20 Rs.

बीस रुपये

सत्यमेव जयते

भारत

INDIA

TWENTY RUPEES

२०रु.

20 RS.

1440/95

Border 12.30 AM

17/8/95

40

25.00
60.00
03.00
88.00

AGREEMENT FOR DEVELOPMENT OF PROPERTY AND SALE

Agreement for development of property and sale is executed on this Ninth day of the month of August of the year 1995.

BETWEEN

M/s BALDANHA DEVELOPERS PRIVATE LIMITED, a Private Limited Company with its registered office at 118,

Arminda Clara D'Silva

Maria A. Angela Talia

Phindade Alzina V R. D'Souza Silva

Anthony J L.S. D'Silva

Beverly C. M. D'Silva

Clotildes Francisca C. da Silva

Ninostica J P D'Silva

Mimato Jose Agnelo D'Silva

Serial No. 1132 Place of Vendor, Panaji, Date 26/2/95
Value of Stamp Paper Rs. 20/-
Name of Purchaser Saldanha Developers Ltd.
Residence Panaji Name of Father
Purpose Transacting Parties:

Sign. of Stamp Vendor Sign. of Purchaser

Udyog Mandir-1, 7/C, Bhagoji Keer Marg, Mahim, Bombay - 400 016, India, and one ots Branch Offices at 302, Mathias Plaza, 18th June Road, Panaji, Goa, India, represented by its Managing Director, Mr. BENEDICT SALDANHA, aged about 34 years, son of Joseph M. Saldanha, married, resident of Saldanha Park, Dona Paula, Panaji, Goa, hereinafter called "THE DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof include its successors, administrators and assigns) OF THE ONE PART

A N D

1-a) Mrs. ARMINDA CLARA JAQUELINE DA CRUZ E SILVA, wife of late Jose Excelso Nelson Anunciacao da Silva, major of age.

1-b) Miss BEVERLY CECILIA D'SILVA, d/o of late Jose Excelso Nelson Anunciacao da Silva, major of age.

1-c) Miss NINOSHCA D'SILVA, d/o late Jose Excelso Nelson A. da Silva, major of age.

2-a) Mrs. CLOTILDES CARLOTA PRISCILLA LUIZA CONSOLACAO DA SILVA E TRINDADE, alias Clotildes Carlota Prescilla Luiza Consolacao Trindade, major of age, d/o late Jose Luis Antonio Excelso da Silva.

2-b) Mr. JACINTO TRINDADE, major of age, s/o late Joaquim Trindade resident at Naicavaddo, Verla, Parra, Bardez, Goa.

3-a) Mrs. MARIA ANTONIETA ANGELA DA SILVA, major of age, w/o late Romulo Saluzinho Jose da Silva.

3-b) Mr.ANTHONY JOE LUIS SAVIO D'SILVA, 20 years of age, son of late Romulo Saluzinho Jose da Silva.

4-a) Mrs. ALZIRA VEREDIANA ROSALIA SOUZA VIEGAS E SILVA,major of age,w/o late Venusto Agnelo da Silva, alias Venusto Agnelo Antonio da Silva.

4-b) Ms.CLOTILDES FRANCISCA OLINDA DA SILVA, major of age, d/o Venusto Agnelo da Silva.

5) Mr. MINIATO JOSE AGNELO DA SILVA, major of age, s/o late Jose Luis Antonio Excelso da Silva.

Hereinafter called the "OWNERS" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, legal representatives, administrators and assigns) OF THE OTHER PART.

WHEREAS the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to the property known as "GHORBATTA" situated in the ward of Cobravaddo, Village of Calangute, within the limits of the Village Panchayat of Calangute, Bardez, Goa, described in the Land Registration Office collectively under No.33395 and 33396 of Book B-85 (new) enrolled in Taluka Revenue Office, under no. 830 of the first circumscription surveyed under Old Cadastral Survey No.1410 & 1402, surveyed for Records of Rights of the Village of Calangute under No. 230, sub-division No. 15, more particularly described in the Schedule I hereinunder written and which property is hereinafter be referred to as the "SAID PROPERTY" for the purpose of brevity.

