

4 ✓ 21/5/08.



गोवा GOA Sr. No. 118.... Place of Vend :- Paraji Date of issue 24/04-2008 012647
 Value of stamp paper Twenty Thousand only
 Name of the purchaser Chavda Real Estate & Construction Co. Pvt. Ltd.
 Residing at Paraji
 As there is no ... of Rs. Twenty Three Thousand only
 Additional ... of the value is attached along with.

Signature of the ... [Signature] Signature of the Purchaser [Signature]

Serial No. 2454/08 Regis. 23/50/-
 Presented at the Office of Bardez Copy 90/-
 Sub-Registrar Bardez Copying endorsement 60/-
 Stamp 24/5/08 Total 23200/-

[Signature]
29/4/08
 SUB-REGISTRAR **DEED OF SALE**
 BARDEZ.

29/4/08
 SUB-REGISTRAR
 BARDEZ.

THIS DEED OF SALE is entered into on this 28th day of the month of April, of the year Two Thousand and Eight by and

[Signature]

[Signature]

[Signature]



भारतीय गैर न्यायिक INDIA NON JUDICIAL

(1) MR. HARISH VINAYAK NAVELKAR, 43 years old, son of Vinaeca Navelkar, businessman, carrying on business under the trade name and

एक हजार रुपये

ONE THOUSAND RUPEES

office at Hotel Rajdhani Bldg., Dr. Borkar Road, Panaji, Goa, and (1a)

रु 1000

Rs. 1000

MRS. SMITA HARISH NAVELKAR, 41 years old, wife of HARISH VINAYAK NAVELKAR, both Indian Nationals, residing at Penha de Franca, Near Journalist Colony, Porvorim, Bardez, Goa, hereinafter

सामयम जयते

INDIA

गोवा GOA

Sr. No. 148 Place of Vend - Panaji Date of issue 24 April 2008 090338
Value of stamp paper one thousand only
Name of the purchaser Chaugule Real Estate & construction corp. ltd
Residing at Panaji
As there is no ... of Rs. Twenty Three
Additional ... of the value is attached
along with

Signature of the ...

Signature of the Purchaser

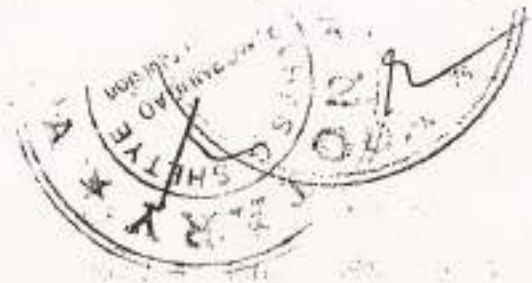


BETWEEN

(1) MR. HARISH VINAYAK NAVELKAR, 43 years old, son of Vinaeca Navelkar, businessman, carrying on business under the trade name and style of NAVELKAR LANDMARKS, a sole proprietorship concern, with its office at Hotel Rajdhani Bldg., Dr. Borkar Road, Panaji, Goa, and (1a) MRS. SMITA HARISH NAVELKAR, 41 years old, wife of HARISH VINAYAK NAVELKAR, both Indian Nationals, residing at Penha de Franca, Near Journalist Colony, Porvorim, Bardez, Goa, hereinafter

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु. 1000

ONE THOUSAND RUPEES
Rs. 1000



गोवा GOA

Sr. No. 148 Place of Vend. Paraji Date of Issue 21/11/2008
 Value of stamp paper One Thousand only 090340
 Name of the purchaser Chowgule Real Estate & Construction Co. Pvt. Ltd.
 Residing at Paraji
 As there is no ... of Rs. Twenty Three
Thousand only of the value is attached
 Additional ...
 along with.
 Signature of the ...
 Signature of the Purchaser

referred to as the VENDORS (which expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and/or assigns) of the ONE PART;

A N D

(2) CHOWGULE REAL ESTATE AND CONSTRUCTION COMPANY PVT. LTD., a Company registered under the Companies Act 1956 and

Savelcar
Wamanrao



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES
Rs.1000

गोवा GOA

Sr. No. 148 Place of Vend :- Panaji Date of issue 24-04-2008 090339
 Value of stamp paper One Thousand only
 Name of the purchaser Chowgule Real Estate & Construction Company Ltd.
 Residing at Panaji
 As there is no stamp duty on the value of Rs. Twenty One Thousand only
 Additional stamp duty of the value is attached with.

Signature of the official vendor

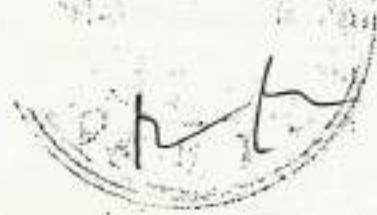
Signature of the Purchaser



having its registered office at 311, Casa Del Sol, Opp. Hotel Goa Marriott, Miramar, Panaji, Goa, represented in this Act by its constituted Attorney **MR. HANUMANTA ANANT WAMANACHARY**, son of Anant Appaji Wamanachary, 56 years old, residing at Chowgules Quarters, Block 7, Mangr Hill, Vasco da Gama, Goa, duly authorised in this act by a Resolution of the Board of Directors of the Company dated 07-02-2008, which Company is hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context and meaning thereof be

