

1044
28/3/08

27/3/08
goa, ilhas



गोवा GOA Sr. No. 3286 Date of issue 25/3/08 020308
 Value of stamp 25,000
 Name of the Debtor Daikhyam Builders
 Residing at
 As there is
 Additional
 along with
 Attached

15000/-
15000/-

file the original
RV

Serial No. 1027
 Presented at the Office of the
 Sub-Registrar of Ilhas
 between the hours of 10 am
 and 12 pm on 27/3/2008

Received fees for Rs.
 Registration 50
 Copying (Folios) 90
 Copying Endorsements 10
 Postage
 Total Rs. 150

Kan...
 SUB-REGISTRAR
 ILHAS

Dee...
 SUB-REGISTRAR
 ILHAS
 27/3/08

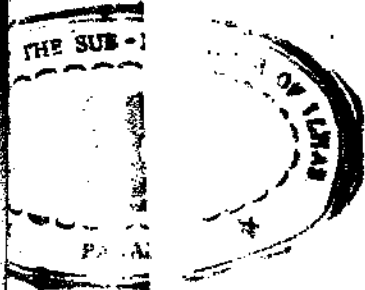
Dee...
 SUB-REGISTRAR
 ILHAS
 AGREEMENT FOR SALE

THIS AGREEMENT OF SALE is executed on this 26th day of
 March, of the year Two Thousand and Eight (26/03/2008) at

...



गोवा GOA Sr. No. *3256* Place of Vendor *Panaji* Date of issue *25/12/02* **020309**
 Value of stamp *25,000*
 Name of the purchaser *Sri. Bhuvan Pailda*
 Residing at
 As there is no
 Additional value is attached
 along with.
 Signature of the Chief Magistrate *[Signature]* Signature of the Purchaser *[Signature]*



Panaji, Taluka of Tiswadi, Registration Sub- District of Ilhas,
 North Goa District, in the State of Goa.

AWL S'AS *[Signature]* **BETWEEN** *[Signature]*



गोवा GOA

020310

Sr. No. 3286 Date of Issue 25/12/08
 Value of stamp
 Name of the holder Sri Bhoval Builder
 Residing at
 As there is
 Address
 along with is attached
 Signature [Signature] [Signature] RNV
 Director of the Purchase



(1) MR. PHILIPPE D'SILVA s/o late Minguel D'Silva, aged 67 years, married, retired and his wife (2) MRS. SUCCORINA D'SILVA, w/o Mr. Philippe D'Silva, aged 63 years, housewife, both Indian Nationals and resident at B-11, Chetan Apartments,

MRS. SRS [Signature] [Signature] Ramdas



गोवा GOA

Sr. No. 3256 Place of Issue: Date of issue 25/9/08 020311
 Value of stamp: 25,000
 Name of the purchaser: Jai Bhawan Builders
 Residing at:
 As there is a stamp of value 1,50,000
 Additional stamp of value is attached
 along with this stamp.
 Signature of the purchaser: [Signature] Signature of the Purchaser: RN

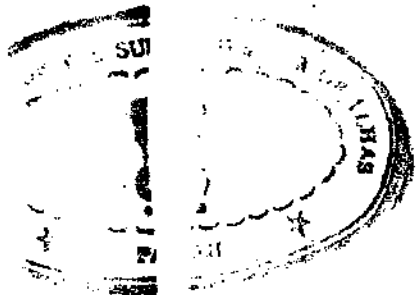
Katrak Road, Wadala, Mumbai - 31 (3) MR. PETER OLEANDRO D'SILVA, s/o late Minguel D'Silva, aged 55 years, married, in service and his wife (4) MRS. ZENOVIA D'SILVA, w/o Mr. Peter Oleandro D'Silva, aged 50 years,

RWS SRS [Signatures]



गोवा GOA

Sr. No. 9256 020312
 Value of 25,000/-
 Name of the Sri Bhuvan Builders
 Residing at
 As there is
 Additional
 along with is attached
 Signature
 Signature of the Purchaser R/V

