



गोवा GOA

042056

Sr. No. 7412 Place of Vendor: Ponda, Date of issue 21/07/09
 Value of stamp paper 25,000/-
 Name of the purchaser Madhant Construction (Pvt.) Ltd.
 Residing at Chorchor son of _____
 As there is no single stamp paper for the value of Rs. 225,000/-
 Additional stamp papers for the completion of the value attached along with.

Signature of Ex-officio vendor

Signature of the purchaser:

Serial No. 1381/2009
 From the Office of the
 Sub-Registrar Ponda
 between 3.15 PM
 and 3.25 PM on 30/7/2009

Received fees for
 Registration 60 356000
 Copy 90
 Copying 10

Paid vide chalan 356100
 No. 32/146/09-10
 Dtd 03/6/25

SUB-REGISTRAR
 PONDA

SUB-REGISTRAR
 PONDA

DEED OF SALE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



सत्यमेव जयते

INDIA

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

042062

गोवा GOA

Sr. No. 7413 Place of Vendor: Ponda, Date of issue 27/07/09
Value of stamp paper Rs 25,000/-
Name of the purchaser Vibhan Real Estate
Residing at Boodey-mangson of 2,25,000/-
As there is no single stamp paper for the value of Rs. 2,25,000/-
Additional stamp papers for the completion of the value attached along with.

Signature of Ex-officio vendor

Signature of the purchaser

BETWEEN

1. SHRI. RAGHUNATH BHIKAJI SARDESSAI, son of late Bhikaji Naik Prataprao Sardessai, 74 years of age, married, landlord, PAN NO: AYMP58914P, and his wife,

Sardesai

R.R.S.

JHB

Signature



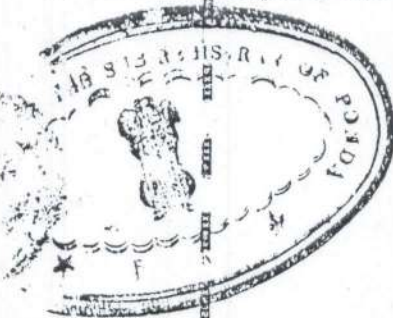
गोवा GOA

042064

Sr. No. 7413 Place of vendor:- Ponda, Date of issue 27/07/09
Value of stamp paper Rs 25000/-
Name of the purchaser Vibhav Real estate
I am at Borda
A. is the single stamp paper of Rs. 2,25,000/-
A. is the stamp papers for the completion of the value Rs. 2,25,000/- along with.

Signature of Ex-officio vendor

Signature of the purchaser



5

3. SMT. SUBODH SASHIKANT SARDESSAI, widow of late Sashikant Sardesai, 62 years of age, housewife, PAN NO: AIZPS8844D and her son,


Handwritten signatures and initials at the bottom of the page, including 'U-7' and 'Smt'.

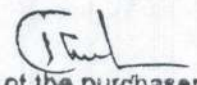


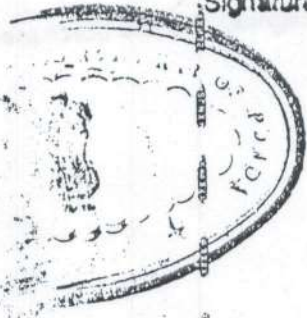
गोवा GOA

042066

Sr. No. 7413 Place of Vendor- Ponda, Date of issue 27/02/09
Value of stamp paper Rs 25000/-
Name of the purchaser Vigkian Real estate
Residing at Borda-margao son of _____
As there is no single stamp paper for the value of Rs. 2,25,000/-
Additional stamp papers for the completion of the value attached alongwith.

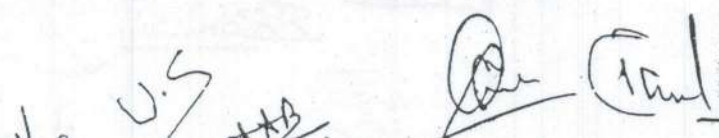

Signature of Ex-officio vendor


Signature of the purchaser



7

5. SMT. ANITA ANIL SARDESSAI, widow of late Anil Sardessai, 62 years of age, housewife, PAN NO: BLAPS4480C and her daughters,





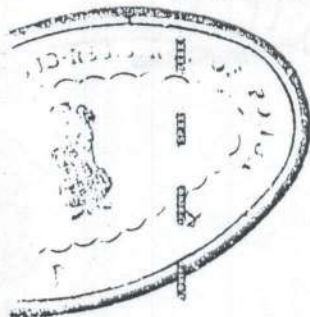
गोवा GOA

042068

Sr. No. 7413 Place of Vendor: Ponda, Date of issue: 27/07/09
 Value of stamp paper: 25000/-
 Name of the purchaser: Vibhav Real estate
 Residing at Borda-margan of _____
 As there is no single stamp paper for the value of Rs. 225000/-
 Additional stamp papers for the completion of the value attached along with.

Signature of Ex-officio vendor

Signature of the purchaser



9

7. ANUPA ANIL SARDESSAI, daughter of late Anil Sardessai, 21 years of age, spinster, commerce graduate, PAN NO: BLYPS0524H, all residents of H. No. 699, Behind Govt. School, Near Sai Baba Temple, New Vaddem, Vasco-da-Gama, Goa 403 802,

Handwritten signatures and initials at the bottom of the page.



गोवा GOA

042055

Sr. No. 7412 Place of Vendor:- Ponda, Date of issue 27/07/09
 Value of stamp paper Rs. 25,000/-
 Name of the purchaser Madnan Construction Co. Pvt. Ltd.
 Residing at Chander son of _____
 As there is no single stamp paper for the value of Rs. 2,25,000/-
 Additional stamp papers for the completion of the value attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser

9. SMT. USHA ASHOK SARDESSAI, daughter of Vasudev Kamat, 60 years of age, housewife, PAN NO: AHAPS9407Q both residents of Flat No. 307 Altess Manor, Caranzalem Goa,

U.S. 11/11/09



गोवा GOA

Sr. No. 7412 Place of Vendor:- Ponda, Date of issue 27/07/09 042053

Value of stamp paper 25,000/-

Name of the purchaser Madhant Construction Goa Pvt. Ltd.

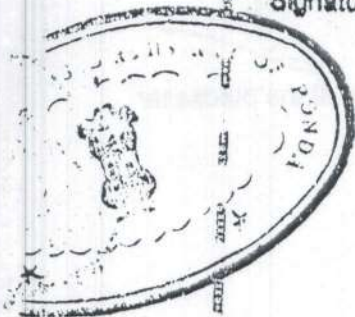
Residing at Chandor son of

As there is no single stamp paper for the value of Rs. 2,25,000/-

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

Signature of Ex-officio vendor

Signature of the purchaser



11. SAI LAXIMINARAYAN SARDESSAI, daughter of Laxminarayan Sardessai, 18 years of age, spinster, student, both residents of H.No: C77/40, St. Inez, Panaji Goa.

