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Serial No. 1239/05  
 Presented at the Office of the  
 Sub-Registrar of Mormugao  
 between the hours of 2.45  
 and 3:00 on 23/8/2005

Received fees for:  
 Registration  
 Copying (Folios) 40  
 Copying endorsements  
 Postage  
 Total Rs.

13300  
 60  
 10  
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 13370

\* Roshan Sakchadkar

*[Signature]*  
 SUB-REGISTRAR  
 MORMUGAO

*[Signature]*  
 SUB-REGISTRAR  
 MORMUGAO

**DEED OF SALE**

This DEED OF SALE is made and executed at VASCO DA GAMA,  
 GOA on this 23<sup>rd</sup> day of August of the year Two Thousand Five  
 (23.08.2005).

No. 70 Place of issue Vasco Date of issue 22/8/05  
Value of stamp paper 20,000/-  
Name of the purchaser Roshan Sarkhadkar  
Residing at Vasco son of R. Sarkhadkar  
As there is no one single stamp paper for the value of Rs. 20,000/-  
Additional stamp paper for the completion of the value is attached along  
with.

[Signature]  
22/8/05  
Signature of the Re-officer tender

[Signature]  
Signature of Purchaser



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BETWEEN

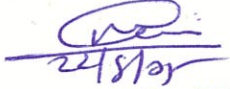
1. SHRI LUIS DE FONSECA COSTA, son of Shri Bernandino Teotinio da Costa , aged about 73 years, land lord and his wife 1A. SMT. ALBERTINA ROSARIO DE SOUZA E COSTA, aged about 68 years, ousewife; 2. SHRI JOSE ANTONIO MAGNOS D'COSTA, son of Shri Luis de Fonseca Costa, aged about 34 years, businessman and his wife 2A. SMT. JULIAN LAURA SOUZA E COSTA, aged about 30 years, all are residents of Chicalim, Goa hereinafter jointly called as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs,



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executors, administrators, successors and assigns) the VENDORS are represented in this deed by their duly constituted attorney SHRI ROHIDAS SAKHALKAR, major of age, businessman, resident of New Vaddem, Vasco da Gama, Goa vide Power of Attorney dated 20.08.2005 executed before Advocate and Notary Shri Satishchandra Talauliker, having his office at Vasco da Gama, Goa this power attorney already submitted during registration of Deed of Sale dated 23.08.2005 under Serial No. 1238 of the ONE PART.

AN No. 70 Place of issue Vasco Date of issue 22/8/05  
Value of stamp paper 5000/-  
Name of the purchaser Roshan Sakhalkar  
Residing at Vasco <sup>w/o</sup> son of R. Sakhalkar  
As there is no one single stamp paper for the value of Rs. 26,600/-  
Additional stamp paper for the completion of the value is attached along  
with.

  
22/8/05

Signature of the Es-Officio vendor



Signature of Purchaser

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AND

3. SMT. ROSHAN ROHIDAS SAKHALKAR, wife of Shri Rohidas Sakhalkar, aged about 41 years, businesswoman, resident of New Vaddem, Vasco da Gama, Goa hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, executors, administrators, successors and assigns) of the OTHER PART.





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WHEREAS the VENDORS are the owners-in-possession of ALL THAT distinct, separate, well demarcated portion/plot admeasuring an area of 1330:00 (One Thousand Three Hundred Thirty) being part and parcel of the larger rustic property 'ASSOY' identified under Plot No. B-2 situated at Dabolim within the limits of the Village Panchayat of Chicalim Taluka, Sub-District of Mormugao, District of South Goa, State of Goa not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz 673, 674, 675 and 677 and surveyed under Survey

