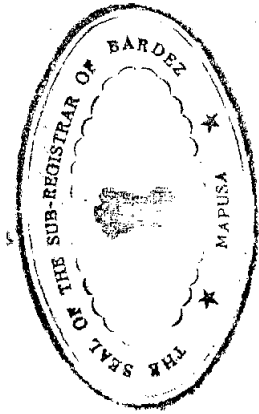




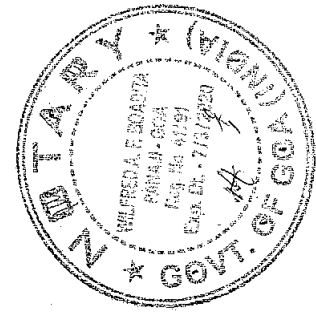
025804

Sr. No. 2857 Place of Vend :- Panaji Date of Issue 13/09/2011
 Value of stamp paper Rupees Twenty five Thousand Only
 Name of the purchaser Theasa Gonsalves
 Residing at Muxrod, Camalin w/ Shelley Gonsalves
 Address of the vendor as attached
 Name of the vendor as attached
 Address of the vendor as attached
 Name of the witness as attached
 Address of the witness as attached
 Signature of the Purchaser
 Signature of the Vendor
 Signature of the Witness

**CERTIFIED TRUE COPY
 OF THE ORIGINAL
 TRUE COPY**



DEED OF SALE



THIS DEED OF SALE is entered into at Mapusa, on this 14th day of the month of September, of the year Two thousand and Eleven (2011), by and

Theasa Gonsalves
Shelley Gonsalves



025805

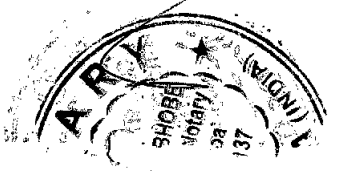
Sr. No. 2852
 Date of issue 13/09/2011
 Amount of stamp paper Rupees Twenty five Thousand and Only.
 Name of the person Theresia Goncalves
 Address of the person Morroed Candolim of Shelly Goncalves
 of E.A. ferra Lakh
 Sixty five Thousand Only

Theresia Goncalves
 Signature of the Purchaser



BETWEEN

(1) Mrs. ANTONETA D'MELLO, 97 years of age, daughter of late Joao Caridade Sequeira and widow of late Mr, Ambrose Bruno D'Mello, Indian National and resident of Flat No. 9, 2nd Floor, Deep Society, Sunder Lane, Oriem, Malad (W), Mumbai, 400 064, represented herein by her duly authorized Power of Attorney holder, Mr. VALMIQUE CARIDADE SEQUEIRA, holder of PAN Card No. AKRPS 7546Q, duly constituted vide Power of Attorney dated 4th May 2005; (2) Sr. MARIA BERTHA SEQUEIRA, 93 years

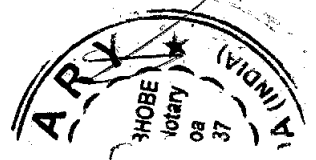


V. Sequeira



025806

Sl. No. 25806 Place of Vend :- Panaji Date of issue 13/01/2011
 Value of stamp paper Twenty five Thousand Only
 Name of the purchaser Theresa Gonsalves
 Residing at Morrod, Condemnation of P. Alley, Gonsalves
 If there is no stamp paper for the value of ₹. Four Lakhs
Sixty five thousand Only
 Additional stamp papers for the completion of the value is attached
 here with. ①
Gonsalves
 Signature of the Purchaser



of age, daughter of late Mr. Joao Caridade Sequeira, nun, spinster,
 Indian National and resident of Home for the Aged, St. Joseph's
 Convent, Near Tower of Augustine, Old Goa, Ilhas, Goa,
 represent d herein by her duly authorized Power of Attorney
 holder, **Mr. VALMIQUE CARIDADE SEQUEIRA**, holder of PAN
 Card No. AKRPS 7546Q, duly constituted vide Power of Attorney
 dated 30th April 2005; (3) **Mrs. HENRIQUETA PHILOMENA LOBO**
 alias **HENRIQUETA LOBO**, 78 years of age, daughter of late Joao
 Caridade Sequeira and widow of late Mr. Oswald Lobo, retired,
 Indian National and resident of Revora, Bardez, Goa, represented

Gonsalves V. Sequeira 3

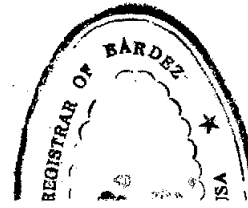


TAI GOA

025807

St. No. 265 Place of Vend: Panaji Date of issue 13/01/2011
 Value of stamp paper Rupees Twenty Five Thousand Only
 Name of the purchaser Mrs. V. Gonsalves
 Residing at Murrod Candolim w/o Shelley Gonsalves
 As there is no other stamp paper of the value of Rs. Five Lacs
Sixty Five Jevasam Only the value is attached.
 Additional stamp paper for the completion of the value is attached.

V. Gonsalves
 Signature of the purchaser



herein by her duly authorized Power of Attorney holder, Mr.

VALMIQUE CARIDADE SEQUEIRA, holder of PAN Card No.

AKRPS 7546Q, duly constituted vide Power of Attorney dated 30th

April 2005. (4) Miss **MARIA INOCENTE GOMES SEQUEIRA** alias

INOCENTE SEQUEIRA, 91 years of age, daughter of late Mr. Joao

Caridade Sequeira, Indian National, spinster and resident of House

No.39/6, Valentine Lane, Sequeira Vaddo, Candolim, Bardez, Goa,

represented herein by her duly authorized Power of Attorney

holder, **Mr. VALMIQUE CARIDADE SEQUEIRA**, holder of PAN

Card No. AKRPS 7546Q, duly constituted vide Power of Attorney

V. Sequeira

44



पञ्जाब हायिअर कोर्ट

St. No. 2552 Place of Vend :- Panaji Date of issue 13/09/2011

Value of stamp paper Rupees Twenty Five Thousand and Only.

Name of the purchaser Theresaa Fernandes

Residing at Morrod Cabolin, Son of Shelley Fernandes

As there is no single stamp paper for the value of Rs. Sixty Five Thousand Only.

Additional stamp papers for the completion of the value is attached along with.

V. Goncalves

Signature of the Purchaser



dated 22nd May 2010, (11) Mrs. ARLETTE CARMITA SEQUEIRA

E D'GAMA alias ARLETTE SÉQUEIRA, 35 years of age, daughter

of late Mr. Vicente Valentino Gomes Sequeira alias Valento

Sequeira, service, Indian National, married and her husband; (12)

Mr. CLYDE D'GAMA, 37 years of age, service, Indian National,

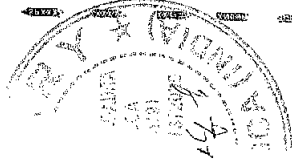
son of late Lynn Da Gama, both residents of Flat No. A-201, Nikita

Enclave, P.D.A. Colony, Porvorim, Bardez, Goa., both represented

herein by their duly authorized Power of Attorney holder, Mr.

VALMIQUE CARIDADE SEQUEIRA, holder of PAN Card No.

