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Exhibit 45

IN THE COURT OF THE IST ADDL. CIVIL JUDGE SENIOR DIVISION
AT MARGAO.

(Old) Inventory Proceedings No: 97/2002/I

(New) Inventory Proceedings No: 21/2003/I

Vishnudas Krishna Kare, landlord,
married, r/o Gogol, Margao

... Applicant

and

Krishna Narain Kare and others
hailing from Gogol, Margao

... Estate leavers,

CONSENT DECREE

Inventory Proceedings
filed on : 28.08.2002

Inventory Proceedings
disposed on : 19.07.2005

These are the Inventory Proceeding filed by the Applicant, Shri Vishnudas Krishna Kare, upon the death of Krishna Narsin Kare, Prabakar ~~Narsin~~ Kare, Srinivas Kare and Sadanand Kare and is coming up today before Shri Ashley Noronha, IIIrd Addl. Civil Judge Senior Division, Margao, I/c. of Ist Addl. Civil Judge Senior Division, Margao, in presence of the applicant, interested parties, Adv. J. Colaco for the applicant and Adv. A.Kansar for the interested parties. It is ordered that the Cabeça

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de Casal shall open an F.D. account in the name of the minor to be operated by her guardian Nimisha and furnish details of the same to the Court. The D.D. dt. 28.6.05 No:285618 for Rs:14,97,069/- shall be deposited as F.D. in the said account and interests can be withdrawn till the age of majority of the minor. The proceedings shall be disposed off in terms of the settlement arrived at between the parties as follows:

The parties to the present proceedings namely the applicant Shri Vishnudas Krishna Kare and Smt. Padnavati Vishnudas Kare, the Interested Party Smt. Nimisha Narayan Kare and Smt. Manikbai Krishna Kare as well as the family Council on behalf of minor Miss Sanskruti Narayan Kare have decided as under:-

This settlement shall be in respect of all the assets left by the Estate Leavers.

1. Out of the total assets left by the Estate Leavers, the Plots Nos. N-1, N-2, N-3, N-4, N-5, N-6, N-7 & N-8 from item no. 1(d) of List of Assets are to be allotted to the Interested Party, Smt. Nimisha Narayan Kare of the value of Rs.9,10,700/-.
2. The property under item no. 6 is to be allotted to the interested party Smt. Nimisha Narayan Kare of the value of Rs.7,03,000/-.

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Superintendent

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3. The Plots Nos. J & K from item no. 3(b) & (c) of the list of Assets are to be allotted to Miss Sanskruti Narayan Kare of the value of Rs.1,24,550/-.
4. The remaining immovable properties which are left by the Estate leavers and which are enlisted in the List of Assets namely item nos. 1(a), 1(b), 1(c), 1(e), Item nos. 2(a), 2(b), 2(c), Item nos. 3(a), 3(d), 3(e), Item nos. 4(a), (b), (c), (d), (e), (f), (g), (h), (i), and (j), Item Nos. 5(a) and 5(b), Item no. 7 and Item no. 8 are to be allotted to the interested party Shri Vishnudas Krishna Kare and his wife Smt. Padnavati Vishnudas Kare.
5. It is clearly understood between the parties that since the property under item no. 1(d) of list of assets, has been developed with consent of all the heirs of Estate Leavers, the developed plots have been reflected in item no. 1(d), thus accordingly out of eight plots, four plots viz. the Plots Nos. N-1, N-2, N-7 and N-8 are to be given by the interested party Smt. Nimisha Narayan Kare to the said Developer M/s. Sena Associates, as per the agreement.
6. Rs.14,97,069.00 (Rupees fourteen lakhs ninety seven thousand and sixty nine only) is paid by Demand Draft No. 285618 dated 28.6.2005 drawn

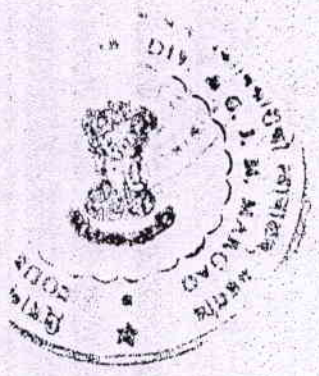
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on Oriental Bank of Commerce, Margao Branch to the minor interested party Miss Sanskruti Narayan Kare by the Interested Party ~~Mxxx~~ Shri Vishnudas Krishna Kare and his wife, the receipt whereof is hereby acknowledged by the Curator, being owelty money towards her share in the estate of the Estate Leavers, towards full and final settlement of the entire share of the minor. The said amount is to be deposited in the Bank in the name of the minor child Miss Sanskruti Narayan Kare and the Interested Party Smt. Nimisha Narayan Kare shall be entitled to withdraw the interest accrued thereon for bringing up of the said minor.

