



गोवा GOA

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

004524

479

24 JAN 2007

Place of issue: MARGAO
 Value of stamp: Rs. 20,000/-
 Name of the party: Kayji Real Estate (P) Ltd.
 Residing at: MARGAO
 As there is no stamp duty, the stamp is affixed along with

3,82,100/-

Signature of the Revenue Officer

Signature of Buyer



This Deed of Sale is executed at Margao, Goa, on this
 25th day of January 2007.

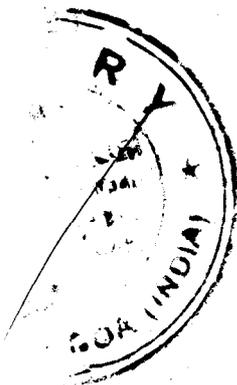
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गोवा GOA

Treasury Officer
 GOVERNMENT OF GOA 24 JAN 2007 004506
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

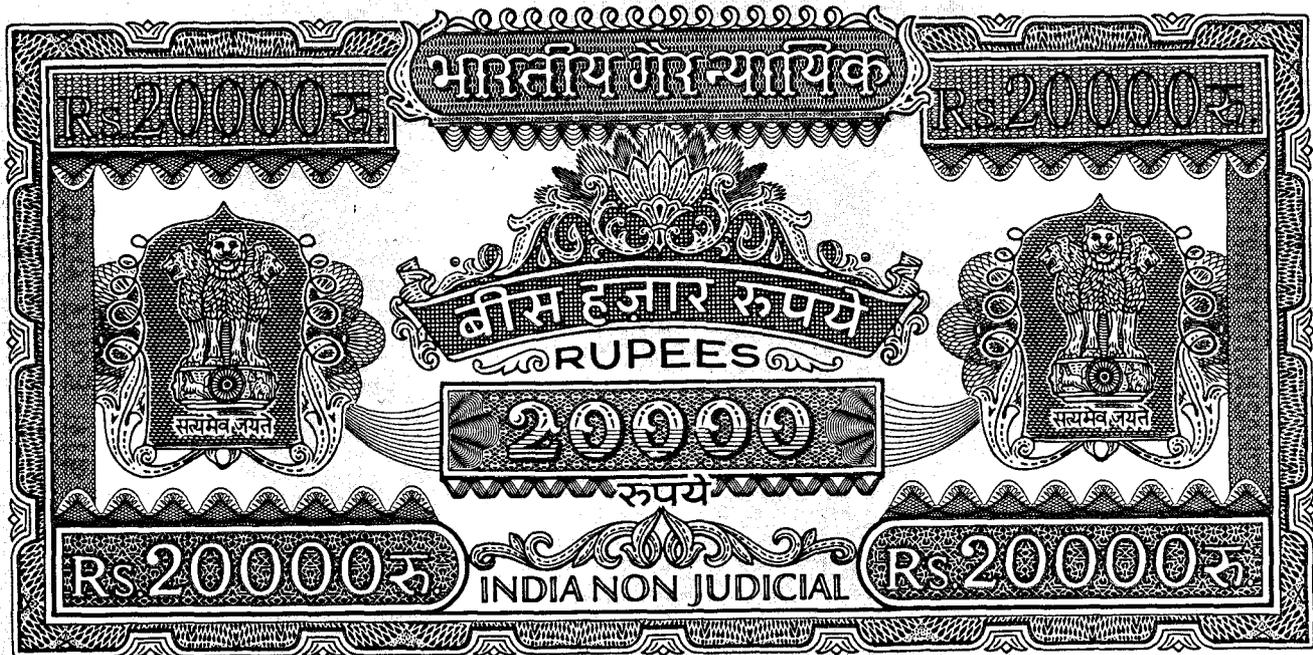
Sl. No. 479
 Value of stamp paper Rs. 20,000/-
 Name of the party Kaji Real Estate (P) Ltd.
 Residing at Panjara.
 To these Rs. 3,82,700/-
 Additional Rs. h
 along with
 [Signature]



BETWEEN

JPA DEVELOPERS AND BUILDERS PRIVATE LIMITED, a

[Signature] 3 [Signature]



