

SUB REGISTRAR
PONDA
FORM "T"
DOCUMENTS
APPLICATION

Serial No.

Serial No. 1629/2012

Date of 26/7/2012 . 200.....

Nature of document—Sale

By whom presented—

Registration fee ...

Copy fee $\frac{(\text{folios})}{(\text{sides})} \dots 60 \dots$

Copy fee for endorsements

Postage ..

Copies or memoranda (sections 64 to 67)

Searches or inspection

Fines

Section 25 ..

Section 34

Certified copies (section 57) folios

Other fees and payments

Item (on reverse) No.

Item (on reverse) 410.

NO.

No. 1
No. 2

22 " 102 No.

Total

The documents will be ready on _____ and
copy

will be sent by registered post
delivered at this office to

Sub-Registrar

Please send the documents by registered post to the person named hand it over

below:

Presenter :

SUB-REGISTRAR
(P.T.O.)
PONDA

345050/-
2607/12

Chupees Three Lakhs Forty Five Thousand and fifty only

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

भारत 08114 NON JUDICIAL गोवा
164295 JUL 26 2012



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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

Rs.0345050/- PB6818

भारत
INDIA

STAMP DUTY

GOA

Name of Purchaser Alcen Constructors (Goa) Pvt Ltd.

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Amolins,
Authorised Signatory

Serial No. 1629/2012

Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 2-15 PM
and 2-25 on 26/7/2012

Received fees for Rs. _____ N. P
Registration
Copying (Folios) GO
Copying Endorsements
Postage _____

5,75,000

90

10

Total Rs.

5,75,100

D. Prange
SUB-REGISTRAR
PONDA

D. Prange
SUB-REGISTRAR
PONDA

DEED OF SALE

THIS DEED OF SALE is executed at Ponda, Goa on this Twenty Sixth day of

July of the year Two thousand and Twelve (26/07/2012) by and

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Smt. L. S. N. G.

Pragathi H. Daivi

BETWEEN

- (1) **SMT. RAMABAI SHRIDHAR NAIQUE GAUNEKAR**, daughter of Vithal Vishnu Dempo, widow of Shridhar Ramchandra Naique Gaunekar, 69 years of age, housewife, having PAN No. [REDACTED]
- (2) **SMT. LAXMIBAI SOIRU NAIQUE GAUNEKAR**, daughter of Janardan Purushottam Bhobe, widow of Soiru Ramchandra Naique Gaunekar, 69 years of age, housewife, having PAN No. [REDACTED]
- (3) **SHRI. RAMCHANDRA SOIRU NAIQUE GAUNEKAR**, son of late Soiru Ramchandra Naique Gaunekar, 40 years of age, landlord, bachelor, having PAN No. [REDACTED]
- (4) **SHRI. PRASAD SOIRU NAIQUE GAUNEKAR**, son of late Soiru Ramchandra Naique Gaunekar, 37 years of age, landlord, bachelor, having PAN No. [REDACTED]
- (5) **SMT. RAJASHREE HARISH DALVI**, daughter of late Soiru Ramchandra Naique Gaunekar and wife of Shri Harish Manohar Dalvi, 37 years of age, housewife, and her husband, having PAN No. [REDACTED]

Smt L.S.N.G

Rajashree H. Dalvi

(6) **SHRI. HARISH MANOHAR DALVI**, son of Manohar Dalvi, 40 years of age, businessman, having PAN No. [REDACTED], all residents of Ponda, Goa, hereinafter jointly called the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) of the **ONE PART**;



AND

M/S. ALCON CONSTRUCTIONS (GOA) PRIVATE LIMITED, a Private Limited company incorporated under the Indian Companies Act, 1956, having its Registered Office at Velho Building, Panaji, Goa, having PAN No. [REDACTED], represented in this act by its Director, **SHRI. NANDA S. N. COUNTO**, son of late Sadassiva Naique Counto, 68 years of age, businessman, residing at Panaji, Goa, hereinafter called the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS

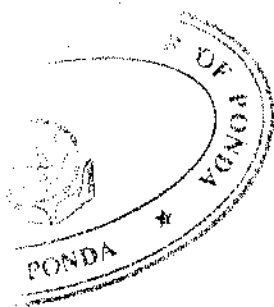
A) The Vendors are the co-owners of all that part and parcel of the property

known as "**VARCONDEM**", situated at Queula, Ponda Taluka, Goa,

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described in Land Registration Office of Ilhas under number 503 at page 176 of Book B-7 Old, and inscribed in Matriz Predial under numbers 444, 445, 467 and 468 and admeasuring about 29,900.00 square metres surveyed under Survey No. 32 sub-division No. 0 and better described in Schedule I hereto annexed and identified in the plan hereto annexed which is a copy of the survey plan with red boundary line, which property is hereinafter referred to as the "**Said Property**" and the Vendors have entered into an Agreement dated 13/04/2002 with the Purchaser for sale of a portion of Said Property to the extent of 4530.00 square metres.

