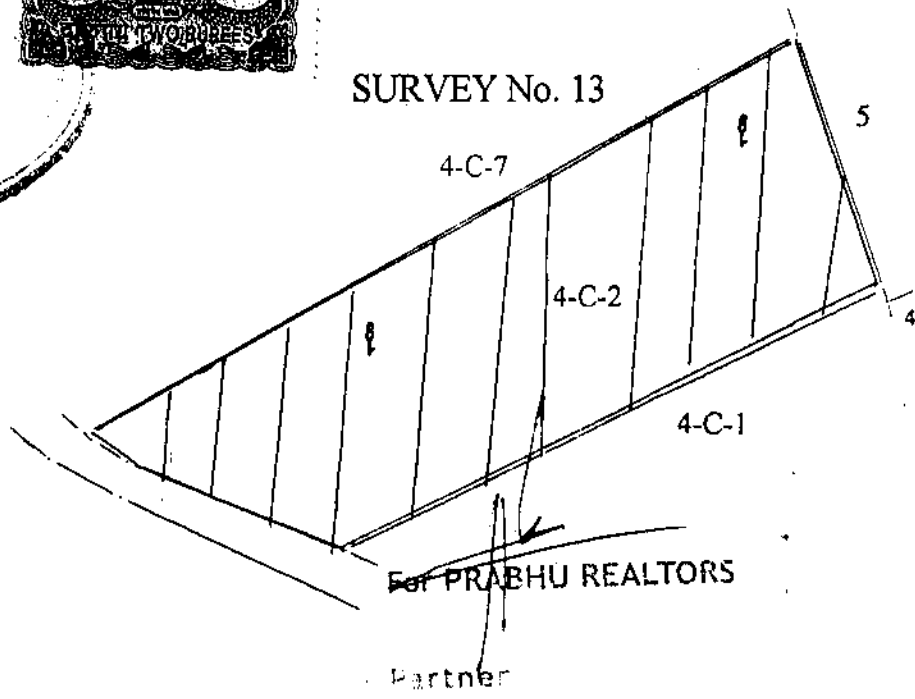
Inward No: 1504



Plan Showing plots situated at
Village : DABOLIM
Taluka : MORMUGAO
Survey No./Subdivision No. : 13/ 4-C-2
Scale : 1 : 1000



(Signature)
(Savio C. Silveira)
Inspector of Survey &
Land Records, Vasco-Goa



(Signature)
Generated By: Chandrakant S. Jalmi
(D"MAN GR.II) On : 29-03-2016

(Signature)
Compared By: Sagar Navelkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:24:30 PM

Document Serial Number : 157



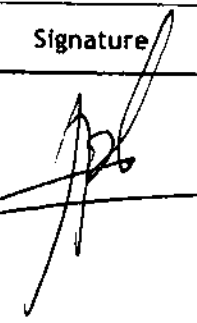
Presented at 12:12:00 PM on 31-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	260.00
	Total :	95260.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015			




Endorsements

Executant



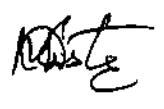
1. Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

Photo	Thumb Impression	Signature
		

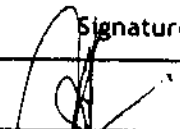
2 . Mr. Felix Carlos Milagres Rebelo E Costa alias Felix Carlos Milagres Rebelo E Costa alias Felix D'Costa, s/o late Mr Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 66 Years, retired, r/o Villa No.1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		

3 . Mrs. Mary D'Souza alias Maria Souza Costa, w/o Mr Felix Carlos Milagres Rebelo E Costa, Married, Indian, age 63 Years, House-Wife, r/o Villa No.1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim Goa.	

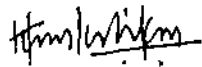

Sub-Registrar
SUB - REGISTRAR
MORMUGAO

Scanned By :-

Signature -

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MOR-BK1-00200-2017
CD Number MORD19 on
Date 10-02-2017

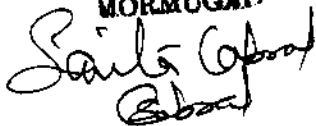


Sub-Registrar (Mormugao)

Scanned By. -

**SUB-REGISTRAR
MORMUGAO**

Signature. -



Designed and Developed by C-DAC, ACTS, Pune



(Rupees Twenty Eight thousand five hundred Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CH.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STP(V)/C.A./25/23/2011-RD

भारत 08479



INDIA

NON JUDICIAL गोंया
JAN 27 2017

187286

ZERO ZERO TWO EIGHT FIVE ZERO ZERO 16:13

R.0028500/- PB7122

STAMP DUTY

GOA

Name of Purchaser: MIS PRAOBU REALTORS

PA...



Amb. C. Prabhu

DEED OF SALE

Flora

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

(1) **Mr. FELIX CARLOS MILAGRES REBELO E COSTA** alias **FELIX CARLOS MILAGRES REBELLO E COSTA** alias **FELIX D'COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 66 years, retired, holder of PAN Card bearing No. ABXPD3309F, married and his wife,

(2) **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**, wife of Mr. Felix Carlos Milagres Rebelo E Costa, aged 63 years, occupation housewife, holder of PAN Card bearing No. ALPPD9755M, both residents of Villa No. 1, Karma Gardens, near Regina Mundi School, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.



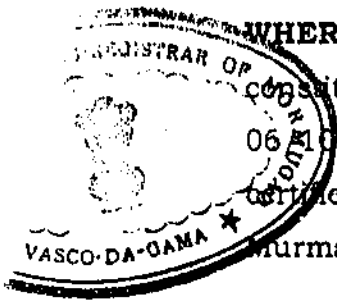
AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:

(i) **Shri. AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,

- (ii) Shri. CHANDRAKANT S. PRABHU, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,
- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.



WHEREAS the PURCHASER is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Mormugao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00534-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot G (described in SCHEDULE C), which Plot G erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger

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property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- partly in kind paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousands Only) vide cheque no. 000031 dated 14/12/2015 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;
- (b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000085 dated 17/03/2016 drawn on DCB Bank, Vasco Bank in favour of member no. 1 of the VENDORS;
- (c) a sum of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) adjusted from cheque No. 209 dated 11/01/2017 drawn on DCB Bank, Vasco (The said Cheque No. 209 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00535-2016 and Rs. 16,00,000/- towards adjustment of part of balance consideration of this deed) and

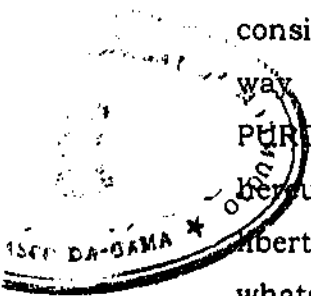


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(d) a sum of Rs. 9,50,000/- (Rupees Nine Lakhs Fifty Thousands Only) adjusted from cheque No. 213 dated 11/01/2017 drawn on ~~DOB~~ Bank, Vasco (The said Cheque No. 213 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00530-2016, Rs. 9,50,000/- towards adjustment of part of balance consideration of this deed and Rs. 6,50,000/- towards adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00533-2016),

the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.



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2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.



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5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third



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party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

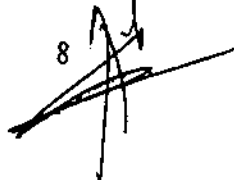
9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00534-2016, CD Number MORD13, dated





8


22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

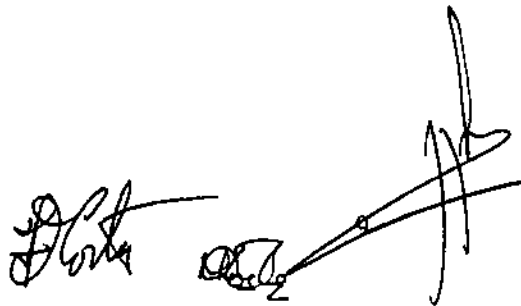
East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South: by road
North : by remaining part of the Said Bigger Property.

The block contains several handwritten signatures and stamps. On the left, there is a circular stamp with the text "MORMUGOA" and "GOA" visible. In the center, there are two distinct handwritten signatures. To the right of these signatures, there is a large, stylized handwritten mark that appears to be a signature or a set of initials.

SCHEDULE C

(of the PLOT G)

ALL THAT plot of land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-2 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : by road;
West : by road;
North : by Plot F of the Said Property;
South: by Plot H of the Said Property.

Boundaries after Family Partition

East : by survey no. 13/5;
West : by 10mt wide village road;
North: by survey no. 13/4-C-7; and
South: by survey no. 13/4-C-1.

This Plot G has following dimensions:

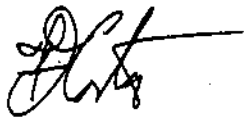

East : 35.00 meters;
West : 42.60 meters;
North: 108.30 meters; and
South: 76.70 meters.

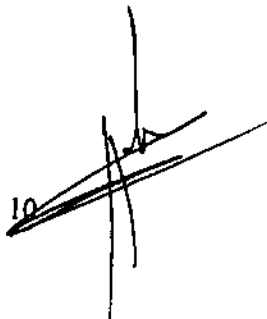
This Plot G is better identified in the plan annexed to this deed.

SCHEDULE D

(of the UNDIVIDED SHARE in PLOT G hereby transferred)

ALL THAT 1/4th undivided share corresponding to 797.75Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.


10

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:

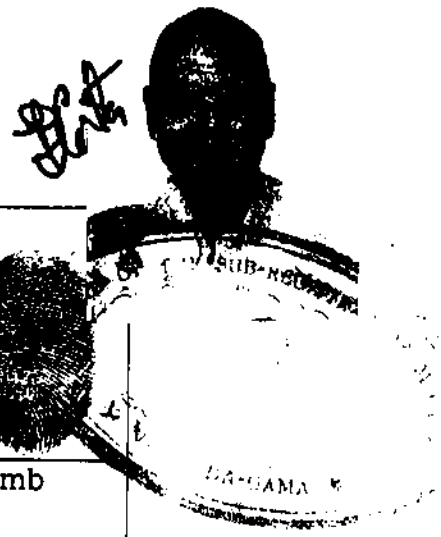
Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS MILAGRES REBELLO E COSTA alias FELIX D'COSTA

Member No. 1 of the VENDORS

Of the First Part

In the presence of.....

[Handwritten signature]



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA

[Handwritten signatures]

Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA

Member No. 2 of the VENDORS

Of the First Part

In the presence of.....

Phot



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**

Phot *Phot* *[Signature]*

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum

Duly constituted Attorney

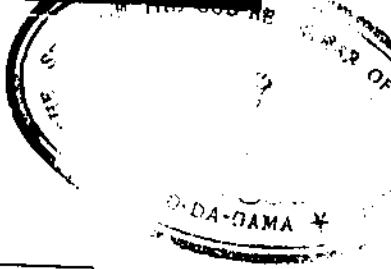
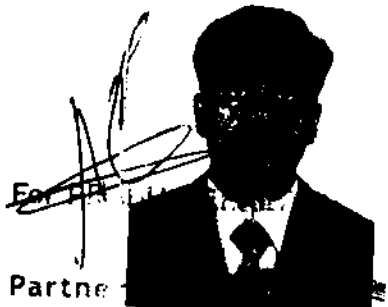
Mr. AMIT C. PRABHU

The party of the Second Part

In the presence of.....

For PRABHU REALTORS

Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU


Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

[Handwritten signatures]

Witnesses:

1. Name : Anand. S. Chari
Address : 6/175, Galton, Cuncolim, Salcete, Goa.
Signature : 

2. Name : Sachin R. Phadke.
Address : H.no 323, Murrumbidgee.
Signature : 





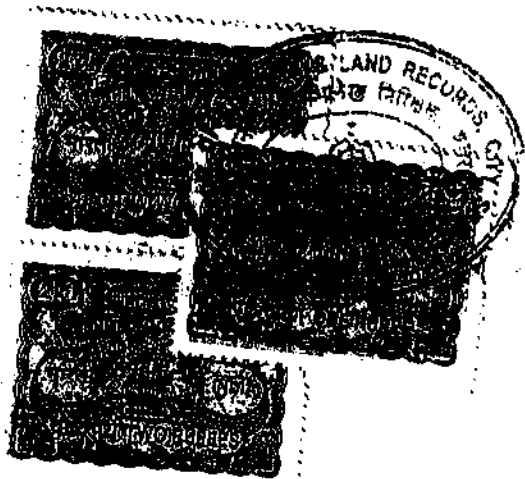
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records

VASCO - GOA

Inward No: 1504

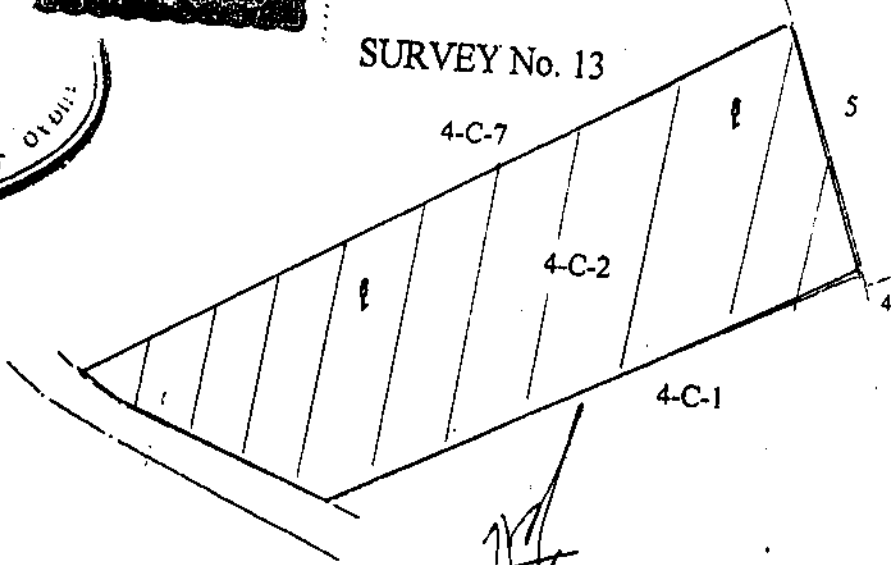


Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-2
 Scale : 1 : 1000



(Savio C. Silveira)
 Inspector of Survey &
 Land Records, Vasco-Goa

SURVEY No. 13



For ~~PRABHU~~ REALTORS
 Partner

Generated By: Chandrakant S. Jaimi
 (D*MAN GR.II) On : 29-03-2016

Compared By: Sagar Navelkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:15:49 PM

Document Serial Number : 156



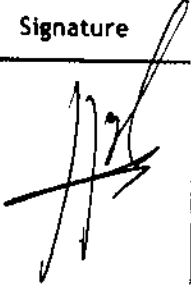
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Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	260.00
	Total :	95260.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00




Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vassant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015			

Endorsements

Executant

1. Mr. Felix Carlos Milagres Rebelo E Costa alias Felix Carlos Milagres Rebelo E Costa alias Felix D'Costa, s/o late Mr Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 66 Years, retired, r/o Villa No. 1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		


2 . Mrs.Mary D'Souza alias Maria Souza Costa, w/o Mr Felix Carlos Milagres Rebelo E Costa, Married,Indian,age 63 Years,House-Wife,r/oVilla No.1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		

3 . Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no.24910 dated 06/10/2015

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Business, r/o Cuncolim Goa.	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

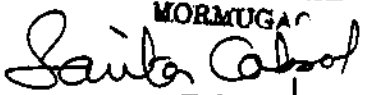
Sub-Registrar
SUB-REGISTRAR
MORMUGAO

Book-1 Document
Registration Number MOR-BK1-00199-2017
CD Number MORD19 on
Date 10-02-2017


Sub-Registrar (Mormugao)

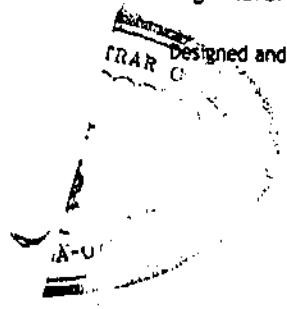
Scanned By:-

SUB-REGISTRAR
MORMUGAO




Signature:-

Designed and Developed by C-DAC, ACTS, Pune



(Rupees Twenty Eight Thousand Five Hundred Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CHSL,
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STP(V)/C.R./35/33/2011-80

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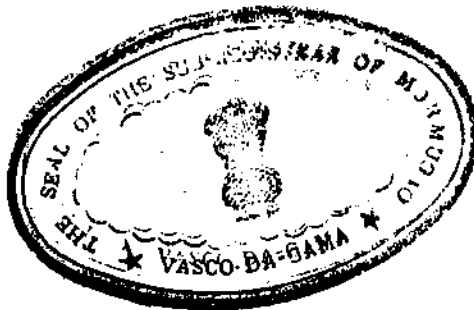
zero zero two eight five zero zero 16:10

Rs 0028500/- PB7122

STAMP DUTY

GOA

Name of Purchaser: M/S PRABHU REALTORS



Amit - C. Prabhu

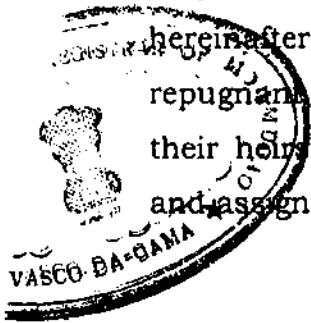
DEED OF SALE

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This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

(1) **Mr. ALVARO TEOTONIO REBELO E COSTA** alias **ALVARO TEOTONIO REBELLO E COSTA** alias **ALVARO COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 63 years, retired, holder of PAN Card bearing No. **AFXPD9999M**, married and his wife,

(2) **Mrs. MARIA AVITA BARRETO** alias **AVIATA BARRETO COSTA**, wife of Mr. Alvaro Teotonio Rebelo E Costa, aged 61 years, retired, holder of PAN Card bearing No. **ABWPD5099F**, Both residents of H. No. 137/S, Holy Cross Colony, Assoi, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.



AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN **AAMFP1643A** and represented by its partners:

- (i) **Shri. AMIT C. PRABHU**, son of **Shri. Chandrakant Prabhu**, aged 34 years, businessman, married,

*Alvaro
Costa*

- (ii) Shri. CHANDRAKANT S. PRABHU, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,
- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the PURCHASER is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Mormugao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00499-2016, CD Number MORD13, dated 17/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot F (described in SCHEDULE C), which Plot F erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger

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property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousands Only) paid by PURCHASER unto the VENDORS in the following manner:

(a) a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) vide Cheque No. 000038 dated 26/12/2015 drawn on DCB Bank, Vasco, in favour of member no. 1 of the VENDORS; and

(b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000077 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;

(c) a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) adjusted from cheque No. 207 dated 09/01/2017 drawn on DCB Bank, Vasco (The said Cheque No. 207 was for Rs. 50,00,000/-, of which Rs. 29,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. 00473, Rs. 20,00,000/- towards balance consideration of this deed and Rs. 1,00,000/- was towards adjustment of part of balance

*Alvora
Dala*



consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00479-2016)

the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with

Alone
Date



their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.



5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in

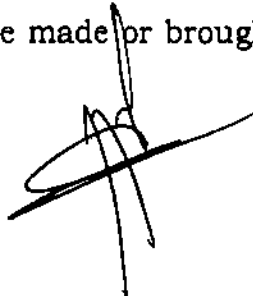
Atlast
deed

the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER

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Gale



by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00499-2016, CD Number MORD13, dated 17/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village

*Karve
Dole*



Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger Property.




SCHEDULE C

(of the PLOT F)

ALL THAT Plot of Land admeasuring 7800.00 Sq. meters, erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-7 of Dabolim Village and is bounded as under:

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Gole



Boundaries before Family Partition

East : partly by road and by remaining part of the Said Bigger Property under Survey No. 13/4-C;
West : by road;
North : by remaining part of the Said Bigger Property under Survey No. 13/4-C;
South: by Plot G of the Said Property.

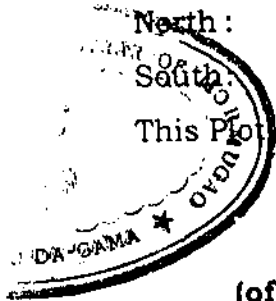
Boundaries after Family Partition

East : By survey no. 13/4-C-6;
West : By 10mt village road;
North : BY survey no. 13/4-C-4; and
South: By survey no. 13/4-C-2.

This Plot F has following dimensions:

East : 63.80 meters + 20.50 meters;
West : 20.60 meters + 31.20 meters + 13.60 meters + 27.50 meters;
North : 81.20 meters + 42.70 meters; and
South: 106.30 meters.

This Plot F is better identified in the plan annexed to this deed.



SCHEDULE D

(of the UNDIVIDED SHARE in PLOT F hereby transferred)

ALL THAT 1/4th undivided share corresponding to 1950.00Sq. meters/7800.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

ACove
Chola

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Mr. ALVARO TEOTONIO REBELO E COSTA
alias ALVARO TEOTONIO REBELLO E COSTA
alias ALVARO COSTA

Member No. 1 of the VENDORS
Of the First Part

In the presence of....

Alvaro Costa



Alvaro

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

Alvaro Costa

Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

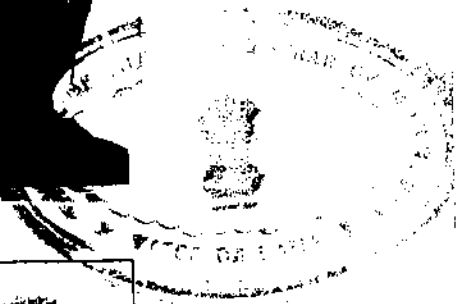
Member No. 2 of the VENDORS






Of the First Part

In the presence of.....

Costa






Costa



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA



				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

Costa
Costa

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum

Duly constituted Attorney

Mr. AMIT C. PRABHU

The party of the Second Part

In the presence of.....

