

5001  
For CITIZEN CREDIT™  
CO-OP. BANK LTD.  
Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA BERRIER CO-OP, NSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDA,  
MARGAO - GOA 403 602  
D-5/STP(V)/C.R./35/3/2011-RD

भारत 00312 NON JUDICIAL गोवा  
159423 SEP 14 2011  
11:55  
Rs.06000000/- PB7223  
INDIA STAMP DUTY GOA

5030/11 Name of Purchaser R.R.C. Builders & Developers



to me Romaldo Rego Deaf

### Deed of Sale

THIS DEED OF SALE is made at Margao, Goa, on  
this 19th day of September, 2011 - B E T W E E N

(1)(a) MR. FLAVIANO SEBASTIAO FRANCISCO FERNAND-  
ES alias FLAVIANO FERNANDES, son of late Mateus

Flaviano Fernandes Deaf Deaf Deaf

Fernandes, aged 68 years, married, retired, Pan No. [REDACTED] and his wife (b) MRS. SABINA FERNANDES, aged 65 years, housewife, Pan No. [REDACTED], both Indian Nationals and residents of H.No.244, Borda, Margao, Goa;

(2) MISS CAETANA MARIA FERNANDES, daughter of late Mateus Fernandes, aged 67 years, spinster, housewife, do not hold Pan card, Indian National, resident of H.No.221/A, Margao, Salcete, Goa;

(3) SMT. LIBERATA FERNANDES, daughter of late Mateus Fernandes, aged 66 years, spinster, housewife, do not hold Pan card, Indian National, resident of H.No.221/A, Margao, Salcete, Goa and

(4) MISS PRECIOSA FATIMA DA IMACULADA CONCEICAO FERNANDES, daughter of said late Mateus Fernandes, aged 61 years, spinster, housewife, do not hold Pan card, Indian National, resident of H.No.221/A, Margao, Salcete, Goa



*Fernandes* *Deputy* *Registrar* *Margao*



and members Nos.(1)(b), (2), (3) and (4) are represented herein through their constituted attorney said MR. FLAVIANO FERNANDES by virtue of Power of Attorney dt. 16th March 2009 excuted before the Notary Mathew D'Sa of Margao, true copy of which is filed herewith,

all hereinafter collectively referred to as the "VENDORS" of the ONE PART - AND -

(5) M/S. RPC BUILDERS & DEVELOPERS, a partnership firm, duly registered under Partnership Act, 1932, having office at Fatorda, Margao, Goa, Pan No.AAHFR5551J, represented herein through its partners (a) MR. TOME RUMALDO REGO, son of late Leao Rego, aged 44 years, married, businessman, Indian National, resident of Majorda, Salcete, Goa, (b) MR.PETER PIUS D'CUNHA, son of late Franklin D'Cunha, aged 45 years, married, businessman, Indian National, resident of H.No.800, Allemvaddo, Chinchinim, Salcete, Goa and (c) MR.CLIFFORD DIAS, son of late Michael Dias, aged 43 years, married, businessman, resident of S-2,

*Flaviano Fernandes* *Ref* *Sub* *Att*

Artic Apts, behind Don Bosco, Fatorda, Margao, Goa, hereinafter referred to as the "PURCHASERS" of the OTHER PART.



Each of the expressions "THE VENDORS" and "THE PURCHASERS" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS there exists an immovable property known as PROPRIEDADE DE CIMA, situated at Fatorda, Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33775 of Book B 87 of new series, enrolled in the Land Revenue Office of Salcete under Matriz No.1355 and surveyed under Chalta No.34 of P.T.Sheet No.44, having an area of 2100 (two thousand one hundred) sq.mts, more particularly described in the SCHEDULE hereunder and hereinafter referred to as the "said property";

