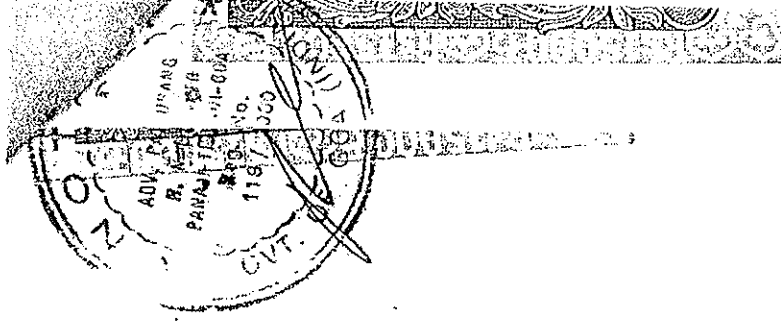


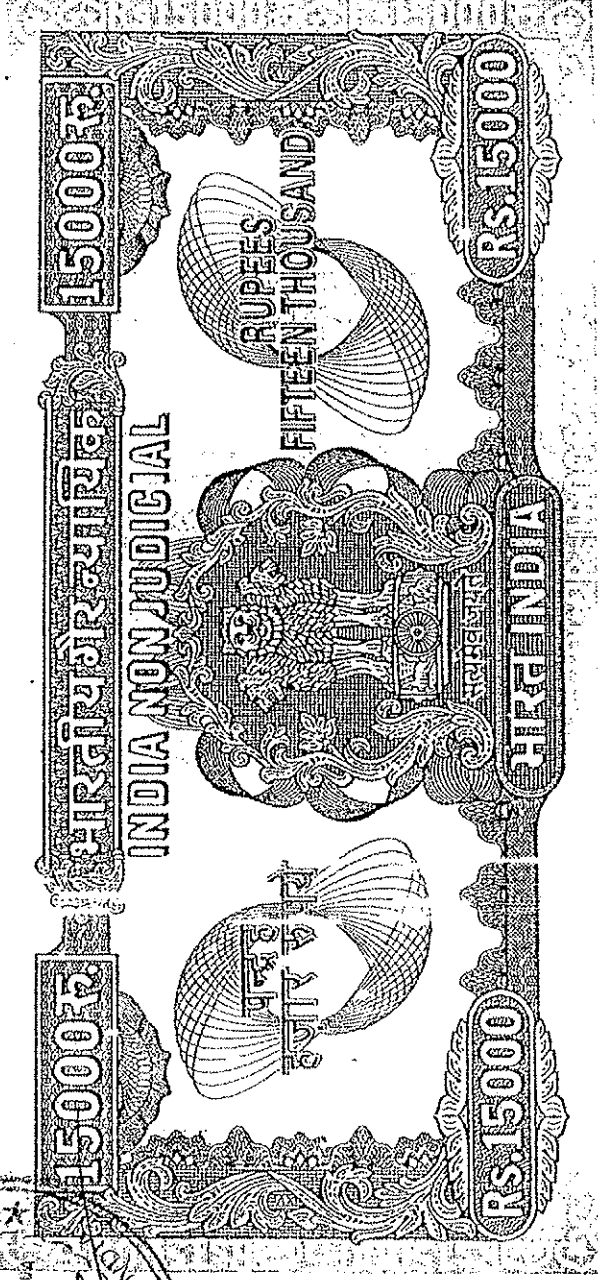
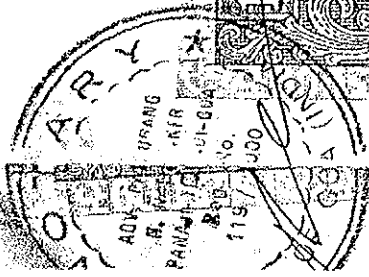
43261- 11-1-64



-2-

THIS DEED OF SALE is made at Panaji
on this 18 day of November in the

[Signature]
[Signature]



00BB 818484

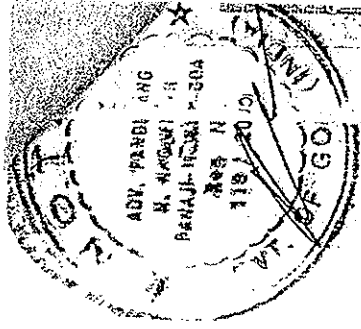
821
Punjab
Rs. Fifteen thousand only
Jai Bhawan Building, 11/10/00

One lakh thirty four hundred only -

PS

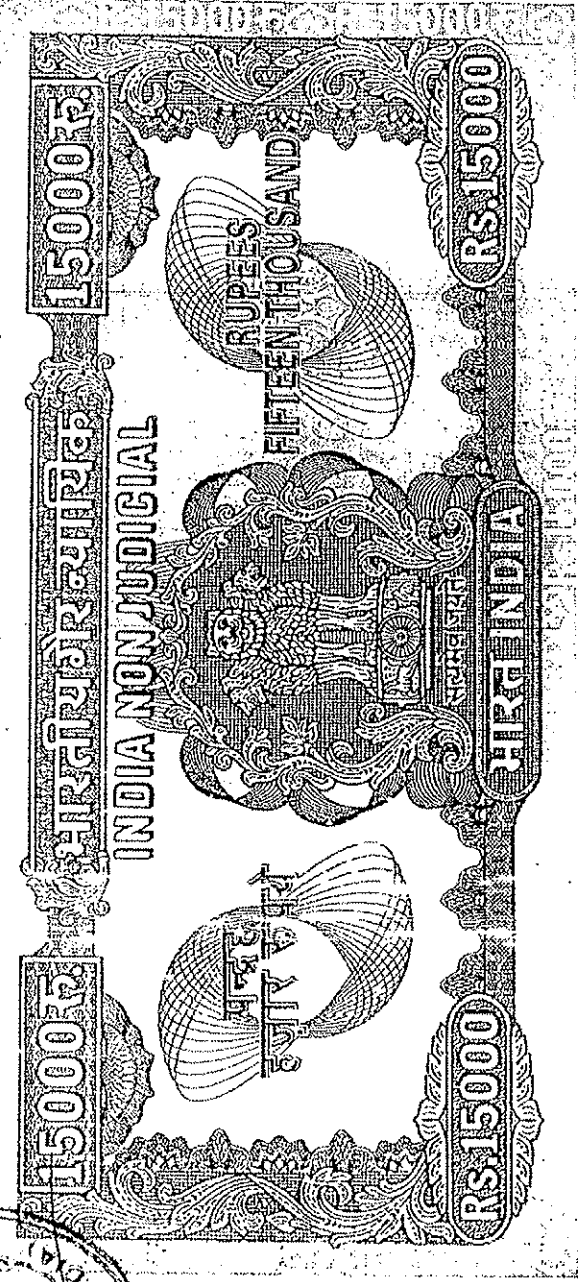
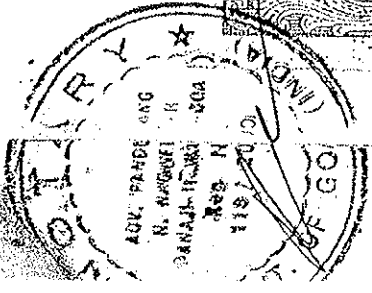
-3-

year 2005 BETWEEN:- (1) (a) Shri.
Ghanashyam Sadashiv Satosker, aged 63
years, son of late Sadashiv Satosker
in business, and his wife (b) Smt.



