



गोवा GOA

001028

2729

Panaji

27/02/06

Rupees Twenty Five Thousand only
M/s Saldanha Developers Pvt. Ltd.

Panaji - Goa

Nine Lakhs Forty
Six thousand
one Hundred
only

Serial No. 1148/06
at the Office of the
of Bardez
of Rs. 20/-
and 3/28/06 on 16/3/06

Received fees for Rs. N. F.
Registration 10,73,000/-
Stamp 240/-
Endorsement 10/-
Postage
Total Rs. 10,73,250/-

Benedict Saldanha

DEED OF SALE

This DEED OF SALE is entered into at Mapusa, on
SUB-REGISTRAR BARDEZ
this 14th day of March of the year Two Thousand
and Six (14.03.2006)

SUB-REGISTRAR
BARDEZ

Shree

Praganga
Bragu



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001027

2729

Panaji

27/02/06

Rupees Twenty Five Thousand only
M/s. Saldanha Developers Pvt Ltd

Panaji-Goa

Nine Lakhs Forty
Six Thousand
One Hundred
only

BETWEEN

(1) MR. AUGUST BRAGANZA, son of late Peter
Braganza, 54 years old, married, businessman, and



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001026



2729

Panaji

27/02/06

Subject of stamp paper: Rupees Twenty Five Thousand only
Name of the purchaser: M/s Saldanha Developers Pvt. Ltd.

Address: Panaji-Goa

Value of the stamp paper: Nine Lakhs Forty Six Thousand and one Hundred only

his wife (1a) MRS. PRECIOSA BRAGANZA,
daughter of late Floriano D'Souza, 54 years old, both
residents of Arpora, Bardez, Goa and (2) M/S.



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001025



2729

Panaji

27/02/06

Rupees Twenty five Thousand only
M/s. Saldanha Developers Pvt. Ltd.

Panaji-Goa

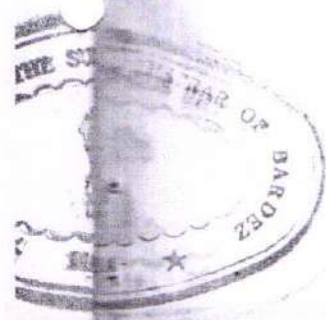
Nine Lakhs Forty
Six Thousand
One Hundred only

**NUNES CONSTRUCTIONS PRIVATE
LIMITED** a Company incorporated under the
Companies Act 1956, with its registered office at



गोवा GOA

001024



2729 Panaji 27/02/06
 Rupees Twenty Five thousand only
 M/s. Saldanha Developers Pvt Ltd of
 Panaji-Goa
 Nine Lakhs Fortysix
 Thousand
 one Hundred only

Luis Menezes Road, Panaji, Goa, herein represented
 by its Directors **MR. VERO NUNES**, son of Late
 Luis Joao Nunes 49 years old, and **MR. SAVIO**



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001023

2729 Panaji 27/02/06
Rupees Twenty Five Thousand and only
M/S Saldanha Developers pvt. Ltd.
Panaji Goa
Nine Lakhs Forty Six Thousand
one Hundred only

NUNES, son of Luis Joao Nunes , 51 years old, both
residents of Panaji, Goa, hereinafter jointly called
the “VENDORS” (which expression shall unless



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001022

2729 Panaji 27/02/06
Rupees Twenty Five Thousand only
M/s. Saldanha Developers Pvt Ltd
Panaji-Goa
Nine lacs Forty
Six Thousand
one Hundred
only

repugnant to the context or meaning thereof be
deemed to include their heirs, legal representatives
and/or administrators and/or assigns of the Vendors



गोवा GOA

001021

2729 Panaji Date of issue 27/02/06
value of stamp paper Rupees twenty five Thousand only
Name of the purchaser M/s. Saldanha Developers Pvt Ltd
Residing at Panaji, Goa
as there is no other stamp paper of the value of Rs. Nine Lacs Forty
Six Thousand and one Hundred only
attached stamp paper for the completion of the value is attached also
Signature of the purchaser



at Serial No. (1) and (1a) and heirs and successors in
interest of the Vendor at Serial No. (2) OF THE
FIRST PART;



गोवा GOA

001020

2729 Place of vend. Panaji-Goa Date of issue 27/02/06
Value of stamp paper Rupees Twenty five Thousand only
Name of the purchaser M/s Saldanha Developers Pvt. Ltd.
Residing at Panaji-Goa
As there is no one single stamp paper of the value of Rs. Nine lakhs forty
Additional stamp paper for the completion of the value is attached along with Six
Thousand one
Hundred only

Signature of the Notary Public

Signature of Purchaser

AND

M/S. SALDANHA DEVELOPERS PVT. LTD., a

Company incorporated under the Companies Act,



गोवा GOA

001019

2729 Place of issue Panaji Date of issue 27/02/06.
 value of stamp paper Rupees Twenty five Thousand only
 name of the purchaser M/s. Saldanha Developers Pvt. Ltd
 residing at Panaji-Goa
 as here is no one single stamp paper for the value of Nine Lakhs Forty six Thousand one Hundred only
 attached stamp paper for the completion of the value is attached along

1956 with its registered office at 5/6, Pawan Palace,
 Sitladevi Temple Road, Mahim, Mumbai, 400 016,
 represented in this act by its Director, MR.



