

(Rupees Nine Lakh Twenty Three Thousand Nine Hundred)

For CITIZEN CREDIT™
CO-OP BANK LTD

[Signature]
Authorized Signatory

Citizencredit co-operative Bank Ltd.
Mangalore Branch,
Shop No. 11, Ground Floor, Block D, 1,
Mangal Heights,
Mangalore, Goa - 557 007
D. 5187PV/J.C.R./3611/2013 - RD

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GOA
NON JUDICIAL
Rs 0923965 24.4.2018
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GOA
INDIA
Zero-Nine-Two-Three-Nine-Six-Five

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Name of Purchaser BAGANZA AND FULARI VENTURES

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1871/18

25/04/18



DEED OF SALE

[Signature]
M. Sibowza

This Deed of Sale is made on 25th day of April, 2018 at Mapusa, Sub District of Bardez Taluka, District of North Goa, State of Goa.

BETWEEN

1. 1. MRS. BABINA R. D'SOUZA ALIAS BABINA PEREIRA, daughter of late Jose alias Juse alias Joseph Carmilo D'Souza, 82 years of age, widow, Indian National, household, holder of Pan card no. BJYPP0643J and residing at Flat no. 301, 3rd floor, Christina Apartments, Kalina, Santa Cruz East, Mumbai – 400 029;

2. MR. CAJETAN D'SOUZA ALIAS CAETANO B. D'SOUZA, son of late Jose alias Juse alias Joseph Carmilo D'Souza, 79 years of age. Indian National, married, retired, holder of Pan Card No. AOCPD5637A and his wife;

3. MRS. VICTORIA N. D'SOUZA, daughter of Late Michael Francis Pereira, 68 years of age, married, Indian National, housewife, holder of Pan Card No. ADVPD4246K and both residing at Ganpati Niwas Co-operative Housing Society Ltd., N-9/7, Bangur Nagar, Goregaon (West), Mumbai – 400 104;

J3 M. D'Souza. *[Signature]*

4. MRS. LUIZA S D'SOUZA ALIAS LUIZA D'LIMA, daughter of late Jose alias Juse alias Joseph Carmilo D'Souza, 76 years of age, widow, household, holder of Pan card No. ARPPD7056D, Indian National and residing at 2, Oscar Villa, Kirol Road, Vidya Vihar, Mumbai - 400 08;

5. MRS. ANNIE B D'SOUZA ALIAS ANNIE FALEIRO, daughter of late Jose alias Juse alias Joseph Carmilo D'Souza, widow, household, 74 years of age, Indian National, holder of Pan card no. AAMPF5428K and residing at Gangaram Niwas, 13/B, Cadell Road, Mahim, Mumbai - 400 016;

6. MR. DENNIS SALUZINHO D'SOUZA, son of late Jose alias Juse alias Joseph Carmilo D'Souza, 70 years of age, Indian National, retired, holder of Pan card no. AAAPD2676B and his wife;

7. MRS. MAGGIE D'SOUZA, daughter of late Felix D'Souza, 71 years of age, housewife, Indian National, holder of Pan card no. AJPPD8211J and both residing at Kumar Co-operative Housing Society, Flat no. 18, Wing - A, 5th Floor, behind Church, Vikhroli West, Mumbai - 400 079 and presently residing at Khorlim, Mapusa, Bardez - Goa;

X *13* *M. D'Souza* *LUIZA*

8. MR. PETER FRANCIS D'SOUZA, son of late Jose alias Juse alias Joseph Carmilo D'Souza, 67 years of age, Indian National, retired, holder of Pan card no. AJIPD2727N and his wife;

9. MRS. MARIA AUGUSTA P D'SOUZA ALIAS MARIA D'SOUZA, daughter of Zefferino A. Rebello, 56 years of age, service, Indian National, holder of Pan card no. AHAPD3553C and both residing at B.I.T. Block no. 5, Room no. 26, Parel, Mumbai - 400 012; herein after called "THE OWNERS/ VENDORS" (which expression unless repugnant to the context got meaning there of shall mean and include their heirs, administrators, assigns, successors, nominees and representative) OF THE FIRST PART.