For PRABHU REALTORS Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb	


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU


Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

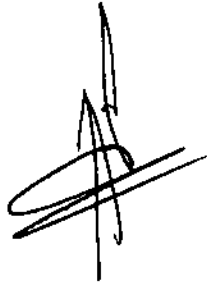
*Aloré
Gisla*

Witnesses:

1. Name : Anand. S. Chari
Address : 6/179, Gotton, Cuncolim, Salcete, Goa.
Signature : 

2. Name : Sachin w. phadale
Address : H.no 327, mormugao, Goa.
Signature : 

Alcete
Phadale





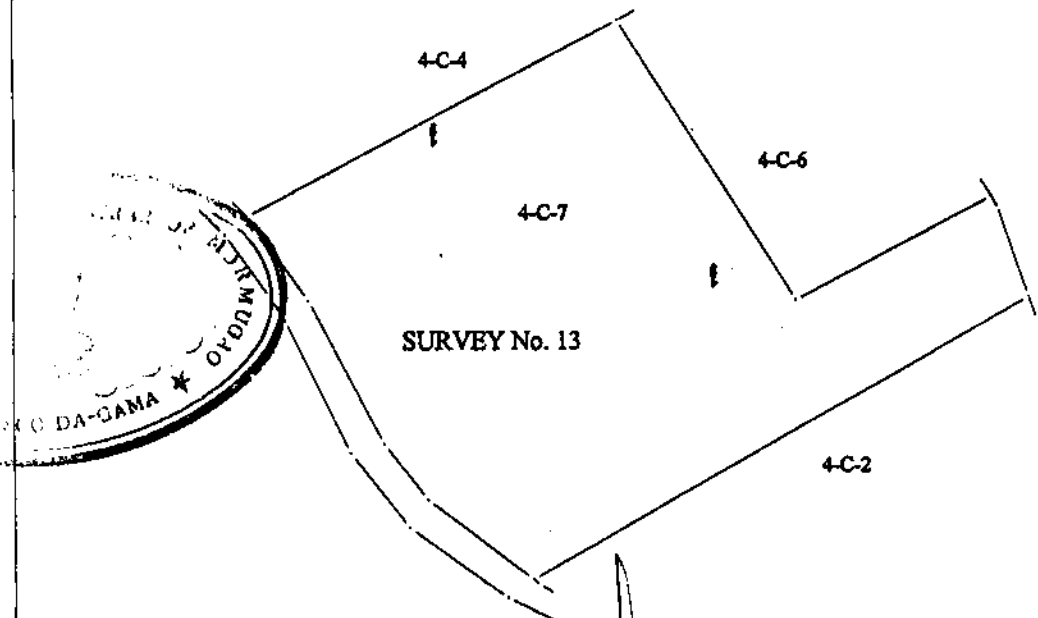
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records
 VASCO - GOA

Inward No: 1504



Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-7
 Scale : 1 : 1000

[Signature]
 (Savio C. Silveira)
 Inspector of Survey and Land Records
 GOVERNMENT OF GOA
 DIRECTORATE OF SETTLEMENT AND LAND RECORDS
 VASCO - GOA
 SURVEY NO. 13/4-C-7
 SCALE 1:1000
 INDIA



For PRABHU FATORS
 Partner
[Signature]

[Signature]
 Generated By: Chandrashekhar S. Jale
 (D'MAN GR.II) On: 01-04-2016

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 Checked By: Sagar Nevelkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:04:08 PM

Document Serial Number : 153

Presented at 11:28:00 AM on 31-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	260.00
	Total :	95260.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu , Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015			

Endorsements

Executant



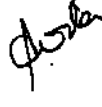
1 . Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

Photo	Thumb Impression	Signature


2 . Mr. Alvaro Teotonio Rebelo E Costa alias Alvaro Teotonio Rebello E Costa alias Alvaro Costa, s/o late Mr. Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 63 Years, retired, r/oH No. 137/S Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		

3 . Mrs. Maria Avita Barreto alias Aviata Barreto Costa, w/o Mr Alvaro Teotonio Rebelo E Costa, Married, Indian, age 61 Years, retired, r/oH No. 137/S Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim Goa.	


Sub-Registrar

**SUB - REGISTRAR
MORMUGAO**

Scanned By:-

Signature:-

Book-1 Document
Registration Number MOR-BK1-00196-2017
CD Number MORD19 on
Date 10-02-2017

Hank Wiken

Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**

Santosh Cabral
Cabral

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



(Rupees Twenty Eight Thousand Five Hundred Only)

CITIZEN EDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.A.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002
D-5/STP(V)/C.R./35/33/2011-20

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NON JUDICIAL गोवा

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JAN 27 2017



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R.0028500/- PB7122

INDIA

STAMP DUTY

GOA

Name of Purchaser: MIS PRAOHU REALTORS



Anil - C Poabhu

DEED OF SALE

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date

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 31st day of January, 2017 (31/01/2017) **BY** and **BETWEEN:**

(1) **Mr. ALVARO TEOTONIO REBELO E COSTA** alias **ALVARO TEOTONIO REBELLO E COSTA** alias **ALVARO COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 63 years, retired, holder of PAN Card bearing No. **AFXPD9999M**, married and his wife,

(2) **Mrs. MARIA AVITA BARRETO** alias **AVIATA BARRETO COSTA**, wife of Mr. Alvaro Teotonio Rebelo E Costa, aged 61 years, retired, holder of PAN Card bearing No. **ABWPD5099F**, Both residents of H. No. 137/S, Holy Cross Colony, Assoi, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN **AAMFP1643A** and represented by its partners:

- (i) **Shri. AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,
- (ii) **Shri. CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,

*Alvaro
Costa*



- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the **PURCHASER** is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Mormugao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00473-2016, CD Number MORD12, dated 15/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the **VENDORS** herein agreed to sell unto the **PURCHASER**, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot F (described in SCHEDULE C), which Plot F erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

At last date



AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousands Only) paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid as TDS by challan No. 280, challan serial no. 00133 dated 23/01/2016 drawn on HDFC bank in favour of member no. 1 of the VENDORS;
- (b) a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque No. 000017 dated 03/12/2015 drawn on DCB Bank, Vasco, in favour of member no. 1 of the VENDORS;
- (c) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000074 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;
- (d) a sum of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only) adjusted from cheque No. 207 dated 09/01/2017 drawn on ~~DCB~~ Bank, Vasco (The said Cheque No. 207 was for Rs. 50,00,000/-, of which Rs. 29,00,000/- were towards the balance consideration of this deed, Rs. 20,00,000/- towards balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00499-2016 and Rs. 1,00,000/- was towards adjustment of part of



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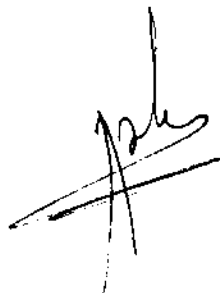
balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00479-2016)

the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with

Accepted
date



their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in

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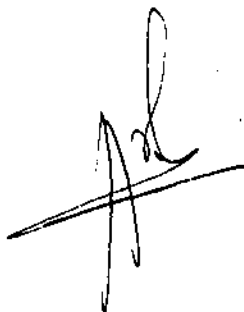
[Signature] 6

the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER

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by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

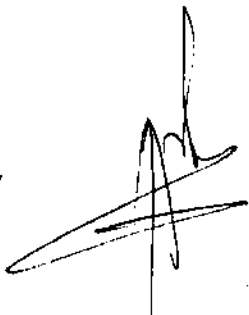
11. That at the time of registration of Agreement for Sale dated 14/03/2016 duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00473-2016, CD Number MORD12, dated 15/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village

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for



Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger Property.

SCHEDULE C

(of the PLOT F)

ALL THAT Plot of Land admeasuring 7800.00 Sq. meters, erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-7 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : partly by road and by remaining part of the Said Bigger Property under Survey No. 13/4-C;

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West : by road;
North : by remaining part of the Said Bigger Property under Survey
No. 13/4-C;
South: by Plot G of the Said Property.

Boundaries after Family Partition

East : By survey no. 13/4-C-6;
West : By 10mt village road;
North: BY survey no. 13/4-C-4; and
South: By survey no. 13/4-C-2.

This Plot F has following dimensions:

East : 63.80 meters + 20.50 meters;
West : 20.60 meters + 31.20 meters + 13.60 meters + 27.50 meters;
North: 81.20 meters + 42.70 meters; and
South: 106.30 meters.

This Plot F is better identified in the Plan annexed to this deed.

SCHEDULE D

(of the UNDIVIDED SHARE in PLOT F hereby transferred)

ALL THAT 1/4th undivided share corresponding to 1950.00Sq. meters/7800.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

*Alata
Gore*



SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:

Mr. ALVARO TEOTONIO REBELO E COSTA
 alias ALVARO TEOTONIO REBELLO E COSTA
 alias ALVARO COSTA



Member No. 1 of the VENDORS
 Of the First Part
 In the presence of.....

Alvaro Costa

Alvaro Costa

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

Alvaro Costa

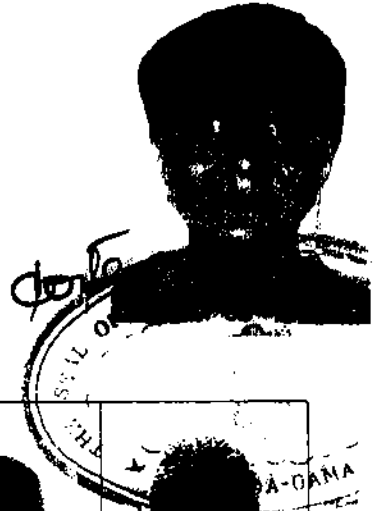
Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA






Member No. 2 of the VENDORS

Of the First Part






In the presence of.....

Costa



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

Costa
Costa

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum
Duly constituted Attorney

Mr. AMIT C. PRABHU

The party of the Second Part
In the presence of.....



Partner

Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU


Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

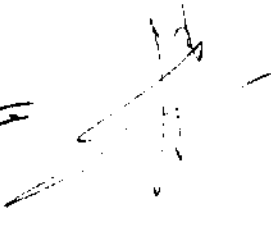
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Gorkh*

Witnesses:

1. Name : Anand . S. Chav
Address : 6/175, Gotton, Anandolim, Salcete, Goa.
Signature : 

2. Name : Sachin W. Phadke .
Address : H'no 327, Mormugao, Goa.
Signature : 

Algotha
Goa





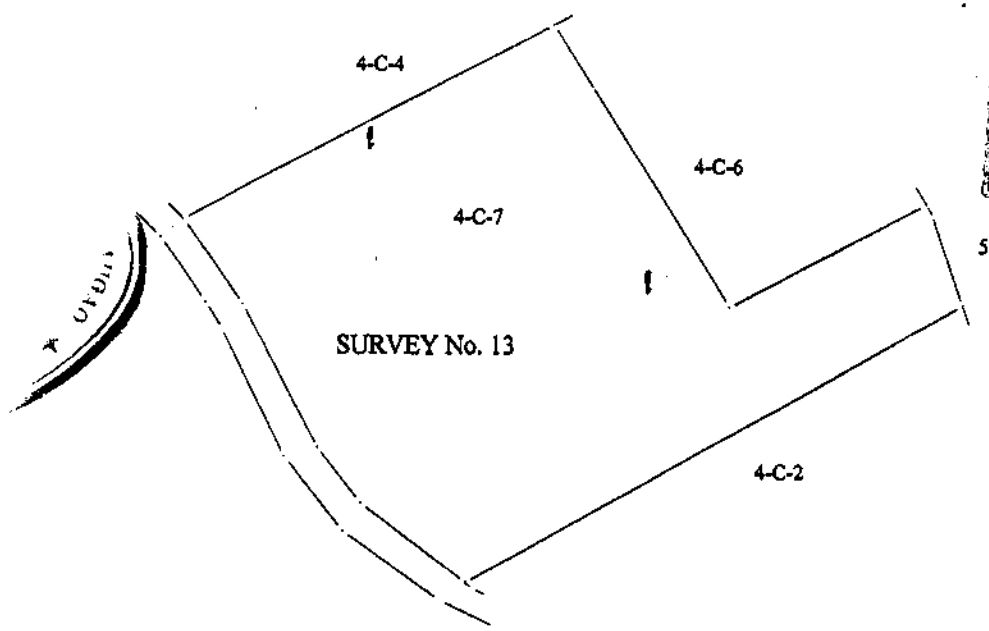
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records
 VASCO - GOA

Board No: 1504



Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-7
 Scale : 1 : 1000

[Signature]
 (Savio C. Silveira)
 Inspector of Survey and Land Records
 GOVERNMENT OF GOA
 DIRECTORATE OF SETTLEMENT & LAND RECORDS
 VASCO - GOA
 13/04/2016



For PRABHU SHARMA
 Partner

[Signature]
 13/04/2016
 Generated By: Chandrakant S. Jalmi
 (D'MAN QR.II) On: 01-04-2016

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 13/04/2016
 Compared By: Sagar Navalkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:02:54 PM



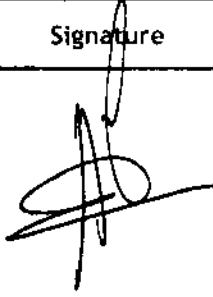
Document Serial Number : 152

Presented at 11:22:00 AM on 31-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	260.00
	Total :	95260.00

Stamp Duty Required: 28500.00 Stamp Duty Paid: 28500.00


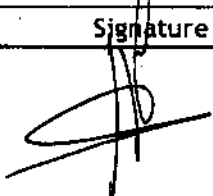
Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa forself and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015			

Endorsements

Executant



1. Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa forself and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

Photo	Thumb Impression	Signature
		


2 . Mr. Alvaro Teotonio Rebelo E Costa alias Alvaro Teotonio Rebello E Costa alias Alvaro Costa, s/o late Mr. Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 63 Years, retired, r/oH No.137/S Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		

3 . Mrs. Maria Avita Barreto alias Aviata Barreto Costa, w/o Mr Alvaro Teotonio Rebelo E Costa, Married, Indian, age 61 Years, retired, r/oH No.137/S Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Business, r/o Cuncolim Goa.	


Sub-Registrar

**SUB-REGISTRAR
MORMIGAO**

Scanned By:-

Signature -

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MOR-BK1-00195-2017
CD Number MORD19 on
Date 10-02-2017

Himanshu

Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**

Signature:-

Santa Cabal

Designed and Developed by C-DAC, ACTS, Pune

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(Rupees Twenty Eight Thousand Five Hundred Only)

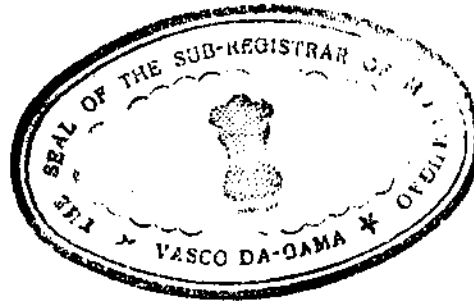
FOR CITIZEN CREDIT
CO-OP BANK LTD


AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CH.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STPMV/C.R./35/33/2011-RD

भारत 08473 NON JUDICIAL गोंय
143285 JAN 27 2017
ZERO ZERO TWO EIGHT FIVE ZERO ZERO 16:11
R.0028500/- PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: M/s PRABHU REALTORS



Amit C. Prabhu 

DEED OF SALE

Amit
Prabhu



This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

(1) **Mr. ALVARO TEOTONIO REBELO E COSTA** alias **ALVARO TEOTONIO REBELLO E COSTA** alias **ALVARO COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 63 years, retired, holder of PAN Card bearing No. **AFXPD9999M**, married and his wife,

(2) **Mrs. MARIA AVITA BARRETO** alias **AVIATA BARRETO COSTA**, wife of Mr. Alvaro Teotonio Rebelo E Costa, aged 61 years, retired, holder of PAN Card bearing No. **ABWPD5099F**, Both residents of H. No. 137/S, Holy Cross Colony, Assoi, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN **AAMFP1643A** and represented by its partners:

- (i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,
- (ii) Shri. **CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,

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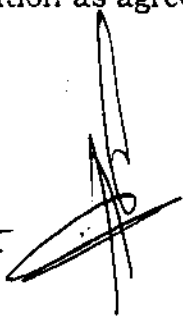
- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vassant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the PURCHASER is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Mormugao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00479-2016, CD Number MORD12, dated 16/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot F (described in SCHEDULE C), which Plot F erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

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AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousands Only) paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid as TDS by challan No. 280, challan serial no. 00150 dated 23/01/2016 drawn on HDFC bank in favour of member no. 1 of the VENDORS;
- (b) a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) vide Cheque No. 000032 dated 14/12/2015 drawn on DCB Bank, Vasco, in favour of member no. 1 of the VENDORS; and
- (c) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000075 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;
- (d) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) adjusted from cheque No. 207 dated 09/01/2017 drawn on DCB Bank, Vasco (The said Cheque No. 207 was for Rs. 50,00,000/-, of which Rs. 29,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00473-2016, Rs. 20,00,000/- towards balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00499-2016 and

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Rs. 1,00,000/- was towards adjustment of part of balance consideration of this deed);

- (e) a sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) vide cheque no. 208 dated 09/01/2017 drawn on ~~DOB Bank, Vasco~~ in favour of member no. 1 of the VENDORS;

(The said Cheque No. 208 was for Rs. 50,00,000/-, of which Rs. 20,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00503-2016 and Rs. 30,00,000/- towards balance consideration of this deed);

the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

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2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

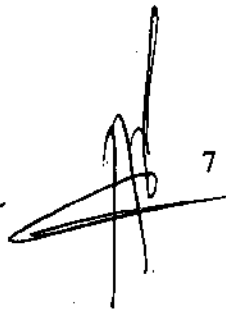
A. Costa
J. Costa

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third

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Date



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party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016 duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00479-2016, CD Number MORD12, dated 16/03/2016, a

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stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of

Salcete and is bounded as under:

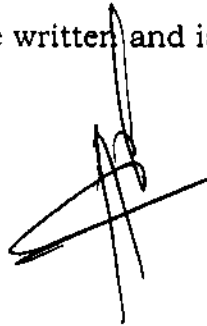
East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

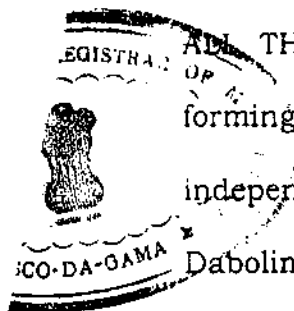
ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

*Alberto
Dole*



East : partly by road and partly by remaining
part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger
Property.

SCHEDULE C
(of the PLOT F)

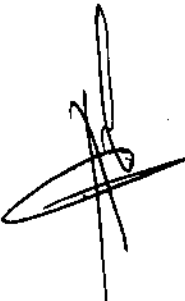


ALL THAT Plot of Land admeasuring 7800.00 Sq. meters, erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-7 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : partly by road and by remaining part of the Said Bigger
Property under Survey No. 13/4-C;
West : by road;
North : by remaining part of the Said Bigger Property under Survey
No. 13/4-C;
South: by Plot G of the Said Property.

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Boundaries after Family Partition

East : By survey no. 13/4-C-6;
West : By 10mt village road;
North : BY survey no. 13/4-C-4; and
South: By survey no. 13/4-C-2.

This Plot F has following dimensions:

East : 63.80 meters + 20.50 meters;
West : 20.60 meters + 31.20 meters + 13.60 meters + 27.50 meters;
North: 81.20 meters + 42.70 meters; and
South: 106.30 meters.

This Plot F is better identified in the plan annexed to this deed.

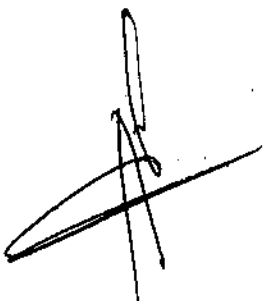
SCHEDULE D

(of the UNDIVIDED SHARE in PLOT F hereby transferred)

ALL THAT 1/4th undivided share corresponding to 1950.00Sq. meters/7800.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

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SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:

Mr. ALVARO TEOTONIO REBELO E COSTA
alias ALVARO TEOTONIO REBELLO E COSTA
alias ALVARO COSTA

Member No. 1 of the VENDORS

Of the First Part

In the presence of.....



Alvaro Costa *Alvaro Teotônio Rebelo e Costa*

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

Alvaro Costa

Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

Member No. 2 of the VENDORS

Of the First Part






In the presence of.....

Costa






Costa



SUB

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

*A Costa
Costa*

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum
Duly constituted Attorney

Mr. AMIT C. PRABHU

The party of the Second Part
In the presence of.....