गोवा GOA

001018

2729 Place of issue, Panaji Date of issue 27/02/06
Value of stamp paper ... Rupees Twenty five thousand only
Name of the purchaser ... M/s Saldanha Developers Pvt. Ltd.
Residing at Panaji, Goa Son of ...
There is no one single stamp paper for the value of Rs. Nine Lakhs Forty Six Thousand and one Hundred only
Additional stamp paper for the completion of the value is attached along with this stamp paper.

Signature of the Beneficiary

Signature of Purchaser

BENEDICT SALDANHA, Industrialist, 44 years old, son of Late Mr. Joseph m Saldanha, resident of Dona Paula Panaji, Goa, hereinafter called the



गोवा GOA

001017

At No. 2729 Place of issue Panaji Date of issue 27/02/06
 Value of stamp paper Rupees Twenty five Thousand only
 Name of the purchaser M/s. Saldanha Developers, Pvt Ltd
 Residing at Panaji-Goa son of
 As there is no one single stamp paper for the value of Rs. Nine Lacs forty
 additional stamp paper for the completion of the value is attached along
 with
 Signature of the purchaser
 Signature of the purchaser

“PURCHASER” (which expression shall unless
 repugnant to the context or meaning thereof be



गोवा GOA

001016

2729

Panaji

27/02/06

Rupees Twenty five Thousand only
M/s Saldanha Developers Pvt Ltd.

Panaji - Goa

Nine Lakhs forty
Six
Thousand one
Hundred only

deemed to include the successors in interest of the
Purchaser) OF THE OTHER PART.



गोवा GOA

001004

27/9

Panaji

27/02/06

Rupees Twenty Five Thousand only
MS Saldanha Developers Pvt Ltd

Panaji - Goa

Nine Lakh forty six
Thousand
one Hundred only

WHEREAS

- A) The Vendors are owners in possession of
all that part and parcel of property known as



गोवा GOA

001005

2729

Panaji
Rupees Twenty five Thousand only
M/s Saldanha Developers Pvt Ltd
Panaji - Goa

27/02/06
Nine Lakh forty six
Thousand
one Hundred only

"GAUNCHI ARADI" situated at Anjuna, Sub-District of Bardez, District of North Goa, not described in the Land Registration Office and



गोवा GOA

001006

2729 Panaji 27/02/06
 Rupees Twenty five Thousand only
 M/s Saldanha Developers Pvt Ltd
 residing at Panaji - Goa

Nine Lakhs Forty six
 Thousand
 one Hundred only

enrolled in the Taluka Revenue Office under No.
 130 of the first circumscription of Bardez, bearing
 Old Cadastral Survey No. 6301 and corresponding



GOA

001007

2779 Panaji Date of issue 27/02/06
Value of stamp paper Rupees Twenty five thousand only
Name of the purchaser M/s Saldanha Developers Pvt. Ltd
Residing at Panaji - Goa
As there is no one single lot
Additional stamp for
The value is attached along
Six Thousand and one Hundred only
Signature of Purchaser

to new Survey No. 515/1, of the Village of Anjuna
admeasuring 43,775 square metres, hereinafter
referred to as the "said property" better described in



GOA

001008

2729 Place of issue Panaji Date of issue 27/02/06
 Value of stamp paper Rupees Twenty five thousand only
 Name of the purchaser M/s Saldanha Developers Pvt. Ltd.
 Residing at Panaji - Goa
 As there is no one single stamp
 Additional stamp paper for the value of Rs. Nine Lacks Forty six Thousand one Hundred only
 Signature of the purchaser

Schedule-I hereto annexed and identified in the plan
 hereto annexed in red boundary lines and bounded
 as under :



GOA

001009

2729 Place of issue Panaji Date of issue 27/02/06
Value of stamp paper Rupees Twenty five thousand only
Name of the purchaser M/S Saldanha Developers Pvt. Ltd.
Residing at Panaji - Goa
Is there is more than single stamp No
Additional stamp paper for the same
Signature of the purchaser [Signature] Value in words Nine Lakh Forty Six Thousand one Hundred only

ON THE NORTH : By the property of
Comunidade of Anjuna.



