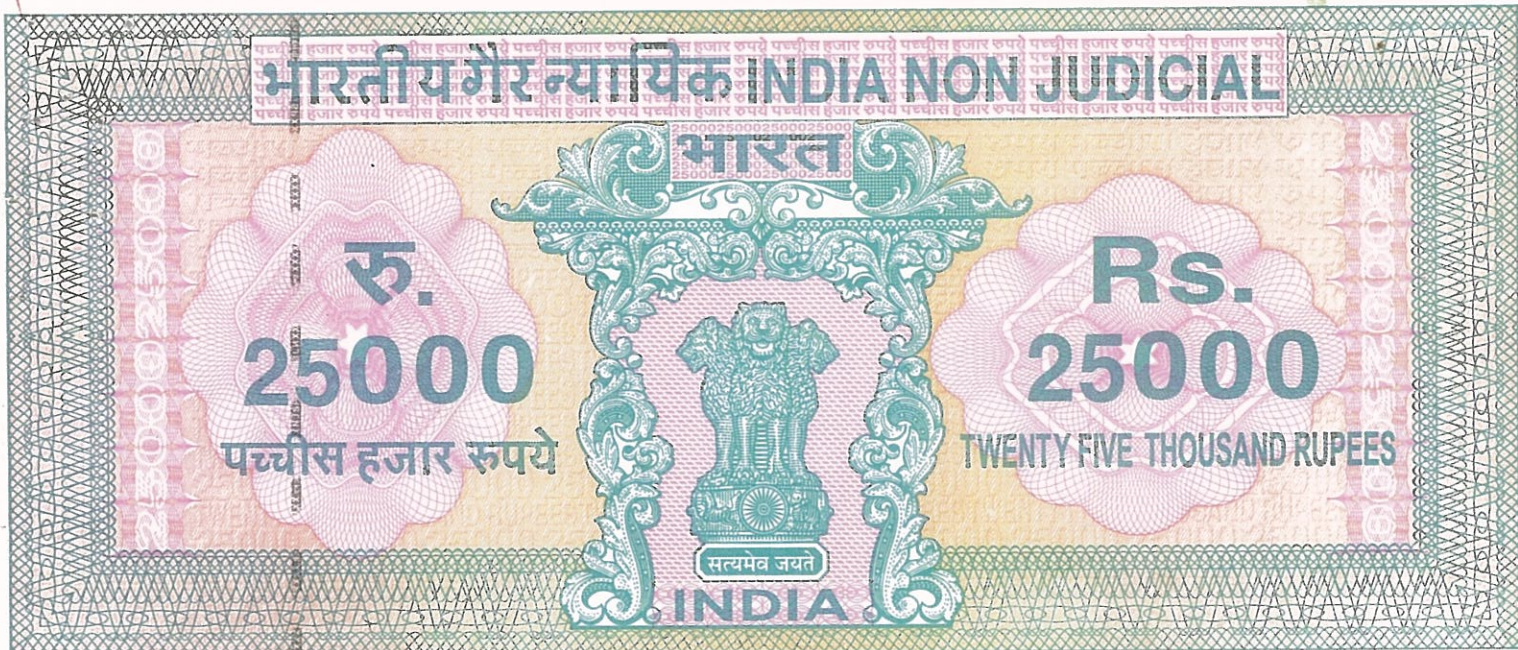




गोवा GOA

042042

Sr. No. 1102 Place of vendor- Ponda Date of issue 12/06/09
Value of stamp paper 25000/-
Name of the purchaser Adv. Santosh R. Ramanihkar
Residing at Ramanathi Ponda
As there is no single stamp paper of the value of Rs. 70000/-
Additional stamp papers for the completion of the value indicated above.

Signature of Ex-officio vendor

Signature of the purchaser

Serial No. 2887/2009
Presented at the Office of Sub-Registrar of Salcete
between the hours of 2.00pm
4:30 on 17/6/2009

Received fees for Rs. N. R.
Registration 72000.00
Copying 60 70.00
Copying Endorsements 10.00
Postage
Total 72100.00

Signature of Santosh R. Ramanihkar

Sub-Registrar
SALCETE

DEED OF SALE

Sub-Registrar
SALCETE

THIS DEED OF SALE made and entered into at
Margao, Goa this 15th day of June 2009