11.5 [Signature] [Signature]



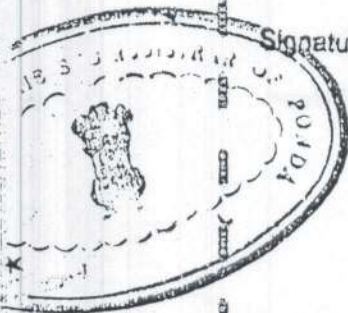
गोवा GOA

042060

Sr. No. 7412 Place of Vendor: - Ponda Date of Issue 27/07/09
Value of stamp paper Rs 25,000/-
Name of the purchaser Madnait Constructions Goa Pvt Ltd
Residing at Chander son of _____
As there is no single stamp paper for the value of Rs. 2,25,000/-
Additional stamp papers for the completion of the value attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser



15

13. SMT. VANITA DILIP SARDESSAI, daughter of Anant Narayan Mahambre, 56 years of age, service, PAN NO: BBLPS6554C, both residents of GA-4, Ribandar Residency, Flat No. 38/1, Panvel. Ribandar Goa,

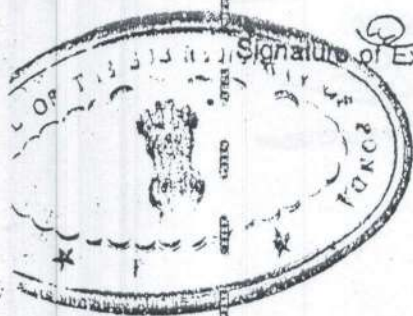
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गोवा GOA

042058

Sr. No. 7412 Place of Vendor: Ponda, Date of issue 27/07/09
 Value of stamp paper 25,000/-
 Name of the purchaser Madant Construction Co. Pvt. Ltd.
 Residing at Chandor son of _____
 As there is no single stamp, it is for the value of Rs. 225,000/-
 Additional stamp papers for the completion of the value attached along with.



Signature of Ex-officio vendor

Signature of the purchaser

17

15. SHRI. AMAR. ANAND RAIKAR, son of late Anand Raikar, 36 years of age, service, PAN NO: AECPR2613E,

Handwritten signatures and initials at the bottom right of the page.



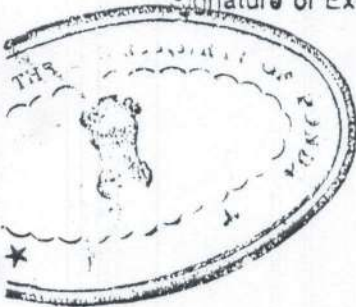
गोवा GOA

012155

Sr. No. 7574 Place of vendor: Ponda, Date of issue: 29/07/09
Value of stamp paper Rs 20,000/-
Name of the purchaser: Nibhan Real Estate
Residing at Ponda, Margao
As there is no single stamp paper for the value of 37,500/-
Additional stamp papers for the completion of the value attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser



19


17. SHRI. DEVIDAS SANJGIRI, son of Manguesh Sanjgiri, 65 years of age, married, retired, PAN NO: AUMPS6253K and his wife,

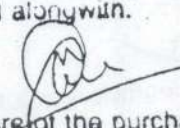


गोवा GOA

002464

Sr. No. 75 75 Place of vendor:- Ponda. Date of issue 29/7/09.
 Value of stamp paper Rs. 15,000/-
 Name of the purchaser Madanant Construction Co. Pvt Ltd.
 Residing at Chandrapur
 As there is no single stamp paper for the value of Rs. 37,500/-
 Additional stamp papers for the completion of the value attached alongwith.


 Signatura of Ex-officio vendor


 Signature of the purchaser

19. SHRI. KISHORE NADKARNI, son of Kishore Nadkarni, 62 years of age, married, service, PAN NO: ABEPN0229T and his wife,



GOA

018910

Sr. No. 7577 Place of vendor Goa Date of issue 29/07/09
Value of stamp paper Rs 5000/-
Name of the purchaser Madanant Construction Goa Pvt Ltd.
Residing at Chander-Goa

Signature of the official vendor

Signature of the purchaser

23

21. SHRI. SRIKANT BALE, son of Umakant Bale, 65 years of age, married, service, PAN NO: AIEPB0765B and his wife,

Handwritten signatures and initials at the bottom right of the page.



GOA

Sr. No. 7575 Place of issue: Ponda, Date of issue: 29/07/09
Value of stamp paper: Rs. 1000/-
Name of the purchaser: Mediant Construction Coe Pvt Ltd.
Residing at: Chanderi - Goa Chanderi, Goa
As there is no single stamp paper for the value of 37500/-
Additional stamp papers for the value of 37500/- attached along with
Signature of Ex-officio vendor: [Signature]
Signature of the purchaser: [Signature]

25

23. SHRI. RADHAKRISHNA KAMAT, son of
Yeshwant Kamat, 61 years of age, married, service,
PAN NO: AGRPK7827Q and his wife,

U.S.
[Signature]
[Signature]
[Fingerprint]



OA

062374

Sr. No. 7574

Value of stamp paper

Rs. 1000/-

Name of the purchaser

Vibhav

Real Estate.

Residing at

Bardonia, Muzaffarpur

As there is no stamp paper

37,500/-

Additional stamp paper of Rs. 1000/-

Signature of Ex-officio vendor

Signature of the purchaser

27

PAN NO: AFPPM7706P, hereinafter referred to as VENDORS (which expression shall unless repugnant to its context include their legal representatives, successors, assignees, executors etc) of the FIRST PART.

S. Sardesai

S. Sardesai

S. Sardesai

S. Sardesai

S. Sardesai

U.S. Sardesai



GOA

121475

Sr. No. 7574 Place of vendor: Ponda, Date of issue 29/07/09
Value of stamp paper Rs 500
Name of the purchaser Vibhav Real Estate
Residing at Borda-Margao
As there is no single stamp paper for the value of Rs. 37,500/-
Additional stamp papers for the completion of the value attached along with.

Signature of Ex-officio vendor

Signature of the purchaser

29

1. VIBHAV REAL ESTATE, a proprietorship firm, represented by its sole proprietor SMT. SUREKHA PUNDALIK PARKER, daughter of Dharma C. Kurtarkar, about 50 years of age; business, resident of Borda Margao Goa, Ponda-Goa, (PAN NO: ADSP8853F) through her attorney SHRI

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Shardesai

2. MADANANT CONSTRUCTIONS (GOA) PVT. LTD, a company registered under Companies Act 1956 represented by its duly authorized Managing Director SHRI. SUDIN VERENKAR, son of late Nagesh Surya Verenkar, 45 years of age, married, Contractor, resident of Chandor Goa, (PAN NO: AAECM3176A), herein after referred to as the PURCHASERS (which expression shall unless repugnant to its context include their legal representatives, successors, assignees, executors etc) of the SECOND PART.

The VENDOR NO. 1 herein being duly represented by his attorney, VENDOR NO. 2 by virtue of Power of Attorney dated 6th July 2009, executed before Notary Adv. Marcelini C. Fernandes. The VENDOR NOS. 14 & 16 being duly represented by their attorney, the VENDOR NO. 15 by virtue of Power of Attorney dated 2nd July 2009 executed before Jaladhi Mukherjee, Vice Consul, Consulate General of India, San Francisco (USA) and certified by Additional Collector South Goa. The VENDOR NOS. 23 & 24 being duly represented by their attorney VENDOR NO. 21 by virtue of Power of Attorney dated 14th November 2008 executed before Notary ShivPrasad V. Manerker under no. 7786.

