



Serial No. 292/93  
 Presented at the Office of the  
 Sub-Registrar of *Richolim*  
 between the hours of 4.00.  
 and 4.30. on 14/5/1993.

Received fees for: Rs. ~~28~~ Ps. ~~28~~  
 Registration 3 = 28  
 Copying (Folios) 25 = 0  
 Copying endorsements 3 = 0  
 105 Copying 3 = 0  
 115 Total Rs. 108 = 0  
 139 = 0  
 - 139 = 0.

*[Signature]*  
 SUB-REGISTRAR  
 RICHOLIM

*[Signature]*  
 SUB-REGISTRAR  
 RICHOLIM

# DEED OF SALE

THIS DEED OF SALE executed at VASCO DA GAMA, GOA,  
 this 14TH day of MAY, 1993

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



102  
Place of issue *Barang* Date of issue *10.5.93*  
*Rs. Five thousand only*  
Name of the *Green Meadows Const. & Real Estate Ltd.*  
Residing at *VASLE* SON OF *-*  
As there is no stamp paper for the value of *214400/-*  
Additional stamp paper for the completion of the value is attached along  
with.

*[Signature]*  
Signature of the Ka-officio vendor

*Bapli*  
Signature of Purchaser



: 2 :

BETWEEN

(1)(a) SHRI VAMAN alias RAMESH S. GAUNKAR, son  
of Soiru Gaunkar, married, businessman, aged 35  
years, and his wife (1)(b) SMT. SUCHITA VAMAN  
(alias RAMESH) GAUNKAR, daughter of Atmaram Anta  
Gauns, aged about 30 years, housewife,  
represented in these presents by her husband the

*[Signature]*  
*Ch*  
*Vasle*  
*Atmaram*  
*Gaunkar*





: 3 :

said. Shri Vaman alias Ramesh S. Gaunkar, in his capacity as her attorney constituted as such under instrument of Power of Attorney dated 28.9.1992 executed before the Notary, Advocate Francisco A.A. Soares, of Ponda, both residing at Ganjem, Usgao, Goa, (2) SHRI PUNDALIK DATTARAM PRABHU, son of Dattaram Prabhu, bachelor, aged 32 years, businessman, residing at Gaunkar Vaddo,

*Prabhu*  
*Vaddo*  
*Prabhu*  
*Gaunkar*



Sr. No. 102 Price of vend. Panaji Date of issue 10-5-93  
 Value of vend. Rs. five thousand and  
 Name of the purchaser Green Meadows Const. Real Estate Hq  
 Residing at Vasco Son of  
 As there is no one single stamp paper for the value of Rs. 21400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser



: 4 :

Usgao, Goa, (3)(a) SHRI ASHOK alias KRISHNA  
 VASSANT PRABHU, son of Vassant Prabhu, married,  
 businessman, aged 37 years, and his wife (3)(b)  
 SMT. LATA ASHOK PRABHU, daughter of Rama Xaba  
 Dessai, aged about 32 years, housewife,  
 represented in these presents by her husband the  
 said Shri Ashok alias Krishna Vassant Prabhu, in  
 his capacity as her attorney constituted as such

[Signature]  
 [Signature]  
 [Signature]





: 5 :

under instrument of Power of Attorney dated 28.9.1992 executed before the Notary, Advocate Francisco A.A. Soares, of Ponda, both residing at Gaunkar Vaddo, Usgao, Goa, all Indian Nationals and inhabitants (hereinafter collectively called "the VENDORS" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their respective

*Paul*  
*Vander*  
*Atthar*  
*Yisalgao*



sr. No. 102 Place of vend. Pang Date of issue 10.5.83  
Value of stamp paper  
Name of the purchaser Green Meadows Const. & Real Estate Ltd,  
Residing at Vasco son of  
As there is no one single stamp paper for the value of Rs. 21400/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the De-officio seller

Baptista  
Signature of Purchaser



: 6 :

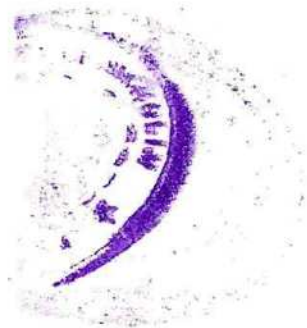
heirs, executors, administrators, successors and  
legal representatives) of the FIRST PART

AND

GREEN MEADOWS CONSTRUCTION & REAL ESTATES  
LIMITED, a Company incorporated under the  
Companies Act, 1956, having its Registered Office

Rachel  
Vasco  
M. S. Vasco





: 7 :

at Salgaocar House, Francisco Luis Gomes Road, Vasco-Da-Gama, Goa, represented in these presents by its DIRECTOR, MR. OSWALDO DE ATAIDE, son of late Dr. Pedro de Ataide, major of age, married, Indian National and inhabitant, residing at Mungul Grande, Margao, Goa (hereinafter called "the PURCHASER" which expression shall, unless repugnant to the context or meaning thereof, be

*Rahul*  
*Vas*  
*Officer*  
*Salgaocar*



Sl. No. 102 Place of vend. Panaji Date of issue 10-5-93  
Value of stamp paper Rs. Five thousand and  
Name of the purchaser Green Meadows Const. & Real Estate Co.  
Residing at Vasco son of  
As there is no one single stamp paper for the value of Rs. 2000/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser



: 8 :

deemed to mean and include its successors-in-  
business and assigns) of the SECOND PART

NOTATA IN CALHES 189 17 2006

AND

SHRI YESHWANT VAMAN SALGAONKAR, son of Vaman Y.  
Salgaocar, married, businessman, aged 50 years,  
residing at Ganje, Usgao, Goa, Indian National

*[Handwritten signatures]*  
yeshwant





: 9 :

and inhabitant (hereinafter called "the DECLARING PARTY" which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators, successors and legal representatives) of the THIRD PART;

WHEREAS the VENDORS are lawfully seized and

*Rahul*  
*V. S. S.*  
*M. S. S.*  
*yusalya*



Sr. No. 102 Place of vend. Panaji Date of issue 10.5.93  
 Value of stamp paper Rs. Five thousand and 00/-  
 Name of the purchaser Green Meadows Govt. of Real Estate Hd  
 Residing at Vasco son of -  
 As there is no one single stamp paper for the value of Rs. 21400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser



: 10 :

possessed of and otherwise well and sufficiently  
 entitled to an immovable property known as  
 "SORVO" or "PIS DONGOR", admeasuring 1,14,300  
 square metres or thereabouts, situate in village  
 Harvalem of Bicholim Taluka, within the limits of  
 Sankhali-Harvalem-Virdi Village Panchayat area,  
 in the Registration Sub District of Bicholim of  
 the District of Goa, registered and described in

[Handwritten signatures and initials in blue ink, including a large signature at the top and several smaller ones below it.]





: 11 :

the Land Registration Office of Bicholim Judicial Division under No. 8592 at page 108 of Book B-22 (New), not enrolled in the Taluka Revenue records, surveyed under No. 42/0 of said village Harvalem, shown delineated in red colour in the blue print copy of the official survey plan thereof hereto annexed and more particularly mentioned and described in the SCHEDULE I

*Chahal*  
*V. S. Chahal*  
*M. S. Chahal*  
*Yeshajgaon*



Sl. No. 102.... Place of vend. Paraji Date of issue 10.5.93  
Value of stamp paper Rs. Five Thousand only  
Name of the purchaser Green Meadows Const. & Real Estate H  
Residing at Vasco son of —  
As there is no one single stamp paper for the value of Rs. 214600/-  
Additional stamp paper for the completion of the value is attached along  
with

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser



: 12 :

hereunder written (hereinafter referred to as  
"the said immovable property");

AND WHEREAS the said immovable property was  
gifted by its original owners, namely Vamona  
Sadassiva Monercar and wife Anandibai to their  
daughter Smt. Radhabai Vamona Monercar, wife of  
Shri Kashinath Gajanan Budkule, under a composite

Radhabai  
Vamona  
M. Budkule  
Yashwantrao





: 13 :

Deed of Sale cum Gift dated 8th January, 1946  
executed before and drawn by the then Notary Ex-  
Officio of Bicholim in Book No. 129 at pages 67  
to 69v;

AND WHEREAS the VENDORS have represented unto the  
PURCHASER :

*Dahl*  
*Wass*  
*M. S. S.*  
*yusafgar*



Sl. No. 102... Price of Property Paraji Date of Issue 10.5.93  
 Value of stamp paper Rs. Five thousand only  
 Name of the purchaser Green Meadows Consta Real Estate Hd  
 Residing at Vasco SON of ←  
 As there is no one single stamp paper for the value of Rs. 21600/-  
 Additional stamp paper for the completion of the value is attached along  
 with

Signature of the Executant

Baptista  
 Signature of Purchaser



: 14 :

(1) that despite the gift the said immovable property was treated by the donee and her husband Kashinath Gajanan Budkule, as part of the estate of the family of said Kashinath's father, late Gajanan Tukaram Sinai Budkule - the said Kashinath being one of his sons - and was enjoyed by the joint family as such;

[Handwritten signatures in blue ink, including what appears to be 'Rajesh', 'Vijay', and 'Gudgaonkar']





: 15 :

(2) that the said Gajanan Tukaram Sinai Budkule and his wife Ramabai Gajanan Sinai Budkule expired on 20.8.1954 and 3.3.1983 respectively leaving behind the following persons as their only heirs and legal representatives, being their three sons (a) KASHINATH GAJANAN BUDKULE, married to said Smt. Radhabai Vamona

*Radhabai*  
*Vamona*  
*Kashinath*  
*Gajanan*



St. No. 102... Place of issue Paraji Date of issue 10-5-93  
 Value of stamp paper Rs. Five Thousand  
 Name of the purchaser Green Meadows Const. of Real Estate Hd.  
 Residing at Visco Son of —  
 As there is no one single stamp paper for the value of its 214400/-  
 Additional stamp paper for the completion of the value is attached along  
 with

Signature of the Ex-officio Registrar

Signature of Purchaser Baptista



: 16 :

Monercar also known as Vijayabai  
 Kashinath Budkule, daughter of late  
 Vamona Sadassiva Monercar, (b) VISHNU  
 GAJANAN BUDKULE, married to Smt. Sunanda  
 Vishnu Budkule, daughter of late Vaman  
 Kamat, (c) BHALCHANDRA GAJANAN BUDKULE,  
 married to Smt. Sharad Bhalchandra  
 Budkule, daughter of late Bhagvanta

*[Handwritten signatures in blue ink]*





: 17 :

Vithal Chimulkar, and one daughter (d)  
LALITA GAJANAN BUDKULE also known as  
SUDHABAI VINAYAK KUNKALIENKAR, married to  
Vinayak Vithal Kunkalienkar;

(3) that the said Lalita Gajanan Budkule and  
her husband having immediately after the  
demise of her father Gajanan Tukaram

*[Handwritten signatures and initials in blue ink]*



St. No. 102 Place of vend. Panaji Date of issue 10.5.93  
 Value of stamp paper Rs. 1000 only  
 Name of the purchaser Green Credit Const. & Real Estate Ltd.  
 Residing at Vasco son of —  
 As there is no one single stamp paper for the value of Rs. 21400/-  
 Additional stamp paper for the completion of the value is attached along  
 with:

Signature of the Ex-officio vendor

Signature of Purchaser Baptista



: 18 :

Sinai Budkule orally relinquished all  
 right to inheritance in the estate left  
 behind by her father Gajanan Tukaram  
 Sinai Budkule in favour of her brothers  
 the said Kashinath Gajanan Budkule,  
 Vishnu Gajanan Budkule and Bhalchandra  
 Gajanan Budkule, her said brothers  
 together with their mother the said

Rahul  
Vandana  
Mother  
Gajanan





: 19 :

Ramabai Gajanan Sinai Budkule as the only parties interested in the estate left behind by the said late Gajanan Tukaram Sinai Budkule, effected an oral partition of the estate in pursuance whereof the said immovable property was allotted to the said Vishnu Gajanan Sinai Budkule, brother-in-law of said Radhabai and