*Handwritten signatures:* ~~Handwritten~~ *Devi* *Devi* *Handwritten*



AND WHEREAS the said property belonged and owned by Mateus Fernandes having acquired by him, namely half right by Deed of Sale and acquittance drawn on 30th November 1933 by Notary of Salcete Judicial Division, Mr. Francisco Teodoro de Miranda drawn at page 36 reverse to page 39 of Book No.475 and half right by Deed drawn on 8th September 1934 by same Notary Miranda at page 51 reverse till page 53 of Book No.472 and as such the said property is inscribed in name of said Mateus Fernandes under Inscription No.26641 of at page 180 of Book G No.32;

AND WHEREAS said Mateus Fernandes expired on 11th January 1983 and his wife Jacinta Fernandes expired on 25th November 1994 leaving behind the Vendors Nos.(1)(a), (2), (3) and (4) as only heirs and successors and they have been qualified so by Deed of Succession drawn on 17th January 2011 at page 28V to 29 of Book No.1558;

AND WHEREAS the VENDORS thus became sole owners and possessors of the said property;

*Mateus Fernandes* *Deed* *Deed* *Deed*

AND WHEREAS the VENDORS have represented to the PURCHASERS that -

a) the VENDORS are now sole owners and possessors of the said property and no other person/s have any right, title or interest therein of whatsoever nature;

b) the said property is free from all encumbrances, charges, liens or defects in title whatsoever nature;

c) the said property is not subject to any land acquisition proceedings or any other proceedings or any litigations whatsoever;

d) the said property is not subject to any attachments or litigations from any Court of law;

e) the VENDORS have clear and marketable title to the said property;

AND WHEREAS believing the said representations as true, the PURCHASERS approached the VENDORS for purchase of the said property;

Demands Def. Only eff.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the said property, described in the SCHEDULE hereunder for total consideration of Rs.2,00,00,000/- (Rupees two crores only) which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.2,00,00,000/- (Rupees two crores only) paid by the PURCHASERS to the VENDORS before execution of these presents by Cheque Nos.185689 and 185694 drawn on Canara Bank, Fatorda, Margao and Cheque No.000164 drawn on Bank of India, Fatorda, Margao, which cheques are drawn in favour of Vendor Mr.Flaviano Fernandes at the request of the Vendors, the receipt whereof the VENDORS hereby admit and acknowledge and discharge the PURCHASERS absolutely and forever, subject to realisation of said cheques. they the VENDORS as owners and possessors hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASERS ALL THAT the said

*Flaviano Fernandes* *Deep* *Ravi* *Atia*





property known as PROPRIEDADE DE CIMA, situated at Fatorda, Margao, Goa, more particularly described in the SCHEDULE hereunder and shown in the plan annexed hereto, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenant thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASERS absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASERS that -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said property hereby conveyed or

*Demands Recd. [Signature] H. [Signature]*

intended so to be unto and to the use of the PURCHASERS in the manner aforesaid;



b) the PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or by any person/s claiming or to claim, from, under or in trust for them or any of them;

c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more

*Stenardis Deep Bula Effix*

perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASERS in the manner aforesaid as by the PURCHASERS, their executors, or administrators and assigns shall be reasonably required.

d) the PURCHASERS shall hold the said property free and clear and freely and clearly and absolutely 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 estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the VENDORS or by any person/s claiming or to claim by, from, under or in trust for them.

#### SCHEDULE

(Description of the said property)

All that property known as PROPRIEDADE DE CIMA, situated at Fatorda, Margao, within the area

*Manoel Dias* *Paulo* *G. H. M.*

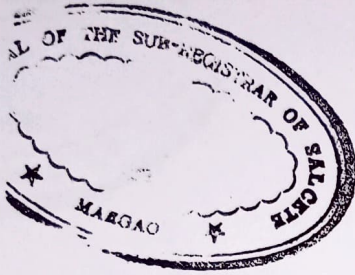
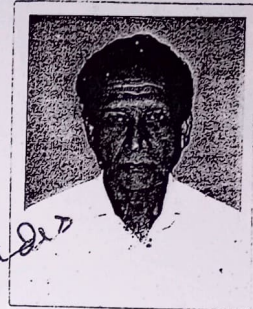


of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.33775 at pages 35 of Book B No.87 of New Series, enrolled in the Land Revenue Office of Salcete under No.1355 and surveyed under Chalta No.34 of P.T.Sheet No.44, having an area of 2100 (two thousand one hundred) sq.mts and bounded on the east by land of Sebastiao Fernandes, on the west by the land of Salvador Pereira and his wife, on the north by portion C of property Propriedade de Cima of Antonio dos Milagres do Rosario and his wife and on the south by a small portion of 4 mts wide reserved by said Salvador do Rosario for road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