7. Rs.7,919.00 (Rupees Seven thousand nine hundred and nineteen only) is paid by Demand Draft No. 285617 dated 28.6.2005 drawn on Oriental Bank of Commerce, Margao Branch, by the said Shri Vishnudas Krishna Kare and his wife to Smt. Nimisha Narayan Kare, the receipt whereof is hereby acknowledged by the said Smt. Nimisha Narayan Kare, being owelty money towards full and final settlement of her share in the estate of the Estate Leavers.

8. It is clearly understood between the parties that the properties allotted to the Interested party Smt. Nimisha Narayan Kare by way of plots are free from encumbrances and there are no Debts



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and Liabilities in respect of the properties of the inheritance allotted to her. In case any encumbrance is created by the Applicant and his wife then the same shall be entirely settled by the Applicant and his wife only.

9. It is clearly understood between the parties that the Interested party Smt. Nimisha Narayan Kare for self and on behalf of the minor have not created any encumbrance over the properties which stand allotted to the applicant and his wife and in case any such encumbrance is created then the same shall be exclusively settled by the Interested party Smt. Nimisha Narayan Kare.
10. Rs.9,94,274.60 (rupees nine lakhs ninity four thousand two hundred seventy four and paise sixty only) is paid by Demand Draft No.285616 dated 28.6.2005 drawn on Oriental Bank of Commerce, Margao Branch, the receipt whereof is hereby acknowledged, being owelty money to Smt. Manikbal Krishna Kare by Shri Vishnudas Kare and his wife towards satisfaction of her share. Besides she is also allotted the usufructory right to reside in the residential house bearing no.1757 (649-B) and which house is constructed under licence no. A/195/88 of Margao Municipal Council and situated in the land surveyed under chalta no. 1



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of P.T. Sheet No. 121 of Margao City Survey records and the said house is described in the List of Assets under Item No. 4(d) and located at Gogal, Margao.

In view of the above, this Inventory proceedings is disposed off accordingly.

Given under my hand and the seal of the Court, this 19th day of July, 2005.



Ashley Noronha
19/7/05
(Ashley Noronha)
IIIrd Addl. Civil Judge Senior Division
at Margao, I/C. of Ist Addl. Civil
Judge Senior Division at Margao.

Prepared by: *J. Hada*
LDC.

Checked by: *S. H. C.*

Compared with original
S. H. C.



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IN THE COURT OF THE IST ADDL. CIVIL JUDGE SENIOR
DIVISION, AT MARGAO.

Inventory Proceedings No: 97/02 (Old)
Inventory Proceedings No: 21/03 (New)

Vishnudas Krishna Kare, landlord,
married, r/o Gogol, Margao

... Applicant

V/s

Krishna Narain Kare and others,
hailing from Gogol, Margao

... Estate Leavers

CORRECTED FINAL LIST OF ASSETS WITH VALUATION

ITEM NO. 1

Property known as Azuleachi Tolloi (part), consisting of Chalta Nos. 27 & 28 of P. T. Sheet No. 129, Chalta No. 1, sub-division No. 15 of P. T. Sheet No. 128, Chalta No. 7 of P. T. Sheet No. 128, Chalta No. 1/2 of P. T. Sheet No. 129, bounded on East & North by road, on the West by other part of property under Chalta No. 19 of P. T. Sheet No. 119 & on the South by remaining part of property under Chalta No. 9 of P. T. Sheet No. 128, Chalta No. 10 of P. T. Sheet No. 128, Chalta No. 9 of P. T. Sheet No. 129 & Chalta No. 1 of P. T. Sheet No. 129.

The above property is divided into plots and valued accordingly as follows:-

- a) Plot P, under Chalta No. 27 of P. T. Sheet No. 129, with area of 2596.00 sq. mts. is bounded on the East by Chalta No. 29 of P. T.



