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SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

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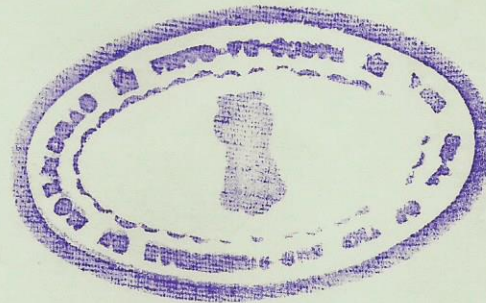
R.0019900/- PB7122

STAMP DUTY

GOA

Name of Purchaser: PRIME BUILDERS

MR. ANTHONY CEBRIEL DIAS



-1-

DEED OF SALE

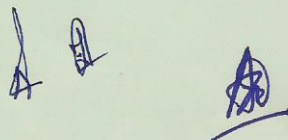
THIS DEED OF SALE is executed at Vasco-da-Gama, Goa on this the 23rd day of the month of January 2017

BETWEEN

(1-a) MR. RAFAEL XAVERITO JOSE VAS DAS MERCES ARAUJO, [PAN No. ABPPR0425G], son of late Mr. Cosme Iago Araujo, Indian National, aged 72 years, married, retired, and his wife, **(1-b) MRS. FATIMA LOBO E ARAUJO**, [PAN No. ABRPA8006A], Indian National, aged 63 years, housewife, both residing at House No. 261, Senaulim, Verna, Salcete, Goa, hereinafter collectively referred to as the "**VENDORS**" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators and assigns) of the **FIRST PART**;

AND

PRIME BUILDERS, a Sole Proprietorship Firm, having its Office at 2nd Floor, "Prime Corner", Vasco-Da-Gama, Goa, represented herein by its Sole Proprietor, **MR. ANTHONY CEDRIC DIAS**, [PAN No. ABQPD4957Q], son of late Mr. Albert Dias, Indian National, aged 54 years, married, businessman, residing at "Prime House", Miraton Gardens, Chicalim, hereinafter referred to as the "**PURCHASER**" (which expression unless repugnant to the context or meaning thereof shall also mean and include its heirs, successors-in-interest, legal representatives, administrators and assigns) of the **SECOND PART**.



WHEREAS, there is a property known as "SECACHEM - 2nd addition" admeasuring 1538 sq. mtrs., situated at Vaddem, Vasco da Gama, as per Survey plan annexed hereto as "Annexure-A" surveyed under Chalta No. 37 of P. T. Sheet No. 125 of City Survey of Vasco da Gama, with four house structures existing therein surveyed under symbols "A", "B", "C" and "D", occupied by third parties, more particularly described in Schedule-I hereunder written and hereinafter called the "**SAID PROPERTY**".

AND WHEREAS:

(A) the SAID PROPERTY originally belonged to one Cosme Iago Araujo and his wife Mrs. Alba Araujo, also known as Alba Especiosa Carmelina Vaz e Araujo, as per Inventory Proceedings instituted upon the death of the said Cosme Iago Araujo in the Court of Civil Judge Senior Division, Salcete, Margao, being Inventory Proceedings No. 18.972/76. In the said Inventory Proceedings, the Said Property was listed at Sr. No. 19 in the list of assets and was allotted to his widow and moiety holder, the said Mrs. Alba Araujo.

(B) The said Alba Araujo expired on 20.04.1987, leaving behind a Public Will dated 02.01.1986 registered at page 130 onwards of the Book of Public Wills No. 24 in the Office of the Sub-Registrar of Mormugao at Vasco da Gama. Vide the said Public Will dated 02.01.1986, the SAID PROPERTY was bequeathed to her son, namely, Rafael Xaverito Jose Vas das Mercês Araujo alias Rafael Araujo, married to Fatima Lobo e Araujo. Thus, by virtue of the aforesaid Public Will, Rafael Xaverito Jose Vas das Mercês Araujo

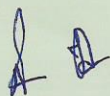


and his wife, Fatima Lobo e Araujo, became the sole owners of the SAID PROPERTY.