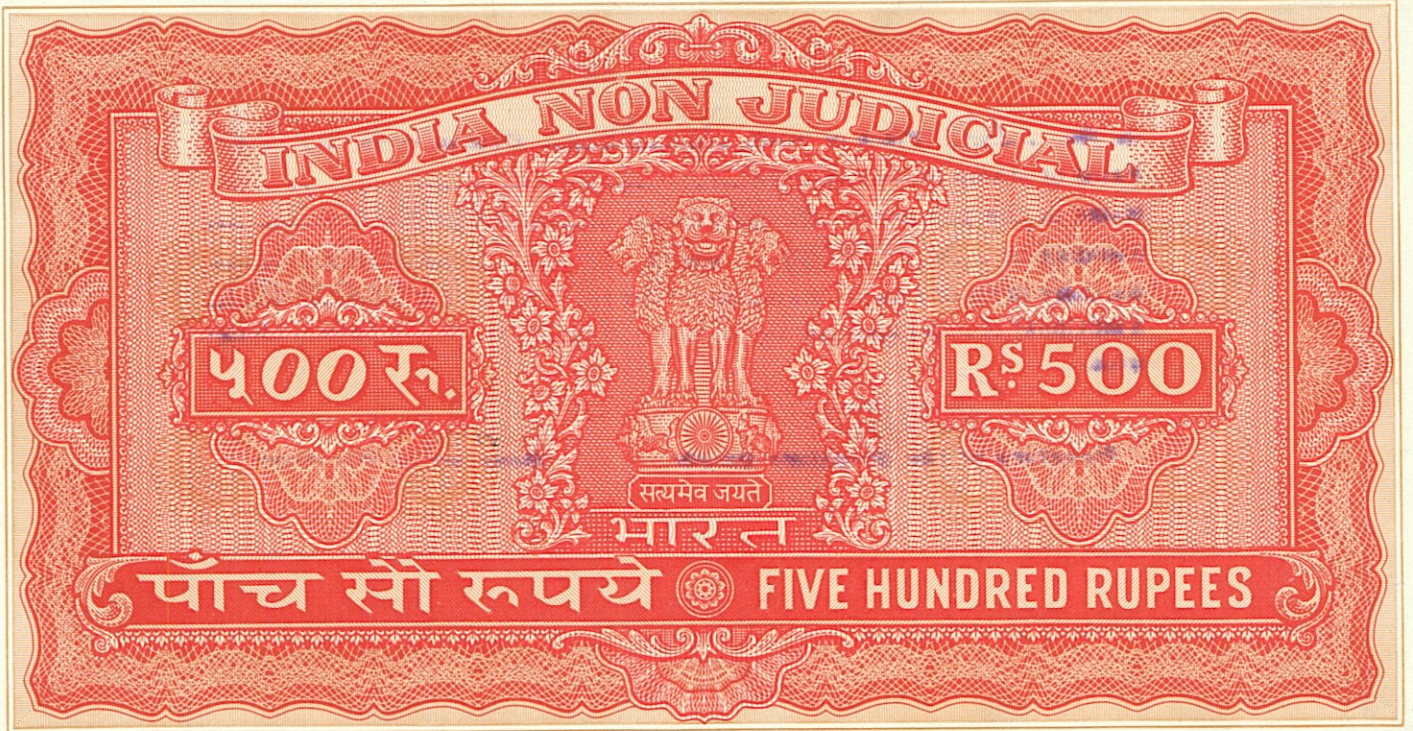
No. 70 Place of vend. Vasco Date of issue 22/8/07  
Value of stamp paper 1000/-  
Name of the purchaser Roshan Sukhalika  
Residing at Vasco son of R. Sakhetkar  
As there is no one single stamp paper for the value of Rs. 26600/-  
Additional stamp paper for the completion of the value is attached along  
with.

[Signature]  
22/8/07  
Signature of the Ex-officio vendor

[Signature]  
Signature of Purchaser



... - 6 - ...  
No. 13 sub-division 3 of Dabolim Village admeasuring an area of  
15850.00 square metres which is more particularly described in  
SCHEDULE hereunder written and better shown delineated in red  
boundary line in the plan annexed hereto (hereinafter referred to as  
the "SAID PLOT").  
AND WHEREAS on 20.09.1984 a partnership firm under the  
name and style of M/s Dabolim Developers was constituted




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between Shri Luis De Fonseca Costa and his wife, Master Jose Antonio Magnos D' Costa being VENDORS under Serial Nos. 1, 1A and 2 and Shri Ranganath Narayan Surlakar and Shri Subhash Ranganah Surlakar under the terms of partnership conditions appearing therein.

AND WHEREAS the aforesaid VENDORS under Serial No. 1 and 1A as individuals sold inter alia the SAID PLOT unto M/s Dabolim Developers, a partnership concern wherein the aforesaid owners

No. 70 Place of issue Vasco Date of issue 22/8/85  
Value of stamp paper 500  
Name of the purchaser Roshan Sankhadkar  
Residing at Vasco via R. Sankhadkar  
As there is no one single stamp paper for the value of Rs. 26600  
Additional stamp paper for the completion of the value is attached along  
with.