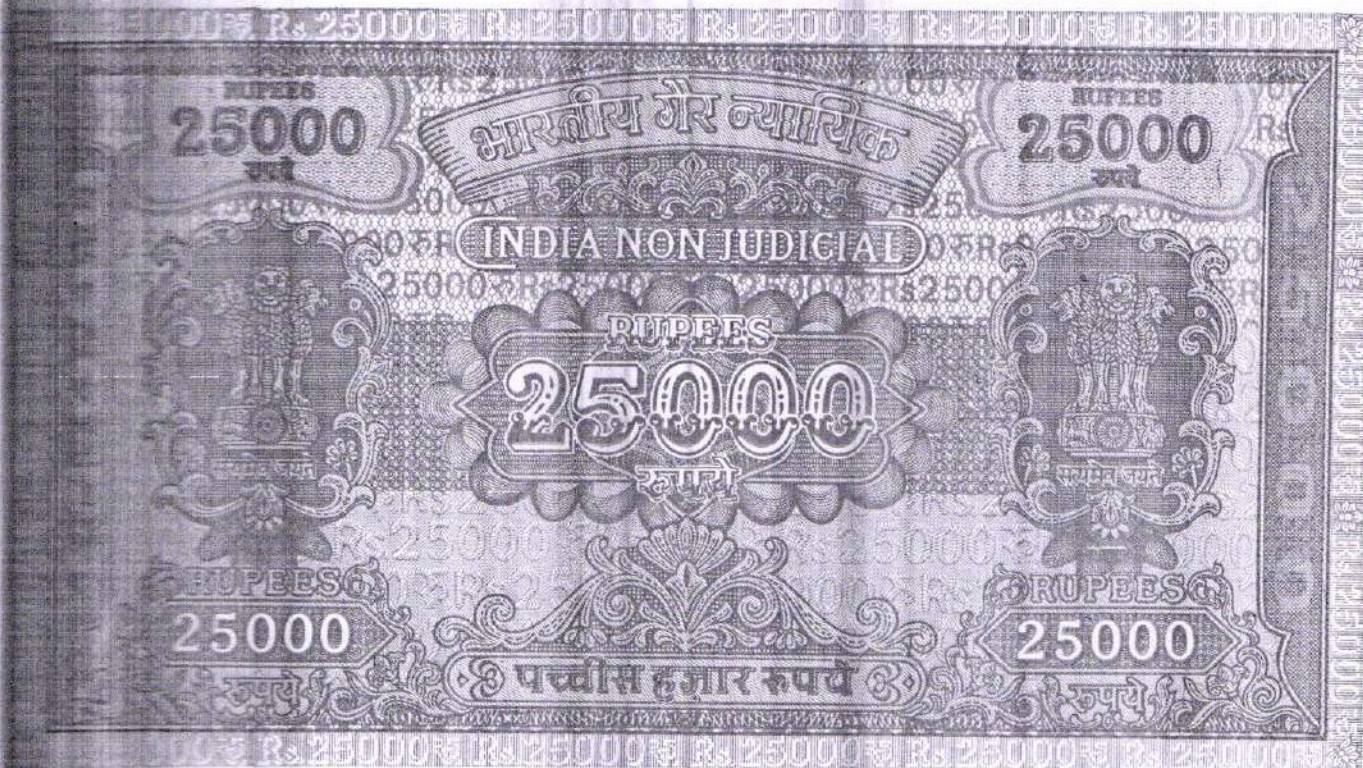
GOA

001010

2729 Panaji 27/02/06.
Rupees twenty five thousand only
M/s Saldanha Developers Pvt Ltd
residing at Panaji-Goa
As there is no tax attached
Additional stamp
Nine Lakhs forty
six thousand
one hundred
only

ON THE SOUTH

: By public road which goes
from Anjuna to Arpora.



GOA

001011

2729 Panaji DATE OF ISSUE 27/02/06
 value of stamp paper Rupees twenty five Thousand only
 name of the purchaser M/s Saldanha Developers Pvt Ltd
 residing at Panaji Goa
 as there is no one else who is entitled to the value is attached along with this stamp paper
 Signature of the purchaser
 Signature of the purchaser

ON THE EAST

: By the limits of Arpora village.



GOA

001012

2779 Panaji Date of issue 27/02/06
Rupees Twenty five thousand only
M/s Saldanha Developers Pvt Ltd
Panaji - Goa
The value of Rs. Nine lakhs forty six
Thousand and
one hundred only

ON THE WEST : By the property of
Comunidade of Anjuna



GOA

001013

2773
Date of stamp 27/02/06
Name of the Panaji
Residing at M/s Saldanha Developers Pvt Ltd
As there is no stamp
Additional stamp
Signature of the
Signature of the

Nine Lakhs forty six
Thousand
One Hundred only

and public road which goes
from Anjuna to Arpora.



GOA

001014

2779
Panaji
Rupees Twenty five Thousand only
M/s Saldanha Developers Pvt Ltd
Panaji - Goa
27/02/06
Nine lakhs Forty six Thousand and one Hundred only

B) And the title of the Vendors to the said property traces as under :



GOA

001015

2779 Panaji Date of issue 27/02/06
 Rupees twenty five thousand only
 Name of the purchaser M/s Saldanha Developers Pvt Ltd
 residing at Panaji-Goa
 as there is no other such additional stamp
 The value is attached along
 Nine Lakhs Forty SIX
 Thousand and one
 Hundred only

- (1) The said property as the entry in the Matriz Predial so disclose was originally registered in the name of Durante Faustino da Gama Pinto.



