(15)

1000Rs.

Received fees for: Registration
Copying Folios 60 1680.00
Copying endorsements 90.00
Postage 10.00
Total Rs. 1780.00

Serial No. 317/2005
Presented at the Office of the Sub-registrar of Ponda
between the hours of 2 PM to 3.30 PM on 23/12/2005

SUB - REGISTRAR
PONDA

SUB - REGISTRAR
PONDA

DEED OF SALE

THIS DEED OF SALE is made at PONDA, GOA, on this 30th day of November, 2004

Serial No. 1352 Place of vend: MARGAO. Date 13.3.2002

Value of Stamp Paper : 1000/-

Name of Purchaser Sameer Anil Salgaocar

Residence Margao Name of Father

Purpose ..... Transacting Parties } .....

As there is no one single Paper for the valee of Rs 7800/- additional stamp paper for the complesion of the value is attached alongwith.

Signature of the vendor Signature of Purchaser

BETWEEN

V. M. SALGAOCAR & BROTHER PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956, having its Registered Office at Salgaocar House, Off Francisco Luis Gomes Road, Vasco-Da-Gama, Goa (hereinafter called "the **VENDOR**" which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns), represented in these presents by its GENERAL MANAGER (CORPORATE LAW) & COMPANY SECRETARY, Mr. A.E. BARRETO, son of late Elisabe Barreto, aged about 49

1000Rs.

years, Indian National, residing at Alto Betim, Porvorim, Goa, OF THE **ONE PART**

AND

SAMEER A. SALGAOCAR, son of Anil V. Salgaocar, aged about 35 years, businessman, resident of Gogol, Margao-Goa (hereinafter called "the **PURCHASER**" which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, successors, executors and assigns) OF THE **OTHER PART**;

WHEREAS there exists a property known as SODAR MIXTO alias SODRY or SODRE, situated at Ponda,

Serial No. 1352 Place of vend. MAPUSA Date 13.3.2002

Value of Stamp Paper : 1000/-

Name of Purchaser Sameer Anil Salgaocar

Residence Margao, Name of Father .....

Purpose .....

As there is no one single paper for the valee of Rs 7800/- I purchased stamp paper for the complesion of the value is attached alongwith.

Signature of vendor

Signature of purchaser

Taluka Ponda, District North Goa, admeasuring 3,350 m^2 or thereabout and more particularly described in the SCHEDULE hereunder written and shown delineated in red colour in the blue print copy of the official survey plan thereof hereto annexed and forming part of this Deed of Sale;

AND WHEREAS by Order dated 14.3.1990 made in Company Petition No. 1 of 1983, the High Court of Judicature at Bombay (Goa Bench) at Panaji, Goa, disposed of the Petition in accordance with Compromise Terms filed by the parties thereto and in pursuance of the Compromise Decree dated 14.3.1990 the property

described in the SCHEDULE hereunder was ordered and decreed to stand conveyed, assigned and transferred to the PURCHASER herein, viz. Sameer A. Salgaocar, upon payment of consideration of Rs.83,947/- (Rupees Eighty-three Thousand Nine Hundred Forty- seven only);

AND WHEREAS the PURCHASER took possession of the said property on 14/03/1990 pending payment of consideration and has since been in exclusive possession and enjoyment thereof;

AND WHEREAS the PURCHASER having now offered to effect payment of said consideration of Rs.83,947/- (Rupees Eighty-three Thousand Nine

ab

Serial No. 1352 Place of vend: MARGAO. Date 13.3.2002
Value of Stamp Paper : 100/-
Name of Purchaser Sameer Akil Salgaocar
Residence Margao. Name of Father
Purpose ... Transaction)
As there is no one single paper for the value of
Rs 7800/- additional stamp paper for the
completion of the value is attached alongwith.