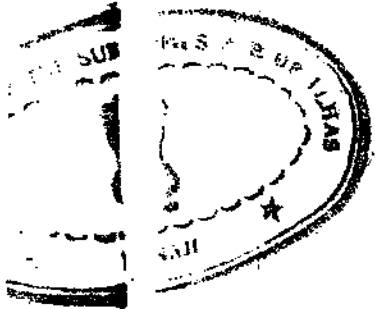


housewife, both Indian Nationals and residing at Flat No. 2, New Rose Mary Coop. Housing Society. Lourdes Colony, Orlem, Malad (W), Mumbai-64 (both resident of 105, Ground floor, Saheen Villa, TPS IV, Fourth road, Bandra (West) Mumbai 50)

1408 805 @ 18 of R/V



गोवा GOA Sr. No. 3256 Date 25/3/88 Value of stamp 25000
 Name of the person Sai Bhuvan Baidar 020313
 Residing at
 (As there is no 1, 20, 2000
 Additions attached
 along with
 Signature of the Purchaser



and (5) MR. NAZARETH JOSEPH D'SILVA, s/o late Minguel D'Silva, aged 72 years, married, retired, and his wife (6) MRS. MATILDA HILARIA D'SILVA, w/o Mr. Nazareth Joseph D'Silva, aged 69 years, housewife, both


AOS 80's [Signature] [Signature]

Indian Nationals and residing at 105, Ground floor, Saheen Villa, TPS IV, Fourth road, Bandra (West) Mumbai 50, all hereinafter jointly referred to as "THE VENDORS" (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors, nominees and/or assigns) of the ONE PART;

(Mrs. Matilda Hilaria D'Silva is herein represented by her husband and duly constituted Power of Attorney Holder Mr. Nazareth Joseph D'Silva by virtue of Power of Attorney dt. 20th March, 2008 executed at Mumbai before the Notary Mr. N. J. D'Monte having his office at 51-A, Chapel Road, Bandra, Mumbai - 50.)

A N D

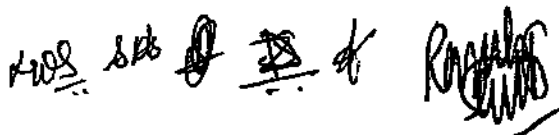
M/S. JAI BHUVAN BUILDERS PRIVATE LIMITED, a company duly incorporated under the Indian Companies Act, 1956, having its office at SM/101, Nova Cidade Complex, Alto Porvorim, Goa 403 521 represented by its Executive Director MR. RAJESH SADANAND SHETH, S/o of Mr. Sadanand Shesgiri Shet, aged 35 years, married, businessman, Indian National, resident of Vrindavan, Miramar, Goa, hereinafter referred to as "THE PURCHASER" (which by expression shall unless it be repugnant to the context or meaning thereof,

res. SAs  

mean and include the Directors, Shareholder of the said M/S. JAI BHUVAN BUILDERS PRIVATE LIMITED, successor/s, executors, nominees and assigns) of the **OTHER PART**;


WHEREAS

- i) There exist all that part and parcel of property known as "Andre Barreto" or "Jacinto Barreto" surveyed under Survey No.144/10, situated at Goa Velha Village, within the jurisdiction of Village Panchayat St. Andre, Sub-District of Ilhas, North Goa District in the State of Goa, admeasuring an area of 4400 Sq. mts. or thereabouts and described in the land registration office under No. 11512 of folio 108 overleaf of Book B 30 (New), Matríz No. Nil and inscribed under No. 9456 in the name of Mrs. Carmelina Rego and which property is more particularly described in **Schedule - I** hereinafter appearing and for better clarity delineated in red colour boundary in the plan annexed hereto as **Annexure - "A"** and hereinafter for the sake of brevity called the **"SAID PROPERTY"**.
- ii) The title of **THE VENDORS** to the SAID PROPERTY traces as under :
- a. By virtue of Deed of Promise of sale dt. 29/11/1935 and Deed of Sale with quittance dt. 25/2/1935, Mrs. Carmelina Rego, married to Mr. Miguel da Silva became absolute



owner of the SAID PROPERTY having purchased the same from Mr. Sebastiao De Souza and his wife Mrs. Maria Conceicao Rufina Gonsalves also known as Conceicao Paciencia Gonsalves.