AKRPS 7546Q, duly constituted vide Power of Attorney dated 16th



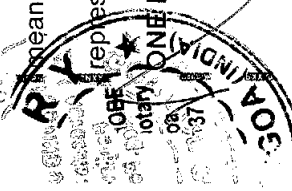
V. Goncalves

V. Sequeira



IN GOA **Sn. No. 2500025000** **Place of Issue :- Panaji** **Date of issue 13/09/2011** **025812**
Value of stamp paper Rupees Twenty Five Thousand Only
Name of the purchaser Theresa Gonsalves
Residing at Murad Canalim of Shelley Gonsalves
There is no circle stamp paper for the value of Rs. Twenty Five Thousand Only
There is no circle stamp paper for the value of Rs. Twenty Five Thousand Only
Theresa Gonsalves
Signature of the Purchaser

August 2011, hereinafter jointly referred to as the **VENDORS**
 (which expression shall unless repugnant to the context and/or
 meaning thereof be deemed to include their respective heirs, legal
 representatives, executors, administrators and/or assigns) of the



A N D

Mrs. THERESA GONSALVES, 57 years of age, daughter of late
 Cajetan Alphonso, married, wife of Mr. Shelley Gonsalves, Indian

Theresa Gonsalves *Shelley Gonsalves*

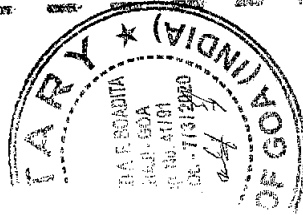


गोवा GOA Es. No. 2852 Place of Vend - Panaji Date of issue 13/09/2011
 रुपयां हजारा रुपये Rupees... Twenty five... Thousand Only. 025813

Name of the Vendor... Theresa... Genovese
 Name of the Purchaser... P. Shelley Genovese
 Reference... Murrod Candolim of P. Shelley Genovese
 Amount... Sixty five thousand Only
 Value of the PAN Card or the value is attached
 Signature of the Purchaser
 Signature of the Vendor

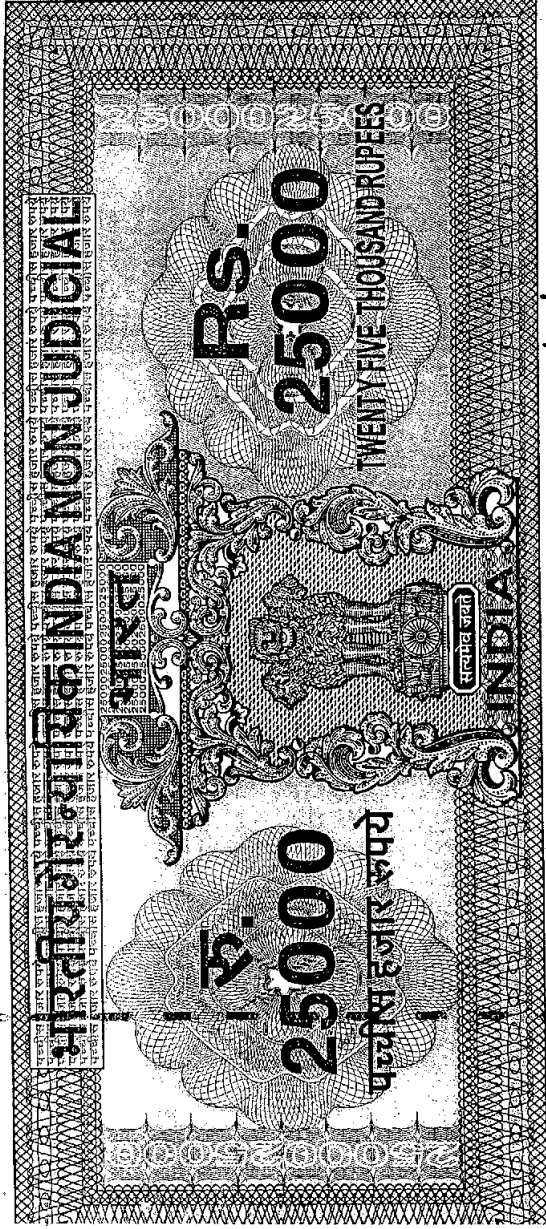


National, business, holder of PAN Card No. ACVPG 0641E,
 resident of Villa Sea Shell, Murrod Vaddo, Candolim, Bardez, Goa,
 hereinafter referred to as the PURCHASER (which expression
 shall, unless repugnant to the context and/or meaning thereof, be
 deemed to include her successors, heirs, legal representatives,
 executors, administrators and/or assigns) of the **SECOND PART**;



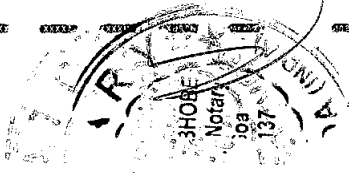
WHEREAS the VENDORS have represented to the
 PURCHASER as follows:

Genovese V. Sequeira



तट गोवा

Sr. No. 25000 - Place of Vend :- Panaji Date of issue 13.09.1957
 Value of stamp paper Rs. 25,000 - Twenty five thousand Only. 025814
 Name of the purchaser Tib. Jose. A. Caridade
 Residing at Mex. Rd. Candolim, Sd. of ... Phelley, ...
 As there is no single stamp paper for the value of Rs. ...
 Sixty five thousand Only
 Additional stamp papers for the completion of the value is attached
 along with.
 Signature of the Vendor
 Signature of the Purchaser

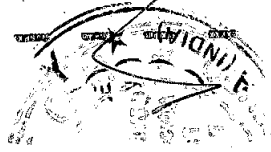


I. That the VENDORS herein as heirs/lineal descendants of late Joao Caridade Sequeira and late Maria Joana Hortencia Eufregina Antonia Gomes, who expired on 14-04-1938 and 19-10-1957, are the Co-owners in joint and peaceful possession of ALL THAT LANDED IMMOVABLE PROPERTY known as "SEQUERI WADO" situated in the ward of Sequeira Vaddo, in the Village of Candolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, along with the old dilapidated house existing therein, which property is neither registered in the Land Registration

Signature of V. Sequeira
 11



AT GOA **Sn. No.** 2852 **Place of Vend :-** Panaji **Date of issue:** 13.09.1961
Value of stamp paper Rupees Five Thousand Only **Value of the stamp paper** Only 025815
Name of the purchaser Theresa Goncalves
Residing at Morroé Candolim Chelly Goncalves
 As there is no double stamp paper for the value of Rupees Four Labels
Sixty five thousand Only the value of the value is attached
 to the stamp papers for the completion of the value is attached
Theresa
Goncalves
 Signature of the Purchaser



Office of Bardez, nor enrolled in the Taluka Revenue Office of Bardez, but is presently surveyed in the Record of Rights under Survey No. 231, sub-division 8, of the Village of Candolim, admeasuring an area of 1,875 square metres, corresponding to Old Survey No. 497, which is presently bounded as under:

On the East: Partly by the property bearing Survey No. 231/6, corresponding to Old SurveyNo. 489, and partly by the

Theresa
Goncalves V. Siqueira



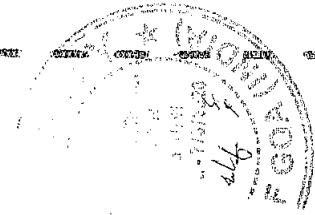
GA GOA

025816

No. 2652... Place of Vend :- Panaji Date of issue 12.09.2011
 Stamp paper Rupees Twenty five thousand Only
 Name of the purchaser Theresia Goncalves
 Residing at Murrod Camalim Road, Colvalley, Goa
 At there is no single stamp paper for the value of Rs. 25,000/-
 Sixty five thousand Only
 Additional stamp paper for the completion of the value is attached
 along with

Goncalves

Signatures of the Purchaser



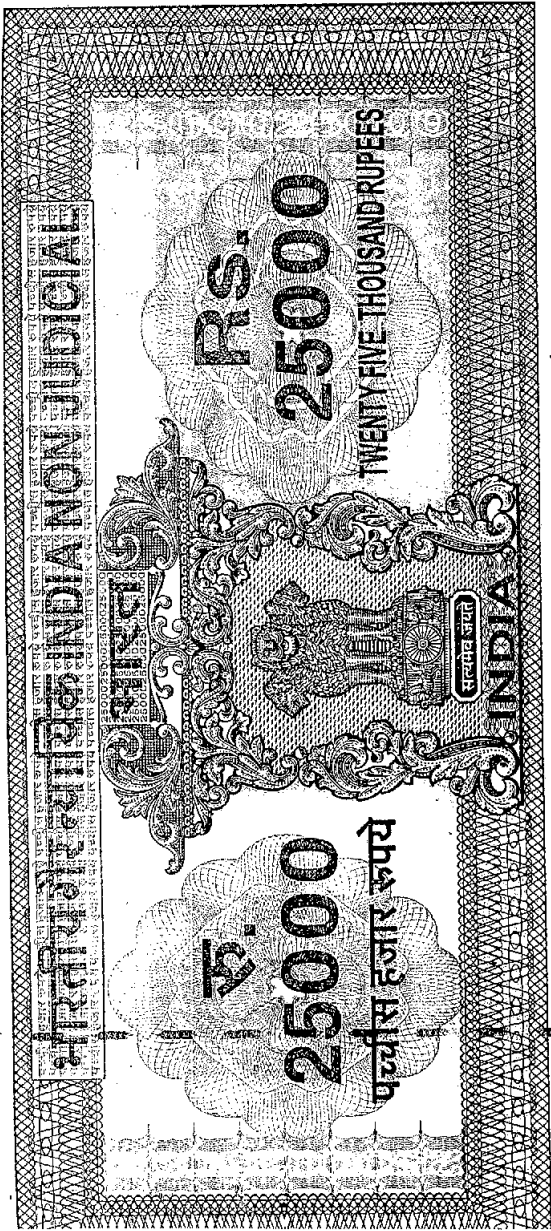
property bearing Survey no. 231/11,
 corresponding to Old Survey No. 496, of
 the Village of Candolim,