  
22/8/85  
Signature of the Notary

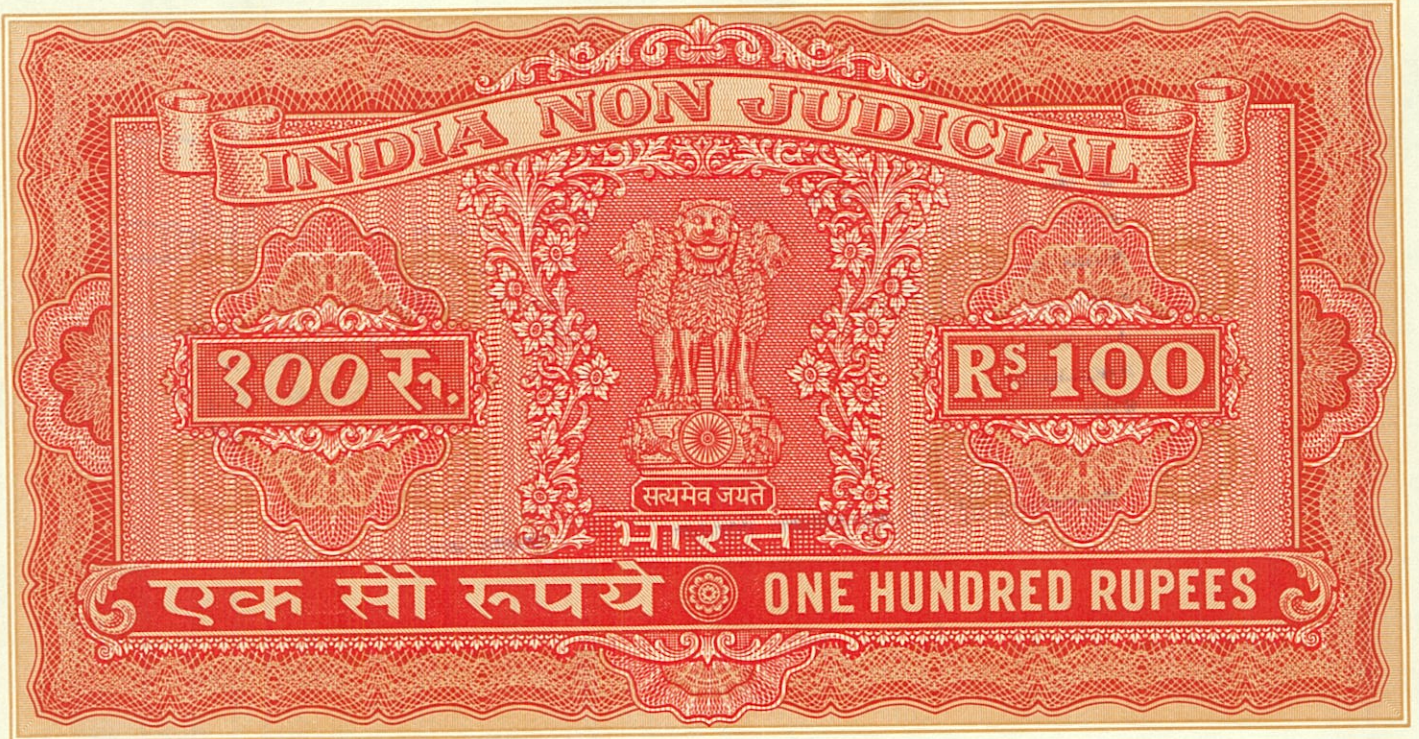
  
Signature of Purchaser

were also the partners of the partnership concern vide Deed of Sale dated 04.10.1984 duly registered in the Office of the Sub Registrar of Mormugao under No. 341 at pages 2 to 7 of Book No. 1 Volume 69 dated 13.12.1985.

AND WHEREAS on 01.09.1995, the partnership firm was dissolved vide Deed of Dissolution of Partnership dated 01.09.1995 executed before Advocate and Notary Shri Satishchandra Talauliker, Vasco da Gama whereby inter alia the







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SAID PLOT is seen allotted to the partners namely Mr. Luis De Fonseca Costa and his wife, Mr. Jose Antonio Magnos D'Costa being VENDORS under Serial No. 1, 1A and 2 exclusively.

AND WHEREAS in view of the above the VENDORS are the sole and exclusive owners of the SAID PLOT .