- b. The SAID PROPERTY is described under land registration No. 11512 at folio 108 of Book B 30 (New) stands inscribed in the name of Mrs. Carmelina Rego having purchased the same by virtue of the aforesaid two deeds.
- c. That on death of Mr. Minguel D'Silva and Mrs. Carmelina Rego e D'Silva, their son Mr. Nazareth Joseph D'Silva initiated inventory proceedings being Inventory proceedings No. 42/98/A before the Court of Civil Judge Senior Division at Panaji. That from the said inventory proceedings it is gathered that Mr. Minguel D'silva and his wife Mrs. Carmenlina Rego e D'Silva who expired on 15/6/1968 and 15/2/1997 respectively left behind three sons namely (1) Mr. Nazareth Joseph D'Silva married to Mrs. Matilda Hilaria D'silva, (2) Mr. Philipe D'silva married to Mrs. Succorina D'silva and (3) Mr. Peter Oleandro D'Silva married to Mrs. Zenovia D'Silva.
- iii) The title of THE VENDORS to the SAID PROPERTY is absolutely good, clean, clear and marketable and there are no liabilities, charges, attachments, litigations or



MRS SPS [Signature] [Signature] [Signature]

encumbrances on the SAID PROPERTY or any part thereof of any kind.

- iv) No person/s other than THE VENDORS are having any interest/right/title in the SAID PROPERTY of any kind and there are no acquisition/requisition proceedings of any kind in respect of the SAID PROPERTY.
- v) THE VENDORS are in unhindered possession of and holding full, legal and beneficial ownership rights to the SAID PROPERTY.
- vi) There are no claims in the nature of tenancy, Mundkar rights, occupancy or easements, or of any other nature or boundary disputes of any kind against or in respect of the SAID PROPERTY.
- vii) Notwithstanding any act, deed or abstinence on the part of THE VENDORS, they THE VENDORS, have full right and absolute authority to sell, transfer and convey the SAID PROPERTY.
- viii) The SAID PROPERTY is zoned in the Outline Development Plan (ODP) of the Village of Goa Velha as a settlement Zone (S2 Zone) and is being permitted to be used for construction of residential and commercial buildings.
- ix) THE PURCHASER is a Real Estate Developer and is desirous of developing the SAID PROPERTY by way of

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construction of multi-storied commercial and residential buildings for sale to intending purchasers. (hereinafter referred to as the **PROPOSED BUILDINGS**)

- x) **THE VENDORS** have agreed to sell to **THE PURCHASER** and **THE PURCHASER** have agreed to purchase from **THE VENDORS** the SAID PROPERTY described in Schedule - I free from any encumbrances and/or defect in title for a total consideration of a sum of Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakhs Only), which is the market value of the SAID PROPERTY to be paid entirely in kind besides refundable deposit of Rs. 15,96,000.00 (Rupees Fifteen Lakhs Ninety Six Thousand Only) and on terms and conditions hereinafter contained in this agreement.
- xi) **THE VENDORS** have accepted the proposal made by **THE PURCHASER** and have entered into this Agreement.

**NOW THIS AGREEMENT WITNESSETH AND IT IS
AGREED BY AND BETWEEN THE PARTIES HERETO
AS UNDER :**

1. That in consideration of payment of a sum of Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakhs Only), which is the market value of the SAID PROPERTY to be paid entirely in kind besides refundable deposit of Rs. 15,96,000.00 (Rupees Fifteen Lakhs Ninety Six

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Thousand Only), THE VENDORS hereby agree to sell to THE PURCHASER the SAID PROPERTY more particularly described in Schedule - I hereinafter appearing and for better clarity delineated in red colour boundary in the plan annexed hereto as Annexure - "A".

(A) THE VENDORS COVENANTS:

1. THE VENDORS agree to convey the title of the SAID PROPERTY unto THE PURCHASER or their nominees, free from any encumbrances and/or defect in title, upon receipt of the entire consideration, due and payable, subject to THE VENDORS retaining the proportionate undivided share in the land, proportionate to the built-up area agreed to be allotted to THE VENDORS ownership in the buildings proposed to be constructed by THE PURCHASER in the SAID PROPERTY but without demanding any further consideration whatsoever for the sale of the SAID PROPERTY. The conveyance of the SAID PROPERTY shall be effected on THE PURCHASER fulfilling its obligations under this Agreement.
2. That the conveyance of the SAID PROPERTY to the extent of the share agreed to be conveyed hereunder shall be effected at the cost and expense of THE PURCHASER or their Nominees as to payment of stamp duty and registration fees.