-4-

Sushila Ghanashyam Satosker, aged 56
years, housewife, both residing at
H.No. 185, Casa --Ilhas-Goa,
hereinafter referred to as the



00BB 818483

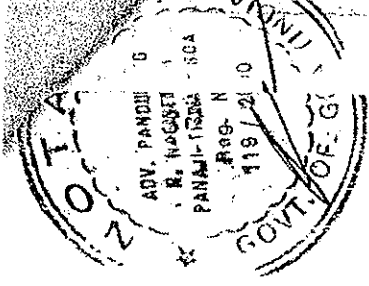
287) Panaji 16/11/05
Rs. Fifteen thousand only.
J. Khosla Building Pvt Ltd,
Panaji.

One lakh twenty four thousand
one hundred only

RM

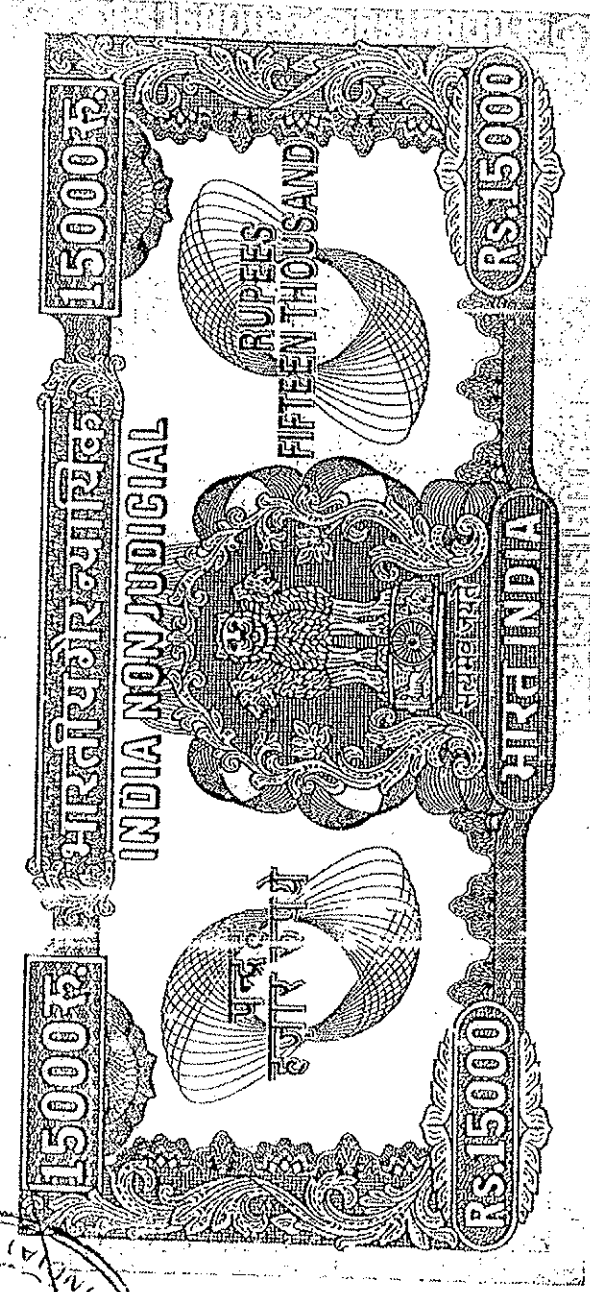
-5-

"VENDORS" (which expression shall
unless repugnant include their heirs
successors, legal representatives and
assigns) of the FIRST PART AND M/s.....



-6-

Jai Bhuvan Builders Pvt. Ltd., a
Company incorporated under the
Companies Act hereinafter represented
by its Director Shri. Rajesh Sheth,

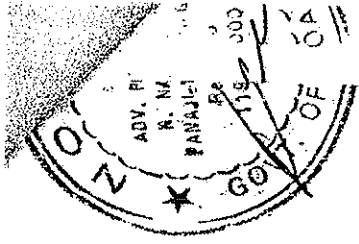


589
Khanji
fifteen
Rum
fifteen
Bulter
fifteen
fifteen

One look that Fred had

三

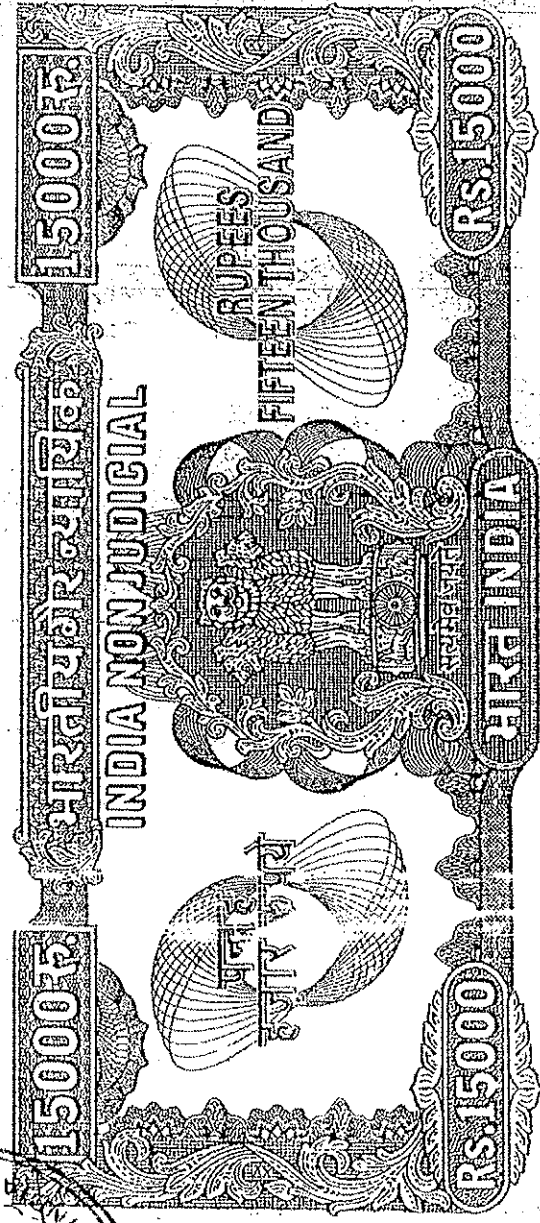
aged 32 years, son of Sadanand Shet,
residing at Flat no.F-5-Vrundavan-B-
Near Hotel LIBDORAN-Miramar-Panaji
Goa-403002, hereinafter referred to as



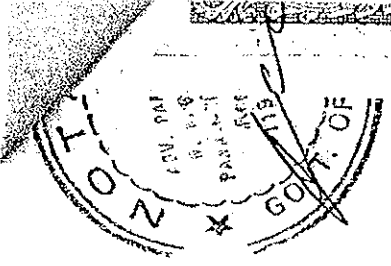
-8-

the "PURCHASER" (which expression shall include its heirs, successors, administrators and assigns) of the
SECOND PART.