*[Handwritten signatures in blue ink]*  
 Radhabai  
 Vishnu  
 Gajanan



102 Price of vend. Parsi Date of issue 10.5.53  
Rs. five thousand only  
 Name of vend. Green Meadows Const & Real Estate Hd.  
 Address Vasco Zone of -  
 As there is single stamp paper for the value of Rs. 214400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Baptista  
 Signature of Purchaser



: 20 :

brother of said Kashinath, so as to be  
 owned by him as the only and absolute  
 owner thereof to the exclusion and ouster  
 of said Kashinath Gajanan Budkule, his  
 wife Radhabai Vamona Monercar and other  
 members of the family of and heirs of  
 late Gajanan Tukaram Sinai Budkule;

*[Handwritten signatures in blue ink]*  
Yashwanth





: 21 :

(4) that the said Lalita Gajanan Budkule and her only son Rajan Vinayak Kunkalienkar and his wife Haunsa Rajan Kunkalienkar, the latter two being the only legal heirs of Lalita's late husband Vinayak Vithal Kunkalienkar, subsequently recorded the relinquishment by executing a Deed of Relinquishment on 17th October, 1989

*Rahul*  
*Vinayak*  
*Haunsa*  
*Kunkalienkar*



Sr. No. 102 Price of vend. Panaji Date of issue 10-5-93  
 Value of vend. Rs. five thousand only  
 Name of the vend. Green Meadows Const. & Real  
 Residing at Vago son of —  
 As there is no single stamp paper for the value of Rs. 214400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Signature of Purchaser



: 22 :

before the Ex-officio Notary at Panaji at  
 page 63 of Book No. 632 whereunder they  
 renounced and relinquished, gratuitously  
 all their rights to the undivided estate  
 left behind by the said late Gajanan  
 Tukaram Sinai Budkule and his said  
 deceased wife Ramabai Gajanan Budkule in  
 favour of the remaining heirs of the said

[Handwritten signatures and initials, including "Gajanan", "Ramabai", and "Yashwanth"]





: 23 :

late Gajanan Tukaram Sinai Budkule and Ramabai being their said three sons with their respective spouses to whom they are married under the regime of community of assets;

(5) that thereafter by a Deed of Partition dated 16.2.1990 duly registered in the

*[Handwritten signatures and initials in blue ink]*



SE. No. 102 Place of vend. *Panaji* Date of issue 10.5.93  
 Value of stamp paper *Rs. Five Thousand only*  
 Name of the purchaser *Green Meadows Court. & Real Estate Ltd.*  
 Residing at *Vasco*  
 As there is no one single stamp paper for the value of Rs. 21400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

*Bapli*  
 Signature of Purchaser



: 24 :

Office of the Sub-Registrar of Bicholim  
 under No. 35 of Book No. 1 of Volume 23  
 dated 9th April, 1990 executed between  
 the said Kashinath Gajanan Budkule and  
 his said wife Smt. Radhabai Kashinath  
 Budkule as parties of the One Part and  
 the said Vishnu Gajanan Budkule and his  
 said wife Smt. Sunanda Vishnu Budkule as

*Radhabai*  
*Smt. Sunanda Vishnu Budkule*  
*Witness*  
*Witness*





: 25 :

parties of the Second Part and the said Bhalchandra Gajanan Budkule and his said wife Smt. Sharad Bhalchandra Budkule as parties of the Third Part, the parties thereto, inter alia, recorded and confirmed the allotment of the said immovable property unto said Vishnu Gajanan Budkule and wife;

*Rahul*  
*Vasir*  
*M. B. Budkule*  
*Gajanan*



SE. NO. 102 Place of vend. Panaji Date of issue 10-5-93  
 Value of stamp paper Rs. five thousand 00  
 Name of the purchaser Green Meadows Const. & Real Estates 59  
 Residing at Vasco son of 2144002  
 As there is no one single stamp paper for the value of Rs. 2144002  
 Additional stamp paper for the completion of this value is attached along  
 with.

Signature of the Ex-officio vendor

Baptista  
 Signature of Purchaser



: 26 :

(6) that by a Deed of Sale dated 15th November, 1991, executed and lodged for registration in the Office of the Sub-Registrar of Bicholim under Serial No. 705/91 on 15.11.1991 ("the said Deed of Sale" - for short) the said Vishnu Gajanan Budkule and his wife Sunanda Vishnu Budkule sold the said immovable

*[Handwritten signatures and initials in blue ink, including 'Rabul', 'Sunanda', and 'Gajanan']*





: 27 :

property to the VENDORS, the said Kashinath Gajanan Budkule and wife Radhabai Kashinath Budkule were parties to the said Deed of Sale as Confirming Party and have executed the same by the hands of their Constituted Attorney the said Vishnu Gajanan Budkule who was constituted as their attorney by

*[Handwritten signatures]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



St. No. 102 Place of vend. *Paaga* Date of issue 10.5.93  
 Value of stamp paper of Rs. Five thousand only  
 Name of the purchaser *Green Meadows Conot. & Real Estate Ltd.*  
 Residing at *Vasco* and of -  
 As there is no one single stamp paper for the value of Rs. 21410/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

*Baptista*  
Signature of Purchaser

: 28 :



instrument of Power of Attorney dated  
 11.7.1991 executed before and attested by  
 the Notary Advocate Shri Shankar Mahadev  
 Pednekar;

(7) that in the premises aforesaid the  
 VENDORS are the only and absolute owners  
 of the said immovable property and in

*Paul*  
*Vasco*  
*Shri Shankar Mahadev Pednekar*





: 29 :

exclusive and lawful possession thereof  
since the purchase and their title  
thereto is clear and marketable;

AND WHEREAS the VENDORS have further represented  
and declared unto the PURCHASER :

*[Handwritten signatures]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



or. No. 102 Place of vend. *Panaji* Date of issue *10.5.93*  
 Value of stamp paper *Rs: Five Thousand only.*  
 Name of the purchaser *Green Meadows Const. & Real Estate Ltd.*  
 Residing at *Vasco* son of *-*  
 Also, as one single stamp paper for the value of Rs. *21400/-*  
 and one stamp paper for the completion of the value is attached along

*[Signature]*

Signature of the Ex-officio holder

*Raptista*  
Signature of Purchaser

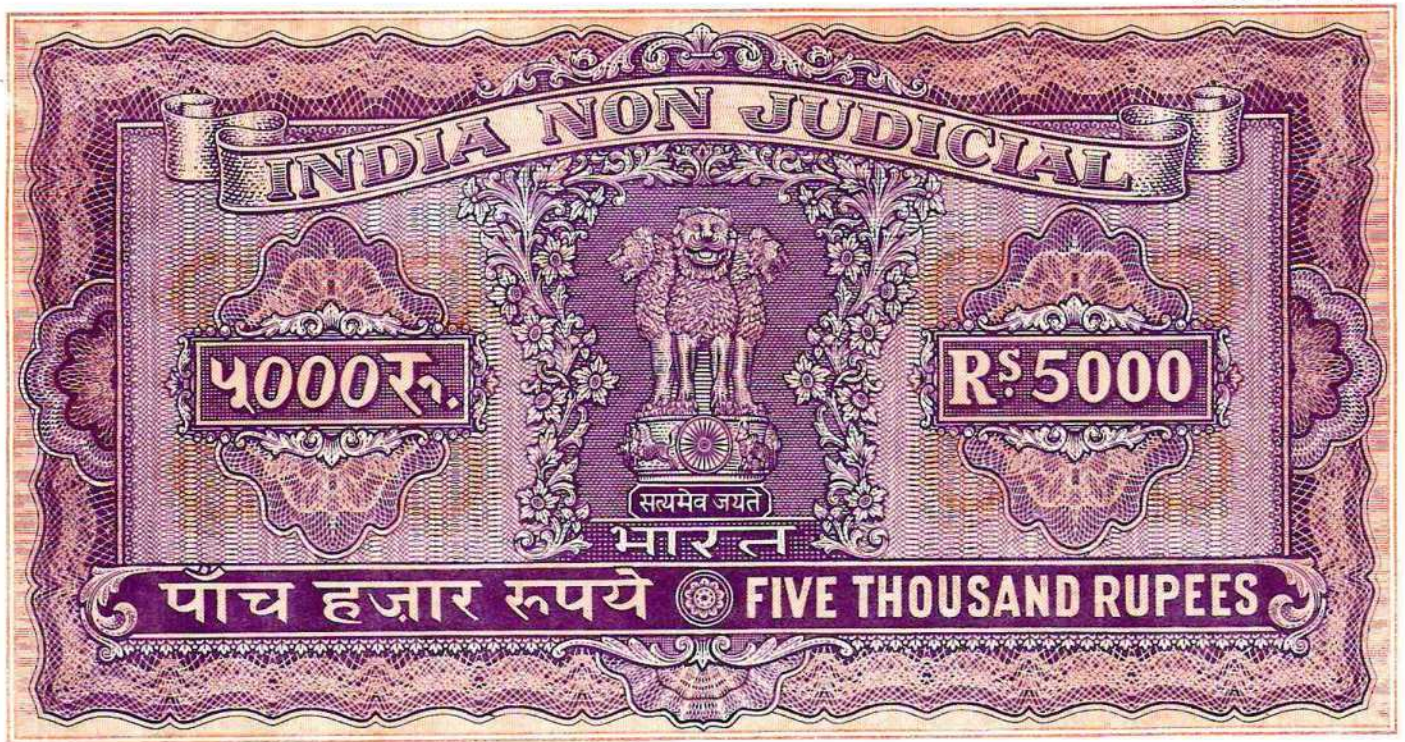


: 30 :

- (a) that the said immovable property is free from agricultural tenancy and mundcars;
- (b) that the VENDORS having had separated a part of the said immovable property with an area of 24972 square metres approximately, shown delineated in green colour in the plan hereto annexed, for

*[Signature]*  
*[Signature]*  
*[Signature]* *yusefzaver*





: 31 :

being sub-divided into plots and sold to willing purchasers have already arrived at <sup>executed</sup> agreements for sale/Deeds of Sale of some such sub-divided plots with third parties comprised in the area of 14,300 square metres shown shaded in green colour in the said plan hereto annexed and therefore said area of 24,972 square

*[Handwritten signatures]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



SE. No. 102 ... *Panaji* ... Date of issue *10.5.93*  
Rs: five thousand only  
Green Meadows Const & Real Estate Ltd.  
Name of the purchaser  
Residing at *Vasco* ...  
As there is no one single stamp paper for the value of Rs. *214400/-*  
Additional stamp paper for the completion of the value is attached along  
with.