B) **WHEREAS** the Purchasers have entered into an agreement with the Vendors to purchase from the Vendors, a portion admeasuring 4530.00 square metres of the Said Property described in Schedule I, which portion is better described in Schedule III hereto annexed and is bounded as follows:

On the East : By small water drain;

On the West : By remaining part of Survey No. 32 sub-division 0 admeasuring 2814.00 square metres and 1720.00 square metres;

On the North : By Municipal road leading to "Varkhand"; and

On the South : By Nallah.

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C) **AND WHEREAS** the said portion admeasuring 4530.00 square metres of the Said Property is hereinafter referred to as the "**Said Plot**" and the Vendors have vide Agreement dated 13/04/2002 agreed to sell to the Purchaser, the Said Plot and the Agreement dated 13/04/2002 shall hereinafter be referred to as the "**Said Agreement**".

D) **AND WHEREAS** the title of the Vendors to the Said Plot traces as under:

(i) The Said Property was inscribed in the name of Ramchandra Shridhar Naique Gaunekar, father-in-law of the Vendor at Serial No. 1 and 2, as having been purchased the same in Judicial Auction that took place in the Court of the Judicial Division of Ilhas de Goa on 13/03/1916. The said Ramchandra Shridhar Naique Gaunekar was married to Sitabai Naique Gaunekar. The Vendors at Serial No. 1 and 2 are the daughters-in-law of late Ramchandra Shridhar Naique Gaunekar and Sitabai Ramchandra Naique Gaunekar.

(ii) And the said Ramchandra Shridhar Naique Gaunekar and Sitabai Ramchandra Naique Gaunekar both expired leaving behind 6 children, being 2 sons by name (1) Shri Sridora Ramchandra Naique Gaunekar married to Smt. Ramabai Sridora Naique Gaunekar and (2) Shri Soiru Ramchandra Naique Gaunekar married to Smt. Laxmibai Soiru Naique

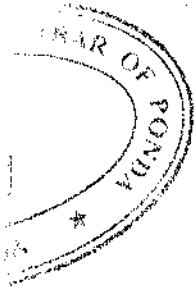
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Gaunekar and 4 daughters by name (1) Smt. Champabai alias Ushabai married to Manoharao Shamrao Deshpande, (2) Smt. Lilabai alias Shobhanabai married to Krishnaji alias Gurunathrao Vaikunthrao Deshpande and (3) Smt. Calabai alias Casturabai alias Kasturbai married to Dinanath Shambhu Dalvi and (4) Smt. Sumitrabai alias Mirabai married to Ramendra Vishrama Sinai Khandeparkar.



(iii) And the said Ramchandra Shridhar Naique Gaunekar with the consent of his wife Sitabai Ramchandra Naique Gaunekar executed a Will dated 11th July 1966 recorded in the books of Assistant Notary of Ponda, Shri. Sadassiva Sinai Colvalkar, at pages Twenty overleaf (20v) onwards of Book 14 and 15, and pages Four overleaf (4v) onwards of Book 15 respectively and under the said Will, the said Ramchandra Shridhar Naique Gaunekar bequeathed equally unto his two sons, namely Shridhar Ramchandra Naique Gaunekar and Soiru Ramchandra Naique Gaunekar, inter alia the Said Property. The said Shridhar Ramchandra Naique Gaunekar and Soiru Ramchandra Naique Gaunekar are the husbands of the Vendors at Serial No. 1 and 2 respectively and the Vendors at Serial Nos. 3, 4 and 5 who is married the Vendor at Serial No. 6 are sole heirs of the said Soiru Ramchandra Naique Gaunekar married to Smt. Laxmibai Soiru Naique Gaunekar, the Vendor at Serial No. 2 herein, who is the moiety holder, so constituted by a Deed of Succession dated 6/12/1995

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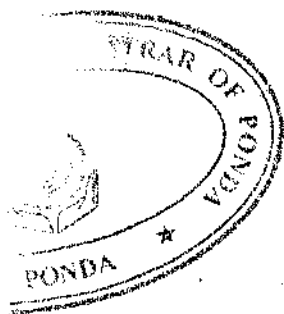
executed before the Sub-Registrar of Ponda and recorded at page 82v onwards of the Notarial Book of Deeds No. 382.

(iv) And by a Deed of Relinquishment dated 17/09/1971 registered before the Sub-Registrar of Ponda and recorded at page 84 of Book 587, executed after the death of Ramchandra Shridhar Naique Gaunekar, who expired on 01/08/1971, the said Smt. Champabai alias Ushabai Manoharao Deshpande, widow of Manoharao Shamrao Deshpande; the said Smt. Lilabai alias Shobhanabai Krishnaji alias Gurunathrao Deshpande and her husband, Shri. Krishnaji alias Gurunathrao Vaikunthrao Deshpande; the said Smt. Calabai alias Casturabai alias Kasturbai Dinanath Dalvi and her husband, Shri. Dinanath Shambhu Dalvi and the said Smt. Sumitrabai alias Mirabai Ramendra Sinai Khandeparkar and her husband Shri. Ramendra Vishrama Sinai Khandeparkar, have relinquished their rights to the movable as well as immovable properties which inter alia include the Said Property in favour of the other heirs.