The said property is found inscribed under No.27490 of Book No.G-33 of the Land Registration Office of Bardez in favour of Joseph da Silva, alias Joseph Luis da Silva, alias Jose Luis Antonio Excelso da Silva and found recorded in the name of the said Jose Luis da Silva in the Records of the Cadastral Survey (old).

The said property was inherited on the death of the said Jose Luis da Silva by the following:
(a) Olinda Fernandes e da Silva, (his widow of the second marriage) (b) Nelson da Silva, son of the first marriage. (c) Clotildes Carlota Prescilla Luiza Consolacao da Silva (daughter of the second marriage (d) Romulo Saluzinho da Silva (son of the second marriage) (e) Venusto Agnelo Augusto da Silva (son of the second marriage) (f) Miniato Agnelo da Silva (son of the second marriage)

The said Olinda Fernandes e Da Silva is also dead and so also the said Nelson da Silva, Romulo Saluzinho da Silva and Venusto Agnelo Augusto da Silva.

The heirs of the said deceased persons are as follows:

1.a) Mrs. Arminda Clara Jaqueline da Cruz e Silva.

b) Miss Beverly Cecilia D'Silva

c) Miss Ninoshca D'Silva

2.a) Mrs. Clotildes Carlota Priscilla Luiza Consolacao da Silva e Trindade, alias Clotildes Carlota Prescilla Luiza Consolacao Trindade.

b) Mr. Jacinto Trindade

3.a) Mrs. Maria Antonieta Angela da Silva.

b) Anthony Joe Luis Savio D'Silva

4.a) Mrs. Alzira Verediana Rosalia Souza Viegas e Silva

b) Ms. Clotildes Francisca Olinda da Silva.

5.a) Mr. Miniato Jose Agnelo da Silva

The said Olinda Fernandes e da Silva has bequeathed her disposable share by will made on 1.9.1982 drawn at page 143 overleaf of Book of the Notary Ex-Officio of Bardez, in favour of:

(1) Alzira Verediana Rosalia Souza Viegas e Silva

(2) Miniato Jose Agnelo da Silva

The said property is now found recorded in the Survey Records in the name of the following: (a) Olinda Fernandes e da Silva (b) Nelson Excelso da Silva (c) Romulo Saluzinho da Silva, (d) Miniato Agnelo da Silva, (e) Alzira da Silva

WHEREAS the Owners are desirous of developing the said property by construction of buildings for residential and commercial purposes and/or of disposing of the said property.

AND WHEREAS the Developers have approached the Owners to permit them to develop the said property for the purpose of construction of buildings for commercial and/or residential use to be named as DA SILVA'S ANNETTE RESORT with the intention of selling the built-up premises and the corresponding right to the land to prospective buyers or to a co-operative society to be formed under the Co-operative Societies Act and the rules framed thereunder applicable to this State of Goa at the relevant time by the prospective buyers as its members.

AND WHEREAS the said Developers have assured the Owners that the building/buildings and whatever development and constructions that may be put up by them shall be at their own cost and expen-ses and as per the plans that shall be got sanctioned by the Village Gram Panchayat and other concerned authorities, including Town and Country Planning Department and the competent Planning and Develop-ment Authority.

AND WHEREAS the Owners have agreed to permit the Developers to develop the said property as aforesaid and have agreed to sell 3425 Sq.mts. (Three thousand four hundred twenty five square meters) of the said property to the Developers or to their nominee or nominees for the consideration and on the terms and conditions mutually agreed upon by and between the parties and more particularly hereinafter set out:

1. In consideration of the Owners permitting the Developers to develop 3425 sq.mts (Three thousand four hundred twenty five square meters) of the said property bearing Survey No.230, Sub-division 15 and

in consideration of the Owners agreeing to sell or otherwise transfer unto the Developers or their nominee or nominees which may include a Co-operative Society or any other association, 3425 sq.mts (Three thousand four hundred twenty five sq. meters) of the said property bearing Survey No. 230/15, as a whole or in fractions by one or more sale deeds as and when required by the Developers, the Developers shall pay to the Owners a total consideration of Rs. 68,50,000/- (Rupees sixty eight lakhs fifty thousand only). The consideration of the sale of the aforesaid 3425 sq.mts (Three thousand four hundred twenty five square meters) of the said plot or property bearing Survey, No.230/15 shall be paid by the Developers to the Owners in the following manner:

a) The sum of Rs.27,40,000/- (Rupees twenty seven lakhs forty thousand only) which is 40% of the total consideration is paid today on execution of this agreement.

b) The 2nd Instalment of Rs.20,55,000/- (Rupees twenty lakhs fifty five thousand only) within 6 months from the date of execution of this

agreement. The Owners at Serial Nos. 4(a), 4(b) and 5 are, however, subject to clause 2 hereinbelow appearing.

c) The 3rd instalment of Rs.20,55,000/- (Rupees twenty lakhs fifty five thousand only) within 12 months from the date of execution of this agreement. The Owners at Serial Nos. 4(a), 4(b) and 5 are, however, subject to clause 2 hereinbelow appearing.

d) The share of the total consideration of the Owner at Sr.No. 1(a), Mrs. Arminda Clara Jaqueline da Cruz e Silva, amounts to Rs.5,70,833/- (Rupees five lakhs seventy thousand eight hundred thirty three only)

The share of the total consideration of the Owner at Sr.No.1(b) Miss Beverly Cecilia D'Silva, is Rs.2,85,541/- (Rupees two lakhs eighty five thousand five hundred forty one only)

The share of the total consideration of the Owner at Sr.No.1(c) Miss Ninoshca D'Silva, amounts to Rs.2,85,541/- (Rupees two lakhs eighty five thousand five hundred forty one only)

The share of the total consideration of the Owners at Sr.Nos. 2(a) Mrs. Clotildes Carlota Priscilla Luiza Consolacao da Silva e Trindade, and 2(b) Mr. Jacinto Trindade, jointly amounts to Rs.11,41,666/- (Rupees eleven lakhs forty one thousand six hundred sixty six only)

The share of the total consideration of the Owner at Sr.No.3(a) Mrs. Maria Antonieta Angela da Silva, is Rs.5,70,833/- (Rupees five lakhs seventy thousand eight hundred thirty three only)

The share of the total consideration of the Owner at Sr.No.3(b) Mr.Anthony Joe Luis Savio D'Silva, is Rs.5,70,833/- (Rupees five lakhs seventy thousand eight hundred thirty three only)

The share of the total consideration of the Owner at Sr. 4(a), Mrs.Alzira Verediana Rosalia Souza Viegas e Silva, is Rs.5,70,833/- (Rupees five lakhs seventy thousand eight hundred thirty three only) and an additional amount of Rs.5,70,833/-(Rupees five lakhs seventy thousand eight hundred thirty-three only) as legatee of Mrs. Olinda Fernandes e

da Silva:

The share of the total consideration of the Owner at Sr.No. 4(b) Ms.Clotildes Francisca Olinda da Silva,is Rs. 5,70,833/- (Rupees five lakhs seventy thousand eight hundred thirty three only)

The share of the total consideration of the Owner at Sr.No. 5, Mr.Miniato Jose Agnelo da Silva, is Rs.11,41,666/- (Rupees eleven lakhs forty one thousand six hundred sixty six only) and an additional amount of Rs.5,70,833/- (Rupees five lakhs seventy thousand eight hundred thirty three only) as legatee of Mrs.Olinda Fernandes e da Silva.