Signature of ~~the vendor~~ Signature of purchaser

Hundred Forty-seven only) has required the VENDOR to perfect its title to the said property by executing this Deed, and the VENDOR has agreed to do so;

NOW THEREFORE THIS DEED WITNESSES :

1. That in consideration of the sum of Rs.83,947/- (Rupees Eighty-three Thousand Nine Hundred Forty-seven only) being the entire consideration reserved in terms of the said Compromise Decree dated 14.3.1990 and this day paid by the PURCHASER to the VENDOR by cheque bearing No.711462 dated 02-06-2004, drawn on Margao Branch of Syndicate Bank (receipt whereof the VENDOR admits and acknowledges and of and from

payment of said consideration and every part thereof forever acquits, releases and discharges the PURCHASER), the VENDOR hereby conveys, transfers, assures and assigns unto the PURCHASER by way of sale ALL THAT the PROPERTY hereinbefore mentioned and more particularly described in the SCHEDULE hereunder written TOGETHER WITH all right, title, interest, claim and demand of the VENDOR in respect thereof and without reservation of any kind in favour of the VENDOR TO HAVE AND TO HOLD the same UNTO AND FOR THE USE AND BENEFIT of the PURCHASER, his successors and assigns as absolute owner thereof forever subject to payment of all rates,

Serial No. 1352 Place of vend: MARGAO. Date 13.3.2002.
Value of Stamp Paper : 100/-
Name of Purchaser Sameer Anil Salgaocar
Residence Margao. Name of Father
Purpose
As there is no one stamp paper for the value of
Rs. 7800/-
completion of the value in stamp papers
Signature of Vendor
Signature of Purchaser

taxes, charges, liens, impositions, rents, fees, etc. as are or may become payable in respect thereof.

2. The VENDOR confirms having put the PURCHASER in possession of the PROPERTY described in the SCHEDULE hereunder written on 14/03/1990 and hereby covenants with the PURCHASER as follows:

(i) THAT the PROPERTY described in the SCHEDULE hereunder written as on 14/3/1990 was not encumbered and that thereafter the VENDOR has not encumbered the same in title, estate or otherwise howsoever;

al

(ii) THAT on and from this date it shall be lawful for the PURCHASER to continue to enter upon, have, hold, occupy possess and enjoy the PROPERTY without any claim, demand, obstruction or interference from the VENDOR;

(iii) THAT the VENDOR has no objection to the PURCHASER having the Record of Rights in respect of the PROPERTY mutated in his favour.

3. The stamp duty payable in respect of this Deed of Sale has been borne by the PURCHASER who shall likewise bear and pay the registration charges payable in respect thereof.

4. The market value of the property described in Schedule is Rs. 83,947/-

5. The property in Schedule hereby conveyed is not covered under any special statute for fixing any specific land value in force in State of Goa.

SCHEDULE

ALL THAT piece or parcel of land, known as SODAR MIXTO alias SODRY or SODRE, admeasuring 3,350 square metres, shown **delineated in red** colour in the said plan thereof hereto annexed, situated, lying and being at Ponda City, opposite Our Lady of Carmo Chapel, within the Ponda Municipal Council limits, in the Registration Sub-District of Ponda of the Registration District of North Goa, surveyed under No. 4/1 of Ponda village of Ponda Taluka, registered and described in the Land Registration Office of the then Ilhas (Tiswadi) Judicial Division under No. 11917 of Book B-31 (New) and enrolled in the Taluka Revenue Office under Matriz No. 553 together with the building existing therein enrolled in the said Taluka Revenue Office under Matriz No. 132. The said piece of land is bounded as follows:

On or towards the North:	by Public road beyond which lies the Police Station and Mamlatdar's office;

ab

On or towards the South : by property belonging to heirs of Jose Xavier de Azavedo;

On or towards the East : by Public road; and

On or towards the West : by Public road.

IN WITNESS WHEREOF the parties hereto have hereto set their hands the day and the year first hereinabove written.

SIGNED AND DELIVERED by the within named **VENDOR, V. M. SALGAOCAR & BROTHER PVT. LTD.**, by the hands of its General Manager (Corporate Law) & Company Secretary, Mr. A.E. Barreto

(Mr. A. E. Barreto)

(Right hand impression of A. E. Barreto)