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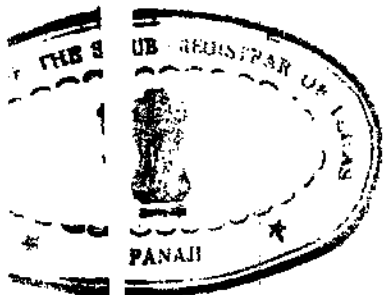
and Country Planning Act and/or the other authorities to enable THE PURCHASER to obtain and/or secure the development permissions from them for development of the SAID PROPERTY and shall further extend full cooperation if so required for the purpose of obtaining and/or securing the development permissions for development of the SAID PROPERTY.

7. THE VENDORS have not entered into any agreement for sale and/or development of the SAID PROPERTY, except for this agreement, which is the only sole agreement THE VENDORS have with THE PURCHASER for transfer of the SAID PROPERTY.

8. THE VENDORS covenant that they shall not in any manner alienate and/or transfer the SAID PROPERTY until the conveyance of the SAID PROPERTY is effected in favour of THE PURCHASER under this agreement.

9. THE VENDORS covenant to transfer the title of the SAID PROPERTY or part thereof if so requested by THE PURCHASER by and in terms of this agreement in favour of the nominees of THE PURCHASER, which shall mean besides the purchasers of built-up area, any association, entity and/or Co-operative Society if any, constituted of owners of built-up area in the buildings proposed to be constructed in the SAID PROPERTY.



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in respect thereof at the time of taking possession or within seven days of the demand made, whichever is earlier.

12. Upon taking possession of flats, THE VENDORS shall have no claim against THE PURCHASER in respect of any item of work in the flats to be allotted to THE VENDORS which may be alleged not to have been carried out or completed. cracks, dampness shall not be considered as defective works unless the Architect of THE PURCHASER opines otherwise. Similarly THE PURCHASER shall not be responsible for colour/size variations in paintings, flooring tiles, or wall tiles, any natural stone like marble, granite etc. or any sanitary fittings and the like.

13. THE VENDORS shall ensure that in the event of transfer of built-up area/flats allotted to them by THE PURCHASER in terms of this agreement in favour of third parties, THE VENDORS shall in agreement with such third parties stipulate for covenants that such third parties would abide by the terms and regulations and conditions imposed by THE PURCHASER to the purchasers of built-up area/flats in the development contemplated in the SAID PROPERTY, for the upkeep of the building and of the common amenities.

POS S.D's  

14. THE VENDORS hereby authorize THE PURCHASER to commence development of the SAID PROPERTY on obtaining due permissions from the concerned authorities and in terms of such permissions and further agree not to interfere with the working of the scheme of the proposed development of the SAID PROPERTY.

15. THE VENDORS covenant that THE PURCHASER may enter into Agreements for the sale of flats/shops/bungalows/godowns/stilts/other spaces/built-up areas in buildings proposed to be constructed by the PURCHASER on such terms and conditions as THE PURCHASER deem fit and proper without the intervention of THE VENDORS as parties to the said agreement, considering the fact, that the entire liability and/or responsibility of performance of the terms and conditions of such agreement will be that of THE PURCHASER, except for THE VENDORS being responsible to transfer of the proportionate undivided share in the SAID PROPERTY in favour of such purchasers of built-up areas, upon THE PURCHASER fulfilling the terms and conditions of this agreement with THE VENDORS.

16. THE VENDORS covenant that the SAID PROPERTY is not the subject matter of any notice for litigation, acquisition and/or requisition under the Land acquisition and/or requisition Act.

R/S SRS [Signature] [Signature] [Signature]

17. The costs of the flats allotted to THE VENDORS is not inclusive of the taxes levied, if any, and/or liability and/or demand or claim raised by the Government, by any enactment and THE VENDORS hereby covenant to pay for the same if and when applicable.