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deemed to include its successors in title/interest, executors, administrators and/or assigns) of the **OTHER PART**;

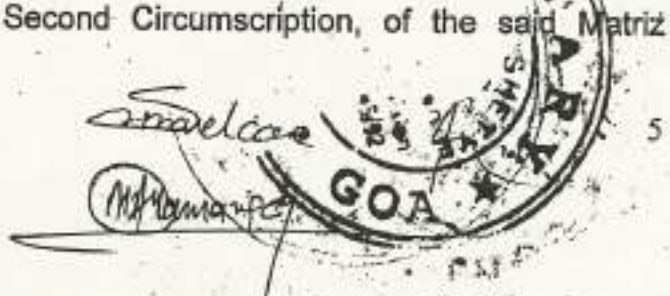
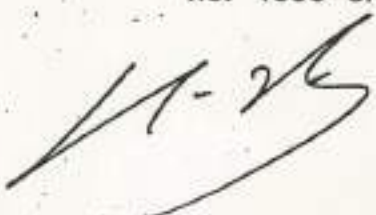
WHEREAS the Vendors represented to the Purchaser:

(A) That the Vendors are the owners in possession of all that part and parcel of property situated at Village Serula, Badem Ward of the Parish of Salvador do Mundo, within the Panchayat limits of Village Panchayat of Salvador do Mundo, of the Taluka of Bardez, of the District of North Goa, of the State of Goa, which property is better described in Schedule-I annexed.

(B) That the property described in Schedule-I comprises of the following properties:

(1) Property known as "GORBAT" in which there exists an old house with its Courtyard and compound with half of the other property known as "MAR VADDO" described in the Land Registration Office of Ilhas under no. 8475, at folios 140 of Book B-22 New and with the exception of the property also known as "MAR VADDO", described in the Land Registration Office of Bardez, under no. 10,485, at folios 182 of Book B-27.

(2) A plot of land separated out of the said property bearing no. 10,485 and which is adjacent to the said property bearing no. 8475 as described above and the property described under (1) above, is registered in the Taluka Revenue Office of Mapusa under no. 1074 of the respective Matriz Predial of Salvador do Mundo and the urban property therein existing, namely, the house being registered in the Taluka Revenue Office, under no. 118 and the adjacent plot referred to at 2 above, being registered in the Taluka Revenue Office under no. 1356 of Second Circumscription, of the said Matriz



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- (vii) **AND** as such the said Mr. Jagdish Krishna Wagh and his wife Mrs. Kunda Jagdish Wagh had been in uninterrupted and peaceful possession of the **said property** from the time of its purchase, as the sole owners thereof, since the time of transfer by the said Subhaschandra Keni by the Deed dated 15-5-1980 as absolute owners thereof.
- (viii) **AND** by a Deed of Sale dated 6-10-2005, registered with the office of the Sub-registrar of Bardez at Mapusa under no. 133, at pages 177 to 205 of Book I, Vol. 1482, dated 17-1-2006, the said Mr. Jagdish Krishna Wagh and his wife Mrs. Kunda Jagdish Wagh sold the **said property** unto the Vendor at serial no. 1 herein, pursuant to which the Vendor at serial no. 1 has acquired the ownership, title and possession of the **said property** and has been in uninterrupted and peaceful possession of the **said property** from the time of its purchase, as absolute owner thereof.
- (ix) **AND** pursuant to the Deed of Sale dated 6-10-2005, the Vendor has secured the mutation and got the name of M/s. Navelkar Landmarks, the sole proprietorship concern of the Vendor no. 1 inserted in the occupants' column of the Form I and XIV of the property bearing Survey no. 51/9, 66/1 and 67/1 of the Village of Salvador do Mundo.
- (x) **AND** the first Vendor who carries on inter alia the business under the name and style of Navelkar Landmarks, is married to the second Vendor under the regime of Communion of Assets, without any ante-nuptial contract, and as such, the second Vendor is a half sharer of the assets of the first Vendor.
- (xi) **AND** on purchase of the **said property**, the first Vendor applied to the Town and Country Planning Department for sub-division of a part of the **said property** bearing Survey



South : By the property bearing Survey No. 66/2 of the Village of Salvador do Mundo.

North : By the property bearing Survey No. 69/4 of the Village of Salvador do Mundo.

West : By boundary of Village of Penha de Franca.

East : By the property bearing Survey No. 67/1 of the Village of Salvador do Mundo.

Plots Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 14, 15, 16, 17 and 18 admeasure 398, 419.318, 273, 265, 264, 250, 310, 319, 327, 360, 397, 448 and 455 square metres respectively, and form a part and parcel of the property bearing survey no. 66/1 of the Village of Salvador do Mundo described in Schedule II herein above.

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Datta Purshottam Chati.

3) Sub-division No. 1 of Survey No. 66: plot (Todda) measuring about 15,050 Sq. Mts. bounded as follows:

South : Property of Lilio Isidoro Rosario Noronha, Maria Belmira Margarida Noronha, Maria Olivia Artimisia do Rosario Noronha, Carmo Conceicao Filomena do Rosario Noronha, Alberto. Maximiano do Rosario Noronha and Pedro Jose Milagres do Rosario Noronha.