If the Developers so desire and think convenient, the Developers shall be entitled to call upon each of the Owners to independently convey by a separate deed of conveyance, at the time the last instalment due to him/her is paid, his/her respective or corresponding right, title and interest to or in the land in favour of the Developers. The shareholding of the Owners is as follows: The Owners at Serial Nos. 1(a), 1(b) and

1(c) jointly have a right, title and interest to and in 1/6th of the land; the Owners at Serial Nos. 2(a) and 2(b) jointly to and in 1/6th of the land; the Owners at Serial Nos. 3(a) and 3(b) jointly to and in 1/6th of the land; the Owners at Serial Nos. 4(a) and 4(b) jointly to and in 1/6th plus 1/12th of the land and the Owner at Serial No.5 to and in 1/6th plus 1/12th of the land.

2. The house existing in the said property bearing No.E/6 216 is in occupation of the Owners at Sr.No.4(a), 4(b) and 5 and they shall continue to be in occupation thereof till such time as mutually agreed by them and the Developer but not later than 18 months from signing this agreement, and the Developer shall have the right to withhold the 2nd and 3rd instalment due and payable to Owners at Sr.No. 4(a), 4(b) and 5 which shall be paid to THESE Owners on their surrendering of vacant possession of the said house to the Developers, alongwith a simple interest of 10% per annum from the due date in para 1 hereinabove till the day of surrendering the possession of the said house and

thereafter subject to provisions of clause 5 herebelow.

3. The Owners do and each of them doth hereby admit and acknowledge having received from the developers the aforesaid sum of Rs 27,40,000/- (Rupees twenty seven lakhs forty thousand only) out of the consideration and of and from the same and every part thereof acquit, release and discharge the Developers.

4. The Owners hereby grant permission to the Developers to develop at their own cost, risk and expenses and responsibility by putting up building/buildings on the said property bearing Survey No.230/15 which is more particularly described in the Schedule I hereunder written and more particularly delineated on the plan thereof hereto annexed and shown surrounded by red coloured boundary lines, as per the plans that may be sanctioned by the Village Gram Panchayat and other concerned authorities, including Town and Country Planning Department and Planning and Development Authority and as per the terms and

conditions that may be imposed by those authorities while sanctioning the said plans.

It is hereby agreed that the said development will be named as DA SILVA'S ANNETTE RESORT.

5. In the event of any default committed by the Developers in payment of the instalments mentioned above the Developers shall be liable to pay interest at the rate of 18% per annum on the amount due from time to time; however, after allowing a grace period of 30 days to the Developers from the due date of respective instalments for effecting the payment. If the default continues for more than 3 months after the grace period of 30 days from the due date of respective instalments the Owners shall at their own option be entitled to terminate this agreement, provided however, this option shall be exercised by the Owners after their serving a written notice on the Developers at least 30 days after the default of 3 months and prior to termination of the agreement, expressing their intention to terminate the agreement and the grounds

on which it is sought to be terminated. Incase of outbreak of war or force majeure, the payments of the instalments shall be rescheduled by mutual agreement.

6. The Owners do permit and authorise the Developers as from today to develop and construct buildings on the said property as per the terms and conditions contained in this agreement.

7. The Developers shall for or on behalf of the Owners submit plan to the Village Gram Panchayat and the competent Planning and Development Authority for obtaining the conversion of the land from agricultural to non-agricultural and the construction plan for getting the property developed.

8. The Developers will be entitled to modify the approved building plans as they deemed fit provided that the modifications are within and in accordance with the rules and regulations and proper approvals and sanactions are obtained.

9. The Developers shall at their own option be entitled to demolish and remove any structures, trees,

hedges, fences existing in the said property except the house existing therein subject to provisions of clause 2 hereinabove written.

10. The Owners grant to the Developers licence to enter upon the said property only for enabling them to develop the said property. It is hereby expressly agreed by and between the parties hereto that the possession of the said property is not being given or intended to be given to the Developers in part performance as contemplated by Section 53A of Transfer of Property Act 1882. The formal possession of the said property shall be handed over to the Developers only after the full payment of the consideration amount to the Owners by the Developers.