(v) And by a Deed of Succession dated 02/06/1972 drawn at pages 21 (overleaf) of Book 371 and recorded in the books of the ex-officio Notary of Ponda, the said Shridhar Ramchandra Naique Gaunekar and Soiru Ramchandra Naique Gaunekar were inter alia declared as heirs and successors of the estate left by the said Ramchandra Shridhar Naique

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Gaunekar and the said Sitabai Ramchandra Naique Gaunekar by Will dated 06/02/1996 executed before the Civil Registrar-Cum-Sub-Registrar and Notary Ex-officio, Ponda, drawn at page 87 onwards of Notarial Book for wills No. 27, bequeathed her estate unto the Vendors at Serial Nos. 1 and 2 which inter alia included the Said Property and the said Sitabai expired on 05/04/1996 and the said Shri. Sridora Ramchandra Naique Gaunekar, husband of the Vendor at Serial No. 1, expired on 04/01/2000 leaving behind no lineal descendants and his half sharer being the Vendor at Serial No. 1 and as such the share of the said Shri. Sridora Ramchandra Naique Gaunekar passed on unto his sisters namely, Smt. Champabai alias Ushabai Manoharao Deshpande, Smt. Lilabai alias Shobhanabai Krishnaji alias Gurunathrao Deshpande; Smt. Calabai alias Casturabai alias Kasturbai Dinanath Dalvi and Smt. Sumitrabai alias Mirabai Ramendra Sinai Khandeparkar and also to the children of his predeceased brother namely, Shri. Soiru Ramchandra Naique Gaunekar, who are the Vendors at Serial Nos. 3, 4 and 5 and the Vendor at Serial No. 5 is married to Shri Harish Manohar Dalvi, who is the Vendor at Serial No. 6 hereinabove.

(vi) By four separate deeds, details of which are listed at Annexure I hereto, the Purchaser has acquired title to the shares of other co-owners of the Said Plot and by this instrument, the Purchaser hereby acquires title to the share of the [REDACTED] in the Said Plot against payment of the balance

Smt. L.S.N.G.

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consideration of a sum of Rs. 94,14,770/- (Rupees Ninety Four Lakhs Fourteen Thousand Seven Hundred and Seventy Only) as against which a sum of Rs. 20,85,230/- (Rupees Twenty Lakhs Eighty Five Thousand Two Hundred and Thirty Only) has since been paid under the Agreement dated 13/04/2002, receipt of which amount the Vendors hereby acknowledge and the said consideration of Rs. 83,00,000/- (Rupees Eighty Three Lakhs Only) has been agreed to be paid over and above the consideration of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) agreed to be paid under the Agreement dated 13/04/2002. The said amount of Rs. 83,00,000/- (Rupees Eighty Three Lakhs Only) is being paid in settlement of all claims and disputes which had surfaced between the Vendors and the Purchaser on the performance of the terms and conditions of the Said Agreement dated 13/04/2002 and the said amount of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) is the market value of the share of the Vendors to the Said Plot.

E) AND WHEREAS the Said Property known as "VARCONDEM" situated in the Village of Queula and described in Schedule I is severed into two parts by a Municipal road leading to Varkhand, the portion of the Said Property described in Schedule I which falls on Northern side of the said road admeasures 17363.00 square metres and the portion of the Said Property described in Schedule I which falls on Southern side of the road

Smt L.S.N.G.

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admeasures 9064.00 square metres (better described in Schedule II hereunder) and the balance portion of the Said Property better described in Schedule I has been acquired by the Government for the Municipal road leading to Varkhand which passes through the Said Property better described in Schedule I hereto .



F) AND WHEREAS part of the property which falls on the Southern side of the road and better described in Schedule II hereunder to the extent of area of approximately 6250.00 square metres was proposed to be acquired by the Government and during the pendency of the said acquisition, the Government of Goa formed an opinion that out of the area of 6250.00 square metres proposed to be acquired, an area of 4530.00 square metres was not required for the said scheme, and the area of 1720.00 square metres continued to be under the purview of the proposed acquisition. The Notification withdrawing the acquisition of the area of 4530.00 square metres is published in the Official Gazette Series II, No. 27 dated 03/10/2002 vide Notification No. 22/179/91-RD dated 20/09/2002.