North : Plot (Bharad) of Victor Pereira.

East : Property of Lilio Isidoro Rosario Noronha, Maria Belmira Margarida de Noronha and Maria Olivia Artimisia do Rosario Noronha.

West : Boundary of Penha de Franca Village.

Therefore the total area of the aforesaid plots is of about 21,025 Sq. Ms. (Twenty one thousand and twenty five square metres) and same are better shown in the Site Plan referred to above with their boundaries coloured red (the Sub-divisions 9 of Survey no.51 being separated from the other sub divisions by a public road and that a short distance from the Sub-division No. 1 of survey No. 67.



SCHEDULE - I

ALL that property forming part of the larger property bearing Survey no. 66/1 of the Village of Salvador do Mundo, admeasuring 14819 square metres and bounded as under:

adjoining plot under (ii) registered as a part of the property under No. 1365 of 2nd circumscription of the said "Matriz Predial", both the properties (i) and (ii) forming only one major unit and bearing 3 Survey numbers in the New Cadastral Survey, constituting the sub-division No. 9 of Survey no. 51, Sub-division no. 1 of Survey no. 67 and sub-division No. 1 of Survey No. 66, all of Salvador do Mundo, with the following particulars:

1) Sub-division No. 9 of Survey no. 51 : Plot admeasuring about 25 Sq. Mts. bounded as follows :

South : Coconut trees of Pedro Noronha

North : Coconut trees of Teodolina Almeida Soares

West : Main road of Badem

East : Paddy field of Comunidade (Tenant Vassu Ayu Naik)

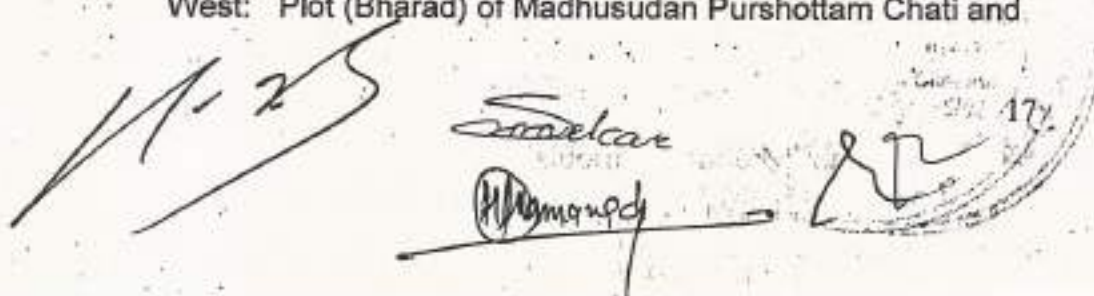
2) Sub-division No. 1 of Survey no. 67 : Plot with house, well and compound (Todda) measuring about 5950 Sq. Mts. Containing the house 350 Sq. Mts., the well 25 Sq. Mts. and the compound (Bharad) 5575 Sq. Mts. and wholly bounded as follows :

South: Property of Lilio Isidora Rosario Noronha, Maria Belmira Margarida de Noronha and Maria Olivia Artimisia do Rosario Noronha.

North: Plot (Bharad) of Sebastiao Patricio Fernandes

East: Road

West: Plot (Bharad) of Madhusudan Purshottam Chati and



SCHEDULE-III

PLOT NO. 4

ALL that subdivided plot bearing distinctive Plot No. 4, forming part of the larger property bearing Survey no. 66/1 of the Village of Salvador do Mundo, admeasuring 273 square metres and bounded as under:

South : By 8 meters wide internal Road.

North : By the property bearing Survey No. 69/4 of the Village of Salvador do Mundo.

East : By Plot No. 3 forming part of the property bearing Survey no. 66/1 of the Village of Salvador do Mundo.

West : By Plot No. 5 forming part of the property bearing Survey no. 66/1 of the Village of Salvador do Mundo.



IN WITNESS WHEREOF the parties hereto have signed this Deed on the day, month and year first hereinbefore written.



9. That the **said plot** described in Schedule-III shall form a distinct and separate property independent and distinct from the rest of the **said property** described in Schedule-I.
10. That the roads and open spaces and drains of the property described in Schedule-II shall be meant to be roads and open spaces for the property described in Schedule-II and shall not be disturbed by the Vendors or Owners of rest of the plots described in Schedule-II.
11. That the road indicated in plan II as road passing through the property described in Schedule-II shall also mean as road for the rest of the property described in Schedule-II covered and restricted to property bearing Survey No. 66/1.
12. That the open spaces and drains constructed by the Vendors and the open spaces indicated in Plan II shall be easements to the property described in Schedule-II.

PURCHASERS COVENANTS:

1. The Purchaser covenants and acknowledges that the roads and open spaces indicated in the plan would be easements to the property described in Schedule-II.
2. The Purchaser shall at its own cost and expense without any responsibility or liability to the Vendors, procure the electricity and/or water connection to the **said plot**.