All Indian Nationals.

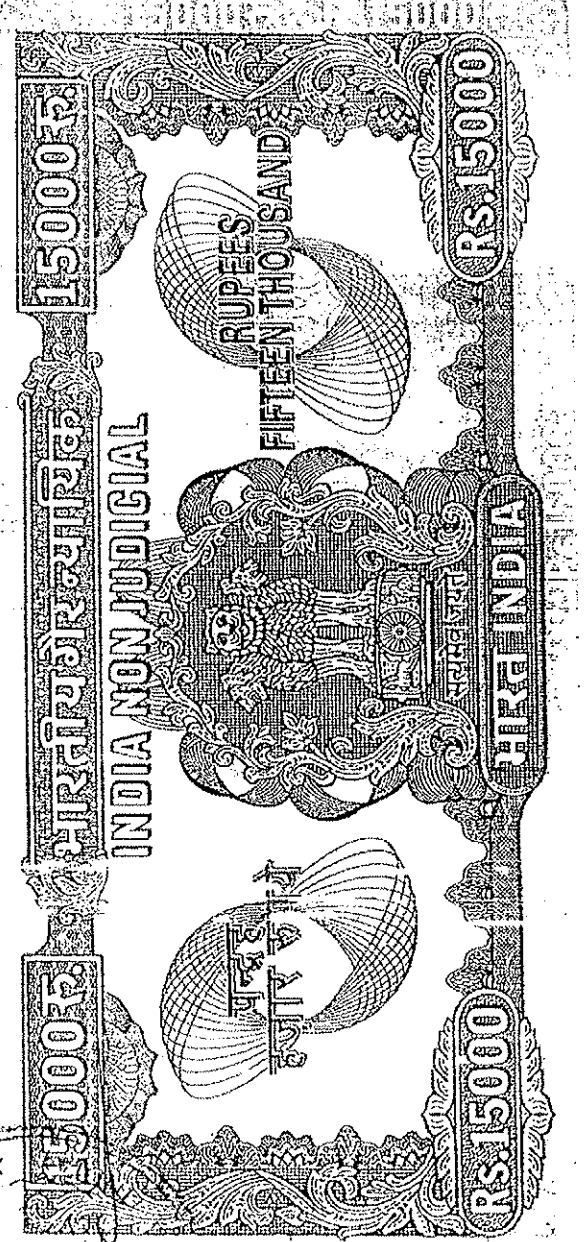


WHEREAS there exists a part and parcel of land admeasuring 2,47,925 m2 identified as GOMBEACHEY GALLI of



-10-

SAUNRICHI GALLY situated at
Carambolim, within the limits of
Village Panchayat Carambolim, Taluka
Tiswadi, Registration Sub District of



00BB 818480

16/11/02

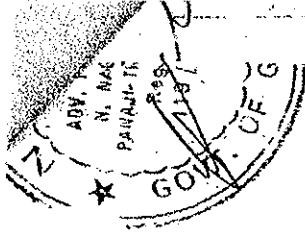
Received of
The Revenue
Department

Rs. 15,000/-
Rupees Fifteen Thousand Only

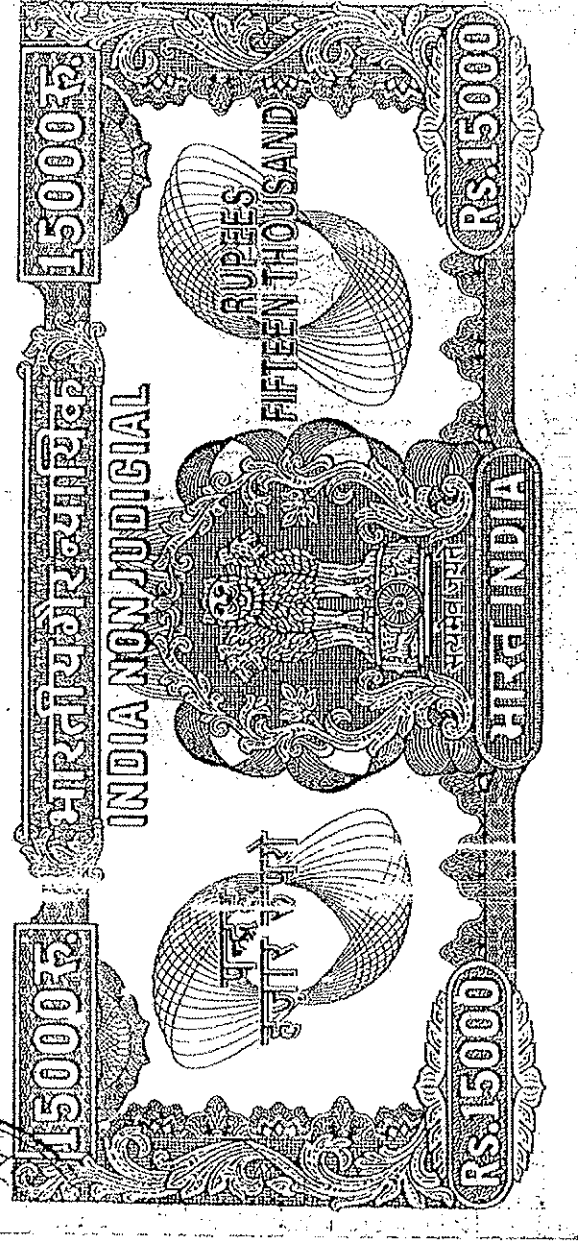
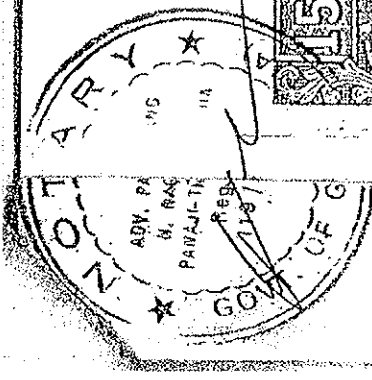
PN

-11-

Ilhas, District North Goa in the State
of Goa bearing survey no. 291/1 of
Carambolim, which property is



-12-
hereinafter referred to as the SAID
WHOLE PROPERTY and is described in
detail in the Schedule I hereunder.