AND

II. BRAGANZA AND FULARI VENTURES, a partnership firm duly registered at Sub Registrar Office at Mapusa, under no.33/2016, at page no:- 11, Vol No. XII dated 12/02/2016, having a Pan Card No. AAQFB0707K, having its registered office at 303 & 304, B&F Habitat Building, 3rd Floor, Canca Parra, Bypass Road, Ximer, Mapusa, Bardez, Goa and represented by its Partners:


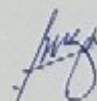
X *13* *M. D'Souza* *[Signature]*

- (1) MR. JOSE MARTINHO BRAGANZA, s/o Mr. Jose F. Braganza, 39 years of age, married, businessman and residing at Angod, Mapusa, Bardez-Goa, and
- (2) MR. VINAYKUMAR VINAYAK FULARI, s/o Vinayak Fulari, 43 years old, married, businessman and residing at Fernandes Vaddo, Siolim Bardez-Goa, hereafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include it representatives and assigns) OF THE SECOND PART.

All the parties to this Deed of Sale are Indian Nationals

WHEREAS, the Owners/Vendors no. 1 herein is represented by her duly constituted attorney, the Owner/Vendor no. 6, by virtue of Power of Attorney dated 07/09/2013, executed before Notary Advocate S.M. Naqvi at Mumbai, under serial no. 675 & registration no. 55/2013;

AND WHEREAS, the Owners/Vendors no. 2 & 3 herein are represented by their duly constituted attorney, the Owner/Vendor no. 6, by virtue of Power of Attorney dated 07/09/2013, executed before Notary Advocate S.M.

 13 M. D. B. B. B. 

Naqvi at Mumbai, under serial no. 677 & registration no. 55/2013;

AND WHEREAS, the Owners/Vendors no. 4 herein is represented by her duly constituted attorney, the Owner/Vendor no. 6, by virtue of Power of Attorney dated 03/10/2013, executed before Notary Advocate K. Sahadevan at Thane- Maharashtra, under serial no. 660;

AND WHEREAS, the Owners/Vendors no. 5 herein is represented by her duly constituted attorney, the Owner/Vendor no. 6, by virtue of Power of Attorney dated 07/09/2013, executed before Notary Advocate S.M. Naqvi at Mumbai, under serial no. 676 & registration no. 55/2013;

AND WHEREAS, the Owners/Vendors no. 8 & 9 herein are represented by their duly constituted attorney, the Owner/Vendor no. 6, by virtue of Power of Attorney dated 27/09/2013, executed before Notary Advocate K. Sahadevan at Thane- Maharashtra, under serial no. 494;

AND WHEREAS, at Village Revora, which is within the limits of Village Panchayat of Revora, Sub district of Bardez taluka, District of North Goa State of Goa there exists an immovable property known as "CURSACHO SORVES" OR "BORCHEM BATULEM" OR "TALE", along with a residential house bearing V.P. No. 33/1(P), surveyed under

X *13* *M. S. ...* *[Signature]*


No. 25/3 of Village Revora survey records and totally admeasuring an area of 5675 sq. mts. The aforesaid property is not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez. For the sake of brevity, the property surveyed under No. 25/3 of village Revora along with the residential house bearing V.P. No. 33/1 (P) shall be herein referred to as "THE SAID PROPERTY" and better described in schedule-I here under which is the subject matter of this present sale;

AND WHEREAS, "THE SAID PROPERTY" originally comprised of two additions/portions, adjacent to each other, admeasuring 5.000 sq.mts. and 990 sq.mts. respectively and was originally owned by the Communidade of Revora:

AND WHEREAS, on 26/06/1936, one addition/portion of "THE SAID PROPERTY" admeasuring 990 sq.mts., was granted as aframento to Caetan alias Caetano Batista De Souza, who was then deceased, by order of Government dated 27/02/1918, which was fixed on 26/06/1936 by an Order and in the presence of Luisa Maria Lobo widow of the said Caetano Batista De Souza, for self and as head of the household and before the Administrator of Communidade of Bardez, Advocate Pedro Inacio De Souza Gonsalves and Secretary of Administration office Mr. Bablo Sinai Borkar:

X JB M. Silveira JMS

AND WHEREAS, on 26/07/1936, the other addition/portion of "THE SAID PROPERTY" admeasuring 5,000 sq.mts., was granted as aframento to Caetan alias Caetano Batista De Souza, who was then deceased, by order of Government dated 28/02/1918, which was fixed on 26/07/1936 by an Order and in the presence of Luisa Maria Lobo widow of the said Caetano Batista De Souza, for self and as head of the household and before the Administrator of Comunidade of Bardez, Advocate Pedro Inacio De Souza Gonsalves and Secretary of Administration office Mr. Bablo Sinai Borkar;