*[Signature]* Signature of the Ex-officio vendor  
*Baptista* Signature of Purchaser



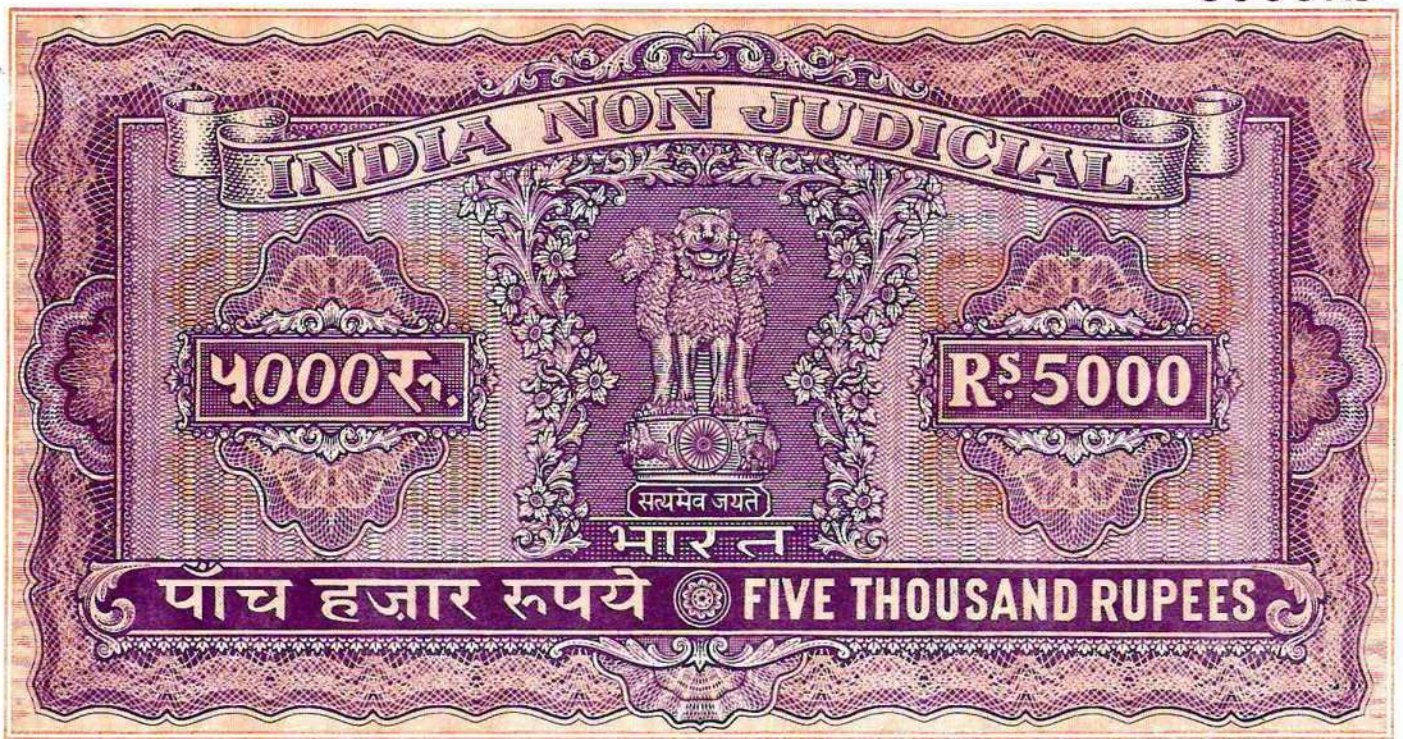
metres is being reserved by the VENDORS  
and excluded from this sale (hereinafter  
referred to as the "excluded portion");

AND WHEREAS :

(a) by an Agreement of Sale reduced to writing  
on 9th October, 1992 executed and lodged for

*[Signature]*  
*[Signature]*  
*[Signature]* *yeselvar*





: 33 :

registration in the Office of the Sub-Registrar of Bicholim under Serial No. 767/92 on 12.10.1992 ("the said Agreement of Sale" - for short) the VENDORS agreed to sell and the PURCHASER agreed to purchase from the VENDORS all that part or portion admeasuring 90,000 square metres or thereabouts of the said immovable property, to be calculated at the rate of Rs. [REDACTED]

*[Handwritten signatures and initials]*  
*yusafgach*



Sr. No. 102 Place of vend. Panaji Date of issue 10.5.93  
 Value of stamp paper Rs. Five Thousand only  
 Name of the purchaser Green Creators Est. & Real Estate Ltd  
 Residing at Vasco son of .....  
 As there is no one single stamp paper for the value of Rs. 214600/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Signature of Purchaser Baptista



: 34 :

[REDACTED] only) per square metre being the market  
 value thereof;

(b) in terms of clause 2 of the said Agreement  
 of Sale the area of the said immovable property  
 agreed to be purchased was verified by the  
 PURCHASER's surveyor in the presence of Vendor  
 No. 1(a) Shri Vaman alias Ramesh S. Gaunkar for

[Handwritten signature: Ramlal]  
 [Handwritten signature: Vaman S. Gaunkar]  
 [Handwritten signature: M. J. Gaunkar]  
 [Handwritten signature: Ramesh S. Gaunkar]





: 35 :

himself and as representative of the VENDORS and the area so determined upon physical survey and joint measurements was 89,328 (eighty nine thousand three hundred twenty eight) square metres and not 90,000 (ninety thousand) square metres as represented by VENDORS in the said Agreement of Sale;

*Prabhu*  
*Ramesh Ch*  
*M. S. S.*  
*Yashwanth*



SF. No. 102... Place of vend. *Panaji* Date of issue *10.5.93*  
 Value of stamp paper *Rs. Five thousand and*  
 Name of the purchaser *Green Meadows Const. & Real Estate Hq*  
 Residing at *Vasco* son of *2146 vof.*  
 As there is no one single stamp paper for the value of Rs. *2146 vof.*  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

*Bapista*  
Signature of Purchaser

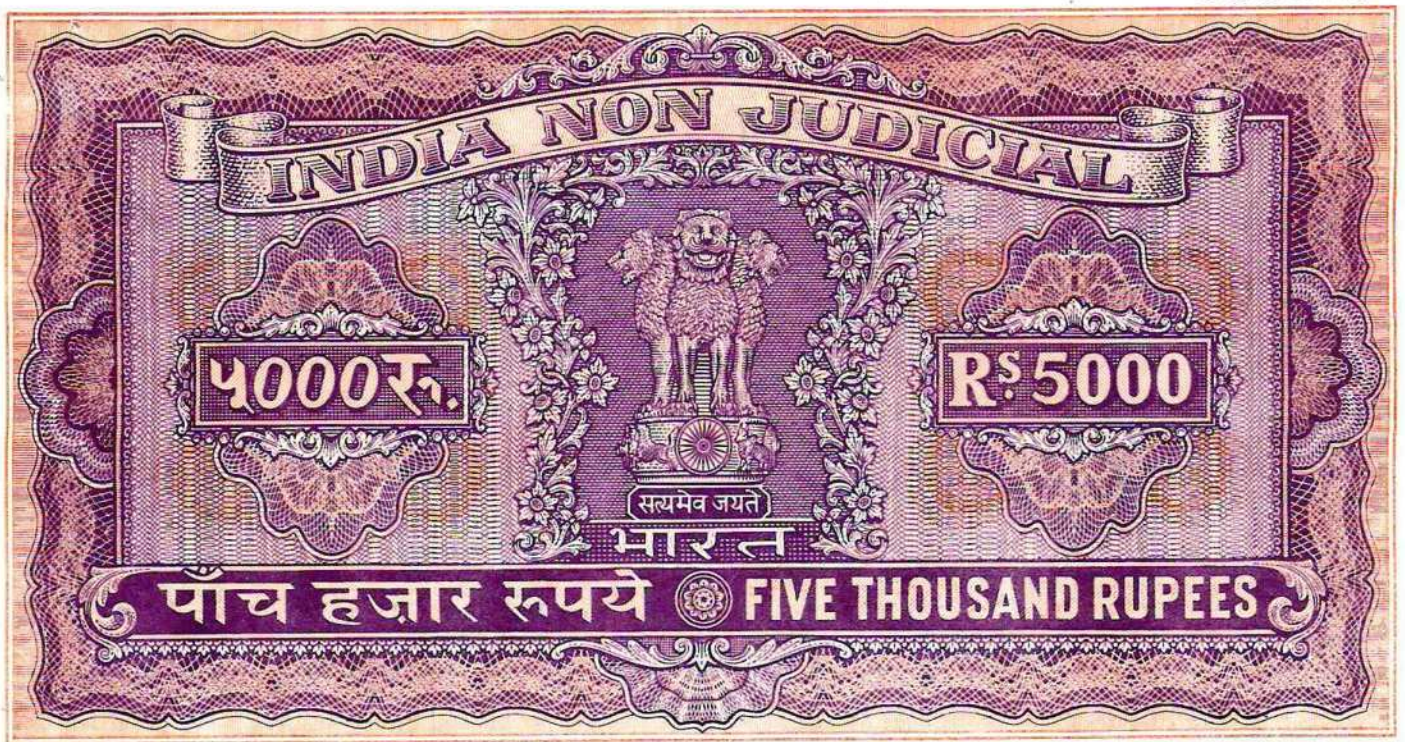


: 36 :

(c) the VENDORS have agreed to sell and upon  
 aforesaid declarations/representations made and  
 assurances given by the VENDORS, the PURCHASER  
 has agreed to purchase from the VENDORS all that  
 part or portion admeasuring 89,328 square metres  
 or thereabouts of the said immovable property  
 and more particularly described in SCHEDULE II  
 hereto and shown delineated and hatched in red

*[Handwritten signatures]*  
*Yasraj*





: 37 :

colour in the said plan hereto annexed (hereinafter referred to as "the said plot of land") together with all the hereditaments, attachments easements, premises and appurtenances thereto, including the trees and rubble stone walls therein comprised, free from encumbrances and in fee simple at or for a price of Rs. [REDACTED]

*Prabhu*  
*[Signature]*  
*[Signature]*  
*yusufgaur*



Signature of the Ex-officio Member

*Baptista*  
Signature of Purchaser

: 38 :

(d) in pursuance of the said agreement the VENDORS were advanced and have received from the PURCHASER before execution of the said Agreement of Sale a sum of Rs. [REDACTED]

Right  
Van  
Hess  
ysselbacher





: 39 :

only) by way of part payment of price by cheque bearing No. 493926 dated 17.9.1992 drawn on Vasco-Da-Gama Branch of Syndicate Bank issued in the name of Vaman alias Ramesh S. Gaunkar the Vendor No.(1)(a) abovenamed (receipt whereof the VENDORS hereby, jointly and severally, admit and acknowledge and of and from payment of the same and every part thereof forever acquit, release

*[Handwritten signatures and initials]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



St. No. 102. Part of ... *Panaji* Date of issue 10.5.93  
 Value of thing ... *Rs: Five thousand one*  
 Name of the purchaser *Green Meadows Const & Real Estate H*  
 Residence of ... *Vasco* son of ...  
 As there is no stamp paper for the value of Rs. *214400/-*  
 Additional stamp paper for the completion of the value is attached along  
 with

Signature of the Ex-officio vendor

*Baptista*  
Signature of Purchaser



: 40 :

and discharge the PURCHASER);

(e) the VENDORS were paid and have received from the PURCHASER on the date of execution of the said Agreement of Sale a further sum of Rs. [REDACTED]

three cheques all dated 6.10.1992 drawn on Vasco-Da-Gama Branch of Syndicate Bank one bearing

*Pahl*  
*Vasco*  
*M. J. ...*  
*Yusuf ...*





: 41 :

No.493929 dated being for Rs. [REDACTED]  
 [REDACTED] issued in the name of VAMAN  
 alias RAMESH S. GAUNKAR, the other bearing No.  
 493930 being for Rs. [REDACTED]  
 only) issued in the name of PUNDALIK DATTARAM  
 PRABHU and the third bearing No.493931 being also  
 for Rs. [REDACTED]  
 in the name of ASHOK alias KRISHNA VASSANT PRABHU

*Prabhu*  
*Vassant*  
*Prabhu*  
*yusalgawar*



sf. No. 102..... Place of vend. Paang Date of issue 10-5-93  
Vendor stamp paper Rs. Five thousand  
Name of the purchaser Green Meadows Conost Real Estate Ltd.  
residing at Vasco son of -  
As there is no one single stamp paper for the value of Rs. 21400/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser



: 42 :

and thus the VENDORS have until date received  
from the PURCHASER a total sum of Rs. [REDACTED]

(R [REDACTED]) receipt whereof the  
VENDORS, jointly and severally, admit and  
acknowledge and of and from payment of the same  
forever acquit, release and discharge the  
PURCHASER;

[Signature]  
[Signature]  
[Signature]  
[Signature]





: 43 :

(f) the VENDORS have required the PURCHASER to pay the balance consideration price of Rs. [REDACTED]

thousand eight hundred forty only) under three cheques, being for [REDACTED]

[REDACTED] eighty only) each, issued in the name of the Vendor No.1(a), the Vendor No.2 and the Vendor No.3 (a)

*[Handwritten signatures and initials]*



Sr. NO. 102 Place of issue *Parag* Date of issue *10-5-93*  
 Value of stamp paper *Rs: five thousand only*  
 Name of the purchaser *Green Chaudhary*  
 Residing at *Vasco* son of *-*  
 As there is no one single stamp paper for the value of Rs. *21400/-*  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the *Registrar*