00BB 818479

16/11/65

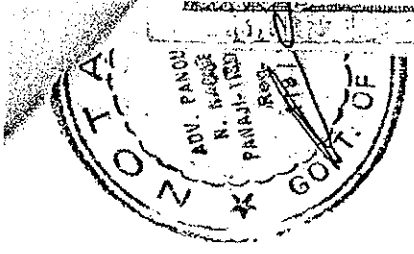
881
Ranjit Thosad
Fifteen thousand only
Joe Blum Builders Pvt. Ltd.
Bareilly

One lakh thirty four thousand only

ON

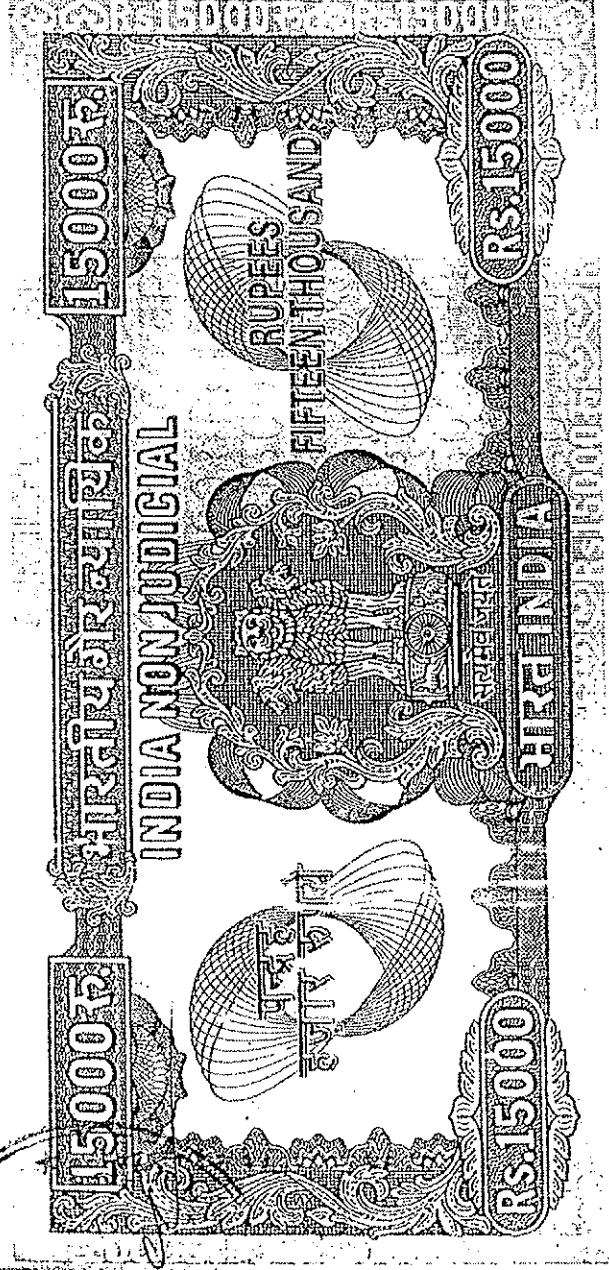
-13-

WHEREAS the said property
originally belonged to Shri. Jose
Luis Antonio Excelso D'Silva who died
on 9-10-1948.



-14-

WHEREAS by Order of Homologation
dated 11-7-1951 in the Inventory
proceedings no. 45/69 filed on the
demise of the said Jose Luis Antonio



00BB 818478

16/11/05

Revenue
Excise
Inspector
B. J. B. B.

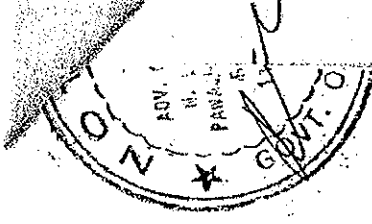
881

Twenty four thousand
one hundred only.

only

-15-

Excelso D'silva in the Court of Civil
Judge Senior Division at Mapusa the
said Property listed at item no.9 was



-16-

allotted to the following in the
following Shares:-

- (i) Smt. Olinda Josepha Fernandes-widow
of the deceased-1/5th share.



6/11/20

881
Peter
John
Berny

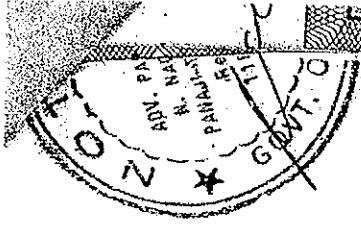
Paraji
12000000 =
Bhawan
only 24 lbs
Build 2

One look
 at the pictures and
 you'll know I love
 you.