WHEREAS there exists a immovable property surveyed under no. 204/2 which is a sub-divided plot of the property known as 'Gharbhat' or 'Khadpaband' also known as "Vaidalem" or "Desai Bhat", described in the land Registration Office of Ilhas under no.

AND WHEREAS the total area available in loco is 15, 115 square meters and out of this area about 8, 150 square meters comes in settlement zone and 6, 965 square meters comes within orchard zone, and, as such total area for development will be only 8, 150 square meters or there about.

AND WHEREAS the amount paid as consideration of the same is Rs. 1,70, 00,000/- (Rupees One Crore Seventy lakhs Only) which is the market value, paid by the Purchasers to the Vendors in the manner herein below appearing.

AND WHEREAS the said property stands registered in the Land Registration Office of Ilhas as well as in the Directorate of Land Survey in the Cadastral survey no. 98 in the name of Raghunath Narayan Naique Pratap Rau Sar Dessai.

AND WHEREAS said Raghunath Narayan Naique Pratap Rau Sar Dessai and his wife Sitabai, filed a civil suit for restoration of possession of the said property, against Shanker, Sinai Kaisare and Narayan Sinai Kaisare on 8th October 1900 in the Court of civil Judge Senior Division, Panaji.

AND WHEREAS in the said civil suit was decreed in favour of said Raghunath Narayan Naique Pratap Rau Sar Dessai and his wife Sitabai by judgment dated 03/04/1904.

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AND WHEREAS all the properties under lote 'A' including the said property was allotted to the interested party said Bikaji Rogunata Naique Prataprao Sar Dessai which became final by order in the said inventory proceedings dated 22/12/1951.

AND WHEREAS said Bicaji Rogunata Naique Prataprao Sardessai by a Will dated 28/02/1921 drawn at page 26 of Book 164 in the Notarial Office of Bardez, Mapusa before the Registrar-cum Sub-Registrar and Notary ex-offio Pedro Filipe das Mercês Joao, bequeath all his disposable right equally in all his movable and immovable properties in favour of his childrens namely (1) Ragunath Bhikaji Naik Pratap Rau Sardessai, (2) Shashikant Bhikaji Naik Pratap Rau Sardessai, (3) Anil Bhikaji Naik Pratap rau Sardessai, (4) Ashok Bhikaji Naik Pratp Rau Sardessai, (5) Dilip Bhikaji Naik Pratap Rau Sardessai and (6) Laxminarayan Bhikaji Naik Pratap Rau Sardessai.

AND WHEREAS Bhikaji expired on 02/11/1997.

AND WHEREAS likewise Smt. Radabai Bhikaji Naik Pratap Rau Sardesai by a Will dated 28/02/1921 drawn at page 28 of Book 164 in the Notarial Office of Bardez, Mapusa before the Registrar-cum Sub-Registrar and Notary ex-offio Pedro Filipe das Mercês Joao, bequeath equally all her right in movable and immovable properties in favour his childrens namely (1) Ragunath Bhikaji Naik Pratap Rau Sardessai, (2) Shashikant Bhikaji Naik Pratap Rau Sardessai, (3) Anil Bhikaji Naik Pratap rau Sardesai, (4) Ashok Bhikaji Naik Pratp Rau Sardesai, (5) Dilip Bhikaji Naik Pratap Rau Sardesai and (6)

- (1) Raghunath Bhikaji Sardessai,
- (2) Sashikant Sardessai,
- (3) Anil Sardessai,
- (4) Ashok Bhikaji Sardessai,
- (5) Laxminarayan Bhikaji Sardessai, and
- (6) Dilip Bhikaji Sardessai.

In the ratio of 12.8787% which comes to Rs. 21, 89, 95/- per male member and to female members viz;

- (1) Miraben alias Indira Anand Raikar,
- (2) Neela Devidas Sanjgiri,
- (3) Sushita Kishore Nadkarni,
- (4) Uttara Srikant Bale, and
- (5) Meena Radhakrishna Kamat

In the ratio of 4.5454% which comes to Rs. 7,72,726/- per female member.

AND WHEREAS in terms of the said Judgment dated 09/08/2006 in the Inventory Proceedings, the Vendors are the absolute owners in exclusive possession of the said property.

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as per (11th)

SR No	NAME OF HEIRS	TOTAL AMT PAYABLE TO EACH HEIR	VIBHAV REAL ESTATE CHEQUE AMT	VIBHAV REAL ESTATE CHEQUE NO
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MALE HEIRS

1	Vendor No. 1 & 2	21 89 395	1,094,698.00	738626
2	Vendor No. 3 & 4	21 89 395	1,094,698.00	738627
3	Vendor No. 5, 6 & 7	21 89 395	1,094,698.00	738628
4	Vendor No. 8 & 9	21 89 395	1,094,698.00	738629
5	Vendor No. 10 & 11	21 89 395	1,094,698.00	738630
6	Vendor No. 12 & 13	21 89 395	1,094,698.00	738631

FEMALE HEIRS

1	Vendor No. 14, 15 & 16	7 72 726	386,363.00	738632
2	Vendor No. 17 & 18	7 72 726	386,363.00	738633
3	Vendor No. 19 & 20	7 72 726	386,363.00	738634
4	Vendor No. 21 & 22	7 72 726	386,363.00	738635
5	Vendor No. 23 & 24	7 72 726	386,363.00	738636

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3. The VENDORS do hereby covenant with the PURCHASER that they shall, at the cost of the PURCHASER execute and do every such assurances or thing necessary for further more perfectly assuring the said survey no. 204/2 as may reasonably be required by the PURCHASERS.
4. The VENDORS shall at all times hereafter indemnify and keep indemnified the PURCHASERS, its heirs and executors and assigns, against loss, damages, cost, expenses if any suffered by the PURCHASERS by reason of any defect in title or any breach of the covenants hereunder contained.
5. The VENDORS do hereby covenant that the said property described in the Schedule herein under is a free hold property without any encumbrances such as tenancy, mortgage, mundcarship or any other encumbrances.

S. Bardendi

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11th

East: By survey no. 204/1 & 3,
 West: By survey no. 204/1 & 4,
 North: By survey no. 205,
 South: By survey No. 204/5 & 6 and Nalla

IN WITNESS WHEREOF THIS DEED OF SALE is signed on the day,
 month and the year first mentioned above.