G) AND WHEREAS part of the Said Property described in Schedule I which falls on the Southern side of the road and admeasures 9064.00 square

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metres and is better described in Schedule II here under has further been sub-divided into three distinct plots of land as under: -

a) A plot admeasuring 1720.00 square metres which was under the proposed acquisition by the Government and subsequently the proposed acquisition of 1720.00 square metres has also been withdrawn by the Government of Goa.

b) Said Plot admeasuring 4530.00 square metres, which Said Plot is better described in Schedule III here under and the Said Plot is delineated in the plan hereto annexed with red hatched lines; and

c) A Plot admeasuring 2814.00 square metres is the balance area.

H) AND in receipt of total consideration of the said amount of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only), the Vendors hereby sell all their right, title, interest and possession in the said plot to the Purchaser free from any encumbrance and/or defect in title of the Said Plot.

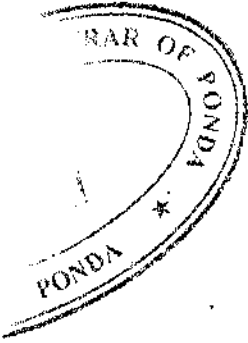
NOW THIS DEED WITNESSETH AS UNDER:

1. That in consideration of payment of a total sum of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only), out of which a sum of

Smt L.S. N.G.

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Rs. 94,14,770/- (Rupees Ninety Four Lakhs Fourteen Thousand Seven Hundred and Seventy Only) is being paid today, to all the Vendors as per details set out at Annexure II and Annexure III hereto, receipt of which amount the Vendors hereby acknowledge, the balance of which being an amount of Rs. 20,85,230/- (Rupees Twenty Lakhs Eighty Five Thousand Two Hundred and Thirty Only) has been paid to the Vendors from time to time, details of which are set out at Annexure II hereto, receipt of which amount the Vendors hereby acknowledge having received, the Vendors as beneficial owners in possession of the Said Plot do hereby convey unto the Purchaser the title, share and possession in the Said Plot to hold the same unto the Purchaser as absolute owner thereof.

2. The Vendor hereby covenants that the Vendors have absolute title and authority to convey the Vendor's undivided share in the Said Plot unto the Purchaser which the Vendors hereby convey free from any encumbrance and/or defect in title.
3. The Vendors further covenant that there are no encumbrances of any nature whatsoever on the Vendors' title in the Said Plot.

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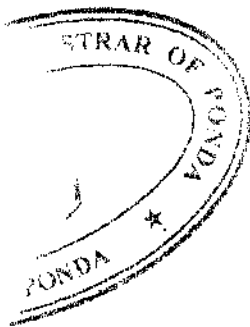
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4. That the Vendors have not in any way encumbered and/or alienated their share in the Said Plot.
5. That the Said Plot is not the subject matter of any notice under the Land Acquisition and/or Requisition Act other than the one mentioned in the recitals hereinabove.
6. That there are no tenants and/or mundcars having any claims or rights over the Said Plot. That the Said Plot shall be enjoyed and possessed by the Purchaser as a distinct and separate plot from the rest of the Said Property.
7. That the Vendors shall do all that is required for better assuring and/or conveying the title of the Said Plot in favour of the Purchaser.
8. The Vendors hereby declare that they have no objections that the Purchaser secures a separate survey number by way of partition to the said plot and also secures their name entered in the occupant's column by way of mutation in the survey records.
9. That the Vendors shall at all times do all that is required for enabling the Purchaser to effectively secure the said partition and/or mutation effected in entering the Purchaser's name as occupant of the Said Plot.



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10. Should at any time any defect surface in the title of the Said Plot, the Vendors shall do all that is required to remedy the said defect in title of the Said Plot, if any, and shall at all times indemnify and keep the Purchaser indemnified for any loss sustained by the Purchaser on account thereof.

11. The Vendors and the aforesaid co-owners of the said property, who surrendered their rights pursuant to the Deeds dated 15/04/2005, 03/08/2010, 09/12/2010 and 20/01/2011 respectively in favour of the Purchaser, in so far as their respective share in the Said Plot is concerned are the sole owners in possession of the Said Plot, as sole descendants of the said Ramchandra Shridhar Naique Gaunekar and Sitabai Ramchandra Naique Gaunekar.

12. The market value of the Said Plot is the said sum of Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) and requisite Stamp Duty has been paid thereof.

13. The Vendors hereby covenant that the Said Plot hereby conveyed is not subject to occupancy by or of any person belonging to Schedule Caste or Schedule Tribe.

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SCHEDULE I

ALL that part and parcel of property known as "VARCONDEM" situated at Varkhande, Ponda of Ponda Taluka, described under No. 503 at page 176 of Book B-7 Old, and recorded in the Taluka Revenue office of Ponda under Matriz numbers 444, 445 467 and 468, and Surveyed under Survey No. 32 sub-division No. 0 of Ponda and admeasuring 29,900.00 m² (twenty nine thousand nine hundred square metres) or thereabout situated at Ponda, within the Jurisdiction of Ponda Municipal Council, Ponda Taluka, District of North Goa, and as per the Marginal Notes Nos. 2 and 3 to the above Description No. 503, the entire property "VARCONDEM" consists of two parcels of land which are bounded as under:-

The first parcel of land is bounded on the East by the rivulet of sweet water, on the West by the drain of running water from the hillock of Bandora Comunidade, on the North by the houses of Antonio Luis Alves, and on the South by the stream of monsoon waters;

The second parcel of land known as "Gorbatta" is bounded on the East by the rivulet of sweet water, on the West by the drain of running water from the hillock of Bandora Comunidade, on the South by the drain which separates this plot from the other, and on the North by the other plot which is separated by a wall of stones.