गोवा GOA

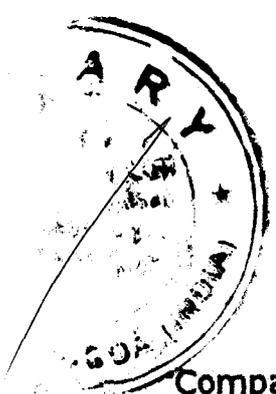
Treasury Officer

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

24 JAN 2007

004507

No. 479 State of GOA
 Value of stamp Rs. 20,000/-
 Name of the party Kayji Real Estate (P) Ltd.
 Residing at Margao
 As these instruments are to be used for the purpose of
 Additional Rs. 3,82,100/-
 along with
 h
 Office
 MANAGER OF THE DISTRICT TREASURY OFFICE



Company having its registered office at 6926, Jaipuria Mills Clock Tower, Subzi Mandi, Delhi - 7 and

4 *[Signature]* *[Signature]*



Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

24 JAN 2007

004508

गोवा GOA

Sl. No. 479
 Name of stamp paper Rs. 20,000/-
 Name of the person कर्जा Real Estate (PI, Ad.)
 Residing at Margao
 At there is a sum of 3,82,100/-
 Additional along with
 h
 Signature of Purchaser



Administrative office at 3rd floor, SGM Plaza, 8/226, Arya
 Nagar, Kanpur - 2, represented herein by its Director

5 Arjun De Tripathi



Treasury Officer

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

गोवा GOA

24 JAN 2007

004509

479
 Value of stamp Rs. 20,000/-
 Name of the party Karsi Real Estate (P) Ltd.
 Residing at MARGAO.
 As there is 3,82,100/-
 Additional
 Signature of Treasurer
 Signature of Payee



SHRI ANIRUDH PODDAR, son of Shri Radheshyam
 Poddar, aged about 42 years, married, resident of

Signature of Anirudh Poddar



गोवा GOA

Treasury Officer

004510

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

24 JAN 2007

479
 Value of stamp Rs. 20,000/-
 Name of the party KAYSI Resi Estate (P/Ltd)
 Residing at Margao
 Additional Rs. 3,82,100/-
 along with



Margao, Goa, constituted by virtue of Resolution of the
 Company dated 26.12.06. A certified copy of the said

[Handwritten signature]
 7 *[Handwritten signature]*



Treasury Office
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

गोवा GOA 479

24 JAN 2007 004511

Value of stamp Rs. 20,000/-

Name of the Kayas Real Estate (P) (H)

Residing at Margao

At there 3,82,100/-

Addition

h

Signature of Director



resolution duly certified by its Director with the white seal
 of the Company is annexed hereto, hereinafter referred

8

Signature of Director



Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGOLIM

24 JAN 2007

004512

गोवा GOA

429
 No. of stamp paper: 20,000/-
 Name of the person: Kaji Real Estate (P) Ltd
 Reading at: Margolim
 Is there any...
 Additional... 3,82,100/-

h

off

Signature of the Treasurer

Signature of the Vendor



to as the 'VENDOR' (which expression shall unless
 repugnant to the context and meaning thereof shall

off
 9
 Signature
 Signature



GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

24 JAN 2007

004513

गोवा GOA

479
No. of stamp paper

Value of stamp paper Rs. 20,000/-

Name of the purchaser Kashi Real Estate Sp (P) Ltd.

Residing at PERNER

to there is Rs. 3,82,700/-

Additional amount

h

Signature

Signature of the purchaser

Signature of Treasurer



include their heirs, successors, legal representative,
assigns) OF THE FIRST PART.

Signature

Signature

Signature



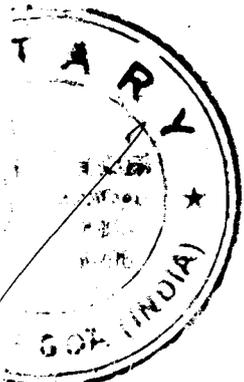
DISTRICT TREASURY SOUTH
MARGAO - GOA

24 JAN 2007

गोवा GOA

No. 479 Value of stamp Rs. 20,000/- 004514
 Name of the party Kayji Real Estate (P), (td)
 Residing at MARGAO 3,82,100/-
 Additional: h

[Signature]



BETWEEN

M/s. Kayji Real Estate Pvt. Ltd., a Private Limited

[Signature]

[Signature]

[Signature]



Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO, GOA

24 JAN 2007

004515

गोवा GOA

479

Value of stamp Re. 20,000/-
 Name of the party Kalyani Resi Estate (PI), Ltd.
 Residing at T902596
 As there is no addition of 3,82,100/-

h

[Signature]