For PRABHU
Partner

[Handwritten Signature]
For PRABHU REALTORS
Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU


Thumb	Index finger	Middle finger	Ring finger	Little finger


RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

A. C. Prabhu
Partner

[Handwritten Signature]

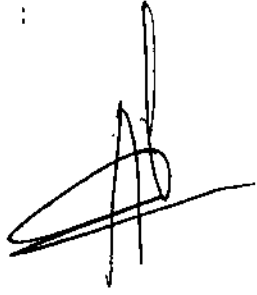
Witnesses:

1. Name : Anand. S. Chari
Address : 6/175, Gotton, Curcolim, Salcete, Goa.
Signature : 

2. Name : Sachin N. Phadke.
Address : H. no 327, Mormun, Goa.
Signature : 



A. Coote
Goa



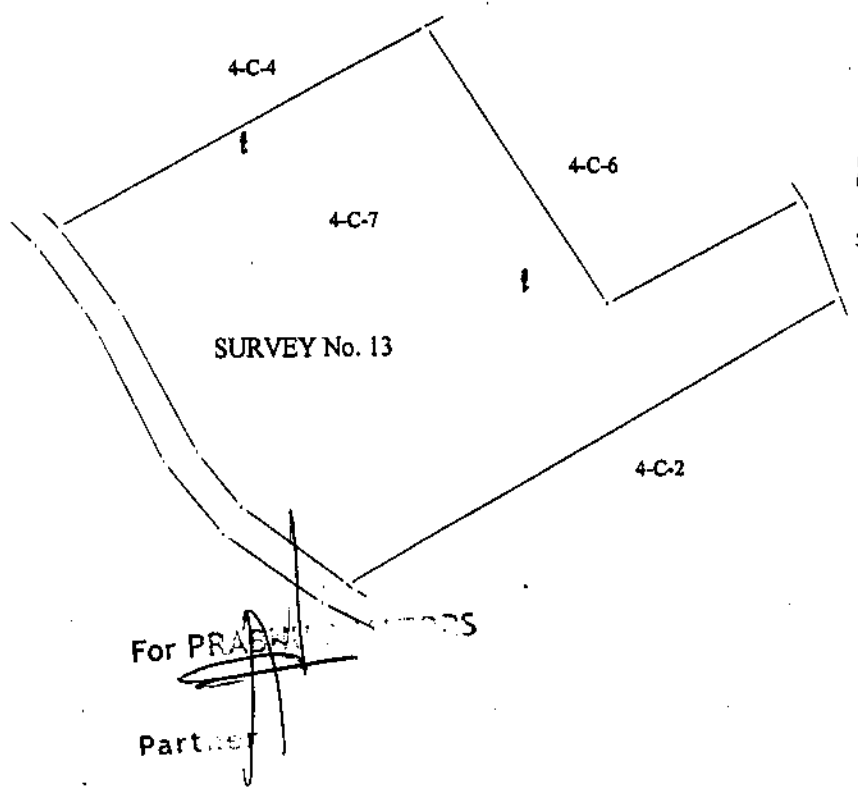
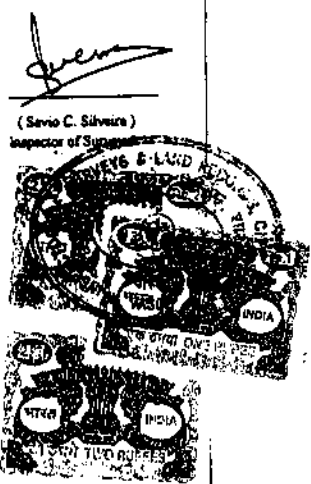


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records
 VASCO - GOA

Inward No: 1504



Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-7
 Scale : 1 : 1000



Generated By: Chandrakant S. Jalani
 (DTMAN GR.II) Do: 01-04-2016

Compared By: Sagar Navalkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:01:17 PM

Document Serial Number : 151

Presented at 11:15:00 AM on 31-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	270.00
	Total :	95270.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Shri: Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
<p>A-DAMA Shri. Amit C Prabhu, s/o Shri Chandrakant Prabhu , Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vassant Nagar Gogol Margao Goa forself and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015</p>			

Endorsements

Executant




1 . Shri. Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vassant Nagar Gogol Margao Goa forself and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

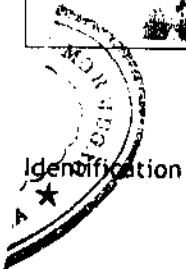
Photo	Thumb Impression	Signature


2 . Mr. Alvaro Teotonio Rebelo E Costa alias Alvaro Teotonio Rebello E Costa alias Alvaro Costa, s/o late Mr. Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 63 Years, retired, r/oH No.137/S Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		

3 . Mrs. Maria Avita Barreto alias Aviata Barreto Costa, w/o Mr Alvaro Teotonio Rebelo E Costa, Married, Indian, age 61 Years, retired, r/oH No.137/S Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim Goa.	


Sub-Registrar

**SUB - REGISTRAR
MORMUGAO**

Scanned By:-

Signature -

Designed and Developed by C-DAC, ACTS, Pune

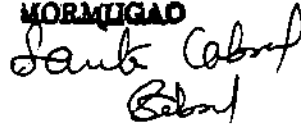
Book-1 Document
Registration Number MOR-BK1-00194-2017
CD Number MORD19 on
Date 10-02-2017


Sub-Registrar (Mormugao)

Scanned By:-

**SUB - REGISTRAR
MORMUGAO**

Signature:-



Designed and Developed by C-DAC, ACTS, Pune



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(Rupees Twenty Eight Thousand Five Hundred Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD


AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.A.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STP(V)/C.R./35/33/2011-RD

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INDIA

NON JUDICIAL गौण
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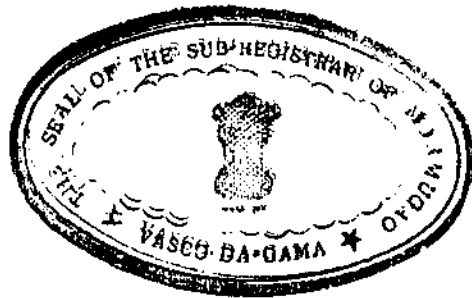
R.0028500/- PB7122

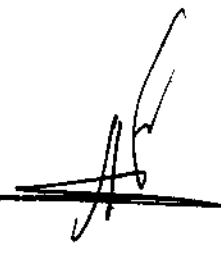
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GOA

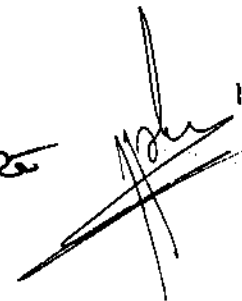
Name of Purchaser: M/S PRABHU REALTORS

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Amib - C. Prabhu 

DEED OF SALE

A. S. S. S.
S. S. S. 

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

(1) **Mr. ALVARO TEOTONIO REBELO E COSTA** alias **ALVARO TEOTONIO REBELLO E COSTA** alias **ALVARO COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 63 years, retired, holder of PAN Card bearing No. **AFXPD9999M**, married and his wife,

(2) **Mrs. MARIA AVITA BARRETO** alias **AVIATA BARRETO COSTA**, wife of Mr. Alvaro Teotonio Rebelo E Costa, aged 61 years, retired, holder of PAN Card bearing No. **ABWPD5099F**, Both residents of H. No. 137/S, Holy Cross Colony, Assoi, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.



AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN **AAMFP1643A** and represented by its partners:

- (i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,

*Alvaro
Costa*

- (ii) Shri. CHANDRAKANT S. PRABHU, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,
- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the **PURCHASER** is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Mormugao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00503-2016, CD Number MORD13, dated 18/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the **VENDORS** herein agreed to sell unto the **PURCHASER**, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot F (described in SCHEDULE C), which Plot F erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the

A. C. S.
Date



bigger property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.


NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousands Only) paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) vide Cheque No. 000034 dated 14/12/2015 drawn on DCB Bank, Vasco, in favour of member no. 1 of the VENDORS; and
- (b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000076 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;
- (c) a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide cheque no. 208 dated 09/01/2017 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;

(The said Cheque No. 208 was for Rs. 50,00,000/-, of which Rs. 20,00,000/- were towards the balance consideration of this deed and Rs. 30,00,000/- towards adjustment of consideration of Agreement for Sale dated 14/03/2016 under Reg. No. 00479);

A. B. Costa
Date

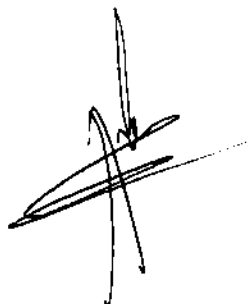


the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful


Alone
Date



eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.



The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and

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Q. S. S.



everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the

A. R. S. S.
S. S.



PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00503-2016, CD Number MORD13, dated 18/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of

Alto
data



South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger Property.

SCHEDULE C

(of the PLOT F)

ALL THAT Plot of Land admeasuring 7800.00 Sq. meters, erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-7 of Dabolim Village and is bounded as under:

Boundaries before Family Partition

East : partly by road and by remaining part of the Said Bigger Property under Survey No. 13/4-C;
West : by road;
North : by remaining part of the Said Bigger Property under Survey

A. L. Costa
D. A. Costa



No. 13/4-C;
South: by Plot G of the Said Property.

Boundaries after Family Partition

East : By survey no. 13/4-C-6;
West : By 10mt village road;
North: BY survey no. 13/4-C-4; and
South: By survey no. 13/4-C-2.

This Plot F has following dimensions:

East : 63.80 meters + 20.50 meters;
West : 20.60 meters + 31.20 meters + 13.60 meters + 27.50 meters;
North: 81.20 meters + 42.70 meters; and
South: 106.30 meters.

This Plot F is better identified in the plan annexed to this deed.

SCHEDULE D

(the **UNDIVIDED SHARE** in **PLOT F** hereby transferred)

THAT 1/4th undivided share corresponding to 1950.00Sq. meters/7800.00 Sq. meters of the SAID PLOT described in SCHEDULE

C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

A. L. L. L.
L. L. L.



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Mr. ALVARO TEOTONIO REBELO E COSTA
alias ALVARO TEOTONIO REBELLO E COSTA
alias ALVARO COSTA

Member No. 1 of the VENDORS






Of the First Part

In the presence of.....








Alvaro Costa

Alvaro

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. ALVARO TEOTONIO REBELO E COSTA alias ALVARO TEOTONIO REBELLO E COSTA alias ALVARO COSTA

Alvaro Costa

[Signature]

Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

Member No. 2 of the VENDORS






Of the First Part

In the presence of.....

Costa






Costa



				
Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. MARIA AVITA BARRETO alias AVIATA BARRETO COSTA

*Alvise
Costa*

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum
Duly constituted Attorney

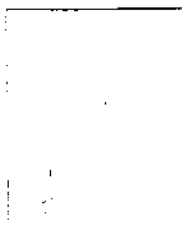
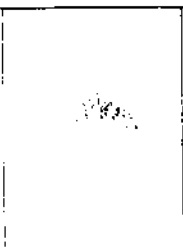
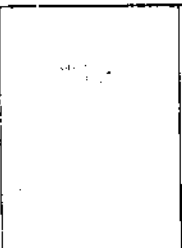


Mr. AMIT C. PRABHU

The party of the Second Part
In the presence of.....


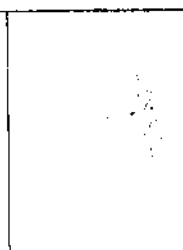
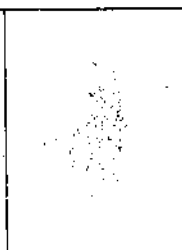

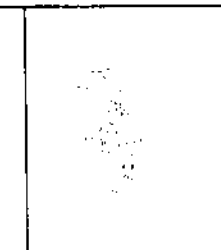
[Signature]
For **PRABHU REALTORS**
Partner

For PR.
Partner




				
Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU


				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

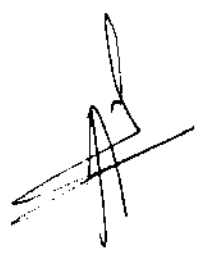
Amit C. Prabhu
[Signature]

Witnesses:

1. Name : Anand . S. Chari
Address : 6/175, Gotton, Cuncolim, Salcete, Goa.
Signature : 

2. Name : Sachin W. Phadke.
Address : H.no 323, Mormugao Goa.
Signature : 

AGRE
Date





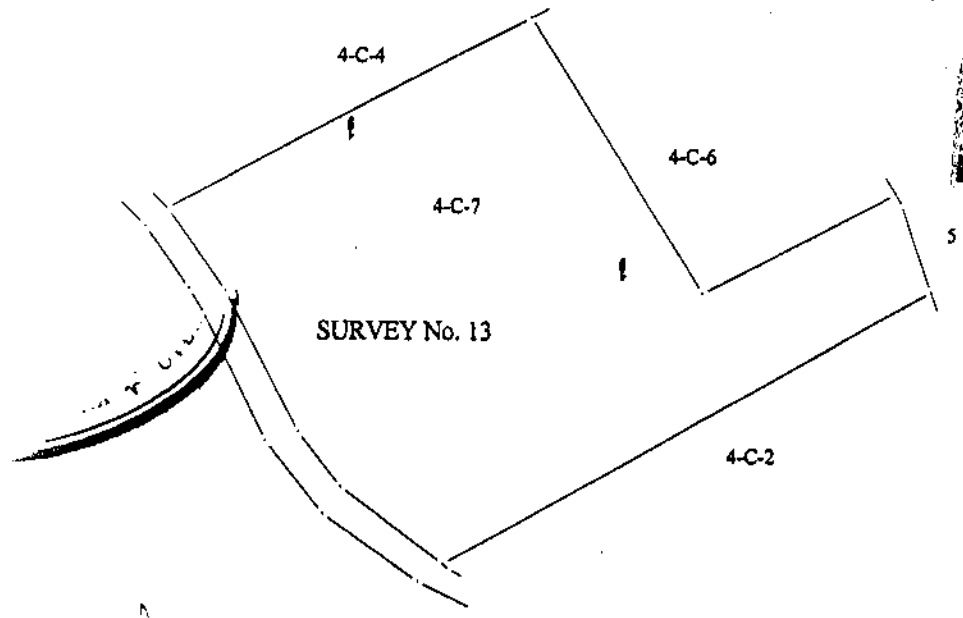
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records
VASCO - GOA

Inward No: 1504



Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-7
 Scale : 1 : 1000

[Signature]
 (Savio C. Silveira)
 Inspector of Survey and Land Records
 GOVERNMENT OF GOA
 DIRECTORATE OF SETTLEMENT AND LAND RECORDS
 VASCO, GOA



REALTORS
 P: 11/09/2016

[Signature]
 Generated By: Chandrakant S. Jalni
 (D'MAN GR.II) On: 01-04-2016

[Signature]
 Compared By: Sagar Navalkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:00:27 PM

Document Serial Number : 150



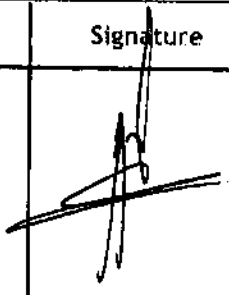
Presented at 11:06:00 AM on 31-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	250.00
	Total :	95250.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Shri Amit C. Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C. Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vassant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015			


Endorsements

Executant




1. Shri Amit C. Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vassant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

Photo	Thumb Impression	Signature
		

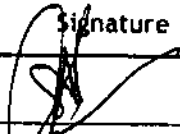
2 . Mr. Alvaro Teotonio Rebelo E Costa alias Alvaro Teotonio Rebello E Costa alias Alvaro Costa, s/o late Mr. Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 63 Years, retired, r/oH No.137/5 Holy Cross Colony Assoi Chicalim Goa

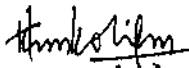
Photo	Thumb Impression	Signature
		

3 . Mrs. Maria Avita Barreto alias Aviata Barreto Costa, w/o Mr Alvaro Teotonio Rebelo E Costa, Married, Indian, age 61 Years, retired, r/oH No.137/5 Holy Cross Colony Assoi Chicalim Goa

Photo	Thumb Impression	Signature
		

Identification

S No	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncoim, Goa.	


Sub-Registrar

**SUB-REGISTRAR
MORMUGAO**

Scanned By:-

Signature -

Book-1 Document
Registration Number MOR-BK1-00193-2017
CD Number MORD19 on
Date 10-02-2017

[Handwritten Signature]

Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**

Signature:-

[Handwritten Signature]

Designed and Developed by C-DAC, ACTS, Pune



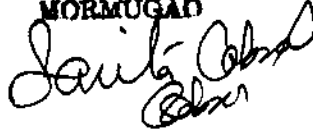
Book-1 Document
Registration Number MOR-BK1-00193-2017
CD Number MORD19 on
Date 10-02-2017


Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**

Signature:-



Designed and Developed by C-DAC, ACTS, Pune



(Rupees Twenty Eight Thousand Five Hundred Only)

CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.N.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STP(V)/C.R./35/33/2011-RD

भारत 08480
163281



NON JUDICIAL गोंय
JAN 27 2017

2070 2070 1990 1990 590 2070 2070 16:13

R.0028500/-PB7122

INDIA STAMP DUTY GOA

Name of Purchaser: M/S PRABU REALTORS



~~Anil C. Prabhu~~

DEED OF SALE

~~[Signature]~~ [Signature] [Signature]

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

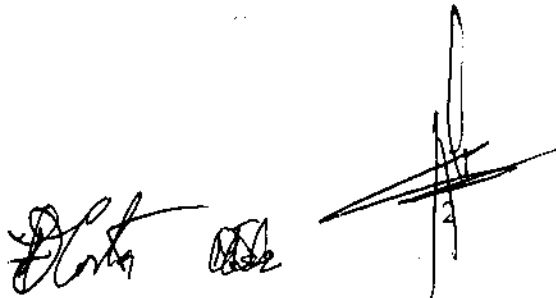
(1) **Mr. FELIX CARLOS MILAGRES REBELO E COSTA** alias **FELIX CARLOS MILAGRES REBELLO E COSTA** alias **FELIX D'COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 66 years, retired, holder of PAN Card bearing No. ABXPD3309F, married and his wife,

(2) **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**, wife of Mr. Felix Carlos Milagres Rebelo E Costa, aged 63 years, occupation housewife, holder of PAN Card bearing No. ALPPD9755M, both residents of Villa No. 1, Karma Gardens, near Regina Mundi School, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of **the FIRST PART.**

AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:

(i) **Shri. AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 34 years, businessman, married,

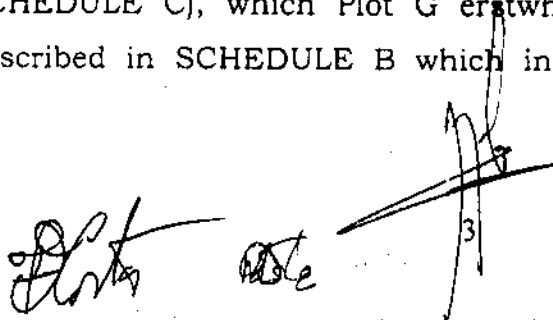
The image shows three handwritten signatures. On the left, there are two signatures, one in black ink and one in blue ink. To the right of these is a larger, more prominent signature in black ink, which appears to be the signature of the realtor, Amit C. Prabhu.

- (ii) Shri. CHANDRAKANT S. PRABHU, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,
- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

WHEREAS the PURCHASER is represented by its Partner-cum-duly constituted attorney Mr. AMIT C. PRABHU vide Power of Attorney dated 06/10/2015, duly executed before Notary Adv. Mrs. Vidya A Shet, the certified copy of the same is filed in the office of Sub-Registrar, Murmagao along with this agreement.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00530-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot G (described in SCHEDULE C), which Plot G erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger

Handwritten signatures and initials. On the left, there are two signatures. In the center, there are initials 'ABE'. On the right, there is a large, stylized signature with a vertical line through it and the number '3' written below it.

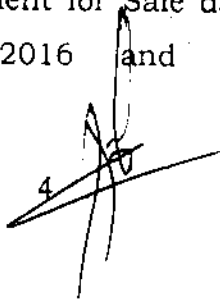
property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- (Rupees Forty Seven Lakhs Fifty Thousands Only) paid by PURCHASER unto the VENDORS in the following manner:

- (a) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid as TDS by Challan No. 280, Challan serial no. 00246 dated 23/01/2016 drawn on HDFC Bank in favour of member no. 1 of the VENDORS;
- (b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000083 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;
- (c) a sum of Rs. 34,00,000/- (Rupees Thirty Four Lakhs Only) adjusted from cheque No. 213 dated 11/01/2017 drawn on DCB Bank, Vasco (The said Cheque No. 213 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of this deed, Rs. 9,50,000/- towards adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00534-2016 and Rs. 6,50,000/- towards

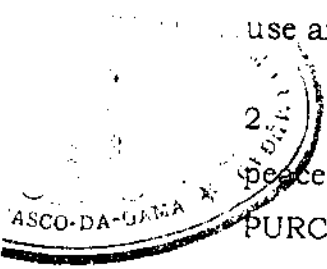


adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00533-2016)

the payment and receipt of the said entire consideration of Rs. 47,50,000/-, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with



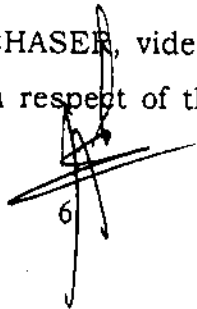
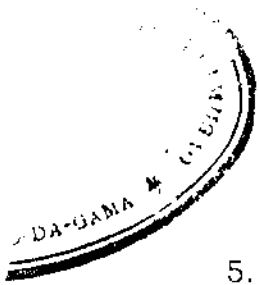
their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in


6

the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER

by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.



10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00530-2016, CD Number MORD13, dated 22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as



"ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of
Dabolim
Village.

SCHEDULE B

(of the SAID PROPERTY)

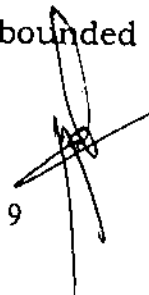
ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining
part of the Said Bigger Property;
West/South : by road
North : by remaining part of the Said Bigger
Property.

SCHEDULE C

(of the PLOT G)

ALL THAT plot of land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-2 of Dabolim Village and is bounded as under:



9

Boundaries before Family Partition

East : by road;
West : by road;
North : by Plot F of the Said Property;
South : by Plot H of the Said Property.

Boundaries after Family Partition

East : by survey no. 13/5;
West : by 10mt wide village road;
North : by survey no. 13/4-C-7; and
South : by survey no. 13/4-C-1.

This Plot G has following dimensions:

East : 35.00 meters;
West : 42.60 meters;
North : 108.30 meters; and
South : 76.70 meters.

This Plot G is better identified in the plan annexed to this deed.

CA-GAMA *

SCHEDULE D

(of the UNDIVIDED SHARE in PLOT G hereby transferred)

ALL THAT 1/4th undivided share corresponding to 797.75Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:

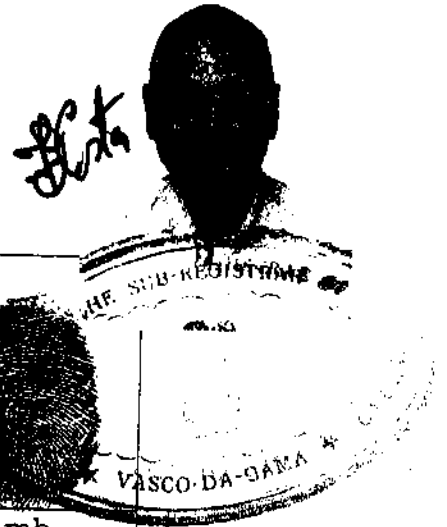
Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS MILAGRES REBELLO E COSTA alias FELIX D'COSTA

Member No. 1 of the VENDORS

Of the First Part

In the presence of.....