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Sheet No. 129 & Chalta No. 28 of P. T. Sheet No. 129, on the West by Chalta No. 1/2 of P. T. Sheet No. 129, on the North by road and on the South by Chalta No. 1 of P. T. Sheet No. 129.

valued at Rs. 5,97,080.00

- b) Plot O, under Chalta No. 28 of P. T. Sheet No. 129, with area of 3131.00 sq. mts. and bounded on the East by Chalta No. 1/15 of P. T. Sheet No. 128, on the West by Chalta No. 27 of P. T. Sheet No. 129, on the North by road and on South by Chalta No. 9 of P. T. Sheet No. 129 & Chalta No. 10 of P. T. Sheet No. 128.

valued at Rs. 6,26,200.00

- c) Plot E, under Chalta No. 1/15 of P. T. Sheet No. 128, with area of 1950.00 sq. mts. and bounded on the East by road, on the West by Chalta No. 28 of P. T. Sheet No. 129, on the North by remaining portion of Chalta No. 1 of P. T. Sheet No. 121 and on the South by Chalta No. 9 of P. T. Sheet No. 128.

valued at Rs. 48,750.00

- d) Plot N 1 to N 8, under Chalta No. 7 of P. T. Sheet No. 128, with area of 3546.00 sq. mts. and bounded on the East by road as per sub-division, on the West by road as per sub-division, on the North by nulla and on South by road as per sub-division.

valued at Rs. 9,10,700.00

- ✓ e) Plot T, under Chalta No. 1/2 of P. T. Sheet No. 129, with area of 7350.00 sq. mts. and bounded on the East by Chalta No. 27 of P.



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T. Sheet No. 129, on the West by Chalta No. 19 of P. T. Sheet No. 119, on the North by road and on the South by Chalta No. 1 of P. T. Sheet No. 129

valued at Rs. 4,410.00

Hence the total value of Item no. 1 is Rs. 21,87,140.00

ITEM NO. 2

Property known as Azuleachi Tolloi (part), consisting of Chalta No. 19 of P. T. Sheet No. 119, bounded on east by road & Chalta No. 1/2 of P. T. Sheet No. 129 of the same property, on west by portion of same land sold & road, on north by road & on south by property of Narcinva Kare.

The above property is sub-divided into plots and valued accordingly as follows:-

- a) Plot R1, under Chalta No. 19 of P. T. Sheet No. 119, with area of 202.00 sq. mts. and bounded on the East by remaining part of Chalta No. 19 of P. T. Sheet No. 119, on the West by road, on the North by road & Nulla and on the South by road

valued at Rs. 76,760.00

- b) Plot R2, under Chalta No. 19 of P. T. Sheet No. 119, with area of 208.00 sq. mts. and bounded on the East by remaining part of Chalta No. 19 of P. T. Sheet No. 119, on the West by remaining part of Chalta No. 19 of P. T. Sheet No. 119, on the North by road & Nulla and on the South by road.



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valued at Rs. 79,040.00

- c) Plot S, under Chalta No. 19 of P. T. Sheet No. 119, with area of 306.00 sq. mts. and bounded on the East by road, on the West by remaining part of Chalta No. 19 of P. T. Sheet No. 119, on the North by road and on the South by Chalta No. 5 of P. T. Sheet No. 119.

valued at Rs. 1,16,280.00

Hence the total value of Item No. 2 is Rs. 2,72,080.00

ITEM NO. 3

Property known as Azuleachi Tolloi (part), consisting of Chalta No. 15/1 of P. T. Sheet No. 120 & Chalta No. 15/2 of P. T. Sheet No. 120, bounded on east by Chalta No. 4 of P. T. Sheet No. 121 of same property already sold & Chalta No. 1 of P. T. Sheet No. 121 of same property, on west by nulla, on north by Nulla and Chalta No. 1 of P. T. Sheet No. 121 of the same property, & on south by road.

The above property is divided into plots and valued accordingly as follows:-

- a) Plot T1, under Chalta No. 15/1 of P. T. Sheet No. 120, with area of 2265.00 sq. mts. and bounded on the East by Chalta No. 15/2 of P. T. Sheet No. 120, on the West by nulla, on the North by nulla and on the South by road.

valued at Rs. 1,359.00



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- b) Plot J, under Chalta No. 15/2 of P. T. Sheet No. 120, with area of 2768.00 sq. mts. and bounded on the East by Chalta No. 4 of P. T. Sheet No. 121, on the West by remaining portion of Chalta No. 15/2 of P. T. Sheet No. 120 i.e. Plot 'K', on the North by Chalta No. 1 of P. T. Sheet No. 121 and on the South by road.

valued at Rs. 69,200.00

- c) Plot K, under Chalta No. 15/2 of P. T. Sheet No. 120, with area of 2214.00 sq. mts. and bounded on the East by remaining portion of Chalta No. 15/2 of P. T. Sheet No. 120 i.e. Plot 'J', on the West by remaining portion of Chalta No. 15/2 of P. T. Sheet No. 120 i.e. Plot 'L', on the North by Nulla and on the South by road.