No. 70 Place of vend. Vasco Date of issue 22/8/05  
 Value of stamp paper 1,000  
 Name of the purchaser Roshan Sakhalkar  
 Residing at Vasco son of R. Sakhalkar  
 As there is no one single stamp paper for the value of Rs. 2,66,000  
 Additional stamp paper for the completion of the value is attached with  
 with, [Signature] 22/8/05  
 Signature of the Ex-officio vendor  
[Signature]  
 Signature of Purchaser



AND WHEREAS the VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS the SAID PLOT being ALL THAT distinct and independent plot admeasuring an area of 1330:00 square metres more particularly described in SCHEDULE hereunder written and better shown delineated in red boundary line in the plan annexed hereto for the total consideration of Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand only) which is fair market value.

**NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:**

**1. That in consideration of the sum of Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDORS, the receipt whereof the VENDORS hereby, admit and acknowledge, the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER, ALL THAT the SAID PLOT which is more particularly described in SCHEDULE hereunder written and better shown delineated in red boundary line in the plan annexed hereto and deliver the possession of the same unto and in favour of the PURCHASER to HAVE AND TO HOLD the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, liberties, privileges, easements in/to the SAID PLOT or in any way appurtenant, usually held or occupied there with or reputed to belong to or be appurtenant thereof and all demand whatsoever of the VENDORS into or upon the same and every part thereof.**

**2. The VENDORS for themselves and their heirs, executors and administrators covenant with, assure and declare unto the PURCHASER, her successors and assigns:**

**a. THAT the VENDORS have in themselves whilst executing this Deed lawful right and absolute title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.**



b. THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

c. THAT the VENDORS have put the PURCHASER in exclusive possession of the SAID PLOT.

d. THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from the VENDORS or any other person whomsoever claiming by, from, under or in trust for the VENDORS.

e. THAT all rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDORS and no amount is in arrears towards same upto date.



f. THAT the VENDORS by themselves or cause through necessary party/parties shall as when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASER in all Government records.

3. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of Deed.

4. The aforesaid consideration of Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand only) is the fair market value as the SAID PLOT.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO  
THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON  
THE DAY, YEAR AND PLACE FIRST HERINAPOVE WRITTEN

**SCHEDULE**

ALL THAT distinct, separate, well demarcated portion/plot admeasuring an area of 1330:00 (One Thousand Three Hundred Thirty) being part and parcel of the larger rustic property 'ASSOY' identified under Plot No. B-2 situated at Dabolim within the limits of the Village Panchayat of Chicalim Taluka, Sub-District of Mormugao, District of South Goa, State of Goa not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matríz 673, 674, 675 and 677 and surveyed under Survey No. 13 sub-division 3 of Dabolim Village admeasuring an area of 15850:00 square metres which is more particularly described in SCHEDULE hereunder written and better shown delineated in red boundary line in the plan annexed hereto and bounded as follows:

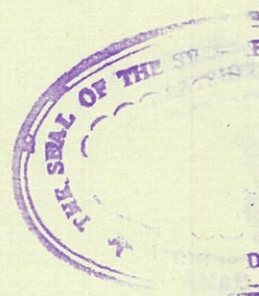
North : By Road

South : By Plot B-1

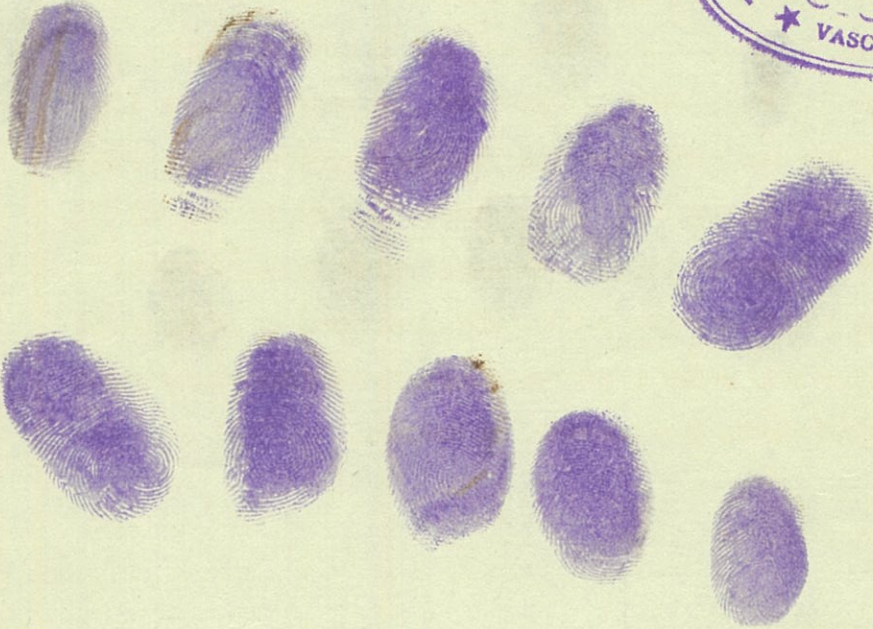
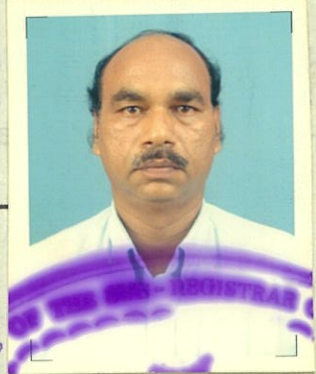
East : By Road

West : By Road

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.



**SIGNED, SEALED AND DELIVERED**  
by the withinnamed VENDORS  
represented through their constituted  
attorney Mr. Rohidas Sakhalkar



WITNESSES

\_\_\_\_\_

\_\_\_\_\_

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SIGNED, SEALED AND DELIVERED  
by the withinnamed PURCHASER  
Smt. Roshan Rohidas Sakhalakar



Roshan R. Sakhalakar



WITNESSES:

- 1. Day (A Suresh Rao)
- 2. Mr. S. Narayan D. Leite



Executing parties

- 1) Shri Rohidas Sakhalakar, major of age, Businessman, r/o. New-Vaddem, Vasco-da-Gama, Goa, as attorney for vendors, from Serial no. 1 to 2A, in this deed of sale.
- 2) Smt. Roshan Rohidas Sakhalakar, wife of Shri Rohidas Sakhalakar, aged 41 years, Business woman, r/o New-Vaddem, Vasco-da-Gama, Goa.

Executing party is 1 to 2  
.....  
admits execution of the so called  
Sale deed



\*

Roshan R. Sakhalakar

Mormugao, dated, 23rd August, 2005.

SUB-REGISTRAR  
MORMUGAO

Registered No. 1322  
at pages 281 to 299  
Book No. I Volume No. 529  
Date 24/8/2005  
  
Sub-Registrar



Note of Return:

this document will be returned on 24/8/2005

SUB-REGISTRAR  
MORMUGAO

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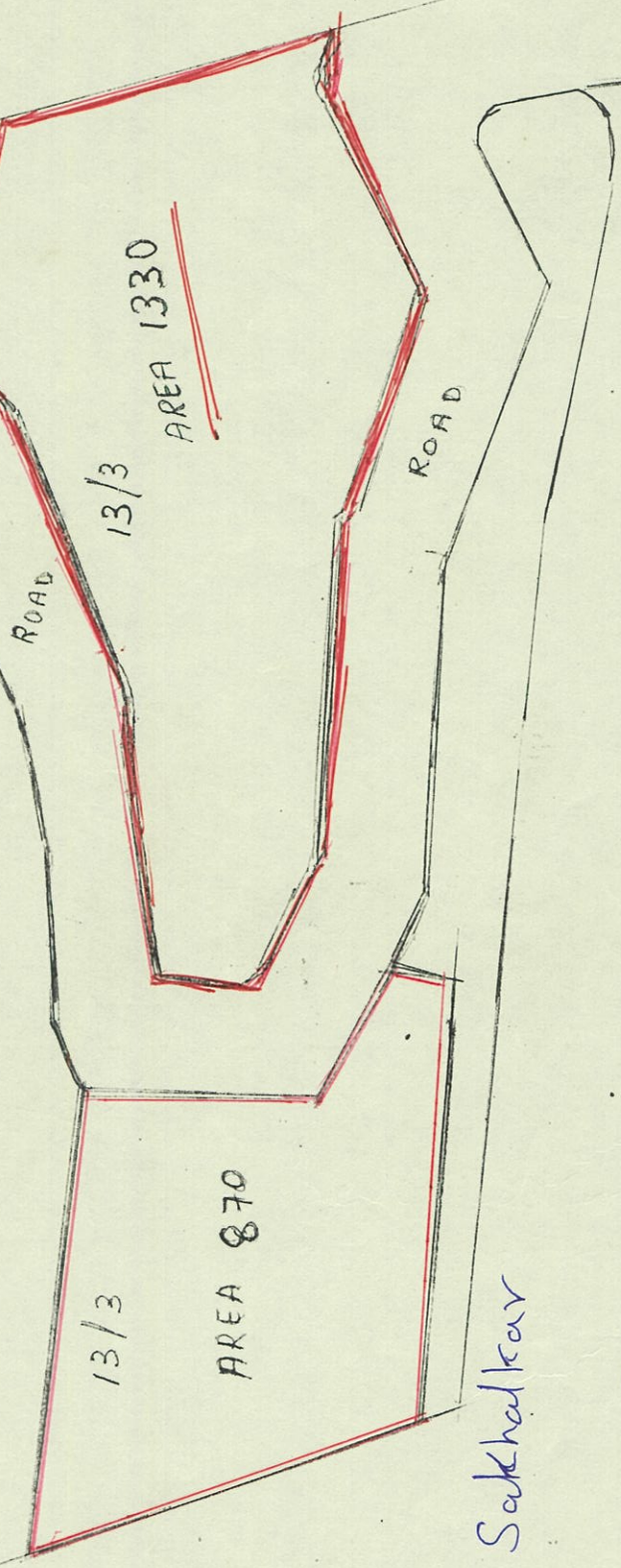
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DA