(C) In the said Public Will dated 02.01.1986, two properties listed under Item A and Item C respectively, were described incorrectly as to their Chalta numbers. The property listed under Item C, being the SAID PROPERTY, was described incorrectly as being surveyed under Chalta No. 35 of P. T. Sheet No. 125 instead of Chalta No. 37 of P. T. Sheet No. 125. The brother and sister-in-law of the said Rafael Xaverito Jose Vas das Mercês Araujo, namely, Dr. Joao de Brito Araujo and his wife Wilma Menezes Mesquita e Araujo, who had a right to the property listed under Item A, instituted a civil suit in the Court of Civil Judge, Junior Division, at Vasco da Gama, registered as Regular Civil Suit No. 95/2003/D for declaration that the SAID PROPERTY, described under Item C in the said Will dated 02.01.1986, bears Chalta No. 37 of P. T. Sheet No. 125, in addition to seeking a declaration in the same Suit, in respect of property listed under Item A. The said Suit was decreed on 08.01.2004, subsequent to which, mutation entry in respect of Chalta No. 37 was made in favour of Rafael Araujo vide Mutation Certificate Order No. 10/2004 dated 4.6.2004 of the Inspector of Surveys and Land Records, City Survey, Vasco da Gama.

(D) The VENDORS being desirous of selling the SAID PROPERTY entered into discussions with the PURCHASER and upon conclusion of such discussions, the VENDORS and the PURCHASER entered into an "Agreement for Development cum Sale" dated 05.03.2016, duly registered before Adv. Ulhas G. Shetye



under Registration No. 338/2016 at Vasco da Gama, wherein the VENDORS agreed to sell the SAID PROPERTY on as-is-where-is basis to the PURCHASER, on various terms and conditions therein mentioned and at/for a price consideration of Rs. 33,00,000/- (Rupees Thirty-three Lakhs Only), i.e., Rs 10,000/- payable by the PURCHASER to the VENDORS by cheque and two flats, valued at Rs 16,45,000/- each, identified as Flat No 602 and Flat No. 603, both on the sixth floor having a super-built-up area of 117.96 sq. mtrs. each (in separate blocks), in the PURCHASER'S Project named "PRIME COMPLEX" on the PURCHASER'S property at Vaddem, surveyed under Chalta Nos. 14, 15, 22 and 23 of P.T. Sheet No. 92 of the City Survey of Vasco da Gama to be given to the VENDORS.

(E) The PURCHASER having paid/handed over the entire agreed price consideration for the purchase of the SAID PROPERTY has requested the VENDORS to convey the title of the SAID PROPERTY to them (Prime Builders) vide a duly registered Deed of Sale and the VENDORS have agreed to do so.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of the VENDORS having received the agreed payment/value of Rs. 33,00,000/- (Rupees Thirty-three lakhs only) from the PURCHASER, i.e. Rs 10,000/- paid by Cheque No. 243795 dated 05.03.2016 on Axis Bank Ltd., Panaji and two flats, valued at Rs 16,45,000/- each, identified as Flat No 602 and Flat No. 603, both on the sixth floor of the PURCHASER'S Project named "PRIME COMPLEX"





on the PURCHASER'S property at Vaddem, surveyed under Chalta Nos. 14, 15, 22 and 23 of P.T. Sheet No. 92 of the City Survey of Vasco da Gama, duly completed and handed over to the VENDORS, , the receipt of which payment and flats the VENDORS do hereby individually and severally admit and acknowledge, the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto and to the use and benefit of the PURCHASER, the SAID PROPERTY, on as-is-where-is basis and the rents, issues and profits thereof and all the estate, right, title, interest, claim or demand whatsoever of the VENDORS into or upon the same or any part thereof and all the deeds, documents, writing and evidences of title which exclusively relate to the SAID PROPEERTY hereby granted, transferred, assigned and assured or intended so to be unto and to the use of the PURCHASER absolutely and forever free from all encumbrances and liabilities whatsoever, save the rights of occupants of the four structures existing on the SAID PROPERTY marked under "A", "B", "C" and "D".

The VENDORS do hereby covenant with the PURCHASER as follows:

- A) That the VENDORS themselves or any predecessors in title of the VENDORS had/have never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the VENDORS and the VENDORS are lawfully and rightfully seized and possessed of



or otherwise well and sufficiently entitled to the whole of the SAID PROPERTY, hereby granted as an absolute and indefeasible estate equivalent thereto, free from all encumbrances and charges whatsoever, save the rights of occupants of the four structures existing on the SAID PROPERTY marked under "A", "B", "C" and "D" and that the VENDORS has full powers and absolute and indefeasible right and authority to sell, grant convey and transfer the SAID PROPERTY hereby granted unto the PURCHASER in the manner aforesaid and according to the true intent and meaning of these presents.