valued at Rs. 55,350.00

- d) Plot L, under Chalta No. 15/2 of P. T. Sheet No. 120, with area of 2768.00 sq. mts. and bounded on the East by remaining portion of Chalta No. 15/2 of P. T. Sheet No. 120 i.e. Plot 'K', on the West by remaining portion of Chalta No. 15/2 of P. T. Sheet No. 120 i.e. Plot 'M', on the North by Nulla and on the South by road.

valued at Rs. 69,200.00

- e) Plot M, under Chalta No. 15/2 of P. T. Sheet No. 120, with area of 1107.00 sq. mts. and bounded on the East by remaining portion of Chalta No. 15/2 of P. T. Sheet No. 120 i.e. Plot 'L', on the West by Chalta No. 15/1 of P. T. Sheet No. 120, on the North by Nulla and on the South by road.

valued at Rs. 27,675.00



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Hence the total value of Item No. 3 is

Rs. 2,22,784.00

ITEM NO. 4

Property known as Azuleachi Tolloi (part), consisting of Chalta No. 1 of P. T. Sheet No. 121 (part), corresponding to letters I, H, G, F, B1, B2, B3, B4 & C, bounded on east by nulla on west by Chalta No. 15/2 of P. T. Sheet No. 120 of same property & Chalta No. 4 of P. T. Sheet No. 121 already sold, on north by Chalta No. 1 of P. T. Sheet No. 121 (part) of the same property, & on south by road.

The above property is divided into plots and valued accordingly as follows:-

- a) Plot I, under Chalta No. 1 of P. T. Sheet No. 121, with area of 2050.00 sq. mts., bounded on the East by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'H', on the West by Chalta No. 15/2 of P. T. Sheet No. 120 i.e. Plot 'J', on the North by remaining part of Chalta No. 1 of P. T. Sheet No. 121 and on the South by Chalta No. 4 of P. T. Sheet No. 121.

valued at Rs. 2,05,000.00

- b) Plot H, under Chalta No. 1 of P. T. Sheet No. 121, with area of 2000.00 sq. mts. and bounded on the East by plot No. G', on the West by Chalta Nos. 1 & 4 of P. T. Sheet No. 121, on the North by Plots Nos. B1 and B2 and on the South by road.

valued at Rs. 4,60,000.00



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- c) Plot G, under Chalta No. 1 of P. T. Sheet No. 121, with area of 1050.00 sq. mts. and bounded on the East by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'F', on the West by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'H', on the North by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'B3' and on the South by road.

valued at Rs. 2,41,500.00

- d) Plot F, under Chalta No. 1 of P. T. Sheet No. 121, with area of 1850.00 sq. mts., alongwith the residential house and this plot is bounded on the East by road, on the West by remaining part of Chalta No. 1 of P. T. No. 121 i.e. Plot 'G', on the North by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot B4 and on the South by road.

value of Plot 'F' Rs. 3,70,000.00

value of residential house Rs. 9,00,000.00

valued at Rs.12,70,000.00

- e) Plot B1, under Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot B-24 of Colony, with area of 384.00 sq. mts. and bounded on the East by Plot No. B25 of the colony i.e. Plot 'B2', on the West by Plot No. B 23 of the Colony, on the North by road and on the South by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'H'.

valued at Rs. 1,45,920.00

- f) Plot B2, under Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot B-25 of Colony, with area of 384.00 sq. mts. and bounded on the East by Plot No. B-26 of the colony, on the West by Plot No.B-24 of the



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colony, on the North by road and on the South by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'H'.

valued at Rs. 1,45,920.00

- g) Plot B3, under Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot B-26 of Colony, with area of 384.00 sq. mts. and bounded on the East by Plot No. B27 of the colony, on the West by Plot No. B25 of the colony, on the North by road and on the South by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'G'.

valued at Rs. 1,45,920.00

- h) Plot B4, under Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot B-27 of Colony, with area of 709.00 sq. mts. and bounded on the East by road, on the West by Plot No. B-26 of the colony, on the North by road and on the South by remaining part of Chalta No. 1 of P. T. Sheet No. 121 i.e. Plot 'F'.

valued at Rs. 2,69,420.00



- i) Plot C, under southern part of Chalta No. 1 of P. T. Sheet No. 121, with area of 2,800.00 sq. mts. and bounded on the East by nulla, on the West by road, on the North by P. W. D. Pipe line road and On South by road.

valued at Rs. 6,44,000.00

- j) Plot Q, under southern part of Chalta No. 1 of P. T. Sheet No. 121 with area of 115.00 sq. mts. and bounded on the East by road, on the West by nulla, on the North by road and on the South by Chalta No. 1/15 of P. T. Sheet No. 128.