GOA

001003

2729

Panaji

27/02/06

of stamp paper

name of the purchaser

ending at

there is no one single of

ditional stamp paper is

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Rupees Twenty five thousand and only
M/s Saldanha Developers Pvt Ltd
Panaji - Goa

Nine lakhs forty
six thousand
one hundred only

After the death of the said Durante the said property was owned and possessed by his son Olencio da Gama Pinto. The said Olencio left a Will dated 23-



GOA

001002

2729 Panaji 27/02/06
 value of stamp paper Rupees Twenty Five thousand only
 name of the purchaser M/s Saldaña Developpers Pvt Ltd
 location at Panaji - Goa

value of Rs. Nine lacs forty
 six thousand
 one hundred only

04-1963 but however his widow and the other heirs
 of the said Olencio did not act on the said Will and
 by an Instrument of Partition dated 25-05-1962



GOA

001001

2729 Panaji 27/02/06
Value of stamp paper Rupees twenty five thousand only
Name of the purchaser M/s Saldanha Developers Pvt Ltd
Residing at Panaji - Goa
As there is no one single stamp of the value of Rs. Nine lacs forty six thousand one hundred only
Additional stamp paper of the value of Rs. 25000 is attached along with this stamp paper.

executed before the then Notary Public Antonio
Jose Joao Francisco Pinto Menezes recorded in his
books at pages 80 reverse to 89 reverse of book no



GOA

001000

NO. 2729
Date of stamp paper 27/02/06
Name of the purchaser M/s Sabeland Developers Pvt Ltd
Address of the purchaser Panaji - Goa
Value of the property Nine Lacs forty six thousand one hundred only
The value is attached along with the stamp paper

587, partitioned the estate left behind by the said
Olencio and the said property was inter alia allotted
amongst other parties to his widow Marilia Celisa



गोवा GOA

000999

27/2/06
 2729 Panaji
 Rupees Twenty five thousand only
 M/s. Salclanka Developers Pvt. Ltd
 Panaji-Goa
 The value of Rs. Nine Lacs forty
 Six Thousand
 one Hundred
 only

Edla da Costa Quadros e Gama Pinto. On the death of the said Marilia Celisa the said property devolved unto the heirs of the said Marilia Celisa



गोवा GOA

000998

2729 Place of issue Panaji Date of issue 27/02/06
Value of stamp paper... Rupees Twenty five thousand only
Name of the purchaser... M/s. Salclama Developers Pvt. Ltd.
Address of the purchaser... Panaji - Goa
Is there is no one single... The value of Rs. Nine Lakhs forty
Additional stamp paper... Six thousand one hundred only
Signature of the purchaser

namely her son Emerico da Gama Pinto, her
spinster daughter Melba da Gama Pinto, and her
son in law Mr. Samiro Alcantro Vaz married to her



गोवा GOA

000997

2729

Panaji

27/02/06

Rupees Twenty five Thousand only
M/s Salclanka Developers Pvt. Ltd.

Panaji - Goa

Nine Laks forty six
Thousand one
Hundred only

late daughter Maria de Lourdes Gama Pinto and
heirs of the said Maria de Lourdes Gama Pinto.



गोवा GOA

000996

2729 Place of issue Panaji Date of issue 27/02/06
 Value of stamp paper Rupees Twenty five thousand only
 Name of the purchaser M/s Saldanha Developers Pvt Ltd
 Residing at Panaji, Goa.
 As there is no one single stamp of the value of Rs. Nine lakhs forty six
 additional stamp paper of the value is attached one thousand
 only
 Signature of the purchaser
 Signature of the Registrar

(2) The said Marilia Celisa left behind two Wills, one being a Will dated 23-04-1963, and under the said will gifted all her disposable quota in



गोवा GOA

000994



2729 Panaji 27/02/06
Rupees twenty five thousand only
Name of the purchaser M/S Saldanha Developers Pvt Ltd
Residing at Panaji - Goa.
Value of the stamp paper Nine lakhs forty thousand one hundred only
Signature of Curator

death of the said Marilia Celisa the said property
devolved unto the said heirs in the following
proportion:



गोवा GOA

000993

No. 2729 Place of issue Panaji Date of issue 27/02/06
 Value of stamp paper Rupees Twenty five Thousand only
 Name of the purchaser M/s Saldanha Developers Pvt Ltd
 Residing at Panaji-Goa
 If there is no one single stamp of the value of Rs. Nine Lacs forty
 thousand stamp paper for the value of the value is attached along with
 Signature of the De-Registered
 Signature of Purchaser

Nine Lacs forty
 six
 Thousand and one
 hundred only

$\frac{1}{2} + \frac{1}{6}$ unto the said Emerico i.e. $\frac{2}{3}^{\text{rd}}$.