ANNEXURE-I

<u>Serial No.</u>	<u>Particulars of Document</u>	<u>Original/ Xerox</u>
1.	Deed of Sale with Mortgage dated 4-11-1976, registered with the Office of the Sub-	Notarised copy

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	Registrar of Ilhas, under no. 807, at pages 282 to 294 of Book no. 1, Vol. 108 dated 26-11-1976.	
2.	Deed of Discharge of Price and Release dated 27-4-1977, registered with the Office of the Sub-Registrar of Ilhas, under no. 335 at pages, 647070, of Book no. 1, Vol. 116, dated 25-5-1977.	Notarised copy
3.	Deed of Sale dated 15.5.1980.	Notarised copy
4.	Survey Plan of Property bearing Survey No.51/9 of Salvador do Mundo, Bardez Taluka.	Notarised copy
5.	Survey Plan of Property bearing Survey No.66/1 of Salvador do Mundo, Bardez Taluka.	Notarised copy
6.	Survey Plan of Property bearing Survey No.67/1 of Salvador do Mundo, Bardez Taluka.	Notarised copy
7.	Form I & XIV of Property bearing Survey No.51/9 of Salvador do Mundo, Bardez Taluka.	Notarised copy
8.	Form I & XIV of Property bearing Survey No.66/1 of Salvador do Mundo, Bardez Taluka.	Notarised copy
9.	Form I & XIV of Property bearing Survey No.67/1 of Salvador do Mundo, Bardez Taluka.	Notarised copy
10.	Deed of Lease dated 28.12.2005.	Notarised copy
11.	Deed of Gift dated 27-4-1968, registered before the Sub-Registrar of Ilhas, under No. 269, at pages 203-207, Vol. 32, of Book No. 1, dated 30-4-1968.	Notarised copy
12.	Instrument of Sale dated 16-5-1968.	Notarised copy
13.	Deed of Sale dated 6-10-2005, registered with the office of the Sub-registrar of Bardez at Mapusa under no. 133, at pages 177 to 205 of Book I, Vol. 1482, dated 17-1-2006.	Notarised copy



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H. Manoj



14.	N.O.C. issued by the Town and Country Planning Department under No. DB/1433/07/2131 dated 24-09-2007.	Original
15.	Final N.O.C. for sub-division of part of the property bearing survey no. 66/1 of the Village of Salvador do Mundo granted by the Village Panchayat of Salvador do Mundo vide Ref. No. VP/SDM/Lic. No 23/2007-08/837 dated 16-10-2007.	Original
16.	Deed of Transfer dated 4-9-2006, registered with the office of the Sub-Registrar of Bardez, at Mapusa under no. 4761, at pages 218 to 287 of Book I, Volume no. 1807, dated 12-9-2006.	Notarised copy

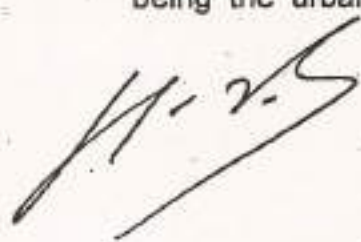

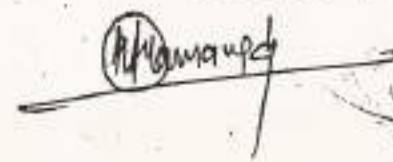



SCHEDULE-I

ALL that undivided half share of the property situated at Village Serula, Badem ward, Parish of Salvador do Mundo, Panchayat of Salvador do Mundo, sub-district of Ilhas of Goa District, composed of:

(i) the property known as "GORBATTA" in which there exists a house with its courtyard and compound with half of other property known as "MARVADDO", described in the Land Registration Office of Ilhas under No. 8475 at fls. 140 of Book B 22 new and with the exception of the property also known as "Marvaddo" described in the said Land Registration Office under no. 10485 at fls. 182 of Book B 27;

(ii) A plot of land separated out of the said property No. 10485 and which is adjacent to the said property no. 8475 as described above, the property under (i) registered in the Taluka Revenue Office of Mapusa, Bardez, under No. 1074 of the respective "Matriz Predial" of Salvador do Mundo being the urban property (house) under No. 118 and the

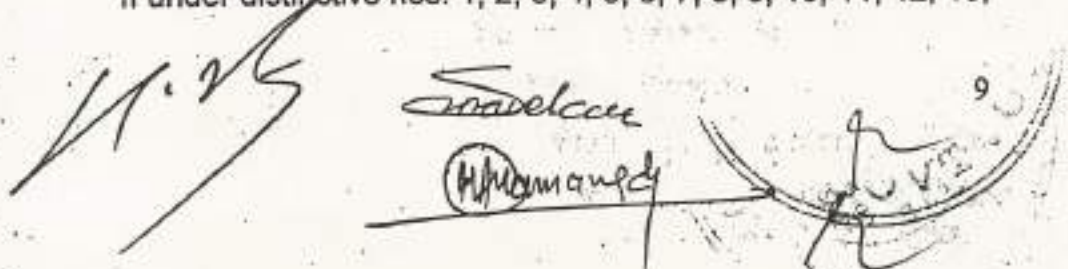





no. 66/1, which part of the **said property** is better described in Schedule-II hereto annexed and identified in the plan hereto annexed in blue hatched boundary line and shall form a distinct and separate property separated from the rest of the property described in Schedule-I.