Company, having its Registered office at Anand Bhuvan,
 Station Road, Margao, Goa, represented herein by

[Signature]
[Signature]



GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA
 24 JAN 2007

गोवा GOA

No. 479
 Value of stamp Rs. 20,000/-
 Name of the party Kayji Real Estate (P) Ltd
 Residing at Margao
 Is there any stamp 3,82,100/-
 Additional

h

Signature



Constituted Attorney SHRI DEVIDAS S. KUDCHADKAR,
 resident of Curchorem Goa, major of age, married and

Signature

Signature

Signature



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH

24 JAN 2007

004517

Sl. No. 479 Place of issue MARGAO - GOA

Value of stamp paper

Rs. 20,000/-

Name of the

Kayji Real Estate (P) Ltd.

Residing at

MARGAO

Is there is

Additional

3,82,000/-

[Signature]

Treasury Officer

Secretary of Revenue



Commercial Employee, constituted by virtue of Power of Attorney executed on 29th March 2006 before the Notary

[Signature]

[Signature] 14

[Signature]



GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

24 JAN 2007

004518

गोवा GOA

No. 479

Value of stamp

Name of the *Re. 20,000/-*
Residing at *Karji, Keri Estate (P) (N)*

to there is *Transac*

additional

3,82,100/-

Eff. G...

Signature

Signature of Treasurer



Shri Mathew N. D'sa and registered in his Notarial Book

No. 15336 dated 29/03/06 hereinafter referred to as the

Shri Mathew N. D'sa

ff

Shri Mathew N. D'sa



GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

24 JAN 2007 004519

गोवा GOA

479

Value of stamp

Rs. 20,000/-

Name of the person

Kanji Real Estate (P) Ltd

Residing at

Margao

As there is

3,82,100/-

Additional

h

Effhem



'PURCHASER' (which expression shall unless repugnant to the context and meaning thereof shall include their

Effhem

16

Effhem



GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH 24 JAN 2007

गोवा GOA

No. 479 State of GOA MARGAO - GOA 004520

Value of stamp Rs 20,000/-
Name of the Kayji Real Estate (P) Ltd.
Residing at MARGAO
To be used for 3,82,100/-
Additional with

h
Signature of the Applicant

[Signature]
Signature of Officer



heirs, successors, legal representative, assigns) OF THE
SECOND PART.

[Signature]

[Signature]



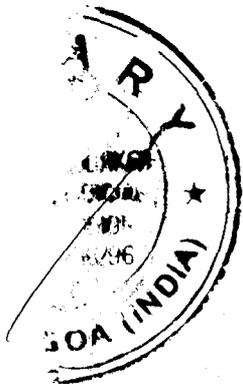
गोवा GOA

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUVENIR 4 JAN 2007 004521
 MARGAO - GOA

479
 No. of stamp paper: 479
 Value of stamp paper: Rs. 20,000/-
 Name of the person: Kayji Real Estate (P) Ltd.
 Residing at: Margao
 Is there any other stamp paper attached with this? 3,82,100/-
 In addition to this stamp paper, there is no other stamp paper attached with this.

h

[Signature]
 Signature of Treasurer



AND

SIR BIO TECH INDIA LIMITED, a company duly

[Signature]

[Signature]
[Signature]



GOVERNMENT OF INDIA
DISTRICT TREASURY SOUTH
MANGALGOA - GOA

गोवा GOA

No. 409 Value of stamp Rs. 20,000/-
 Name of the person Karaji Kesi Estate (P) Ltd
 Residing at Mangalgaon
 In these stamps 3,82,100/-
 additional h stamps with

Signature of Receiver



Incorporated under the Companies Act 1956, having its registered office at Mandhana Bithoor Road, Kanpur,

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16+18



गोवा GOA

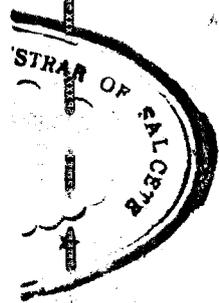
479

DISTRICT TREASURY SOUTH
MARGAO, GOA

24 JAN 2007

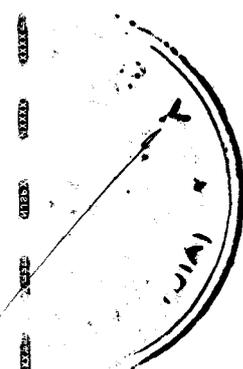
100341

Place of purchase: Margao
 Name of the purchaser: Re. 500/-
Karji Real Estate (P) Ltd
 Address: Margao
 If there is no one stamp, the value of the stamp paper should be written in the space provided. 3,82,000/-
 Additional stamp pasted on the stamp paper. No value is attached along with.