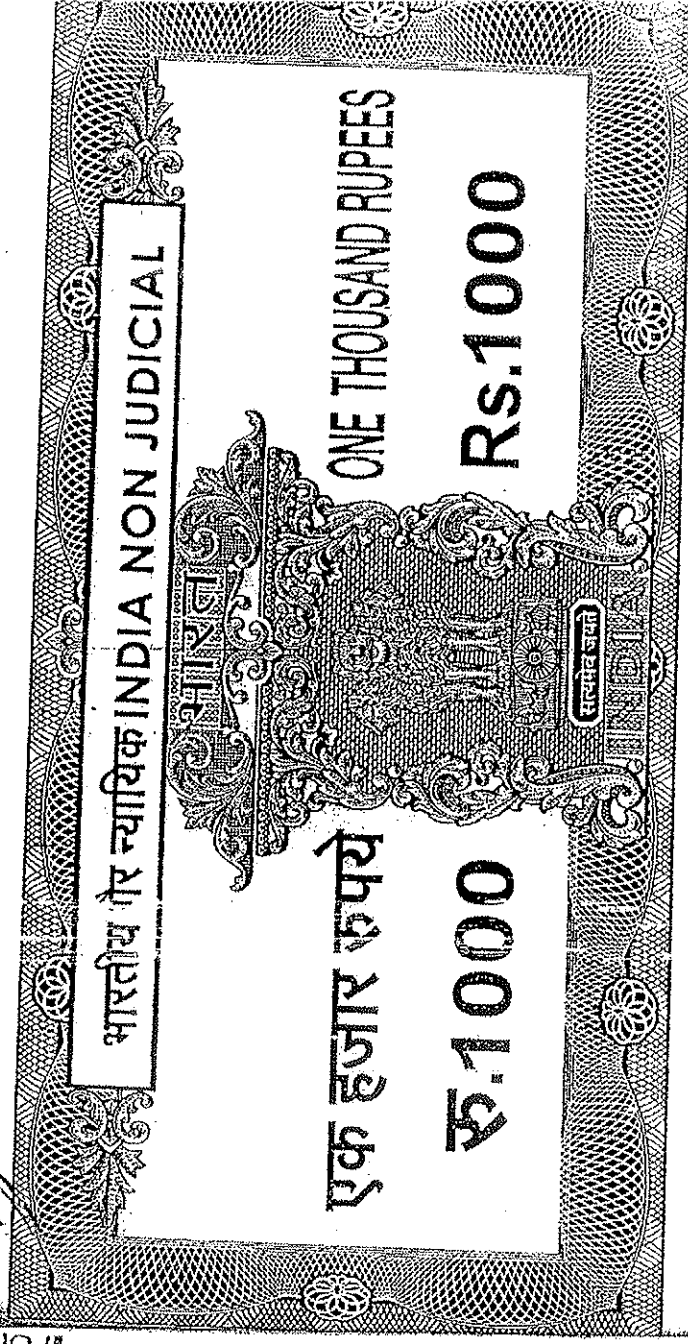
11

- (ii) Nelson D'silva-son-1/6th share.
- (iii) Clotildes Carletta Prescillia Luiza D'silva-daughter-1/6th share.



-18-

- (iv) Romuldo Saluzinho D'Silva-son-1/6th
share.
- (v) Venusto Agnelo Augusto D'Silva-son-
1/6th share.



3

1. 100

Q. 1. The volume of the container is 1000 cm³.

Sri Bhuvan
Bhuvan

Handwritten notes:

One is attached - low

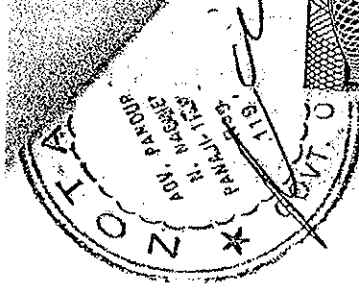
27

20

.....
Doe... took party fees to
 me is attached along one hundred dollars.

-19-

(vi) Miniato Jose Agnello D'Silva-son-1/6th share.



ET GO

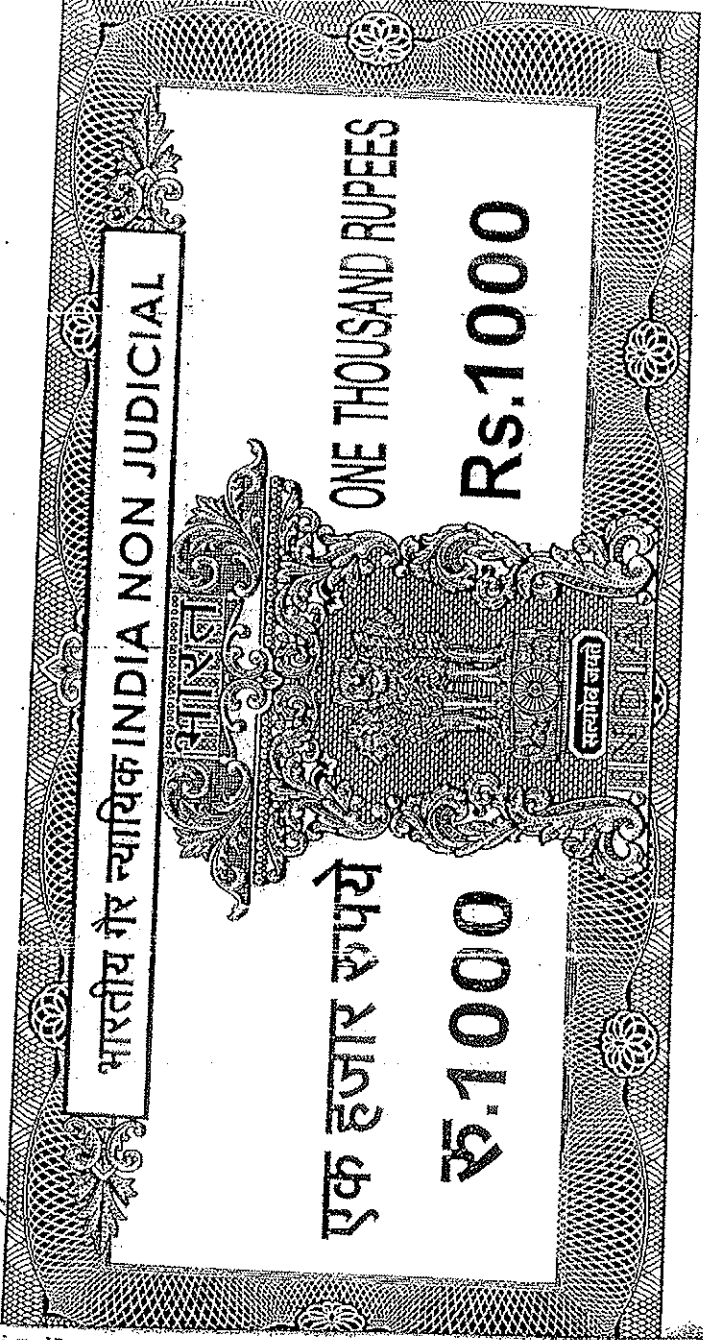
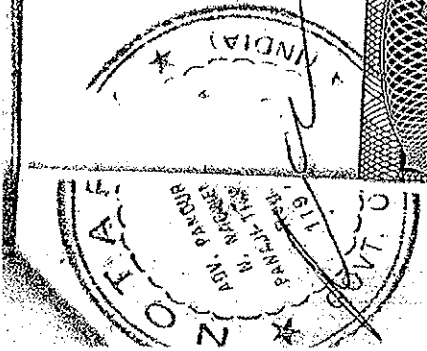
-20-

WHEREAS by a Deed of Gift and

Acceptance dated 2-3-1957 Smt.