(xii) **AND** pursuant thereto the Vendor at serial no. 1 has subdivided a portion of the **said property** forming part of the property bearing survey no. 66/1 of the Village of Salvador do Mundo into plots bearing distinctive plot numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 after obtaining the requisite final N.O.C. for sub-division of a part of the property bearing survey no. 66/1 of the Village of Salvador do Mundo which has since been granted by the Village Panchayat of Salvador do Mundo vide Ref. No. VP/SDM/Lic. No 23/2007-08/837 dated 16-10-2007, in view of the N.O.C. issued by the Town and Country Planning Department under No. DB/1433/07/2131 dated 24-09-2007.

(xiii) **AND** by a Deed of Transfer dated 4-9-2006, registered with the office of the Sub-Registrar of Bardez, at Mapusa under no. 4761, at pages 218 to 287 of Book I, Volume no. 1807, dated 12-9-2006, the Vendors herein inter alia transferred the plots bearing distinctive plot nos. 10, 11, 12 and 13 of the property bearing Survey no. 66/1 of the Village of Salvador-do-Mundo, to Mr. Mahadev Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo and his wife Mrs. Megna Manoj Caculo and Mr. Suraj Mohan Sinai Bobo Caculo and his wife Mrs. Shefali Suraj Caculo.

(xiv) **AND** as such in terms of the approvals the first Vendor was granted permissions to sub-divide the property described in Schedule-II into 18 plots with roads and open spaces, as shown in the plan, which plots are identified in the said Plan-II under distinctive nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13,



bearing distinctive Plot no. 4, better described in Schedule-III herein, for a total consideration of Rs. 11,46,600/- (Rupees Eleven Lakhs Forty Six Thousand Six Hundred Only) on terms and conditions covenanted hereunder.

NOW THIS DEED WITNESSETH AS UNDER:

1. That in consideration of payment of a sum of Rs. 11,46,600/- (Rupees Eleven Lakhs Forty Six Thousand Six Hundred Only), paid by the Purchaser to the Vendors, by Cheque bearing No. 415114, dated 28-04-2008, drawn on HDFC Bank, Vasco da Gama Branch, drawn in favour of Navelkar Landmarks, the receipt of which the Vendors hereby acknowledge as having received, and the Vendors as the beneficial owners in possession of Plot no. 4, which plot is better described in Schedule-III hereto annexed, and better identified and delineated in Plan II hereto annexed in green boundary line, do hereby convey, transfer the title and possession of the **said plot**, to the Purchaser, to have and to hold the same, as absolute owners thereof, free from all encumbrances and/or defects in title.

VENDORS COVENANTS:

The Vendors covenant to the Purchaser:

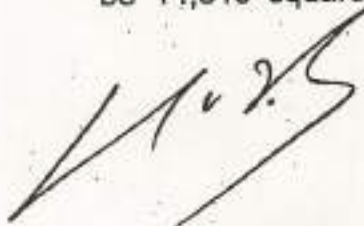
1. That the Vendors are in sole possession of the **said plot** and have conveyed the same unto the Purchaser free from all encumbrances, defects and/or limitations in title.




14, 15, 16, 17 and 18 admeasuring 398, 419, 318, 273, 265, 264, 250, 310, 319, 295, 314, 312, 358, 327, 360, 397, 448 and 455 square metres respectively as setout in the plan annexed hereto as Plan II which is a copy of the said approved plan of development.

(xv) **AND** on obtaining sanad for conversion of the property described in Schedule-II under the provisions of the Land Revenue Code, against payment of the conversion fee of Rs. 1,78,200/- paid vide challan no. 247/2006, dated 23-10-2006, the first Vendor carried out the development of the property described in Schedule-II by constructing tarred roads and rain water drains, erecting poles for electricity supply in terms of the conditions imposed by the Town and Country Planning Department and on completion of the said development, obtained final N.O.C. for the same from the Town and Country Planning Department and the Village Panchayat of Salvador do Mundo vide Ref. No. VP/SDM/Lic. No 23/2007-08/837 dated 16-10-2007, in view of the N.O.C. issued by the Town and Country Planning Department under No. DB/1433/07/2131 dated 24-09-2007.

(xvi) **AND** as there were certain discrepancies in the Survey Plan maintained by the Survey Authorities, under the Land Revenue Code and the site condition, the Vendor at Serial no. 1, applied for resurvey of the property bearing Survey no. 66/1 of the Village of Salvador-do-Mundo to the Dy. Collector Bardez and in the said proceedings which were registered under no. 17/1/2007/Re-survey/DC/II, pursuant to an Order of demarcation passed in the said proceedings the boundary on the Northern and Southern side of the property bearing Survey No. 66/1 were demarcated at site and, as such, the area of the **said property** which was originally indicated in the Survey Records as 15,000 square metres was found to be 14,819 square metres, which was thereby reduced by



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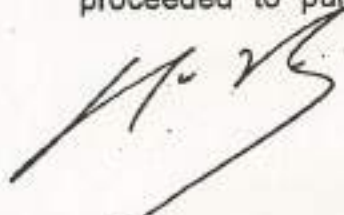
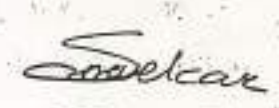
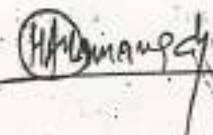

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141 square metres, and as there was a change in the areas of plot nos. 10, 11, 12 and 13 conveyed by the Vendors by the Deed of Transfer dated 4-09-2006 to the said Mr. Mahadev Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo and his wife Mrs. Megna Manoj Caculo and Mr. Suraj Mohan Sinai Bobo Caculo and his wife Mrs. Shefali Suraj Caculo, an Instrument of Rectification has been effected by the Vendors on 23-04-2008, to amend the said Deed of Transfer dated 4-9-2006, to reflect the changes in the area of the said plot nos. 10, 11, 12 and 13, which were stated to admeasure 297, 306, 324 and 350 square metres respectively in the Deed of Transfer dated 4-9-2006, and which consequent upon the said change in the boundary of the property bearing Survey No. 66/1 are now stated to admeasure 295, 314, 312 and 358 square metres respectively.