(B) THE PURCHASER'S COVENANTS:

1. The consideration of for purchase of the SAID PROPERTY has been agreed to be paid by THE PURCHASER to THE VENDORS in the following manner :
- a) Rs. 15,96,000.00 (Rupees Fifteen Lakhs Ninety Six Thousand Only) paid by THE PURCHASER to Mr. Delicio D'Cunha and his wife, Mr. Diago Barbosa and Mr. Nicholos Fernandes and the misc. expenses for and on behalf of THE VENDORS (the receipt of which THE VENDORS hereby acknowledge as having been received). The said amount of Rs. 15,96,000.00 (Rupees Fifteen Lakhs Ninety Six Thousand Only) shall be refunded by THE VENDORS to THE PURCHASER or their Nominees at the time of handing over possession of the consideration in kind hereby agreed.
- b) The sum of Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakhs Only) shall be paid by THE PURCHASER to THE VENDORS by way of allotment to the ownership of THE

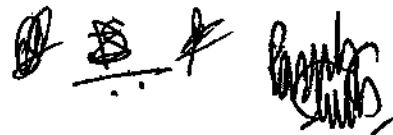
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VENDORS 12 flats of Double Bedroom having super built up area of approximately 92.70 Sq. mts., aggregating not more than 1112.4 Sq. mts. Sq. mts. of super built up area valued at Rs. 13,484.35 per square meter, irrespective of the fact as to whether there is an escalation in the cost of construction of the said super built-up area or otherwise and aggregating in the sum total of Rs. 1,50,00,000.00 (Rupees One Crore Fifty Lakhs Only). The said flats shall be chosen immediately on approval of the plans of the Building/s to be constructed in the SAID PROPERTY.

2. The entire consideration shall be considered as having been made after possession of the entire built-up area agreed to be allotted on ownership basis to THE VENDORS is handed over to THE VENDORS, as evidenced by a document in writing to that effect.
3. The said flats and/or built-up area, agreed to be allotted to the ownership of THE VENDORS under this Agreement shall be built as per approved plans and standard specifications of THE PURCHASER. The specifications are specified at Annexure-I hereto. Any item not specified at Annexure-I if requested to be provided to the flats by THE VENDORS, shall be considered to be an extra item and paid entirely for in advance by THE VENDORS to THE PURCHASER at the prevailing market price before execution of the extra works.

KDS 825  

4. Upon obtaining Occupancy Certificate for the flats allotted to THE VENDORS, THE PURCHASER shall handover the possession of the said flats, complete in all respects to THE VENDORS, within a period of 30 months from the date of commencement of development, subject to the said period being extended in writing, on a request by THE PURCHASER for a further period of 6 months.
5. THE PURCHASER shall not incur any liability nor attract penal clauses under this Agreement if they are unable to deliver possession of the said flats by the date aforesaid, if the completion of the said flats are delayed by reasons of non-availability of steel or cement or any other building materials or electric power or water supply or by reason of war, civil commotion or any act of God, or on account of any factors constituting force-majeure or any order from the Government/Court Orders/notifications or any orders from any other public or competent authority or any other reason beyond the control of THE PURCHASER.
6. The possession of the flats shall be deemed to be granted to THE VENDORS within a period of 30 days from the issue of the intimation to that effect by THE PURCHASER to THE VENDORS and if THE VENDORS do not take physical possession within the said period then it shall be deemed that THE VENDORS have taken such possession on the date of expiry of the

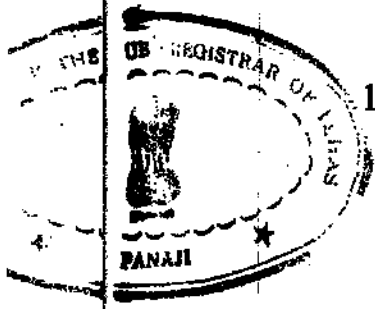
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said intimation period and on which all taxes, charges of electricity, other services, and outgoings payable in respect of the said flats shall be paid by THE VENDORS.

7. The conveyance of the flats allotted to THE VENDORS shall be effected by THE PURCHASER in favour of THE VENDORS or VENDORS purchasers, at the cost and expense of THE VENDORS or VENDORS purchasers, as to payment of stamp duty and registration fees and other expenses if any.
8. THE PURCHASERS shall construct the buildings in the SAID PROPERTY upon obtaining permissions/licenses from the concerned authorities on terms of approved plans or modified approved plans.
9. THE PURCHASER at his sole discretion shall form an association and/or any such other entity of owners of built-up area for maintenance of common amenities and/or facilities of occupants in the said building.
10. THE PURCHASER agrees to provide to the development proposed to be carried out in the said property the amenities/facilities mentioned in Annexure-II hereto.
11. THE PURCHASER shall have no objection if THE VENDORS dispose of any/or all of the flats and/or built-up area allotted to THE VENDORS by and in terms of this agreement to any third party on such terms and conditions

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as they deem fit and proper on handing over the possession, provided however, that the purchasers of THE VENDORS of such built-up area shall be put to terms that he/she shall become a member of any association, entity or co-operative society, formed for the maintenance and that he/she abides by the rules and regulations imposed by THE PURCHASER for the maintenance of common amenities and contributes for such maintenance at such fees and rates stipulated by THE PURCHASER.