*Baptista*  
Signature of Purchaser



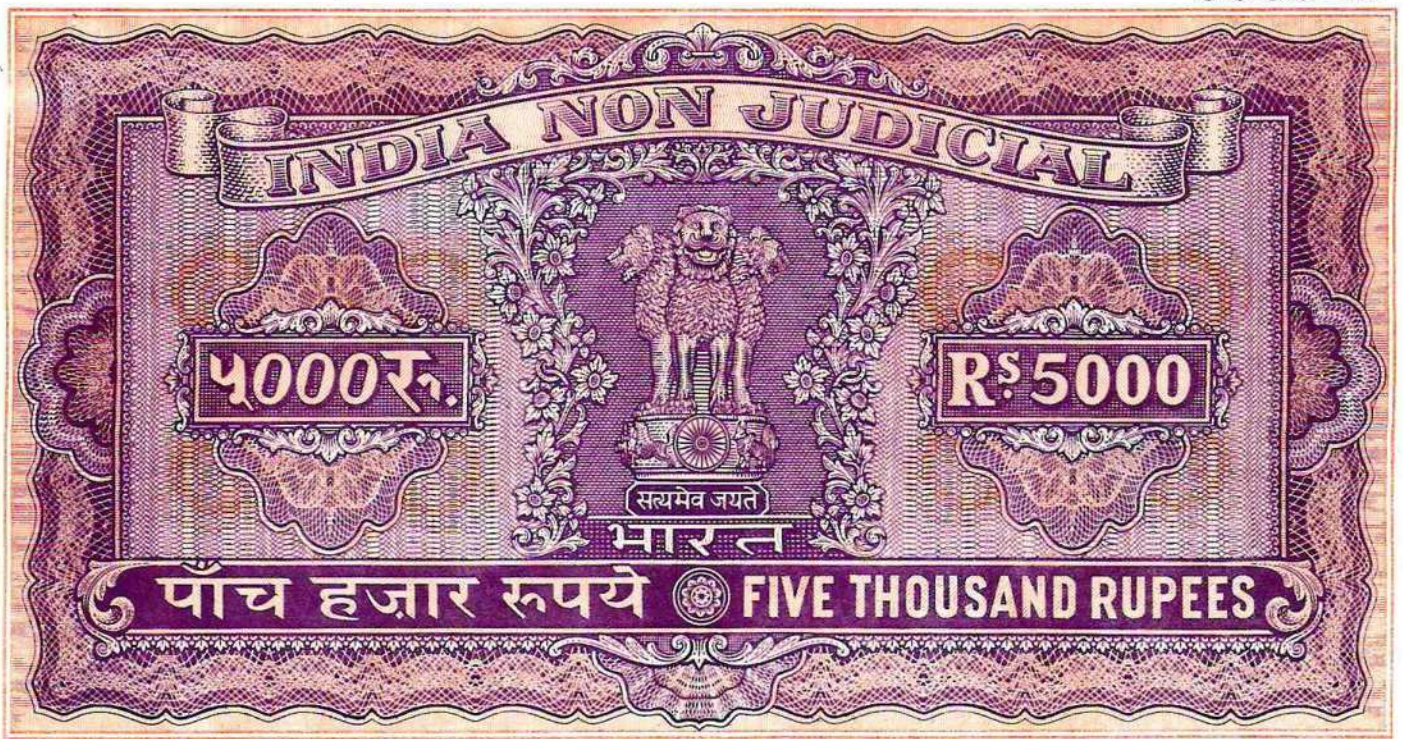
: 44 :

respectively;

(g) the PURCHASER was put in possession of the said plot of land on date of execution of said Agreement of Sale and has since been in exclusive possession thereof;

*Paul*  
*Vasco*  
*M. J. S. S.*  
*yeshjadh*





: 45 :

(h) the said Agreement of Sale was presented for registration in the Office of the Sub-Registrar of Bicholim at Bicholim under Serial No. 767/92 on 12.10.1992 and the PURCHASER has paid a sum of Rs. [REDACTED]

[REDACTED] ly) towards full registration fees in respect of the said Agreement of Sale receipt of which sum the Office

*Handwritten signatures and initials:*  
 1. A large, stylized signature in blue ink.  
 2. A signature in blue ink with the initials 'Ch' written next to it.  
 3. A signature in blue ink with the initials 'H' and 'S' written next to it.  
 4. A signature in blue ink with the name 'Jesalgaonkar' written below it.



St. No. 102 Place of vend. Parang Date of issue 10.5-93  
 Value of stamp paper Rs. Five thousand and 00/-  
 Name of the purchaser Green Meadows Const. & Real Estate Ltd.  
 Residing at Vrsico son of 2146001/-  
 As there is no one single stamp paper for the value of Rs. 2146001/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Sub-Registrar

Signature of Purchaser



: 46 :

of the Sub-Registrar of Bicholim has acknowledged  
 by issuing Receipt No.83 dated 12.10.1992 in  
 respect thereof;

AND WHEREAS the VENDORS have obtained their  
 respective Income Tax Clearance Certificate under  
 Section 230 A of the Income Tax Act, 1961, that  
 issued in respect of Vendors No. 1(a) and No.






: 47 :

1(b) bearing No. 24/W-3/93-94/PNJ and is dated 29.4.1993, that issued in respect of Vendor No. 2 bearing No. 25/Ward 3/PNJ/93-94 and is dated 29.4.1993 and that issued in respect of Vendors No. 3(a) and No. 3(b) bearing No. 10/Ward 3/PNJ/93-94 and is dated 8.4.1993, the said Certificates in original shall be filed in the Office of the Sub-Registrar of Bicholim at

*Rahul*  
*[Signature]*  
*[Signature]*  
*[Signature]*



SR. NO. 102 Price of vend. Rs. 10.5-93  
Rs. 100 Thousand only  
Name of the purchaser Green Meadows Const. & Real Estate Hd.  
Residing at Vasco son of -  
As there is no one single stamp paper for the value of Rs. 21100/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser



: 48 :

Bicholim whilst presenting this Deed for  
registration;

AND WHEREAS the VENDORS are not required to  
obtain NOC under Section 49(6) of the Town and  
Country Planning Act, 1974 as the said plot of  
land does not lie within any planning area  
declared under the said Act;

*Paul W*  
*Vasco*  
*Mother*  
*Yashraj*





: 49 :

NOW THEREFORE THIS INDENTURE WITNESSES that in consideration of the sum of Rs. [REDACTED] ([REDACTED] ght hundred forty only) this day paid by the PURCHASER to the VENDORS by three cheques all dated 12.5.1993 drawn on Vasco-Da-Gama Branch of Syndicate Bank, one bearing No. 493968 being for Rs [REDACTED]

*[Handwritten signatures]*  
*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*



Sr. No. 102 Place of vend. Prangi Date of issue 10.5.73  
Value of stamp paper Rs. Five Thousand and  
Name of the purchaser Green Meadows Const. & Real Estate Hd.  
Residing at Vasco son of -  
As there is no one single stamp paper for the value of Rs. 21,600/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser

: 50 :



[redacted] and  
issued in the name of VAMAN alias RAMESH S.  
GAUNKAR, the other bearing No. 493969 being for  
Rs. [redacted]

thousand two hundred eighty only) and issued in  
the name of PUNDALIK DATTARAM PRABHU and the  
third bearing No. 493970 being for Rs. [redacted]

(Rupees [redacted] two

*Prabhu*  
*Vaman*  
*M. Prabhu*  
*Prasanna*





: 51 :

h [REDACTED] only) and issued in the name of ASHOK alias KRISHNA VASSANT PRABHU and in further consideration of the sum of Rs. [REDACTED] (Ru [REDACTED] ived by the VENDORS in two parts, the first being of Rs. [REDACTED] paid by cheque bearing No. 493926 dated 17.9.1992 drawn on Vasco-Da-Gama Branch of Syndicate Bank, issued

*Prabhu*  
*Vassant*  
*Ashok*  
*Yashwanth*



SE. No. 102 Price of vend. Panaji Date of issue 10.5.93  
 Rs. 1000000 and  
 Name of the purchaser Green Meadows Const. & Real Estate Hel.  
 Residing at Vasco son of 21400/-  
 As there is no one single stamp paper for the value of Rs. 21400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio member

Baptista  
 Signature of Purchaser

: 52 :



in the name of Vendor No. (1)(a) Vaman alias  
 Ramesh S. Gaunkar and the second being  
 Rs. 1 [REDACTED] paid  
 on execution of the said Agreement of Sale under  
 three cheques all dated 6.10.1992 and drawn on  
 Vasco-Da-Gama Branch of Syndicate Bank, one  
 bearing No. 493929 being for Rs. [REDACTED]  
 (Rupees [REDACTED]) issued in the name of

*[Handwritten signatures and initials]*  
 [REDACTED]  
 [REDACTED]  
 [REDACTED]





: 53 :

Vendor No. (1)(a), the other bearing No. 493930 being for Rs. [REDACTED] issued in the name of Vendor No. (2) and the third bearing No. 493931 being for Rs. [REDACTED] (Rupees [REDACTED] y) issued in the name of Vendor No. (3)(a) all which amounts make up the sum of Rs. [REDACTED]

[REDACTED] (forty only)

*Bahl*  
*W. K. A.*  
*Atthi*  
*Yasagar*



102  
 Rs. Five Thousand and 00/-  
 Green Meadows Const. & Real Estate Hq.  
 VASCO  
 As there is no stamp paper for the value of Rs. 25000/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Baptista  
 Signature of Purchaser

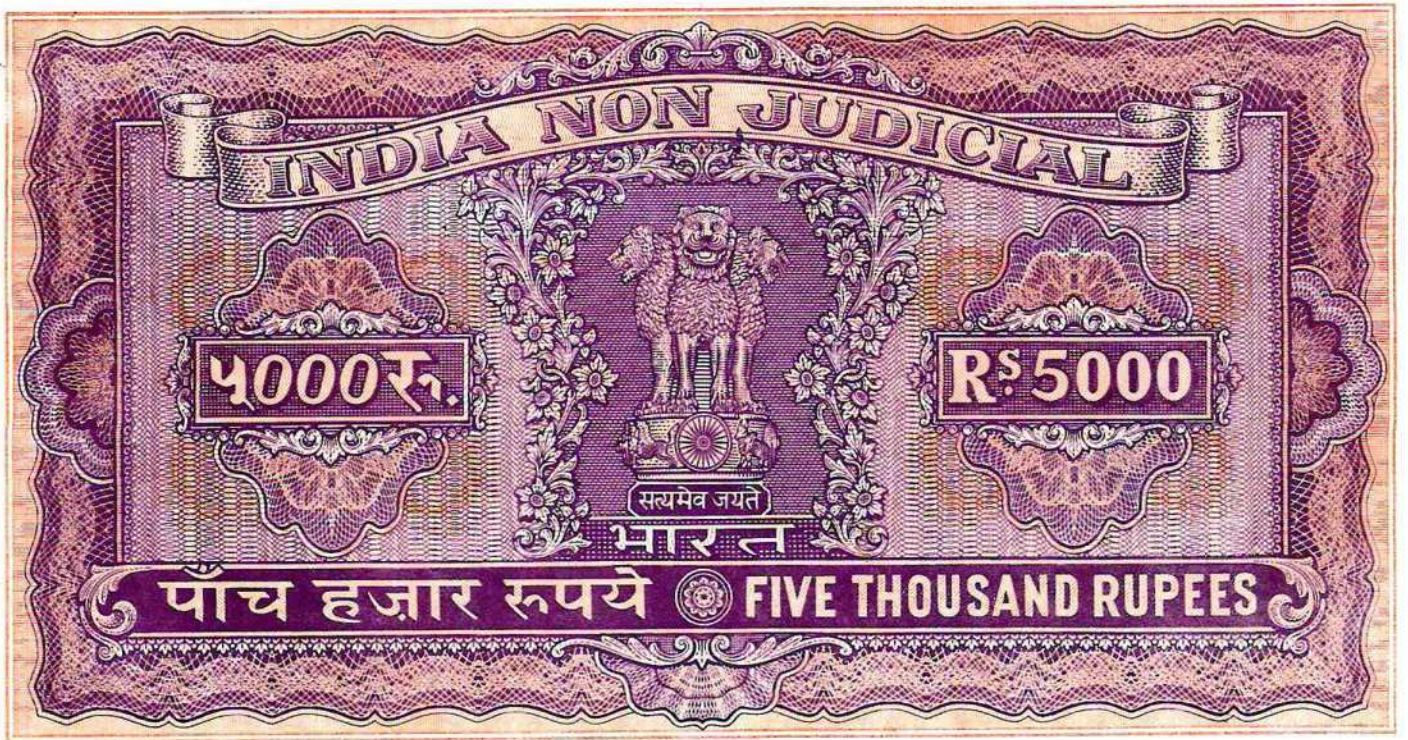
: 54 :

being the entire consideration price agreed upon  
 and the market value of the said plot of land  
 (receipt whereof the VENDORS, jointly and  
 severally, do and doth hereby admit and  
 acknowledge and doth confirm by signing the  
 receipt written at the foot of this deed and of  
 and from payment of the same and every part  
 thereof forever acquit, release and discharge the