OPEN SPACE

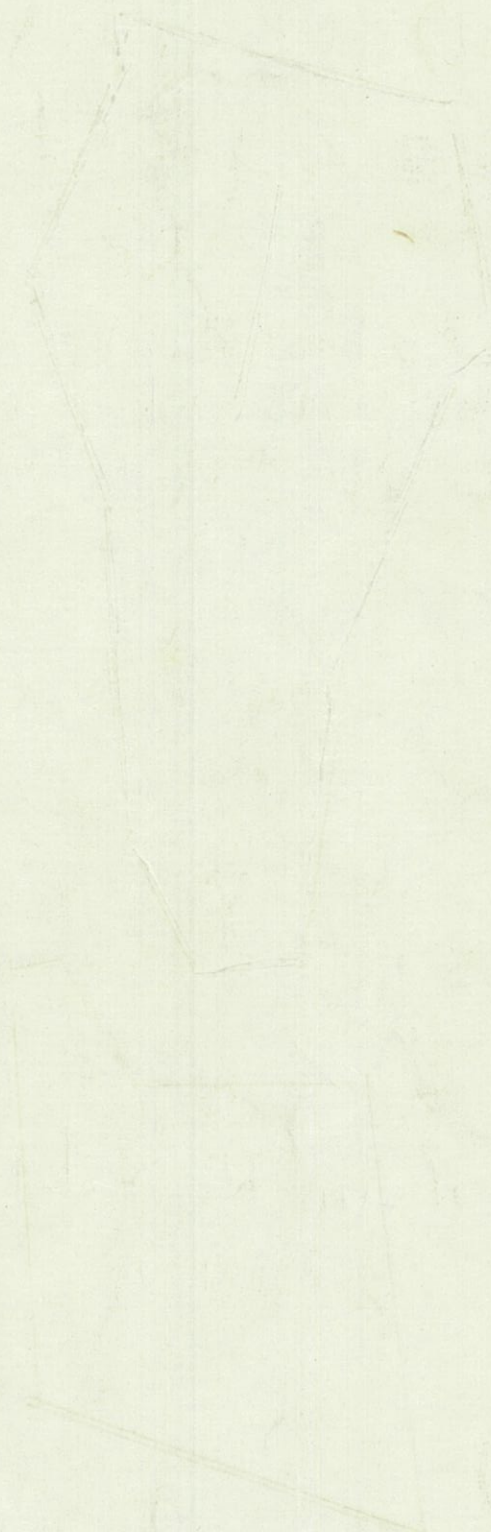


PLAN SHOWING SURVEY NO 13/3 (PART)

AT DABOLIM VILLAGE IN MARMAGAO  
TALUKA

Roshan R. Sakhadkar

Signature No. 1322  
of pages 281 to 299  
Book No. I Volume No. 529  
Date 24/8/2005  
Sakhadkar  
Sub-Registrar



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