BETWEEN

Signature of Santosh R. Ramanihkar

Signature of Sima S. Salkar
Signature of Ganpati Naitin Salkar



Signature of Executive

Presented to the Office of
the Secretary of the
State of Maryland

of the State of Maryland

RECEIVED - DEPT. OF THE STATE
MARIANA



गोवा GOA

042041

Sr. No. 11021 Place of branch- Ponda Date of issue 12/06/09
Value of stamp paper Rs 25,000/-
Name of the purchaser Adv. Santosh R. Ramanath For
Residing at Ramanathiponela
As there is no single stamp paper for the value of Rs. 70,000/-
Additional stamp papers for the completion of the value attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser

1) SHRI SURESH VASUDEV SALKAR alias SUREXA SINAI
SALKAR, son of late Shri Vasudev Pundalik
Salkar, aged 70 years, married, businessman and
his wife 2) SMT SEEMA SURESH SALKAR, daughter of

Santosh R. Ramanath
S. S. Salkar
Sanjini Nethi Salkar
2

The undersigned hereby certifies that the above is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, at Washington, D.C.

Special Agent in Charge, Bureau of Land Management, Department of the Interior, Washington, D.C.

Value of estate property _____
 Name of the person _____
 Residence _____
 Address in full _____
 Additional state _____

Signature of the deceased

Signature of Ex-officio vendor







गोवा GOA

061948

Sr. No. 38761 Place of Vend. Ponda Date of Issue 12/06/09

Value of Stamp Paper Rs. 1000/-

Name of the Purchaser Adv. Santosh R. Ramnathkar

Residing at Ramnathkar Son of Ponda Goa

As there is no one single stamp paper of the value of Rs. 2000/-

Additional Stamp Paper for the completion of the value is attached along with D. of sale

Signature of the Vendor Lic. NO-8/81

Signature of the Purchaser

SANJEEVI NITIN SALKAR, daughter of late shri
Atchut Naik Dalal, aged 56 years, housewife and
all Indian Nationals and residents of Vasco-da-
Gama, Goa hereinafter referred to as 'THE

Santoshkar

Santoshkar
Santoshkar
Sanjivi Nitin Salkar
4

As there is no other evidence in the case, the court is of the opinion that the defendant is not guilty of the crime charged. The court therefore acquits the defendant of the crime charged. The court also orders that the costs of the proceedings be paid by the defendant.





गोवा GOA

061949

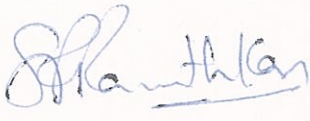
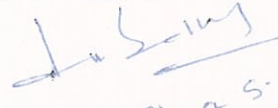
Sr. No. 38761 Place of Vend. Ponda Date of Issue 12/06/09
Value of Stamp Paper Rs. 1000/-
Name of the Purchaser Adv. Santosh R. Ramnathkar
Residing at Ramnathi Son of Ponda Goa
As there is no one single stamp paper of the value of Rs. 2000/-
Additional Stamp Paper for the completion of the value is attached along with D.O.f sale


Signature of the Vendor Lic. No: 8/81


Signature of the Purchaser

IP SALCETE

VENDORS' (Which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, administrators, executors and assigns) of the FIRST PART.



Sima S. Salkar
Sanjiv Nishu Salkar

AND

SHRI SANTOSH RATANJI RAMNATHKAR, son of Shri Ratanji V. Ramnathkar, aged 55 years, married, advocate, Indian National and resident of Ramnathi, Bandora, Ponda-Goa and hereinafter referred to as 'THE PURCHASER' (Which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS the Vendors are the exclusive owners in possession and enjoyment of a landed property known as 'PALIDONGOR' or 'PALI' situated at Village Dicarpale, opposite Lakaki Bus stop, along Quepem-Margao road, Salcete Taluka, Goa, ademeasuring 3050 sq,mts and surveyed under no.28/4 and more particularly described in the schedule hereunder written and hereinafter referred to as 'SAID PROPERTY'.

Ramnathkar

Sima S. Salkar
Sanyani Nath Salkar



AND WHEREAS the SAID PROPERTY was earlier owned by the father of members nos. 1 and 3 of the VENDORS namely viz., late Vasudev Pundalik Salkar whose name is recorded in the Occupants Column of the Record of Rights in form no.I & XIV pertaining to the SAID PROPERTY, and prepared by the Government of Goa under the G.D.D Land Revenue Code, 1968.

AND WHEREAS on the death of said Vasudev Pundalik Salkar a 'Deed of Declaration of Succession and Qualification of Heirs (Habilitacao)' was drawn by the Notary Public Ex-Officio of Mormugao on 2/4/2008 in his Notarial Book no.173 at pages 139 to 141 thereby declaring the successors and heirs of said Vasudev Pundalik Salkar.