- B) That it shall be lawful for the PURCHASER at all times hereafter to peacefully and quietly enter into and upon and hold and enjoy the SAID PROPERTY hereby granted and receive rents, issue and profits thereof, without any hindrance, interruption disturbances, claim or demand whatsoever by the VENDORS or any person or persons claiming any estate, rights, title or interest from, under, through or in trust for the VENDORS and freely and clearly and absolutely acquitted, exonerated and forever discharge or otherwise by the VENDORS will and sufficiently save, defended, kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made, done, execute or occasioned by the VENDORS



C) That the VENDORS and all persons claiming any right, title or interest in the SAID PROPERTY hereby granted through, from, under or in trust for the VENDORS shall and will from time to time and at all times do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof hereby granted unto the PURCHASER as may be reasonably required to the true intent and meaning of this Deed.

D] That the VENDORS have today put the PURCHASER in final and irrevocable possession of the SAID PROPERTY hereby sold and transferred.

E] That the SAID PROPERTY is not affected by any attachment, including attachment under any certificate, case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or other Acts of otherwise whatsoever and that there is no certificate, case or proceedings against the VENDORS for realization of arrears of Income Tax or Estate Duty or other Taxes or otherwise under the Public Demand and Recovery Act and/or other Acts for the time being in force and that the SAID PROPERTY is not otherwise charged, mortgaged or encumbered by the VENDORS themselves or by anyone else acting on behalf of the VENDORS, by which this Deed and all the rights & benefits accruing thereof to the PURCHASER would be rendered null and void .



F] That the VENDORS further covenants to indemnify and keep indemnified the PURCHASER and save him harmless from any defect in title of the VENDORS to the SAID PROPERTY or any part thereof due to any other charge or encumbrance affecting the SAID PROPERTY, save the rights of occupants of the four structures existing on the SAID PROPERTY marked under "A", "B", "C" and "D", or due to any act of omission or commission of the VENDORS resulting in depriving the PURCHASER of the title and/or possession of the SAID PROPERTY or any part thereof.

G] The VENDORS hereby give their no-objection for carrying out mutation in the Office of the Land & Survey Records of Vasco City Survey, in respect of the SAID PROPERTY, by deleting their (the VENDORS') names and inserting the name of the PURCHASER as the present holders in title of the SAID PROPERTY. The VENDORS also confirm that they shall sign all necessary letters, applications to the various concerned authorities for any purpose whatsoever, as and when and where required by the PURCHASER, to effectively transfer the SAID PROPERTY in their name.

H] That if so required by the PURCHASER for any reason whatsoever, the VENDORS hereby assure the PURCHASER that they shall hereafter sign deed of rectification or any other deed by whatever name called, so as to effectively transfer the title of the SAID PROPERTY to the PURCHASER as contemplated by these presents.



- I) That the VENDORS hereby declare that none of them belongs to Schedule Caste or Schedule Tribe category.
- J) For the purpose of stamp duty, this Deed is valued at Rs. 33,00,000/- which is the agreed value of the SAID PROPERTY, on as-is-where-is basis, with four house structures existing thereon, occupied by third parties. However since stamp duty amount of Rs. 95,700/- is already paid on "Agreement for Development cum Sale" dated 05.03.2016 in respect of this transaction, registered before Adv. Ulhas G. Shetye under Registration No. 337/2016 at Vasco da Gama, the balance stamp duty amount of Rs. 19,900/- is now paid on this Deed.

SCHEDULE-I

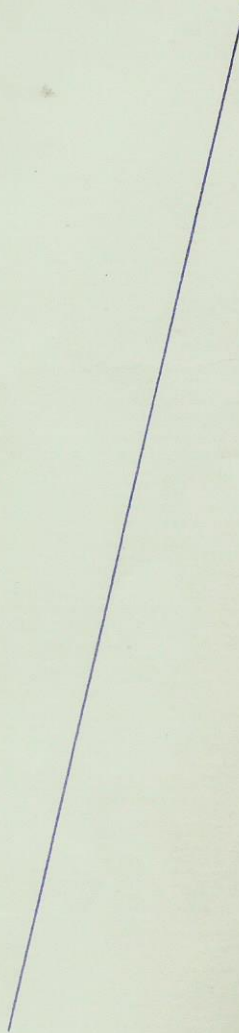
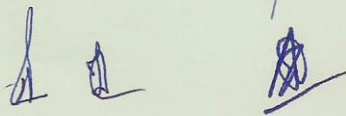
THE SAID PROPERTY