AND WHEREAS, prior to handing over of the final possession to Mrs. Luiza Maria Lobo, widow of Caetan alias Caetano Batista De Souza, Mrs. Luiza Maria Lobo constructed a house in the portion admeasuring 990 sq.mts.. Pursuant to the completion of the said residential house, final possession was given to Mrs. Luiza Maria Lobo, and she had been in peaceful ownership and possession of the two additions/portions along with the house without any obstruction and interference from anyone whomsoever;

AND WHEREAS, Mrs. Luiza Maria Lobo, widow of Caetan Batista De Souza, had three sons out of their wedlock viz; (i) Manuel D'Souza, bachelor, (ii) Jose C. D'Souza alias Juse Carmilo D'Souza, who was married to

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Mrs. Maria Angela D'Souza alias Mary Angela D'Souza and
 (iii) Mr. Dennis Saluzinho D'Souza, bachelor;

AND WHEREAS, the record of rights in Form 9 with respect to "THE SAID PROPERTY" reveals the name of Jose Carmilo D'Souza as Occupant in possession of "THE SAID PROPERTY", since before survey. The same was confirmed in the Land Index at Form III, wherein the name of Jose Carmilo D'Souza is shown as Occupant in possession of "THE SAID PROPERTY";

AND WHEREAS, on finalization and confirmation of the Land survey in Form I & XIV, the name of Jose Carmilo D'Souza was recorded as Occupant in possession of "THE SAID PROPERTY";

AND WHEREAS, at the time of survey both the additions/portions were allotted single survey number. The Land Survey carried out by the Government of Goa and since an area was acquired for the development of the road, the area of "THE SAID PROPERTY" was reduced to 5.675 sq.mts. from the area admeasuring 5,990 sq.mts. which was originally granted by the Comunidade;

AND WHEREAS, since before survey, the said Jose C. D'Souza alias Jose Carmilo D'Souza and his wife Mrs. Maria Anjela D'Souza alias Mary Angela D'Souza were in peaceful




✓ JS M. D'Souza [Signature]

ownership and possession of "THE SAID PROPERTY" along with the residential house without any obstruction and interference from anyone whomsoever;

AND WHEREAS, the Vendor no. 6 has initiated Inventory Proceedings on the demise of his grandparents/estate leaver, viz; Caetan alias Caetano Batista De Souza and his wife Mrs. Luiza Maria Lobo, in the Court of Civil Judge, Senior Division at Bicholim, being Inventory File no. 34/2018/C and "THE SAID PROPERTY" shall be listed in the list of assets;

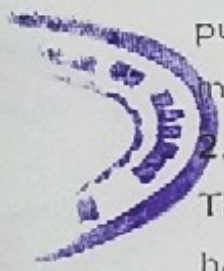

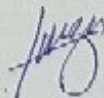
AND WHEREAS, the said Inventory Proceedings no. 34/2018/C is pending before the Civil Judge and the Owners/Vendors herein indemnify the Purchasers that all the other Interested Parties/heirs to "THE SAID PROPERTY" have consented and that "THE SAID PROPERTY" shall be jointly allotted to them in the following manner:

- i) The Owner/Vendor no. 1 shall be allotted 1/6th undivided share in "THE SAID PROPERTY".
- ii) The Owner/Vendor nos. 2 & 3 shall be jointly allotted 1/6th undivided share in "THE SAID PROPERTY".
- iii) The Owner/Vendor no. 4 shall be allotted 1/6th undivided share in "THE SAID PROPERTY".
- iv) The Owner/Vendor no. 5 shall be allotted 1/6th undivided share in "THE SAID PROPERTY".