On the West: Partly by the property bearing Survey
 No. 229/2 and partly by the Nullah/Rain
 Water drain,

On the North: Partly by the property bearing Survey
 No. 231/6, corresponding to Old Survey

Goncalves

V. Siqueira



025817

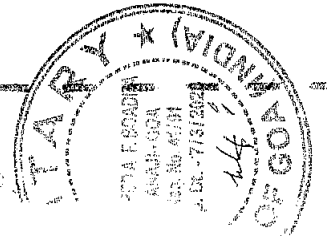
No. 2857 Place of Vend :- Kanaji Date of issue 13/09/2011
 Value of stamp paper Rupees Twenty five Thousand Only
 Name of the purchaser Theesa Gonsalves
 Recipient of Murro Candolim of Chelley Gonsalves
 As value of no stamp paper for the value of Rs. five lakhs
 Sixty five thousand Only
 Stamp paper for the value of Rs. value is attached
 with.
 Genoa
 Signature of the Purchaser



No. 489, and partly by the property
 bearing Survey no. 229/2 of the Village
 of Candolim, and;

On the South; By the property bearing Survey no.
 231/11, corresponding to Old Survey
 No. 496, of the Village of Candolim;

which property is better described in Schedule-I
 hereunder, and is better identified and delineated in the



Genoa V. Serrina

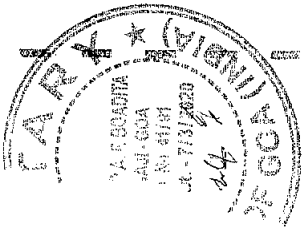
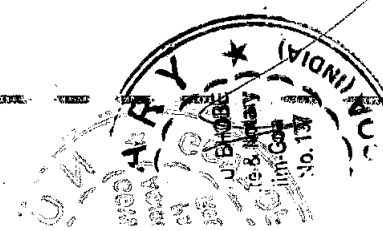


गोवा GOA

025818

St. No. 25818 Place of Vend - Panaji Date of issue 13/9/2011
 Value of stamp paper Rupees Twenty Five Thousand Only
 Name of the purchaser Theresa Gonçalves
 Residing at Mourão Cavadinha of Shelley Gonçalves
 As there is no single stamp paper the value of Rs. Fifty Lakhs
 Sixty five Thousand Only is attached

Theresa Gonçalves
 Signature of the Purchaser



plan hereto annexed, in red boundary line; which property shall hereinafter be referred to as the "said property" for the sake of brevity and convenience.

THAT the said property originally belonged to Mr. Joao Caridade Sequeira, who was married to Mrs. Maria Joana Hortencia Sequeira under the Regime of Communion of Assets.

Theresa Gonçalves
V. Sequeira



गोवा GOA

St. No. 2857 Place of Vend :- Panaji Date of issue 13/09/2011 025819

Value of stamp paper . रुपये... *Twenty five thousand* ... *July*

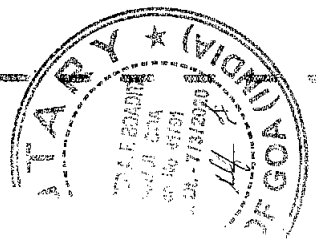
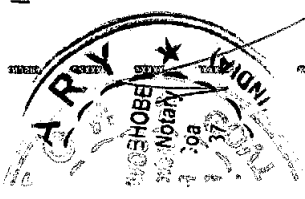
Name of the purchaser . *Theresa Gonsalves*

Residing at *Murad Candolim Sea of St. Shelley Gonsalves*

As there is no single stamp paper for the value of Rs. *Twenty five thousand* ... *July*

Additional stamp papers for the consideration of the value is attached *Gonsalves*

Gonsalves *Signature of the Purchaser*



III. THAT on the demise of the said Mr. Joao Caridade Sequeira on 19th April 1938 and Mrs. Maria Joana Hortencia Sequeira on 19th October 1957, the said property came to devolve upon their children and sole and universal heirs, who were as under:

1. Mrs. Antoneta D'Mello, married to Mr. Ambrose Bruno D'Mello.
2. Sr. Maria Linda Robertine Sequeira, nun
3. Sr. Maria Bertha Sequeira, nun.

Gonsalves *V. Sequeira*



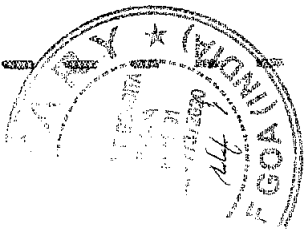
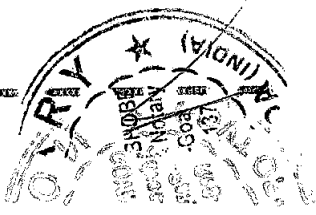
वा GOA

025820

Sr. No. 2652 Place of Vend :- Panaji Date of issue 13/09/2011
 Value of stamp paper Rs. 2500 Twenty five Thousand Only.
 Name of the purchaser Mrs. G. G. Gonsalves
 Residence Mirad, Candolim of St. John's, Gonsalves
 A stamp is to be affixed to the stamp paper of the value of Rs. Five Thousand Only.
 A stamp of the value of Rs. Five Thousand Only.
 A stamp of the value of Rs. Five Thousand Only.

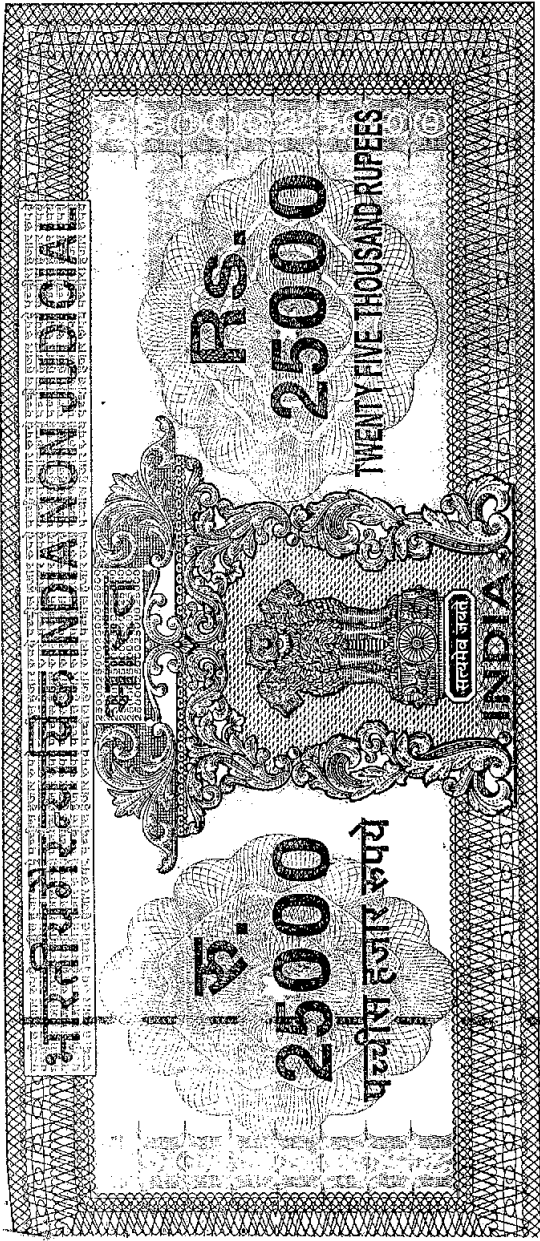
Gonsalves

Signature of the Purchaser



4. Mrs. Henriqueta Philomena Lobo, married to Mr. Oswald Lobo.
5. Mrs. Maria Didima Antonia Sequeira e D'Costa married to Mr. William Ciriaco D'Costa.
6. Miss Maria Inocente Gomes Sequeira, spinster.
7. Mr. Jose Guilherme Gomes Sequeira married to Mrs. Edith Sequeira.
8. Mr. Vicente Valentino Gomes Sequeira married to Mrs. Maria Ida Alba Sardinha alias Maria Ida Alba Sardinha e Sequeira.