11. The Developers shall throughout hereafter and always save harmless and keep indemnified the Owners and their respective estate and effects of from and against all actions, suits, costs, charges, expenses, damages, fines, penalties etc, resulting on account of any act or ommission or any breach delay or default on the part of the Developers in

developing the said property as regards any rules regulations, terms and conditions or otherwise.

12. The Developers shall pay all the fees of the Architects and RCC Consultants appointed by them for development of the project. It is agreed that while appointing Architects and RCC Consultants the Developers shall insert a condition that the said Architects and RCC Consultants shall not look to the Owners or any of them for their fees or otherwise.

13. The Owners have today executed a Power of Attorney in favour of nominee or nominees of the Developers in respect of the said property for development authorising them jointly or severally on behalf of the Developers and at the cost of the Developers to do all lawfull acts, deeds, matters and things pertaining to the development of the said property and for the said purpose to approach the Authorities concerned as also to sign all letters, applications, agreements, documents, affidavits and such other papers containing true facts and correct particulars as may from time to time be required in

this behalf.

14. The Developers shall in the course of erection and completion of the said building do all lawful acts and things and perform the works in conformity in all respects with the provisions of the statute applicable thereto and with the bye-laws and the rules and regulations of the Village Gram Panchayat and of any other public body or local authority having jurisdiction to regulate the same and shall throughout save harmless and keep imdemnified the Owners.

15. The Developers shall not at any time cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance, inconvenience, suffering hardships or disturbance to the Owners or to the occupants of the neighbouring properties.

16. The Owners have informed and represented to the Developers:

a) That the Owners or any one on their behalf have not received any notice for acquisition of the said property or any part or portion thereof.

b) That the Owners have not entered into any agreement for sale or development in respect of the said property or any part thereof or any portion thereof with any other person or persons.

c) The Owners or any one on their behalf have not created any adverse rights in respect of the said property and the property is free from any emcumbrances, charges, liens or demands whatsoever.

d) That the land is useable for development by way of construction of buildings or bungalows.

17. In case the scheme of construction of buildings in the developable area is delayed due to a fault attributable to the Owners or to the relations created by the Owners with third parties, then the dates fixed for payment shall be extended by such time of delay which may actually occur on account of such litigation or obstruction.

In the event of any bona fide litigation instituted by any third party against the Owners and the Developers and the Owners in respect of the plot agreed to be sold, the Developers agree to meet the

legal expenses.

18. The Owners also hereby permit the Developers to enter into firm commitment with their customers, to construct and sell shops flats or offices or bungalows to be constructed in the developable land with the corresponding right to the land.

19. The Owners have on execution of this Agreement handed over to the Developers copies of all original documents and title deeds relating to the said property for enabling the Developers to investigate the Owners title to the said property.

20. The Owners shall at their own cost make out a clear and marketable title to the said property, free from all encumbrances and shall at their own cost clear all defects in title such as claims by way of sale, exchange, mortgage, gifts, trusts, inheritance, possession, liens or lease or otherwise and deduce a marketable title to the said property.

21. The Owners upon the payment of the entire purchase price as agreed herein shall make and execute

a proper deed of conveyance and all other necessary documents and papers to transfer the title agreed to be conveyed in respect of the said property and such conveyance shall be in favour of the Developers or their nominee or nominees including a Cooperative Housing Society Limited by one or more sale deeds as a whole or in fractions as per the convenience of the Developers.

22. The owners shall produce or cause to be produced their respective Income Tax Clearance Certificates under Sec.230A of Income Tax Act or any other clearance that may be required by law for the time being inforce within sixty days of the Developer giving notice of the requirement thereof for the execution of specific sale deed/deeds.

In the event the Owners fail to produce such clearance or certificates within 60 days as specified, then the Developers shall have the right to withhold the last installment which is due and payable to the Owners untill such certificates are obtained. In this event, the Developers shall not

be liable to pay any interest on the delayed payment.

23. The stamp duty, registration charges and all other out of pocket expenses of this Agreement and the conveyance Deed or Deeds shall be borne and paid by the Developers and or their nominee or nominees.