*[Handwritten signatures]*  
 VANDER  
 HOBBS  
 gusdgusky







: 55 :

PURCHASER) they the VENDORS, jointly and severally, hereby do and doth convey, transfer, grant, assign and assure unto the PURCHASER by way of sale ALL THAT the said plot of land hereinbefore mentioned being the part or portion of the said immovable property hereinbefore mentioned, admeasuring 89,328 square metres or thereabouts, surveyed under survey No.42/0 (part)

*Qabf*  
*Wash*  
*Alth*  
*gusagaw*



Sr. No. 102 Place of vend. Prayag Date of issue 10.5.93  
 Name of the venditor R. H. P. Rousard of  
 Green Meadows Const. & Real Estate Ltd.  
 Resulting in Vasco  
 As there is no one single stamp paper for the value of Rs. 214,400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser

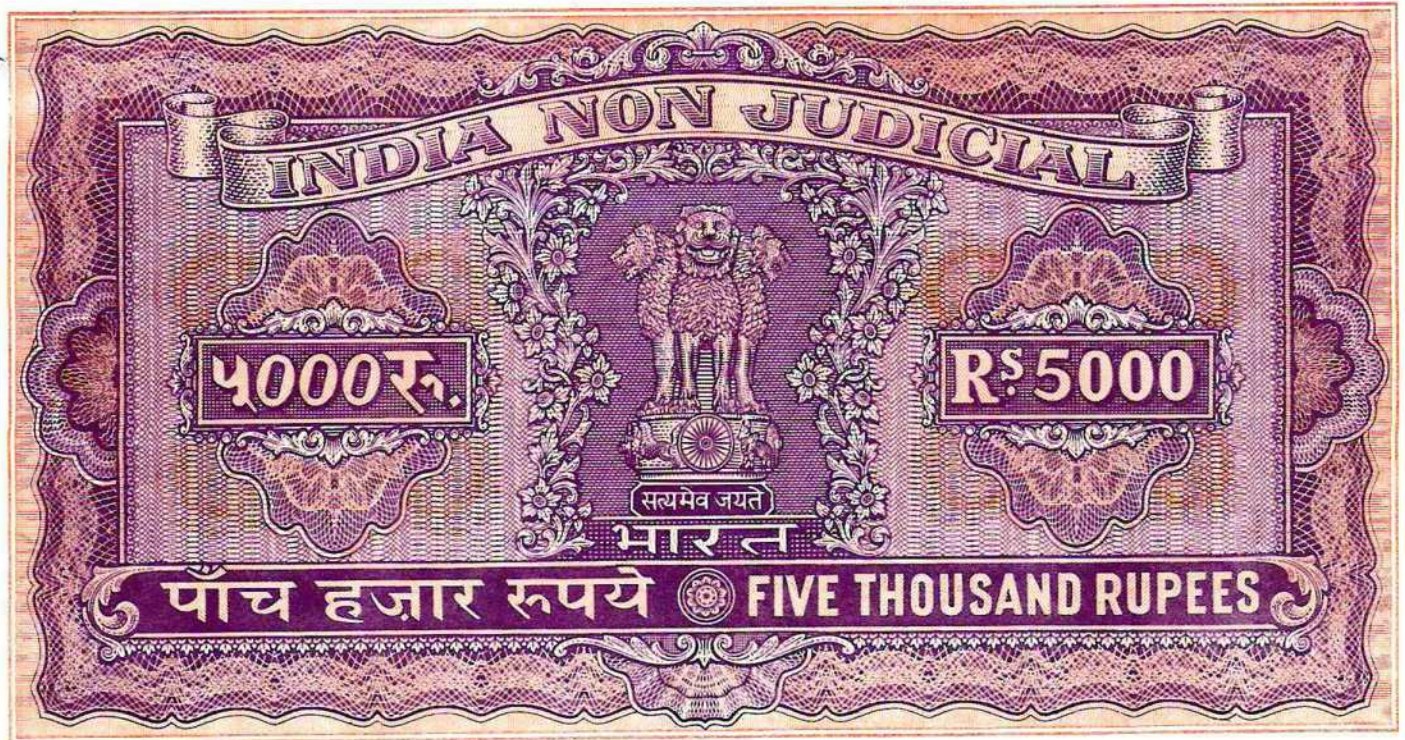
: 56 :



of said village Harvalem, shown delineated and  
 hatched in red colour in the said Plan hereto  
 annexed and more particularly mentioned and  
 described in the SCHEDULE-II hereunder written  
 TOGETHER WITH all and singular the areas,  
 compounds, rubble walls, sewers, drains,  
 ditches, fences, trees, plants, shrubs, ways,  
 paths, passages, commons, gullies, wells, water

(Signature)  
 (Signature)  
 (Signature)





: 57 :

courses, lights, liberties, privileges, easements, profits, advantages, rights, members, attachments and appurtenances whatsoever to the said plot of land or ground, hereditaments and premises or any part thereof belonging or in any wise appertaining to or with the said immovable property/said plot of land or any part thereof now or at any time heretofore usually held, used,

*[Handwritten signatures and initials]*  
 2006/11/27  
 2006/11/27



St. No. 102 Place of issue *Page* Date of issue *10.5.93*  
 Value of stamp paper *Rs. Five thousand only*  
 Name of the purchaser *Green Meadows Const of Real Estate Hd.*  
 Residing at *Vasco* *214400/-*  
 As there is no one single stamp paper for the value of Rs. *214400/-*  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Sub-officer *Bapista*

Signature of Purchaser

: 58 :

occupied, possessed or enjoyed or reputed or  
 known as part or member thereof and to belong or  
 be appurtenant thereto AND ALL THE ESTATE,  
 right, title, interest, ownership, possession,  
 claim and demand whatsoever at law and in equity  
 hitherto held, owned, possessed and enjoyed by  
 the VENDORS and their predecessors-in-title in,  
 to, out of or upon the said plot of land,



*Prabhakar*  
*Vasco*  
*M. J. S. S.*  
*guzalgar*





: 59 :

hereditaments and premises or any part thereof  
 TO HAVE AND TO HOLD all and singular the said  
 plot of land (possession whereof was made over  
 by the VENDORS to the PURCHASER on 9.10.1992,  
 upon execution of the said Agreement of Sale),  
 hereditaments and premises hereby conveyed,  
 transferred and assured or intended or expressed  
 so to be with their and every of their right,

*[Handwritten signatures and marks]*  
 Mohan  
 yadgavkar



No. 102 Place of vend. *Panaji* Date of issue *10-5-93*  
 Rs. *five thousand one*  
 Name of the purchaser *Green Meadows Const. & Real Estate Ltd.*  
 Residing at *Vasco* son of *-*  
 As there is no one single stamp paper for the value of Rs. *214.000/-*  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the *Elas* (Note vendor)

*Baptista*  
Signature of Purchaser



: 60 :

members and appurtenances (all which are  
 hereinafter called "the said premises"), UNTO  
 AND TO THE USE AND BENEFIT of the PURCHASER  
 forever subject to payment of all rates, taxes,  
 charges, assessments, dues, duties and land  
 revenue relating to period after date and as are  
 now chargeable upon the same or as may hereafter  
 become payable, to Government or the Panchayat or

*Peaks*  
*Vasco*  
*M. J. S.*  
*Yashwanth*





: 61 :

any other local or public body or authority in respect thereof;

AND the VENDORS do hereby covenant with the PURCHASER its successors and assigns :

THAT notwithstanding any act, deed, matter or

*[Handwritten signatures and initials]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



of No. 102... Piece of land... *Pangaj*... Date of issue 10.5.93  
 of stamp paper... *Rs. Five thousand only*  
 Name of the purchaser *Green Meadows Const. & Real Estates Hd.*  
 Residing at... *Vasco*... son of...  
 As there is no one single stamp paper for the value of Rs. 214400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the *Marriage*

*Baptista*  
Signature of *Purchaser*



: 62 :

thing whatsoever by the VENDORS or by any person  
 or persons claiming by, from, through, under or  
 in trust for them made, done, committed, omitted  
 or knowingly or willingly suffered to the  
 contrary, they the VENDORS, have in themselves  
 whilst executing this deed good right, full  
 power, lawful title and absolute authority to  
 execute this deed and convey, transfer and assure

*Pradeep*  
*V. S.*  
*M. S.*  
*yesalgar*





: 63 :

the said premises hereby conveyed, transferred or assured or intended so to be unto and to the use and benefit of the PURCHASER in the manner hereby done;

AND THAT it shall be lawful for the PURCHASER from time to time and at all times

*Prabhu*  
*[Signature]*  
*[Signature]*  
*yusufgaur*



102 Place of vend. *San Jose* Date of issue *10-5-93*  
 Val. *Rs: Five thousand only*  
 Name *Green Meadows Const & Real Estate, Hq.*  
 Reside. *Vasco* son of *—*  
 As there is stamp paper for the value of Rs. *214,400/-*  
 Additional for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

*Baptista*  
 Signature of Purchaser

: 64 :



hereafter peacefully and quietly to hold and  
 continue to enter upon, have, occupy, possess  
 and enjoy the said premises hereby conveyed,  
 transferred and assured with their appurtenances  
 and receive and appropriate the income, issues  
 and profits thereof and of every part thereof to  
 and for its own use and benefit without any suit,  
 lawful eviction, interruption, claim and/ or

*Rahul Ar*  
*Vasco*  
*Author*  
*yazdgar*





: 65 :

demand whatsoever from or by the VENDORS or their heirs or any of them or from or by any person/s claiming or to claim by, from, under or in trust for them or any of them;

AND THAT the said premises are free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever

*Prabhu*  
*Ch*  
*W. K.*  
*M. J.*  
*Y. S. G.*



SL. NO. 102 Place of vend. Panaji Date of issue 10.5.93  
 Value Rs. five thousand only  
 Name of Green Meadows East of Real Estate Ltd.  
 Residing Vasco son of -  
 As there is stamp paper for the value of Rs. 214400/-  
 Additional for the completion of the value is attached along  
 with.

Signature of the on-officer vendor

Baptista  
 Signature of Purchaser



: 66 :

discharged or otherwise by the VENDORS well and  
 sufficiently saved, defended, kept harmless and  
 indemnified of, from and against all former and  
 other estates, title, charges and encumbrances  
 whatsoever either already or to be hereafter  
 had, made, executed, occasioned or suffered by  
 the VENDORS or by any other person or persons  
 lawfully or equitably claiming or to claim by,

[Handwritten signatures and initials]  
 [Signature] CW  
 [Signature]  
 [Signature] 2/10/93  
 [Signature] ysdjaekr





: 67 :

from, under or in trust for them or any of them;

AND THAT they the VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASER and cost of the VENDORS sign such further documents or papers and/or do and execute or cause to be done and executed by other persons, if any, found to be having or

*[Handwritten signatures]*

*guzalgaeri*



St. No. 102... Price of vend. Benaji... Date of issue 10.5-93  
 Value of stamp Rs. five thousand only  
 Name of the purchaser Green Meadows Const. & Real Estate Co.  
 Residing at Vasle... son of -  
 As there is no other stamp paper for the value of Rs. 214400/-  
 Additional stamp for the completion of the value is attached along  
 with.