12. That upon handing over possession of the entire built-up area agreed to be allotted to THE VENDORS, THE PURCHASER shall be entitled to secure from THE VENDORS an irrevocable Power of Attorney for conveyance of the said property (to be drafted solely by the Advocate of THE PURCHASER) in their favour, or in favour of their nominees within 15 days from handing over possession of the entire built-up area agreed to be allotted to THE VENDORS.

(C) MUTUAL COVENANTS

1. If at any time whether before or after the execution of the deed of conveyance, the floor area ratio (F.A.R) is increased, such increase shall accrue solely to the benefit

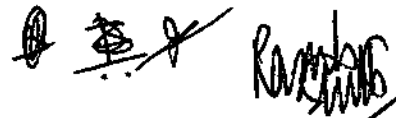
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of THE PURCHASER without any rebate to THE VENDORS.

2. THE PURCHASER shall be entitled to amalgamate the SAID PROPERTY with any other adjoining properties or to constitute, treat, utilize or avail of the accesses or open spaces relating to the SAID PROPERTY as accesses or open spaces for the entire project including the adjoining properties as well.
3. It shall be at the sole discretion of THE PURCHASER whether and when to form an association, entity or a co-operative society.
4. The Building Complex to be constructed in the SAID PROPERTY shall have the name of the parents/in-laws of THE VENDORS MINGUEL/CARMELINA in it.

(D) **CHARGES ON DEVELOPMENT CARRIED OUT BY PURCHASER:**

1. THE VENDORS shall have a first charge on the built up area agreed to be allotted to the ownership of THE VENDORS assets due and payable by THE PURCHASER to THE VENDORS and the corresponding proportionate share in the SAID PROPERTY.
2. That as regards the balance of the built-up area and the corresponding proportionate undivided share in the SAID PROPERTY the same shall be at the absolute disposal of THE PURCHASER who shall be entitled to deal with or dispose off and/or encumber the same.

ADD SPS 

(E) NOTICES:

Any notice shall be duly served on either of the parties if it is served in writing by Registered A/D to either of this parties at the following address :

THE VENDORS Address :

105, Ground Floor,
Saheen Villa, TPS IV, Fourth road,
Bandra (West),
Mumbai 50.

Or

B-11, Chetan Apartments,
Katrak Road, Wadala, Mumbai-31.





THE PURCHASERS Address :

SM/101, Nova Cidade Complex,
Alto-Porvorim, Goa 403 521.

Any change in address shall be duly intimated.

(F) SPECIFIC PERFORMANCE :

1. Either party to this agreement shall be entitled to specific Performance of the agreement, notwithstanding the fact that THE VENDORS have agreed to the allotment of built-up area in the development.

KWS SPS    

2. It is agreed and understood that THE VENDORS on being allotted a built-up area of 1112.4 Sq. mts., THE VENDORS shall be entitled to retain corresponding proportionate undivided share in the land. In the event THE PURCHASER decides to transfer the proportionate undivided share in the land, in favour of holders of built-up area or transfer the land in favour of association, entity or co-operative society, THE VENDORS shall not be entitled to retain any proportionate undivided share in the land.
3. THE PURCHASERS have entered into this agreement on prima-facie being satisfied about the title of THE VENDORS to the SAID PROPERTY.
4. The possession of the SAID PROPERTY is not given by THE VENDORS to THE PURCHASER.

SCHEDULE - I

(THE SAID PROPERTY)

All that property known as "Andre Barreto" or "Jacinto Barreto" surveyed under Survey No.144/10, situated at Goa Velha Village, within the jurisdiction of Village Panchayat St. Andre, Sub-District of Ilhas, North Goa District in the State of Goa,

12/05 *S.H.S* *[Signature]* *[Signature]* *[Signature]* *[Signature]*

admeasuring an area of 4400 Sq. mts. or thereabouts and described in the land registration office under No. 11512 of folio 108 overleaf of Book B 30 (New), Matriz No. Nil and inscribed under No. 9456 in the name of Mrs. Carmelina Rego and bounded as follows :

On the North : by Panaji Agassaim road ;

On the South : by the property surveyed under Survey

No.144/12;

On the East : by the property bearing Survey No. 144/11, 13 &

9;

On the West : by property bearing Survey No. 144/2 & 7.