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SCHEDULE II

ALL that part of the larger property "VARCONDEM" better described in Schedule I hereinabove which falls on the Southern side of the road passing through the property described in Schedule I and forms a distinct part and admeasures about 9064.00 m² (Nine thousand sixty four square metres) forming part of the larger property bearing Survey No. 32 sub-division 0 of Ponda within the jurisdiction of Ponda Municipal Council, Ponda, Taluka Ponda, Sub-District of Ponda of Registration District of North Goa, described in Land Registration Office under No. 503 at page 176 of Book B-7 Old, recorded in the Taluka Revenue office of Ponda under Matriz numbers 444, 445, 467 and 468 and being bounded as under:

North : By Municipal road leading to "Varkhand";
South : By Nallah;
East : By small water drain; and
West : By Ponda-Panaji road.

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SCHEDULE III

ALL that landed property which forms a distinct part of the property described under Schedule II which is part of the larger property described in Schedule I hereinabove and admeasuring about 4530.00 m² (Four Thousand Five Hundred Thirty Square Metres) and part of Survey No. 32 sub-division 0 of Ponda, situated at "VARCONDEM", within the jurisdiction of Ponda Municipal Council, Ponda, Taluka Ponda and Sub-District of Ponda of Registration District of North Goa, described in Land Registration Office under No. 503 at page 176 of Book B-7 Old, and recorded in the Taluka Revenue office of Ponda under Matriz numbers 444, 445 467 and 468 being bounded as under:



North : By Municipal road leading to "Varkhand";

South : By Nallah;

East : By small water drain; and

West : By remaining part of Survey No. 32 sub-division 0 of Ponda admeasuring 2814.00 square metres and 1720.00 square metres.

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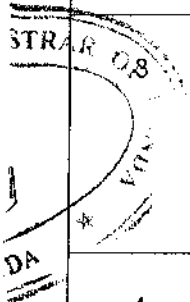


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ANNEXURE I

SR. NO.	PARTICULARS	REGISTRATION DETAILS
1	Deed of Surrender dated 15/04/2005 executed between Smt. Champabai alias Ushabai Manoharrao Deshpande and Alcon Constructions (Goa) Pvt. Ltd.	Registered in the Office of the Sub-Registrar of Ponda under Registration No. 796 at pages 146 to 156 of Book No. I Volume No. 829 dated 12/05/2005
2	Deed of Surrender dated 03/08/2010 executed between Smt. Lilabai alias Shobhanabai Krishnaji alias Gurunathrao Deshpande and Alcon Constructions (Goa) Pvt. Ltd.	Registered in the Office of the Sub-Registrar of Ponda under Registration No. 1772/10 at pages 01 to 32 of Book No. I Volume No. 1676 dated 19/08/2010
3	Deed of Surrender dated 09/12/2010 executed between Smt. Sumitrabai alias Mirabai Ramendra Sinai Khandeparkar and Alcon Constructions (Goa) Pvt. Ltd.	Registered in the Office of the Sub-Registrar of Ponda under Registration No. 2706 at pages 205 to 235 of Book No. I Volume No. 1750 dated 28/12/2010
4	Deed of Surrender dated 20/01/2011 executed between Smt. Calabai alias casturabai alias Kasturbai Dinanath Dalvi and her husband, Shri Dinanath Shambhu Dalvi and Alcon Constructions (Goa) Pvt. Ltd.	Registered in the Office of the Sub-Registrar of Ponda under Registration No. 263/11 at pages 198 to 212 of Book No. I Volume No. 1778 dated 08/02/2011



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ANNEXURE II

Vendor No.	Name of the Vendor	Total Consideration as per Deed of Sale	Vendor's Share	Amount Paid Till Date	Amount paid today on signing of Deed of Sale
1	SMT. RAMABAI SHRIDHAR NAIQUE GAUNEKAR	Rs. 1,15,00,000/-	Rs. 38,33,333.50	Rs. 80,000/-	Rs. 37,53,333.50
2	SMT. LAXMIBAI SOIRU NAIQUE GAUNEKAR	Rs. 1,15,00,000/-	Rs. 38,33,333.50	Rs. 12,00,000/-	Rs. 26,33,333.50
3	SHRI RAMCHANDRA SOIRU NAIQUE GAUNEKAR	Rs. 1,15,00,000/-	Rs. 12,77,778/-	Rs. 3,55,333/-	Rs. 9,22,445/-
4	SHRI PRASAD SOIRU NAIQUE GAUNEKAR	Rs. 1,15,00,000/-	Rs. 12,77,778/-	Rs. 1,58,333/-	Rs. 11,19,445/-
5 & 6	SMT. RAJASHREE HARISH DALVI & HARISH MANOHAR DALVI	Rs. 1,15,00,000/-	Rs. 12,77,777/-	Rs. 2,91,564/-	Rs. 9,86,213/-
			Rs. 1,15,00,000/-	Rs. 20,85,230/-	Rs. 94,14,770/-