Gonsalves *V. Sequeira*



ता GOA

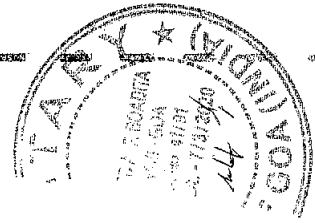
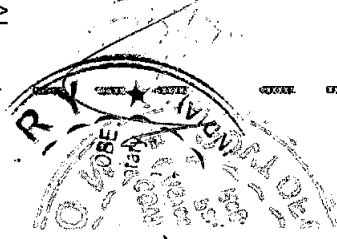
025821

Ser. No. 2852 Place of Vend. Panaji Date of issue 13/09/2011
 stamp paper Rupees Twenty five Thousand Only
 of the purchaser Theresa Gonsalves
 at Murod Candolim Shelley Gonsalves
 value is no stamp paper value is attached
 Labels Sixty five Thousands Only
 Signature of the purchaser
 Signature of the purchaser

IV. THAT the said Ambrose Bruno D'Mello came to expire on 3rd March, 1994, without any children or descendants but leaving behind as his moiety shareholder, his wife, Mrs. ANTONETA D'MELLO, the Vendor at Serial No.1 herein.

V. THAT the said Sr. Maria Linda Robertine Sequeira, a nun came to expire on 27th June 1995, as a spinster and her share in the said property came to be inherited by the other co-heirs to the said property.

Signature
 V. Sequeira





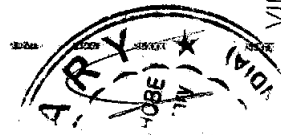
Sts. No. 2652 Place of Vend. : Panaji Date of issue 13/09/2001
 Value of stamp paper Rupees. 15000
 Name of the purchaser: Mrs. Maria Henriqueta Philomena Lobo

Registered at Muro, Sausalem, Goa of Shri. M. S. Goncalves
 AS there is no stamp paper for the value of Rs. 15000
Sixty five thousand only
 Additional stamp papers for the completion of the value is attached
 along with.

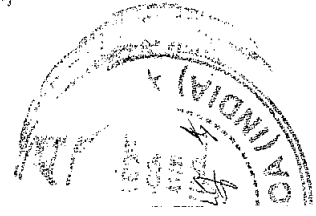


Signature of the Vendor M. S. Goncalves
 Signature of the Purchaser M. S. Goncalves

VI. THAT the said Oswald Lobo came to expire without leaving behind any heirs to the said property but as his moiety holder, his wife Mrs. HENRIQUETA PHILOMENA LOBO, the Vendor at Serial No.3 herein.



VII. THAT the said William Ciriaco D'Costa came to expire on 14th June 1987 leaving behind his wife Mrs. Maria Didima Antonia Sequeira e D'Costa as his moiety shareholder and as his sole and universal heirs, his only son Mr.



Signature V. Sequeira

Peter Anthony Gian D'Costa married to Mrs. Cynthia Lilian Rose D'Costa.

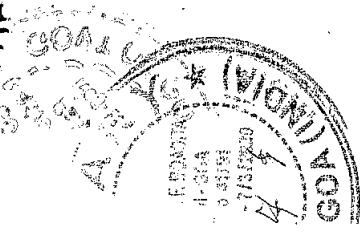
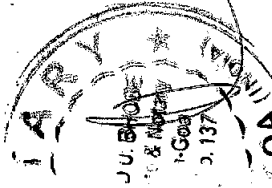
VIII. THAT the said Mrs. Maria Didima Antonia Sequeira e D'Costa, Mr. Peter Anthony Gian D'Costa and his wife Mrs. Cynthia Lilian Rose D'Costa have inter alia relinquished their shares in the **said property** vide Deed of Release of Undivided Rights to Inheritance dated 15th December, 2005 in favour of the other co-heirs, in terms of Article 2029 of the Portuguese Civil Code.

IX. THAT the said Edith Sequeira expired on 30th June 1996, and is survived by her husband and moiety shareholder Mr. JOSE GUILHERME GOMES SEQUEIRA, the Vendor at Serial No. 5 herein and her sole and universal heirs as under:

1. Mrs. MARIA LOUELLA NAZARETH married to Mr. KIRK RAYMOND NAZARETH, the Vendors at Serial No. 6 and 7 herein
2. Mr. KEITH ORSON SEQUEIRA, the Vendor at Serial No. 8 herein.

X. THAT the said Vicente Valentino Gomes Sequeira alias Valento Sequeira, came to expire on 20th February, 1996 leaving behind him as his moiety holder and half sharer,

Goncalves V. Sequeira



his wife Mrs. Maria Ida Alba Sardinha and as universal heirs his children:

1. Mr. VALMIQUE CARIDADE SEQUEIRA married to Mrs. NICOLE VALMIQUE SEQUEIRA, the Vendors at

Serial No. 9 and 10 herein.

2. Mrs. ARLETTE CARMITA SEQUEIRA, married to Mr.

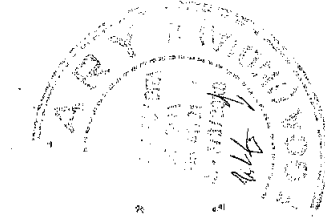
CLYDE D'GAMA, the Vendors at Serial No. 11 and 12

herein.

XI. THAT the said ARLETTE CARMITA SEQUEIRA as a spinster as she then was, came to relinquish her share in the estate of her late father Mr. Vicente Valentino Gomes Sequeira alias Valento Sequeira, vide Deed of Relinquishment dated 3rd August 2001, in terms of Article 2029 of the Portuguese Civil Code.

XII. THAT the said Mrs. Maria Ida Alba Sardinha came to expire on 23rd February 2011, leaving behind as her universal heirs her children:

1. Mr. VALMIQUE CARIDADE SEQUEIRA married to Mrs. NICOLE SEQUEIRA, the Vendors at Serial No. 9 and 10 herein.

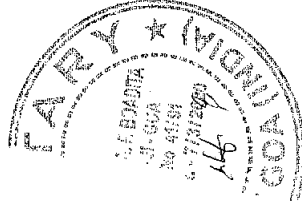
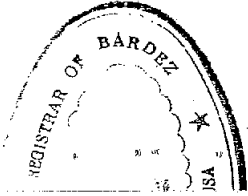


Genoakes *V. Sequeira*

2. Mrs. ARLETTE CARMITA SEQUEIRA, married to Mr. CLYDE D'GAMA, the Vendors at Serial No. 11 and 12 herein.

XIII. THAT in pursuance of the aforesaid, the right, title, interest and possession of the **said property** has come to be vested in the **VENDORS** herein, who are the Co-owners in joint and peaceful possession of in possession of the **said property**.