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valued at Rs. 3,450.00

Hence the total value of Item No. 4 is Rs.35,31,130.00

ITEM NO. 5

Property known as Azuleachi Tolloi (part), consisting of Chalta No. 2 of P. T. Sheet No. 121 & Chalta No. 3 of P. T. Sheet No. 121 of same property, bounded on east by Chalta No. 1 of P. T. Sheet No. 121 (part) already sold, nulla & Chalta no. 1 of P. T. Sheet No. 122 of Laximibai Kare, on west by nulla & road, on north by Chalta No. 1 of P. T. Sheet No. 121 (part) of same property already sold; & on south by roads.

The above property is divided into plots and valued accordingly as follows:-

- a) Plot T2, under Chalta No. 2 of P. T. Sheet No. 121, with area of 4781.00 sq. mts. and bounded on the East by nulla, on the West by nulla, on the North by remaining part of Chalta No. 1 of P. T. Sheet No. 121 and on the South by nulla.

valued at Rs. 2,868.60

- b) Plot D, under Chalta No. 3 of P. T. Sheet No. 121, with area of 1250.00 sq. mts. and bounded on the East by road, on the West by road, on the North by road and on the South by road.

valued at Rs. 18,750.00

Hence the total value of the Item No. 5 is Rs. 21,618.00

ITEM NO. 6



Property known as Azuleachi Tolloi (part), consisting of Chalta No. 1 of P. T. Sheet No. 121 under letter A and bounded on the East by Chalta No. 1 of P. T. Sheet No. 122 of Laximibai Kare, on the West by land of Comunidade of Margao, on the North by limit of Raia village and on the south by Chalta No. 1 of P. T. Sheet No. 121 (part) already sold

valued at Rs. 7,03,000.00

The above items are situated in the western 1/2 portion of the entire property Azuleachi Tolloi or Gogolla & Azuleachi Gally or Gogolla under description nos. 456, 457, 458 & 459, belonging to Narayan Kare, which eastern 1/2 was belonging to his brother Voikunt Kare, & both said 1/2 stand separated by a water drain & road.

The above items & respective plots stand more minutely depicted in the annexed plan for better identification, & which forms part & parcel of the present description.

ITEM NO. 7

Tenancy right in the shop no. 6 situated at Old Market, Margao belonging to Cofre de Nossa Senhora de Piedade of Chapel of Mount, Margao, and surveyed under chalta no. 34 of P. T. Sheet No. 150. The yearly rent of the said premises payable at present is Rs. 165/-. The tenancy rights stands recorded in the name of Estate Leaver Shri. Crisna Naraina Caro. Value of the rights held is Rs. 2,54,110.00.

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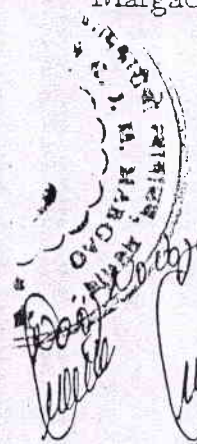
Tenancy right in the shop no. 13 situated at Old Market, Margao belonging to Comunidade of Margao, and surveyed under chalta no. 95 of P. T. Sheet No. 150. The yearly rent of the said premises payable at present is Rs. 277/- inclusive of the Municipal tax. The tenancy rights are held in the name of Estate Leaver Shri. Sadanand Naraina Caro. Value of the rights held is Rs. 2,88,888.00.

As there are no more assets enlisted in the proceedings this description is hereby closed.

Margao, 18th day of June, 2005.

Ramchi

The Head of Family/
Cabeca de Casal
through her attorney.
RAMCHANDRA ANAND KENI



No objection
S. D. N. K. Kar
Signed as Power of Attorney
of S. D. N. K. Kar

received copy
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Shivaji
18/06/05
Member of family Council

For
Dinakar V. P. Gouveia
Conseiller

R. Kar
Chadha Ashok Prabhu
Member of family Council

Shivaji
18/06/05
Member of family Council

For Description
of Assets
18/6/05
C.J.S.D. Margao

Compared with original
use