$\frac{1}{6}$ share each to the said Melba da



गोवा GOA

000992

2729 Panaji Date of issue 27/02/06
Value of stamp paper... Rupees Twenty five Thousand only
Name of the purchaser... M/s Saldanha Developers pvt Ltd.
Residing at... Panaji Goa
To be used as one single stamp
The value of Rs. Nine Lakhs forty six thousand one hundred only
Signature of the purchaser

Gama Pinto and to the said Samiro Vaz
and his son and daughters.



गोवा GOA

001096

2729

panaji
Rupees Twenty thousand only
m/s Saldanha Developers.

Panaji-Goa

27/02/06
Nine Lakhs Forty
six thousand
one hundred
only

AND WHEREAS :

A) By two separate Sale Deeds, one dated
03.07.1995 and another dated 26.10.1995 registered



GOA

004778

2729 Place of issue Panaji Date of issue 27/02/06
 Value of stamp paper Rupees one Thousand only
 Name of the purchaser M/s Saldanha Developers Pvt Ltd.
 Residing Panaji - Goa
 Where there is no single stamp paper for the value of Rs. Nine Lakhs Forty
 Additional stamp paper for the balance of the value is attached along with Six Thousand
 one Hundred only

(Signature)
 Signature of the Sub-Registrar

(Signature)
 Signature of Purchaser

before the Office of Sub-Registrar of Bardez under
 No. 295 of Book No.364 dated 2-02-1996 and the
 other registered under 910 dated 10-06-1996



गोवा GOA

013476

2729 Place of issue Panaji Date of issue 27/02/06
 Value of stamp paper Rupees Fifty only
 Name of the purchaser M/s. Saldanha Developers Pvt. Ltd
 Residing at Panaji - Goa
 As there is no one single stamp paper for the value of Rs. Nine lakhs forty six thousand one Hundred only
 Additional stamp paper for the completion of the value is attached along with.
 Signature of the Government Officer 
 Signature of Purchaser 

respectively, the said Samiro Alcantro Vaz with his son and daughters along with their respective spouses sold their said 1/6 share in the said property to the



गोवा GOA

2729 Place of vend. Panaji Date of issue 27/02/06 013475
 Value of stamp paper Fifty only
 Name of the purchaser M/s. Salafanba Developers Pvt. Ltd.
 Residing at Panaji-Goa
 As there is no one single stamp paper for the value of Rs. Nine Lakhs Forty
 additional stamp paper for the completion of the value is attached along Six thousand
one Hundred only
 Signature of the Vendor [Signature] Signature of Purchaser [Signature]

First Vendor at Serial No.1, the second Vendor being
 his spouse and the said Emerico and Melba sold their

$2/3^{\text{rd}}$ and $1/6^{\text{th}}$ share in the said property unto the Vendors at Serial No. 1 and 2.

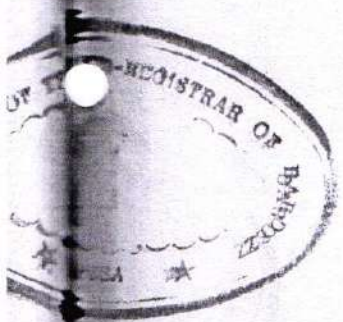
(B) By an Agreement dated 2.2.1995 entered into between by the Vendors at Serial No. 1 and 2, inter se it was recorded that it was agreed between the Vendors that the Vendors would own the said property in the proportion of 50% undivided share each and as such it was covenanted in the said agreement that the Vendors at Serial No. 1 and 1a herein would sell to the Vendors at Serial No. 2 undivided share in the said property to the extent of 50%, however the said transfer inter se between the Vendors at Serial Nos. 1 and 2 did not take place in as much as the same was not effected till date and to implement the said agreement between the Vendors inter se the Vendors have decided that they would

share the consideration payable by the Purchaser inter se between them in the proportion of 50% by the Vendor at Serial No. 1 and 1a jointly and 50% by the Vendor at Serial No.2 and as such requested the Purchaser that the payment of the consideration herein be made to them in the proportion of 50% to the Vendor at Serial No. 1 and 1a and 50% to the Vendor at Serial No.2.

(C) The Vendors have agreed to sell the property free from encumbrances and/or defect in title for a consideration of Rs.2,36,50,000/- (Two Crores thirty six lakhs fifty thousand only), which is the market value of the said property.

(D) That the vendors at Sr. No. 1 and 1(a) have decidd and earmarked a sum of Rs. 40,00,000/- (Rupees Forty Lakhs Only) being a part of the said

consideration payable to them to be paid directly to their two daughters (a) Charmaine Leila Braganza born on 22/10/1980 and (b) Cassandra Braganza born on 27/06/1988 in equal proportion.