XIV. THAT the **VENDORS** have a clear and marketable title to the **said property**, and have not encumbered and/or alienated and/or entered into any other agreements for sale in respect of **said property**, or any part thereof, except the Agreement for Sale dated 19-08-2011, duly registered with the Office of the Sub-Registrar of Bardez at Mapusa, under Document Registration No. BRZ-BK1-04021-2011, in Book 1, CD Number BRZD215, dated 19-08-2011, entered into by the Vendors at Serial no. 1 to 5 and 9 to 12 herein, with the **PURCHASER**, whereby the said Vendors at Serial no. 1 to 5 and 9 to 12 herein, agreed to transfer the right, title, interest and possession of 92.86% proportionate undivided share in the **said property** corresponding to 1741.07 square meters, in



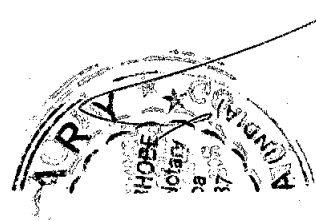
Y. Mendonca

V. Sequeira

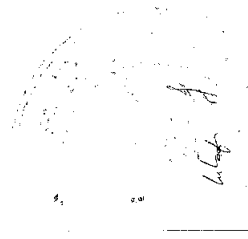
favour of the **PURCHASER**, inter alia on terms and conditions covenanted in the said Agreement for Sale dated 19-08-2011, and on an express understanding that the **PURCHASER** shall at the time of execution of the Instrument of Conveyance for purchase of the **said property**, purchase the balance 7.14% proportionate undivided share in the **said property**, corresponding to 133.93 square meters, of the **said property**, from the Vendors at Serial no. 6 to 8 herein, who are the co-owners of the **said property** to the extent of 7.14% proportionate undivided share in the **said property**, corresponding to 133.93 square meters, of the **said property**.



XV. That there are no tenants and/or mundkars in respect of the **said property** protected under any statute in force in the State of Goa and that the **said property** is free from all encumbrances and/or defects in title, charges and/or liens.



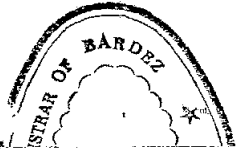
XVI. That the **said property** is not the subject matter of any notice of Acquisition and/or Requisition under the Land Acquisition and/or Requisition Act and/or Road Widening Scheme.



Gonsalves

V. Sequeira

2. **AND WHEREAS** based on the said representations made by the **VENDORS**, the **VENDORS** have negotiated for sale of the said property, with the **PURCHASER**, and the **PURCHASER**, has agreed to purchase the said property free from all encumbrances and/or defects in title, charges and/or liens, for a total consideration of Rs. 2,25,00,000/- (Rupees Two Crores Twenty Five Lakhs Only), calculated at the rate of Rs. 12,000/- (Rupees Twelve Thousand Only) per square meter, which is the present market value of the said property, and on the basis that the actual area of the said property is 1,875 square metres at site, as determined on a joint survey effected by the parties at site.



3. **AND WHEREAS** the **VENDORS** have agreed to transfer/convey the right, title, interests, ownership and possession of the said property admeasuring 1,875 square metres, exclusively in favour of the **PURCHASER**, for the aforesaid consideration of Rs. 2,25,00,000/- (Rupees Two Crores Twenty Five Lakhs Only).



4. **AND WHEREAS** the **PURCHASER** had agreed to purchase the balance 7.14% proportionate undivided share in the said property, corresponding to 133.93 square meters, of the said property, from the Vendors at Serial no. 6 to 8 herein, under a separate oral agreement with the Vendors at Serial no. 6 to 8

J. Borges

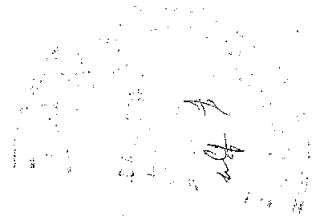
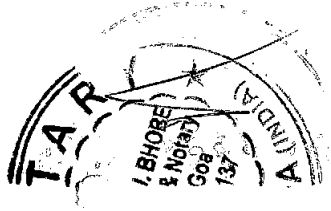
V. Siqueira



herein, through their duly constituted Power of Attorney Holder, **MR. JOSE GUILHERME GOMES SEQUEIRA**, duly constituted vide Instrument dated 12-02-1997, and the **PURCHASER** as such through her Advocate, notified the said intention of the **PURCHASER** to purchase the **said property** from its owners by the Public Notice dated 05-08-2011, in the local dailies namely the Herald and the Navhind Times, dated 06-08-2011, and had inter alia invited third parties having any right, title, interest and/or claims if any to the **said property** to be intimated to the **PURCHASER**, within the timeframe stipulated therein.



5. **AND WHEREAS** under the said Agreement for Sale dated 19-08-2011, the Vendors at Serial no. 1 to 5 and 9 to 12 herein, had requested the **PURCHASER** to effect payment of a part consideration of Rs. 1,00,00,000/- (Rupees One Crore Only), to be adjusted against the total consideration of Rs. 2,09,03,640/- (Rupees Two Crores Nine Lakhs, Three Thousand, Six Hundred and Forty Only), due and payable to the Vendors at Serial no. 1 to 5 and 9 to 12 herein, towards the transfer of the right, title, interest and ownership of the said 92.86% proportionate undivided share of the **VENDORS**, in the **said property** corresponding to 1741.07 square meters, which was paid by the **PURCHASER** in the following manner:



Jose Guilherme

V Sequeira

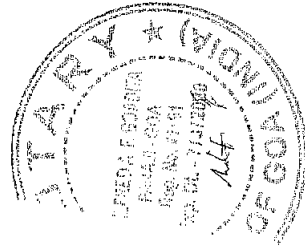
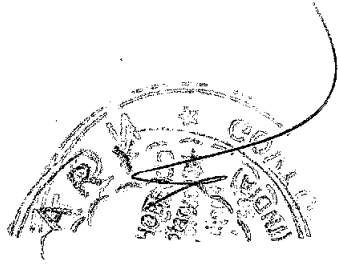
1. An amount of Rs. 8,00,000/- (Rupees Eight Lakhs Only), paid to the Vendor at Serial no. 1, by Demand Draft bearing no. 003466, dated 17-08-2011, drawn on Axis Bank, in favour of the Vendor at Serial no. 1,

2. An amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only), paid to the Vendor at Serial no. 3, by Demand Draft bearing no. 003465, dated 17-08-2011, drawn on Axis Bank, in favour of the Vendor at Serial no. 3,

3. An amount of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only), paid to the Vendor at Serial no. 5, by Demand Draft bearing no. 003464, dated 17-08-2011, drawn on Axis Bank, in favour of the Vendor at Serial no. 5,

4. An amount of Rs. 53,00,000/- (Rupees Fifty Three Lakhs Only), paid to the Vendor at Serial no. 9, by Demand Draft bearing no. 003467, dated 17-08-2011, drawn on Axis Bank, in favour of the Vendor at Serial no. 9,

leaving thereby the payment of the balance consideration of Rs. 1,09,03,640/- (Rupees One Crore, Nine Lakhs Three Thousand, Six Hundred and Forty Only), due and payable to

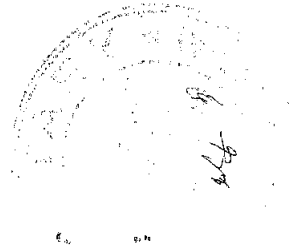
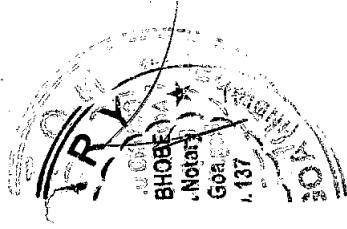


V. Sanyal

the Vendors at Serial no. 1 to 5 and 9 to 12 herein, towards the said 92.86% proportionate undivided share in the said property, corresponding to 1741.07 square meters and the House therein existing, on the express terms/understanding that the **PURCHASER** shall pay the balance consideration of Rs. 1,09,03,640/- (Rupees One Crore, Nine Lakhs Three Thousand, Six Hundred and Forty Only), upon the **VENDORS** securing a six meter wide access/road to the said property through the property bearing Survey no. 231/11, corresponding to old Survey No. 496 of the Village of Candolim, which is the property adjacent to the said property on its southern boundary.