ANNEXURE - I

12 (Double Bedroom) flats each admeasuring 92.70 Sq. mts. of super built-up area consisting of one living/dining room, 2 bedrooms, one kitchen, 2 toilet/w.c and balconies (Total not aggregating more than 1112.4 Sq. mts of super built-up area) having the following deluxe specifications :

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K... S.D.S. [Signature] [Signature] [Signature]


- * Provision for fixing water purifier (Aqua Guard) near the sink.
- * Stainless steel washing sink.

ANNEXURE-II

D) GENERAL AMENITIES / FACILITIES :

1. Swimming pool.
2. Children Park.
3. Landscape Garden.
4. covered car parking (at extra cost)
5. lift with generator backup.
6. Society room and common toilet on the ground floor.
7. Compound. for the complex.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to this presents on the day, month, year and place first hereinabove written after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below.


KAD S.D.S. @ B.S. P. R. S.

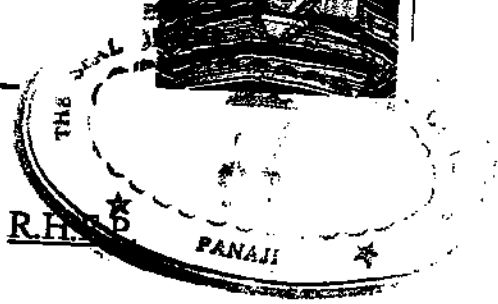
SIGNED AND DELIVERED BY)
THE WITHIN NAMED "THE VENDORS")

R. D. Silva



1. MR. PHILIPPE D'SILVA.

L.H.F.P.



1. 

1. 


2. 

2. 


3. 



3. 

4. 

4. 

5. 

5. 

RDS *S.D.S.*  

D'Silva

2. MRS. SUCCORINA D'SILVA.

L.H.F.P.

R.H.F.P.



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

MRS. S.D.S. @ S & S Rambo



[Handwritten signature]



3. MR. PETER OLEANDRO D'SILVA

L.H.F.P.

R.H.F.P.



1. _____

1. _____



2. _____

2. _____



3. _____

3. _____



4. _____

4. _____



5. _____

5. _____

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Silva



4. MRS. ZENOVIA D'SILVA.

L.H.F.P.

R.H.F.P.



1. _____



1. _____





2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

KIDS SDS D S Q

RAMESH



[Handwritten signature]

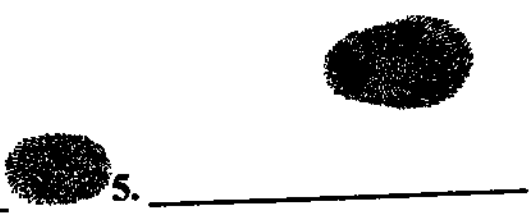


5. MR. NAZARETH JOSEPH D'SILVA
FOR SELF AND AS POWER OF
ATTORNEY FOR HIS WIFE
MRS. MATILDA HILARIA D'SILVA.



L.H.F.P.

R.H.F.P.



[Handwritten signatures and initials]



SIGNED AND DELIVERED BY THE)
WITHIN NAMED "THE PURCHASER")



FOR JAI BHUVAN BUILDERS PRIVATE LIMITED

[Handwritten Signature]



DIRECTOR
1. MR. RAJESH SADANAND SHETH.

Executive Director

M/s Jai Bhuvan Builders Pvt. Ltd.

L.H.F.P.

R.H.F.P.