All that property known as "SECACHEM - 2nd addition" admeasuring 1538 sq. mtrs. with four structures existing therein surveyed under symbols "A", "B", "C" and "D", situated at Vasco da Gama, Taluka and Sub-District of Mormugao, not registered in the Land Registration Office of Salcete at Margao, but enrolled in the Taluka Revenue Office of Mormugao under "Matriz" No. 184, presently surveyed under Chalta No. 37 of P. T. Sheet No. 125 of City Survey of Vasco da Gama, bounded on the East by Dry Nallah, on the West by public road, on the North by property of heirs of John Araujo and on the South by property of heirs of Cosme Araujo and Ralph Araujo, hereinafter referred to as the "Said Property". As per Survey Records, the Said Property is presently bounded on the



East partly by Dry Nallah and partly by Chalta No. 32 of P. T. Sheet No. 125, on the West by public road, on the North by property bearing Chalta No. 27 of P. T. Sheet No. 125 and on the South partly by property bearing Chalta No. 35 of P. T. sheet No. 125 and partly by property bearing Chalta No. 36 of P. T. Sheet No. 125.

IN WITNESS WHEREOF the parties hereto have put their hands the day and year first hereinabove written.





Signed & delivered by the within-named
VENDOR No. (1-a) MR. RAFAEL XAVERITO
JOSE VAS DAS MERCES ARAUJO

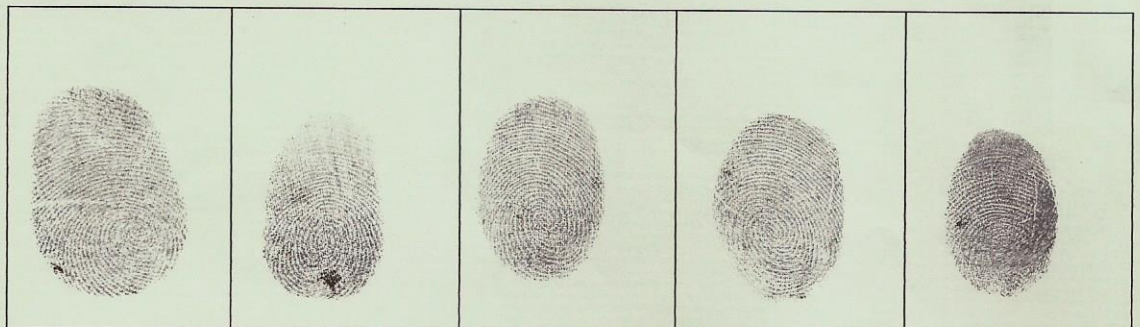
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Left Hand Impression



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Right Hand Impression



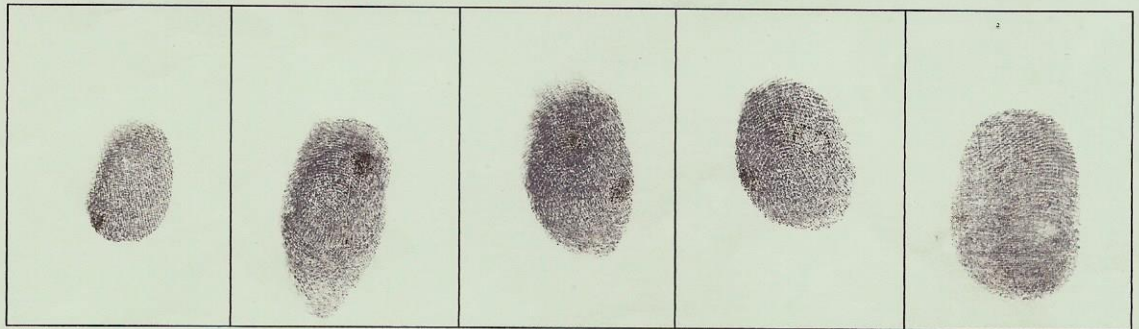
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Signed & delivered by the within-named
VENDOR No. (1-b) MRS. FATIMA
LOBO E ARAUJO