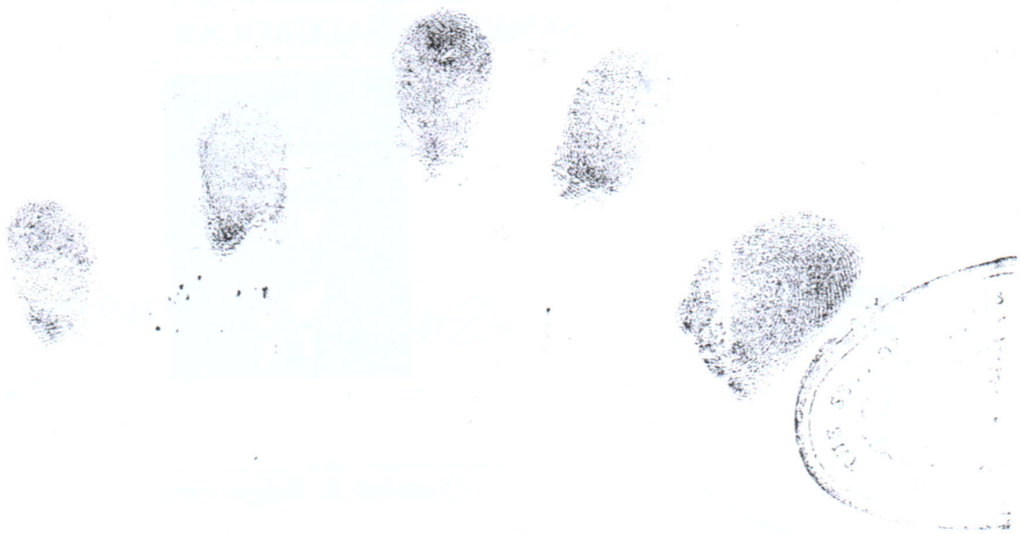
(Left hand impression of A.E. Barreto)

SIGNED AND DELIVERED by the
within named **PURCHASER,**
SAMEER A. SALGAOCAR

Sameer Salgaocar

(Sameer A. Salgaocar)

(Right hand impression of Sameer A. Salgaocar)



(Left hand impression of Sameer A. Salgaocar)

In the presence of :

1. Raghuvir S. Ambe
2. Savina Fernandes Fernandes

RECEIPT

RECEIVED of and from the within named PURCHASER, SAMEER A. SALGAOCAR, the sum of Rs.83,947/- (Rupees Eighty-three Thousand Nine Hundred Forty-seven only) by cheque bearing No.711462 dated 02-06-2004 drawn on Margao Branch of Syndicate Bank being the entire consideration agreed upon towards sale of the said property.

WE SAY RECEIVED
For V.M. SALGAOCAR & BROTHER PVT. LTD.

GENERAL MANAGER (CORPORATE LAW) &
COMPANY SECRETARY

Witnesses:

1. (B.F. D'Cruz)

2. (Harish Dessai)

Executing Party:

1] Mr. Sameer A. Salgaocar, Son of Anil V. Salgaocar, age thirty five years, businessman, resident of Gogol Margao

Executing party .....
No. one
.....
admits execution of the so called deed
of Sale
Sameer Salgaocar

Miss Savita Giridhar Kwetarkar, Advocate, major of age, Indian National, residing at Margao

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

Ponda dated 23rd February, 2005

SUB - REGISTRAR
PONDA

V. M. Salgaocar & Brothers Private Limited a company having its office at vasco and herein represented by its Ireneral Manager (Corporate Law) & Company secretary Mr. A. E. Barreto. Song Elizabe Barreto, aged forty nine years Indian National residing at Alto Betim Porvorim No. two

[redacted] of Sale

[redacted]

Shri Arjun Uttam Sawant, major of age, Service, bachelor, Indian National, residing at vasco.

[redacted]

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

[redacted]

Ponda dated 30th March 2005

SUB - REGISTRAR
PONDA

registered No. 707
at pages 254 to 263
Book No. 1 Volume No. 825
date 29/4/2005

[redacted]
Sub-Registrar

CERTIFICATE

I do hereby certify under sec 42 of the Indian Stamp Act, 1899 that the proper stamp duty on this instrument has been duly paid.

Date : 09/05/06
Place : Panaji

09/5/2006

A. P. Naik
Additional Collector
North Goa District
Panaji

COLLECTOR OF NORTH GOA PANAJI

COLLECTOR OF NORTH

GOVERNMENT OF GOA, DAMAN & DIU
Directorate of Land Survey

PLAN

SHOWING SUB-DIVI. H.I OF SURVEY NO.
SITUATED AT PONDA VILLAGE PONDA
TALUKA

SCALE-1:500

Bounded on the East by ... is Land of the same ... Ponda ... Village ... Taluka.

N

SUB-REGISTR

Checked by

Graced on 20
x 17 of Ponda

Registered No. 707

at pages 254 to 263

Book No. I Vol. 825

Date 29/4/2005

Sub-Registrar

ADDITIONAL COLLECT