[Handwritten signature]



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA

[Handwritten signature]

[Handwritten signature]

Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA






Member No. 2 of the VENDORS

Of the First Part






In the presence of....

Handwritten initials



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**

Handwritten signature

Handwritten signature

12

Handwritten signature

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum Duly constituted Attorney






Mr. AMIT C. PRABHU

The party of the Second Part
In the presence of.....






For PRABHU REALTORS

Partner



				
Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

				
Thumb	Index finger	Middle finger	Ring finger	Little finger


RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU



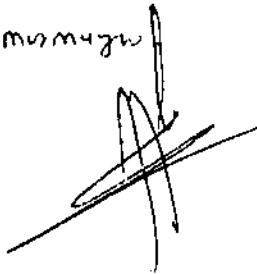
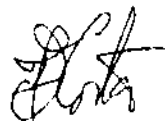




Witnesses:

1. Name : Anand S. Chari
Address : E/175, Galton, Cuncolim, Salcate, Goa.
Signature : 

2. Name : Sachin N. Phadke .
Address : H no 327, mormugao
Signature : Sachin .





GOVERNMENT OF GOA

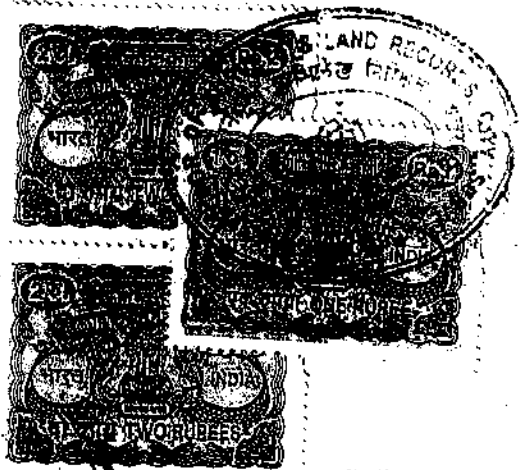
Directorate of Settlement and Land Records
Inspector of Survey and Land Records

VASCO - GOA

Inward No: 1504



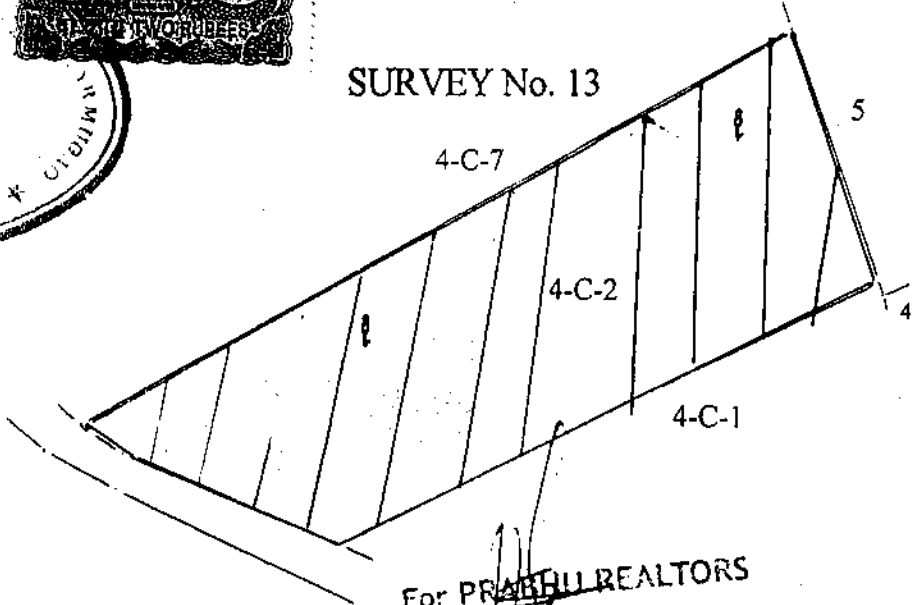
Plan Showing plots situated at
Village : DABOLIM
Taluka : MORMUGAO
Survey No./Subdivision No. : 13/ 4-C-2
Scale : 1 : 1000



(Savio C. Silveira)
Inspector of Survey &
Land Records, Vasco-Goa



SURVEY No. 13



For ~~PRABHU~~ REALTORS
Partner

Generated By: Chandrakant S. Jalmi
(D*MAN GR.II) On : 29-03-2016

Compared By: Sagar Navelkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:14:32 PM

Document Serial Number : 154

Presented at 11:44:00 AM on 31-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	260.00
	Total :	95260.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu , Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vassant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015			



Endorsements

Executant


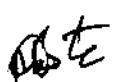
1. Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vassant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

Photo	Thumb Impression	Signature


2 . Mr.Felix Carlos Milagres Rebelo E Costa alias Felix Carlos Milagres Rebelo E Costa alias Felix D'Costa, s/o late Mr Ivo de Costa alias Ivo dos Milagres Costa, Married,Indian,age 67 Years,retired,r/oVilla No.1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		

3 . Mrs.Mary D'Souza alias Maria Souza Costa, w/o Mr Felix Carlos Milagres Rebelo E Costa, Married,Indian,age 64 Years,House-Wife,r/oVilla No.1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		

Identification

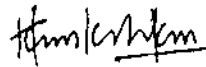
Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari,Married,Indian,age 29 Years,Service,r/o Cuncolim Goa,	


 Sub-Registrar
**SUB-REGISTRAR
 MORMUGAO**

Scanned By:-

Signature -

Book-1 Document
Registration Number MOR-BK1-00197-2017
CD Number MORD19 on
Date 10-02-2017



Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**

Signature -



Designed and Developed by C-DAC, ACTS, Pune

Rs. Twenty Eight Thousand Five Hundred Only

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORIZED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CH.S.L.
SWATMITRA PATH, VASCO-DA-GAMA
GOA - 403 002

D-5/STP(V)/C.R./35/33/2011-RD

भारत 08481
102283



INDIA

NON JUDICIAL गोंय
JAN 27 2017

16:13

R.0028500/- PB7122

STAMP DUTY

GOA

Name of purchaser: MS PRABHU REALTORS

POA 12/12



~~Anil - C. Prabhu~~

DEED OF SALE

~~Signature~~

Prata Prabhu

This **DEED OF SALE** is made in this city of Vasco, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa, on this 27th day of January, 2017 (27/01/2017) **BY** and **BETWEEN**:

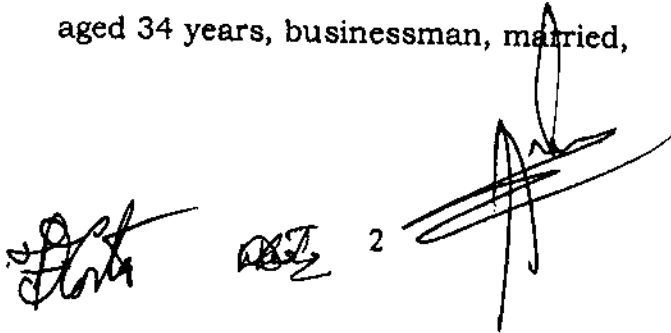
(1) **Mr. FELIX CARLOS MILAGRES REBELO E COSTA** alias **FELIX CARLOS MILAGRES REBELLO E COSTA** alias **FELIX D'COSTA**, son of late Mr. Ivo de Costa alias Ivo dos Milagres Costa, aged 66 years, retired, holder of PAN Card bearing No. ABXPD3309F, married and his wife,

(2) **Mrs. MARY D'SOUZA** alias **MARIA SOUZA COSTA**, wife of Mr. Felix Carlos Milagres Rebelo E Costa, aged 63 years, occupation housewife, holder of PAN Card bearing No. ALPPD9755M, both residents Villa No. 1, Karma Gardens, near Regina Mundi School, Chicalim, Goa, both Indian Nationals and hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

M/s PRABHU REALTORS, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:

- (i) **Shri. AMIT C. PRABHU**, son of **Shri. Chandrakant Prabhu**, aged 34 years, businessman, married,

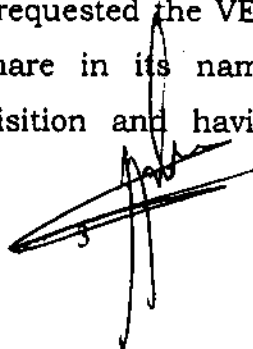
The block contains three handwritten signatures. The first signature on the left is in cursive and appears to be 'Felix'. The second signature in the middle is also in cursive and appears to be 'Mary'. The third signature on the right is a large, bold, stylized signature, likely of the realtor, with a horizontal line drawn through it. A small number '2' is written between the second and third signatures.

- (ii) Shri. CHANDRAKANT S. PRABHU, son of Shri. Shrikrishna Prabhu, aged 67 years, Occupation business, marital status married,
- (iii) Smt. MEENA C. PRABHU, wife of Shri. Chandrakant Prabhu, aged 62 years, Occupation business and
- (iv) Mr. SUMIT CHANDRAKANT PRABHU, son of Shri. Chandrakant Prabhu, aged 31 years, businessman, bachelor,

All r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all partners Indian Nationals, hereinafter referred to as the **PURCHASER**" (which expression shall unless repugnant to the context meaning thereof shall mean and include its representatives, successors-in-interest, executors and assigns) of the **SECOND PART**.

AND WHEREAS vide Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00533-2016, CD Number MORD13, dated 22/03/2016, (hereinafter for the sake of convenience is referred to as "Said Agreement") the VENDORS herein agreed to sell unto the PURCHASER, their 1/4th Undivided Share (described in SCHEDULE D) of the Plot G (described in SCHEDULE C), which Plot G erstwhile formed part of the property described in SCHEDULE B which in turn formed part of the bigger property described in SCHEDULE A hereunder written, against payment of consideration as agreed in the Said Agreement.

AND WHEREAS the PURCHASER has now having made the payment of the balance consideration, requested the VENDORS to transfer the title to the Said Undivided share in its name and the VENDORS, in pursuance to which requisition and having received full and final



consideration as agreed in the Said Agreement, hereby transfers the right, title, interest and possession of the SAID UNDIVIDED SHARE as described in the SCHEDULE D unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to said Agreement for Sale dated 14/03/2016 and in consideration of Rs. 47,50,000/- partly in kind paid by PURCHASER unto the VENDORS in the following manner:

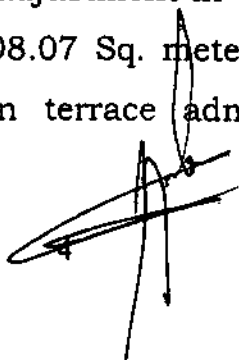
(a) a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) vide cheque no. 000016 dated 03/12/2015 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;

(b) a sum of Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousands Only) vide cheque no. 000084 dated 17/03/2016 drawn on DCB Bank, Vasco in favour of member no. 1 of the VENDORS;

(c) a sum of Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousands Only) adjusted from cheque No. 213 dated 11/01/2017 drawn on DCB Bank, Vasco (The said Cheque No. 213 was for Rs. 50,00,000/-, of which Rs. 34,00,000/- were towards the balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00530-2016, Rs. 9,50,000/- towards adjustment of part of balance consideration of Agreement for Sale dated 14/03/2016 with Reg. No. MOR-BK1-00534-2016 and Rs. 6,50,000/- towards adjustment of part of balance consideration of this deed)

(d) a sum of Rs. 23,50,000/- (Rupees Twenty Three Lakhs Fifty Thousands Only) by adjustment in the cost of Flat No. B-312 admeasuring area 108.07 Sq. meters of super built up area along with the open terrace admeasuring area 6.72 sq.

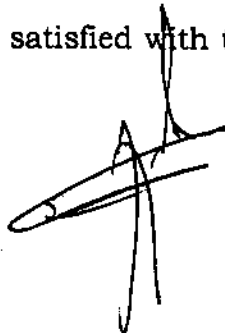






meters of super built up area, located on the Third floor of the Block B of the Building Complex "Prabhu's Emerald", situated at Dabolim in the property under Survey No. 13/4-A of Dabolim Village.

the payment and receipt of the said entire consideration in monetary and in kind, the VENDORS jointly and severally hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof. They the VENDORS having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale free of any charge or encumbrance, unto the PURCHASER, the SAID UNDIVIDED SHARE described in SCHEDULE D hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID UNDIVIDED SHARE and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into out of or upon the SAID UNDIVIDED SHARE and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID UNDIVIDED SHARE hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID UNDIVIDED SHARE unto the PURCHASER and the PURCHASER acknowledges the delivery thereof. The PURCHASER has consequently also delivered the vacant possession of Flat No. B-312, which possession is taken by the VENDORS after due physical inspection and being satisfied with the quality of workmanship,



construction and the fitting and fixtures being in excellent and working condition.

3. The VENDORS hereby declare that they have absolute right and title to convey the SAID UNDIVIDED SHARE to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID UNDIVIDED SHARE hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.



4. The VENDORS covenant with the PURCHASER as under:-

- a) that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE unto the PURCHASER or its nominee and placing the PURCHASER or its nominee in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) that the representations and declarations made by the VENDORS unto the PURCHASER and as detailed out in the Said Agreement, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

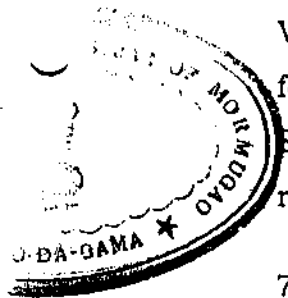
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Handwritten signature in black ink, appearing to be a stylized name.

5. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor they have made any false declaration or representation in the Said Agreement and or in this deed, whereby they are prevented from granting and conveying the SAID UNDIVIDED SHARE in the manner aforesaid and hereinafter.

6. From today, the PURCHASER, vide present deed and other three sale deeds executed today in respect of the balance undivided share in the SAID PLOT, become the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PLOT and hereby waives any notice/s or summon/s that may be required to be addressed to them under any law in force.

7. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS and each of them, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID UNDIVIDED SHARE from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third



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[Handwritten signature]

party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

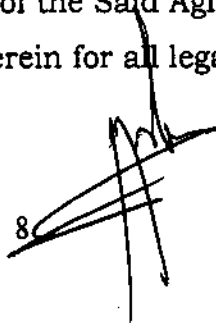
8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the S SAID UNDIVIDED SHARE of the SAID PROPERTY hereby sold.

9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That as agreed, all the licences, permissions, approvals, NOCs etc already obtained in the name/s of the VENDORS for the development of the SAID PLOT, are hereby transferred and assigned unto the PURCHASER and the PURCHASER henceforth shall be entitled to use the same for the development of the SAID PLOT and shall at its discretion revise/renew the same.

11. The contents of clause 17 of the Said Agreement be deemed to have been specifically incorporated herein for all legal purposes.

8 

12. That at the time of registration of Agreement for Sale dated 14/03/2016, duly registered in the Office of Sub-Registrar of Mormugao, under no. MOR-BK1-00533-2016, CD Number MORD13, dated 22/03/2016, a stamp duty of Rs. 1,37,750/- was paid and therefore the present deed is engrossed on the balance duty of Rs. 28,500/-.

SCHEDULE A

(of the SAID BIGGER PROPERTY)

ALL THAT landed property of triangular shape admeasuring 26,776.00 Sq. meters, now forming a separate and independent unit in itself, having surveyed under Survey No. 13/4-C of Dabolim Village, erstwhile forming part of the landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete and is bounded as under:

East : by road
West : by road
North : by property under Survey No. 13/3 of Dabolim Village.

SCHEDULE B

(of the SAID PROPERTY)

[Handwritten signatures and scribbles]



ALL THAT portion of land admeasuring 14,182.00 Sq. meters, forming Northern Part of the Said Bigger Property, described in SCHEDULE A hereinabove written and is bounded as under:

East : partly by road and partly by remaining part of the Said Bigger Property;

West/South: by road

North : by remaining part of the Said Bigger Property.

SCHEDULE C

(of the PLOT G)

ALL THAT plot of land admeasuring 3191.00 Sq. meters erstwhile forming part of the Said Property and now forming a separate and independent unit in itself having surveyed under Survey No. 13/4-C-2 of Dabolim Village and is bounded as under:



Boundaries before Family Partition

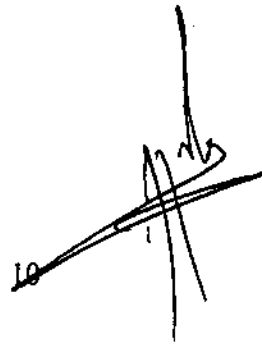
East : by road;

West : by road;

North : by Plot F of the Said Property;

South: by Plot H of the Said Property.





Boundaries after Family Partition

East : by survey no. 13/5;
West : by 10mt wide village road;
North: by survey no. 13/4-C-7; and
South: by survey no. 13/4-C-1.

This Plot G has following dimensions:

East : 35.00 meters;
West : 42.60 meters;
North: 108.30 meters; and
South: 76.70 meters.

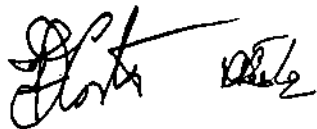
This Plot G is better identified in the plan annexed to this deed.

SCHEDULE D

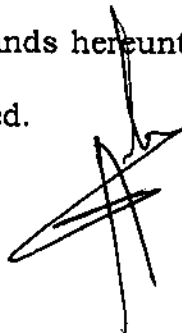
(of the UNDIVIDED SHARE in PLOT G hereby)

ALL THAT 1/4th undivided share corresponding to 797.75Sq. meters/3191.00 Sq. meters of the SAID PLOT described in SCHEDULE C.

IN WITNESSES WHEREOF the VENDORS and the PURCHASER have set and subscribed their respective hands hereunto on the day, month and the year first hereinabove mentioned.



11



SIGNED, SEALED AND DELIEVERED BY THE WITHIN NAMED VENDORS:

Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS MILAGRES REBELLO E COSTA alias FELIX D'COSTA

Member No. 1 of the VENDORS

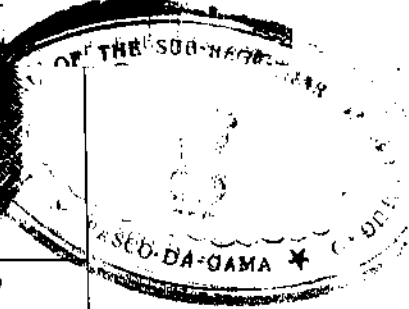
Of the First Part

In the presence of.....

[Handwritten signature]



Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. FELIX CARLOS MILAGRES REBELO E COSTA alias FELIX CARLOS REBELLO E COSTA alias FELIX D'COSTA

[Handwritten signature]

[Handwritten signature]

12 *[Handwritten signature]*

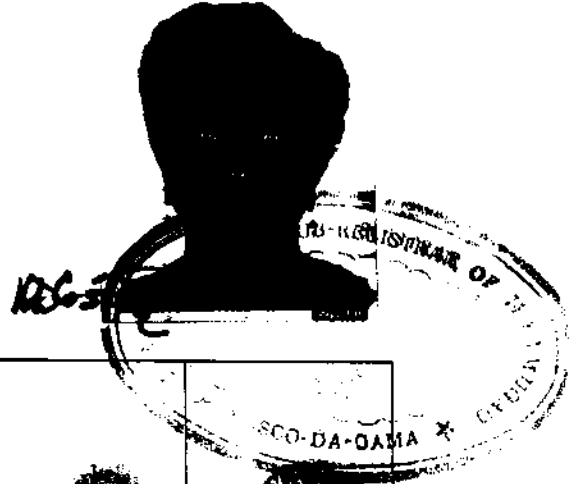
Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA

Member No. 2 of the VENDORS

Of the First Part

In the presence of.....

Handwritten initials



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. MARY D'SOUZA alias MARIA SOUZA COSTA**

Handwritten signature

Handwritten signature

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

M/s PRABHU REALTORS

Represented by its Partner cum

Duly constituted Attorney

Mr. AMIT C. PRABHU

The party of the Second Part

In the presence of...