6. **AND WHEREAS** by an Instrument of License dated 30-08-2011, executed and duly notarized before Mr. D. S. Pelkar, Advocate and Notary at Mapusa, under Registration No. 15473/2011 dated 30-08-2011, the Vendors at Serial no. 1 to 5 and 9 to 12 herein, have inter alia secured the six meter wide access/road to the **said property** through the property bearing Survey no. 231/11, over a strip of land covering an area of approximately 223 square meters or thereabout, for a one time consideration of Rs. 40,00,000/-, from its owners namely Mr. Romáldo Afonso De Souza and his wife Mrs. Bibiana F. De Souza on terms and conditions covenanted in the said Instrument of License dated 30-08-2011, which strip of land,



V. Sequeira

having a length of approximately 37.21 meters or thereabout, is better identified and delineated in the Plan hereto annexed in black colour shading.

7. **AND WHEREAS** in view of the fact that there has been no claim raised either as to the title and/or extent of the **said property**, or any other right and/or interest in the **said property** by any third party, and based on the representations made by the **VENDORS** to the **PURCHASER**, the **PURCHASER** has agreed to purchase the entire **said property** admeasuring **1,875 square metres**, from the **VENDORS** for a total consideration of **Rs. 2,25,00,000/- (Rupees Two Crores Twenty Five Lakhs Only)**, as a bonafide purchaser for value, free from all encumbrances and/or defects in title, the said consideration being the market value of the **said property** calculated at the rate of **Rs. 12,000/- (Rupees Twelve Thousand Only)** per square metre.

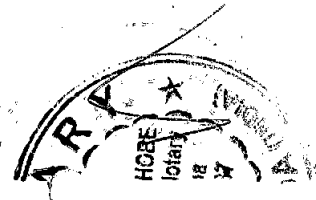
The vendors and the purchasers hereby declare that the property in transaction does not belong to Schedule Caste / Schedule Tribe pursuant to the Notification No RD/LAMB/Lec/318/77 dated 21/08/1978.

NOW THEREFORE THIS DEED OF SALE WITNESSETH:

1. The recitals contained above form an integral and operative part of these presents as if the same are incorporated herein verbatim.

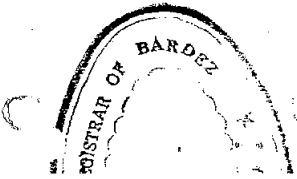
V. Sequine

V. Sequine



2. That in consideration of payment of the part consideration of Rs. 1,00,00,000/- (Rupees One Crore Only); under the Agreement for Sale dated 19-08-2011, and in consideration of payment of the balance consideration of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs Only), paid by the **PURCHASER** to the **VENDORS**, in the following manner:

- a. An amount of Rs. 8,00,000/- (Rupees Eight Lakhs Only) paid to the Vendor at Serial No. 4, by Demand Draft No. 003600, dated 13-9-2011, for an amount of Rs. 8,00,000/- (Rupees Eight Lakhs Only) drawn on Axis Bank, drawn in favour of the Vendor at Serial No. 4,
- b. An amount of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) paid to the Vendor at Serial No. 9, by Demand Draft No. 003598, dated 13-9-2011, for an amount of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) drawn on Axis Bank, drawn in favour of the Vendor at Serial No. 9,
- c. An amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) paid to the Vendor at Serial No. 10, by Demand Draft No. 003599, dated 13-9-2011, for



V. Seyvaine

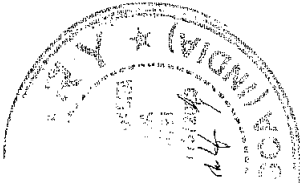
V. Seyvaine

an amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) drawn on Axis Bank, drawn in favour of the Vendor at Serial No. 10,

d. An amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) paid to the Vendor at Serial No. 11, by Demand Draft No. 003596, dated 13-9-2011, for an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) drawn on Axis Bank, drawn in favour of the Vendor at Serial No. 11, and

e. An amount of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) paid to the Vendor at Serial No. 12, by Demand Draft No. 003597, dated 13-9-2011, for an amount of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) drawn on Axis Bank, drawn in favour of the Vendor at Serial No. 12,

aggregating to a sum of Rs. 2,25,00,000/- (Rupees Two Crores Twenty Five Lakhs Only), receipt of which payment all the VENDORS at Serial No. 1 to 12, do hereby agree and acknowledge, and the VENDORS as absolute, exclusive and beneficial owners in possession of the said property admeasuring 1,875 square metres, do hereby absolutely convey the exclusive right, title,



Signatures

V. Siqueira

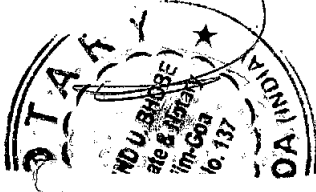
interest, ownership and possession of the said property together with all sewers, trees, drains, ways, passages, water courses, wells, rights, liberties, privileges, easements and advantages appurtenant thereto, in favour of the PURCHASER free from all encumbrances and/or defect or limitations in title, **TO HAVE AND TO HOLD THE SAME UNTO THE PURCHASER AS ABSOLUTE OWNER THEREOF.**

VENDORS COVENANTS

3. The VENDORS Covenant to the PURCHASER that the VENDORS have a clear and marketable title to the said property and are in exclusive possession of the said property which is free from all encumbrances and/or defect or limitations in Title.

4. That should any defect be found and/or surface in the title of the said property, the VENDORS shall at their own cost, remedy and/or clear the said defects if any.

5. The VENDORS covenant with the PURCHASER that the VENDORS shall at all times indemnify and keep the PURCHASER indemnified for any loss and/or damage



Y. S. S. S. S.

V. S. S. S. S.

that may be caused to the PURCHASER on account of any such defect in title of the said property, or on account of any breach or inaccuracy in any of the covenants contained herein.

6. The VENDORS hereby covenant to the PURCHASERS that there are no arrears or any unpaid notices of any taxes, cesses and/or charges, due and payable, in respect of the said property, either to the State Government, and/or any local Authority.

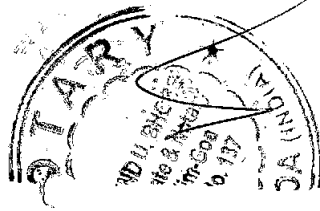
7. That there is no notice issued for Acquisition and/or Requisition of the said property hereby conveyed, or any part thereof, issued under the provisions of Land Acquisition and/or Requisition Act and/or taxing authorities or any other applicable law.

8. That the VENDORS shall at all times do all that is required for better assuring the Title of the said property to the PURCHASER, and as may be reasonably requested by the PURCHASER, at the cost and expense of the PURCHASER.

9. That the VENDORS have on execution of this instrument of conveyance of the said property handed over the

Gonzales

V. Segura



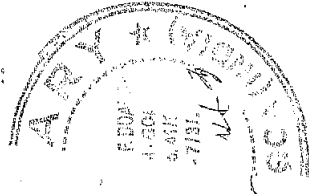
vacant and peaceful possession of the said property unto the **PURCHASERS**, along with the corresponding rights acquired by the **VENDORS** over the strip of land covering an area of approximately 223 square meters or thereabout, through the property bearing Survey no. 231/11, pursuant to the Instrument of License dated 30-08-2011, which strip of land, having a length of approximately 37.21 meters or thereabout, is better identified and delineated in the Plan hereto annexed in black colour shading.



10. The **VENDORS** covenant to the **PURCHASER** that there are no suits, proceedings or litigation pending in any Court as on date concerning, touching, affecting the said property.



11. The **VENDORS** covenant to the **PURCHASER** that there is no attachment or prohibitory order issued by any competent authority or court prohibiting the sale or transfer of the said property as contemplated under these presents.



12. The **VENDORS** covenant to the **PURCHASER** that no loans and/or advances have been obtained from any person or persons, banks, financial institutions or any

V. Gonsalves

V. Saqueiro

other third party by mortgaging or creating a security interest in the **said property** and/or against collateral security thereof.

13. The **VENDORS** covenant to the **PURCHASER** that there is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the **said property**.