AND WHEREAS out of the Successors and Heirs of said late Vasudev Pundalik Salkar, his two daughters namely, Suvassa Vasudeva Sinai Salkar alias Suhas Shashikant Sardessai and Nita Vasudeva Salkar alias Nita Prabhakar Kunde, alongwith their respective husbands have

Pranithkar

S. Salkar
Sima S. Salkar
Ganpuri Nita Salkar⁷
S. Salkar



relinquished their rights in the inheritance left behind by said late Vasudev Pundalik Salkar vide a Deed of Gratuitous Assignment or Relinquishment drawn by the Notary Public Ex-Officio of Mormugao on 03/02/1987 in his Notarial Book no.157 at pages 96 to 99.

AND WHEREAS in terms of Deed of Partition of Assets, dated 5/2/1987 registered in the Office of Sub-Registrar of Mormugao under no.113 at pages 45 to 80 of Book no.I, vol. 10 on 24/6/1987, and executed upon the death of said Vasudev Salkar, the SAID PROPERTY is exclusively allotted to the vendors herein.

AND WHEREAS, presently, the vendors herein are the absolute owners in possession and enjoyment of the SAID PROPERTY.

AND WHEREAS in the SAID PROPERTY there exists two vacant structures in dilapidated condition.

AND WHEREAS at the request of the Purchaser the Vendors had agreed to sell to the Purchaser the

Shantiben

Simas Salkar
Ganghu Natar Salkar⁸



SAID PROPERTY more particularly described in the schedule hereunder written for a total sale consideration amount of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) on certain terms and conditions and had received a sum of Rs.1,00,000/- (Rupees one lakh only) as earnest money cum part payment of the sale consideration amount on 22/5/2008 vide cheque no.15298, dated 22/5/2008 drawn on Goa Urban Co-op Bank, Margao, in favour of vendor Nitin Salkar.

AND WHEREAS the Vendors have now received the entire sale consideration amount of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) from the purchaser have agreed to execute the Deed of Sale in respect of the SAID PROPERTY in favour of the Purchaser.

NOW THEREFORE THIS DEED OF SALE WITNESSETH:

1. That in consideration of the price of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) being the market value of the SAID PROPERTY paid in terms of the above mentioned cheque and the following Demand Drafts:

S. S. Salkar

S. S. Salkar
Sima S. Salkar
Ganesh Nitin Salkar
S. S. Salkar

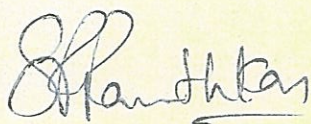


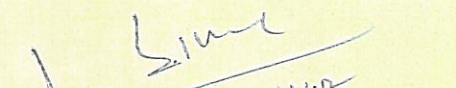
1. In favour of Vendor Shri Suresh Salkar:

- a) D.D. No.000165, dated 13/06/09, drawn on HDFC Bank, Ponda, for Rs.6,50,000/- (Rupees six lakhs fifty thousand only)
- b) D.D. No.509699, dated 13/06/09, drawn on Bicholim Urban Co-operative Bank Ltd, Ponda, for Rs.5,50,000/- (Rupees five lakhs fifty thousand only)
- c) D.D. No.278404, dated 13/06/09, drawn on SBI Bank, Ponda, for Rs.5,50,000/- (Rupees five lakhs fifty thousand only)

2. In favour of Vendor Shri Nitin Salkar:

- a) D.D. No.510758, dated 13/06/09, drawn on Union Bank of India, Ponda, for Rs.4,50,000/- (Rupees four lakhs fifty thousand only)
- b) D.D. No.001002, dated 13/06/09, drawn on Goa Urban Co-op Bank Ltd, Ponda, for Rs.4,50,000/- (Rupees four lakhs fifty thousand only)
- c) D.D. No.132958, dated 13/06/09, drawn on Goa state Co-op Bank Ltd, Ponda, for Rs.4,00,000/- (Rupees four lakhs only)
- d) D.D. No.921155, dated 13/06/09, drawn on Canara Bank, Ponda, for Rs.4,50,000/- (Rupees four lakhs fifty thousand only)