Signature of the Buyer

Signature of Purchaser

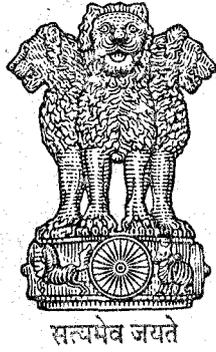


represented herein by its Director SHRI JAI PRAKASH
 AGARWAL, son of Raghunath Prasad Agarwal, major of

[Handwritten signature]
 20
[Handwritten signature]

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

Treasury Office

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO, GOA

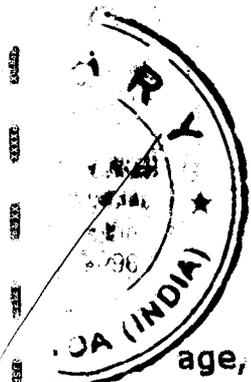
24 JAN 2007

गोवा GOA

100342

No. 479
Value of stamp Rs. 500/-
Name of the party Kanti Real Estate (P) Ltd.
Sex Male
Amount to be paid in cash or by cheque for the value of Rs. 3,82,100/-
This stamp is valid for the purpose for which the value is attached along with

Signature of the Member
Signature of the Officer



age, married, resident of Margao, Goa, constituted by
virtue of Resolution of the Company dated 16.01.07. A

21
[Signatures]

422

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

Treasury Officer

GOVERNMENT OF GOA

DISTRICT TREASURY SOUTH

24 JAN 2007

023904

गोवा GOA

No. 429
 Value of stamp Rs. 100/-
 Name of the party K. S. Real Estate Pvt. Ltd.
 Residing at Panaji
 At these Rs. 3,82,100/-
 Additional Rs. 100/-



context and meaning thereof shall include their heirs, successors, legal representative, assigns) OF THE THIRD



[Signature]

24

[Signature]

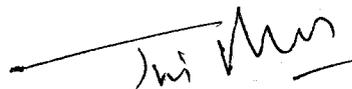
[Signature]

PART.

All the parties hereto are Indian Nationals.

WHEREAS there exists a landed property known as 'AFORAMENTO CHONI', situated at Aquem Village of Navelim, within the limits of Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete under No.16629 of New Series and enrolled in the Taluka Revenue Office under Matriz No. 66 of Aquem Village, of Navelim, Salcete - Goa which is more particularly described in the Schedule "A" hereto.

AND WHEREAS the said property originally belonged to Jose Maria DE Assucao and by Public Deed of Division, Sale and Quittance dated 12/05/1922 recorded at pages 71 overleaf to 72 of Book 357 the said Jose Maria de Assucao sold half of the Eastern side of the said property to Pedro Luis De Souza and the other half of the western side of the said property was sold to one Xec Amad Aga



Abdul Raim. The said half the Eastern side is more particularly describe in Schedule "B" hereto.

AND WHEREAS said Pedro Luis De Souza and his wife Clarina Vaz, divided their said half of the Eastern part which is described in Schedule 'B' hereto by divisionary line East to West, being half of the northern side and half of the southern side.

AND WHEREAS by Deed of Gift dated 12/06/1936 recorded at page 7 onwards of Deed Book no. 49 dated 12/06/1936, said Pedro Luis De Souza and his wife Clarina Vaz gifted half of the northern side to their son Marcus Agostinho Lucio de Souza and the remaining half of the southern side to their brother / brother in law Andre De Souza alias Pedro Antonio Souza alias Andre Pedrinho De Souza or Pedrinho Souza which half is more particularly described in Schedule "C" hereto which is an independent property and shall hereinafter be referred to as the "SAID PART".



Andre

José

ef

AND WHEREAS said Andre De Souza and his wife Ana Maria Rodrigues both expired without any will or gift but leaving behind as their sole and universal heirs, two daughters namely (I) Rita Maria Carlota Souza alias Rita Maria De Souza married to Miguel Rodrigues and (II) Piedade De Souza married to Sebastiao De Souza.