SIGNED AND DELIVERED
BY THE WITHIN NAMED "VENDORS":

S.R. Sardesai



1. SHRI. RAGHUNATH BHIKAJI SARDESSAI,
2. SMT. SHANTA RAGHUNATH SARDESSAI,

(VENDOR NO. 1 represented herein by his duly constituted
 Attorney, the VENDOR NO. 2,
 SMT. SHANTA RAGHUNATH SARDESSAI)

S.R. Sardesai

S.R. Sardesai

S.R. Sardesai

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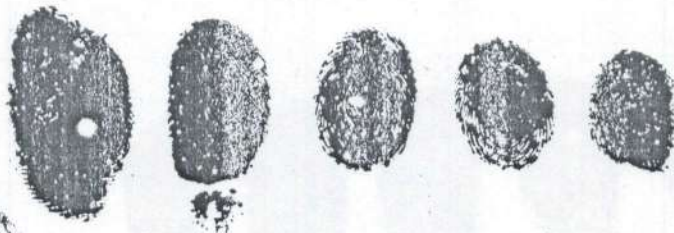
W.B.

SS Sardesai

3. SMT. SUBODH SASHIKANT SARDESSAI



RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



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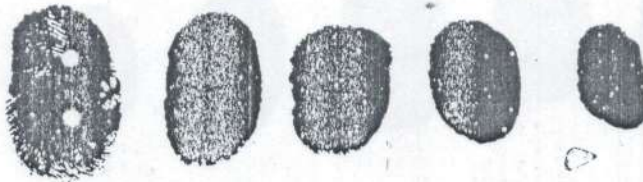
1/12/85
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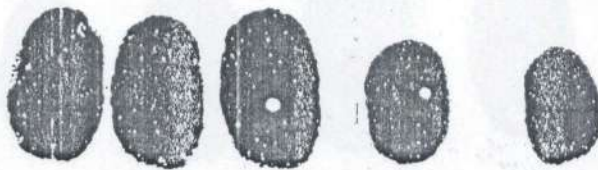
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5. SMT. ANITA ANIL SARDESSAI

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



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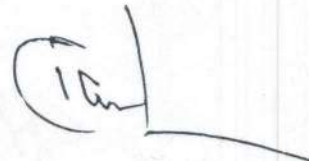
7. ANUPA ANIL SARDESAI

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



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U.S.



9. SMT. USHA ASHOK SARDESSAI

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



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(1) and C.L.R.T.



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LEFT HAND FINGER IMPRESSIONS:-



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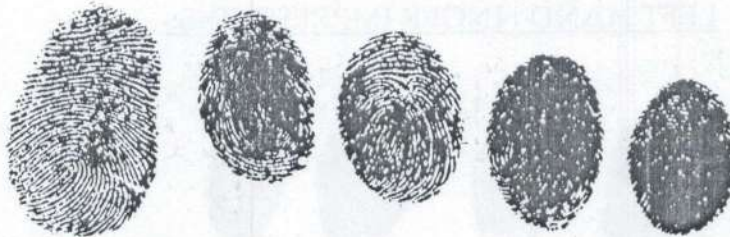


12. SHRI. DILIP BHIKAJI SARDESSAI

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



[Handwritten signatures and notes at the bottom of the page:]
 Sardeesai, Sardeesai, Sardeesai, S.R.S., U.S., C.H.T. Ashok Sardeesai, and various other initials and marks.

A. A. Raikar



14. SMT. MIRABEN ALIAS INDIRA ANAND RAIKAR,
 15. SHRI. AMAR ANAND RAIKAR,
 16. SHRI. AMIT ANAND RAIKAR,
 (VENDOR NO. 14 & 16 represented herein by
 Their duly constituted
 Attorney, the VENDOR NO. 15,
 SHRI. AMAR ANAND RAIKAR).

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



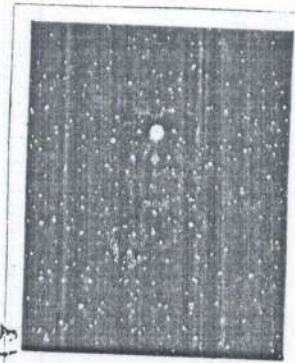
Att. Raikar

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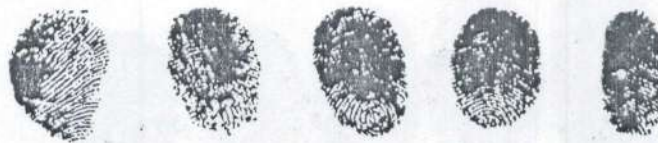


18. SMT. NEELA DEVIDAS SANJGIRI

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



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168 U.S.
T.C. 241



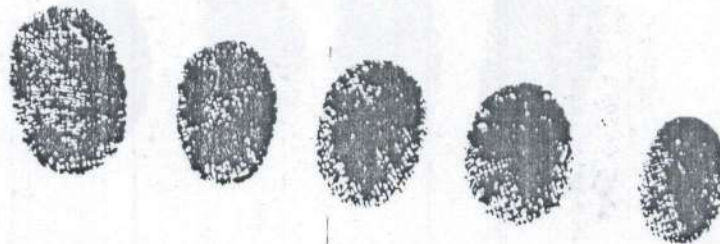
60

Sushita



20. SMT. SUSHITA KISHORE NADKARNI

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



U.S. 828

12

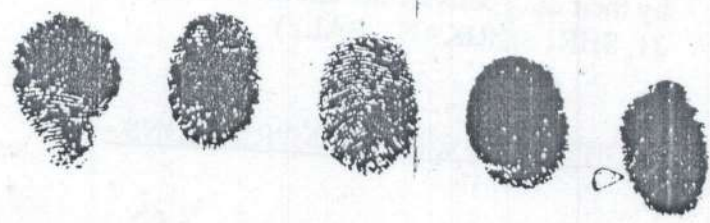
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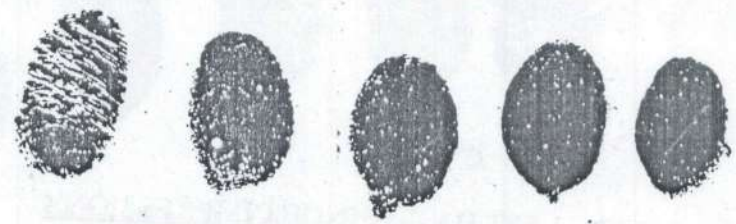


22. SMT. UTTARA SRIKANT BALE

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



[Handwritten signature: S. S. B. ...]

[Handwritten signature: A. S. ...]

[Handwritten notes and signatures: U.S., [initials], [signature]]

SIGNED AND ACCEPTED
BY THE WITHIN NAMED "PURCHASERS":

[Handwritten signature]



VIBHAV REAL ESTATE

(represented by its sole proprietor
 SMT. SUREKHA PUNDALIK PARKER,
Through her attorney SHRI. PANDALIK T. PARKER)

RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



S. Sardesai

Shri. Pandalik T. Parker

[Handwritten signatures and initials]



IN THE PRESENCE OF:

1. Reshma Shantawatkar Amul
2. GIRISH R. SAROESSAI Bardesai



S/Sardesai Bardesai
Sardesai
Bardesai
 U.S. Q
SS Q
Q MS
LS
sur
Q

registered No. 1604
at pages 058 to 328
Book No. I Volume No. 1481
date 09/09/2009
09/10/09
Sub-Registrar



7] Shri. Ashok Bhikaji Sardesai, S/o.
late Bhikaji Naik Prataprao Sardesai,
63 years of age, service, married &
his wife, last executant put his thumb
impression being illiterate.