24. If the said property or portion thereof is acquired or requisitioned or reserved under any act or otherwise for any public purpose, all compensation that may be awarded by the acquiring authority shall belong to and be receivable by the Developer on payment of the installment which are due and payble to the owners.

25. The entire development works shall be carried out by the Developers at their own costs, risks or expenses. They shall bear and pay the bill of the suppliers of the building materials, wages and salaries payable to workmen and other persons employed for the purpose of carrying out the construc-

tion work as also all other costs, charges and expenses that may be incurred to the development works.

26. The Developers shall be entitled on their own account to agree to sell on ownership basis the flats, shops, bungalows to be constructed on the said property and to call upon the Owners to convey their corresponding right to the land and for that purpose to execute such documents as may be necessary. It is also agreed that the Developers shall be entitled to receive and retain with them all the monies from the persons to whom the said premises are sold or allotted as the case may be in the buildings or bungalows to be constructed by the Developers on the said property and to appropriate the same in such manner as the Developer may deem fit. All the monies which shall be received by the Developers from such persons shall belong to the Developers and will be received by them on their own account.

27. The Owners agree that they shall not interfere,

hinder or pose any problem for the smooth development of the property as per the approved plans and the construction of the buildings/bungalows.

28. The Owners at serial numbers 1(a), 1(b), 1(c), 2(a), 2(b), 3(a) and 3(b) agree and hereby give their consent to the supplementary agreement entered into between the Developers and the Owners at Serial numbers 4(a), 4(b) and 5 giving to the latter an additional consideration by way of built-up area with the corresponding right to the land.

29. The Owners at Sr.No. 1(a), 1(b), 1(c), 2(a), 2(b), 3(a), 3(b) do hereby expressly accept the validity of the Will made on 1.9.1982 by Mrs. Olinda Fernandes e da Silva to the extent of the disposable portion in favour of the Owners at Sr.No.4(a) and 5 in so far as Mrs. Olinda Fernandes e da Silva's one-sixth share to the aforesaid property is concerned. And agree that they will not lay any claim directly or indirectly to the said share of the property agreed to be sold.

A D Silva 1A 2A 8 A D Silva 4A 5

B A Silva 2B 4B C Silva

M J A D Silva

30. Any dispute or difference between the parties arising out of this agreement shall be adjudicated by reference to the arbitration of two independent Arbitrators, one appointed by each party who shall appoint an umpire at the commencement of the reference and the award of the Arbitrators shall be final and conclusive on the subject as between the parties. Cost and fees thereof shall be borne by the Developers.

S C H E D U L E

ALL THAT PROPERTY known as "GHORBATTA" situated at Calangute, within the limits of Village Panchayat of Calangute, Sub-District and Taluka of Bardez, District of North Goa, described in the Land Registration Office collectively under No.33395 and 33396 of Book B-85 (new), and enrolled in Taluka Revenue Office under No.830 of the First Circumscription, surveyed under Old Cadastral No.1410 & 1402, surveyed for Records of Rights of the Village of Calangute under No. 230, sub-division No.15, and is bounded as follows:

On the East : by Annette Beach Resort belonging to M/s.Saldanha Developers Pvt.Ltd.

On the West : By public Road.

On the North : By properties bearing Survey Nos. 230/3, 4, 5, 6, 7, 10, 11.

On the South : By Annette Beach Resort belonging to M/s Saldanha Developers Pvt.Ltd.

IN WITNESS WHEREOF, the parties hereto have signed these presents the day, the month and the year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED by the withinnamed Developers, M/s.SALDANHA DEVELOPERS PVT.LTD, represented by its Managing Director, Mr.Benedict Saldanha

SIGNED AND DELIVERED by the withinnamed Owners:

1(a) Mrs.ARMINDA CLARA JAQUELINE DA CRUZ E SILVA

1(b) Miss BEVERLY CECILIA D'SILVA

M. J. A. D'Silva

1(c) Miss NINOSHCA D'SILVA

2(a) Mrs. CLOTILDES CARLOTA PRISCILLA LUIZA CONSOLACAO DA SILVA E TRINDADE

2(b) Mr. JACINTO TRINDADE

3(a) Mrs.MARIA ANTONIETA ANGELA DA SILVA

3(b) Mr. ANTHONY JOE LUIS SAVIO D'SILVA

4(a) Mrs. ALZIRA VEREDIANA ROSALIA SOUZA VIEGAS E SILVA.