AND WHEREAS said Miguel Rodrigues expired on 04/10/1955 without executing any gift or will nor any other disposition of his last wish, but leaving behind his widow and moiety sharer said Rita Maria Carlota Souza alias Rita Maria De Souza as his sole and universal heirs, two sons and two daughters, namely (I) Shri Julio Hilariao Purificacao Rodrigues, (II) Smt. Merciana Rodrigues married to Gilbert Rodrigues, (III) Smt. Ana Maria Rodrigues and (iv) Shri Vicente Rodrigues which is confirmed as per Deed of Succession dated 28/11/1994 duly recorded in the Notary Public Ex-Officio at pages 62 onwards of Deeds Book no. 1363.



Andre

Shri

27

Miguel

AND WHEREAS said Sebastiao De Souza husband of Piedade De Souza expired, leaving behind his widow said Piedade De Souza and as his heirs, their children namely (i) Marcelina Paulina De Souza married to Roque Xavier Fernandes, (ii) Alice Filomena De Souza married to Sebastiao Mascarenhas, (iii) Antonio De Souza, (iv) Francisco Xavier De Souza , (v) Agostinho Bartolomeu De Souza which is confirmed as per Deed of Succession dated 30/06/1997 duly recorded in the Notary Public Ex-Officio at pages 38 overleaf of Deeds Book no. 1386 dated 02/07/1997.



AND WHEREAS vide Deed of Relinquishment of Illiquid and undivided rights, dated 20/06/1997 duly recorded in the Notary Public Ex-officio at pages 18 onwards of deeds book no. 1386, said Piedade de Souza and her children namely (!) Marcelina Paulina De Souza married to Roque Xavier Fernandes, (ii) Alice Filomena de Souza married to Sebastiao Mascarenhas, (iii) Antonio De Souza, (iv) Francisco Xavier De Souza , (v) Agostinho Bartolomeu de Souza have relinquished their illiquid and



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undivided rights that they were entitled to by way of inheritance left by said Andre DE Souza and his wife Ana Maria Rodrigues, in favour of the other Co-heirs, in terms of Article 2029 of Civil Procedure Code.

AND WHEREAS in view of the above, said (1) RITA MARIA CARLOTA SOUZA alias RITA MARIA DE SOUZA and (2) Shri JULIO PURIFICACAO RODRIGUES, (3) SMT. MERCIANA RODRIGUES and her husband GILBERT RODRIGUES, (4) Smt. ANA MARIA RODRIGUES, and (5) Shri. VICENTE RODRIGUES, became the exclusive owners and in possession of the SAID PART.



AND WHEREAS by virtue of an Agreement of Sale and Development dated 15/08/1997, the Original Owners agreed to sell the SAID PART to Goa Developers Pvt. Ltd.

AND WHEREAS the said Agreement of Sale and Development dated 15/08/1997 was cancelled by virtue of an Agreement of Cancellation dated 14/08/2004, and on the same day, the Original Owners agreed to Sell the



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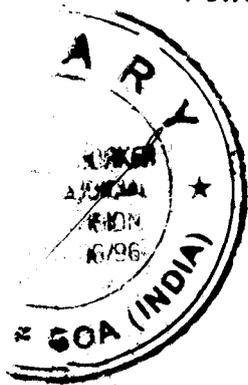
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Said part to (1) Shri. K.K Herwadkar and (2) Shri. Kiran
Tulsidas Barai.

AND WHEREAS said Rita Maria Carlota Souza expired
leaving behind as her sole and universal heirs, her
children namely (1) Shri Julio Hilario Purificacao , (2)
Smt. Merciana Rodrigues and her husband Gilbert
Rodrigues ,(3) Smt. Ana Maria Rodrigues , (4) Shri
Vicente Rodrigues married to Smt. Christin Rodrigues.



AND WHEREAS subsequently, one of the original
owners namely Merciana Rodrigues expired leaving
behind her widower said Gilbert Rodrigues and as her
heirs, their children namely (1) Emorine Rodrigues alias
Emorine Maria Simoes married to Allwyn Peter Simoes
and (2) Rachel Rodrigues who have relinquished their
right in favour of other co-heirs, vide deed of
relinquishment dated 22/September/ 2006, recorded at
Folio 85 to 87 of Deeds of Book no. 1499.