Clotilde Carlota Prescila Luiza

D'silva gifted inter alia all her 1/8th



वा GOA

000691

अधिसूचना २४१
श्रीमान श्री
श्रीमान श्री
श्रीमान श्री
श्रीमान श्री
श्रीमान श्री

कानूनी
श्रीमान श्री
श्रीमान श्री
श्रीमान श्री
श्रीमान श्री

अधिसूचना २४१
श्रीमान श्री
श्रीमान श्री
श्रीमान श्री
श्रीमान श्री

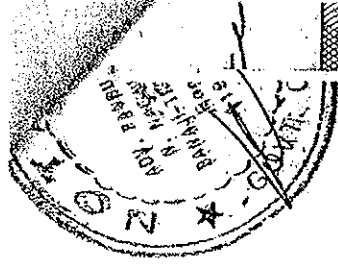
श्रीमान श्री

श्रीमान श्री

श्रीमान श्री

-21-

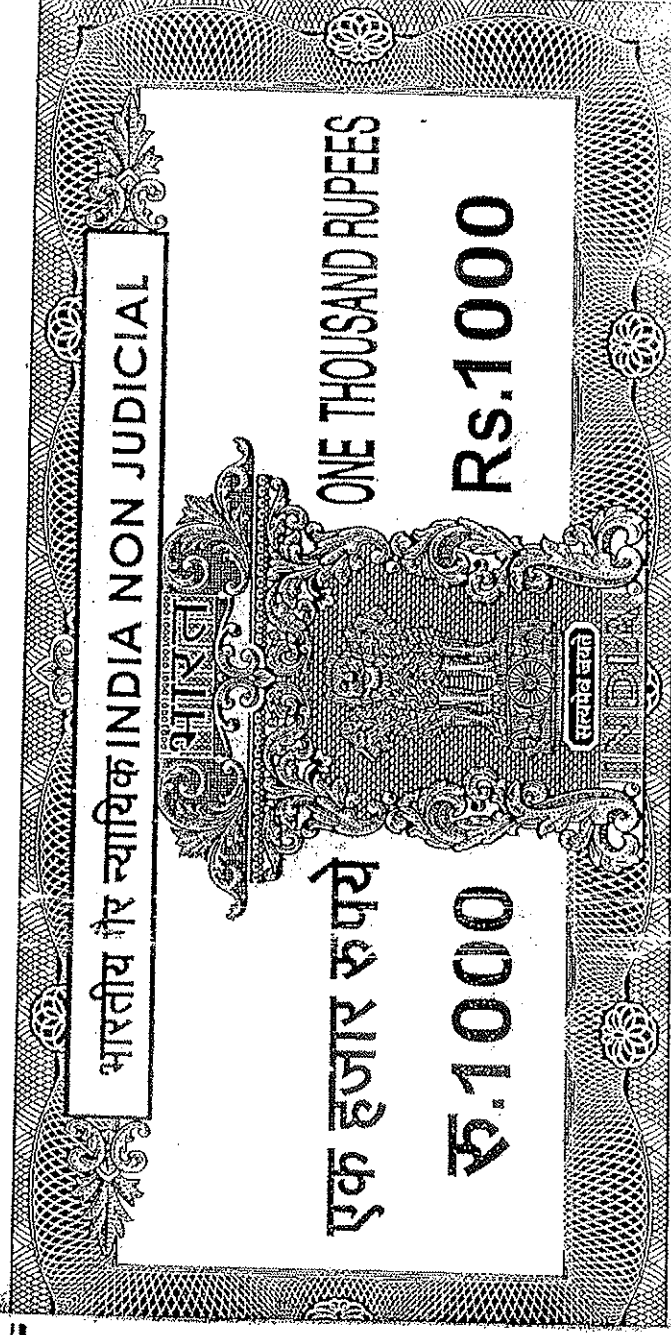
share in the said property to her
brother Nelson da Silva.



AT G

-22-

WHEREAS by a Will dated 1-9-1962,
smt. Olinda Fernandes e Silva
bequeathed all her disposable share to
her son Miniato Jose Agnelo da Silva



25

00009

Percy
P. One thousand and eighty-eight.
Benson Building.

One... look at this one. How many are attached along one hundred only.

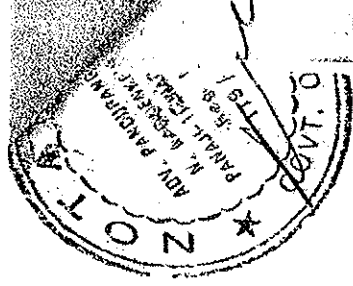
1 June 16/18/07

See also page 101. [Signature]

[Signature]

See also page 101. [Signature]

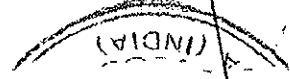
and to her daughter-in-law Alzira.
Verediana Rosalia Viegas e Silva;
widow of venusta Agnello de Souza.



IGI

-24-

WHEREAS the said Smt. Olinda
Fernandes e Silva died on 15-10-1986.



ONE THOUSAND RUPEES

Rs. 1000

30

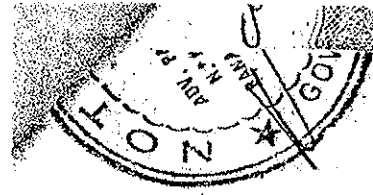
value of stock

..... One...Lakh Thirty Four
..... This is attached along with hundred only.

3

1

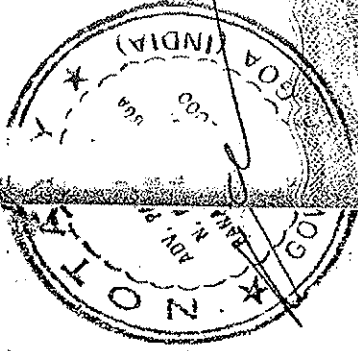
WHEREAS by a Deed of Sale dated 19-8-2003; (1) Smt. Armanda Clara Jacqueline Tomas Esperança da Cruz e da Silva; widow of Jose Nelson Excelso