(E) The Purchaser has requested the Vendor that out of the said consideration of Rs.2,36,50,000, at the time of conveyance of title they would pay Rs. 1,00,00,000/- as part consideration and they would defer the payment of balance consideration which would be paid in installments on dates, the details of which are set out at Annexure-I hereto and the payment of the said installments would be effected by issuance of post-dated cheques, the details of which are set out at Annexure-II herein, which cheques were being issued to the Vendors. And whereas the Vendors have acceded to the said request



of the Purchaser and have agreed to convey the said property to the Purchaser for the said consideration Of Rs 2,36,50,000/- against payment of Rs. 1,00,00,000/- on execution of this deed and against payment of balance consideration by post-dated cheques listed at Annexure-II and upon retaining unto themselves the statutory charge for the unpaid consideration in terms of Section 100 of the Transfer of Property Act and upon the Purchasers effecting payment of interest on the defaulted payments if any at the rate of 22.5% per annum as from the date of default until its effective payment.

(F) And whereas during the searches in respect of the title of the said property it so happened that the Vendor at Serial No.2 noticed that the name of the Vendor at Serial No. 2 was struck off from the

register of the Registrar of Companies though the Vendors at Serial No.2 were not wound up and were fully operational in business.

(G) And by Order dated 13/01/006 of the Hon'ble High Court of Bombay and Goa, Panaji Bench the Hon'ble High Court ordered under 560(6) that the name of Vendor at Serial No.3 be restored to the register of the Registrar of companies and

(H) And by a resolution of the Board of Directors of the Vendor at Serial No. 2 held at a meeting on 14/01/006, Vendor at Serial No. 2 decided to sell its share in the said property in favour of the Purchaser.

(I) By a Notice dated 24-11-05 the Purchaser caused a notice to be published inviting

claims, Objections if any, in writing on the title, interest and possession of the said property and since no objections were received the Purchaser has proceeded in good faith to purchase the said property.

(J) And the said property is in direct enjoyment and possession and enjoyment of the Vendors

NOW THIS DEED OF SALE WITNESSETH
AS UNDER :

1. That in consideration of a payment of a sum of Rs. 2,36,50,000/- (Rupees Two Crores Thirty Six Lakhs Fifty Thousand only) out of which a sum of Rs. 1,00,00,000/- is being paid today by the Purchaser to the Vendors and their

nominees as mentioned in clause 2 herein under written and the balance of Rs 1,36,50,000/- (Rupees One Crore Thirty Six Lakhs Fifty Thousand only) will be paid ion the dates set out in Annexure I to post dated cheques favoring the persons/vendors and their nominees referred to in annexure I(receipt of which cheques the vendors do hereby admit and acknowledge, the Vendors as beneficial Owners of all that part and parcel of property described in Schedule-I hereto annexed, hereby convey and transfer the title and possession of the said property described in Schedule I free from any encumbrances and/or defect in title except for the statutory charge under section 100 of the transfer of property act of the unpaid

price of consideration TO HOLD the same unto the Purchaser as owner thereof.

2. That the payment of the said sum of Rs. 1,00,00,000/- (Rupees One Crore Only) is made today as per the direction of the vendors as follows

(a) A sum of Rs. 19,00, 000/- is paid to Vendor at Sr. No. 1 Mr. August Braganza by DD No. 720651 dated 16/03/06 drawn on Oriental Bank of Commerce Mapusa Branch for an amount of Rs9,50,000/-. And by DD No. 720652 dated 16/03/06 drawn on Oriental Bank of Commerce Mapusa Branch for an amount of Rs9,50,000/-

(b) A sum of Rs. 11,00, 000/- is paid to Vendor at Sr. No. 1 Mrs. Percy

Braganza by DD No. 720653 dated 16/03/06 drawn on Oriental Bank of Commerce Mapusa Branch for an amount of Rs9,00,000/- and by DD No. 720654 dated 16/03/06 drawn on Oriental Bank of Commerce Mapusa Branch for an amount of Rs 2,00,000/-

(c) A sum of Rs. 10,00, 000/- is paid to the nominee of Vendors at Sr. No. 1 and 1(a) by name Ms Charmaine, Leila Braganza by DD No. 051779 dated 16/03/06 drawn on Corporation Bank of Panjim Branch for an amount of Rs5,00,000/- DD No. 051780 dated 16/03/06 drawn on Corporation Bank panjim Branch for an amount of Rs 5,00,000/-



(d) A sum of Rs. 10,00, 000/- is paid to the nominee of the Vendors at Sr. No. 1 and 1(a) by name Ms. Cassandra Braganza by DD No. 051777 dated 16/03/06 drawn on Corporation Bank panjim Branch for an amount of Rs 5,00,000/- and by DD No. 051778 dated 16/03/06 drawn on Corporation Bank Panjim Branch for an amount of Rs 5,00,000/-

(e) A sum of Rs. 50,00, 000/- is paid to Vendors at Sr. No. 2 M/s Nunes Constructions Private Limited by cheque No.686944 dated 14/03/06 drawn on Corporation Bank Panjim Branch.