  M. Silva 

- v) The Owner/Vendor nos. 6 & 7 shall be jointly allotted 1/6th undivided share in "THE SAID PROPERTY".
- vi) The Owner/Vendor nos. 8 & 9 shall be jointly allotted 1/6th undivided share in "THE SAID PROPERTY". The Owners/Vendors herein are in peaceful ownership and possession of "THE SAID PROPERTY" without any obstruction and interference from anyone whomsoever;

AND WHEREAS, based on the representation made by the Owners/Vendors to the Purchasers, the Purchasers have now approached the Owners/Vendors with their desire to purchase "THE SAID PROPERTY", which is better described in Schedule-I for a total consideration of a sum of Rs.- 2,05,32,500/- (Rs. Two Crores Five Lakhs Thirty Two Thousand Five Hundred only) and the OWNERS/VENDORS have agreed to Sell "THE SAID PROPERTY", free from all encumbrances, for the abovementioned consideration and accordingly this deed is typed on Non Judicial Stamp Papers valued at Rs. 9,23,965/- (Rs. Nine Lakhs Twenty Three Thousand Nine Hundred and Sixty Five only). From the above mentioned consideration, necessary TDS (Tax Deducted at Source) to be deducted and deposited by the Purchaser in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013:

  B M. Sharma 

AND WHEREAS the OWNERS/VENDORS have assured the PURCHASER that they are the sole and absolute owners of "THE SAID PROPERTY" and that nobody else other than them have got any manner of right, title or interest in "THE SAID PROPERTY" and that the same is free of all encumbrances and charges, whatsoever.


NOW THIS DEED OF SALE WITNESSES AS UNDER:-


- 1) That in consideration of a sum of Rs.2,05,32,500/- (Rs. Two Crores Five Lakhs Thirty Two Thousand Five Hundred only) paid by the Purchaser to the Owners/Vendors, wherein a sum of Rs. 2,05,325/- (Two Lakhs Five Thousand Three Hundred Twenty Five Only) shall be deducted and deposited by the Purchaser as TDS (Tax Deducted at Source) in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013 and the Owners/Vendors having hereby acknowledged the receipt of the same (after necessary TDS deductions), the Owners/Vendors do hereby sell, grant, convey, transfer and assign to and unto the Purchaser, "THE SAID PROPERTY" which is described in schedule-I together with all water courses, easements and all other rights, appurtenant thereto with all rights, privileges, easements, right of way and appurtenances pertaining thereto of the OWENRS/VENDORS, in favour of the Purchaser

X JS M. D. Sonawane [Signature]

absolutely and forever, and declare that the PURCHASER has become the absolute owner thereof together with all the ways, waters, paths, passages, lights, well, water courses, mines, ditches, drains, liberties, privileges, facilities, easements, advantages, trees and appurtenances to be carried with or enjoyed by or in relation to "THE SAID PROPERTY", to have and to hold the same unto and to the use of the PURCHASER absolutely and forever and free from all encumbrances, without any interference from the Owners/Vendors or anyone on their behalf.

- 2) That on signing this present Deed of Sale, the Purchaser has paid to the Owners/Vendors a sum of Rs. 1,55,32,500/- (Rupees One Crore Fifty Five Lakhs Thirty Two Thousand Five Hundred Only) subject to T.D.S. deduction of a sum of Rs.1,55,328/- (Rupees One Lakh Fifty Five Thousand Three Hundred Twenty Eight Only). Hence 1/6th share, before T.D.S. deduction amounts to a sum of Rs. 25,88,750/- (Rupees Twenty Five Lakhs Eighty Eight Thousand Seven Hundred Fifty Only). The Owners/Vendors do hereby admit and acknowledge the receipt of the sum of Rs.1,53,77,172/- (Rupees One Crores Fifty Three Lakhs Seventy Seven Thousand One Hundred and Seventy Two only) (after T.D.S. Deduction). The sum of Rs.1,53,77,172/- (Rupees One Crores Fifty Three Lakhs Seventy Seven Thousand One

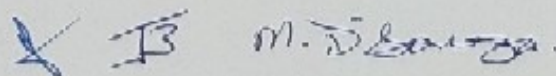

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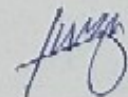

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Hundred and Seventy Two only) has been received in the following manner:-

i) A sum of Rs. 25,62,862/- (Rupees Twenty Five Lakhs Sixty Two Thousand Eight Hundred Sixty Two only) in favour of MRS. BABINA R. D'SOUZA, (OWNER/VENDOR NO. 1), by virtue of cheque/Demand Draft bearing No. 241294, drawn on Axis bank, Mapusa branch and dated 25/04/2018. The amount of Rs. 25,888/- (Rupees Twenty five Thousand Eight Hundred and Eighty Eight Only) shall be deposited by way of T.D.S. In favour of the Vendor No 1.