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AND WHEREAS in view of the above, said (1) Shri Julio Hilario Purificacao Rodrigues, (2) Smt. Ana Maria Rodrigues , (3) Shri Vicente Rodrigues married to Smt. Christin Rodrigues, became the exclusive owners and in possession of the said part more particularly described in schedule "C"

AND WHEREAS by a Deed of Sale executed on 26.09.2006 duly registered in the office of the Sub Registrar of Salcete at Margao under No. 4345 at pages 152 to 180 of Book No. 1 Vol. 2169 dated 10/10/2006, the Vendors herein purchased from (1) Shri Julio Hilario Purificacao Rodrigues, (2) Smt. Ana Maria Rodrigues , (3) Shri Vicente Rodrigues, 3(a) Smt. Christin Rodrigues, "the said part" more particularly described in Schedule "C" hereto wherein said (1) Shri. K.K Herwadkar and (2) Shri. Kiran Tulsidas Barai were made "Confirming Party" as abundant Caution.

AND WHEREAS by a Deed of Rectification executed on 01.12.06 and registered in the Land Registration Office,



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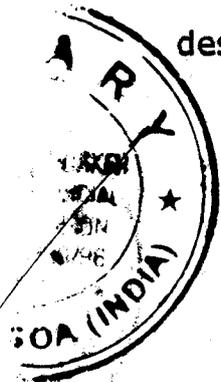
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Margao, under No. 5311 at pages 264 to 273, Book I, Volume No. 2244 dt. 08.12.06 between Shri Julio Hilario Purificacao Rodrigues, Miss Ana Maria Rodrigues and Shri Vicent Rodrigues alias Vincent Rodrigues, the Vendors hereto, whereby the mistake in the original Sale Deed dt. 26.09.06 wherein the area of the said property was shown as having an area of 3918 sq. mts., was corrected to read as 3980 sq. mts., instead of 3918 sq. mts.



AND WHEREAS the Vendors hereto agree to sell the said property and the Purchasers hereto agree to purchase the said property for a total price and consideration of Rs. 1,91,04,000/- (Rupees One Crore Ninety One Lakhs Four Thousand only)

AND WHEREAS by virtue of the above Sale Deed and the said Deed of Rectification, the Vendors acquired the right of ownership of property Known as "Aforamento Choni" admeasuring 3980 sq. mts., (Three Thousand Nine Hundred Eighty Square Metres) more particularly described in Schedule "C"



AND WHEREAS by an Agreement to Sell dated 10/01/2007 executed on 10.01.07 before the Notary Shri Kishor Prabhudesai and registered in his notarial book no. 849/M/06 dated 10.01.07, Salcete at Margao the Vendors herein agreed to sell to the Confirming Party the said property for a total price or consideration of Rs. 1,00,00,000/- (Rupees One Crore only) and that at the time of execution of the said Agreement of Sale, the Confirming Party paid to the Vendors a sum of Rs. 5,00,000/- (Rupees Five Lakhs only) and the balance amount of Rs. 95,00,000/- (Rupees Ninety Five Lakhs only) was to be paid by the Confirming Party to the Vendors within a period of three months from the date thereof.



AND WHEREAS due to the reasons mentioned above, the Vendors are therefore the Owners in possession of the said property, and have a good marketable title to the said property and therefore are entitled to sell the same and, that there are no other persons entitled to the said property.



AND WHEREAS The South Goa Planning & Development Authority by their Certificate No. SGPDA/R/4072/4784/06-07 dt. 23.01.07 gave No Objection Certificate for the registration of the said property having an area of 3980 sq. mts. The said certificate alongwith the Plan is annexed hereto.

NOW THEREFORE THIS DEED WITNESSETH :-

1. In consideration of the sum of Rs. 1,91,04,000/- (Rupees One Crore Ninety One Lakhs Four Thousand only), paid by the Purchaser to the Vendor and the Confirming Party, namely an amount of Rs. 95,00,000/- (Rupees Ninety Five Lakhs only) to the Vendor by Cheque No. 110344 dt. 25.01.07 drawn on UTI Bank Ltd., Margao, and an amount of Rs. 96,04,000/- (Rupees Ninety Six Lakhs Four Thousand only) paid by the Purchaser to the Confirming Party by Cheque No. 110345 dt. 25.01.07 drawn on UTI Bank Ltd., Margao, the receipt whereof the Vendor and the Confirming Party doth hereby admit, accept and acknowledge