For PRABHU REALTORS

Partner

For PRABHU REALTORS

Partner



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU


Thumb	Index finger	Middle finger	Ring finger	Little finger

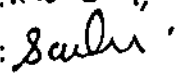
RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AMIT C. PRABHU

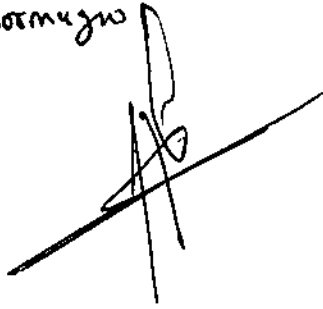
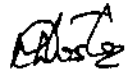
Handwritten signature of Mr. Amit C. Prabhu

14
Handwritten signature

Witnesses:

1. Name : Anand. S. Chari
Address : 6/175, Gotton, Cuncolim, Salcete, Goa.
Signature : 

2. Name : Sachin N. Phadke .
Address : H.No 329, Mormugao
Signature : 





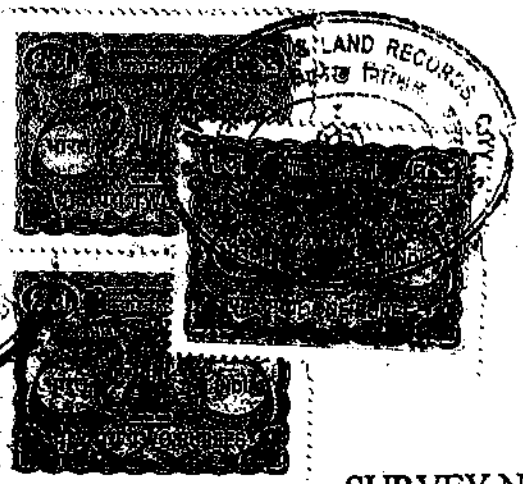
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records

VASCO - GOA

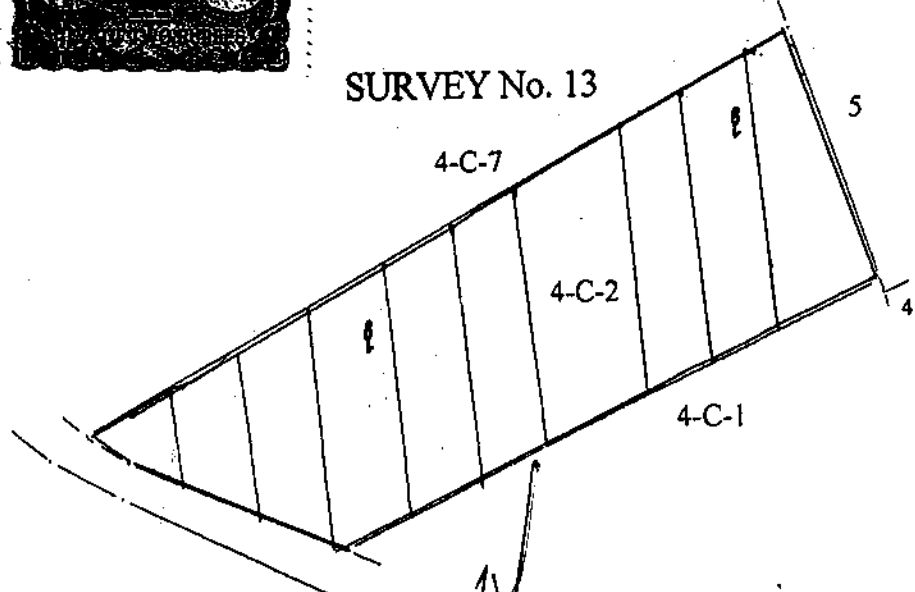
Inward No: 1504



Plan Showing plots situated at
 Village : DABOLIM
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 13/ 4-C-2
 Scale : 1 : 1000



(Savio C. Silveira)
 Inspector of Survey &
 Land Records, Vasco-Goa



For PRABHU REALTORS
 Partner

Generated By: Chandrakant S. Jalmi
 (D*MAN GR.II) On : 29-03-2016

Compared By: Sagar Navelkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 31-01-2017 12:15:12 PM

Document Serial Number : 155

Presented at 11:59:00 AM on 31-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	95000.00
2	Processing Fees	270.00
	Total :	95270.00

Stamp Duty Required: 28500.00

Stamp Duty Paid: 28500.00

Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015			




Endorsements

Executant




1 . Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, Married, Indian, age 34 Years, Business, r/o Wristling Woods Plot No. E-17 Vasant Nagar Gogol Margao Goa for self and power of attorney purchaser no. (ii) to (iv) executed before Notary Vidhya A Shet Vasco under no. 24910 dated 06/10/2015

Photo	Thumb Impression	Signature


2 . Mr.Felix Carlos Milagres Rebelo E Costa alias Felix Carlos Milagres Rebelo E Costa alias Felix D'Costa, s/o late Mr Ivo de Costa alias Ivo dos Milagres Costa, Married, Indian, age 66 Years, retired, r/o Villa No.1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		

3 . Mrs.Mary D'Souza alias Maria Souza Costa, w/o Mr Felix Carlos Milagres Rebelo E Costa, Married, Indian, age 63 Years, House-Wife, r/o Villa No.1 Karma Gardens near Regina Mundi School Chicalim Goa

Photo	Thumb Impression	Signature
		

Identificatio

Sr No.	Witness Details	Signature
1	Anand Chari , S/o Shamrao Chari, Married, Indian, age 29 Years, Service, r/o Cuncolim Goa.	


Sub-Registrar

Sub-Registrar
MORMUGAO

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

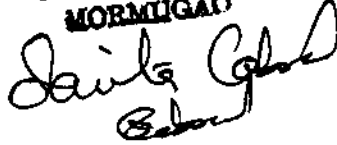
Book-1 Document
Registration Number MOR-BK1-00198-2017
CD Number MORD19 on
Date 10-02-2017


Sub-Registrar (Mormugao)

Scanned By:-

**SUB-REGISTRAR
MORMUGAO**

Signature:-



Designed and Developed by C-DAC, ACTS, Pune





Gaurish M. Kudchadkar
B.com., LL.M.

Advocate, High Court,
Ph: 0832-2734907
Mob: 9822089087

<u>TITLE INVESTIGATION REPORT</u>			
Name and Detail of the Owner of Property	: M/s PRABHU REALTORS		
(Individual/Sole Proprietorship/Partnership/Pvt./ Public Limited Company.)	: Partnership Firm represented by Partner Mr. Amit C. Prabhu		
Represented by	:		
Address of Property	: Dabolim, Mormugao		
Name & Address of the Advocate	: Adv. Gaurish M. Kudchadkar, Kamat Commercial, 2 nd floor, Opp. Hari Mandir, Pajifond, Margao-Goa.		
Contact No:-	: 09822089087		
<p>I am hereby submitting my title investigation report regarding the property detailed below in the name of: M/s Prabhu Realtors, a partnership firm having its office at Office No. 1, Rutiral Plaza, behind Bank of India, Mapusa-Goa.</p>			
I <u>Description/List of the documents verified / scrutinized;</u>			
Sr. No	Description	Date, if any	Nature
1.	Public Deed of Sale and Purchase, acquaintance, obligation, guarantee and hypothecation	14/08/1880	Xerox
2.	Matriz Certificate of Matriz No. 673, 674, 675 and 677		Xerox
3.	Decree & Order passed by the Court of the Civil Judge, Senior Division at Margao in Regular Civil Suit No. 44/1969 at Margao		

Office Address: Kamat Commercial, Second Floor, Opp. Hari Mandir, Pajifond, Margao-Goa. 403601
E-mail: adv.gaurish@rediffmail.com

	-Goa	15/10/1971	Xerox
4.	Judgment and Decree passed by the Court of the Civil Judge, Senior Division at Vaso-Da Gama in Special Civil Suit No. 29/86 at Vasco-Goa		
		16/10/2006	Xerox
5.	Judgment and Decree passed by the Court of the Adhoc District Judge FTC-I, South Goa in Regular Civil Appeal No. 427/2010/FTC-I at Margao-Goa		
		17/09/2010	Xerox
6.	Letter issued by Mormugao Planning and Development Authority, Vasco da Gama-Goa	19/10/2011	Xerox
7.	Deed of Succession	19/01/2012	Xerox
8.	Deed of Sale	14/08/2014	Xerox
9.	Agreement for Development, Construction and Sale	01/10/2014	Xerox
10.	Development Permission	27/11/2014	Xerox
11.	Construction Licence	16/12/2014	Xerox
12.	Consent to Establish from GSPCB	16/06/2015	Xerox
13.	NOC from Health	24/06/2015	Xerox
14.	Nil Encumbrance Certificates (2)	30/04/2015	Xerox
15.	Form I & XIV of survey No. 13/4 of Dabolim Village	27/05/2015	Xerox
16.	Partition Order	28/07/2015	Xerox
17.	Form I & XIV of survey No. 13/4-A of Dabolim Village	10/09/2015	Xerox

(i) Public Deed of Sale and Purchase, Acquaintance, Obligation, Guarantee and Hypothecation dated 14/08/1880:

From the perusal of this deed, following facts transpired:

- a) This Deed is duly recorded before the Notary Public of Salcete Jurisdiction under Note Book No. 102 at pages 171 overleaf upto 173 overleaf.
- b) This deed is executed by and between: (i) Agrarian Chamber of Salcete Taluka, composed of its members, Francisco Felix de Jesus Collaco; Felinto Felicio de Santa Anna Rebello; Leinardo Manuel da Costa; Antonio Ignacio Narciso Pereira; Braulio Joaquim Fernandes; Francisco de assis Fernandes; Thaigo santa Anna da Costa Alemao; Ignacio Hygino Lucas da Costa; Antonio Caetano monsorate; Julio Augusto Domingos Dias; referred therein as the "Vendor" and (ii) Shri. Manoel Constancio da Costa, referred therein as the "Purchaser".
- c) By this deed, the vendor sold unto the Purchaser the property known as ASSOY situated at the Sancoale Village under the terms and conditions mentioned therein.

(ii) Matriz Certificate of Matriz No. 673, 674, 675 and 677:

The Said Entire Property has been enrolled under four different Matriz numbers, three being 673, 674 and 677 and the fourth as "Aforamento" under Matriz No. 675 and in all these Matriz the 2/3rd share is originally enrolled in the name of Mrs. Maria Ritinha Rodrigues for herself and as representative of her Children and remaining 1/3rd share in the name of Shri. Luiz Fonseca da Costa from Assoi.

(iii) Decree & Order dated 15/10/1971 passed by the Court of the Civil Judge, Senior Division at Margao in Regular Civil Suit No. 44/1969 at Margao-Goa:

From the perusal of this document following facts transpired:

- a) The present suit was filed by i) Mr. Assiz Adolfo Costa (ii) Mr. Alice Dcosta e Pereira, (a) Manuel da Costa (b) Francisco da Costa (c) Frederico Burros Costa, (d) Lira da Costa Gomes, (iii) Albertina Eremita Josefa Rebelo e Costa; (a) Felix Carlos Milagres Rebelo e Costa; (b) Philip Estevam Rebelo e Costa and (c) Alvaro Teotonio Rebelo e Costa (Plaintiffs) against (i) Luis Fonseca da Costa and (ii) Valente da Costa (defendants) for partition of the estates left behind by Shri. Bernardino Teotonio da Costa and his wife Helen Fonseca da Costa.
- b) By the said Decree and Order dated 15/10/1971, the Said Entire Property was allotted to the legal heirs of Shri. Bernardino Teotonio Costa, son of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues.

(iv) Judgment and Decree dated 16/10/2006, passed by the Court of the Civil Judge, Senior Division at Vaso-Da-Gama in Special Civil Suit No. 29/86 at Vasco-Goa:

From the perusal of this document following facts transpired:

- a) The present suit was filed by i) Mr. Assiz Adolfo Costa (ii) Selina Costa; (iii) Tolentino Pereira; (iv) Cynthia Pereira; (v) Antonio Pereira; (vi) Maria Lourdes Pereira; (vii) Felix Carlos Milagres Rebello; (viii) Maria Souza Costa; (ix) Philip Estevam Rebello e Costa; (x) Susana Fernandes costa; (xi) Alvaro Teotonio Rebello; (xii) Avita Barreto Costa; (xiii) Francisca Antonio Teotonio da Costa; (xiv) Ana Alzira Ines Dinis Barros; (xv) Joaquim Filipe Frederoco; (xvi) Angela Lira da Costa; (xvii) Filomena Gomes; (xviii) Valente da Dores Costa; (xix) Maria Olga Correia Neves Costa; (xx) Liseta Assumcao Gomes Costa (Plaintiffs) against (i) Bernardino Gonsalo Gomes Costa (ii) Nazare Lopes Costa; (iii) Manuel da Fonseca Costa; (iv) Flavia Mendes Costa; (v) Maria Helena Costa Gomes and (vi) Antonio Jose Borges (defendants) for partition of the estate (which included amongst others the Said

Property) left behind by said Bernardino Teotonio Costa.

- b) That by Preliminary Decree dated 08/10/1986 and Judgment dated 09/10/2006 and Decree dated 16/10/2006 passed in said Special Civil Suit no. 29/1986/A, the Said Entire Property amongst other properties were partitioned between the legal heirs of Bernardino Teotonio Costa.

(v) Judgment and Decree dated 17/09/2010 passed by the Court of the Adhoc District Judge FTC-I, South Goa in Regular Civil Appeal No. 427/2010/FTC-I at Margao-Goa:

From the perusal of this document following facts transpired:

- a) The present appeal was filed by i) Alvaro Teotonio Rebello; (ii) Avita Barreto Costa (appellants) against (i) Mr. Assiz Adolfo Costa (ii) Selina Costa; (iii) Bernardino Gonsalo Gomes Costa (iv) Ms. Andrea DCosta; (v) Tolentino O Pereira; (iv) Cynthia Pereira; (v) Antonio Pereira; (vi) Maria Lourdes Pereira; (vii) Mrs. Malvina Viegas Pereira; (viii) Mr. Wilfred Fernandes; (ix) Mr. Xavier Pereira; (x) Ms. Abizai Providencial Pereira; (xi) Mr. Sunil Pereira (xii) Mrs. Felix Carlos Milagres Rebello; (xiii) Maria Souza Costa; (xiv) Philip Estevam Rebello e Costa; (xv) Susana Fernandes costa; (xvi) Francisca Antonio Teotonio da Costa; Mr. Jorge Gonsalo Barros Costa; Mrs. Rosa Maria Pereira Barros Costa; Mr. Rui Manuel de Barros Costa; (xvii) Ana Alzira Ines Dinis Barros; Mrs. Carla Maria Barros Costa; Mrs. Maraia Fatima Barros Costa (xviii) Joaquim Filipe Frederoco; (xix) Angela Lira da Costa; (xx) Filomena Gomes; Ms. Eva Gomes; Mr. Rui Filipe; (xxi) Valente da Dores Costa; Mr. Luis Manuel Neves Costa, Mrs. Maria Manuela Neves Costa; Mr. Jose rui Rocha Vincente Guerra; (xxii) Maria Olga Correia Neves Costa; (xxiii) Liseta Assumcao Gomes Costa; (xxiv) Bernardino Gonsalo Gomes Costa (xxv) Nazare Lopes Costa; (xxvi) Manuel da Fonseca Costa; (xxvii) Flavia Mendes Costa; (xxviii) Maria Helena Costa Gomes and (xxix) Antonio Jose Borges (Defendant) for

setting aside the Judgment and Decree dated 16/10/2006 passed in Special Civil Suit No. 29/86/A by learned A Civil Judge Senior Division, Vasco-da-Gama, Goa.

- b) As per the Report prepared by E. B. Pereira on 09/01/2009, the parties in the above appeal filed consent terms and accordingly the Court of the Adhoc District Judge-I, FTC-I, South Goa decreed the appeal on 17/09/2010 and by virtue of Judgment and Decree dated 17/09/2010 passed in Regular Civil Appeal No. 427/2010/FTC-I on the basis of the Consent Terms, the Said Property was numbered as F1 (consisting of four plots numbered as F1-a, F1-b, F1-c and F1-d) admeasuring an area of 12,262 sq. metres forming part of the property surveyed Survey No. 13/4 of Dabolim Village, was allotted to the following individuals jointly:

Mr. Tolentino Pereira, Cynthia Pereira; Antonio Pereira; Maria Lourdes Pereira; Mrs. Malvina Viegas Pereira; Mr. Wilfred Fernandes; Mr. Xavier Pereira; Ms. Abizai Providencial Pereira and Mr. Sunil Pereira.

(vi) Deed of Succession dated 19/01/2012:

From the perusal of this deed, following facts transpired:

- a) This deed is duly drawn in the office of Ex-officio Notary Public, Salcete at folio 50 to 51 of Deeds Book No. 1571.
- b) This deed is executed upon the death of Shri. Tolentino Pereira expired on 25/12/2011.
- c) That said Shri. Tolentino Pereira expired leaving behind his widow and moiety holder Mrs. Cintia Veromildes Adu Zinda do Saldanha and following children namely (i) Mr. Xavier Antonio Savio Saldanha Pereira, bachelor and (ii) Mrs. Natasha Pereira married to Nicolau Lioud Carvalho, as his sole and universal heirs.

(vii) Deed of Sale dated 14/08/2014:

From the perusal of this deed, following facts transpired:

- a) This Deed is duly registered in the office of the Sub-Registrar, Mormugao, under Reg. No. MOR-BK1-01239-2014, CD No. MORD5 on 18/08/2014.
- b) This deed is executed by and between: (i) Mr. Antonio Pereira alias Antonio Eutiquio Das Mercês Pereira alias Anthony Pereira, Mrs. Maria Lourdes Pereira alias Ana Maria Lourdes De Silveira Pereira alias Ana Maria Lourdes Pereira, Mrs. Malvina Viegas Pereira alias Malvina Viegas Pereira Fernandes, Mr. Apolinario Wilfred Fernnades alias Wilfred Fernandes, Mr. Xavier Pereira, Mrs. Abizai Providencia Viegas Fernandes E Pereira alias Abizai Providencia Pereira and Mr. Sunil Viegas Pereira alias Sunil Pereira, referred therein as "Vendors", (ii) M/s Prabhu Realtors, referred therein as "Purchaser" and (iii) Mrs. Cintia Veromildes Adu Zinda Do Saldanha alias Cinthia Saldanha alias Cinthia Saldana E Pereira, Mr. Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Mrs. Natasha Pereira and Mr. Nicolau Llyod Carvalho alias Llyod Carvalho, referred therein as "Confirming Party".
- c) That the members of the Confirming Party not willing to continue with the joint ownership of the Said Property, the Vendors to this deed and Confirming Party to this deed decided to separate the share of the Confirming Party in the Said Property and in pursuance to the oral understanding and partition arrived at between the said Vendors and said Confirming Party in the year 2012, the Confirming Party was allotted Plot No. F1-b admeasuring 3501.00 Sq. meters of the Said Property towards their share in the Said Property and thus separating the share of the Confirming Party by meets and bounds from the remaining three plots (F1-a, F1-c and F1-d) of the Said Property which were retained jointly by the Vendors.

(ix) Development Permission dated 03/10/2012:

This Development Permission under Ref. No. MPDA/9-P-94/2014-15/702 is issued by Mormugao Planning and Development Authority, thereby permitting M/s. Prabhu Realtors for construction of commercial/multi family dwelling in the Said Property.

(x) Construction Licence dated 16/12/2014:

The said Licence under No. VP/CHI/11/2014-15/22/327 dated 16/12/2014 is issued by the Office of the Village Panchayat of Chicalim, Mormugao-Goa, permitting M/s. Prabhu Realtors to carry out construction of commercial/multi family dwellings Block A, B, and C in the Said Property.

(xi) NOC from Urban Health Centre, Vasco dated 24/06/2015:

Vide this NOC issued by Urban Health Centre Vasco under its Ref. No. UHCV/NOC/15-16/379, no objection has been granted to for construction of commercial/multi family dwelling block A, B and C by M/s Prabhu Realtors in the said property.

(xii) Consent to Establish dated 16/06/2015:

Vide this Letter under Ref. No. 5/4836/15-PCB/C1-323, the Goa State Pollution Control Board, Panaji, has granted consent to establish Sewage Treatment Plant for residential cum commercial complex consisting of 166 flats and 50 shops.

(xiii) Form I and XIV of Survey No. 13/4-A of Dabolim Village dated 10/09/2015 and Order dated 28/07/2015 passed in Case No. LRC/PART/86/2015/2819:

From the perusal of the Survey records it is seen that the Said Property, in pursuance to the Order dated 28/07/2015 passed in Case No. LRC/PART/86/2015/2819, has been partitioned from the Said Entire Property and is separately recorded as admeasuring 12,262.00 Sq. meters under Survey No. 13/4-A of Dabolim Village and the same is recorded in the names of Cyntia

- d) That vide this deed, the Vendors thereto sold unto the Purchaser, the Said Plot F1-a, Said Plot F1-c and Said Plot F1-d.

(viii) Agreement for Development, Construction and Sale dated 01/10/2014:

From the perusal of this agreement, following facts transpired:

- a) This Deed is duly registered in the office of the Sub-Registrar, Mormugao, under Reg. No. MOR-BK1-201528-2014, CD No. MORD6 on 13/10/2014.
- b) This deed is executed by and between: (i) Mrs. Cintia Veromildes Adu Zinda Do Saldanha alias Cinthia Saldanha alias Cinthia Saldana E Pereira, Mr. Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Mrs. Natasha Pereira and Mr. Nicolau Llyod Carvalho alias Llyod Carvalho, referred therein as "Prospective Vendors", (ii) M/s Prabhu Realtors, referred therein as "Developer-cum-Prospective Purchaser" and (iii) Mr. Antonio Pereira alias Antonio Eutiquio Das Mercedes Pereira alias Anthony Pereira, Mrs. Maria Lourdes Pereira alias Ana Maria Lourdes De Silveira Pereira alias Ana Maria Lourdes Pereira, Mrs. Malvina Viegas Pereira alias Malvina Viegas Pereira Fernandes, Mr. Apolinario Wilfred Fernnades alias Wilfred Fernandes, Mr. Xavier Pereira, Mrs. Abizai Providenca Viegas Fernandes E Pereira alias Abizai Providenca Pereira and Mr. Sunil Viegas Pereira alias Sunil Pereira, referred therein as "Confirming Party".
- c) That the fact of oral partition as detailed above and fact of exclusive ownership and possession of the Prospective Vendors to the Said Plot F1-b is confirmed by the Confirming Party.
- d) By this agreement, the Prospective Vendors have agreed to sell the Said Plot F1-b to the Developer-cum-Prospective Purchaser and in the mean time have permitted the Developer-cum-Prospective Purchaser to develop the Said Plot F1-b by constructing building complex therein using the permissible FAR of the Said Plot F1-b.

Pereira, Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Natasha Pereira, Nicolau Lloyd Carvalho and Prabhu Realtors.

(xiv) Conversion Sanad dated 15/01/2016:

Vide this Sannad vide no. AC-II/MOR/SG/CONV/70/2015, dated 15/01/2016, permission has been granted to use an area admeasuring 8420.00 Sq. metres from the property surveyed under Survey no. 13/4-A of Dabolim Village for for non-agricultural purpose.