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Smt L.S.M.G

Rajashree H Dalvi

ANNEXURE III

Vendor No.	Name of the Vendor	Cheque No.	Date	Bank & Branch	Amount paid today on signing of Deed of Sale
1	SMT. RAMABAI SHRIDHAR NAIQUE GAUNEKAR	977032	26/07/2012	Dena Bank, Panaji	Rs. 37,53,333.50
2	SMT. LAXMIBAI SOIRU NAIQUE GAUNEKAR	977033	26/07/2012	Dena Bank, Panaji	Rs. 26,33,333.50
3	SHRI RAMCHANDRA SOIRU NAIQUE GAUNEKAR	977034	26/07/2012	Dena Bank, Panaji	Rs. 9,22,445/-
4	SHRI PRASAD SOIRU NAIQUE GAUNEKAR	977035	26/07/2012	Dena Bank, Panaji	Rs. 11,19,445/-
	SMT. RAJASHREE HARISH DALVI & HARISH MANOHAR DALVI	977036	26/07/2012	Dena Bank, Panaji	Rs. 9,86,213/-
					Rs. 94,14,770/-

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Smt L.S.N.G

Rajashree H Dalvi

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

VENDORS

SIGNED AND DELIVERED by
The withinnamed PARTY OF
THE "FIRST PART" OF THE
ONE PART:

SMT. RAMABAI SHRIDHAR NAIQUE GAUNEKAR



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Smt L.S.M.G

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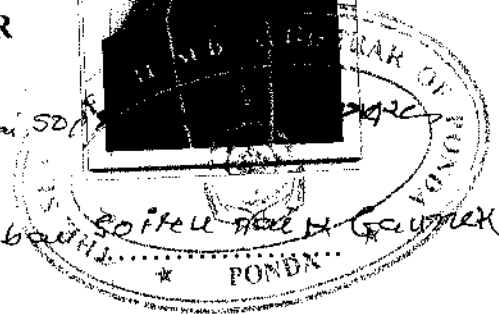
Rajashree H Dalvi

SMT. LAXMIBAI SOIRU NAIQUE GAUNEKAR



smt Laxmibai Soirunaique Gaunekar

smt Laxmibai Soirunaique Gaunekar



Smt L-S.N.G

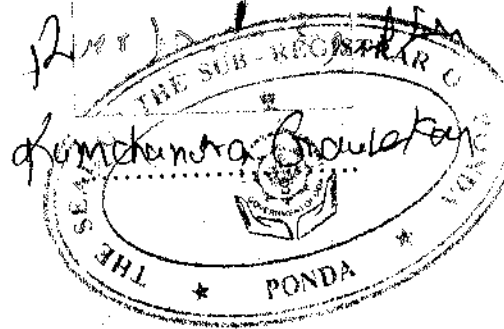
Ragashree H Davi

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SHRI RAMCHANDRASOIRU NAIQUE GAUNEKAR