Signature of the first affixed witness

Baptista  
 Signature of Purchaser

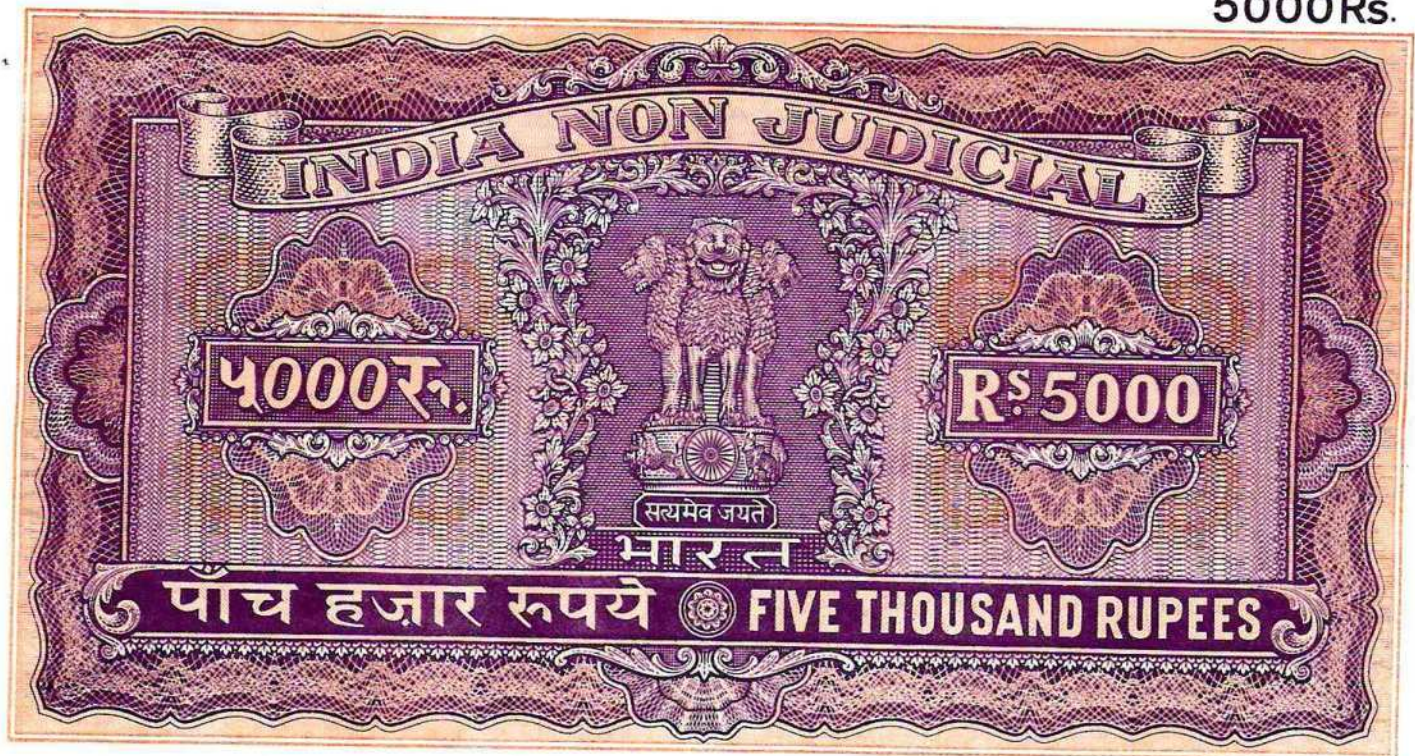
: 68 :

claiming any estate, right, title or interest  
 in/to the said premises or any part thereof, all  
 such further and other lawful acts, deeds,  
 things, matters, conveyances and assurances in  
 law whatsoever as the PURCHASER or its successors  
 or assigns may from time to time require them to  
 do for the purpose of perfecting the PURCHASER's  
 title to the said premises and for the purpose of









: 69 :

having the ownership and possession thereof recorded in the name of the PURCHASER in all Government records including the Land Registration Office, Land Revenue Office and/or office of the Record of Rights and/or for re-survey and/or sub-division of said plot of land so as to allot a separate and distinct survey number/sub-division number to the said plot of

*Prabhu*  
*V. S. S.*  
*M. S. S.*

*yusufgareh*



No. 102. Price of vend. *Para* Date of issue *10.5.53*  
 Name of stamp paper *Rs. Five Thousand only*  
 Name of the purchaser *Green Meadows Const. & Real Estate Ltd.*  
 Residing at *Vaslo* son of *-*  
 As there is no one single stamp paper for the value of Rs. *21600/-*  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio witness

*Baptista*  
Signature of Purchaser



: 70 :

land such that the said plot of land shall constitute an independent, separate and distinct holding and to have the name of the PURCHASER recorded in the Record of Rights as sole occupant in respect thereof and further for deletion of the name of the VENDORS from all Government records including the Record of Rights relating to said plot of land and for substitution thereof

*Arul*  
*Vaslo*  
*John*  
*gusgus*





: 71 :

by the name of the PURCHASER as the only and absolute owner thereof without any further notice or reference to the VENDORS and until such re-survey/sub-division for inclusion of PURCHASER's name in the Record of Rights relating to survey No. 42/0 as co-occupant in respect thereof. The VENDORS hereby, jointly and severally, give and declare their no objection and consent for such

*[Handwritten signatures in blue ink]*

*[Handwritten signature: yasalgaokar]*



No. 102 Place of vend. *Kanay* Date of issue 10.5.93  
*Rs. five thousand and*  
*Green Meadows Const. & Real Estate Ltd.*  
 Name of purchaser *Vaslo* son of *—*  
 As there is no one single stamp paper for the value of Rs. 21400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

*[Signature]*  
 Signature of the Ex-officio vendor

*[Signature]*  
 Signature of Purchaser



: 72 :

inclusion, sub-division and/or re-survey and  
 irrevocably authorise the PURCHASER and/or its  
 Director MR. DATTARAJ V. SALGAOCAR, to sign all  
 such applications, papers, plans, forms, writings  
 and declarations in the name and on behalf of the  
 VENDORS and each one of them for such purposes.  
 The VENDORS further declare that they have for  
 such purposes accordingly executed an irrevocable

*[Signature]*  
*[Signature]*  
*[Signature]*  
*yusufgandh*





: 73 :

instrument of Power of Attorney in favour of the PURCHASER and its DIRECTOR MR. DATTARAJ V. SALGAOCAR, on 9.10.1992;

AND THAT they, the VENDORS, have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or

*(Handwritten signatures)*  
 Pahl  
 [Signature]  
 [Signature]  
 [Signature]  
 [Signature]



St. No. 102 Place of issue Pinnaji Date of issue 10-5-53  
 Value of stamp paper Rs. Five Thousand only  
 Name of the purchaser Green Meadows & Const. & Real Estate Hd.  
 residing at Vasco son of -  
 As there is no one single stamp paper for the value of Rs. 21600/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Director

Baptista  
Signature of Purchaser



: 74 :

thing whereby or by reason or means whereof they  
 are prevented from conveying, transferring and  
 assuring the said premises or in the manner  
 hereby done or whereby or by reason or means  
 whereof the same or any part thereof are, is,  
 can, shall or may be charged, encumbered,  
 impeached or prejudicially affected in estate,  
 title or otherwise howsoever;

[Handwritten signatures and initials]  
 [Signature] [Initials]  
 [Signature] [Initials]





: 75 :

AND FURTHER :-

TAKI

(i) THAT the said premises hereby conveyed, transferred and assured unto the PURCHASER is of complete ownership of the VENDORS and is not subject to agricultural tenancy or other rights of whatsoever nature, easements or rights in the nature of easements;

*Rabul*  
*[Signature]*  
*[Signature]*  
*[Signature]*

*gusalgach*



Dr. No. 102... Place of vend. *Panaji*... Date of issue *10.5-93*  
Value of stamp paper *Rs. four thousand only*  
Name of the purchaser *Green Meadows Const. & Real Estate Ltd.*  
Residing at *Vasco*... son of .....  
As there is no one single stamp paper for the value of Rs. *21400/-*  
Additional stamp paper for the completion of the value is attached along  
with.

*[Signature]*  
Signature of the ~~Deed~~ *Vendor*

*Baptista*  
Signature of Purchaser

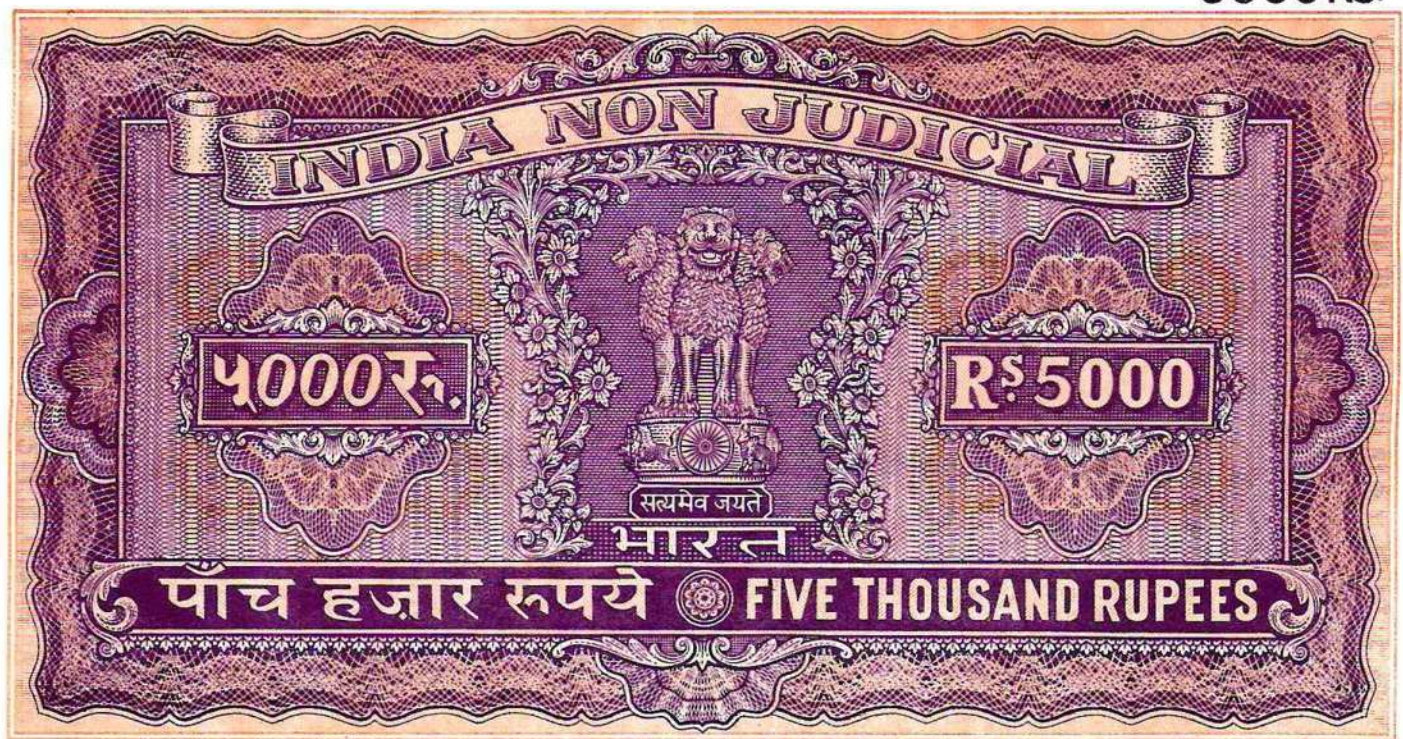


: 76 :