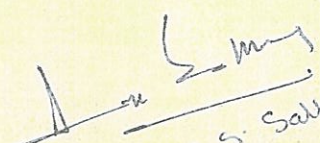



Suresh S. Salkar
10
Banyan Nitin Salkar



(the payment and receipt whereof the vendors do hereby admit and acknowledge and of and from the same and every part thereof, do forever acquit, release and discharge the Purchaser) THEY THE VENDORS DO HEREBY grant, transfer, convey, assure and assign the SAID PROPERTY admeasuring about 3050 sq. mts. and the SAID PROPERTY is more particularly identified in red colour boundary lines on the plan annexed hereto and more particularly described in schedule hereunder written, alongwith the two dilapidated structures situated thereon TOGETHER WITH ALL rights, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the SAID PROPERTY belonging to or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property use, possession, claim and demand whatsoever of the vendors into and upon the SAID PROPERTY and every part thereof hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE





Girma S. Sarker
Gongme Neta¹¹ Sarker




8

8

PURCHASER forever as a distinct and separate entity SUBJECT HOWEVER to the payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government, or any other public or local body in respect thereof AND THE VENDORS DO HEREBY CONVENANT WITH THE PURCHASER that notwithstanding any act, deed or thing by the vendors or knowingly suffered to the contrary they the Vendors , now have in themselves good right, full power and absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PROPERTY and receive the rents and profits thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the vendors or any person lawfully or equitably claiming from under or in trust for the vendors AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the vendors or any person or

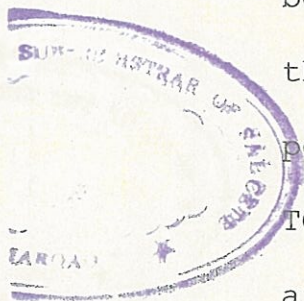


[Signature]

[Signature]
Sima S. Salkar
Sanjay Natar Salkar



persons lawfully or equitably claiming as
aforesaid. AND FURTHER THAT the vendors or any
person or persons lawfully or equitably
claiming any estate or interest in the SAID
PROPERTY or any part of the same or any part
thereof shall and will from time to time and
at all times hereafter at the request and cost
of the purchaser do and execute and cause to
be done and executed all such acts, deeds and
things whatsoever for further and more
perfectly assuring the SAID PROPERTY UNTO AND
TO THE USE OF THE PURCHASER in the manner
aforesaid.



2. The market value of the land hereby sold is
also Rs.36,00,000/- (Rupees Thirty Six Lakhs
only).

SCHEDULE

ALL THAT landed property known as 'PALIDONGOR'
alias 'PALI' situated at village Dicarpale,
Taluka and Sub-District of Salcete, District of

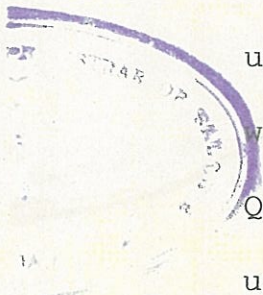
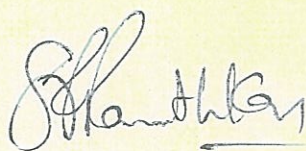
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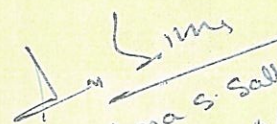
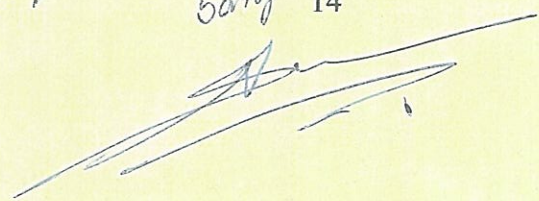
[Signature]
Gima S. Salken
Sanjiv N. Salken
13



South Goa of the State of Goa lying along the Quepem-Margao Road, Salcete-Goa admeasuring 3050 sq.mts and surveyed under no.28/4 of village Dicarpale and neither described in the Land Registration Office nor enrolled in the Land Revenue Office for the purpose of Matriz records and bounded on the east and south by property surveyed under no.27/0 of Dicarpali Village, on the North by the part of the property surveyed under no.27/0 which part is already consumed in widening of the road leading from Margao to Quepem and on the west by the property surveyed under no.28/3 of Dicarpali village, along with the two vacant dilapidated structures thereon.

The above mentioned property is more particularly identified in red colour boundary lines on the plan annexed hereto.