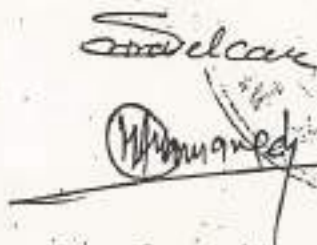
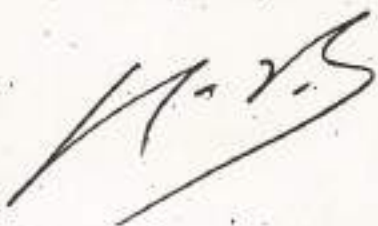
Megna Manoj Caculo
and wife

- (xvii) **AND** the Purchaser has approached the Vendor to purchase the sub-divided plot in the property described in Schedule-II namely the plot bearing distinctive Plot no. 4, for a total consideration of Rs. 11,46,600/- (Rupees Eleven Lakhs Forty Six Thousand Six Hundred Only), calculated at the rate of Rs. 4,200/- per square metre, which is the market value of the plot no. 4, which plot is better described in Schedule-III hereto annexed, and is better identified and delineated in Plan-II hereto annexed in green boundary line and is hereinafter referred to as the "said plot" for the sake of brevity and convenience.

- (viii) **AND** as part of the due diligence the Purchaser got a notice published in the local dailies namely the Navhind Times and the Herald dated 16-03-2008, through his advocate and on a certificate issued by his advocate, that there were no objections received from third parties, the Purchaser proceeded to purchase from the Vendors, the said plot

2. That the Vendors shall at all times indemnify and keep the Purchaser indemnified for any defect in title of the **said plot** and shall do all that is required for remedying the defect in title, if any, of the **said plot**.
3. The Vendors shall at the cost and expense of the Purchaser, do all that is required for better assuring and/or conveying the title of the **said plot** to the Purchaser.
4. The Vendors shall have no objection and hereby expressly accords consent to the Purchaser to secure the mutation in respect of the **said plot** in favour of the Purchaser.
5. That there are no arrears of tax due to any statutory authorities and/or the Government in respect of the **said plot** described in Schedule-III hereto annexed.
6. That the **said plot** described in Schedule-III is not the subject matter of any notice for acquisition and/or requisition under the provisions of Land Acquisition and/or Requisition Act, as the case may be.
7. That the first Vendor has provided inspection to the Purchaser of the documents pertaining to the title of the **said property** and that the Vendors have retained the originals of the said documents and handed over notarized copies of the same to the Purchaser, which are listed at ANNEXURE I.
8. The first Vendor shall at all times make the originals of the said documents available for inspection to the Purchaser, if the Purchaser so requires the same for being compared with the originals and/or if the same are required to be produced before any Court of law/tribunal and/or Government office for being compared with the originals.

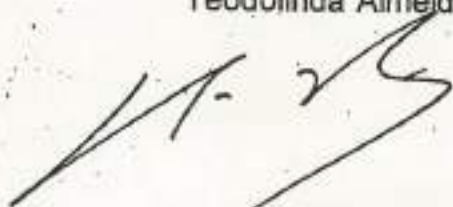




Predial and both the said properties (1) and (2) form only one unit but bear 3 survey numbers in the New Cadastral Survey and consists of one unit bearing Sub-division no. 9 of Survey no. 51, the other Sub-division 1 of Survey No. 67 and Sub-Division no. 1 of Survey no. 66 of the Village of Salvador do Mundo.

The property described in Schedule-I hereto annexed is delineated in Plan I hereto annexed with red boundary line and is hereinafter referred to as the "said property" for the sake of brevity and convenience.

(C) **AND** the Vendors further represented that the title of the Vendors to the said property traces as under: -

- (i) The property under 1 above is found inscribed under no. 27,250 in favour of Lavinia Luciana Francisco de Xavier Melo e Pinto, married to Eutropio Palemon Marian Pinto for having been allotted to her in Inventory Proceedings, that took place in the Court of the Judicial Division of Bardez, in its 3rd Office on the death of Claudio Antonio Simao de Melo and his wife Ana Michaela Mercedes Purificacao Vaz e Melo by Judgment dated 22-6-1965.
- (ii) **AND** by a Deed of Gift dated 27-4-1968, registered before the Sub-Registrar of Ilhas, under No. 269, at pages 203-207, Vol. 32, of Book No. 1, dated 30-4-1968, the said property referred to under (1) in the foregoing recital, was gifted to their daughter Linette Verediana de Perpetuo Succoro Melo Pinto e Fernandes on account of their disposable quota and without reservation of any usufruct.
- (iii) **AND** by an Instrument of Sale dated 16-5-1968, Maria Isabel Teodolinda Almeida Soares, widow of late Joaquim Vicente

Bernard Francisco Soares and her daughter Melba Isabel Francisco de Almeida e Soares, sold to the said Linette Verediana de Perpetuo Succorro Melo Pinto e Fernandes, the **said property** referred to under serial 2, of the foregoing recital.