ii) A sum of Rs. 25,62,862/- (Rupees Twenty Five Lakhs Sixty Two Thousand Eight Hundred Sixty Two only) in favour of MR. CAJETAN D'SOUZA ALIAS CAETANO B. D'SOUZA and MRS. VICTORIA D'SOUZA, (OWNER/VENDOR NO. 2 & 3), by virtue of 2 cheque/Demand Draft bearing Nos. 241292 & 241293, both drawn on Axis bank, Mapusa branch, dated 25/04/2018, and each for a sum of Rs. 12,81,431/- (Rupees Twelve Lakhs Eighty One Thousand Four Hundred and Thirty One Only) respectively. The amount of Rs. 12,944/- (Rupees Twelve Thousand Nine Hundred and Forty Four Only) each, totally amounting to Rs.


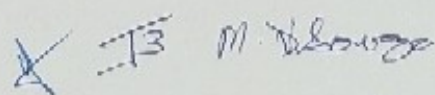

 M. D. Souza.



25,888/- (Rupees Twenty five Thousand Eight Hundred and Eighty Eight Only), shall be deposited by way of T.D.S. in favour of the Vendor No 2 & 3 respectively.

- iii) A sum of Rs. 25,62,862/- (Rupees Twenty Five Lakhs Sixty Two Thousand Eight Hundred Sixty Two only) in favour of MRS. LUIZA S D'SOUZA ALIAS LUIZA S. D'LIMA, (OWNER/VENDOR NO. 4), by virtue of cheque/Demand Draft bearing No. 241298, drawn on Axis bank, Mapusa branch and dated 25/04/2018. The amount of Rs. 25,888/- (Rupees Twenty five Thousand Eight Hundred and Eighty Eight Only) shall be deposited by way of T.D.S. in favour of the Vendor No 4.

- iv) A sum of Rs. 25,62,862/- (Rupees Twenty Five Lakhs Sixty Two Thousand Eight Hundred Sixty Two only) in favour of MRS. ANNIE B D'SOUZA ALIAS ANNIE FALFIRO (OWNER/VENDOR NO. 5), by virtue of cheque/Demand Draft bearing No. 241304, drawn on Axis bank, Mapusa branch and dated 25/04/2018. The amount of Rs. 25,888/- (Rupees Twenty five Thousand Eight Hundred

and Eighty Eight Only) shall be deposited by way of T.D.S. in favour of the Vendor No 5.

- v) A sum of Rs. 25,62,862/- (Rupees Twenty Five Lakhs Sixty Two Thousand Eight Hundred Sixty Two point Five only) in favour of MR. DENNIS S. D'SOUZA and MRS. MAGGIE D'SOUZA, (OWNER/VENDOR NO. 6 & 7), by virtue of 2 cheque/Demand Draft bearing Nos. 241297 & 241291, both drawn on Axis bank, Mapusa branch, dated 25/04/2018, each for a sum of Rs. 12,81,431/- (Rupees Twelve Lakhs Eighty One Thousand Four Hundred and Thirty One Only) respectively. The amount of Rs. 12,944/- (Rupees Twelve Thousand Nine Hundred and Forty Four Only) each, totally amounting to Rs. 25,888/- (Rupees Twenty five Thousand Eight Hundred and Eighty Eight Only), shall be deposited by way of T.D.S. in favour of the Vendor No 6 & 7 respectively.

- vi) A sum of Rs. 25,62,862/- (Rupees Twenty Five Lakhs Sixty Two Thousand Eight Hundred Sixty Two only) in favour of MR. PETER F. D'SOUZA and MRS. MARIA D'SOUZA, (OWNER/VENDOR NO. 8 & 9), by virtue of 2 cheque/Demand Draft bearing Nos. 241295 &



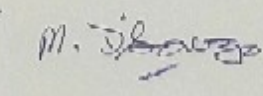

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241296, both drawn on Axis bank, Mapusa branch, dated 25/04/2018, each for a sum of Rs. 12,81,431/- (Rupees Twelve Lakhs Eighty One Thousand Four Hundred and Thirty One Only) respectively. The amount of Rs. 12,944/- (Rupees Twelve Thousand Nine Hundred and Forty Four Only) each, totally amounting to Rs. 25,888/- (Rupees Twenty five Thousand Eight Hundred and Eighty Eight Only), shall be deposited by way of T.D.S. in favour of the Vendor No 8 & 9 respectively.