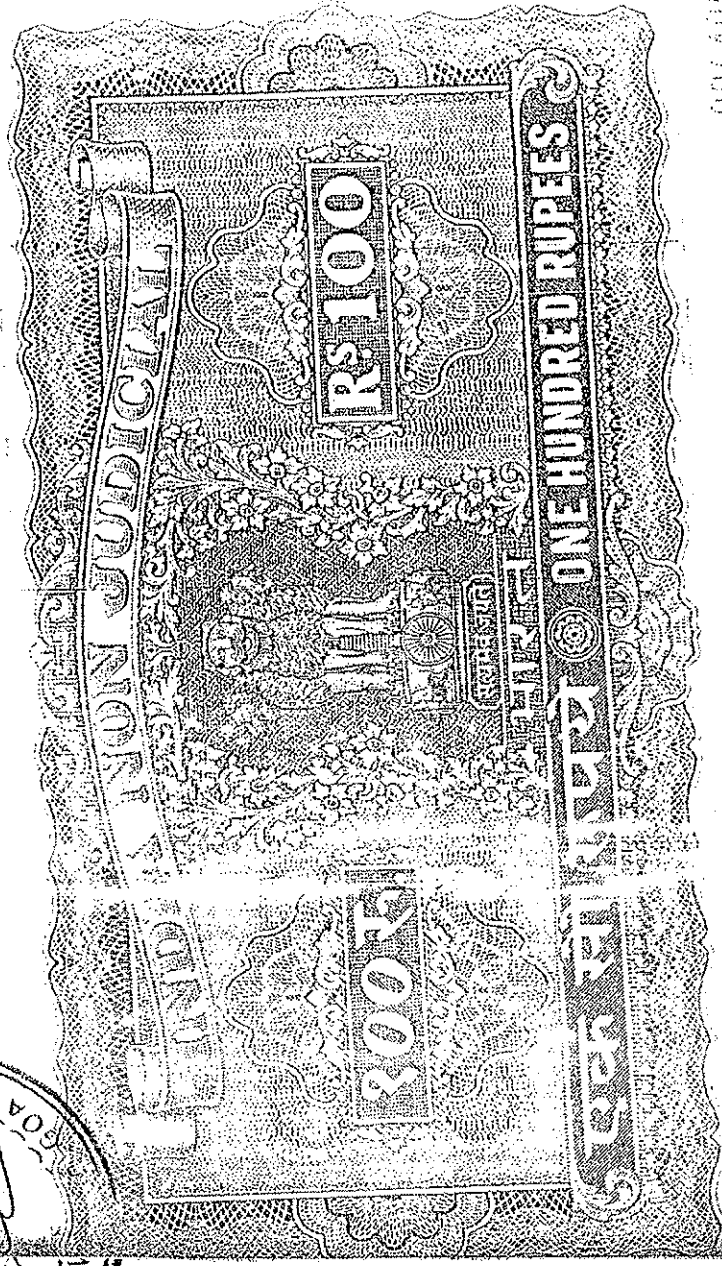
व

-26-

Anunciacao da Silva with his legal
heirs; (ii) Smt. Maria Antonietta
Angela da Silva widow of Romuldo
Saluzinho da Silva with his legal



100Rs



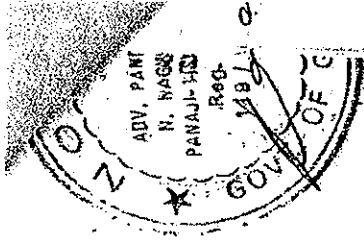
008605

GOA

Specimen of stamp paper
Value of stamp paper Rs. 100/-
Name of the party
Residing at
As there is no other
Administrative stamp
The value of the stamp paper is Rs. 100/-
The value of the stamp paper is Rs. 100/-
The value of the stamp paper is Rs. 100/-

Administrative stamp
The value of the stamp paper is Rs. 100/-
The value of the stamp paper is Rs. 100/-
The value of the stamp paper is Rs. 100/-

-27-
heirs; (iii) Smt. Alzira Verediana
Rosalia Viegas e da Silva, widow of
Venusta Agnelo Augusto da Silva with
his legal heirs; and (iv) Shri.



-28-

Miniato Jose Agnelo da Silva ~~was~~ his
wife sold an area of 1,10,000 m2
identified as Plot "A" out of the said
whole property to Shri. Selwyn

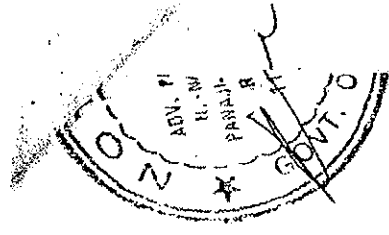
Botelho; which Deed is registered under no.1114 of Book I Vol.1308 in the office of Sub Registrar Ilhas.

WHEREAS by another Deed of Sale dated 25-8-2003 (i) Smt. Armina Clara Jacqueline Tomas Esperanca da Cruz e da Silva; widow of Jose Nelson Excelso Anunciacao da Silva with his legal heirs; (ii) Smt. Maria Antonietta Angela da Silva, widow of Romulo Saluzinho da Silva with his legal heirs; (iii) Smt. Alzira Verediana Rosalia Viegas e da Silva, widow of Venusto Agnelo Augusto da Silva with his legal heirs; and iv) Shri. Miniato Jose Agnelo da Silva sold an area of 1,10,000 m2 identified as Plot "B" out of the said whole property to Shri. Selwyn Botelho which Deed is registered under no.1115 of book I Vol.1308 in the office of Sub Registrar Ilhas.

WHEREAS by another Deed of Sale dated 20-8-2003, the said Smt. Armina Clara Jacqueline Tomas Esperanca da Cruz e Da Silva; widow of Jose Nelson Excelso Anunciacao da Silva with his

legal heirs; (ii) Smt. Maria Antonietta Angela da Silva, widow of Romulo Saluzinho da Silva with his legal heirs; (iii) Smt. Alzira Verediana Rosalia Viegas e da Silva widow of Venusto Agnelo Augusto da Silva with his legal heirs and (iv) Shri. Miniato Jose Agnelo da Silva sold an area of 27,925 m2 identified as Plot "C" out of the said whole property to Shri. Ghanashyam Satoskar also known as Shri. Joao Fernandes; which Deed is registered under no.1112 of Book I Vol.1308 in the office of Sub Registrar Ilhas.

WHEREAS by an agreement dated 1-11-2004 the purchaser have agreed to purchase from the Vendor and the said Selwyn Botelho with his wife an area approximately 2,00,000 m2 out of the said Plots A, B and C being an area of 85000 m2 out of Plot A and 87,075 m2 out of Plot B making a total of 1,72,075 m2 and the total area of 27925 m2 being the entire Plot "C" hereinafter referred to as the SAID PROPERTY described in detail in the Schedule II hereunder and demarcated in the Plan annexed hereto.



WHEREAS in terms of the said Agreement dated 1-11-2004 the Vendors hereto had agreed to sell to the purchaser the said plot "C" having an area of 27,925 m2 for a total consideration of Rs.33,51,000/- (Rupees thirty three lakhs fifty one thousand only) on the terms and conditions stipulated therein which Agreement is registered under no.3099 of Book I Vol.1391 in the office of Sub Registrar Ilhas.