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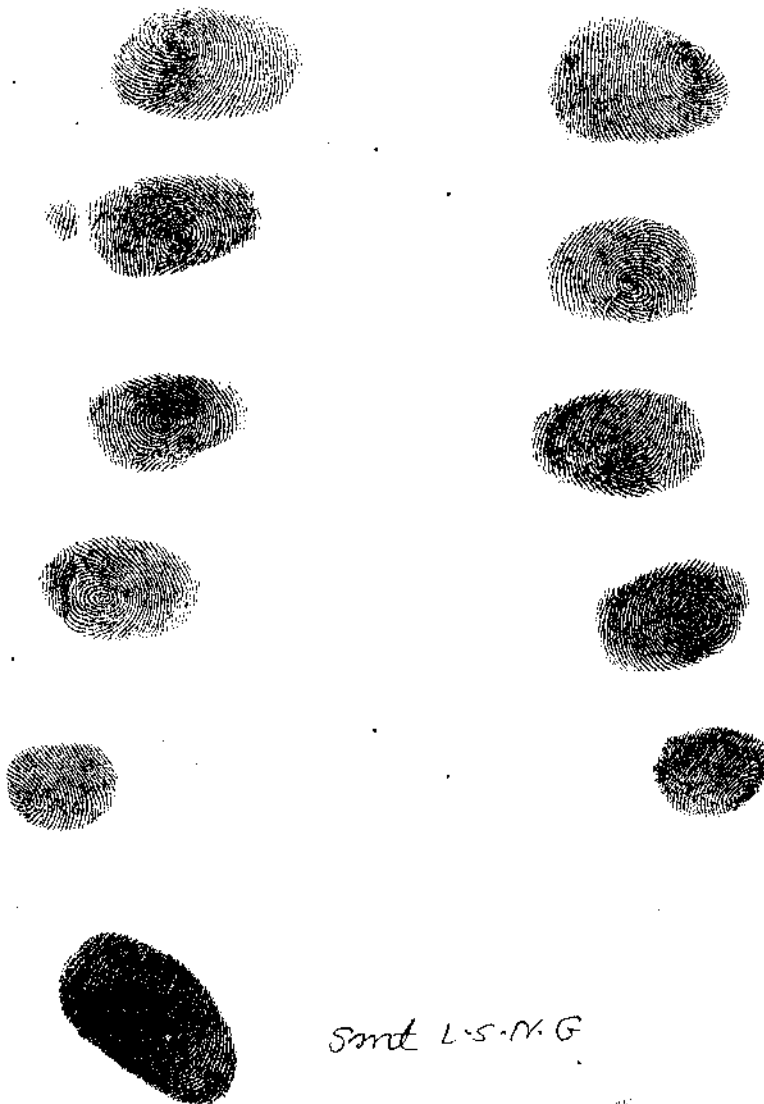
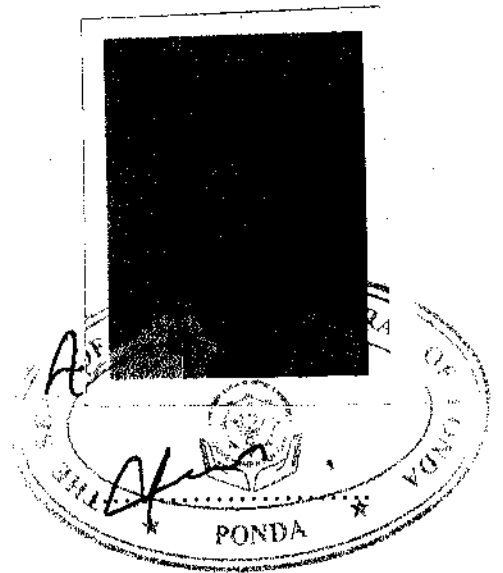


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Smt L.S. NAG

Pargashree H Dalvi

SHRI PRASAD SOIRU NAIQUE GAUNEKAR



Smt L.S.M.G

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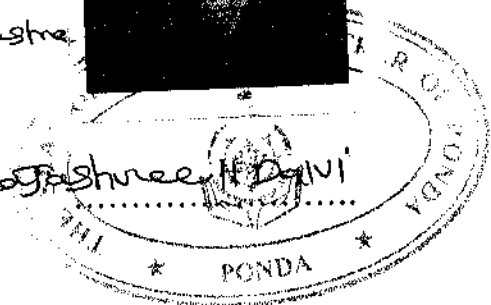
Ragashree H Dalvi

SMT. RAJASHREE HARISH DALVI



Rajashree

Rajashree H Dalvi



Smt L.S.M.G

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for
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25 Rajashree H Dalvi

SHRI. HARISH MANOHAR DALVI



smrit L.S.N.G

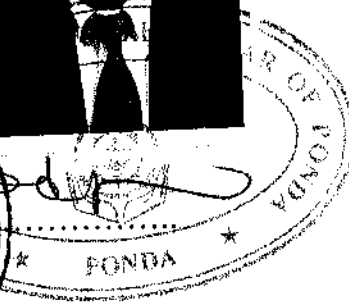
prajashree H.Dalvi

ed
for
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PURCHASER

SIGNED AND DELIVERED by
The withinnamed PARTY OF
THE "SECOND PART" OF THE
OTHER PART:

M/S. ALCON CONSTRUCTIONS (GOA) PVT. LTD.
Represented in this Act by its Director:
SHRI NANDA SADASSIVA NAIQUE



IN THE PRESENCE OF :