3) And the Owners/Vendors do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer "THE SAID PROPERTY" which is described in Schedule-I to the Purchaser and the OWNERS/VENDORS covenant that they shall and will from time to time and at all times hereafter at the request of the PURCHASER do, execute and register or cause to be done, executed and registered all such acts, deeds and assurances whatsoever for the further and more perfectly securing the title to "THE SAID PROPERTY" and every part thereof to the PURCHASER as shall or may by law, be required.

4) On conclusion of the said Inventory Proceedings no. 34/2018/C, pending before the Civil Judge, Senior

  M.  

Division at Bicholim, the Purchaser shall pay the Owners/Vendors the balance sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only), subject to necessary T.D.S. deduction of Rs. 50,000/- (Rupees Fifty Thousand Only), in the following manner:

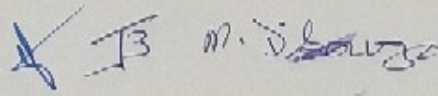
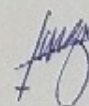
- i) A sum of Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand only) in favour of MRS. BABINA R. D'SOUZA, (OWNER/VENDOR NO. 1). The amount of Rs. 8,333/- (Rupees Eight Thousand Three Hundred and Thirty Three Only) shall be deposited by way of T.D.S. in favour of the Vendor No 1.
- ii) A sum of Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand only) in favour of MR. CAJETAN D'SOUZA ALIAS CAETANO B. D'SOUZA and MRS. VICTORIA D'SOUZA, (OWNER/VENDOR NO. 2 & 3), The amount of Rs. 4,167/- (Rupees Four Thousand One Hundred and Sixty Seven Only) each, totally amounting to Rs. 8,334/- (Rupees Eight Thousand Three Hundred and Thirty Four Only), shall be deposited by way of T.D.S. in favour of the Vendor No 2 & 3 respectively.
- iii) A sum of Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand only) in favour of MRS. LUIZA S D'SOUZA ALIAS LUIZA S. D'LIMA, (OWNER/VENDOR NO. 4). The amount of Rs.

X 13 M. D. Souza

[Signature]

8,333/- (Rupees Eight Thousand Three Hundred and Thirty Three Only) shall be deposited by way of T.D.S. in favour of the Vendor No 4.

- iv) A sum of Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand only) in favour of MRS. ANNIE B D'SOUZA ALIAS ANNIE FALEIRO (OWNER/VENDOR NO. 5). The amount of Rs. 8,333/- (Rupees Eight Thousand Three Hundred and Thirty Three point Thirty Three Only) shall be deposited by way of T.D.S. in favour of the Vendor No 5.
- v) A sum of Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand only) in favour of MR. DENNIS S. D'SOUZA and MRS. MAGGIE D'SOUZA, (OWNER/VENDOR NO. 6 & 7). The amount of Rs. 4,167/- (Rupees Four Thousand One Hundred and Sixty Seven Only) each, totally amounting to Rs. 8,334/- (Rupees Eight Thousand Three Hundred and Thirty Four Only), shall be deposited by way of T.D.S. in favour of the Vendor No 6 & 7 respectively.
- vi) A sum of Rs. 8,25,000/- (Rupees Eight Lakhs Twenty Five Thousand only) in favour of MR. PETER F. D'SOUZA and MRS. MARIA D'SOUZA, (OWNER/VENDOR NO. 8 & 9). The amount of Rs.

damages, claims or costs which they may sustain by reasons of any claim being made by anybody with respect to "THE SAID PROPERTY" which is described in Schedule-I and shall make good to the PURCHASER all damages that it may suffer in consequence thereof.

7) The Owners/Vendors have today put the Purchasers in unconditional, exclusive, peaceful, and vacant possession of "THE SAID PROPERTY" which is described in Schedule-I and the Purchaser may from time to time or at all times hereafter, peaceably and quietly enter upon, occupy or possess and enjoy "THE SAID PROPERTY" which is described in Schedule-I hereby conveyed with its appurtenances and the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, or demand whatsoever from or by the Vendors or their heirs or any person or persons claiming or to claim under or in trust for them or any of them.