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

15. The **VENDORS** covenant to the **PURCHASER** that the **PURCHASER** shall henceforth be entitled to quietly and peacefully possess, occupy and enjoy the **said property** without any hindrance, denial, interruption or eviction claiming through, under or in trust for the **VENDORS** and/or their legal heirs.



V. Sequerra

V. Sequerra

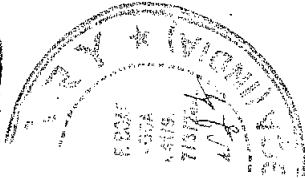
16. The **VENDORS** have handed over to the **PURCHASER** the original of the Instrument of License dated 30-08-2011, and have inter alia assigned all the rights acquired by the **VENDORS** pursuant to the said Instrument of License dated 30-08-2011, to the said six meter wide access/road to the **said property** through the property bearing Survey no. 231/11, over the strip of land covering an area of approximately 223 square meters or thereabout, having a length of approximately 37.21 meters or thereabout, better identified and delineated in the Plan hereto annexed in black colour shading, in favour of the **PURCHASER**.



17. The **VENDORS** covenant to the **PURCHASER** that the boundary of the **said property** has been marked and physically identified at loco.



18. The **VENDORS** covenant to the **PURCHASER** that on the **PURCHASER** being handed over the possession of the **said property**, the **PURCHASER** shall and will at all times hereinafter peaceably and quietly enter upon, have, occupy, possess and enjoy the **said property** and receive the rent issues and profit thereof and of every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim or demand



Gonsalves

V. Sequeira

whatsoever from or by the **VENDORS** or their heirs, executors or administrators or any person or persons lawfully or equitably claiming or in trust for the

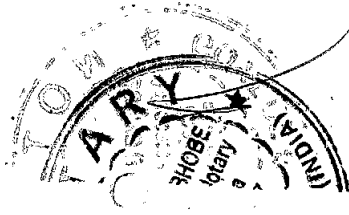
VENDORS.

19. The **VENDORS** hereby expressly accord their consent and give their no objection to the **PURCHASER** to secure the mutation in respect of the **said property** by securing the deletion of the name presently recorded in the Occupants Column, in the Form I and IV in respect of the **said property** and the insertion of name of the **PURCHASER** in the Form I and IV in respect of the **said property** bearing Survey No. 231, sub-division 8, of the Village of Candolim.



MUTUAL COVENANTS

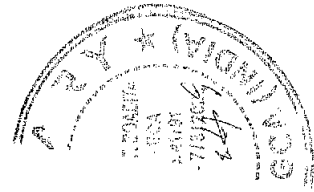
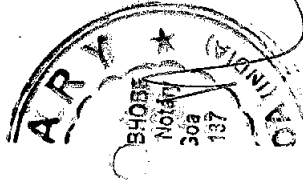
20. The **VENDORS** and the **PURCHASER** hereby declare that the **said property** bearing Survey No. 231, sub-division 8, of the Village of Candolim, which is the subject matter of the present transaction does not belong to Schedule Caste/Schedule Tribe, pursuant to Notification No. RD/LAND/LRC/318/77 dated 21-08-1978.



Handwritten signature and initials.

Senacalves *V. Sequiera*

21. The present instrument is engrossed on Stamp Paper of the value of Rs. 4,65,000/- (Rupees Four Lakhs Sixty Five Thousand Only), in view of the fact that the PURCHASER has effected payment of a Stamp Duty of Rs. 2,10,000/- (Rupees Two Lakh Ten Thousand Only) at the time of execution and Registration of the Agreement of Sale dated 19th August 2011, duly registered with the Office of the Sub-Registrar of Bardez at Mapusa, under Document Registration No. BRZ-BK1-04021-2011, in Book 1, CD Number BRZD215, dated 19-08-2011, which Stamp Duty on adjustment with the Stamp Duty paid along with the present instrument aggregates to a Stamp Duty of Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only).



IN WITNESS WHEREOF the parties hereto have executed and signed this Deed after having read and understood the contents thereof in the simultaneous presence of the witnesses signing below.

Signatures
V. Sequeira

SCHEDULE - I

ALL THAT LANDED IMMOVABLE PROPERTY known as "SEQUERI WADO" situated in the ward of Sequeira Vaddo, in the Village of Candolim, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, along with the old dilapidated house existing therein, which property is neither registered in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office of Bardez, and is presently surveyed in the Record of Rights under Survey No. 231, sub-division 8, of the Village of Candolim, admeasuring an area of 1,875 square metres, corresponding to Old Survey No. 497, and is presently bounded as under:



On the **East:** Partly by the property bearing Survey No. 231/6, corresponding to Old Survey No. 489, and partly by the property bearing Survey no. 231/11, corresponding to Old Survey No. 496, of the Village of Candolim,

J. Sequeira

On the West: Partly by the property bearing Survey No. 229/2 and partly by the Nullah/Rain Water drain,

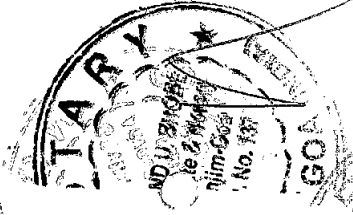
On the North: Partly by the property bearing Survey No. 231/6, corresponding to Old Survey No. 489, and partly by the property bearing Survey no. 229/2 of the Village of Candolim, and;

On the South: By the property bearing Survey no. 231/11, corresponding to Old Survey No. 496, of the Village of Candolim,

Schedule I Property is better identified and delineated in the plan hereto annexed in red boundary line.

Sponsales

V. Sequeira



SIGNED AND DELIVERED
by the within named VENDORS
of the ONE PART:



V. Sequeira

Mr. VALMIQUE CARIDADE SEQUEIRA
(FOR SELF AND AS DULY CONSTITUTED
ATTORNEY OF THE VENDORS NOS. 1 TO 8
AND 10 TO 12)

L.H.F.P.

R.H.F.P.



1.



2.



3.



4.



5.



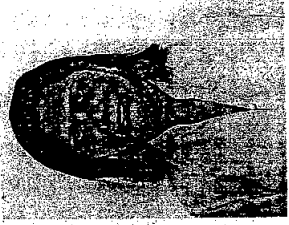
14/5

Sequeira

V. Sequeira

SIGNED AND DELIVERED

by the within named **PURCHASER**
of the **SECOND PART:**



Gonsalves

Mrs. THERESA GONSALVES

L.H.F.P.



1.



2.



3.



4.



5.

R.H.F.P.



1.



2.



3.



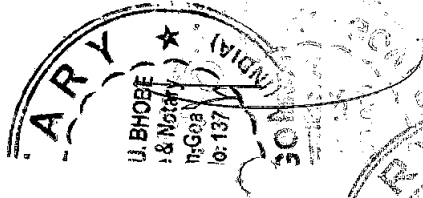
4.



5.

Gonsalves

V. Siqueira



In the presence of the witnesses:

1. Jmand

2. Sundolkar

Sonolues

V. Saquvina



[Signature]

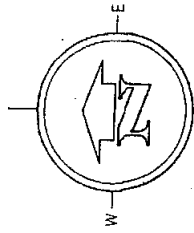
[Signature]

-43-

PLAN
SHOWING THE PROPERTY BEARING
SURVEY No.231 / 8 SITUATED AT
CANDOLIM VILLAGE OF BARDEZ

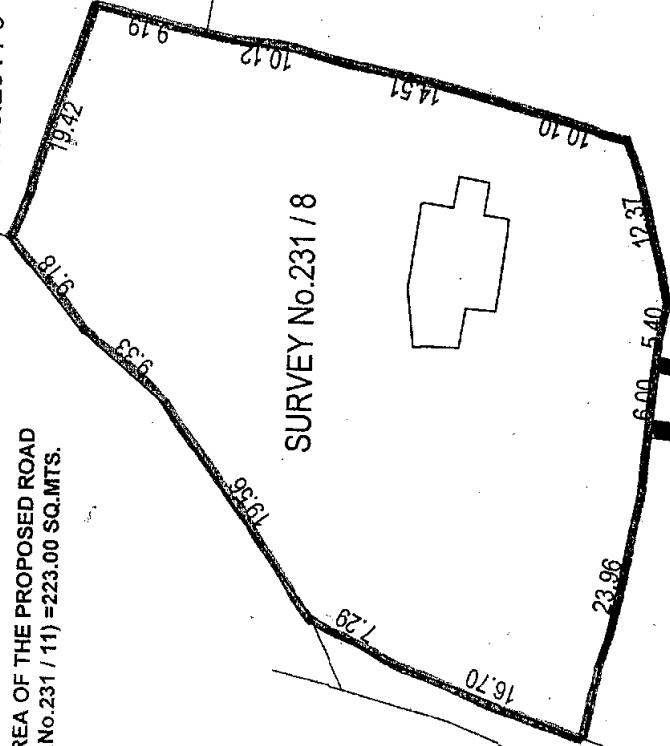
AREA OF THE PLOT(S.No.231 / 8) =1875 SQ.MTS.