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34

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and of and from the same and every part thereof
relieve, acquit and discharge the Purchaser and
the Vendors doth hereby assign and assure by way
of sale unto the Purchaser ALL THAT "said
Property" admeasuring 3980 sq. mts. (Three
thousand Nine Hundred Eighty Square Meters)
more particularly described at Schedule "C" written
hereinbelow and as per Plan annexed hereto, and
further GRANT, CONVEY, SELL, TRANSFER,
ASSIGN AND ASSURE unto and to the use of the
said Purchasers, free from all encumbrances ALL
THAT "said Property" admeasuring 3980 sq. mts.
(Three thousand Nine Hundred Eighty Square
Meters), TOGETHER WITH all the common
facillties, namely addos, compound wall, trees,
rights, liberties, priviledges, easements and
appurtenances, attached thereto or in any way
appertaining or usually held or occupied therewith
or reputed to belong or be appurtenant thereto.
AND ALL THE estate, right, title, interest, claim
and demand, whatsoever of the Vendors into or



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upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE HOLD, OWN, USE AND POSSESS the same unto and to the use of the Purchaser, their heirs, successors, executors, administrators and assigns absolutely and forever togetherwith title-deeds, writings, muniments and other evidences of title.

2. The Vendors doth hereby covenant with the Purchasers as under :-

a. Notwithstanding any acts, deeds or things heretofore done, performed or executed or knowingly suffered to the contrary, the Vendors are lawfully seized and possessed of the said property, free from any encumbrances, attachments or defect in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in the manner done hereunder, and that there is no other person or persons entitled to the share in the said property.



b. The Purchaser shall be entitled to get the record of rights duly mutated so as to include its name as Owner of the said property now sold and the present Deed shall be considered as an unequivocal and irrevocable consent from the Vendors for carrying out the necessary mutation in favour of the Purchaser. The Vendors shall render necessary help for carrying out the said mutation.

c. The Vendors doth further covenant with the Purchaser to save, indemnify, keep indemnified the Purchaser from and against all losses, charges, defect in title, if any and equities whatsoever and in case of any claim of better title over the said property by any other person/persons. In the event the Purchasers are deprived of the use and occupation of the said property on account of defect in title of the Vendors, and/or of better claim of any other person and/or development of the said property by the Purchaser stops due to defect in title to the Vendors and the Purchaser is deprived of the property or part thereof, the Vendors and



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of Rs. 3,82,100/- (Rupees Three Lakhs Eighty Two
Thousand One Hundred only) is paid hereof.

SCHEDULE A

ALL THAT Property known as "AFORAMENTO CHONI",
situated at Aquem Village of Navelim within the limits of
Margao Municipal Council, Taluka and Sub-District,
District of South Goa, State of Goa, which is described in
the Land Registration Office of Salcete, under No. 16629
New Series and enrolled in the Taluka Revenue Office
under Matríz No. 66 of Navelim Village and presently
BOUNDED on the South by Municipal road, which
proceeds to Davorlim and which divides primarily this
property into two halves from North to South being
eastern side forming one distinct property and bounded
as under :-

On the East -By flowing waters;

On the West- by the other half of western side;

On the North- by flowing waters;

On the South- by Municipal Road.



[Handwritten signature]

[Handwritten initials]

[Handwritten signature]

The other half of western side also forming one distinct property is bounded as under-

- NORTH - By Flowing Waters;
- SOUTH - By Municipal Road.
- EAST - By half of the eastern side;
- WEST - By road and paddy field of the heirs of Agostinho Anunciacao Barretto Xavier;



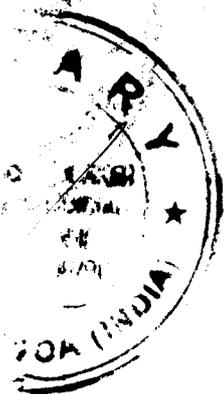
SCHEDULE B

Part of the Property described above, which half is the Eastern side and is bounded as under-

- NORTH - By flowing waters;
- SOUTH - By municipal Road;
- EAST - by flowing waters;
- WEST - by the other half of western side now belonging to Xec Amad;

SCHEDULE C

ALL THAT PROPERTY NOW SOLD is the part of the property described in Schedule B above, admeasuring



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40

[Handwritten signature]

[Handwritten signature]

3980 sq. mts. (Three thousand Nine Hundred Eighty Square Meters) described in the Land Registration Office Under No. 27914 of Book B No. 71 of New Series, and enrolled in the Taluka Revenue Office (Matriz) under No. 66, bounded as under :-