8) The Purchaser shall absolutely and exclusively hold "THE SAID PROPERTY" which is described in Schedule-I, free and clear, and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estate title charge and encumbrances whatsoever had

X IB M. Shauza


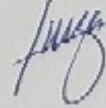
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made, executed, occasioned and suffered by the Vendors or by any other person or persons claiming or to claim by from under or in trust for them.

9) The Vendors do hereby indemnify the Purchaser that they shall cooperate and aid the Purchaser to carry out the Mutation proceedings before the Office of the Mamlatdar in order to include the name of the Purchaser in the Record of Rights/ Survey Records in Form I & XIV and the Vendors shall give their No Objection / Affidavits for the same. The VENDORS authorize and permit the PURCHASER to apply for mutation in the said Survey Record of Rights and thereby to enter the name of the PURCHASER by deleting the names existing therein, found recorded in the Occupant's Column in Form I & XIV in relation to the "THE SAID PROPERTY".

10) The Owners/Vendors do hereby covenant, undertake and declare as under:-

(a) That "THE SAID PROPERTY" which is described in Schedule-I is free from all encumbrances, charges, equities, claims or demands, whatsoever and that the Vendors have not done anything whereby "THE SAID PROPERTY" is a subject matter to any attachment or lien of any Bank, Court or person whatsoever.


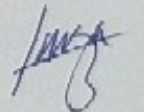
 13 M. D. D. 

- (b) That there are no pending suits, appeals, litigations or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to "THE SAID PROPERTY" which is described in Schedule-I.
- (c) That "THE SAID PROPERTY" which is described in Schedule-I is a not subject matter of any acquisition or requisition nor affected by any Government Notification or Order under any Ordinance Act, Defense of India Act or C.A.D.A. area initiated or pending, by the Government or Central Government or any other authority or local body.
- (d) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements with respect to "THE SAID PROPERTY" which is described in Schedule-I, nor is the "THE SAID PROPERTY" affected by any prohibitory order of injunction or attachment either before or after judgment.
- (e) The OWNERS/VENDORS have not entered into any agreement for sale, transfer arrangement document, instrument, communication, letter or deed with any other third party concerning "THE SAID PROPERTY" nor have they agreed to sell or encumber the same in any manner whatsoever.

X 13 M. D. ...

- NORTH** : By the boundary of Village Nadora and partly by road;
- South** : By the property surveyed under No. 26 of the Village Revora;
- East** : By the property surveyed under No. 26 of the Village Revora;
- West** : By the property surveyed under No. 25/2 and 25/1 of the Village Revora and partly by road;

IN WITNESS WHEREOF this Deed is signed by the parties on the day, month and year first above written.

X  13 M. S. Sanga. 

SIGNED AND DELIVERED BY WITHIN
NAMED THE OWNER/VENDOR NO.6
FOR SELF AND AS ATTORNEY FOR
OWNERS/VENDORS NO. 1,2,3,4,5,8 & 9



(MR. DENNIS SALUZINHO D'SOUZA)

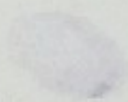


Left Hand

Right Hand



X IS M. Saluzinho D'Souza



SIGNED AND DELIVERED BY WITHIN
NAMED THE OWNER/VENDOR NO.7



M. D'Souza

(MRS. MAGGIE D'SOUZA)



Left Hand

Right Hand



IB *M. D'Souza* *[Signature]*

SIGNED AND SEALED AND DELIVERED BY THE
WITH NAMED PURCHASER, BRAGANZA AND
FULARI VENTURES REPRESENTED BY ITS
PARTNER No. 1



Braganza

(MR. JOSE MARTINHO BRAGANZA)



Right Hand



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

X *Braganza* *Mr. Jose Martinho Braganza* *Fulari*

SIGNED AND SEALED AND DELIVERED
BY THE WITH NAMED PURCHASER,
BRAGANZA AND FULARI VENTURES
REPRESENTED BY ITS PARTNER No. 2

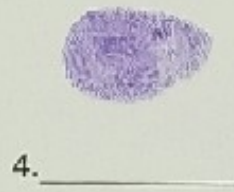


(MR. VINAYKUMAR VINAYAK FULARI)



Left Hand

Right Hand



X IS M. B. Loure.