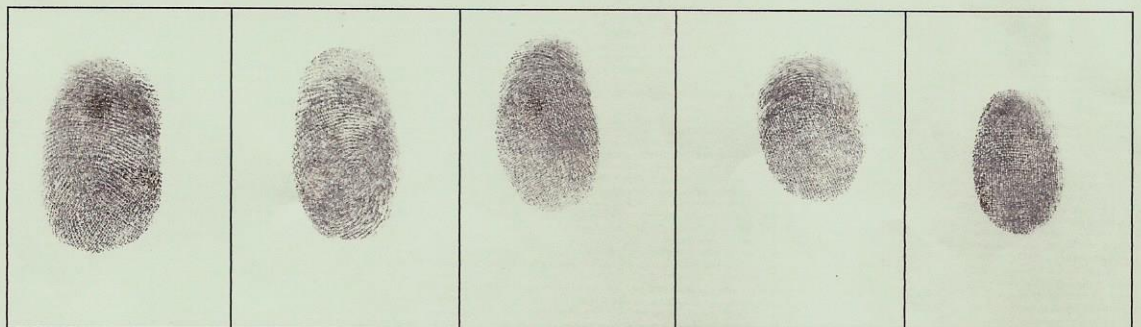


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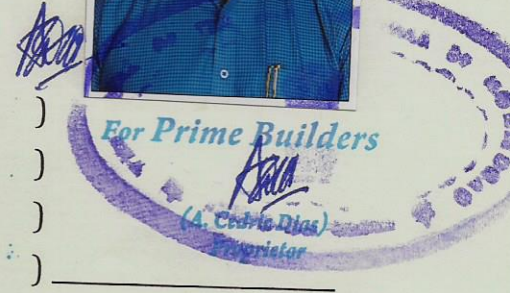
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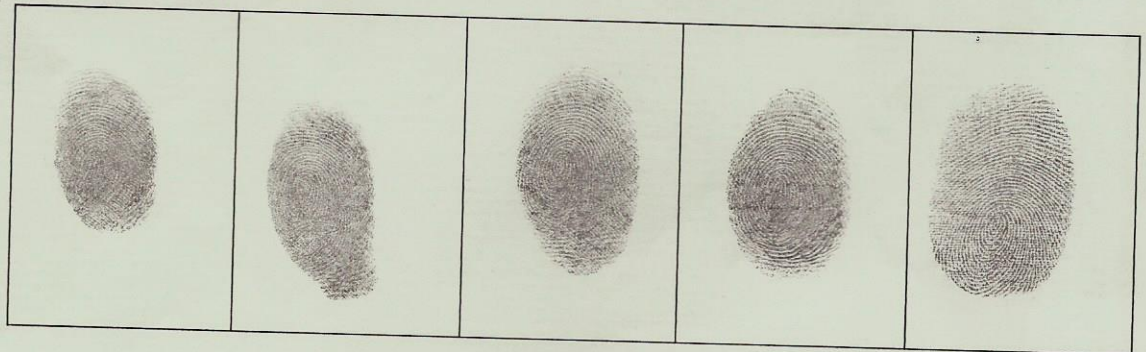
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Signed, sealed & delivered within-named
PURCHASER, PRIME BUILDERS,
through its Sole Proprietor,
MR. ANTHONY CEDRIC DIAS

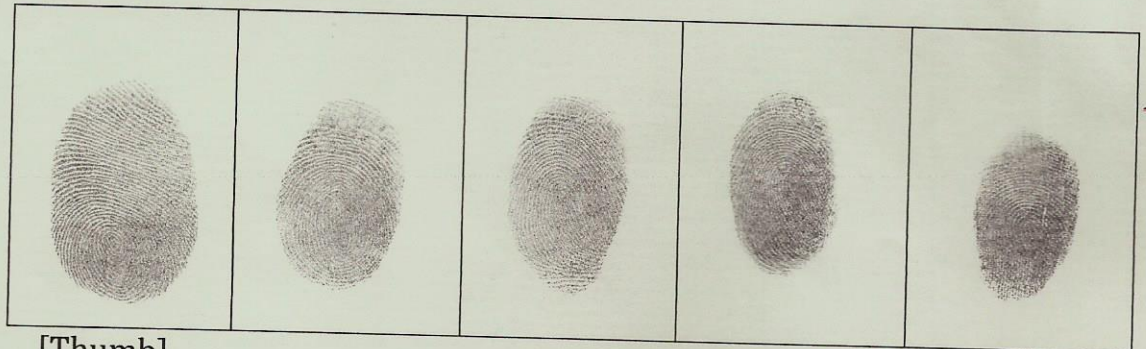


Left Hand Impression



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Right Hand Impression



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IN THE PRESENCE OF WITNESSES :