(xv) Nil Encumbrance Certificates No. 193 and 194 both dated 19/02/2016:

These certificates are issued by the Sub-Registrar, Mormogao, certifying that there are no acts of encumbrance on the said property for last 1 years commencing from 12/01/2016 to 19/02/2016.

2. *I have verified the above-referred documents relating to the title from the record available in the office of Sub-Registrar of Assurance for last 137 years for the below mentioned property;*

3. **Full Description/Details of the property:**
The property under scrutiny is the property of hexagon shape admeasuring 12,262.00 Sq. metres also identified as a whole as Plot F1, which Plot No. F1 consists of four sub-plots identified as:
Plot F1-a admeasuring 3502.00 Sq. meters (herein referred to as "SAID PLOT F1-a"),
Plot F1-b admeasuring 3501.00 Sq. meters (herein referred to as "SAID PLOT F1-b"),
Plot F1-c admeasuring 3358.00 Sq. meters (herein referred to as "SAID PLOT F1-c"), and
Plot F1-d admeasuring 1900.00 Sq. meters (herein referred to as "SAID PLOT F1-d").
These four plots constituting one property is herein referred to as the "SAID PROPERTY", which is situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugao, District of South-Goa, State of Goa and now forms a separate and independent property

in itself but erstwhile formed part of the property known as "ASSOY" or "ASSOL" or "ASSOI", not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz Nos. 673 (with House bearing Matriz No. 26), 674, 675 and 677 is surveyed under Survey No. 4/2, 9/1, 9/4, 12, 13/1, 13/4, 14 and 52/1 all of Dabolim Village, Mormugao Taluka, while the Said Property is surveyed under Survey No. 13/4-A of Dabolim Village.

The property known as "ASSOY" or "ASSOL" or "ASSOI" of which the Said Property formed part, is herein referred to as "SAID ENTIRE PROPERTY"

Boundaries:

Of the Said Entire Property

- | | | |
|--------------|---|--|
| On the East | : | by top of hill; |
| On the west | : | by the property of heirs of Paulo Antonio Conceicao de Lourenco Alvares, Pundolica Naique, Seguna Naique, Antonio Mascarenhas and Filippe Azaredo or his brother Salvador Azaredo and others |
| On the North | : | by property of said Azaredo Slope of Assoichipaz which separates Assoi ward from Naquelim composed of coconut groves; and |
| On the South | : | by top of the hill. |

Of the Said Property

- | | | |
|--------------|---|---|
| On the East | : | by property under Survey No. 14/1 of Dabolim Village; |
| On the West | : | by 10.00 meters wide Road; |
| On the North | : | by "Mubeen Hotel" Survey No. 13/5 |
| On the West | : | by the National Highway NH17-B. |

Of the Said Plot No. F-1a

- | | | |
|-------------|---|-------------------------------------|
| On the East | : | Plot No. F-1b of the Said Property; |
|-------------|---|-------------------------------------|

On the West : by 10.00 meters wide road and Chicalim-Dabolim Station Road;

On the North : by the property under Survey No. 13/5;

On the South : by the Plot No. F-1c of the Said Property.

Of the Said Plot No. F-1b

On the East : by road and Survey No. 14/1 of Dabolim Village;

On the West : by Plot F-1A of the Said Property;

On the North : by the property under Survey No. 13/5;

On the South : by the Plot No. F-1c of the Said Property.

Of the Plot No. F-1c

On the East : by the property under survey no. 14/1 of Dabolim Village;

On the West : by 10.00 meters wide road and Chicalim-Dabolim Station Road;

On the North : partly by Plot No. F-1a and partly by Plot F-1b of the Said Property;

On the South : by the Plot No. F-1d of the Said Property.

Of the Plot No. F-1d

ALL THAT PLOT F-1d admeasuring 1900.00 Sq. meters, forming an independent plot in itself but forming part of the Said Property and is bounded as under:

On the East : by the property under survey no. 14/1 of Dabolim Village;

On the West : by Chicalim-Dabolim Station Road;

On the North : by Plot No. F-1c of the Said Property;

On the South : by National Highway NH17B.

4. **Description of the chain of title from the mother deed to the latest title deed**

[CHAIN IS TRACED FPOR LAST 137 YEARS]:-

- The Said Entire Property was purchased by Shri. Manoel Constancio da Costa vide Public Deed of Sale and Purchase, Acquaintance, Obligation, Guarantee and Hypothecation dated 14/08/1880 duly recorded before the Notary Public in Salcete Jurisdiction under Note Book No. 102 at pages 171 overleaf upto 173 overleaf.

↓

- The Said Entire Property was enrolled under four different Matriz numbers, three being 673, 674 and 677 and the fourth as "Aforamento" under Matriz No. 675 and in all these Matriz the 2/3rd share is originally enrolled in the name of Mrs. Maria Ritinha Rodrigues for herself and as representative of her Children and remaining 1/3rd share in the name of Shri. Luiz Fonseca da Costa from Assoi.

↓

- Mr. Assis Adolf Costa, grandson of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues, along with others, filed a suit before the Court of Civil Judge Senior Division at Margao Viz. Special Civil Suit No. 44/1969 against Mr. Luis Fonseca da Costa and another and by Decree dated 15/10/1971 passed in above suit the Said Entire Property was allotted to the legal heirs of Shri. Bernardino Teotonio Costa, son of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues

↓

- The legal heirs of said Shri. Bernardino Teotonio Costa filed a suit for partition of the estate (which included amongst others the Said Entire Property) left behind by said Bernardino Teotonio Costa before the Court of Civil Judge Senior Division at Vasco-da-Gama viz. Special Civil Suit no. 29/1986/A.

By Preliminary Decree dated 08/10/1986 and Judgment dated 09/10/2006 and Decree dated 16/10/2006 passed in said Special

Civil Suit no. 29/1986/A, the Said Entire Property amongst other properties were partitioned between the legal heirs of Bernardino Teotonio Costa.

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- Aggrieved by the aforesaid Judgment and Decree, one of the heir of Shri. Bernardino Teotonio Costa by name Mr. Alvarao Teotonio Rebello e Costa and his wife Mrs. Avita Barreto Costa filed an appeal before the Court of Adhoc District Judge-1, FTC-I, South Goa, Margao under Regular Civil Appeal No. 427/2010/FTC-I.

- As per the Report prepared by E. B. Pereira on 09/01/2009, the parties in the above appeal filed consent terms and accordingly the Court of the Adhoc District Judge-I, FTC-I, South Goa decreed the appeal on 17/09/2010.

By virtue of Judgment and Decree dated 17/09/2010 passed in Regular Civil Appeal No. 427/2010/FTC-I on the basis of the Consent Terms, the Said Property was numbered as F-1 (consisting of four plots numbered as F-1a, F-1b, F1-c and F1-d) admeasuring an area of 12262.00 sq. metres forming the property surveyed Survey No. 13/4 of Dabolim Village, was allotted to jointly to Mr. Tolentino Pereira, Cynthia Pereira; Antonio Pereira; Maria Lourdes Pereira; Mrs. Malvina Viegas Pereira; Mr. Wilfred fernandes; Mr. Xavier Pereira ; Ms. Abizai Providencial Pereira and Mr. Sunil Pereira.

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- Said Tolentino Pereira expired 25/12/2011 leaving behind Mrs. Cintia Veromildes Adu Zinda do Saldanha and following children namely (i) Mr. Xavier Antonio Savio Saldanha Pereira, bachelor and (ii) Mrs. Natasha Pereira married to Nicolau Lioyd Carvalho, as his sole and universal heirs. as declared by Deed of Succession dated 19/01/2012, duly drawn in the office of the Ex-officio Notary Public Salcete, at folios 50 to 51 of Deeds Book No. 1571.

- ↓
- In pursuance to the oral partition arrived at by and between the wife and the heirs of Mr. Tolentino Pereira, Antonio Pereira; Maria Lourdes Pereira; Mrs. Malvina Viegas Pereira; Mr. Wilfred Fernandes; Mr. Xavier Pereira ; Ms. Abizai Providencial Pereira and Mr. Sunil Pereira, the Said Plot F1-b was partitioned by meets and bounds from the Said Property and was allotted to Mrs. Cintia Veromildes Adu Zinda Do Saldanha alias Cinthia Saldanha alias Cinthia Saldana E Pereira, Mr. Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Mrs. Natasha Pereira and Mr. Nicolau Llyod Carvalho alias Llyod Carvalho while the Said Plot F1-a, Said Plot F1-c and Said Plot F1-d was allotted jointly to Antonio Pereira; Maria Lourdes Pereira; Mrs. Malvina Viegas Pereira; Mr. Wilfred Fernandes; Mr. Xavier Pereira ; Ms. Abizai Providencial Pereira and Mr. Sunil Pereira.

- ↓
- By Deed of Sale dated 14/08/2014, duly registered in the office of the Sub-Registrar, Mormugao, under Reg. No. MOR-BK1-01239-2014, CD No. MORD5 on 18/08/2014. Mr. Antonio Pereira alias Antonio Eutiquio Das Merces Pereira alias Anthony Pereira, Mrs. Maria Lourdes Pereira alias Ana Maria Lourdes De Silveira Pereira alias Ana Maria Lourdes Pereira, Mrs. Malvina Viegas Pereira alias Malvina Viegas Pereira Fernandes, Mr. Apolinario Wilfred Fernnades alias Wilfred Fernandes, Mr. Xavier Pereira, Mrs. Abizai Providenca Viegas Fernandes E Pereira alias Abizai Providenca Pereira and Mr. Sunil Viegas Pereira alias Sunil Pereira sold unto M/s Prabhu Realtors Said Plot F1-a, Said Plot F1-c and Said Plot F1-d.

AND

- By Agreement for Development, Construction and Sale dated 01/10/2014, is duly registered in the office of the Sub-Registrar,

Mormugao, under Reg. No. MOR-BK1-201528-2014, CD No. MORD6 on 13/10/2014, Mrs. Cintia Veromildes Adu Zinda Do Saldanha alias Cinthia Saldanha alias Cinthia Saldana E Pereira, Mr. Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Mrs. Natasha Pereira and Mr. Nicolau Llyod Carvalho alias Llyod Carvalho, has agreed to sell unto M/s Prabhu Realtors, the Said Plot F1-b and pending the sale has permitted M/s Prabhu Realtors to develop the Said Plot F1-b.



- Vide Order dated 28/07/2015 passed in Case No. LRC/PART/86/2015/2819, the Said Property has been partitioned from the Said Entire Property and is recorded under Survey NO 13/4-A of Dabolim Village in the names of Cyntia Pereira, Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Natasha Pereira, Nicolau Lloyd Carvalho and Prabhu Realtors.



- Thus, M/s PRABHU REALTORS are the owners in possession of the Said Plot F1-a, F1-c and F1-d of the Said Property and holds development rights to the Said Plot F1-b of the Said Property owned by Cyntia Pereira, Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Natasha Pereira, Nicolau Lloyd Carvalho.

5. THAT links in the title history of last 137 years of chain has been verified with great caution. That the possession of the above said Owner is physical, fully ripen, un-interrupted and undisturbed in any manner. Therefore, the same is legal in legal parlance.

Other Observations: NIL

6. **Describe the Nature of Rights in Property:**

M/s PRABHU REALTORS are the owners in possession of the Said Plot F1-a, F1-c and F1-d of the Said Property and holds development rights to the Said Plot F1-b of the Said Property owned by Cyntia Pereira, Xavier

	Antonio Savio Saldanha Pereira alias Savio Pereira, Natasha Pereira, Nicolau Lloyd Carvalho.
7.	<u>If the property is a Government leasehold:-</u>
	NOT APPLICABLE
	a) <i>Whether lease deed has been registered as required under the law</i> N/A
	b) <i>Residual period of lease</i> N/A
	c) <i>Name of Government Authority granting the same</i> N/A
8.	<u>Non -Encumbrance:</u> <u>Whether the owner has taken any loan/ given an guarantee or mortgage the said property:-</u>
	No. However, the purchasers of the various constructed premises in the said complex have availed for bank loan.
9	<u>Whether the occupancy right is heritable and assignable</u>
	The property under scrutiny is owned by partnership firm.
	a) <i>Please state the name of the person who has a primary / absolute title</i>
	b) <i>Whether any claims / suits are pending against said property?</i> No
	c) <i>Whether any Family/ other disputes are pending against said property?</i> No
10	The period covered under the Encumbrance certificate and the encumbrances if any reflected therein One Year
11	Name of the person who has applied for the encumbrance certificate: M/s Prabhu Realtors
12	<u>Whether searches has been conducted physically at the offices of the Authorities:-</u>

	i)Sub-Registrars Office Municipal / Collector / Taluka or such other revenue office: Mormugao
	ii)Civil / High Court
	iii)Local Development Authority
	iv)Village Accountant - in the dispute register in respect of Agricultural property
	b) Whether permission for conversion of lands use from Agricultural/ residential to commercial is obtained The Office of Collector and District Magistrate, South Goa, District, has issued Sannad under no. AC-II/MOR/SG/CONV/70/2015, dated 15/01/2016
14	Whether local revenue extracts, mutation extracts are available? Please furnish the details (details can be attached in separate sheet).
	Yes. From the perusal of the Survey records it is seen that the Said Property, in pursuance to the Order dated 28/07/2015 passed in Case No. LRC/PART/86/2015/2819, has been partitioned from the Said Entire Property and is separately recorded as admeasuring 12,262.00 Sq. meters under Survey No. 13/4-A of Dabolim Village and the same is recorded in the names of Cyntia Pereira, Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Natasha Pereira, Nicolau Lloyd Carvalho and Prabhu Realtors.
15	Specify the nature of usage of the property: Commercial /Residential
16	Advocates final comments / views in detail to be mentioned:- I hereby certify that I have personally searched and verified the information furnished in this report. The statements and other information given in this report are correct and true. I hereby certify that M/s PRABHU

REALTORS are the owners in possession of the Said Plot F1-a, F1-c and F1-d of the Said Property and holds clean, clear and marketable title thereto while M/s Prabhu Realtors holds development rights to the Said Plot F1-b of the Said Property and Mrs. Cyntia Pereira, Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, Natasha Pereira, Nicolau Lloyd Carvalho holds clean, clear and marketable title to the Said Plot F1-b of the Said Property.

This Title Report which is issued at the request of M/s PRABHU REALTORS is solely based on the documents submitted to me which I have referred in my report and the undersigned does not assure any liability for the opinion expressed in this report.

Date:

18/01/2016

Place: Margao


(Signature of the Advocate)

(Rupees Nine Lakhs Only)

CERTIFIED TRUE COPY

6

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

भारत 04022
105286

NON JUDICIAL
AUG 14 2014



16:59

D-5/STP(V)/C.R./35/33/2011-RD

Rs.0900000/- PB7122

INDIA STAMP DUTY GOA

Name of Purchaser:

M/S PRABHU REALTORS

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

भारत 04024
187287

NON JUDICIAL
AUG 14 2014



16:59

D-5/STP(V)/C.R./35/33/2011-RD

Rs.0400000/- PB7122

INDIA STAMP DUTY GOA

(Rupees Four Lakhs Only)

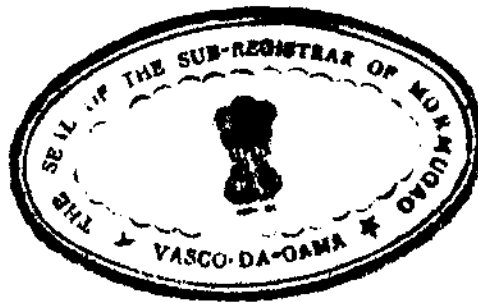
M/S PRABHU REALTORS

Name of Purchaser:

FOR CITIZEN CREDIT CO-OP BANK LTD

Handwritten signature

AUTHORIZED SIGNATORY



(Rupees Nine Lakhs Only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
भारत 04023
101286
NON JUDICIAL
AUG 14 2014
16:59
Rs.0900000/- PB7122
D-5/STP(V)/C.R./35/33/2011-RD

INDIA STAMP DUTY GOA

M/S PRABHU REALTORS

Name of Purchaser:

FOR CITIZEN CREDIT CO-OP BANK LTD

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AUTHORIZED SIGNATORY

1269/14



Amit C. Prabhu

Handwritten signature

DEED OF SALE

THIS DEED OF SALE is made in this city of Mormugao, Taluka and Sub-District of Mormugao, District of North-Goa, State of Goa, on this 14th day of August, 2014 BY and BETWEEN:

Handwritten signatures of parties involved in the deed of sale.

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1. Mr. **ANTONIO PEREIRA** alias **ANTONIO EUTIQUIO DAS MERCES PEREIRA** alias **ANTHONY PEREIRA**, son of late Dr. Xavier Pereira, aged 73 years, Advocate, holding PAN Card bearing No. ASLPP1903A, bachelor, resident of House No. 485, Carmona, Salcete-Goa;

2. Mrs. **MARIA LOURDES PEREIRA** alias **ANA MARIA LOURDES DE SILVEIRA PEREIRA** alias **ANA MARIA LOURDES PEREIRA**, widow of late Mr. Paul Pereira, aged 69 years, housewife, holding PAN Card bearing No. AUKPP4419Q, resident of House No. 7, Kirbhat, Nuvem, Salcete-Goa;

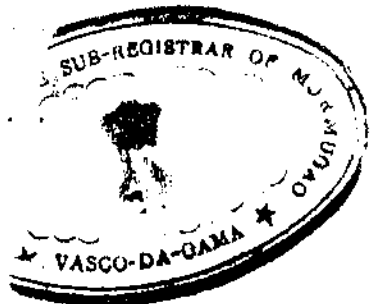
3. Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**, Daughter of Late Mr. Paul Pereira, aged 46 years, occupation service, holding Pan Card bearing No. AAHIPP3678F, married and her husband,

4. Mr. **APOLINARIO WILFRED FERNNADES** alias **WILFRED FERNANDES**, son of late Wolfango Fernandes, aged 56 years, occupation service, holding PAN Card bearing No. AAHPF3677M, both nos. 3 and 4 are resident of House No. 164, Siolim, Bardez, Goa.

5. Mr. **XAVIER PEREIRA**, son of late Mr. Paul Pereira, aged 44 years, occupation service, holding PAN Card bearing No. BQM002368H, married and his wife,

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[Handwritten signature]



6. Mrs. **ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA** alias **ABIZAI PROVIDENCA PEREIRA**, daughter of late Mr. Indalancio Thomas Aquino Carvalho Fernandes, aged 38 years, housewife, holding PAN Card bearing No. BQMPT2367J,

7. Mr. **SUNIL VIEGAS PEREIRA** alias **SUNIL PEREIRA**, son of late Mr. Paul Pereira, aged 40 years, occupation service, holding PAN Card bearing No. ANJPV9031G, bachelor, all nos. 5 to 7 are resident of Solitaire Villa, Kirbhat, Nuvem, Salcete, Goa, all Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **ONE PART**



AND

M/s **PRABHU REALTORS**, a partnership firm duly registered under the Indian Partnership Act, 1932, with its Regd. Office at Office No. 1, Rutirai Plaza, behind Bank of India, Mapusa Goa, with PAN AAMFP1643A and represented by its partners:

(i) Shri. **AMIT C. PRABHU**, son of Shri. Chandrakant Prabhu, aged 32 years, businessman, bachelor,



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(ii) Shri. **CHANDRAKANT S. PRABHU**, son of Shri. Shrikrishna Prabhu, aged 65 years, Occupation business, marital status married,

(iii) Smt. **MEENA C. PRABHU**, wife of Shri. Chandrakant Prabhu, aged 60 years, Occupation business and

(iv) Mr. **SUMIT CHANDRAKANT PRABHU**, son of Shri. Chandrakant Prabhu, aged 29 years, businessman, bachelor, all r/o Wristling Woods, Plot No. E-17, Vasant Nagar, Gogol, Margao, Goa, all Indian Nationals hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors, executors, administrators and assigns) of the **SECOND PART**.

AND

1. Mrs. **CINTIA VEROMILDES ADU ZINDA DO SALDANHA** alias **CINTHIA SALDANHA** alias **CINTHIA SALDANA E PEREIRA**, wife of late Shri. Tolentino Pereira, aged 75 years, housewife, holding PAN Card bearing No. ACJPC5585B,

2. Mr. **XAVIER ANTONIO SAVIO SALDANHA PEREIRA** alias **SAVIO PEREIRA**, son of late Tolentino Pereira, aged 41 years, occupation business, holding PAN Card bearing no.

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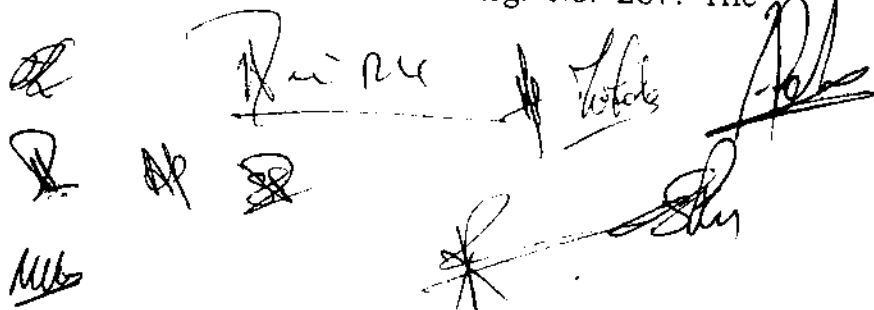


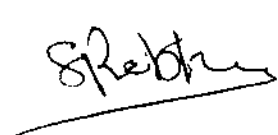
ANQPP7679F, bachelor, both member Nos. 1 and 2 are resident of House No. 132, Near Primary Health Centre, Cansaulim, Salcete, Goa;

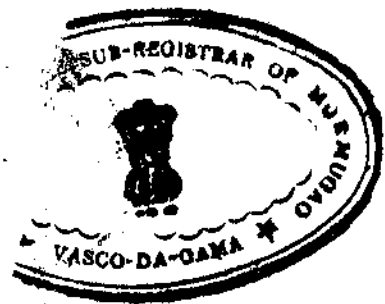
3. Mrs. **NATASHA PEREIRA**, daughter of late Tolentino Pereira, aged 40 years, occupation service, holding PAN Card bearing No.BVDPP1659R, married and her husband;

4. Mr. **NICOLAU LLYOD CARVALHO** alias **LLYOD CARVALHO**, son of Shri. Jacint Carvalho, aged 47 years, occupation Service, both member Nos. 3 and 4 are resident of H. No. 132, Near Health Centre, Cansaulim, Salcete Taluka, Goa, hereinafter referred to as "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **THIRD PART**.