NORTH - By Chalta No. 2 of P.T Sheet no. 224

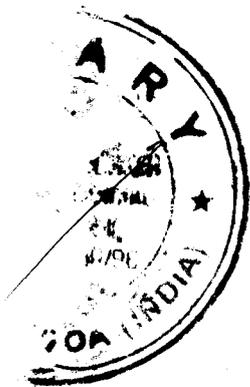
SOUTH - By Road;

EAST - by existing Nala;

WEST - By highway road and part of Chalta No. 67
P.T Sheet No. 245

This Part is Identified in the city survey records under chalta no. 5 of P.T sheet No. 224. This part is shown in the plan annexed hereto.

IN WITNESS WHEREOF the Parties hereto have signed this Deed on the day and date hereinabove mentioned.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Signed & Delivered
by the VENDORS
Through their Director

Anirudh

Anirudh



SHRI ANIRUDH PODDAR



Right Hand Impression



Left Hand Impression



Anirudh

T. M. G.

Signed & Delivered
by the within named
PURCHASER, through their
Constituted Attorney

[Handwritten signature]



SHRI. DEVIDAS S. KUDCHADKAR



Right Hand Impression



Left Hand Impression



[Handwritten signature]

[Handwritten signature]

[Handwritten mark]

Signed & Delivered by the
Withinnamed CONFIRMING PARTY
through their Director

Shri Jai Prakash Agarwal

Shri Jai Prakash Agarwal



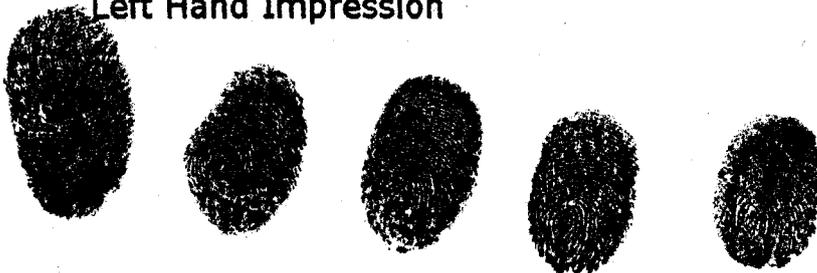
SHRI JAI PRAKASH AGARWAL



Right Hand Impression



Left Hand Impression



Shri Jai Prakash Agarwal

Shri Jai Prakash Agarwal

Witnesses :

1. Amu
~~Jan Viedada Bole~~
Revodai, Guindoli'm chaudi Goa

2. AKP
A. K. Pednekar
H.No 13834 Haury Bawal
Loyal memo Gov.



Amu

AKP

Amu



GOVERNMENT OF GOA
 Directorate of Settlement & Land Records
 Office of The Inspector of Survey & Land Records
 MARGAO - GOA

Plan showing plots situated at
 Margao City.
 P.T. Sheet No. 224 Chatta No. 5
 Scale 1:500

Navally
 1/12
 Inspector of Surveys and Land
 R. cards
 (City Survey)
 Margao - Goa



ROAD

VILLAGE



CERTIFIED COPY
 OFFICE OF THE ENQUIRY OFFICER
 CITY SURVEY - Margao
 Copy issued to: *K.K. Hornedkar*

01/12/04
 12/12/04
 201
 23/11/04
 12/12/04



Computer Generated on 11/12/2004

Compared By: *Te. ...*



Tri ...
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...

Executing parties.

1- JPA Developers and Builders Pvt Ltd, having its registered office at Delhi, and administrative office at Kanpur represented herein by its Director Shri Anil Rishi, s/o Shri Radheshyam Poddar, aged 42 years, married, resident of Mangoo - Co.

2- M/s. Baygi Real Estates Pvt Ltd, a Pvt. Ltd. Co, having its registered office at Mangoo, represented herein by its Contract attorney Shri Devdas S. Kutchella, major of age, married, commercial employee, resident of Ancharon - Co.

3- Sri Bio Tech India Limited, having its registered office at Kanpur, represented herein by its Director Shri Jai Prakash Agarwal, s/o Raghunath Prasad Agarwal, major of age, married, resident of Mangoo - Co.



Executing party
 No. 152
 admits execution of this so called
Sale deed

Anil Rishi Poddar

Anil Rishi

Devdas S. Kutchella

Devdas S. Kutchella

Jai Prakash Agarwal

Jai Prakash Agarwal