- (iv) **AND** by a Deed of Sale with Mortgage dated 4-11-1976, registered with the Office of the Sub-Registrar of Ilhas, under no. 807, at pages 282 to 294 of Book no. 1, Vol. 108 dated 26-11-1976, the said Lynette Verediana de Perpetuo Succorro Melo Pinto e Fernandes, sold the **said property** to Mr. Jagdish Krishna Wagh and his wife Mrs. Kunda Jagdish Wagh and one Mr. Subhaschandra Shantaram Keni.
- (v) **AND** by a Deed of Discharge of Price and Release dated 27-4-1977, registered with the Office of the Sub-Registrar of Ilhas, under no. 335 at pages, 647070, of Book no. 1, Vol. 116, dated 25-5-1977 the said Linette released, and/or discharged the **said property** from the Mortgage.
- (vi) **AND** by a Deed of Sale dated 15-5-1980, registered before the Sub-Registrar of Ilhas under no. 492, at page 258 to 265, of Book I, Vol. 153, dated 17-12-1980, the said Subhaschandra Shantaram Keni conveyed the title and possession of his share in the **said property** to Mr. Jagdish Krishna Wagh and his wife Mrs. Kunda Jagdish Wagh and, and as such, the said Mr. Jagdish Krishna Wagh and his wife Mrs. Kunda Jagdish Wagh acquired title to the **said property** and had been in uninterrupted and peaceful possession of the **said property** from the time of its purchase as sole owners thereof since the time of transfer by the said Subhaschandra Keni by Deed dated 15-5-1980 as absolute owners thereof.



Subhaschandra

(H. K. Wagh)





Smita
MRS. SMITA HARISH NAVELKAR



L.H.F.P.

R.H.F.P.



M. B.

Smita
H. N. Navelkar



SIGNED, SEALED AND DELIVERED by
the within named PURCHASER of
the OTHER PART:

M/S CHOWGULE REAL ESTATE AND
CONSTRUCTION COMPANY PVT. LTD.,
represented in this Act by its constituted Attorney



Hanumanta

MR. HANUMANTA ANANT WAMANACHARY



L.H.F.P.

R.H.F.P.

1.

1.

2.

2.

3.

3.

4.

4.

5.

5.

M-25

Sundekar
Hanumanta

hp

SIGNED, SEALED AND DELIVERED by
the within named VENDORS of
the ONE PART :



MR. HARISH VINAYAK NAVELKAR

L.H.F.P.

R.H.F.P.



1.



1.



2.



2.



3.



3.



4.



4.



5.



5.

Savelkar

Harish Vinayak Navelkar



In the presence of:

1. Vijay P. Nigrentar

Vijay P. Nigrentar

2. Nubekha

Dhiraj C. Nigrentar

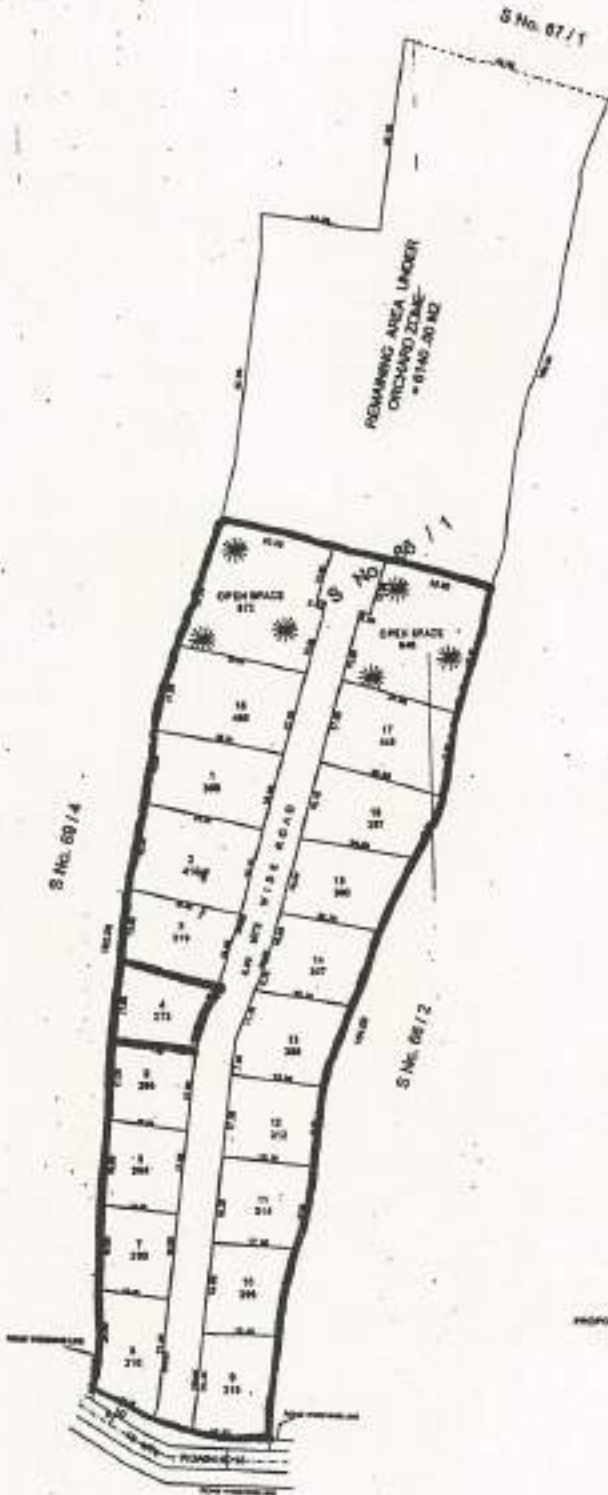
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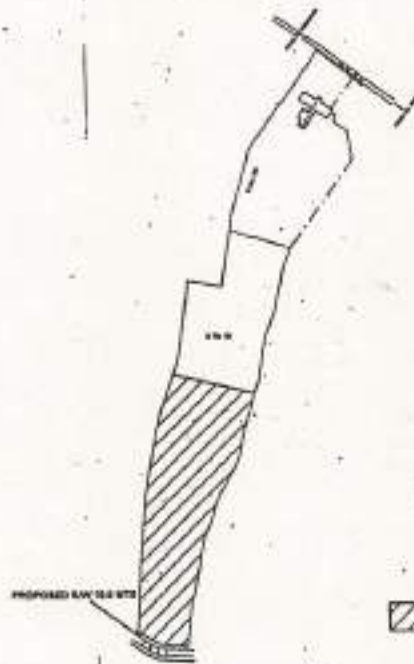
PLAN II