WHEREAS the member nos. 1 of the CONFIRMING PARTY is represented herein by her attorney member no. 2 of the CONFIRMING PARTY vide General Power of Attorney dated 25/01/2012, executed before Notary Shri. Virendra Kumar Desai, under his Reg. No. 256, while the member no. 3 and 4 of the CONFIRMING PARTY are also represented herein by member no. 2 of the CONFIRMING PARTY vide General Power of Attorney dated 25/01/2012, executed before Notary Shri. Virendra Kumar Desai under his Reg. No. 257. The







certified copies of which are filed in this office along with this deed.

AND WHEREAS there exists a property known as "ASSOY", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not described in the Land Registration Office of Salcete, but enrolled in the Taluka Revenue Office under Matriz Nos. 673 (with House bearing Matriz No. 26), 674, 675 and 677, more particularly described in the SCHEDULE-A hereunder written and hereinafter referred to as "SAID ENTIRE PROPERTY".

AND WHEREAS the SAID ENTIRE PROPERTY was purchased by Mr. Manoel Costancio da Costa married to Mrs. Maria Ritinha Rodrigues, by Deed dated 14/08/1880.

AND WHEREAS the Said Entire Property has been enrolled under four different Matriz numbers, three being 673, 674 and 677 and the fourth as "Aforamento" under Matriz No. 675 and in all these Matriz the 2/3rd share is originally enrolled in the name of Mrs. Maria Ritinha Rodrigues for herself and as representative of her Children and remaining 1/3rd share in the name of Shri. Luiz Fonseca da Costa from Assoi.



Handwritten signatures and initials, including a large signature that appears to be 'Luiz Fonseca da Costa' and several other initials.



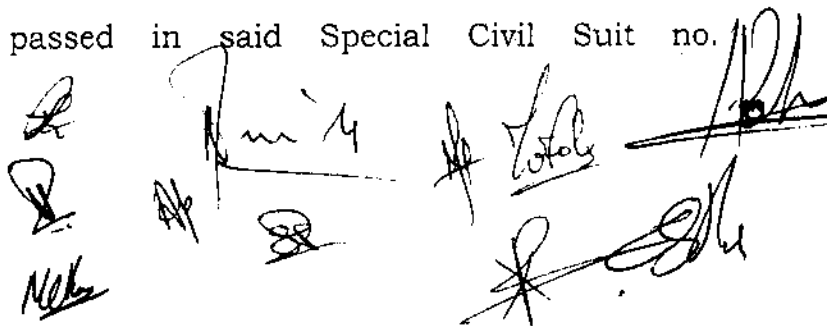
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AND WHEREAS a part of the Said Entire Property admeasuring 12,262.00 sq. metres corresponding to and forming part of the property surveyed without any special name under survey No. 13/4 of Dabolim Village, Mormugao Taluka, is more particularly described in the SCHEDULE-B hereunder written and hereinafter referred to as "SAID PROPERTY".

AND WHEREAS Mr. Assis Adolf Costa, grandson of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues, along with others, filed a suit before the Court of Civil Judge Senior Division at Margao Viz. Special Civil Suit No. 44/1969 against Mr. Luis Fonseca da Costa and another and by Decree dated 15/10/1971 passed in above suit the SAID PROPERTY was allotted to the legal heirs of Shri. Bernardino Teotonio Costa, son of Mr. Manoel Costancio da Costa and Mrs. Maria Ritinha Rodrigues.

AND WHEREAS the legal heirs of said Shri. Bernardino Teotonio Costa filed a suit for partition of the estate (which included amongst others the Said Property) left behind by said Bernardino Teotonio Costa before the Court of Civil Judge Senior Division at Vasco-da-Gama viz. Special Civil Suit no. 29/1986/A.

AND WHEREAS by Preliminary Decree dated 08/10/1986 and Judgment dated 09/10/2006 and Decree dated 16/10/2006 passed in said Special Civil Suit no.



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S. P. Rodrigues




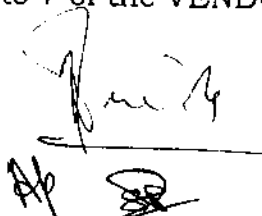



29/1986/A, the SAID PROPERTY amongst other properties were partitioned between the legal heirs of Bernardino Teotonio Costa.

AND WHEREAS aggrieved by the aforesaid Judgment and Decree, one of the heir of Shri. Bernardino Teotonio Costa by name Mr. Alvarao Teotonio Rebello e Costa and his wife Mrs. Avita Barreto Costa filed an appeal before the Court of Adhoc District Judge-1, FTC-I, South Goa, Margao under Regular Civil Appeal No. 427/2010/FTC-I.

AND WHEREAS as per the Report prepared by E. B. Pereira on 09/01/2009, the parties in the above appeal filed consent terms and accordingly the Court of the Adhoc District Judge-I, FTC-I, South Goa decreed the appeal on 17/09/2010.

AND WHEREAS by virtue of Judgment and Decree dated 17/09/2010 passed in Regular Civil Appeal No. 427/2010/FTC-I on the basis of the Consent Terms, the Said Property was numbered as F-1 (consisting of four plots numbered as Plot No. F-1a, Plot No. F-1b, Plot No. F-1c and Plot No. F-1d) as a whole admeasuring an area of 12,262.00 sq. metres forming part of the property surveyed Survey No. 13/4 of Dabolim Village, was allotted to the following individuals jointly:

- (i) Mr. Tolentino Pereira and his wife the member no. 1 of the CONFIRMING PARTY
- (ii) Member no. 1 to 7 of the VENDORS

SP/10/10



This Plot No. F-1 totally admeasuring 12,262.00 Sq. metres corresponds to the SAID PROPERTY as described in the SCHEDULE B hereunder written.

AND WHEREAS said Tolentino Pereira expired 25/12/2011 leaving behind member No. 1 of the CONFIRMING PARTY herein as his widow and moiety holder and member no. 2 to Member No. 4 of the CONFIRMING PARTY herein as his sole and universal heirs as declared by Deed of Succession dated 19/01/2012, duly drawn in the office of the Ex-officio Notary Public Salcete, at folios 50 to 51 of Deeds Book No. 1571.

AND WHEREAS the members of the CONFIRMING PARTY not willing to continue with the joint ownership of the SAID PROPERTY, the VENDORS and CONFIRMING PARTY decided to separate the share of the CONFIRMING PARTY in the Said Property and in pursuance to the oral understanding and partition arrived at between the VENDORS and CONFIRMING PARTY in the year 2012, the CONFIRMING PARTY is allotted Plot No. F1-b admeasuring 3501.00 Sq. meters of the Said Property towards their share in the Said Property and thus separating the share of the CONFIRMING PARTY by meets and bounds from the remaining three plots of the Said Property which are retained jointly by the VENDORS.



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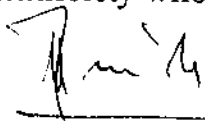
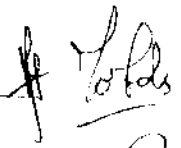
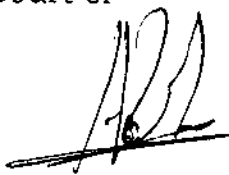





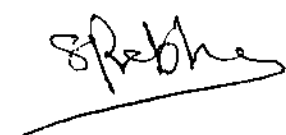
AND WHEREAS in view of above understanding and oral partition, the VENDORS are the exclusive owners of the Plot No. F-1a admeasuring 3502.00 Sq. meters, Plot No. F-1c admeasuring 3358.00 Sq. meters and Plot No. F-1d admeasuring 1900.00 Sq. meters.

These three plots being Plot Nos. F-1a, F-1c and F-1d taken together are hereinafter referred to as "SAID PLOTS" and are more particularly described in the SCHEDULE C hereunder written.

AND WHEREAS the VENDORS have now approached the PURCHASER expressing their willingness to sell the SAID PLOTS and have made following representations to the PURCHASER:

- i) that they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOTS" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOTS".
- ii) The "SAID PLOTS" are not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The "SAID PLOTS" or any of them are not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.



iv) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PLOTS" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PLOTS" and/or deal with it in any manner whatsoever.

v) That there is no legal bar or impediment for this transaction and that the "SAID PLOTS" is free from encumbrances, liens and/or charges.

vi) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PLOTS";

vii) That neither the "SAID PLOTS" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.



[Handwritten signatures and initials]

Several handwritten signatures and initials are present. At the top right, there are three distinct signatures. Below them, there are several initials, including "Ap" and "SR". At the bottom right, there is a signature that appears to be "S. R. Babu".

[Handwritten signature]

A handwritten signature at the bottom right of the page, possibly "S. R. Babu".

viii) That neither the "SAID PLOTS" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

ix) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PLOTS"

x) That no person has any right of access through the "SAID PLOTS" or part thereof, nor does any access, public or private, exist through the same;

xi) That there are no dues or any other liability outstanding in respect of the "SAID PLOTS".

xii) That in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the "SAID PLOTS", the VENDORS and each of them, shall be fully liable and responsible, jointly and severally, to settle any such share, right, interest, claim of the third party/objectionist in the "SAID PLOTS" from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title,



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claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

xiv) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOTS" unto and to the use of the PURCHASER.

xv) That the "SAID PLOTS" are under settlement zone and does not fall under any zone prohibited for development.

xvi) That they intend to sell the SAID PLOTS for a total consideration of Rs. Rs. 5,50,00,000/- (Rupees Five Crore Fifty Lakh Only).

xvii) That in terms of oral partition as mentioned above, the CONFIRMING PARTY has no right, title or interest of whatsoever nature in the SAID PLOTS.

AND WHEREAS in order to get confirmed the said fact of oral partition, the PURCHASER approached the CONFIRMING PARTY, who confirmed that vide Oral Partition between the



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Vendors and the CONFIRMING PARTY, their rights in the SAID PROEPRTY have been settled by separately allotting Plot No. F-1b of the Said Property to them and that they have no right in the Said Plots and also represented that they have no objection in case of sale of the SAID PLOTS by the VENDORS and in fact suo moto represented that they shall join the present sale deed and in facts joins the same.


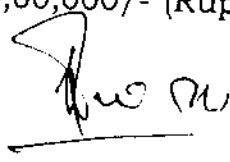

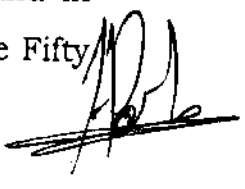
AND WHEREAS solely relying upon the representations and declarations made by the VENDORS and that of the CONFIRMING PARTY herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the "SAID PLOTS" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOTS" to the PURCHSER for a total consideration Rs. 5,50,00,000/- (Rupees Five Crore Fifty Lakh Only), which is its fair market value.




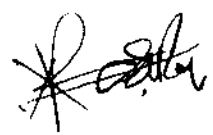
AND WHEREAS VENDORS now execute this Deed to transfer the right, title, interest, ownership, possession in the "SAID PLOTS" in favour of the PURCHASER and the CONFIRMING PARTY confirms the same.


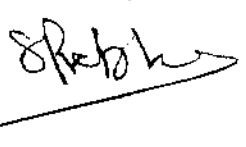
NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 5, 50,00,000/- (Rupees Five Crore Fifty



Lakh Only), paid by the PURCHASER unto the VENDORS in the following manner at their requests:

(i) a sum of Rs. 2,75,00,000/- (Rupees Two Crore Seventy Five Lakh Only) to the member no. 1 of the VENDORS in the following manner:

a) a sum of Rs. 35,00,000/- vide Cheque No. "003850" dated 04/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

b) a sum of Rs. 15,00,000/- vide Cheque No. "003936" dated 08/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

c) a sum of Rs. 1,00,00,000/- vide Cheque No. "004116" dated 04/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

d) a sum of Rs. 50,00,000/- vide Cheque No. "004117" dated 04/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

e) a sum of Rs. 34,75,000/- vide Cheque No. "004118" dated 04/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

f) a sum of Rs. 37,50,000/- vide Cheque No. "004119" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

g) a sum of Rs. 2,75,000/- towards TDS payment.

(ii) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 2 of the VENDORS in the following manner:

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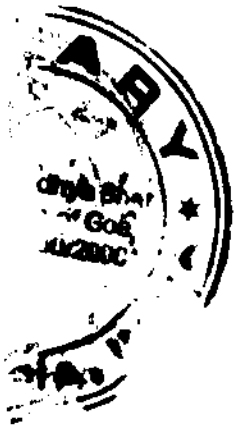
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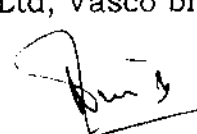










- a) a sum of Rs. 12,50,000/- vide Cheque No. "003837" dated 27/06/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- b) a sum of Rs. 20,00,000/- vide Cheque No. "003939" dated 08/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- c) a sum of Rs. 26,18,750/- vide Cheque No. "107810" dated 30/07/2014 drawn on Development Credit Bank Ltd, Vasco branch;
- d) a sum of Rs. 9,37,500/- vide Cheque No. "004123" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- e) a sum of Rs. 68,750/- towards TDS payment.

(iii) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 3 and 4 of the VENDORS in the following manner:

- a) a sum of Rs. 12,50,000/- vide Cheque No. "003838" dated 27/06/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- b) a sum of Rs. 29,31,250/- vide Cheque No. "004111" dated 02/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- c) a sum of Rs. 16,87,500/- vide Cheque No. "004173" dated 30/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;



SRabolu

d) a sum of Rs. 9,37,500/- vide Cheque No. "004120" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

e) a sum of Rs. 68,750/- towards TDS payment.

(iv) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 5 and 6 of the VENDORS in the following manner:

a) a sum of Rs. 12,50,000/- vide Cheque No. "003848" dated 04/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

b) a sum of Rs. 46,18,750/- vide Cheque No. "004175" dated 30/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

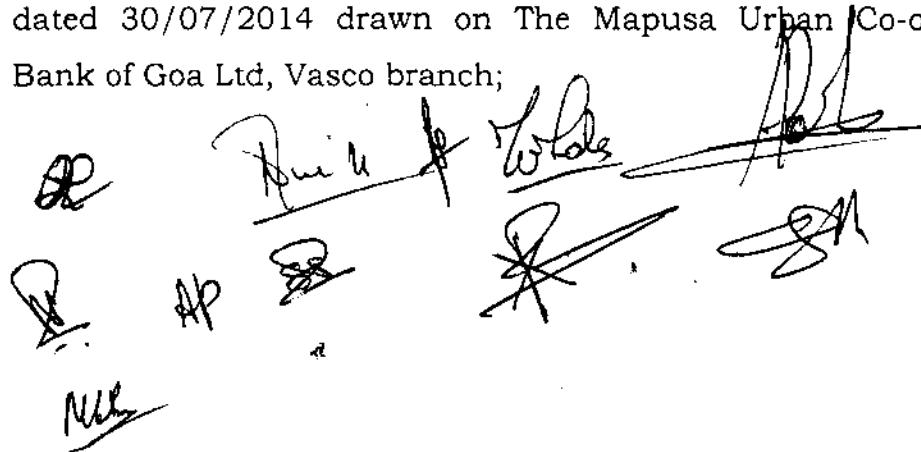
c) a sum of Rs. 9,37,500/- vide Cheque No. "004121" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

d) a sum of Rs. 68,750/- towards TDS payment.


(v) a sum of Rs. 68,75,000/- (Rupees Sixty Eight Lakh Seventy Five Thousand Only) to the member no. 7 of the VENDORS in the following manner:

a) a sum of Rs. 12,50,000/- vide Cheque No. "003849" dated 04/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;

b) a sum of Rs. 46,18,750/- vide Cheque No. "004176" dated 30/07/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;



 A collection of handwritten signatures and initials, including 'AP', 'NKK', and several illegible scribbles.




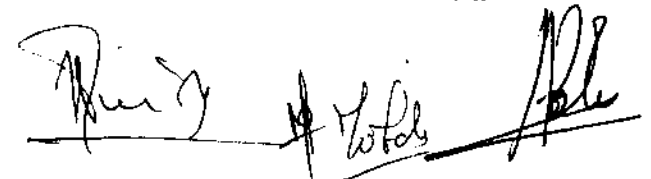

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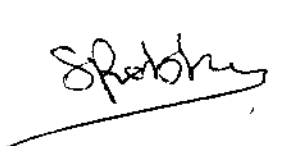
- c) a sum of Rs. 9,37,500/- vide Cheque No. "004122" dated 14/08/2014 drawn on The Mapusa Urban Co-op. Bank of Goa Ltd, Vasco branch;
- d) a sum of Rs. 68,750/- towards TDS payment.

the payment and receipt of the said entire sum of Rs. 5,50,00,000/- (Rupees Five Crore Fifty Lakh Only), the VENDORS and each of them do hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof, they the VENDORS do hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PLOTS admeasuring 8760.00 Sq. metres (Eight Seven Six Zero decimal Zero Zero) forming part of the property under Survey No. 13/4 of Dabolim Village, along with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the "SAID PLOTS" and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the said VENDORS into out of or upon the "SAID PLOTS" and/or every part thereof TO HAVE AND TO HOLD all and singular the "SAID PLOTS" hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASER forever.



2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOTS" unto the PURCHASER and the PURCHASER has taken the possession of the "SAID PLOTS".

3. The VENDORS do hereby now declare that they have absolute rights and title to convey the "SAID PLOTS" to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the "SAID PLOTS" hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or CONFIRMING PARTY and or any persons from/under them.

4. The VENDORS and the CONFIRMING PARTY covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PLOTS" unto the PURCHASER and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required; That the representations and declarations made by the VENDORS and CONFIRMING PARTY unto the PURCHASER herein



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[Handwritten signature: S. Rebhan]

above and as mentioned in the recital clause, relying upon which the PURCHASER has agreed to purchase the "SAID PLOTS", be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

5. The VENDORS do hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from granting and conveying the "SAID PLOTS" in the manner aforesaid and hereinafter.

6. That all taxes such as land tax, etc. or otherwise in regard to the "SAID PLOTS" shall be borne and paid by the VENDORS upto the date of registration of this sale deed and thereafter by the PURCHASER.

7. The VENDORS and CONFIRMING PARTY hereby authorize the PURCHASER to get transferred in its name the "SAID PLOTS", purchased by it by the present deed, with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the "SAID PROPERTY" and consequently to partition the SAID PLOTS from the Said Property and hereby waives any notice that may be required to be addressed to them under any law in force.

8. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated



[Handwritten signatures and initials]

[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*

[Signature] *[Signature]* *[Signature]* *[Signature]* *[Signature]*

[Signature]

21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

9. In case the PURCHASER is deprived from possessing and enjoying the SAID PLOTS and or any part thereof at anytime in future, due to any defect in ownership/title or identification of the VENDORS or due to claim or objection from any person, firm, company, Bank, credit society, financial Institution etc., the VENDORS shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc.

10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PLOTS, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOTS from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to



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indemnify the VENDORS for any such settlement made by them with the third party.

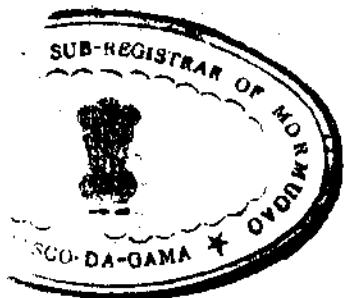
11. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOTS. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOTS hereby sold.

12. The CONFIRMING PARTY consents and confirms the present sale and declares that in view of oral partition as mentioned in the recital clause, they have no share, right, title or interest in the SAID PLOTS.

SCHEDULE-A

(Of the SAID ENTIRE PROPERTY)

ALL THAT landed property known as "ASSOY" or "ASSOL" or "ASSOI", situated at Village Dabolim, within the limits of Village Panchayat of Dabolim, Taluka and Sub-District of Mormugoa, District of South-Goa, State of Goa, not



[Handwritten signatures and initials]

[Handwritten signature: S. Rebekha]

described in the Land Registration Office of Salcete, but enrolled in the Taluka Revenue Office under Matriz Nos. 673 (with House bearing Matriz No. 26), 674, 675 and 677, surveyed under Survey No. 4/2, 9/1, 9/4, 12, 13/1, 13/4, 14 and 52/1 all of Dabolim Village, Mormugao Taluka and bounded as under:

- On the East : by top of hill;
- On the west : by the property of heirs of Paulo Antonio Conceicao de Lourenco Alvares, Pundolica Naique, Seguna Naique, Antonio Mascarenhas and Filippe Azaredo or his brother Salvador Azaredo and others
- North : by property of said Azaredo Slope of Assoichipaz which separates Assoi ward from Naquelim composed of coconut groves; and
- On the South : by top of the hill.






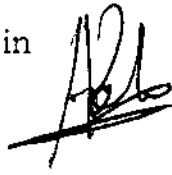



SCHEDULE-B


(Of the SAID PROPERTY)

ALL THAT landed property identified as F-1 consisting of Four Plots F-1a, F-1b, F-C and F-d totally admeasuring 12262.00 Sq. meters, forming part of the property under Survey No. 13/4 of Dabolim Village which survey number forms part of the Said Entire Property described in







SCHEDULE A herein above written and the Said Property is bounded as under:

On the East : by road and Survey No. 14/1 of Dabolim Village;

On the West : by 10.00 meters wide road.

On the North : by "Mubeen Hotel" Survey No. 13/5;

On the South : by National Highway NH17B.