8] Smt. Usha Ashok Sardesai, d/o.
varudev Kamat, 60 years of age, housewife,
PAN No. AHA PS 9407 Q, both no. flat
No. 307, Altes Manor, Caranzalem -
Goa.

9] Shri. Laxminarayan Bhikaji Sardesai,
S/o. late Bhikaji Naik Prataprao Sardesai,
52 years of age, business, widower, PAN
No. BA EPS 4965 D & his daughter,

10] Sai Laxminarayan Sardesai, d/o.
narayan Sardesai, 18 years of age, principal
student, both no. St. Inez. Pargis - Goa.

11] Shri. Dilip Bhikaji Sardesai, S/o. Bhikaji
Naik Prataprao Sardesai, 60 years of
age, married, retired, PAN No. AG LPS 5016
and his wife,

19] Smt. Uttara Srikant-Bale, 64 yrs, housewife, Port No. AIEPBO366A, both of Antur Nagar, Ponda-Goa.

20] Vibhav Real Estate, a proprietorship firm, represented by its sole proprietor Smt. Surekha Pundalik Parker through her attorney Shri. Pundalik I. Parker, Po. lat. Tylaram Parker, major, Seuse, Po. Borda-margao-Goa.

21] MADANANT CONSTRUCTIONS (GOA) PVT LTD, a co. registered, represented by its duly authorized Managing Director, Shri. Sudin Verenkari, Po. lat. Nagesh surya verenkari, 45 yrs of age, married, contractor, Po. Chandor-Goa. (PANALo. AAECM3176A)

admits to so called

1) S.R. Sardesai

2) SS Sardesai

3) SS Sardesai

4) SS Sardesai

120/

21/

[Signature]



Adv. Reshma Shonkeshkar, d/o Ramchandra Araby
Major in age, d/o Carim-Hoa
and is a ^{stray} ^{knows}
the above ^{and identi-}
ties him *them*

Pande Zalot wog

[Signature]
Zalot wog

SUB-REGISTRAR
PONDA

Attested Copy of Power of Attorney
has been filed at pages 217 to
230 of Book No. I Volume
No. 161 of the supplementary
part VII registered under
No. 1604 dated 09/09/2009.

[Signature]
SUB-REGISTRAR
PONDA

registered No. 1604
at pages 217 to 230
Book No. I Volume No. 161
date 09/09/2009

[Signature]
09/09/09



गोवा GOA

002476

Tr. No. 7904 Place of issue Chandor - Goa
 Stamp paper 15000 = 15

Date of issue 18/08/07

For Madant Construction (Govt) Pvt. Ltd.
Chandor - Goa

26000/-

Signature of Ex-officio vendor

Signature of the purchaser

Serial No. 17561/2009
 Office of the Pondra
11/10/07
 and 11/10/07

Received fees for Rs. 52000
 Registration 60 90
 Copying 10
 Postage 53100
 Total 53100

SUB-REGISTRAR
 PONDA

SUB-REGISTRAR
 PONDA

DEED OF SALE



गोवा GOA

002475

Sr. No. 7905 Place of Vendor:- Ponda, Date of issue 18/08/09

Value of stamp paper 15000/-

Name of the purchaser Vishav Real Estate Developers.


Residing at Borda Mangao

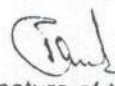
As there is no single

Additional stamp papers for the

Stamp of Rs. 26000/-

and the value attached alongwith.


Signature of Ex-officio vendor


Signature of the purchaser



2

THIS DEED OF SALE is made at Ponda-Goa, Taluka Ponda, Registration Sub District of Ponda, State of Goa on this 26th day of the month of August of the year 2009.



Sr. No. 7905 Place of Vendor- Ponda Date of Issue 18/08/09
 गोवा GOA Value of stamp 5000/- 018965
 Name of the vendor Vishal Real Estate Developers
 Residing at Border Margao
 As per 26000/-
 Additional stamp 26000/-
 Signature of Ex-officio vendor [Signature] Signature of the purchaser [Signature]



3

BETWEEN

I. M/S. KAMAT CONSTRUCTION PVT. LTD., a company
 incorporated under the Companies Act, 1956, having



Sr. No. 7905 Place of Vendor:- Ponda, Date of issue 18/08/09
 गोवा GOA Value of stamp paper 5000/-
 Name of the purchaser Vijhav Real Estate Developers
 Residing at Berda Margewson
 As there is no single stamp of the value of Rs. 26000/-
 Additional stamp papers for the value of the value attached alongwith.

018964

Signature of Ex-officio vendor

Signature of the purchaser



AAACK8135H represented herein by its duly authorized Managing Director MR. UDAY A. KAMAT, aged 64 years, son of late Mr. Anant V. Kamat, resident of Miramar, Panaji Goa,



गोवा GOA

No. 790 Place of Vendor Ponda Date of issue 18/08/07

018966

Value of stamp paper 5000/-

Name of the purchaser Madhant Construction (Goa) Pvt Ltd

Residing Chandor

For this no single stamp

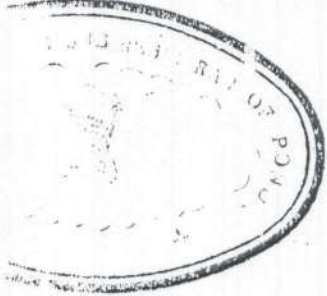
Addition stamp papers for this

Stamp 26000/-

Stamp with

Signature of Ex officio vendor

Signature of the purchaser



5

AND

II. VIBHAV REAL ESTATE, a proprietorship firm,
represented by its sole proprietor SMT. SUREKHA
PUNDALIK PARKER, daughter of Dharma C. Kurtarkar,

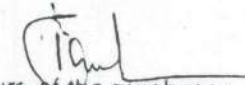


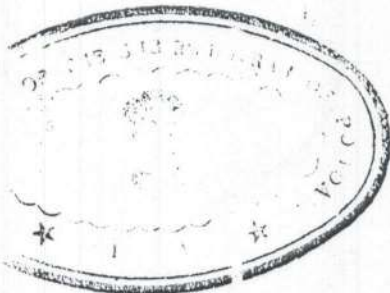
गोवा GOA

No. 7904 Place of issue Borda Date of issue 18/08/09
Value of stamp paper 5000/-
Name of the purchaser Madanant Construction
Residing Chandor Ror
No. of single stamp paper 26000/-
Additional stamp papers required with

018967


Signature of Ex-officio vendor


Signature of the purchaser



through her attorney SHRI. PUNDALIK T. PARKER, son of late Tukaram Parker, aged 54 years, married, service, resident of Borda Margao Goa, appointed by virtue of power of attorney dated 29/07/2009 executed before



गोवा GOA

Sr. No. 2905 Place of Vendor:- Ponda, Date of issue 18/08/09

Value of stamp paper 1000/-

062550

Name of the purchaser Vishav Real Estate Developer

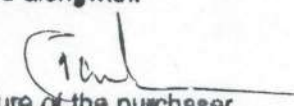
Residing at Benda - Margao

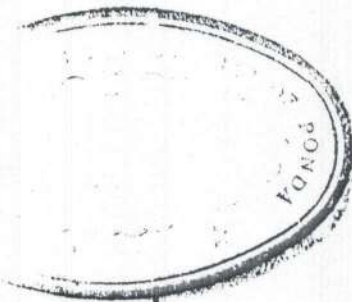
As there is no single stamp

Stamp of Rs. 26000/-

Additional stamp papers for the same purpose are attached alongwith.


Signature of Ex-officio vendor


Signature of the purchaser



7

- III. MADANANT CONSTRUCTIONS (GOA) PVT. LTD, a company registered under Companies Act 1956, represented by its duly authorized Managing Director SHRI. SUDIN VERENKAR, son of late Nagesh Surya Verenker, aged 45 years, married, Contractor, resident



Sr. No. 7904 Place of vendor:- Ponda, Date of Issue 18/08/09 062551
गोवा GOA Value of stamp paper 1000/-
Name of the purchaser Madanant Construction
Residing at Chander
As there is no single stamp paper of Rs. 26000/-
Additional stamp papers for the _____ and the same attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser



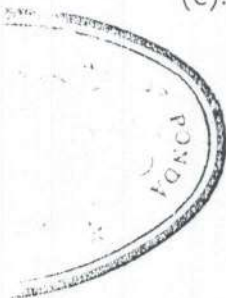
8

shall unless repugnant to its context include their legal representatives, successors, assignees, executors etc) of the
SECOND PART.

Signature of the purchaser

WHEREAS

1. (a) There exists a property known as 'GORBATTI' or 'CODPACHO BAND" or "OIDALEM" or "GAMBAR GATULEM" or "PALMGROVE" or "GOANKAR BHATULEM" or "DESAIBHAT" which property as a whole is describe in the Land Registration Records under no. 7450 new and bears Matriz No. 414 (hereinafter referred to as the SAID ENTIRE PROPERTY).
- (b). The SAID ENTIRE PROPERTY belonged to late Mr. Rogunath Naik Prataprao Sardessai and his wife Mrs. Sitabai Rogunath Naik Prataprao Sardessai.
- (c). Consequent upon the death of Mr. Rogunath Naik Prataprao Sardessai Inventory Proceedings were initiated under no.72/1919 in the Bicholim Court, which proceedings continued after the death of Mrs. Sitabai Rogunath Naik Prataprao Sardesai.

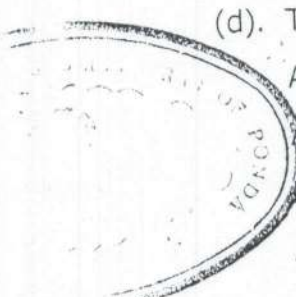


AND WHEREAS :

2. (a) In pursuance to of the said Inventory Proceedings on the death of Mr. Rogunath Naik Prataprao Sardessai married to Mrs. Sitabai Rogunath Naik Prataprao Sardessai as one of the legal heirs , Mr. Damodar Rogunath Naik Prataprao Sardessai married to Mrs. Indirabai Damodar Naik Prataprao Sardessai was allotted 4/14th part of the SAID ENTIRE PROPERTY.
- (b). The aforesaid 4/14th part of the SAID ENTIRE PROPERTY constitutes Lote A comprising of the survey nos. 204/7 and 204/6, Village Ponda, Goa.

Am

(c). Thereafter upon the death of the said Mr. Damodar Naraina Naik Prataprao Sardessai and Mrs. Indirabai Damodar Naik Prataprao Sardessai; their son Mr. Audutrao Damodar Sardessai, in pursuance to the Deed of Succession dated 14/6/1976, executed before the Notary Ex officio of Ilhas at page 68 reverse of Book 608, the said Mr. Audutrao Damodar Sardessai was declared as the only legal heir of his parents entitled to their estates, who was married to Mrs. Nayan Audutrao Sardessai, who thus became the lawful and exclusive owners of the aforesaid 4/14th part of the SAID ENTIRE PROPERTY i.e. Lote A comprising the survey nos. 204/7 and 204/6.



(d). The VENDOR herein agreed to purchase from the said Mr. Audutrao Damodar Sardessai and his wife Mrs. Nayan Audutrao Sardessai the Lote A of the SAID ENTIRE PROPERTY vide Agreement dated 15/11/1991 read with Addendum to the Agreement dated 19/1/1995.

(e). As stated above the said Lote A of the SAID ENTIRE PROPERTY is comprised of two distinct survey nos. Viz. Survey no.204/7 and survey no.204/6. The plot of Land bearing survey no.204/6 is an undeveloped plot of land. This plot bearing survey no. 204/6 is described in detail in Schedule No.I hereafter written and hereinafter referred to as SAID PLOT I.

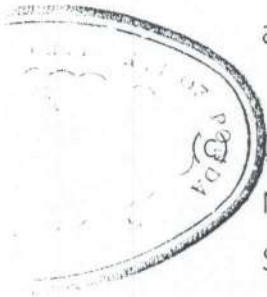
(f). In pursuance to the said Agreement dated 15/11/1991 read with Addendum to the Agreement dated 19/1/1995, the said Mr. Audutrao Damodar Sardessai and his wife Mrs. Nayan

under the no.772 at pages 566 to 592, Book No.I, Volume No.338 on 11/7/1997 in the office of the Sub Registrar of Ponda Goa.

AND WHEREAS

3. (a) In pursuance to the aforesaid Inventory Proceedings, 5/14th part of the SAID ENTIRE PROPERTY came to be allotted to Mr. Gajanan Naik Prataprao Sardessai married to Mrs. Annapurna Gajanan Naik Prataprao Sardessai.

(b) The aforesaid 5/14th part of the SAID ENTIRE PROPERTY constitutes the Lote B comprising of the survey nos. 204/3 and 204/5.



On the death of Mr. Gajanan Naik Prataprao Sardessai and Mrs. Annapurna Gajanan Naik Prataprao Sardessai, a Deed of Succession was executed on 21st August 1984, registered with the Sub Registrar of Bardez under No.451/6 in pursuance of which Dr. Shivaji Gajanan Naik Prataprao Sardessai, Mr. Ramesh alias Ramakant Gajanan Naik Prataprao Sardessai and Dr. Prabhakar Gajanan Naik Prataprao Sardessai were declared to be the lawful and exclusive owners of the said Lote B of the SAID ENTIRE PROPERTY.

(d) The said Dr. Shivaji Gajanan Naik Prataprao Sardessai expired on 8/5/1994 and as per the Deed of succession dated 30/09/1994, Mrs. Sulochana Shivaji Naik Prataprao Sardessai was declared as his moiety holder and Mr Sanjiv Shivaji Naik

- (e) In pursuance to the Memorandum of Understanding dated 15/10/1991, made during the lifetime of Dr. Shivaji Naik Prataprao Sardessai between the said Dr. Shivaji Naik Prataprao Sardessai and his wife Mrs. Sulochana Shivaji Naik Prataprao Sardessai, Mr. Ramesh alias Ramakant Gajanan Naik Prataprao Sardessai (bachelor) and Dr. Prabhakar Gajanan Naik Prataprao Sardessai and his wife Mrs. Pratibha Prabhakar Naik Prataprao Sardessai on one side and the VENDOR on the other side, read with the Addendum to the Agreement dated 29/3/1996 made after the death of Dr. Shivaji Naik Prataprao Sardessai between Mrs. Sulochana Shivaji Naik Prataprao Sardessai, Mr. Sanjiv Shivaji Naik Prataprao Sardessai, Mr. Shailesh Shivaji Naik Prataprao Sardessai, Mr. Ramesh alias Ramakant Gajanan Naik Prataprao Sardessai and Dr. Prabhakar Gajanan Naik Prataprao Sardessai and Mrs. Pratibha Gajanan Naik Prataprao Sardessai and the VENDOR, the VENDOR had agreed to purchase the said Lote B for the consideration and as per the terms and conditions stipulated therein.
- (f) As stated above, the said Lote B comprises of two survey nos. 204/3 and 204/5 and the parcel surveyed under 204/5 is a distinct and self contained plot of land which plot is described in detail in Schedule No. II hereafter written and shall hereinafter be referred to as the SAID PLOT II.
- (g) In pursuance to the said Memorandum of Understanding dated 15/10/1991, read with Addendum dated 29/3/1996, the said Mrs. Sulochana Shivaji Naik Prataprao Sardessai, Mr. Sanjiv Shivaji Naik Prataprao Sardessai, Mr. Shailesh Shivaji Naik Prataprao Sardessai, Mr. Ramesh alias Ramakant Gajanan

Prataprao Sardessai and Mrs. Pratibha Gajanan Naik Prataprao Sardessai conveyed the SAID PLOT II unto the VENDOR, vide Deed of Sale dated 26/06/2004 registered under the no. 1120 at pages 1 to 18, Book No.I, Volume No. 760 on 08/07/02004 in the office of the Sub Register of Ponda Goa.

AND WHEREAS


4. (a) The VENDOR is thus the lawful and exclusive owners of the SAID PLOT I and SAID PLOT II.

(b) The VENDOR herein has agreed to sell and the PURCHASER herein has agreed to purchase the **SAID PLOT I** and **SAID PLOT II** which plots are more fully described under Schedule I and II respectively hereunder written and as shown delineated in the plan, on as-is-where-is basis, for Rs. 10,00,000/- (Ten Lakhs only). The SAID PLOT I and The SAID PLOT II are low lying marshy areas having no direct access and it is in this condition that the VENDORS have agreed to sell the SAID PLOT I and the SAID PLOT II to the purchaser for a mutually agreeable sale consideration of Rs. 10,00,000/- (Ten lakhs only)

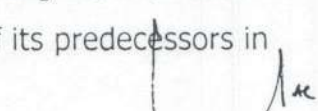
NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-

1. In pursance with said agreement and in consideration of the payment of Rs. 10,00,000/- (Rupees Ten Lakhs Only) which is the market value of the SAID PLOT I and SAID PLOT II , the receipt whereof the VENDOR does hereby admit and acknowledge of having received, the VENDOR does hereby transfer, sell and convey in favour of the

PURCHASER the SAID PLOT I and SAID PLOT II , more fully described in the schedule I and II respectively. hereunder written to have and to hold the same along with all benefits, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever AND all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the VENDOR into and upon the said SAID PLOT I and SAID PLOT II to have and to hold the said same and every part thereof as hereby granted, sold, conveyed and transferred unto and to the use of the PURCHASER forever.



The VENDOR do hereby covenant that notwithstanding any act, proceedings, deeds or things whatsoever done by the VENDOR, executed or knowingly suffered to the contrary , the VENDOR had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure, the SAID PLOT I and SAID POT II as hereby granted, sold, conveyed to the use of the PURCHASER AND THAT the PURCHASER shall and may at all times hereafter quietly possess and enjoy the SAID PLOT I and SAID PLOT II without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR or any person/s lawfully claiming from or under or in trust for it or from or under any of its predecessors in title.



3. The VENDOR does hereby covenant with the PURCHASER that they shall, at the cost of the PURCHASER execute and do every such assurances or thing necessary for further more perfectly assuring the SAID PLOT I and SAID PLOT II , as may reasonably be required by the PURCHASER.
4. The VENDOR shall at all times hereafter indemnify and keep indemnified the PURCHASER, its heirs and executors and assigns, against loss, damages, cost, expenses if any suffered by the PURCHASER by reason of any defect in title or any breach of the covenants hereunder contained.
5. The VENDOR does hereby covenant that the SAID PLOT I and SAID PLOT II , described in the Schedule I and II respectively herein under is a free hold property without any encumbrances such as tenancy, mortgage, mundcarship or any other encumbrances.
6. The VENDOR does hereby assure the PURCHASER that no land acquisition proceedings have been initiated in respect of SAID PLOT I and SAID PLOT II so also no such proceedings are pending before the competent authority constituted under any law for the time being applicable.
7. The PURCHASER confirms having inspected all the relevant documents and confirm having satisfied himself of the VENDOR'S perfect ness of title and fully convinced about the lawful capacity of the VENDOR to sell the SAID PLOT I and SAID PLOT II



Handwritten signature and initials at the bottom right of the page.

8. The PURCHASER has taken inspection of the SAID PLOT I and SAID PLOT II to his satisfaction and has agreed to purchase the SAID PLOT I and SAID PLOT II on 'as is where is' basis.

For the purpose of stamp duty the property has been valued for Rs 2600000/-

SCHEDULE I
(DESCRIPTION OF SAID PLOT I)

ALL THAT distinct and self contained undeveloped plot of land bearing survey no. 204/6, admeasuring an area of 850 square meters comprised in the bigger property known as as 'Gorbatta' or 'Codpacho Band" or "Oidalem" or "Desai Bhat" or "Gambar Gatulem" or "Palmgrove" or "Goankar Bhatulem", described in the land Registration Office of Ilhas under no. 7450 new enrolled under Matriz no. 414, which is bounded as under:-

On the East	:	Partly by running stream & partly by "lote B" of the heirs of Gajanan Sardessai bearing survey no. 204/3;
On the West	:	By "lote B" of the said Gajanan Sardessai bearing survey no. 204/6;
On the North	:	Partly by "lote B" bearing survey no. 204/3 and partly by "lote C" bearing survey no. 204/2, belonging to Gajanan Sardessai and Bicaji Sardessai respectively and
On the South	:	by running stream.

SCHEDULE II
(DESCRIPTION OF SAID PLOT II)

ALL THAT distinct and self contained undeveloped plot of land bearing survey no. 204/5, admeasuring an area of 861 square meters comprised in the bigger property known as as 'Gorbatta' or 'Codpacho Band" or "Oidalem" or "Desai Bhat" or "Gambar Gatulem" or "Palmgrove" or "Goankar Bhatulem", described in the land Registration Office of Ilhas under no. 7450 new enrolled under Matriz no. 414, which is bounded as under:-



On the East	:	By property bearing survey no. 204/6 belonging to Damodar Sardessai;
On the West	:	By property bearing survey no. 204/2 belonging to Bicaji Sardessai;
On the North	:	By property bearing survey no. 204/2 belonging to Bicaji Sardessai, and
On the South	:	By Nalla.

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

SIGNED AND DELIVERED
BY THE WITHIN NAMED "VENDOR"



U. Anant

FOR M/S KAMAT CONSTRUCTION PVT. LTD.
 MR. UDAY ANANT KAMAT
 MANAGING DIRECTOR



RIGHT HAND FINGER IMPRESSIONS:-

LEFT HAND FINGER IMPRESSIONS:-

THE GOA STATE CO-OP. BANK LTD

U. Anant
 Branch Manager
 AGM'S, MARBAG BRANCH

U. Anant

SIGNED AND ACCEPTED
BY THE WITHIN NAMED "PURCHASERS"



[Handwritten signature]

[Handwritten signature]

FOR VIBHAV REAL ESTATE
 SMT. SUREKHA PUNDALIK PARKER,
 through her duly constituted attorney
 SHRI. PUNDALIK T. PARKER



RIGHT HAND FINGER IMPRESSIONS:-



LEFT HAND FINGER IMPRESSIONS:-



[Handwritten signature]



FOR MADANANT CONSTRUCTIONS (GOA) PVT. LTD,
SHRI. SUDIN VERENKAR,
MANAGING DIRECTOR



RIGHT HAND FINGER IMPRESSIONS:-

LEFT HAND FINGER IMPRESSIONS:-

IN PRESENCE OF:-

1. Rohini Sawant - Boast -
2. Samantha Menezes Menezes

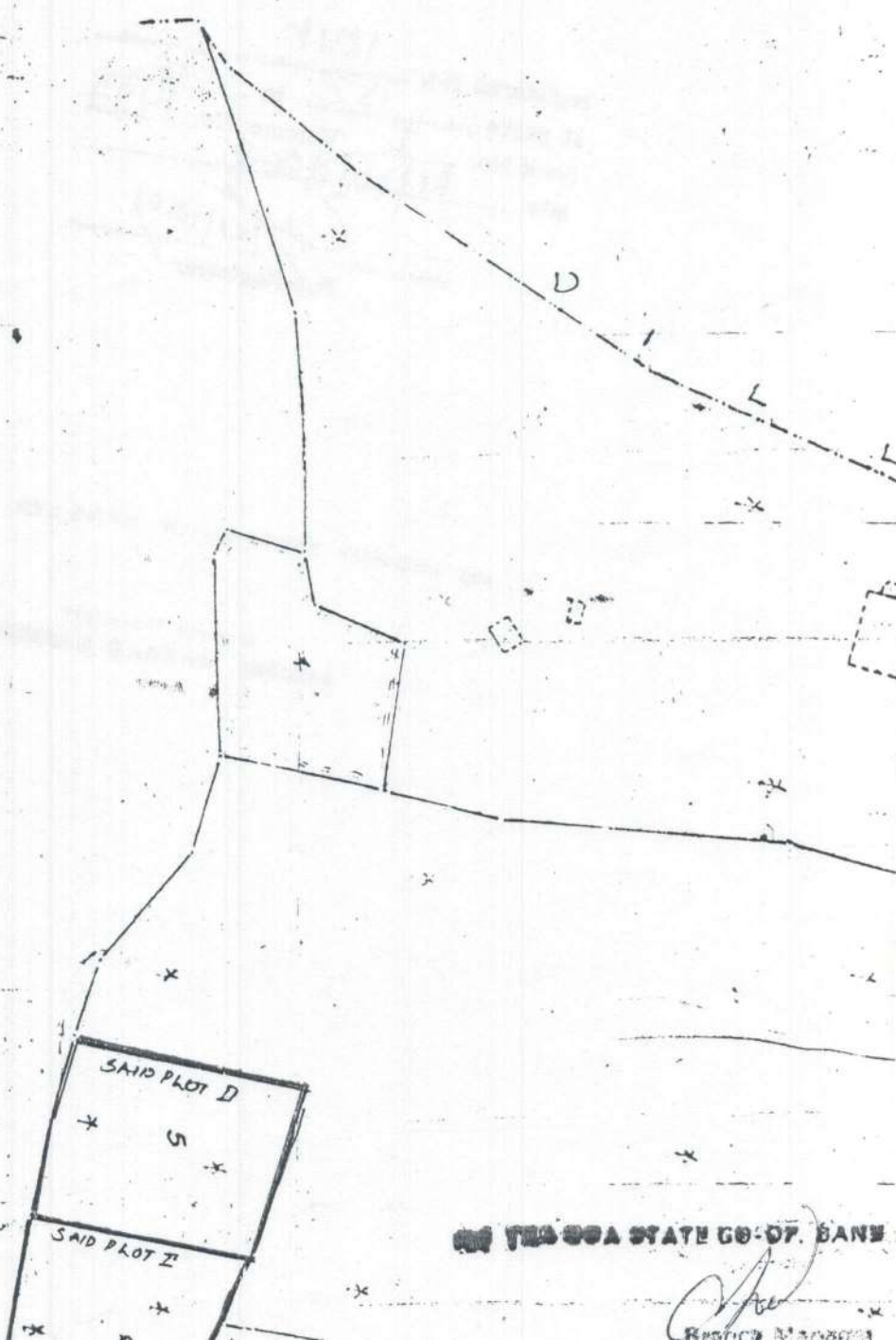


W
Cial A

THE GODA STATE CO-OP BANK LTD

Chd
BANK MANAGER
GODA STATE CO-OP BANK LTD

Checked by
[Signature]
18.11.97



THE TESSA STATE GOVT. BANK
[Signature]
Resident Manager


1] M/s. Kamat Construction Pvt. Ltd, a Co
having registered office at castano
Albuquerque Rd, Panaji - Goa having Pa
AAACK8135 H rep. herein by its duly
authorized managing Director Mr.
Uday A. Kamat, aged 64 yrs no. miran
Panaji - Goa represents herein through
its attorney Mr. Nyaneshwar Naik, &
Mr. Surya Naik, major in age, India
National no. Corlim, Ilhas - Goa.

2] VIBHAV REAL ESTATE, a proprietorship
firm, represented by its Sole Proprietor
Smt. Surekha Pundalik Parker,
through her attorney Shri. Pundalik
T. Parker, No. late Tukaram Parker
aged 54 years, married, service, no
Borda, Margao - Goa.

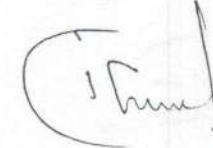
Executing party

admits

so called

1]  Nyaneshwar S. Naik



3]  Court Margale, wife and
Smt. Court Margale, wife and

Attested Copy of Power of Attorney
has been filed at pages 156 to
161 of Book No. I Volume
No. 165 of the supplementary
part VII registered under
No 1848 dated 14/10/2009

[Signature]
SUB-REGISTRAR
PONDA

registered No. 1848
at pages 153 to 176
Book No. 2 Volume No. 1497
date 14/10/2009
[Signature]
Sub-Registrar



THE GOA STATE CO-OP. BANK LTD
[Signature]
CHIEF MANAGER
MARGAO BRANCH