AREA OF THE PROPOSED ROAD
(S.No.231 / 11) =223.00 SQ.MTS.



SCALE 1 :500

S. No.231 / 6

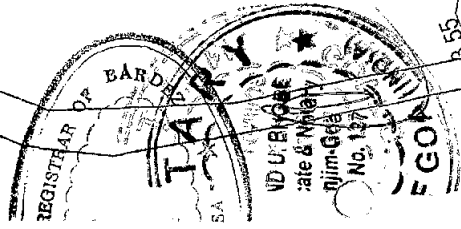


SURVEY No.231 / 8

SURVEY No.231 / 11

PROPOSED ROAD



EXISTING ROAD

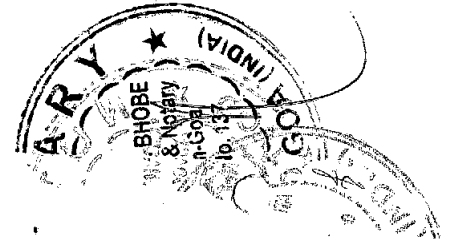
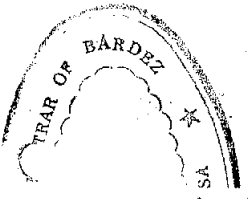


Gonsalves

V. Saunior

Prazeres
PRAZERES A. GONSALVES
SURVEYOR (N.C.T.V.T.)
VEREM, REIS MAGOS,
BARDEZ, GOA 403 114

<i>M. S. ...</i>	
	
	





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 14-09-2011 12:36:00 PM

Document Serial Number : 4382

Presented at 12:04:00 PM on 14-09-2011 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	450000.00
2	Processing Fees	950.00
	Total :	450950.00

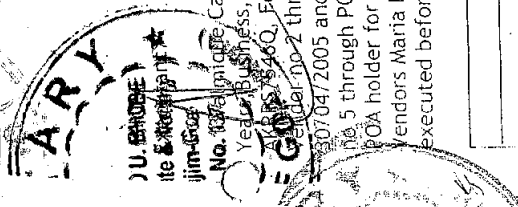
Stamp Duty Required: 390000.00

Stamp Duty Paid: 465000.00

Theresa Gonsalves presenter

Name	Photo	Thumb Impression	Signature
Theresa Gonsalves, D/o Late Cajetan Alphonso, Married, Indian, age 57, Cars, Business, r/o Villa Sea Shell, Murrod Vaddo, Candolim, Bardez-Goa PAN No. ACVPG0641E			



Endorsements



No. 103/11/1011-Candida Sequeira, s/o Late Vicente Valentino Gomes Sequeira, Married, Indian, age 40 Yearly Business, r/o H/No 39/6, Valentine Lane, Sequeira Vaddo, Candolim, Bardez Goa Pan card No. ACVPG0641E. For self and as a POA holder for Vendor no 1 through POA dated 04/05/2005 and POA holder for Vendor no 2 through POA dated 30/04/2005 and as a POA holder for Vendor no 3 through POA dated 30/04/2005 and As a POA holder for Vendor 4 through POA dated 30/04/2005 and as a POA holder for Vendor no 5 through POA dated 05/05/2005 and as a POA holder for Vendor no 7 through POA dated 22/05/2010 and as a POA holder for Vendor no 8 and 9 through POA dated 16/08/2011 executed before D.S Petkar at Mapusa abd for Vendors Maria Louella, Kirk Raymond Nazareth & Keith Orson Sequeira, through POA dated 20/08/2011, Executed before the Notary A.K. Yadav, India, under Sr. No.2188/2011

Photo	Thumb Impression	Signature

a Gonçalves, D/o Late Cajetan Alphonso, Married, Indian, age 57 Years, Business, r/o Villa Sea Shell, Addo, Candolim, Bardez-Goa PAN No. ACYPG0641E

Photo	Thumb Impression	Signature
		<i>Armando A. Fernandes</i>

entification

Sr No.	Witness Details	Signature
1	Armando A Fernandes , s/o Joaquim Fernandes, Married, Indian, age 37 Years, Service, r/o Marra Pilerne Bardez Goa	<i>Armando</i>
2	Sanjay Candolikar , s/o late Shyam Sundar Candolikar, Married, Indian, age 34 Years, Business, r/o Candolim, Bardez Goa	<i>Sanjay</i>

4/10/11
SUB-REGISTRAR
BARDEZ



I certify that on production of the original document. I have satisfied myself that the stamp duty of Rs. 100000/- has been paid thereon.

Scanned By: *Armando*
Signature: *Armando*

RGD/13/11/11 Developed by C-DAC, ACTS, Pune



Book-1 Document
Registration Number BRZ-BK1-05157-2011
CD Number BRZD244 on
Date 03-11-2011

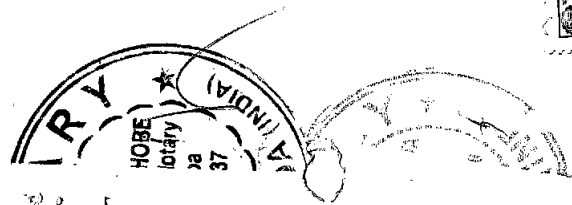
Sub-Registrar (Bardéz)

SUB-REGISTRAR
BARDÉZ

Scanned By: *S. S. Sane*

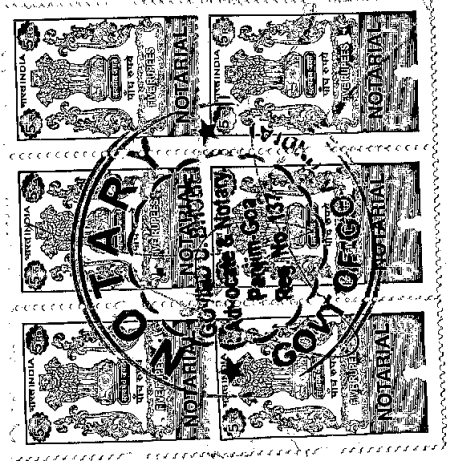
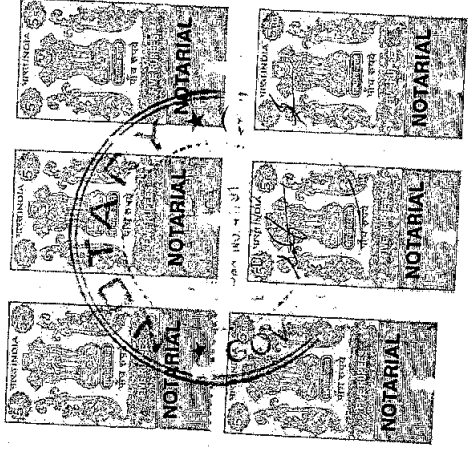
Signature: *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY OF ORIGINAL
REG. No. *13084* DATED *20/12/10*

W.F.
WILFRED A. F. SOADIT
NOTARY AT PANAJI
STATE OF GOA, (INDIA)



CERTIFIED TRUE COPY OF THE ORIGINAL
REG. No. *13084* DATED *20/12/10*

GOVIND D. BHOPAL
Advocate & Notary
Panjim - Goa
Phone: 9141 133