(ii) THAT all rates and taxes due in respect of the said premises and every part thereof have been paid regularly and no part thereof is in arrears and that in the event of any such rates or taxes or public charges or other dues being found to have remained unpaid or to be due in respect of the said premises or any part thereof for the period upto date of this deed the same

*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*





: 77 :

shall be paid by the VENDORS directly to the authorities concerned or reimbursed to the PURCHASER against receipts for payments of such dues, if any, effected by the PURCHASER. Further until the said plot of land is allotted a separate revenue survey number or sub-division the VENDORS shall continue to pay the entire land revenue tax in respect of the said immovable

*Acbl*  
*V. S. Ch*  
*M. S. Ch*

*yusufgaur*



st. No. 102... *Paragi* Date of issue *10.5.93*  
*Rs. Five thousand only*  
*Green Meadows Const. & Real Estates Hd.*  
 Name of the purchaser *Vasco*  
 Amount *214400/-*  
 As there is no one single stamp paper for the value of Rs. 214400/-  
 Additional stamp paper for the completion of the value is attached along

*Signature of the Sub-Registrar*

*Signature of Purchaser*

: 78 :



property as a whole;

(iii) THAT should any defect in title of the VENDORS to the said premises or any part thereof or of any kind whatsoever be found at any time hereafter, they the VENDORS and their heirs, executors, administrators, successors and legal representatives shall be civilly liable to the

*Signature of Vendor*  
*Signature of Vendor*  
*Signature of Vendor*  
*Signature of Vendor*





: 79 :

PURCHASER, its successors and/or assigns or any of them in full in respect of any loss sustained by reason thereof;

(iv) The VENDORS shall at all times hereafter indemnify and keep indemnified the PURCHASER, its successors and assigns or any of them and save them or any of them harmless against all or any

*Rahul*  
*V. S. Ch*  
*M. S. Ch*  
*yusalgavir*



Sr. No. 102 ... Place of Paraji ... Date of issue 10593  
 Value of stamp paper Rs. five thousand only  
 Name of the purchaser Green Meadows Const. & Real Estate Ltd.  
 Residing at Nasco ... son of — ...  
 As there is no one single stamp paper for the value of Rs. 24400/-  
 Additional stamp paper for the completion of the value is attached along  
 with

Signature of the ~~Ex-officio~~ Vendor

Signature of Purchaser  
*Bapista*

: 80 :

loss, damages, costs, charges and expenses, if  
 any, suffered/incurred by reason of any defect  
 in title of the VENDORS or any breach of the  
 covenants herein contained or by reason of any  
 misrepresentation herein made by the VENDORS.

The VENDORS admit and declare :

*Arachil*  
*Vannu*  
*Alfether*  
*guzulgaon*







: 81 :

(a) that the boundary line separating the said plot of land from the excluded portion which has been clearly demarcated at the site by affixation of boundary marks has been correctly represented/ plotted in the Plan hereto annexed as line AB;

*[Handwritten signatures and initials]*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*

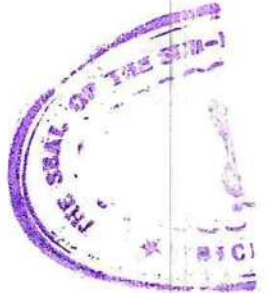


No. 102. Part of year. *Parag* Date of issue *10.5.93*  
*Rs. Five Thousand* on *Real Estate Bd.*  
*Prasanna* *Meadow Const.*  
 son of *Prasanna*  
 one single stamp paper for the value of Rs. *2000/-*  
 and one single stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio member

*Bapista*  
 Signature of Purchaser

: 82 :



(b) that apart from the road shown shaded in  
 brown colour in the annexed Plan which  
 serves as an access to the said premises  
 and to the excluded portion, there is no  
 other existing road, footpath or access  
 to the excluded portion via, through or  
 over the said premises or any part  
 thereof;

*Prasanna*  
*Prasanna*  
*Prasanna*





: 83 :

(c) that the VENDORS have provided motorable access from the existing road shown shaded in brown colour in said Plan hereto annexed to the sub-divided plots comprised in said area of 14,300 square metres through, over and across the sub-division roads shown in the Plan hereto annexed comprised within said area of

*Qiahl*  
*V. K. S.*  
*M. S. S.*  
*gudgaer*

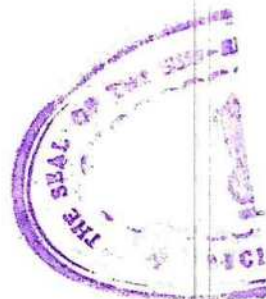


Sr. No. 102 Place of vend. Panaji Date of issue 10.5-93  
 Value of stamp paper Rs. Five thousand  
 Name of the purchaser Green Meadows Const. Real Estate Ltd.  
 Residing at Vasco son of .....  
 As there is no one single stamp paper for the value of Rs. 214400/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Baptista  
 Signature of Purchaser

: 84 :



14,300 square metres and it has been  
 agreed between the VENDORS and their  
 transferees in respect of said sub-  
 divided plots that access to the sub-  
 divided plots shall be only via through  
 and over such sub-division roads and that  
 their transferees shall not be entitled  
 to claim or demand access through any

[Handwritten signatures and initials, including 'Aahle', 'Vas', 'M. S. S.', and 'yusef']





: 85 :

part or portion of the said plot of land/said premises.

- (d) the VENDORS shall not claim and the PURCHASERS shall not be required to provide access to any part or portion of the excluded portion through, over or across any part or portion of the said

*Real*  
*Vas*  
*Officer*  
*yusalyaer*



Sr. No. 102 Place of vend. Paeaji Date of issue 10-5-93  
Value of stamp paper Rs. Two thousand one  
Name of the purchaser Green Meadows Const. & Real Estate Co.  
Residing at Vasco son of -  
As there is no one single stamp paper for the value of 2400/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser

: 86 :



premises. The VENDORS hereby promise and undertake to keep the PURCHASER indemnified and to save it harmless against such claims and against loss, if any, suffered by reason thereof.

The VENDORS shall forthwith upon completion of sale of the excluded portion in favour of

*[Handwritten signatures]*  
yisalgaur





: 87 :

purchasers of sub-divided plots therein comprised  
make over all the originals of the following  
documents of title to the said immovable  
property unto the PURCHASER :

(1) Deed of Sale cum Gift dated  
8.1.1946;

*Rahul*  
*V. S. S.*  
*M. S. S.*  
*guzalgaonkar*



Sr. No. 102 Place of vend. Palaghi Date of issue 10.5.93  
Value of stamp paper Rs. Two Thousand  
Name of the purchaser Green Meadows Court - A Real Estate Hq.  
Residing at Vasco son of  
As there is no one single stamp paper for the value of Rs. 2000/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the Ex-officio vendor

Baptista  
Signature of Purchaser

: 88 :



(2) Deed of Relinquishment dated  
17.10.1989;

(3) Deed of Partition dated 16.2.1990;

(4) Deed of Declaration dated 19.6.1991;

(5) Letter dated 1.6.1991;

Prabhu  
Vasco  
M. J. M.  
yusalgaonkar





: 89 :

(6) Deed of Sale dated 15.11.1991;

(7) Power of attorney dated 11.7.1991.

The PURCHASER shall make such originals available to owners of parts of excluded portion or their transferees as and when required for inspection

*Prabhu*  
*V. S. S.*  
*M. S. S.*  
*guzalgaoker*



Sr. No. 102 Place of vend. Panaji Date of issue 10.5.93  
Value of stamp paper 2000  
Name of the purchaser Green Meadows Const. & Real Estate Hk.  
Residing at Vasco son of -  
As there is no one single stamp paper for the value of Rs. 2000/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the sub-official vendor

Signature of Purchaser Baptista

: 90 :

and make at the cost of requesting parties  
certified copies thereof available for their use.  
The originals shall remain always with the  
PURCHASER who shall take due and reasonable care  
of the same.

The DECLARING PARTY hereby declares that pursuant  
to the Power of Attorney dated 28.9.1992 he has

*[Handwritten signatures]*  
Gusalgaoon







: 91 :

sold to third parties plots comprised in the area shown shaded in green colour in the said Plan hereto annexed admeasuring 14,300 square metres and that he has not entered into Agreements for Sale/Deeds of Sale in respect of any other part or portion of the said immovable property including the said plot of land.

*Rabul*  
*[Signature]*  
*[Signature]*  
*[Signature]*  
*[Signature]*



Sr. No. 102 Date of issue 10.5.93  
Place of vend. Raag  
Value of stamp paper Rs. one hundred  
Name of the purchaser Green Meadows Con. of Real Estate Ltd  
Residing at Vasio son of -  
As there is no one single stamp paper for the value of Rs. 2000/-  
Additional stamp paper for the completion of the value is attached along  
with.

Signature of the Ex-officio vendor

Signature of Purchaser

: 92 :

The cost of stamp duty paid in respect of this deed and the charges for registration of this deed has been/shall be exclusively borne and paid by the PURCHASER.

SCHEDULE I ABOVE REFERRED TO

(Description of the said immovable property)

Deed  
Vasio  
M. J. S. S.  
G. S. S.







: 93 :

ALL THAT immovable property known as "SORVO" or "PIS DONGOR", admeasuring 1,14,300 square metres or thereabouts, situate in village Harvalem of Bicholim Taluka, within the limits of Sankhali-Harvalem-Virdi Village Panchayat area, in the Registration Sub District of Bicholim of the District of Goa, registered and described in the Land Registration Office of the then Bicholim

*Pahl*  
*van*  
*Atth*  
*yesalgarhu*



Sr. No. 102 Date of issue 10-5-93  
 Place of vend. Vasco  
 Value of stamp Rs. 2000  
 Name of the purchaser Green  
 Residing at Vasco son of Vasco  
 As there is no one single stamp paper for the value of Rs. 2000/-  
 Additional stamp paper for the completion of the value is attached along  
 with.

Signature of the Ex-officio vendor

Signature of Purchaser

: 94 :



Judicial Division under No. 8592 at page 108 of  
 Book B-22 (New), not enrolled in the Land Revenue  
 records, surveyed under No. 42/0 of said village  
 Harvalem, shown delineated in red colour in the  
 survey plan thereof hereto annexed and bounded as  
 follows :

On or towards the NORTH : by properties bearing

[Handwritten signatures and initials]  
 [Signature] [Signature] [Signature]  
 [Signature]





: 95 :

survey Nos. 44/1, 44/2,  
44/3, 37 and 43 of  
said village Harvalem;

On or towards the SOUTH : by property bearing sy.  
No. 41 of said village  
Harvalem and road;

*Pahl*  
*V. S. S.*  
*M. S. S.*  
*yesalgar*



Sr. No. 102 Place of vend. Raag Date of issue 10.5.93  
Value of stamp paper Rs. One hundred  
Name of the purchaser Green Meadows Conf. of Real Estate Hq  
Residing at Vasco  
As there is no one single stamp paper for the value of Rs. 2400/-  
Additional stamp paper for the completion of the value is attached along  
with,

Signature of the De-official vendor

Baptista  
Signature of Purchaser

: 96 :



On or towards the EAST : by properties bearing  
survey Nos. 37, 43, 40  
and 41 of said village  
Harvalem;

On or towards the WEST : by road and partly by  
property surveyed under  
Nos. 45/1, 45/2 and 45/4

Paul A  
Vasco  
gusagac





: 97 :

of said village  
Harvalem.

SCHEDULE II HEREINABOVE REFERRED TO

(Description of the said plot of land  
hereby agreed to be sold)

The said plot of land consists of and comprises  
of ALL THAT piece or parcel of land, ground and  
immovable property, admeasuring 89,328 square

*Rahul*  
*V. K. S.*  
*M. S. S.*  
*yusalgawar*



12587

1305152

1 to

hreen medh con head end

\$

157

Baptista

: 98 :

metres or thereabouts, surveyed under No. 42/0(part) of village Harvalem, shown delineated and hatched in red colour in the said Plan hereto annexed, being a part or portion of the said immovable property described in SCHEDULE I supra and is bounded as follows:

On or towards the NORTH : by the remaining part of said immovable property



Prabha A  
M. J. S. S.  
S. S. S. S.