S. S. Salkar
Banghi Nitin Salkar
14




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

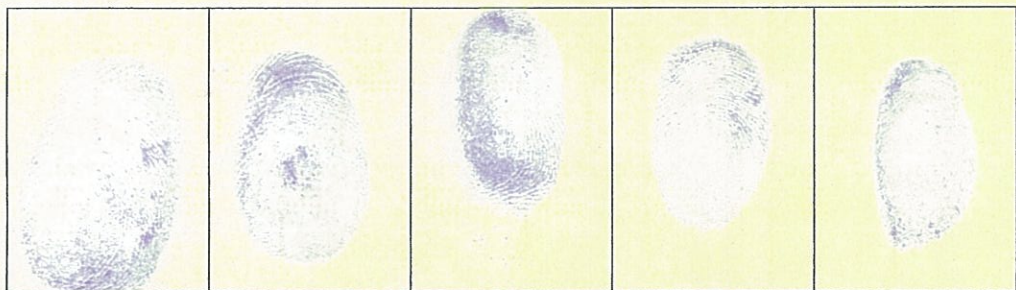
SIGNED AND DELIVERED

By the within named Vendors

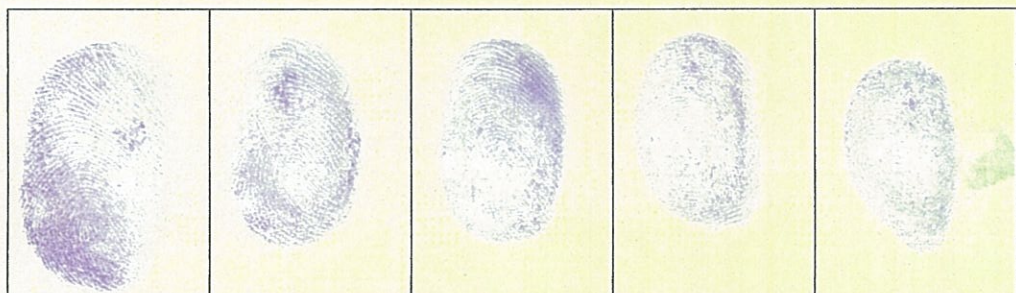
1) SHRI SURESH VASUDEV SALKAR



left hand finger impressions



Right hand finger impressions



[Handwritten signature]

[Handwritten signature]
Sima S. Salkar
Bompu Natar Salkar

[Handwritten signature]
15



2) SMT SEEMA SURESH SALKAR



left hand finger impressions

Seema Suresh Salkar



Right hand finger impressions



Seema S. Salkar
Ganpati Nithin Salkar

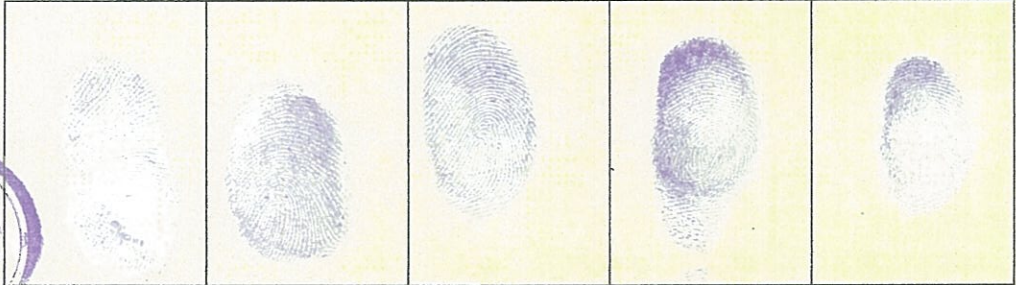
Shankar



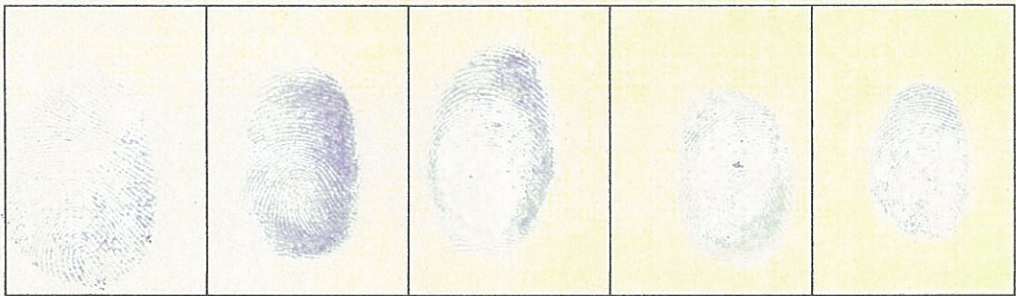
3) SHRI NITIN VASUDEV SALKAR



left hand finger impressions



Right hand finger impressions



[Signature]
Sima S. Salkar
Gangni Nitin Salkar

[Signature]