NOW THIS INDENTURE WITNESSETH:-

1.- That in consideration of the amount of Rs. 33,51,000/- (Rupees thirty three lakhs fifty one thousand only) paid by the Purchaser to the vendors which amount the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser; they the vendors do hereby grant, transfer, assign, assure and convey the said plot "C" admeasuring 27925 m2 and more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water

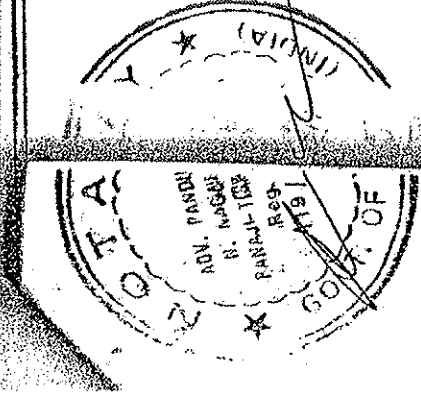
courses, lights, liberties, privileges, easements, advantages and appurtenances to the said Plots belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Vendors into and upon the said Plots and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE

USE OF THE PURCHASER forever, as distinct and disannexed from the Vendors remaining land SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the Vendors or knowingly suffered to the contrary they the Vendors now have in themselves good rights, full power and absolute authority to grant the said plots hereby granted and conveyed or expressed so to be UNTO AND TO THE USE



OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the said plots and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Vendors or any person or persons lawfully or equitably claiming any estate or interest in the said Plots or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said Plots UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2.- The Vendors do hereby give their exclusive consent and no objection to



the Purchaser to get Mutation proceedings conducted in the survey records of rights and get the name of the Purchaser rendered in the Form I & XIV under the provisions of Land Revenue Code.

3.- The market value of the said plots is Rs.33,51,000/- and as such Stamp duty of Rs. 1,34,100/- is affixed hereto which is borne by the purchaser.

SCHEDULE I

(Description of the whole property)

All that part and parcel of land admeasuring 2,47,925 m2 known as GOMBEACHY GALLI, Saunrichy Galli and/or "GONBEACHY GALLI" situated at Carambolim, within the limits of Village Panchayat Carambolim, Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa in the State of Goa not described in the land Registration Office of Ilhas and enrolled in the Taluka Revenue Office of Tiswadi under Matriz no.111 and surveyed under no.291/1.

The said whole property is bounded
as under-

On the North : By Ella Village
Boundary and Survey
no.2 of Carambolim
Village.

On the South : Survey no.289 of
Village Carambolim.

On the East : By survey no.290/1,
292/1 and 2 of
Carambolim.

On the West : By survey no.289 of
Carambolim Village and
road from Se Old Goa
to Pilar.

SCHEDULE-II

(Description of Plot "C" sold
hereinabove)

All that plot admeasuring 27,925
m2 identified as plot "C" forming a
part of the whole property described
in the Schedule I hereabove.

The said plot is bounded as

under:-

Towards the North : Plot "A" & "B" of
the same whole
property.

Towards the South : Survey 289 of
Village
Carambolim.

Towards the East : Plot "B" of the
same whole
property.



-36-

Towards the West : Survey 289 of
Village
Carambolim.

IN WITNESS WHEREOF the parties
hereto have signed this Sale deed on
the day, month and year first
hereinabove written.



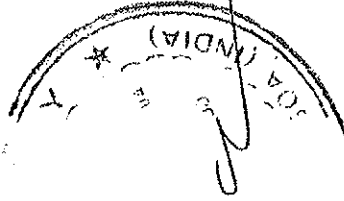
SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDORS IN THE
PRESENCE OF

S. Ghanashya

Shri. Ghanashya
Sadashiv Satosker



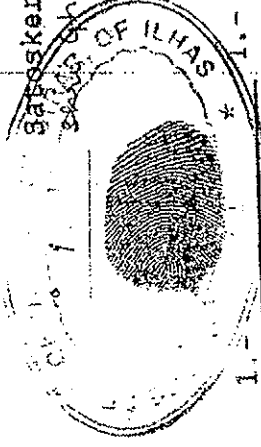
1.-		1.-	
2.-		2.-	
3.-		3.-	
4.-		4.-	
5.-		5.-	



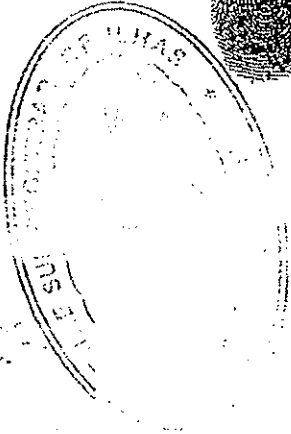
-37- *Munawar*

Smt. Susheela Ghanashyam

gatesher through her attorney
Smt. Ghanashyam S. Sotolker



SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASER IN THE
PRESENCE OF



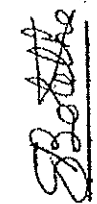
Shri. Rajesh Sheth
Authorised Signatory
M/s. Jai Bhuvan
Builders Pvt. Ltd.
PURCHASER

DIRECTOR



1.-  1.- 
2.-  2.- 
3.-  3.- 
4.-  4.- 
5.-  5.- 

WITNESSES:-

- 1.-  (Selwyn Agnelo Botelho)
- 2.-  (Shirley Irene Marie Botelho)

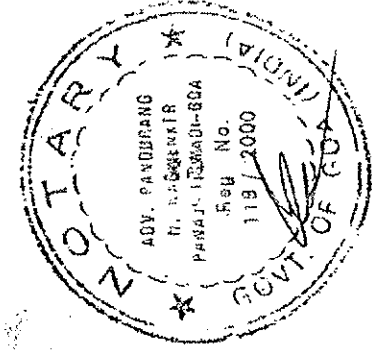
(INDIA)

① Shri. Ghania Bhagam Sadashiv Satoskar, 63 yrs, do late Sadashiv Satoskar, business, sp Ella, Illas - Govt. for himself and as attorney of his wife Smt. Subila Ghania Bhagam Satoskar. —

② Shri. Rajesh Sheth, 32 yrs, do do - Kamand. Sheth, do Mumbai, Principal Director of M/s. Jai Bhuvan Builders Pvt. Ltd. —

Executing party's 10/2

admission of the no. of
Sd/-



For JAI BHUVAN BUILDERS (P) LTD.
Sd/- DIRECTOR

No. 3631
 At 505
 Bco 1569
 Date 21-11-05



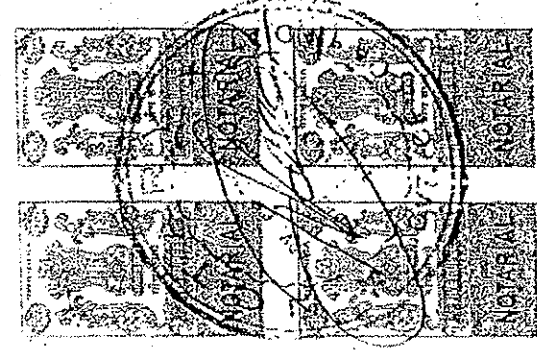
Deello
Sub-Registrar

Note of Return:-

This document will be returned on:- 21/11/05

Deello

SUB-REGISTRAR
PANAJI



CERTIFIED TRUE COPY OF ORIGINAL
 REG. No. *115/2007* DATED *24/11/2007*, passed by *115/2007*

Deello

ADV. PANDURANG NAGESHRA NAGESHNER
 PANAJI, GOA
 GOA (STATE OF GOA)