: 99 :

described in  
SCHEDULE I supra;

On or towards the SOUTH : by property bearing  
survey No. 41 of said  
village Harvalem and  
road;

On or towards the EAST : by properties surveyed

*Paul &*  
*Wass*  
*M. S. S.*  
*yusafgarh*



12583

1315753

Value of

For use of

By

At

On

Witnessed

*[Signature]*

1 <sup>4</sup> Green metal from steam

15

Signature of the vendor

*Baptista*  
Signature of the purchaser



: 100 :

under Nos.37, 40 and 41  
of said village  
Harvalem;

On or towards the WEST : by road.

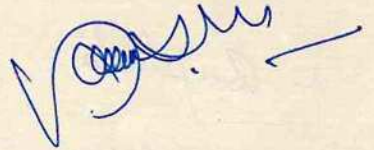
IN WITNESS WHEREOF the parties hereto have  
hereunto affixed their respective hands the day  
and the year first hereinabove written.

*[Signatures]*  
A  
*[Signature]*  
*[Signature]*  
*[Signature]*



SIGNED AND DELIVERED by the  
within named VENDORS,

- (1)(a) VAMAN alias RAMESH S.  
GAUNKAR for himself  
and as attorney of  
Vendor No. (1)(b) SMT.  
SUCHITA VAMAN (alias  
RAMESH) GAUNKAR



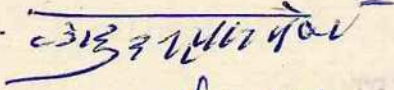
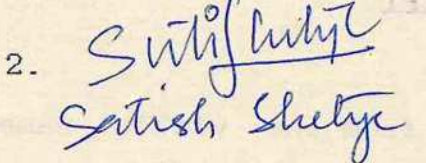
- (2) PUNDALIK DATTARAM PRABHU



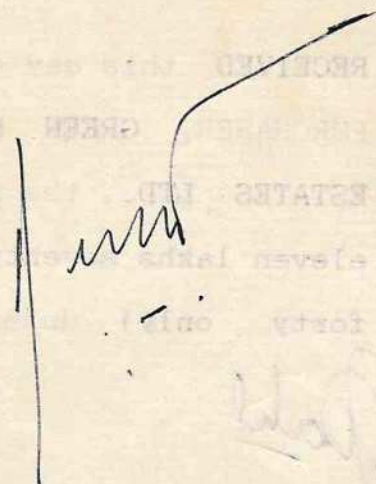
- (3)(a) ASHOK alias KRISHNA  
VASSANT PRABHU for  
himself and as attorney  
of Vendor No. (3)(b)  
SMT. LATA ASHOK PRABHU



In the presence of :

1. 
2. 

SIGNED AND DELIVERED by the  
within named PURCHASER,  
GREEN MEADOWS CONSTRUCTION  
& REAL ESTATES LIMITED, by  
the hands of its DIRECTOR,  
MR. OSWALDO DE ATAIDE





In the presence of :

1. Baptista
2. Andy

SIGNED AND DELIVERED by the  
within named DECLARING PARTY,  
YESHWANT VAMAN SALGAONKAR

*yusalgaukar*



In the presence of :

1. *सतिश शेट्टी*
2. *सतिश शेट्टी*  
Satish Shetty

RECEIPT

RECEIVED this day of and from the within named  
PURCHASER, GREEN MEADOWS CONSTRUCTION & REAL  
ESTATES LTD., the sum of Rs.11,79,840/- (Rupees  
eleven lakhs seventy nine thousand eight hundred  
forty only) under three cheques all dated

*Recd*  
*Vams*  
*Shetty*  
*yusalgaukar*



12.5.1993 drawn on Vasco-Da-Gama Branch of Syndicate Bank, one bearing No. 493968 being for Rs.3,93,280/- (Rupees three lakhs ninety three thousand two hundred eighty only) and issued in the name of VAMAN alias RAMESH S. GAUNKAR, the other bearing No. 493969 being for Rs.3,93,280/- (Rupees three lakhs ninety three thousand two hundred eighty only) and issued in the name of PUNDALIK DATTARAM PRABHU and the third bearing No. 493970 being for Rs.3,93,280/- (Rupees three lakhs ninety three thousand two hundred eighty only) and issued in the name of ASHOK alias KRISHNA VASSANT PRABHU which sum together with the sum of Rs.15,00,000/- (Rupees fifteen lakhs only) received by the VENDORS in two parts, the first being of Rs.2,00,000/- (Rupees two lakhs only) paid by cheque bearing No. 493926 dated 17.9.1992 drawn on Vasco-Da-Gama Branch of Syndicate Bank, issued in the name of Vendor No. (1)(a) Vaman alias Ramesh S. Gaunkar and the second sum being of Rs.13,00,000/- (Rupees thirteen lakhs only) paid on execution of said the Agreement of Sale dated 9.10.1992 under three cheques all dated 6.10.1992 and drawn on



*[Handwritten signatures and initials in blue ink, including a large signature at the top and several smaller ones below it.]*



Vasco-Da-Gama Branch of Syndicate Bank, one bearing No. 493929 being for Rs.3,00,000/- (Rupees three lakhs only) issued in the name of Vendor No. (1)(a) Shri Vaman alias Ramesh S. Gaunkar, the other bearing No. 493930 being for Rs.5,00,000/- (Rupees five lakhs only) issued in the name of Vendor No. (2) Shri Pundalik Dattaram Prabhu and the third bearing No. 493931 being for Rs.5,00,000/- (Rupees five lakhs only) issued in the name of Vendor No. (3)(a) Shri Ashok alias Krishna Vassant Prabhu, makes up the total sum of Rs.26,79,840/- (Rupees twenty six lakhs seventy nine thousand eight hundred forty only) being the entire consideration price agreed upon.

WE SAY RECEIVED



( VAMAN alias RAMESH S. GAUNKAR  
for himself and as attorney of  
SMT.SUCHITA VAMAN (alias RAMESH)  
GAUNKAR )









: 105 :

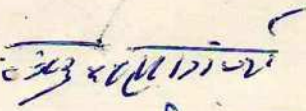
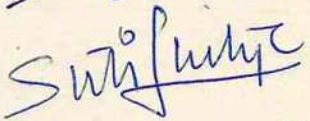
( PUNDALIK DATTARAM PRABHU )



( ASHOK alias KRISHNA VASSANT  
PRABHU for himself and as  
attorney of SMT. LATA ASHOK  
PRABHU )



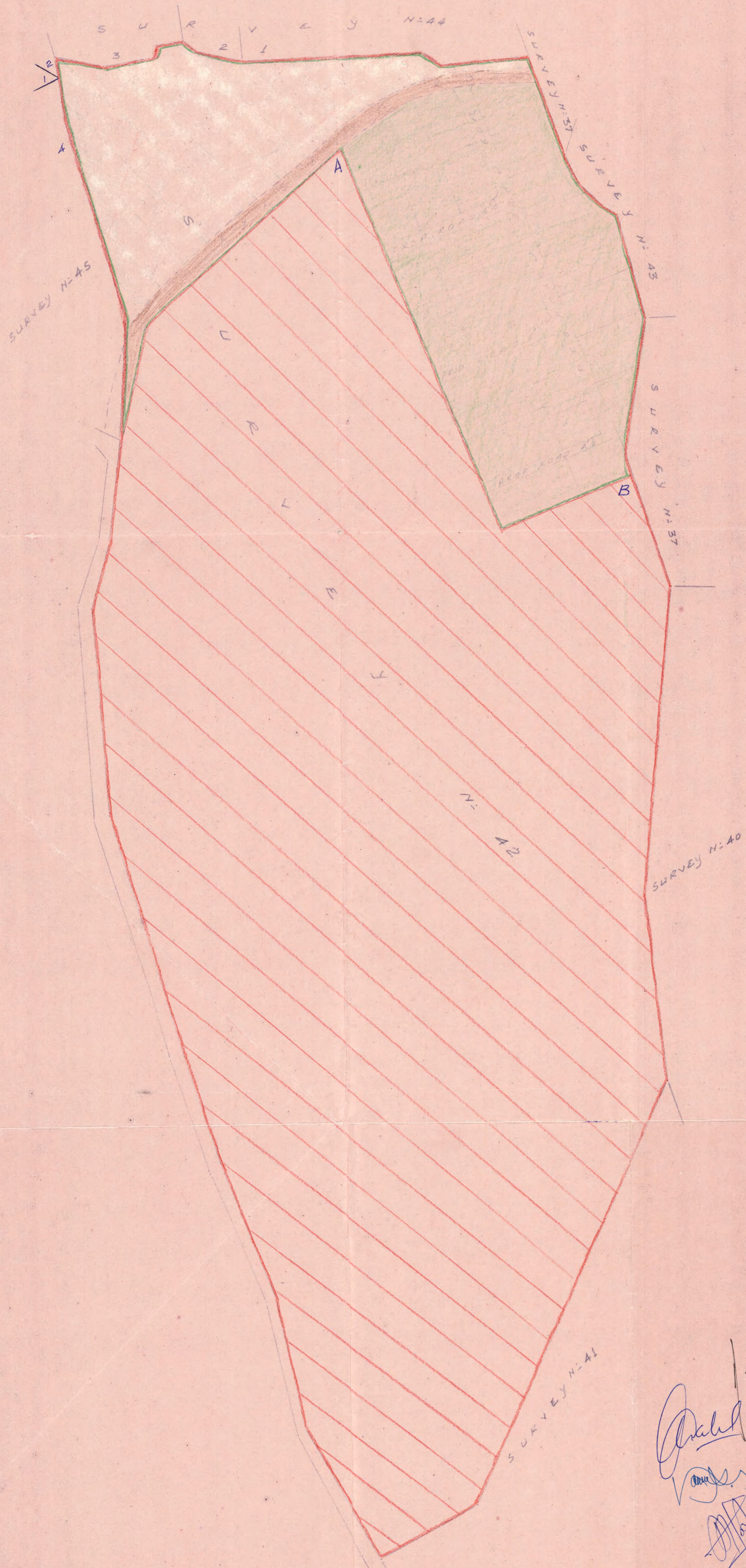
Witnesses :

1. 
2.   
Satish Chetge



xc

PLAN  
SHOWING SURVEY N=42 OF ARVALEM  
VILLAGE OF BICHOLIM TALUKA



*[Handwritten signatures and initials]*  
J. S. G. S.

SCALE: - 1/1000



Executing parties (1) - Lakshmi alias  
Krishna Dassant Prabhu deceased busi-  
nessman, for self and as attorney of his  
wife (a) Lata Lakshmi Prabhu, house-  
wife, both n/o Usgad - 500.

(2) Pundalik Ballarao Prabhu de-  
ceased, major of age, businessman, n/o  
Usgad - 509

(3) Vaman alias Ramesh S. Gaunkar,  
deceased businessman, for self and  
as attorney of his wife (a) Dinkita  
Vaman Gaunkar, housewife, both  
n/o Usgad

(4) Yeshwant Vaman Dalgaonkar,  
deceased, major of age, business,  
n/o Sanjivani admit execution  
of the so called Deed.



1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

4. *[Signature]*

All executants are known to me

Bicholim, 14/5/1993

*[Signature]*  
SUB-REGISTRAR  
BICHOLIM

Certificate under section 230 A(1) of the Income  
Tax Act, 1961 and Certificate under section  
49(6) of the Town and Country Planning Act,  
1974 in respect of this document are filed on  
14/5/1993  
Sub-Registrar



(H) Green Meadows Construction & Real  
Estate Limited, a company under Com-  
panies Act - 1956 at Rajganes House,  
Mango - de - Gama, by its Director  
Oswaldo de Almeida, N/o Mangao Shri  
Almeida is known to SR.

Bicholim, 14<sup>5</sup>/<sub>1993</sub>

Registered No. 11A Filed in  
at pages ..... to .....  
Book No. 5 Volume No. 528  
Date 9th November 1993  
Sub-Registrar

~~SUB-REGISTRAR~~  
~~BICHOLIM~~