SIGNED AND DELIVERED  
BY THE WITHINNAMED  
VENDORS:

*Handwritten signatures of the vendors.*



*Flaviano Fernandes*

*Flaviano Fernandes*

FLAVIANO FERNANDES for self  
and as constituted attorney  
of other VENDORS



right hand finger prints

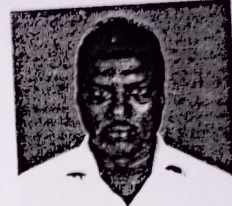


left hand finger prints

*Flaviano Fernandes* Regy. *Flaviano Fernandes* Att. *Flaviano Fernandes*



SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
PURCHASERS



*Rego*

*Rego*

-----  
TOME RUMALDO REGO, Partner  
M/S. RPC BUILDERS & DEVELOPERS



-----  
right hand finger prints



-----  
left hand finger prints

*Rego* *Rego* *Rego* *Rego*



*P. P. D'Cunha*

PETER PIUS D'CUNHA, Partner  
M/S.RPC BUILDERS & DEVELOPERS



right hand finger prints



left hand finger prints

*Handwritten signatures: Murandy, P. P. D'Cunha, H. H. H.*



*Clifford*

CLIFFORD DIAS, Partner  
M/S. RPC BUILDERS & DEVELOPERS



right hand finger prints



left hand finger prints

*Demanda Recp. Policia* *Clifford*



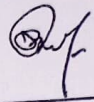


WITNESSES:

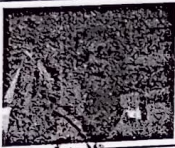
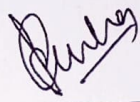
1. *[Signature]*
2. *[Signature]*

*[Signature]* *[Signature]* *[Signature]*

2. Tome Rinaldo Rego , S/o. Late Leao Rego , Married, Indian, age 44 Years, Business, r/o Majorda, Salcete - Goa  
As a partner of M/s. RPC Builders and Developers, having its office at Fatorda, Margao, Goa

| Photo                                                                             | Thumb Impression                                                                  | Signature                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |

3. Peter Pius D'Cunha , S/o. Late Franklin D'Cunha , Married, Indian, age 45 Years, Business, r/o H.No. 800, Allevvaddo, Chinchinim, Salcete - Goa As a partner of M/s. RPC Builders and Developers, having its office at Fatorda, Margao, Goa

| Photo                                                                             | Thumb Impression                                                                  | Signature                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |

4. Clifford Dias, S/o. Late Michael Dias , Married, Indian, age 43 Years, Business, r/o S-2, Artic Apts, Behind Don Bosco, Fatorda, Margao, Goa As a partner of M/s. RPC Builders and Developers, having its office at Fatorda, Margao, Goa

| Photo                                                                               | Thumb Impression                                                                    | Signature                                                                             |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |

#### Identification

| Sr No. | Witness Details                                                                                                | Signature                                                                             |
|--------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Kamlakant Narsiny Poi , S/o. Narsiny Poi , Married, Indian, age 53 Years, Advocate, r/o Margao, Salcete - Goa. |  |

**GOA - REGISTRAR**  
**SALCETE**  
Sub-Registrar

Book-1 Document  
Registration Number MGO-BK1-05001-2011  
CD Number MGOD54 on  
Date 19-09-2011

Sub-Registrar (Salcete/Marg **SALCETE**)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune