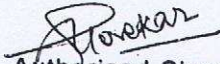


INDUSIND BANK LTD
CHAZE ART GALLERY
ABADE FARLA ROAD
MARGAO-GOA-403 601
D-5/STP(V)/C.R./35/8/2006-RD(PART-I)

भारत 02208 NON JUDICIAL गीत
199354 JAN 12 2010
019 two three zero zero zero zero 11:22
R. 1230000/- PB6675
INDIA STAMP DUTY GOA

Name of Purchaser SWAPNA DEVELOPERS
For Indusind Bank Ltd.

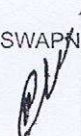

Authorised Signatory

SAMIR VERNEKAR
BRANCH HEAD
S.S. No. 573

PRAKASH K. ILOTHARI




For SWAPNA DEVELOPERS

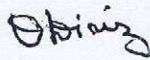

PARTNERS

DEED OF SALE



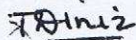
For SWAPNA DEVELOPERS


PARTNERS






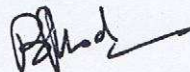












THIS DEED OF SALE is made and executed at Margao, Goa, on this 15th day of January, Two Thousand and Ten (15/01/2010).

BETWEEN

1. Mrs. Maria Carmina Ajuda Olga Dias e Diniz alias Olga Dias e Diniz, widow of Late Blasio Clemente Diniz and daughter of late Lodovico Dias Pereira, aged about 77 years, occupation-housewife, Indian National, holder of PAN Card No.AGHPD0165A, resident of H.No.14, Aquem-Baixo, Navelim, Salcete, Goa, 403707

Sister. Iova Fatima Diniz, daughter of Late Blasio Clemente Diniz, spinster, aged about 55 years, occupation-religious Nun, Indian National, resident of H.No.14, Aquem-Baixo, Navelim, Salcete, Goa, 403707

3. Mrs. Ina Felix Diniz e Antao, daughter of Late Blasio Clemente Diniz, aged about 52 years, married, occupation-Government servant, Indian National, holder of PAN Card No.AKAPD8098B, and her husband,



For SWAPNA DEVELOPERS

PARTNERS

Handwritten signatures and initials: *Olga*, *Iova*, *Ina*, *Diniz*, *Antao*, *Fatima*, *Maria*

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4. Mr. Teofilo Rosa Antao, son of Mr. Teofilo Luis Antao, aged about 55 years, married, occupation-business, Indian National, holder of PAN Card No.AEAPA6613H, both residents of B-1, Shetye & Salkar Co-operative Housing Society Ltd, Fatorda, Margao, Goa, 403602,

5. Mrs. Isabel Immaculate Diniz e D'Costa, daughter of Late Blasio Clemente Diniz, aged about 49 years, married, occupation-service, Indian National, holder of PAN Card No.AAFPI4405E, resident of D-3B, Government Quarters, St. Inez, Panaji, Goa, and her husband,

6. Mr. Leslie Stephen D'Costa, son of Mr. Anthony John D'Costa, aged about 55 years, married, occupation-unemployed, Indian National, holder of PAN Card No.ADFPD3460K, resident of Ameyavaddo, Tonca-Marcela road, P.O Marcela, Goa, 403107,

7. Mrs. Tecla Camila Diniz, daughter of Late Blasio Clemente Diniz, aged about 42 years, occupation-housewife, married, Indian National, holder of PAN Card No.AAAAD2764K, and her husband,



For SWAPNA DEVELOPERS

PARTNERS

Handwritten signatures of the partners, including names like Diniz, D'Costa, and others, arranged in a grid-like fashion below the printed text.

8. Mr. Bernard F. Rodrigues, son of Mr. Baltazar Rodrigues, aged 46 years, married, occupation-professor, Indian National, holder of PAN Card No.ACPPR0664J, both residents of H.No.14, Aquem-Baixo, Navelim, Salcete, Goa, 403707, hereinafter referred to as **THE VENDORS** (which expression, unless repugnant to the context or the meaning thereof, shall mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART;**

A N D

M/s. Swapna Developers, a partnership firm, duly registered under the Partnership Act, 1932, having its office and principal place of business at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri (W), Mumbai, 400 058, comprising of Shri. P. K. Kothari (H.U.F) and Smt. S. K. Kothari, as partners and represented in this Deed by Shri. **Prakash Kapurchand Kothari**, son of late Kapurchand K. Kothari, major of age, married, businessman, Indian national, resident of Andheri (W), Mumbai, and presently residing at G2, Reliance Park, Colva Road, Per-Seraulim, Salcete, Goa, by virtue of an instrument of Power of Attorney, dated 16/03/2000, executed before Shri. S. H. Qureshi, Notary at Mumbai, hereinafter for brevity's sake, being referred to as the "**PURCHASER**"



For SWAPNA DEVELOPERS

PARTNERS

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(which expression shall be deemed the mean and include all the partners for the time being constituting the said firm and their respective heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally, wherever the context or meaning shall so require or permit) of the **SECOND PART**;

WHEREAS there exists a property known as "Icraelem Morod", situated at Aquem-Baixo, Margao, Taluka and Sub District of Salcete, District of South Goa, State of Goa, more particularly described in the First schedule hereinafter appearing and hereinafter referred to as **The Said Property**.

AND WHEREAS the said property originally belonged to one Hipolito Camilo Diniz and Isabella Da Costa. And upon the demise of Mr. Hipolito Camilo Diniz, a Deed of Partition came to be executed in the Office of Notary Public, Ex-Officio and Sub Registrar of Salcete, dated 30/03/1947, registered in the book of Deeds No.592, at Pages 49 onwards, whereby the said property came to be allotted to Bernadino Felix Diniz.



For SWAPNA DEVELOPERS

PARTNERS

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[Signature] *[Signature]*

AND WHEREAS upon the demise of Bernadino Felix Diniz, as a bachelor on 24/08/1956, Mr. Blasio Clemente Diniz and his brother Rev. Fr. Bruno Antonio Diniz came to be declared as universal heirs of the deceased, Bernadino Felix Diniz, which position came to be confirmed by Deed of Succession, dated 17/09/1983, executed in the Office of Notary Public, Ex-Officio and Sub Registrar of Salcete, entered under Book No.1295 at Pages 26 onwards.

AND WHEREAS Rev. Fr. Bruno Antonio Diniz, prior to his demise on 3rd November 1994, had executed a Public Will, dated 14/06/1993, registered in the Notary Public, Ex-Officio and Sub Registrar of Salcete, entered in Book No.200 at Pages 34, whereby he had bequeathed all his rights to his estates in favour of M/s Works Of Mercy Charity Trust of Nagoa, having its office at Our Lady of Succour High School, Nagoa, Verna, Salcete, Goa.

AND WHEREAS a Deed of Succession dated 06/03/1995, came to be drawn out before the Notary Public, Ex-Officio and Sub Registrar of Salcete, at Margao, entered in Book No.366, at Pages 54, in terms whereof M/s Works Of Mercy Charity Trust of Nagoa, having its office at



For SWAPNA DEVELOPERS

PARTNERS

Handwritten signatures of the partners and representatives of Swapna Developers, including names like Diniz, S. Diniz, and others.

Our Lady of Succour High School, Nagoa, Verna, Salcete, Goa, came to be certified as the "Sole and Universal Heir and Successors" of Rev. Fr. Bruno Antonio Diniz.

AND WHEREAS there arose disputes between Mr. Blasio Clemente Diniz and his wife, Mrs. Olga Dias e Diniz, on one hand and M/s Works Of Mercy Charity Trust Of Nagoa, on the other, in respect of the estate of late Rev. Fr. Bruno Antonio Diniz, inter alia, which resulted in filing of Three separate civil suits, being Special Civil Suit No.132/1996/A, Special Civil Suit No.225/1992/III and Special Civil Suit No.289/1996/III, in the Court of Civil Judge, Senior Division, at Margao.

AND WHEREAS Mr. Blasio Clemente Diniz and his wife, Mrs. Olga Dias e Diniz, have arrived at a settlement amongst themselves in terms whereof, inter alia M/s Works Of Mercy Charity Trust Of Nagoa, has repudiated, relinquished and given up all its rights, claims and interest whatsoever to the said property amongst others,



For SWAPNA DEVELOPERS

PARTNERS

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in favor Mr. Blasio Clemente Diniz and his wife, Mrs. Olga Dias e Diniz, pursuant to a decision dated 10/02/2003, taken in the form of a resolution by the committee of M/s Works Of Mercy Charity Trust Of Nagoa to settle the dispute between M/s Works Of Mercy Charity Trust Of Nagoa and Mr. Blasio Clemente Diniz and his wife, Mrs. Olga Dias e Diniz, subject to the payment of Rs.45,00,000/- (Rupees Forty Five Lakhs only), by Mr. Blasio Clemente Diniz and his wife, Mrs. Olga Dias e Diniz, to M/s Works Of Mercy Charity Trust Of Nagoa.

AND WHEREAS upon the demise of Mr. Blasio Clemente Diniz, who expired on 26/03/2005, a Deed of Succession was drawn on 05/10/2006, before the Notary Public Ex-Officio and Sub Registrar of Salcete, at Margao, Goa, entered in Book No.1500 at Pages 57 to 58 in terms whereof, the said Maria Carmina Ajuda Olga Dias Pereira alias Maria Carmina Ajuda Olga Dias, as his moiety sharer and his "sole universal heirs". His four children's, namely Smt. Isabel Imaculate Diniz, married to Leslie Stephen Da Costa, Smt. Iova Fatima Diniz, unmarried,



For SWAPNA DEVELOPERS

PARTNERS

[Handwritten signatures and initials]
D. Diniz
L. Diniz
I. Diniz
S. Diniz
L. Diniz
I. Diniz

Smt. Ina Felix Diniz, married to Mr. Teofilo Rosa Antao and Smt. Tecla Camila Diniz, married to Mr. Bernard Felinov Rodrigues. Subsequently, Notarial Deed of Amendment /Addition was drawn before the Notary Ex-Officio and Sub-Registrar of Salcete at Margao, Goa, on 23rd December 2009 entered in Deeds Book No. 1545 at folio 48 to 49. The vendors No.1, 2, 3, 5 and 7 and the vendors No.4, 6 and 8 as the spouses of the vendors No.3, 5 and 7. And since then the vendors No.1 to 8 are the absolute owners in possession of the said property, more particularly described in the Schedule hereinafter appearing.

AND WHEREAS the purchaser has approached the vendors for the sale of the said property and the vendors have agreed to sell to the purchaser, the said property for a total consideration of Rs.4,10,00,000/- (Rupees Four Crores Ten Lakhs only).

AND WHEREAS, this Deed of Sale is executed to complete the sale and hereby confer lawful title to the purchaser.

AND WHEREAS the vendors and the purchaser desire to reduce the terms of this INDENTURE into writing.



For SWAPNA DEVELOPERS

PARTNERS

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AND WHEREAS it is agreed between the parties hereto that the vendors shall sell to the purchaser, the said property, more fully described in the schedule below mentioned at the total price of Rs.4,10,00,000/- (Rupees Four Crores Ten Lakhs only), free from all encumbrances, charges, liens whatsoever, and the purchaser is willing to purchase the same at the afore mentioned price.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -

1. That in consideration of a sum of Rs.4,10,00,000/- (Rupees Four Crores Ten Lakhs only), purchaser has paid to the vendors, the total amount of selling price of Rs.4,10,00,000/- (Rupees Four Crores Ten Lakhs only), as under:-

a. By Cheque No.001352, in favour of the vendor No.1, drawn on the Allahabad Bank, Vasco, Goa, for an amount of Rs.1,25,00,000/- (Rupees One Crore Twenty Five Lakhs only), dated 14/12/2009 and by Cheque No.001357, drawn on the Allahabad Bank, Vasco, Goa,



For SWAPNA DEVELOPERS

PARTNERS

[Signature]

[Signature]

[Signature]

[Signature]

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[Signature]

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[Signature]

for an amount of Rs.80,00,000/- (Rupees Eighty Lakhs only), dated 15/01/2010.

b. By Cheque No.001353, in favour of the vendor No.2, drawn on Allahabad Bank, Vasco, Goa, for an amount of Rs.31,25,000/- (Rupees Thirty One Lakhs Twenty Five Thousand only), dated 14/12/2009 and by Cheque No.001358, drawn on the Allahabad Bank, Vasco, Goa, for an amount of Rs.20,00,000/- (Rupees Twenty Lakhs only only), dated 15/01/2010.

c. By Cheque No.001354, in favour of the vendor No.3, drawn on Allahabad Bank, Vasco, Goa, for an amount of Rs.31,25,000/- (Rupees Thirty One Lakhs Twenty Five Thousand only), dated 14/12/2009 and by Cheque No.001359, drawn on the Allahabad Bank, Vasco, Goa, for an amount of Rs.20,00,000/- (Rupees Twenty Lakhs only only), dated 15/01/2010.



For SWAPNA DEVELOPERS

PARTNERS

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d. By Cheque No.001355, in favour of the vendor No.5, drawn on Allahabad Bank, Vasco, Goa, for an amount of Rs.31,25,000/-(Rupees Thirty One Lakhs Twenty Five Thousand only), dated 14/12/2009 and by Cheque No.001360, drawn on the Allahabad Bank, Vasco, Goa, for an amount of Rs.20,00,000/-(Rupees Twenty Lakhs only) only), dated 15/01/2010.

e. By Cheque No.001356, in favour of the vendor No.7, drawn on Allahabad Bank, Vasco, Goa, for an amount of Rs.31,25,000/-(Rupees Thirty One Lakhs Twenty Five Thousand only), dated 14/12/2009 and by Cheque No.001361, drawn on the Allahabad Bank, Vasco, Goa, for an amount of Rs.20,00,000/-(Rupees Twenty Lakhs only) only), dated 15/01/2010.

2. That the vendors do hereby admit and acknowledge the receipt of the amount towards the selling price of the said property as mentioned above, shall sell unto the purchaser and the purchaser shall purchase from the vendors, the said property admeasuring about 5821.00 square metres



For SWARNA DEVELOPERS

PARTNERS

more particularly described in the schedule, hereinafter appearing, together with all the rights, liberties, privileges, easements and appurtenances whatsoever to the said property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or appurtenant thereto and all the estate, right, title, and interest, claim and demand whatsoever of the vendors unto the same and every part thereof, for a total consideration of Rs.4,10,00,000/- (Rupees Four Crores Ten Lakhs only). The vendors do hereby confirm, warrant, declare and represent to the purchaser that:-

- a. The vendors are in actual possession of the said property and are entitled to enter into the present Deed of Sale with the purchaser.
- b. The vendors have lawful rights, full power and absolute authority to sell the said property and are entitled to enter into the present Deed of Sale, with the purchaser, based on registered agreement of sale with the said purchaser, confirming thereby lawful title, right of the said property.



For SWAPNA DEVELOPERS

PARTNERS

[Handwritten signatures of partners]

c. The said property is free from any encumbrances, charges, liens, attachments, claim and demands of any nature whatsoever and that the vendors have not received any injunction or restraint order from any Court, Authority or Tribunal in regard to the development/disposal of the said property or any part thereof and the vendors are fully entitled to enter into this Deed of Sale with the purchaser.

d. To have and to hold the said property to and unto the use of the purchaser as absolute owner as is normally conveyed in such sale subject to the payment by the purchaser of all taxes, rents, rates, dues, duties and fees now payable or hereinafter to become payable in respect of the said property.

The vendors do hereby covenant with the purchaser, that notwithstanding any acts, deeds or things by the vendors or any person or persons claiming by, through or in trust for them made, done, omitted or knowingly or willingly suffered to the contrary, they, the vendors now have in themselves good right, full power and absolute authority to grant, convey, transfer by way of sale, the said property unto the use of the purchaser in the manner aforesaid.



For SWAPNA DEVELOPERS

PARTNERS

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4. And that it shall be lawful for the purchaser from time to time and at all times hereafter, peacefully and quietly to enter upon, own, hold, possess, occupy and enjoy the said property as absolute owner, without any interruption, claim or demand whatsoever by or from the vendors, or by any person or persons claiming through them.

5. And that free and clear and freely and clearly and absolutely exonerated, released and forever discharged or otherwise by the vendors well and sufficiently saved, defended, kept harmless and indemnified against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or suffered by the vendors.

6. And that the vendors shall and will from time to time and at all times, hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such lawful and reasonable acts, deeds, and assurances, including any deeds of rectification as may be lawfully required for better and more perfectly assuring and conveying the said property unto and to the use of the purchaser in the manner aforesaid.



For SWAPNA DEVELOPERS

PARTNERS

[Handwritten signatures and initials]

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[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]*

[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]*

7. And that the vendors have not done, permitted or knowingly and willingly suffer or been party to any act, whereby they are prevented from conveying the said property in the manner aforesaid.

8. The purchaser can hereby transfer the said property in his name in the records of the Panchayat/Municipality and other Government authority/ies, on the strength of this Deed of Sale.

9. The market value of the said property for the purpose of stamp duty is Rs.4,10,00,000/- (Rupees Four Crores Ten Lakhs only), which represents actual market value of the said property.

10. The necessary stamp duty of Rs. 12,30,000/- (Rupees Twelve Lakhs Thirty Thousand Only), is paid herewith.



For SWAPNA DEVELOPERS

PARTNERS

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SCHEDULE

ALL THAT the immovable property known as "Icraelem Morod", situated at Aquem-Baixo, Margao, Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete, under No.40421 and enrolled in the Land Revenue Office under (Matriz) No.290, surveyed under Chalta No.41 of P.T. Sheet No.289 and Chalta No.18 P.T. Sheet No.290 of Margao City Survey, admeasuring 5821.00 square metres, and is and bounded as under:-

On the East : by the property surveyed under Chalta No. Chalta Nos.3, 11, 15, 18, 19, 20 and 21 of P.T. Sheet No.289,

On the West : by P.W.D Road,

On the North : by the property surveyed under Chalta No.6/sub division No.1, 2, 3, and 5 of P.T. Sheet No.289, and

On the South :by the property surveyed under Chalta No.24 of P.T. Sheet No.289.

The plan of the Property marked in red lines is annexed herewith which forms the integral part of this Deed of Sale.

IN WITNESS WHEREOF the parties have signed this Deed of Sale on the, date, month and year first hereinabove mentioned.



For SWAPNA DEVELOPERS

PARTNERS

CSA

B.

Torniz

Edixing

Chaly

[Signature]

L.S. Sloba

[Signature]

Signed and delivered by the
within-named vendor No.1



Maria Carmina Ajuda

Olga Dias e Diniz

Maria Carmina Ajuda Olga Dias e Diniz

(Mrs. Maria Carmina Ajuda Olga Dias e Diniz alias Olga
Dias e Diniz)

Left Hand Finger Prints of Mrs. Maria Carmina Ajuda Olga
Dias e Diniz alias Olga Dias e Diniz



Right Hand Finger Prints of Mrs. Maria Carmina Ajuda
Olga Dias e Diniz alias Olga Dias e Diniz



For SWAPNA DEVELOPERS

PARTNERS

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Diniz

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Signed and delivered by the
within-named vendor No.2

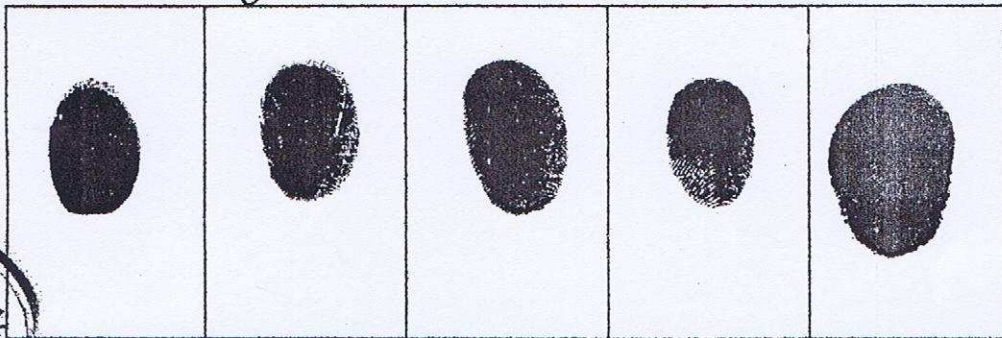


Iova Fatima Diniz

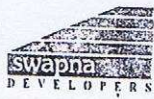
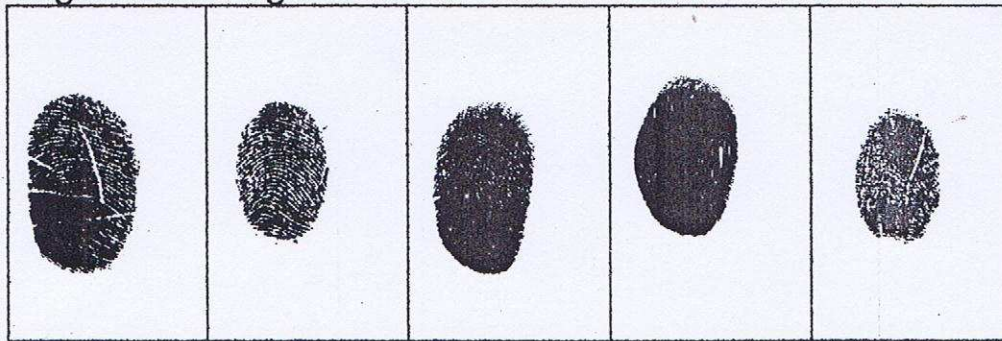
Iova Fatima Diniz

(Sister. Iova Fatima Diniz)

Left Hand Finger Prints of Sister. Iova Fatima Diniz



Right Hand Finger Prints of Sister. Iova Fatima Diniz



For SWAPNA DEVELOPERS

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PARTNERS

Iova Diniz

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Iova Diniz

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Signed and delivered by the
within-named Vendors No.3

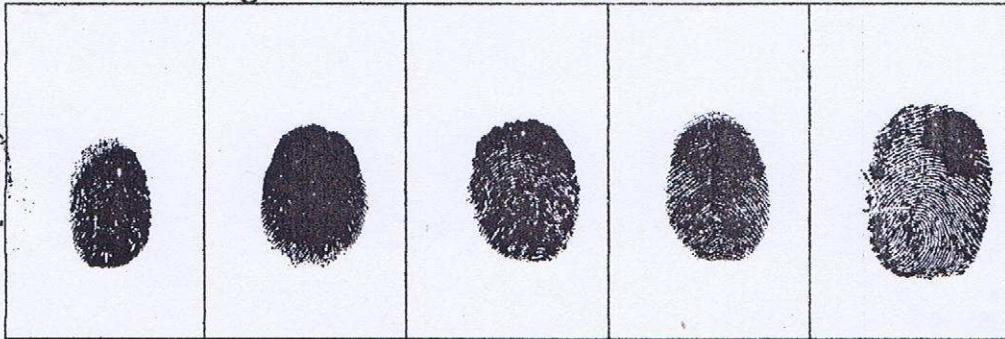


Ina F. Antao

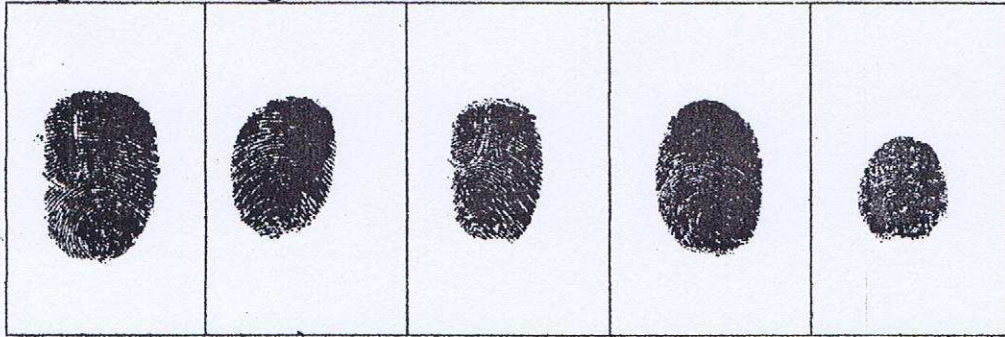
Ina Felix Diniz e Antao

(Mrs. Ina Felix Diniz e Antao)

Left Hand Finger Prints of Mrs. Ina Felix Diniz e Antao



Right Hand Finger Prints Mrs. Ina Felix Diniz e Antao



For SWAPNA DEVELOPERS

PARTNERS

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Diniz

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L.S. Diniz

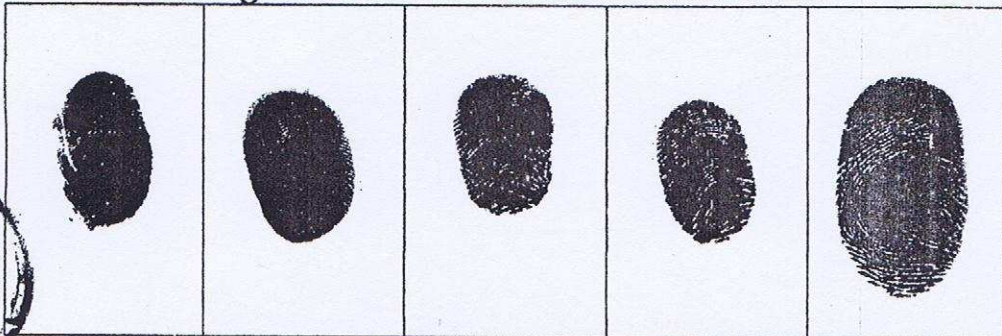
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Signed and delivered by the
within-named Vendors No.4

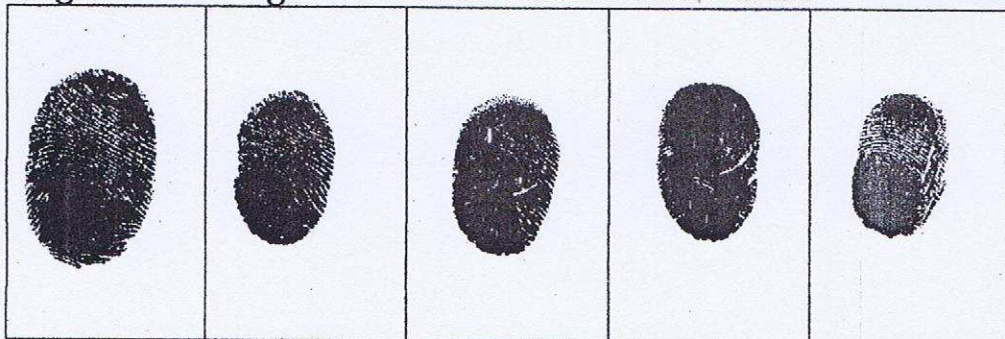


Teofilo Rosa Antao
Teofilo Rosa Antao
(Mr. Teofilo Rosa Antao)

Left Hand Finger Prints of Mr. Teofilo Rosa Antao



Right Hand Finger Prints Mr. Teofilo Rosa Antao



For SWAPNA DEVELOPERS

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PARTNERS

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Signed and delivered by the
within-named Vendors No.5

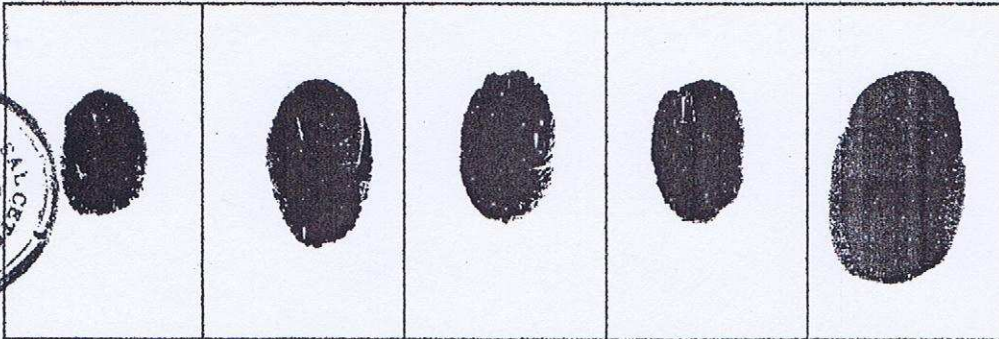


Isabel Immaculate Diniz e D'Costa

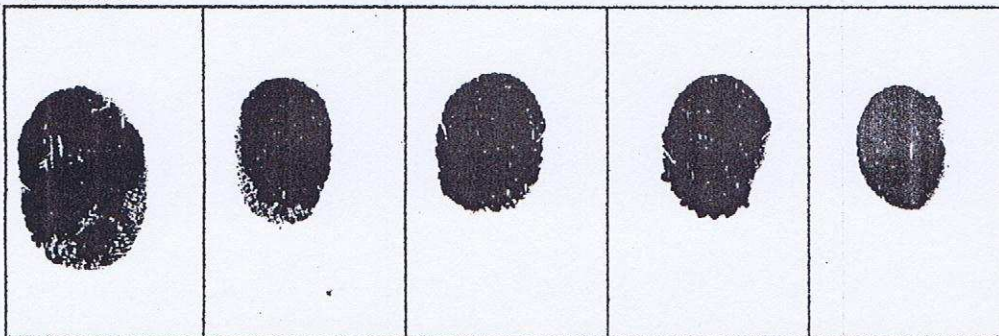
Isabel Immaculate Diniz e D'Costa

(Mrs. Isabel Immaculate Diniz e D'Costa)

Left Hand Finger Prints of Mrs. Isabel Immaculate Diniz e D'Costa



Right Hand Finger Prints Mrs. Isabel Immaculate Diniz e D'Costa



For SWARNA DEVELOPERS

PARTNERS

Di

Diniz

Swarna

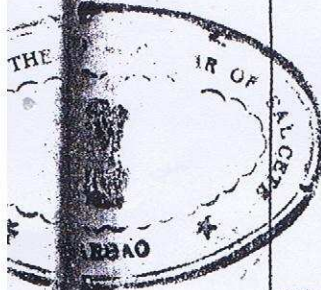
Dev

[Signature]

[Signature]

[Signature]

[Signature]



Signed and delivered by the
within-named Vendors No.6



Leslie - S

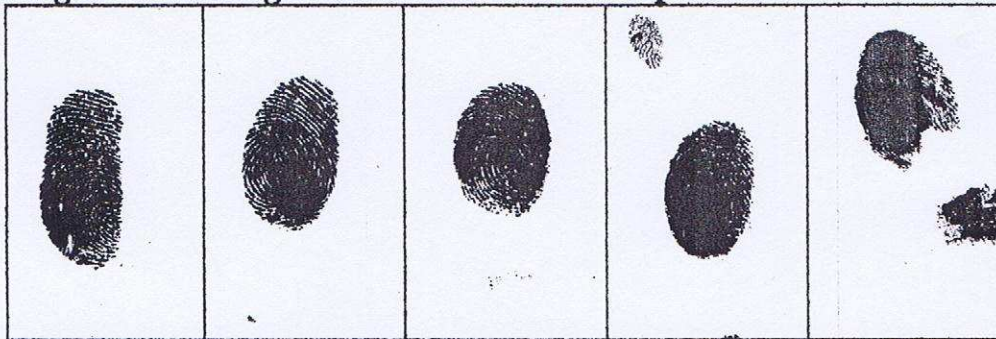
Leslie Stephen D'Costa

(Mr. Leslie Stephen D'Costa)

Left Hand Finger Prints of Mr. Leslie Stephen D'Costa



Right Hand Finger Prints Mr. Leslie Stephen D'Costa



For SWAPNA DEVELOPERS

PARTNERS

[Handwritten signatures and initials]

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

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

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

Signed and delivered by the
within-named Vendors No.7



Tecla Camila Diniz

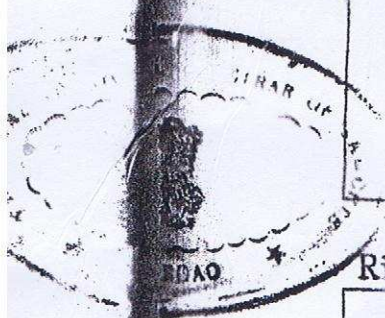
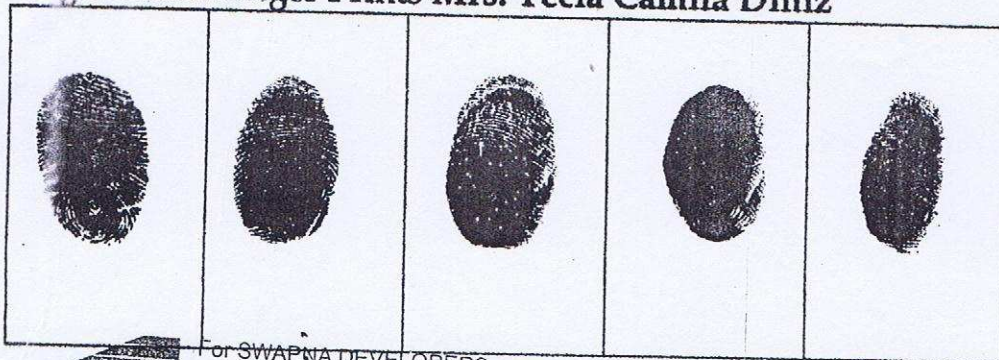
Tecla Camila Diniz

(Mrs. Tecla Camila Diniz)

Left Hand Finger Prints of Mrs. Tecla Camila Diniz



Right Hand Finger Prints Mrs. Tecla Camila Diniz



FOR SWAPNA DEVELOPERS

PARTNERS

[Handwritten signatures and initials]
Diniz
T Diniz
L.S. Stole
Diniz
S...
S...
S...

Signed and delivered by the
within-named Vendors No.8

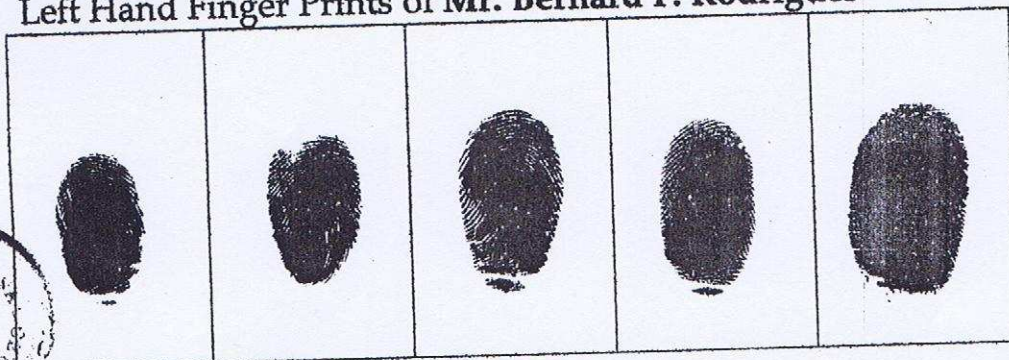


Bern Rodrigues

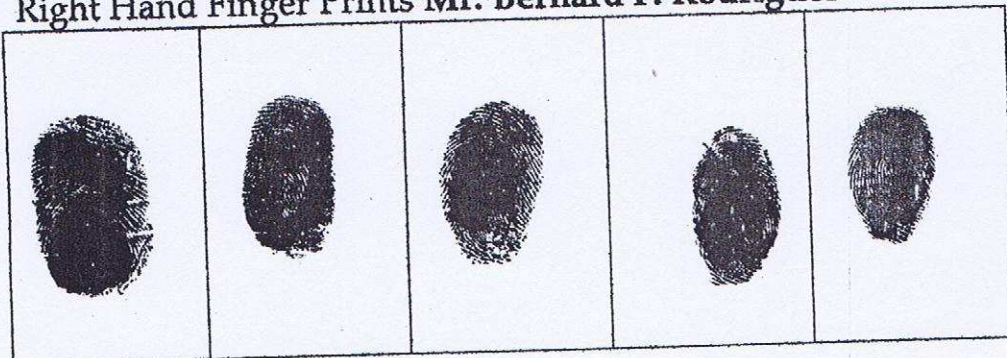
Bernard F. Rodrigues

(Mr. Bernard F. Rodrigues)

Left Hand Finger Prints of Mr. Bernard F. Rodrigues



Right Hand Finger Prints Mr. Bernard F. Rodrigues



For SWAPNA DEVELOPERS

PARTNERS

[Handwritten signatures and initials]

Signed and delivered by the
Within-named Purchaser



For SWAPNA DEVELOPERS

PARTNERS

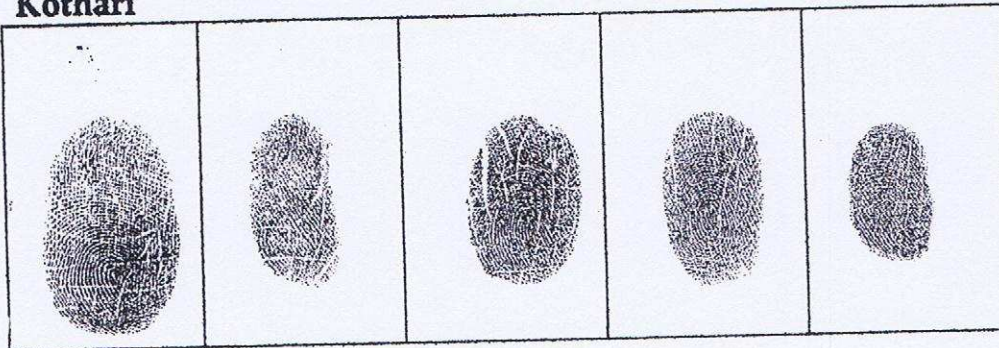


M/s SWAPNA DEVELOPERS,
Shri. P. K. KOTHARI, Partner, for self and
As Power of Attorney for other Partners by
Virtue of Power of Attorney dated 16th
March, 2000.

Left Hand Finger Prints of Shri. Prakash Kapurchand
Kothari

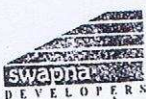


Right Hand Finger Prints of Shri. Prakash Kapurchand
Kothari



WITNESSES:

1. Michael Pereira
2. Nicolau Dias



For SWAPNA DEVELOPERS

PARTNERS



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 15-01-2010 11:41:53 AM

Document Serial Number : 280

Presented at 11:09:00 AM on 15-01-2010 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|------------------|
| 1 | Registration Fee | 820000.00 |
| 2 | Processing Fees | 380.00 |
| | Total : | 820380.00 |

Stamp Duty Required: 1155000.00 Stamp Duty Paid: 1230000.00

Mr Prakash Kapurchand Kothari presenter

| Name | Photo | Thumb Impression | Signature |
|--|-------|------------------|---------------------------|
| Mr Prakash Kapurchand Kothari, s/o. Prakash Kapurchand Kothari, Married, Indian, age 55 years, Business, r/o G-2, Reliance Park Per Serulim Salcete Goa for self & as the attorney of P.K. Kothari HUF & Mrs. S.K. Kothari | | | For SWAPNA DEVELOPERS |



Endorsements

Executant



1 . Prakash Kapurchand Kothari, s/o. Kapurchand Kothari, Married, Indian, age 55 Years, Business, r/o G-2, Reliance Park, Colva Road, Per-Seraulim, Salcete Goa. As a Partner of M/s. Swapna Developers, office at Osia Paradise, Dawood Bag, Andheri West , Mumbai 400058 for self & as the attorney of Mrs. Sujan Ben Kothari, & P.K. Kothari HUF, by virtue of POA dated 16/03/2000 before Notary M.S. Dwivedi

| Photo | Thumb Impression | Signature |
|-------|------------------|---------------------------------------|
| | | For SWAPNA DEVELOPERS PARTNERS |



2 . Maria Carmina Ajuda Olga Dias e Diniz, w/o. Late Blasio Clement Diniz, Married, Indian, age 77 Years, House-
Wife, r/oH.No.14, Aquem Baixo Navelim Salcete Goa

| Photo | Thumb Impression | Signature |
|---|---|--------------------------|
|  |  | <i>Olga Dias e Diniz</i> |



3 . Sister Ivo Fatima Diniz, d/o. Late Blasio Clement Diniz, UnMarried, Indian, age 55 Years, Sister, r/oH.No.14,
Aquem Baixo Navelim Salcete Goa

| Photo | Thumb Impression | Signature |
|---|---|---------------------|
|  |  | <i>Ivo F. Diniz</i> |



4 . Ina Felix Diniz e Antao, d/o. Late Blasio Celmente Diniz, Married, Indian, age 52 Years, Service, r/oH.No.14,
Aquem Baixo Navelim Salcete Goa

| Photo | Thumb Impression | Signature |
|--|--|-----------------------------|
|  |  | <i>Ina F. Diniz e Antao</i> |



5 . Teofilo Rosa Antao, s/o. Teofilo Luis Antao, Married, Indian, age 55 Years, Business, r/oB-1, Shetty & Salkar
Co-Op. Scty. Feorda Margao Goa Pan No.AEAPA6613H

| Photo | Thumb Impression | Signature |
|---|---|-------------------------|
|  |  | <i>Teofilo R. Antao</i> |


6 . Isabel Immaculate Diniz e D'Costa, d/o. Late Blasio Clement Diniz , Married, Indian, age 49
Years, Service, r/oD-3B, Government Qrts. St. Inez Panaji Goa PAN no.AAFPI4405E

| Photo | Thumb Impression | Signature |
|---|---|--|
|  |  | <i>Isabel Immaculate Diniz e D'Costa</i> |

. Leslie Stephan D'Costa, s/o. Anthony John D'Costa, Married, Indian, age 55 Years, Unemployed, r/o Ameya Vaddo Tonca Marcella Road Marcela Goa ADFPD3460K

| Photo | Thumb Impression | Signature |
|---|---|--|
|  |  | LESLIE . S. D' COSTA <i>Leslie S. D'Costa</i> |

. Tecla Camila Diniz, d/o. Late Blasio Clemente Diniz, Married, Indian, age 42 Years, House-Wife, r/o H.No.14, Aquem Baixo Salcete Goa AAAAD2764K

| Photo | Thumb Impression | Signature |
|---|---|--------------------|
|  |  | Tecla Camila Diniz |

. Bernard F Rodrigues, s/o. Baltazar Rodrigues, Married, Indian, age 46 Years, Service, r/o H.No.14, Aquem Baixo Salcete Goa PAN No.ACPPR0664J

| Photo | Thumb Impression | Signature |
|---|---|--------------------|
|  |  | <i>B Rodrigues</i> |

Identification

| Sr No. | Witness Details | Signature |
|--------|---|-----------------------|
| 1 | Michel Pereira , s/o. Rocky Pereira , UnMarried, Indian, age 30 Years, Service, r/o Kribhat Nuvem Salcete Goa | <i>Michel Pereira</i> |

[Signature]
Sub-Registrar

JOB - REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-00277-2010
CD Number MGOD6 on
Date 15-01-2010

Sub-Registrar (Salcete/Margao)

~~REGISTRAR~~
~~SALCETE~~

Scanned By:-

Seenu Rodrigues

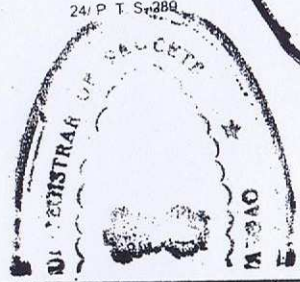
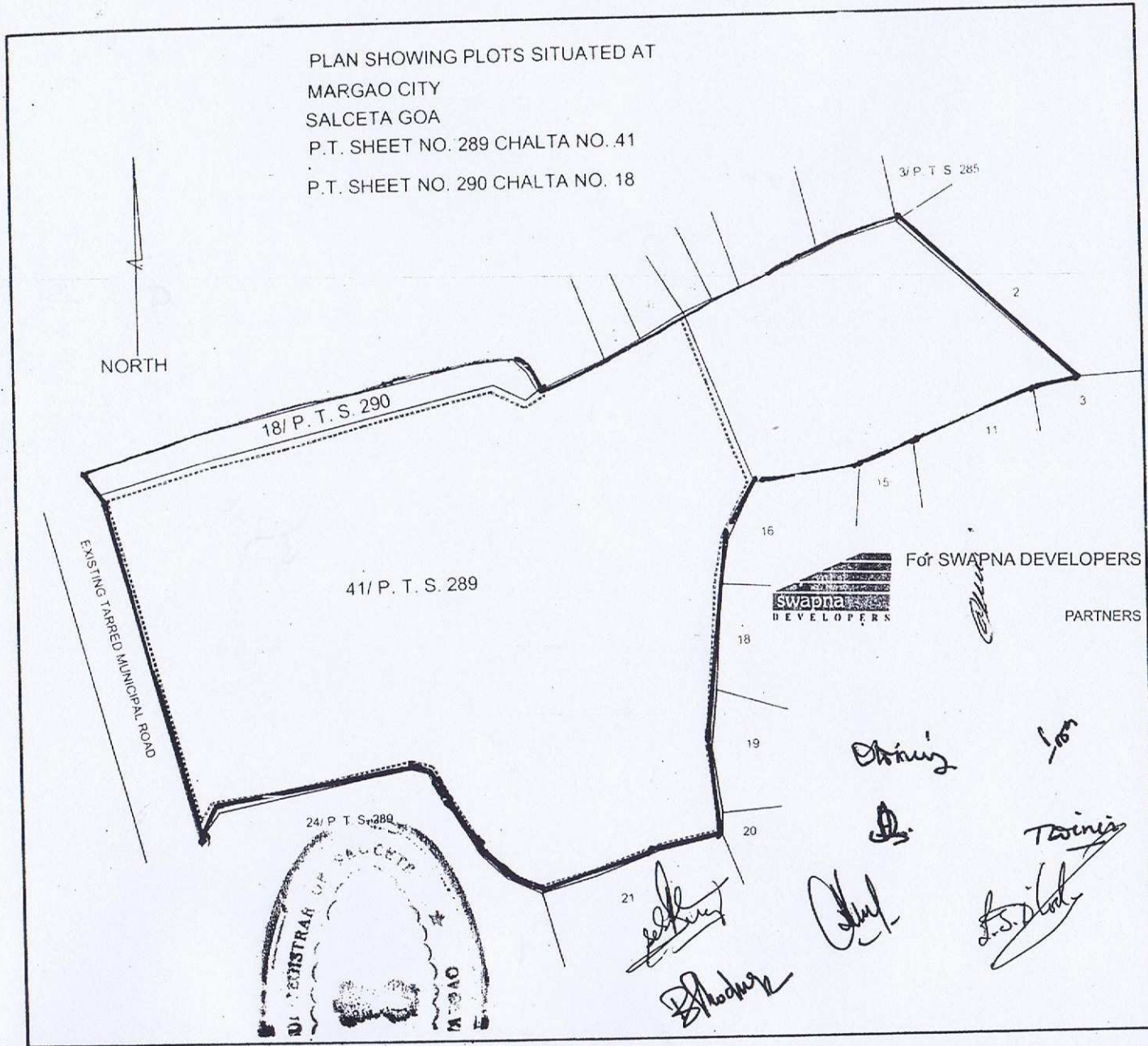
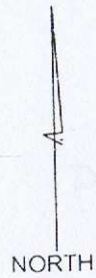
Signature:-

[Handwritten Signature]

Designed and Developed by C-DAC, ACTS, Pune



PLAN SHOWING PLOTS SITUATED AT
MARGAO CITY
SALCETA GOA
P.T. SHEET NO. 289 CHALTA NO. 41
P.T. SHEET NO. 290 CHALTA NO. 18



For SWAPNA DEVELOPERS
PARTNERS

Dining
D.
Dining
L.S. D...

4

DEED OF SALE

Chalta No. 41/P.T.S. No. 289

Chalta No. 18/ P.T.S. No 290

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 15/Jan/2010 11:42 AM
Date of Receipt: 15/Jan/2010

Receipt No: 1178
Serial No. of the Document: 280
Nature of Document: Sale

Received the following amounts from Sri Prakash Kapurchand Kothari for Registration of above Document in Book-1 for the year 2010

| | Rs.Ps |
|------------------|------------------|
| Registration Fee | 820000.00 |
| Processing Fees | 380.00 |
| Total : | 820380.00 |

Amount in words: Rupees Eight Lakh Twenty Thousand Three Hundred Eighty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

~~TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION- OPTIONAL~~

Please handover the Registered Document to the person named below:

Name of the Person Authorized: _____

Specimen Signature of the Person Authorized _____ Signature of the Presenter _____

~~TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT~~

The Registered Document has been handed over to _____
_____ on / /

Signature of the person receiving the Document _____ Signature of the Sub-Registrar _____

Designed and Developed by C- DAC ,ACTS Pune.

Application for Development Permission under Section 44 of the Goa Town and Country Planning Act, 1974

Date: 01st June, 2017

From:- M/S. SWAPNA DEVELOPERS,
'OSIA COMMERCIAL ARCADE',
SGPDA MARKET,
MARGAO - GOA.



To,
 The Member Secretary,
South Goa Planning and Development Authority,
Margao, Goa.

Ref: Development Permission No. SGPDA/P/5332/2110/11-12 Dated 11-01-12.

Sir,

We intend to carry out the under mentioned development in the site or plot of land bearing Chalta Nos. 41 & 18 of P. T. Sheet Nos. 289 & 290 of Margao City on _____ road, in _____ ward.

Particulars of proposed development:- Revised Approval for Residential Complex,
Club House and Security Cabin.

We forward herewith the following:- *strike out which is not applicable.

1. Drawings:

- | | |
|---|----------------|
| (a) Site Plan | 5 copies (✓) |
| (b) Detailed Plans, Elevations and Sections | 5 sets (✓) |
| (c) Location Plan | 5 copies () |
| (d) *Parking Layout Plan | 5 copies (✓) |
| (e) *Contour Plans in case of sloping sites | 3 copies () |

2. Documents duly authenticated/signed as prescribed:

- | | |
|---|----------------|
| (a) Questionnaire | 3 copies (✓) |
| (b) *Survey Plan | 1 copy () |
| (c) Copy of Index of Land (Form-III/I & XIV/Form-B/D) | 1 copy () |
| (d) Document showing ownership of land | 1 copy () |
| (e) Certificate from the Architect who has planned the project and has signed the drawings | 1 copy (✓) |
| (f) Structural Liability Certificate from the Engineer responsible for the Structural Design of the Project | 1 copy () |
| (g) Affidavit from the Owner | 1 copy () |
| (h) *Power of Attorney (if applicable) | 1 copy () |
| (i) Conversion Sanad/Application for recommendation for conversion | 1 copy () |
| (j) *NOC from other agencies, if applicable: | |

- (i) _____
 (ii) _____
 (iii) _____

1 copy ()

We request that the proposed development may be approved and that development permission may be accorded.

Yours faithfully,



For SWAPNA DEVELOPERS

PARTNERS

Signature of Owner

Signature of the Architect



For SWAPNA DEVELOPERS

PARTNERS

MR. SAMEER NADKARNI
 Architect-CA/90/12852
 Reg. No. AR/0003/2010



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Margao city

Date 19/10/2017

| Pt Sheet No | Chalta No | Area Sq.Mts | Tenure | Particulars of assessment or rent paid to Government and when due for revision | Category |
|-------------|-----------|----------------|--------|--|----------|
| 289 | 41 | 5681.00 | -- | | Private |

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[SMT. MARIA CARMINA AJUDA OLGA DIAS E DINIZ ALIAS OLGA DIAS E DINIZ.]
 [SMT. IOVA FATIMA DINIZ.]
 [SMT. INA FELIX DINIZ E ANTAO.]
 [TEOFILO ROSA ANTAO]
 [SMT. ISABEL IMMACULATE DINIZ E D'COSTA.]
 [LESLIE STEPHEN D'COSTA]
 [SMT. TECLA CAMILA DINIZ]
 [BERNARD F. RODRIGUES]

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

| Details - | | | | Name Remarks | New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A) | Area (Sq.Mts) |
|--|--------------------|------------------------------|-----------------------|-----------------|--|------------------|
| Mutation Date | Mutation Number | Mutation Type | | | | |
| 27/08/2010 | 310700 | By virtue of deed of sale | M/S SWAPNA DEVELOPERS | | H | |
| by Virtue of Deed of Sale under Book-1 Document Reg. No MGO-BK1-00277-2010 at CD Number MGOD6 dated 15/01/2010, registered in the office of the Sub registrar margao Goa | | | | | | |

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Margao city

Date 19/10/2017

| Pt Sheet No | Chalta No | Area Sq.Mts | Tenure | Particulars of assessment or rent paid to Government and when due for revision | Category |
|-------------|-----------|----------------|--------|--|----------|
| 290 | 18 | 240.00 | | | Private |

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

[M/S. P.P.C. REALTORS]

[BLASIO CLEMENTE DINIZ]

[FR. BRUNO ANTONIO DINIZ]

3/4

1/4

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

| Mutation Date | Mutation Number | Mutation Type | Name Remarks | New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A) | Area (Sq.Mts) |
|---------------|-----------------|------------------------------|--|--|------------------|
| 29/07/2010 | 310496 | Succession | [1) MRS. MARIA CARMINA AJUDA OLGA DIAS E DINIZ. 2) SMT. JOVA FATIMA DINIZ. 3) MRS. INA FELIX DINIZ. 4) MRS. ISABEL IMACULADA DINIZ. 5) MRS. TECLA CAMILA DINIZ] Vide Deed of Succession deed dated 05-10-06 executed before Notary Ex-Officio at Margao goa. | H | |
| 27/08/2010 | 310700 | By virtue of deed of sale | M/S SWAPNA DEVELOPERS - 3/4th share by Virtue of Deed of Sale under Book-1 Document Reg. No MGO-BK1-00277-2010 at CD Number MGOD6 dated 15/01/2010, registered in the office of the Sub registrar margao Goa | H | 180.00 |
| 02/05/2013 | 310970 | Deed of Sale | M/S SWAPNA DEVELOPERS 1/4th share by virtue of 1) deed of Sale under Book -1 Document, Reg. No. MGO-BK1-00277-2010, CD Number MGOD6on dated 15 /01/2010 and deed of Rectification under Book -1 Document, Reg. No. MGO-BK1-05433-2010, CD Number MGOD34on dated 22 /10/2010 registered in the office of the Sub registrar of Salcete , Margao-Goa. | H | 60.00 |





**Government of Goa
Form 'D'
See Rule 7**

**Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city**

Page No. 2

Date 19/10/2017

| Pt Sheet No | Chalta No | Area Sq.Mts | Tenure | Particulars of assessment or rent paid to Government and when due for revision | Category |
|-------------|-----------|----------------|--------|--|----------|
| 290 | 18 | 240.00 | | | Private |

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***

CERTIFIED COPY

Office of the Inspector of Survey and Land Records
City Survey, Margao
City Surveyed by and on Suapta Developer

City Surveyed on 19/10/2017
City Surveyed on _____
City Surveyed by Newston D'Silva (FS) B.Ley
City Surveyed by _____
City Survey fees Rs. 36/-
City Survey fees are credited
by Receipt No. 10703 12/10/17
[Signature]
Clerk-in-charge

[Handwritten]
22/10/17



**Inspector of Surveys and Land
Records
(City Survey)
Margao - Goa**

Office of Settlement and Land Records
Office of The Inspector Of Survey & Land Records
MARGAO - GOA



PLAN

OF THE PROPERTY BEARING P.T.SHEET Nos. 289 CHALTA Nos 41
SITUATED AT MARGAO CITY OF SALCETE TALUKA APPLIED FOR CONVERSION
OF USE OF LAND FROM AGRICULTURAL INTO NON-AGRICULTURAL PURPOSE
APPLIED BY M/S SWAPNA DEVELOPERS
VIDE ORDER No. No. COL/SG/CONV/54/2010 DT. 18/10/2010 BY COLLECTOR
SOUTH GOA DISTRICT, MARGAO GOA.

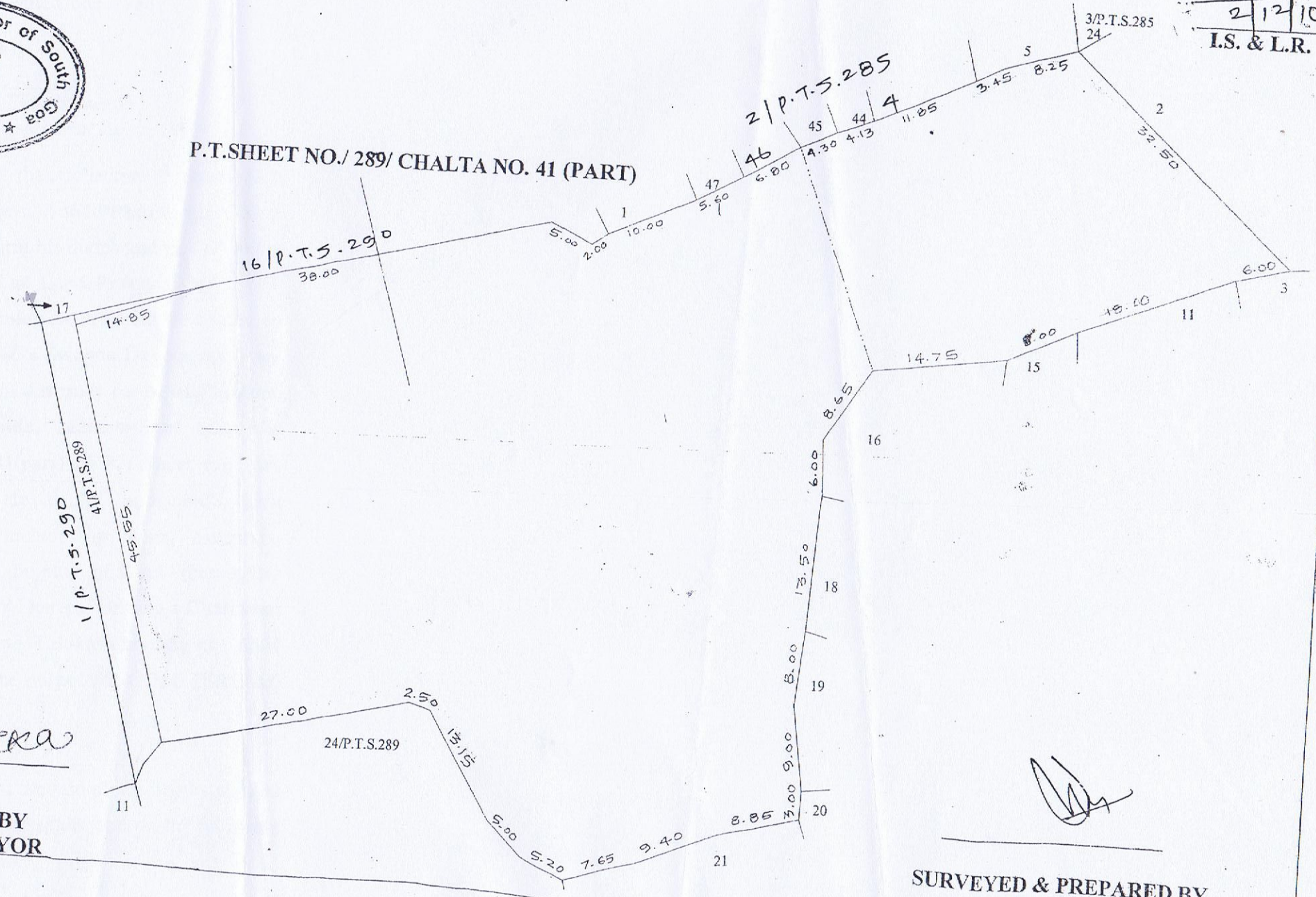
SCALE :- 1 : 500

AREA TO BE CONVERTED ---- 5501 SQ.MTS.

[Signature]
2/12/10
I.S. & L.R.



P.T.SHEET NO./ 289/ CHALTA NO. 41 (PART)



[Signature]
CHECKED BY
HEAD SURVEYOR

[Signature]
SURVEYED & PREPARED BY
R. C. PRABHU DESSAI

File No. 21/2010