OWNER'S COVENANTS

3. The owners hereby covenant that they have a marketable title to the said property and they are

conveying as such the title of the said property free from any encumbrances and/or defect in title subject to the statutory charge under the Transfer of Property Act for the unpaid price reserved for them.

- 
4. That the said statutory charge for the unpaid price shall stand fully relinquished and/or discharged against payment of the last installment and/or payment of the balance consideration which shall be evidenced by the statement of the drawer Bank evidencing realization of cheques issued by the Bank and/or receipt issued by the Vendors to the Purchaser against receipt of the balance consideration without there being need for execution of any other instrument by the Vendors to evidence the discharge of the said charge.



5. The Vendors shall at all times do all that is required by them at the cost of the Purchaser for better assuring and/or conveying the title of the said property in favour of the Purchaser. The Vendors shall at all times indemnify and/or keep the Purchaser indemnified against any defect in the title of the said property and shall remedy such defect if any at the Vendors own cost.

6. That the said property is not the subject matter of any acquisition notice and/or requisition notice under the provisions of the Land Acquisition Act and/or the Requisition Act.

7. That the said property is in direct enjoyment and possession of the Vendors and the Vendors have

handed over possession of the said property unto the Purchaser which fact the Purchaser hereby acknowledges.

8. That the Vendors acknowledge receipt of cheques issued by the Purchaser to the Vendors, details of which are set out at Annexure-I.

9. That the Vendors have handed over to the Purchaser the documents concerning title of the said property, a list whereof is annexed hereto as Annexure-II receipt of which documents the Purchaser hereby acknowledges.

10. The Purchaser hereby covenants that they shall ensure that the cheques referred to above as and

when presented by the Vendors for payment would be honored by the Purchaser's Bankers.

11. In case of default of payment of the said cheques or any one of them at Annexure-I upon presentation of the same by the Vendor and their nominees through their bankers, the Purchaser shall pay penal interest on defaulted payment at the rate of 22.5% per annum from the date of its default until effective payment.

11. That until the payment of the entire balance consideration of Rs 1,36,50,000/- (Rupees One crore Thirty six lakhs fifty thousand only) duly acknowledged by the vendors the purchasers shall not be entitled to develop the property in any manner.

SCHEDULE - I

ALL THAT that part and parcel of property known as "GAUNCHI ARADI" situated at Anjuna, Sub-District of Bardez, District of North Goa, not described in the Land Registration Office and enrolled in the Taluka Revenue Office under No. 130 of the first circumscription of Bardez, bearing Old Cadastral Survey No. 6301 and corresponding to new Survey No. 515/1 of the Village of Anjuna admeasuring 43775 square metres, being bounded as under :

ON THE NORTH: By the property of
Comunidade of
Anjuna.

ON THE SOUTH: By public road which goes from
Anjuna to Arpora.

ON THE EAST: By the limits of Arpora village.

ON THE WEST: By the property of Comunidade
of Anjuna and public road which
goes from Anjuna to Arpora.

ANNEXURE I

Sr. no	Date	Drawee bank	In Favor of	Amount
1	01/09/2006	Cheque No 686945 drawn on Corporation bank	Mrs. Preciosa Braganza	Rs 8,40,000/- (rupees eight lakhs forty thousand only)

		Panjim		
2	01/09/2006	Cheque No 686946 drawn on Corporation bank Panjim	Ms Charmaine Leila Braganza	Rs. 10,00,000/- (Rupees Ten Lakhs Only)
3	01/09/2006	Cheque No 686949 drawn on Corporation bank Panjim	Ms Cassandra Braganza	Rs. 10,00,000/- (Rupees Ten Lakhs Only)
4	01/09/2006	Cheque No 686950 drawn on Corporation bank Panjim	Mr August Braganza	Rs. 5,72,500/- (rupees Five Lakhs Seventy two thousand five hundred only)
5	01.09.2006	Cheque No 686951 drawn on Corporation bank Panjim	Nunes Construction s Pvt Ltd	Rs 34,12,500/- (Rupees thirty four lakhs twelve thousand five hundred only)
6	1/03/2007	Cheque No 686953 drawn on Corporation	Mr. August Braganza	Rs 34,12,500/- (Rupees thirty four

		bank Panjim		lakhs twelve thousand five hundred only)
7	01/03/2007	Cheque No 686954 drawn on Corporation bank Panjim	Nunes Construction s Pvt Ltd	Rs 34,12,500/- (Rupees thirty four lakhs twelve thousand five hundred only)

ANNEXURE II

Sr. No.	Particulars	Original/ Certified /Xerox
1.	Deed of Sale dated 3-7-1995 registered before the Office of the Sub-Registrar of Bardez under no. 295 of Book No. 364 dated 2-2-1996.	Original
2.	Deed of Sale dated 26-10-1995 registered before the Office of the Sub-Registrar of Bardez under no. 910 dated 10-6-1996	Original
3.	Order dated 20/01/2006 passed in Company Application No 63 of 2005 filed in the High Court of Bombay and Goa at Panaji.	Certified Copy



4.	Resolution of the Board of Directors of the Vendor at serial no. 2 namely M/s. Nunes Constructions, held at the meeting dated 01/03/06	Original
5.	Form I and XIV of property bearing Survey no. 515/1 of the Village of Anjuna.	Certified Copy
6.	Copy of Survey Plan of property bearing Survey no. 515/1 of the Village of Anjuna.	Certified Copy
7.	Copy of Order dated 14-10-1992 passed in Tenancy Case No. TNC/SR/48/92.	Certified Copy

IN WITNESS WHEREOF the parties hereto have hereunto signed this Deed on the day, month and year first hereinabove mentioned.