[Handwritten notes and signatures]



① Mr. Philippe D'Silva, 80 late Min-
guel D'Silva, 67yrs, rehd and his wife;

② Mrs. Beccaria D'Silva, 63 yrs,
housewife, both Indian Nationals, 40 B-11,
Chetan Apts., Wadala, Mumbai - 31. -

③ Mr. Peter Oleanthro D'Silva, 80
late Minguel D'Silva, 58yrs, Secura and
his wife,

④ Mrs. Zenovia D'Silva, 55 yrs,
housewife, both Indian Nationals, 40 flat
No. 2, New Rose Mary coop. Hsg. Society,
Laureles Colony, Odem, Malad (C), Mumbai -

64 -

⑤ Mr. Barareth Joseph D'Silva, 80 late
Minguel D'Silva, 72yrs, rehd himself and as
attorney of his wife Mrs. Matilda Hilgaria
D'Silva, 65 yrs housewife, both Indian Nationals,
40 Bandida (C), Mumbai - 50

⑥ Mrs. Jai Bhevan Builders Private
Limited, a company having office at Alto
Porvora represented by its Executive Director
Mr. Rajesh Sadanand Sheth, 35 yrs, married,
businessman, Indian National, 40 Vindavan,
Miranar - 40A. -

Executing party

admits execution of the so called
Agreement of Sale

1 
P. D'Silva

2 
D'Silva

3 


4 
D'Silva

5 


Annexure - "A"



Registered No. 1044
at pages 239 to 276
Book No. I Volume No. 1940
Date 28/3/08

[Signature]

GOVERNMENT OF GOA
Directorate of Settlement and Land Records

Sub-Registrar

PANAJI - GOA

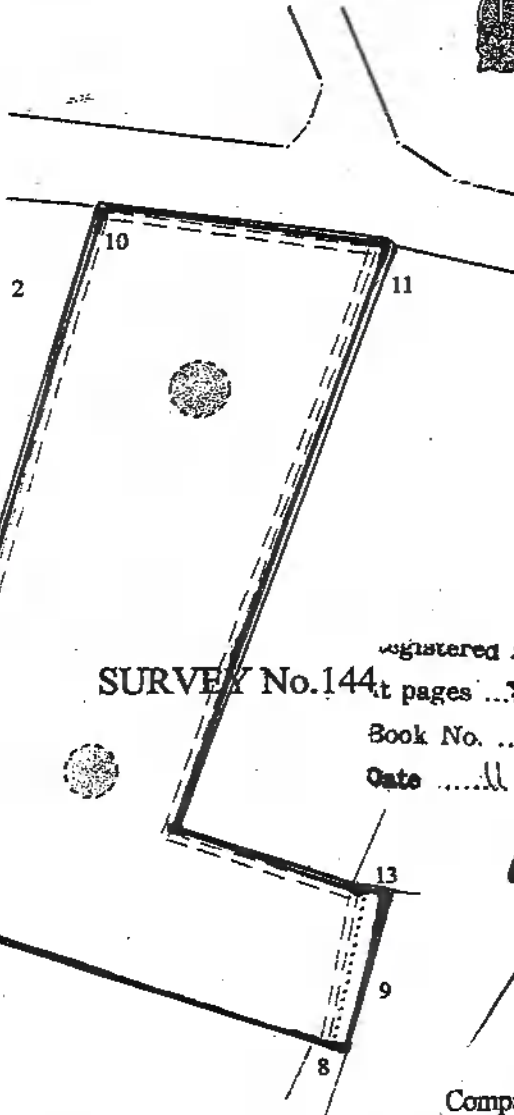
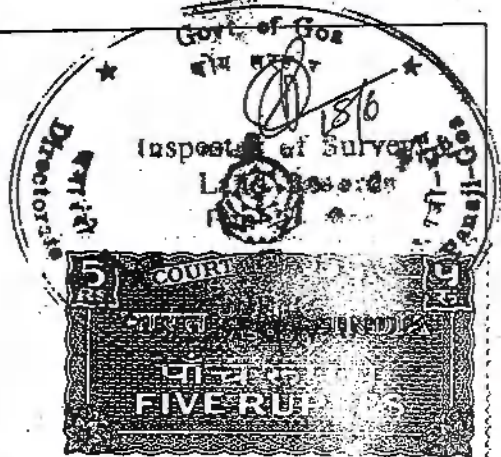
Plan showing plots situated at

Goa-Velha Village

Tiswadi Taluka

S.No./Sub Div No. 144/ 10

Scale 1:1000



[Handwritten notes and signatures]
Dey
Pala
Shel
RV
Kamlesh

Registered No. 789
SURVEY No. 144 at pages 577 to 574
Book No. I Volume No. 1930
Date 13/10/08

[Signature]
Sub-Registrar

Compared by:

[Signature]
18/6/2008
D'Amorim II

Computer Generated On 18-06-07