1) SIGNATURE : N Silva

NAME : NICHKAS D'SILVA

2) SIGNATURE : Dandel

NAME : DIPTI TANDEL

Enclosures:

1. Annexure - A - Survey Plan of the SAID PROPERTY hereby sold.

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A

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GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Inspector of Survey and Land Records

VASCO - GOA

Inward No: 2950



Plan Showing plots situated at

City : VASCO

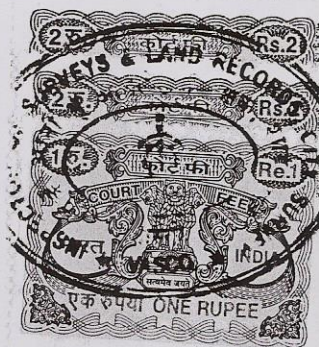
Taluka : MORMUGAO

P.T.S. No. 125 / CHALTA No.37

Scale : 1 :500

[Signature]

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



Generated By :- C.S. JALMI
(D"MAN GR.III) On : 05-05-2016

[Signature]
Fatma Droup

For Prime Builders

(A. Cedric Dias)
Proprietor

[Signature]
10/5/16
(SYDNEY XAVIER)
Compared By:



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 24-01-2017 11:36:50 AM

Document Serial Number : 114

Presented at 10:59:00 AM on 24-01-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	66000.00
2	Processing Fees	480.00
	Total :	66480.00

Stamp Duty Required: 19800.00

Stamp Duty Paid: 19900.00

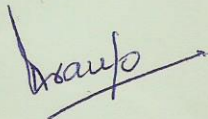
Mr. Anthony Cedric Dias presenter

Name	Photo	Thumb Impression	Signature
Mr. Anthony Cedric Dias, S/o Late Mr. Albert Dias , Married, Indian, age 54 Years, Business, r/o "Prime House" Miraton Gardens, Chicalim. As a sole proprietor of Prime Builders having its office at Vasco da Gama Goa.			

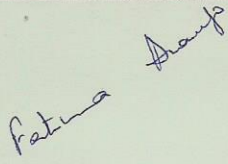
Endorsements

Executant

1 . Mr. Rafael Xaverito Jose Vas Das Mercas Araujo, S/o Late Mr. Cosme Iago Araujo , Married, Indian, age 72 Years, retired, r/o H.No.261, Senaulim, Verna, Salcete Goa.

Photo	Thumb Impression	Signature
		

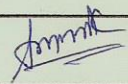
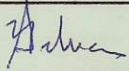
2 . Mrs. Fatima Lobo E Araujo, W/o Mr. Rafael Xaverito Jose Vas Das Mercas Araujo, Married, Indian, age 63 Years, House-Wife, r/o H.No.261, Senaulim, Verna, Salcete Goa.

Photo	Thumb Impression	Signature
		

3 . Mr. Anthony Cedric Dias, S/o Late Mr. Albert Dias, Married, Indian, age 54 Years, Business, r/o "Prime House" Miraton Gardens, Chicalim. As a sole proprietor of Prime Builders having its office at Vasco da Gama Goa.

Photo	Thumb Impression	Signature
		

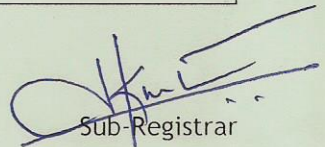
Identification

Sr No.	Witness Details	Signature
1	Mantesh Katti , S/o Mallik Arjun Katti, Married, Indian, age 34 Years, Service, r/o Vasco da Gama Goa.	
2	Nicholas D'Silva , S/o Lawrence D'Silva, Married, Indian, age 41 Years, Service, r/o Chicalim Goa.	

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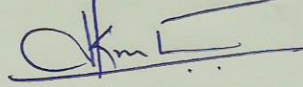
Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar

SUB-REGISTRAR
MORMUGAO

Book-1 Document
Registration Number MOR-BK1-00119-2017
CD Number MORD18 on
Date 24-01-2017



Sub-Registrar (Mormugao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

SUB-REGISTRAR
MORMUGAO