4(b) Ms. CLOTILDES FRANCISCA OLINDA DA SILVA.

5. Mr.MINIATO JOSE AGNELO DA SILVA.

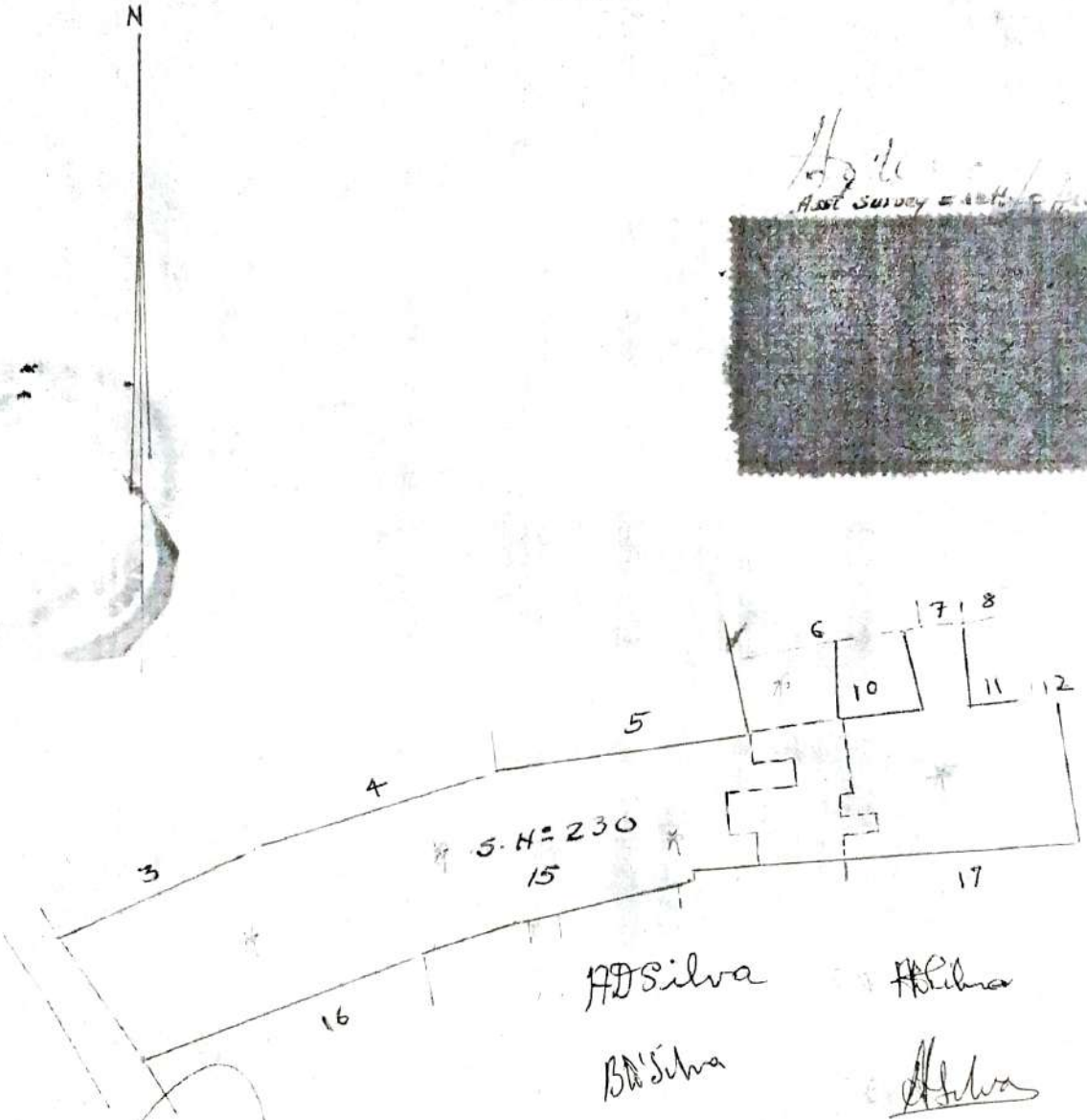
In the presence of:

1. _____

2. _____

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN
SHOWING THE PLOTS SITUATED
AT Calangute VILLAGE
OF Bardez TALUKA
S.No./SUB DIV NO. 230/15
SCALE-1:1000



AD Silva
AD Silva
BD'Silva
AD Silva
MD Silva
Phindade
AD Silva
C Silva
M. J. D. D'Silva

CHECKED BY
D'mangal
26-7-1995

TRACED FROM P.T.SHEET NOS 16
OF Calangute VILLAGE ON 26-7-95
BY Sancho Pereira
D'mangal

1) Mr. Benedict Saldhana, major S/o Joseph Saldhana, married, Business, Indian National, Managing Director, of M/s Saldhana Developers, Ltd. Panaji

2) Mrs Arminda Clara Jaqueline Da Cruz E Silva, w/o Jose E. Nelson A. de Silva, major Indian National

3) Miss Beverly Cecilia D'Silva, major d/o late Jose Excelso Nelson A. de Silva, major Indian National all Rio Pablo Bardez - Goa

4) Mrs Maria Antonieta Angela De Silva major, w/o late Romulo S. J. de Silva, Indian National

5) Mr. Anthony Joe Luis Savio D'Silva major, bachelor, S/o Romulo S. J. de Silva Indian National

Executing Partner

execution of agreement

1) [signature]

2) Arminda Clara D'Silva

3) Beverly C.M. D'Silva

4) Maria Antonieta Angela D'Silva

5) Anthony J. L. S. D'Silva

Anthony Consultor Married.
Major of age R/O Calangute
Indian national

[illegible]

17th August 1991

1) Mr. Jacinto Trindade, Major.
S/o Joaquim Trindade. Rio Verde Bardez

2) Mr. Clotildes Carlota Priscillia Luisa Consolacao da Silva E Trindade Major Rio Verde Bardez

3) Mr. Miniato Jose Agnelo Da Silva, major

4) Mrs. Athira Vera Diana Rosalia Souza Viegas e Silva, Major, Indian national

5) Mrs Clotildes Francisca Olinda da Silva Major Indian national Rio Verde Bardez

executing party adopts executing [illegible] agreement.

1) [signature]

2) Phindade

3) Miniato José Agneto de Silva

4) [illegible] V. R. A. S. V. Silva

5) Clotildes F. O. da Silva

~~[illegible]~~
~~and known to the Sub Registrar~~
~~states that he personally knows~~
~~the above executant and identifies~~
~~him.~~ Agreement ~~deed~~

Anthony Gonsalves Maja
Mahal, Rio Calangute
and known to the Sub Registrar
states that he personally knows
the above executant and identifies
him.

A Gonsalves

Mapusa, 18th August 1995

[signature]
SUB REGISTRAR
SALVADOR

Miss Ninoshca J.P. D'Silva, [illegible]
c/o PSC F.N. de Silva, Indian
National Spinster, Shidani, [illegible]
Bardez Goa.

Executing party .....

.....

admits execution of the so called
Agreement ..... deed

Ninoshca J.P. D'Silva

Miss Silpa Pailneka
major Spinster Shidani
and [illegible] trar
[illegible] knows
the [illegible] identifies
him

[signature]

Mapusa, 22nd August 1997

Registered No. 546
at page .....
Book No. I 374
Date 14th March, 1996

Sub-Registrar