IN THE PRESENCE OF WITNESS

1. ~~Vinayak~~ (K. Bregarza)

2. Rupesh K Palas Raly

~~X~~ JB M. Dhanraj. Jaga

REG_1_51810_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 25-04-2018 11:27:25 AM

Document Serial Number : 1871

Presented at 10:57:00 AM on 25-04-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	718640.00
2	Processing Fees	1180.00
	Total :	719820.00

Stamp Duty Required: 923985.00

Stamp Duty Paid: 923985.00

Jose Martinho Braganza presenter

Name	Photo	Thumb Impression	Signature
Jose Martinho Braganza, S/o Jose F Braganza, Married, Indian, age 39 Years, Business, r/o Angud Mapusa Bardez Goa. Partner of Braganza And Fulari Ventures, a partnership Firm having office at Mapusa under no 33/2016. vide pan card no AAQFB0707K.			


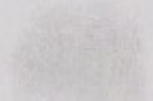
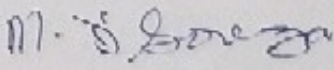
Endorsements

Executant

1. Dennis Saluzinho D'souza, S/o Late Jose @ Jose @ Joseph Carmilo D'souza, Married, Indian, age 70 Years, retired, r/o Kumar Co-op. Hsg Society, Flat no 18, Wing A, 5th floor, behind Church, Vikroli, West, Mumbai-400 079 & Pr. at Khorlim, Mapusa Bardez Goa. For Self & as POA holder for Vendor no 1, dated 7/9/2013, before Notary S.M Naqvi at Mumbai under Sr. no 675. For vendor no 2 & 3 POA dated 7.9.2013, before Notary S.M Naqvi under Sr.No 677 at Mumbai, For Vendor no 4, POA dated 3/10/2013, before Notary K.Sahadevan at Thane Maharashtra under Sr.No 660, For Vendor no 5 POA dated 7/9/2013, before Notary S.M.Naqvi at Mumbai under Sr. no 676, For Vendor no 8 & 9 POA dated 27/9/2013, before Notary K.Sahadevan At Thane, Maharashtra under Sr. no 494.

Photo	Thumb Impression	Signature
		

2. Maggie D'souza, D/o Late Felix D'souza, Married, Indian, age 71 Years, House-Wife, r/o Kumar Co.op. Hsg Society, Flat no 18, Wing A, 5th floor, behind Church, Vikroli, West, Mumbai-400 079 & Pr. at Khorlim, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		

3. Jose Martinho Braganza, S/o Jose F Braganza, Married, Indian, age 39 Years, Business, r/o Angud Mapusa Bardez Goa. Partner of Braganza And Fulari Ventures, a partnership Firm having office at Mapusa under no 33/2016. vide pan card no AAQFB0707K.

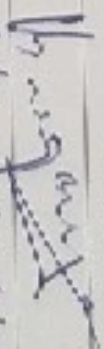
Photo	Thumb Impression	Signature
		

1. Vinaykumar Vinayak Fulari, S/o Vinayak Atmaram Fulari, Married, Indian, age 43 years, Business, r/o Fernandes Waddo, Siolim, Bardez-Goa Partner of Braganza And Fulari Ventures, a partnership firm having office at Mapusa under no 33/2016. Vide pan card no AAQFB0707K.


Photo	Thumb Impression	Signature
		

Verification

Witness Details

Sr No.	Witness Details	Signature
1	Kevin Braganza, s/o A Braganza, Married, Indian, age 31 years, Advocate, r/o H.no 220/A/2/6, Mapusa Bardez Goa	

EMPLOYMENT: Mutation has paid by Rs. 2500/- with challan No. 220/26/24 22- dt. 25/04/2018.


 SUB-REGISTRAR
BARUEZ

IDS Paid through Axis bank dated 24.4.2018 of Rs. 20,5,332/-

Scanned By:-

Signature:-

Designed and developed by C-trac, ACTS, Pune

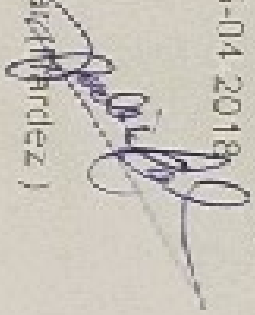
1871/18

Bank 1 Document

Registration Number BRZ-BK1-01901-2018

CD Number BRZD797 on

Date 25-04-2018


Sub-Registrar (Bardéz)

Examined By - 

**SUB-REGISTRAR
BARDÉZ**

Signature 

Prepared and Developed by C-DAC, ACTS, Pune