AREA STATEMENT

TOTAL AREA OF PLOT OF SURVEY No. 88/1 = 18095.00 M²
 AREA UNDER SETTLEMENT ZONE UNDER DEVELOPMENT = 8810.00 M²
 ROAD WIDENING AREA = 125.00 M²
 REMAINING AREA UNDER ORCHARD ZONE = 8140.00 M²
 EFFECTIVE AREA UNDER SETTLEMENT ZONE = 8785.00 M²

PLOT SUB DIVISION OF LAND PARCEL					
PLT-1	28.00	PLT-7	28.00	PLT-13	28.00
PLT-2	28.00	PLT-8	28.00	PLT-14	28.00
PLT-3	28.00	PLT-9	28.00	PLT-15	28.00
PLT-4	28.00	PLT-10	28.00	PLT-16	28.00
PLT-5	28.00	PLT-11	28.00	PLT-17	28.00
PLT-6	28.00	PLT-12	28.00	PLT-18	28.00
AREA UNDER PLOTS = 8810.00 sq.mts.					
AREA UNDER ROAD 5 MTS WIDE = 125.00 sq.mts.					
AREA UNDER PUBLIC OPEN SPACE = 125.00 sq.mts. (10%)					



LOCATION PLAN
NOT TO SCALE

SITE PLAN
SCALE: 1:500

FINAL SUB-DIVISION PLAN OF SURVEY No. 88/1 (PART)
 SITUATED AT VILLAGE SALVADOR - DO - MUNDO OF
 BARDEZ TALUKA

OWNER - NAVELKAR LANDMARKS
 SCALE: 1:500
 OWNER - NAVELKAR LANDMARKS
 VOTEL, NAVELKAR ROAD,
 OLD BANGALORE ROAD,
 PUNE-411 004
 TEL: 2600000
 FAX: 26000000

M-25

Navelkar

Navelkar

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1) Mr. Harish Vinayak Navelkar
43 years of Age, Son of Vinaca
Navelkar, Businessman, sole proprietor
of Navelkar Landmarks its office at
Panaji and Mrs. Smita Harish
Navelkar, 41 years of Age, wife
of Harish Vinayak Navelkar,
both Indian Nationals Residing
at. Penha de Franca, Near Journalist
Colony, Porvorim Bardez.

2) Chougule Real Estate And Construction
Company Pvt. Ltd. its office at. Miramar,
Panaji. represented by its Attorney
Mr. Hanumanta Anant Wamanachary,
Son of Anant Appaji Wamanachary,
56 years of Age, R/o, Chougules
Quarters, Mangor Hill, Vasco
da Gama.



1 + 2
Executing party _____
admits execution of the so called
Sale



11 H-25

12

1) ~~Sanjay~~



2) ~~Pranav~~



1) Vijay P. Noguekar
S/o P. R. Noguekar,
32 years, in-service, Babelar,
Panaji Goa.

2) Dhing' e. e. e. e.
S/o e. e. e. e.
28 years, in service, Babelar,
Panaji Goa.

1) Vijay P. Noguekar

2) Nubin

25/4/02
C.L. Pedras
SUB-REGISTRAR
BARDIZ
Mapusa, South Goa



Register No. 2472
at page 189 to 216
Book N I Vol. 2582
date 6-5-2008

~~Sub-Registrar~~
[Handwritten signature]