SIGNED AND DELIVERED by the]

Withinnamed VENDORS of the]

FIRST PART:]

1. MR. AUGUST BRAGANZA.

1 *Braganza*



Finger Prints of the left hand



Finger prints of the right hand

2. MRS. PRECIOUSA BRAGANZA

1 Braganza



Finger Prints of the left hand



Finger prints of the right hand

3. M/S. NUNES CONSTRUCTIONS]

represented by its Directors:

1. Mr. Vero Nunes.]



Finger Prints of the left hand



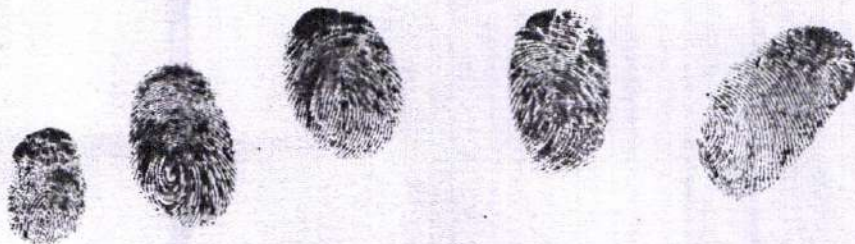
Finger prints of the right hand

2. Mr. Savio Nunes.

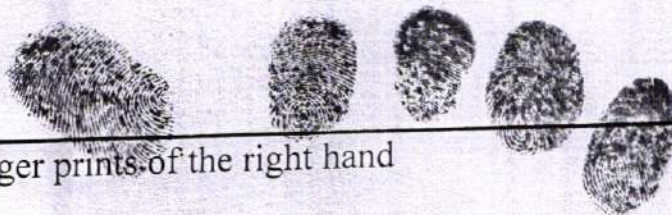
1



Phew

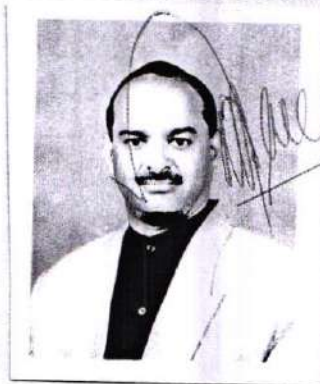


Finger Prints of the left hand



Finger prints of the right hand

SIGNED AND DELIVERED by]
The withinnamed PURCHASER]
OF THE OTHER PART:]
M/S. SALDANHA DEVELOPERS]]
PVT. LTD through its Director,]
MR. BENEDICT SALDANHA.]



[Handwritten signature of Mr. Benedict Saldanha]



Finger Prints of the left hand



Finger prints of the right hand

IN THE PRESENCE OF:

1. Premnath B. Sawant *[Signature]*

2. Dong Qian *[Signature]*

Executing Parties

1) Mr August Braganza, son of late Peter Braganza, 54 years old, married, businessman

2) Mrs. Preciosa Braganza, d/o late Floriano Souza, 54 years old, both s/o Arpora.

3) Mr. Vero Nunes, son of late Luis Joao Nunes, 49 years old as a Director of m/s. Nunes Constructions Private Limited.

4) Mr. Sano Nunes, s/o Luis Joao Nunes, 51 years old, s/o Paraji as a Director of m/s. Nunes Constructions Private Limited.

5) Mr. Benedict Saldanha, Industrialist, 44 years old, s/o late Mr. Joseph m Saldanha, s/o Dona Paula Paraji as a Director of m/s. Saldanha Developers Pvt. Ltd.

Executing parties 1 to 5

admits execution of the so called
Sale deed

1) Bragu
August Braganga

2) Preciosa Braganga
Branganga

3) Nuno
Neno Nuno

4) Shere
SAMU NUNET

5) Benedict SALAMPA

1) Cherian Braganga etc. August Braganga,
ages 25 years, Spuria, Leve no. WNO BR,
Apai, Bar to Q R Leve no BR,
Spuria, age 62 years, Leve no.
Ronde, no. St Bar of BR. Leve no.
Leve no. Leve no.

47

Branganga

2/

St 16/10/06 Dong and

St

SUB-REGISTRAR
BARDEZ

registered No. 1573
at pages 1 68
Book No. I 1586
date 24th march 2006

Sub-Registrar