4) SMT SANJEEVI NITIN SALKAR



Sanjeevi Nitin Salkar

left hand finger impressions



Right hand finger impressions



Sanjeevi Nitin Salkar
Simma S. Salkar
Sanjeevi Nitin Salkar

Sanjeevi Nitin Salkar



SIGNED AND DELIVERED

By the within named Purchaser

SHRI SANTOSH RATANJI RAMNATHKAR



[Handwritten signature of Santosh Ratanji Ramnathkar]

left hand finger impressions



Right hand finger impressions



IN THE PRESENCE OF

1. *Suresh R. Morojkar* *[Signature]*
2. *Gubendra S. Sai Kame* *[Signature]*

[Signature]
Sima S. Sakher
Gangni Natar Sakher

[Handwritten signature of Santosh Ratanji Ramnathkar]



GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN

SHOWING THE PLOTS SITUATED
AT DICARPALE VILLAGE

OF SALLETE TALUKA

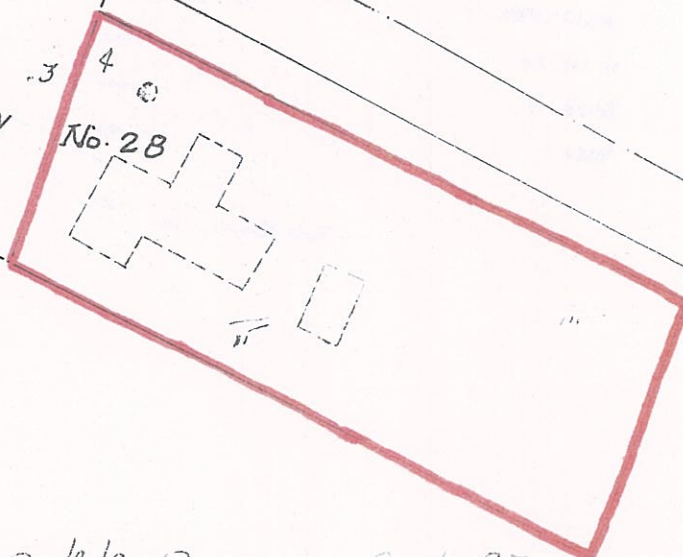
S. NO./SUB DIV NO 28/4

SCALE 1000

Chung
S/4
T. S. & L. R.



SURVEY



50/- 21/3/2002
39 5/4/2002

S. No. 27

Sima S. Salkar
Sima S. Salkar

Sanjay Natar Salkar
Sanjay Natar Salkar

H.S.
CHECKED BY

TRACED FROM P.T. SHEET NOS. 6, 7
OF DICARPALE VILLAGE ON 02/04/02
BY L. B. GAUDE

Registered No. 2824
at pages 157 - 180
Book No. I No. 3443
Date 22/6/2009
Om
Sub-Registrar



Executing Parties

1. Shri Suresh Vasudev Salkar
alias Surexa Sinai Salkar, Song,
late. Shri Vasudev Pundalik Salkar,
aged Seventy years, married,
business. and his wife.

2. Smt. Seema Suresh Salkar, daughter
of Cashinath Ghodekar, aged sixty-
eight years, housewife.

3. Shri Nitin Vasudev Salkar, Song.
late Vasudev Pundalik Salkar,
aged fifty eight years, married.
business and his wife.

4. Smt. Sanjeevi Nitin Salkar, daughter
of late Shri Atchut Naik Dalal, aged
fifty six years, housewife. all.
Indian Nationals, residing at
Vasco-da Gama.

5. Mr. Santosh Ratanji Ramnathkar,
Song Shri Ratanji V. Ramnathkar,
aged fifty five years, married,
Advocate, Indian National,
residing at Ramnathi Bandon
Ponda Goa.

~~executing party~~
~~admits execution of the so called~~

of Sale

Suresh V. Salkar

In Sams

→ Sima Suresh Salkar



7 21/11/04 V. SANTOSH

Santosh



7 Sanjiv Nitin Seelkar

7 Santosh Ratanj Ramnathkar Santosh



Mr. Surendra Sadanand Sai
Isare, major of age, married,
business, Indian National,
residing at Margao.

and known to the Sub-Registrar
states that he personally knows
the above executant and identifies
him.

Santosh

Margao dated 17/6/2009.

SUB-REGISTRAR
MARGAO

2824
Registered No. 157 to 180
Book No. 3443
22/6/2009

M

Sub-Registrar