SCHEDULE C
(OF THE SAID PLOTS)
Of the Plot No. F-1a

ALL THAT PLOT F-1a admeasuring 3502.00 Sq. meters, forming an independent plot in itself but forming part of the Said Property and is bounded as under:

On the East : Plot No. F-1b of the Said Property;

On the West : by 10.00 meters wide road and Chicalim-Dabolim Station Road;

On the North : by the property under Survey No. 13/5;

On the South : by the Plot No. F-1c of the Said Property.

The SAID PLOT is shown in the plan annexed hereto which forms the part of these presents.

S. Robb



Of the Plot No. F-1c

ALL THAT PLOT F-1c admeasuring 3358.00 Sq. meters, forming an independent plot in itself but forming part of the Said Property and is bounded as under:

- On the East : by the property under survey no. 14/1 of Dabolim Village;
- On the West : by 10.00 meters wide road and Chicalim-Dabolim Station Road;
- On the North : partly by Plot No. F-1a and partly by Plot F-1b of the Said Property;
- On the South : by the Plot No. F-1d of the Said Property.





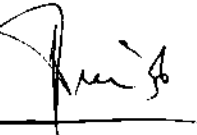



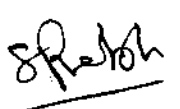
The SAID PLOT is shown in the plan annexed hereto which forms the part of these presents.

Of the Plot No. F-1d

ALL THAT PLOT F-1d admeasuring 1900.00 Sq. meters, forming an independent plot in itself but forming part of the Said Property and is bounded as under:

- On the East : by the property under survey no. 14/1 of Dabolim Village;
- On the West : by Chicalim-Dabolim Station Road;
- On the North : by Plot No. F-1c of the Said



Property;

On the South : by National Highway NH17B.

The SAID PLOT is shown in the plan annexed hereto which forms the part of these presents.

All the Said three Plots taken together admeasuring 8760.00 Sq. meters are bounded as under:

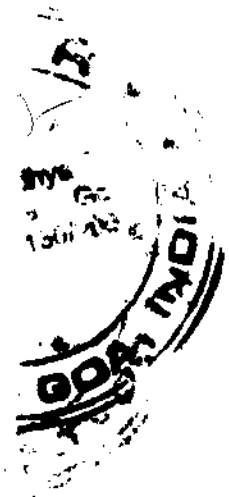
On the East : partly by Plot No. F-1b and partly by property under survey no: 14/1 of Dabolim Village;

On the West : by road;

On the North : partly by Plot No. F-1b and partly by property under survey no. 13/5 of Dabolim Village; and

On the South : by National Highway NH17B.

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.



Handwritten signatures and initials of the parties to the document, including names like 'NCS', 'AP', 'R', 'D. P.', 'L. P.', 'R. P.', 'R. P.', and 'R. P.'.

SIGNED, SEALED AND DELIVERED BY THE WITHNAMED VENDORS:

Mr. **ANTONIO PEREIRA** alias **ANTONIO EUTIQUIO DAS MERCES PEREIRA** alias **ANTHONY PEREIRA**

The member no. 1 of the VENDORS

The party of the first part

In the presence of.....

Antonio Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. ANTONIO PEREIRA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. ANTONIO PEREIRA



Antonio Pereira

AP

MER

Antonio Pereira

Antonio Pereira

Antonio Pereira

Antonio Pereira

Antonio Pereira

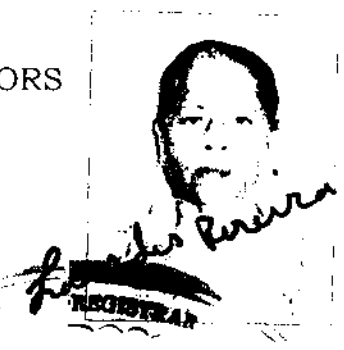
Mrs. **MARIA LOURDES PEREIRA** alias **ANA MARIA LOURDES DE SILVEIRA PEREIRA** alias **ANA MARIA LOURDES PEREIRA**

The member no. 2 of the VENDORS

The party of the first part

In the presence of....

Maria Lourdes Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MARIA LOURDES PEREIRA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MARIA LOURDES PEREIRA**

Handwritten signatures and initials:

AP *SP* *SR* *SR*

NEB *SR* *SR* *SR*

SR



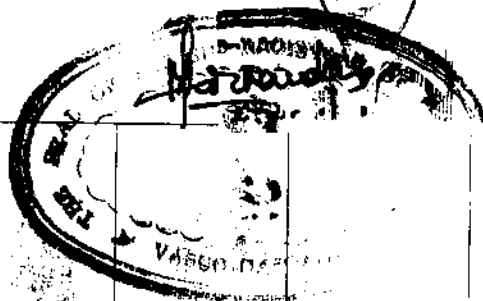
Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**

The member no. 3 of the VENDORS

The party of the first part

In the presence of....

Malvina Viegas Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**.

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. **MALVINA VIEGAS PEREIRA** alias **MALVINA VIEGAS PEREIRA FERNANDES**

[Handwritten signatures and initials]

R. Ap. R. X. Sh. SP. bi



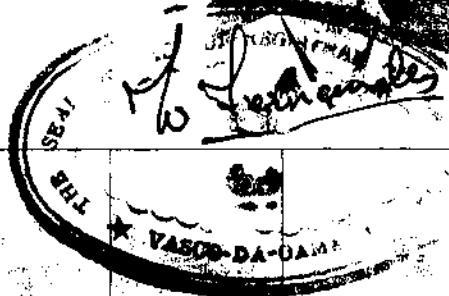
Mr. **APOLINARIO WILFRED FERNADES** alias **WILFRED FERNANDES**

The member no. 4 of the VENDORS

The party of the first part

In the presence of....

Wilfred Fernandes



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. **APOLINARIO WILFRED FERNADES** alias **WILFRED FERNANDES**.

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. **APOLINARIO WILFRED FERNADES** alias **WILFRED FERNANDES**



Handwritten signatures and initials:
 [Signature] [Signature] [Signature]
 [Signature] [Signature] [Signature]
 [Signature] [Signature]

Mr. **XAVIER PEREIRA**

The member no. 5 of the VENDORS

The party of the first part

In the presence of.....



Xavier Pereira



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. **XAVIER PEREIRA**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. **XAVIER PEREIRA**

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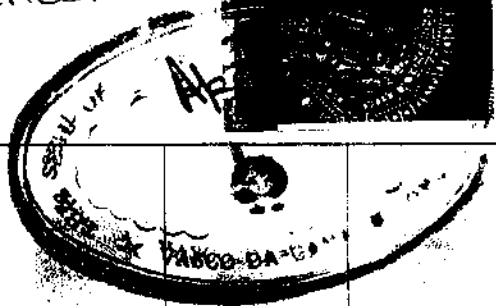
Mrs. **ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA** alias **ABIZAI PROVIDENCA PEREIRA**

The member no. 6 of the VENDORS

The party of the first part

In the presence of.....

Abizai Providencia Pereira



Little finger	Ring finger	Middle finger	Index finger.	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. **ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA** alias **ABIZAI PROVIDENCA PEREIRA**.

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. **ABIZAI PROVIDENCA VIEGAS FERNANDES E PEREIRA** alias **ABIZAI PROVIDENCA PEREIRA**.

Handwritten signatures and initials:
 [Signature] [Signature] [Signature] [Signature]
 [Initials] [Initials] [Initials] [Initials]
 [Signature] [Signature]
 [Signature]



**SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER:**

M/s. PRABHU REALTORS

Through its partners

Shri. AMIT C. PRABHU

Partner No. (i) of the Purchaser

The party of the second part

In the presence of.....

For PRABHU REALTORS

Partner

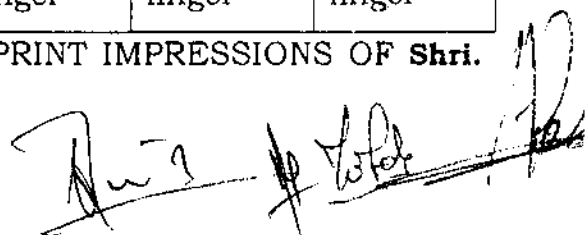
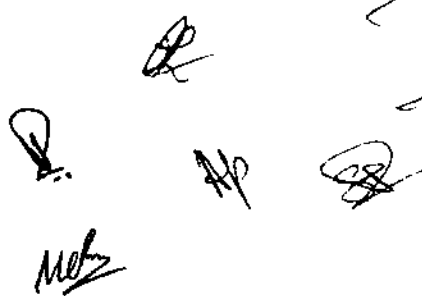
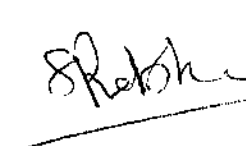


Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSIONS OF Shri.
AMIT C. PRABHU.**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri.
AMIT C. PRABHU**



Smt. MEENA C. PRABHU

Partner No. (iii) of the Purchaser

The party of the second part

In the presence of.....



For PRABHU REALTORS

Meena

Partner

For PRABHU

Meena

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Smt. MEENA C. PRABHU

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Smt. MEENA C. PRABHU

Meena

Meena

Meena

Meena

Meena

Meena

Meena

Meena

Meena



Shri. SUMIT C. PRABHU

Partner No. (iv) of the Purchaser

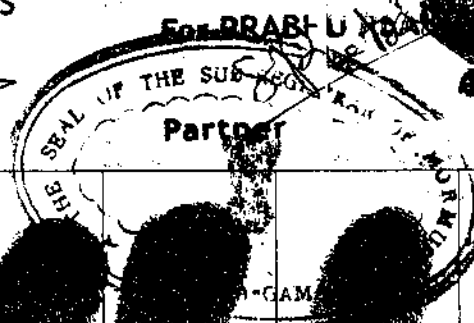
The party of the second part

In the presence of.....



For PRABHU REALTORS

Partner SP Prabhu



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Shri. SUMIT C. PRABHU

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri. SUMIT C. PRABHU



SP Prabhu

AP

SP

SP Prabhu

SP Prabhu

SIGNED, SEALED AND DELIVERED BY THE WITHINAMED CONFIRMING PARTY:

Mr. XAVIER ANTONIO SAVIO SALDANHA PEREIRA
alias **SAVIO PEREIRA**

For self and as attorney of Member nos
1, 3 and 4 of the Confirming Party

The party of the Third Part

In the presence of.....

Savio Pereira



R.



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. XAVIER ANTONIO SAVIO SALDANHA PEREIRA alias SAVIO PEREIRA

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. XAVIER ANTONIO SAVIO SALDANHA PEREIRA alias SAVIO PEREIRA

[Signature]

[Signature]

[Signature]

[Signature]

[Large signature]


[Signature]


[Signature]

[Signature]



Witnesses:





1. Name : Mr. ANAND. S. CHARI
 Father's Name : Mr. SHAMRAO. S. CHARI
 Address : H. No - 6/175, Gotton, Cuncolim, Goa
 Signature : 

2. Name : Sanjog V. Pa
 Father's Name : Late. Shri. Vishwas Rai
 Address : Curvem Sanguem Goa
 Signature : 







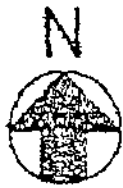

 Ap   SA 

Sketcher

Sketcher

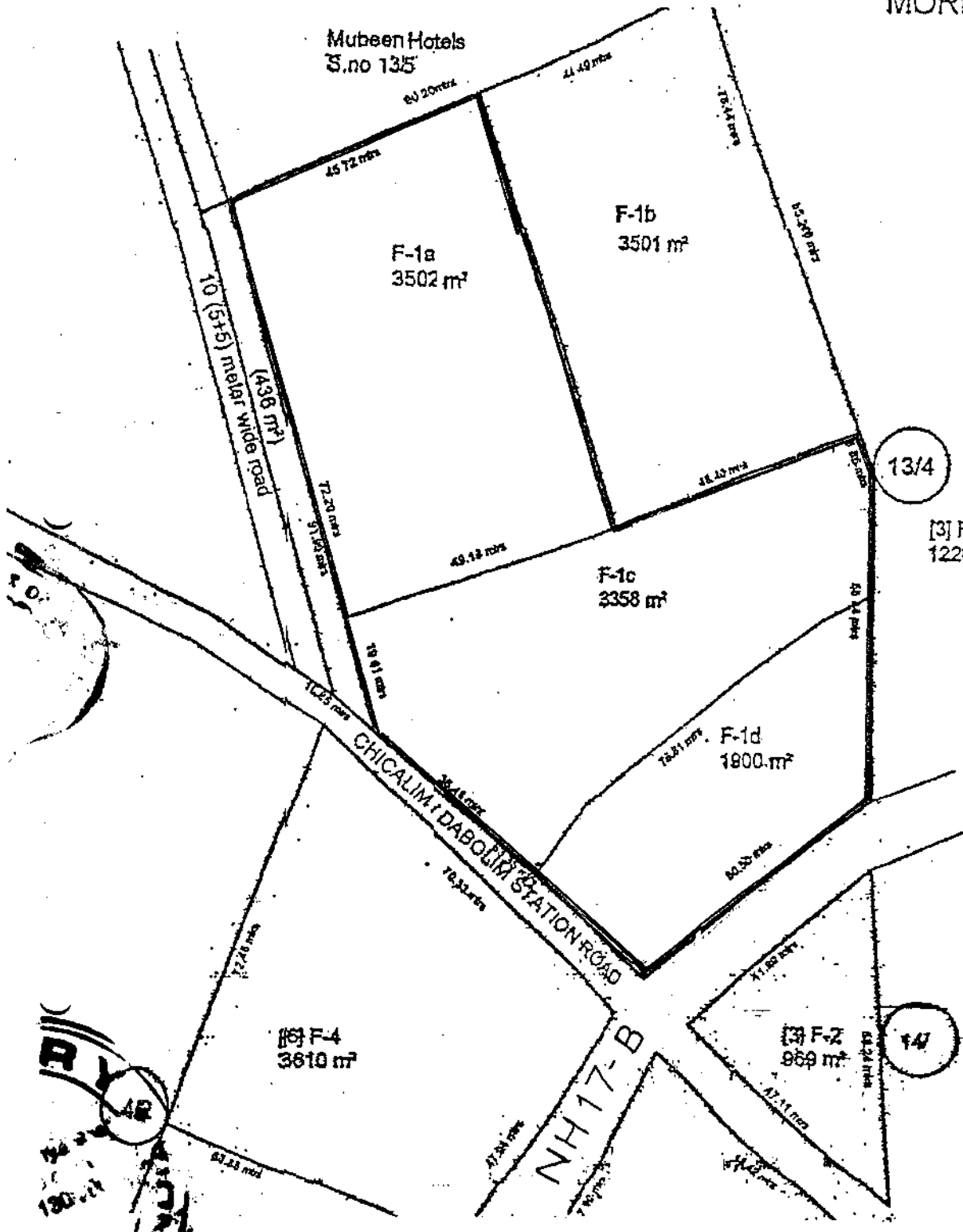


F	Parties	P. Nos.	Area (sq.mtrs.)	**S.no
1	Third Party [Alice](F1a to F1d)	F-1	12262	13/4
2	Third Party [Alice]	F-2	969	14/
3	Third Party [Alice] (F3a to F3c)	F-3	8819	52/1
4	Fixth Party [Lira]	F-4	3610	4/2
5	Sxth Party [Lira]	F-5	3828	4/2
			29488	



SCALE 1:1000

S. No. ** DABOLIM VILLAGE,
MORMUGAO TALUKA



13/4

[3] F-1
12262 m²

14/

[3] F-2
969 m²

[6] F-4
3610 m²



Handwritten signatures and initials at the bottom of the page, including 'SP/abhr' and several other scribbles.



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 18-08-2014 03:10:46 PM

Document Serial Number : 1269

Presented at 11:43:00 AM on 18-08-2014 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2,00,000.00
2	Processing Fees	560.00
	Total :	2,00,560.00

Stamp Duty Required: 2200000.00 Stamp Duty Paid: 2200000.00

Shri Amit C Prabhu presenter

Name	Photo	Thumb Impression	Signature
Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, UnMarried, Indian, age 32 Years, Business, r/o Wristling Woods Plot no. E-17 Vasant Nagar Gogol Margao Goa			

Endorsements




Executant

1. Mr Xavier Antonio Savio Saldanha Pereira alias Savio Pereira, s/o late Tolentino Pereira, UnMarried, Indian, age 41 Years, Business, r/o House No. 132 Near Primary Health Centre Cansaulim Goa for self and power of attorney for Confirming Party Nos. 1, 3, and 4 executed before Notary Virendra Kumar P. Desai Margao under No. 257 dt 25/1/2012.




Photo	Thumb Impression	Signature





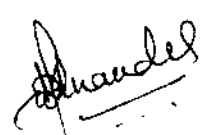
2 . Mr Antonio Pereira alias Antonio Eutiquio Das Merces Pereira alias Anthony Pereira, s/o late Mr. Xavier Pereira, UnMarried, Indian, age 73 Years, Advocate, r/o House No. 485 Carmona Salcete Goa

Photo	Thumb Impression	Signature
		



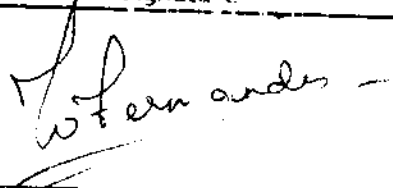
3 . Mrs Maria Lourdes Pereira alias Ana Maria Lourdes De Silveira Pereira alias Ana Maria Lourdes Pereira, widow of late Mr Paul Pereira, widow, Indian, age 69 Years, House-Wife, r/o House No.7 Kirbhat Nuvem Salcete Goa

Photo	Thumb Impression	Signature
		



4 . Mrs Malvina Viegas Pereira alias Malvina Viegas Pereira Fernandes, d/o Late Mr Paul Pereira, Married, Indian, age 46 Years, Service, r/o House No 164 Siolim Bardez Goa Pan Card No. AAHIFP3673F

Photo	Thumb Impression	Signature
		

5 . Mr Apolinario Wilfred Fernandes alias Wilfred Fernandes, s/o late Wolfango Fernandes, Married, Indian, age 56 Years, Service, r/o House No 164 Siolim Bardez Goa



Photo	Thumb Impression	Signature
		

6 . Mr Xavier Pereira, s/o late Mr Paul Pereira, Married, Indian, age 44 Years, Service, r/o Scitair Villa Kirbhat Nuvem Salcete Goa


Photo	Thumb Impression	Signature
		





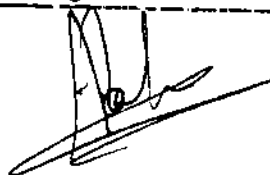
7 . Mrs Abizai Providencia Viegas Fernandes E Pereira alias Abizai Providencia Pereira, d/o late Indalancio Thomas Aquino Carvalho, Married, Indian, age 38 Years, House-Wife, r/o Solitaire Villa Kirbhat Nuvera Salcete Goa

Photo	Thumb Impression	Signature
		




8 . Mr Sunil Viegas Pereira alias Sunil Pereira, s/o late Mr Paul Pereira, UnMarried, Indian, age 40 Years, Service, r/o Solitaire Villa Kirbhat Nuvera Salcete Goa

Photo	Thumb Impression	Signature
		




9 . Shri Amit C Prabhu, s/o Shri Chandrakant Prabhu, UnMarried, Indian, age 32 Years, Business, r/o Wristling Woods Plot no.E-17 Vassant Nagar Gogol Margao Goa

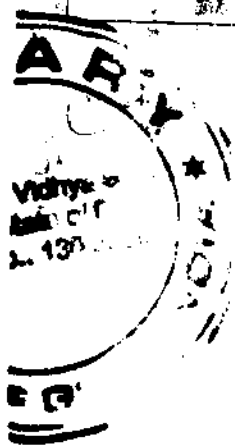
Photo	Thumb Impression	Signature
		

10 . Shri Chandrakant S Prabhu, s/o Shri Shrikrishna Prabhu, Married, Indian, age 65 Years Business, r/o Wristling Woods Plot no.E-17 Vassant Nagar Gogol Margao Goa

Photo	Thumb Impression	Signature
		

11 . Smt Meena C Prabhu, w/o Shri Chandrakant Prabhu, Married, Indian, age 60 Years, Business, r/o Wristling Woods Plot no.E-17 Vassant Nagar Gogol Margao Goa

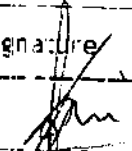
Photo	Thumb Impression	Signature
		



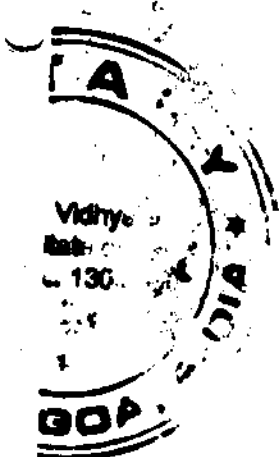
12 . Mr Sumit Chandrakant Prabhu, s/o Shri Chandrakant Prabhu, UnMarried, Indian, age 29 Years, Business, r/o Wristling Woods Plot no. E-17 Vasant Nagar Gogol Margao Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Mr Sanjog Pai , s/o Vishwas Pai, UnMarried, Indian, age 24 Years. Service, r/o Kurpem Sanzuem Goa	

ebMendes
18/8/2017
Sub-Registrar
MARGAO
GOA



CERTIFIED TRUE COPY

Book-1 Document:
Registration Number MOR-BK1-01239-2014
CD Number MORD5 on
Date 18-08-2014

Camendes
18/8/2014
Sub-Registrar (Mormugao)

Scanned By - *Ketan K. Khant*

Signature:- *Khant*

Designed and Developed by C-DAC, ACTS, Pune

NOTARIAL NOTARIAL



NOTARIAL NOTARIAL

[Signature]
Adv. (Mrs.) VIDHYA A. SHET
NOTARY
STATE OF GOA
47, GROUND FLOOR, APNA BAZAR,
VASCO-DA-GAMA, GOA-403802
PH: 0832-2514130
Date: *08/06/2015*
Reg. No.: *13580/2015*