1. P. R. Sawant
(MR. Pramod R. Sawant)

2. Chandrashekhar D. D. Sawant
Mr. Chandrashekhar D. D. Sawant

smil L.S. N. G

27 Rajashree H Dalmi

MS  

Book No. _____
Date _____

agreed to

2007 12
228
193 2014
12012

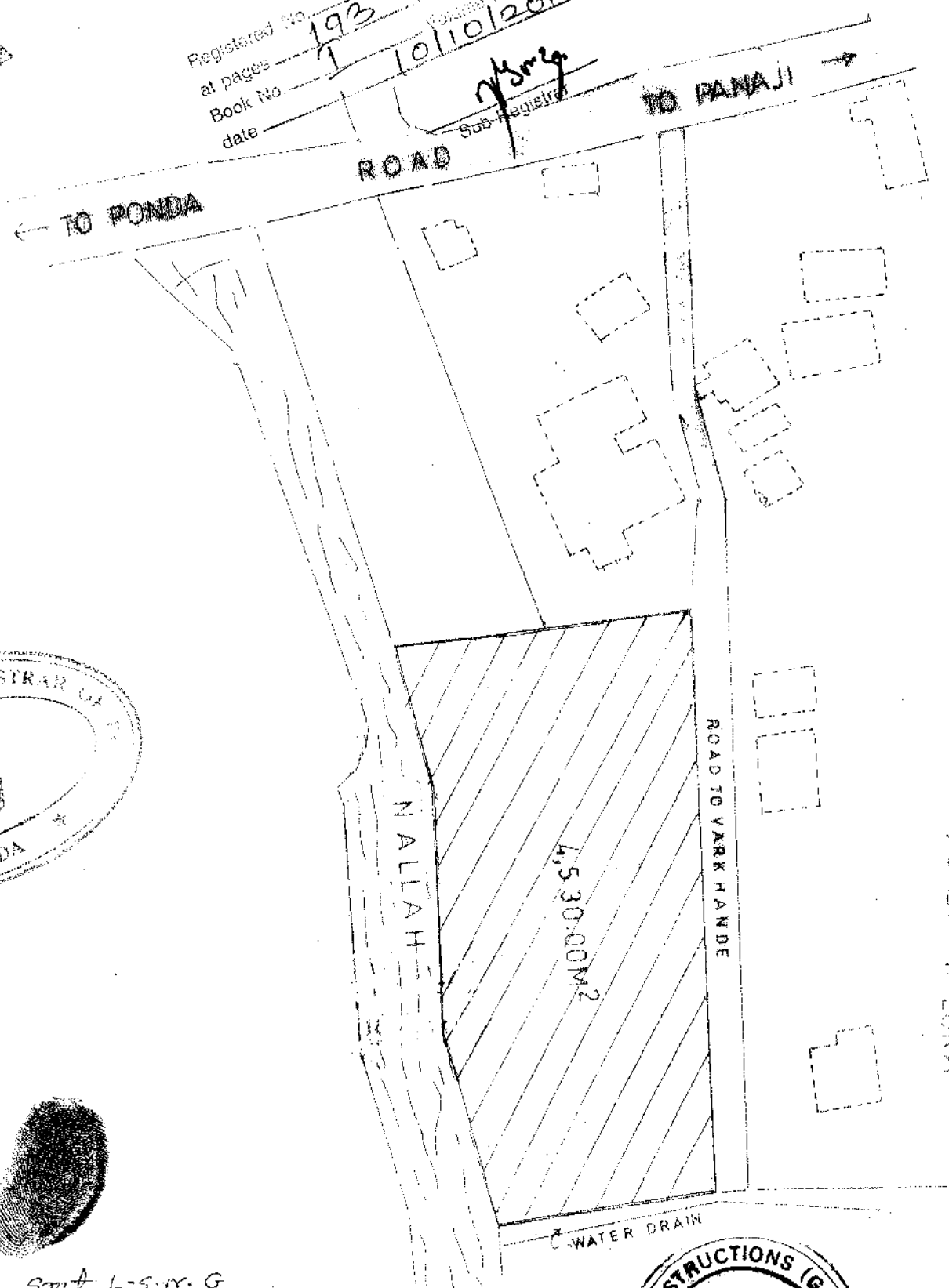
Our telephone permission (written)
 signed by Corinne Ve + Debra
 no. 806044-20 224 237 04-2
 District of Columbia

FRANCIS P. MANDAR
ARCHITECT
REG. NO. LA-44-2243

TYPICAL FIRST TO SIXTH FLOOR PLAN

PROPOSED COMMERCIAL/RESIDENTIAL BUILDING FOR
SOUTHWESTERN POWER & LIGHT
GARDEN, ARIZONA
JULY 1968

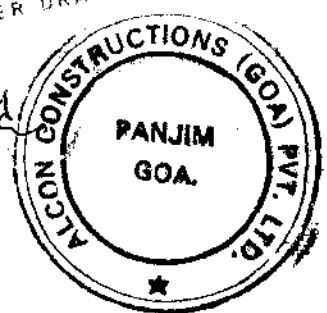
Registered No. 193 to 2007/12
 at pages 1 to 228
 Book No. 1 Volume No. 2/49
 date 10/10/2012
 Sub-Register 7/504



PLAN SHOWING PART OF Survey no 32/10
 AT PONDA VILLAGE OF PONDA TALUKA



Smt L-S.M.G
 Jayashree H. D. V.
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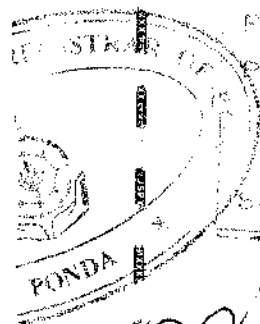




गोवा GOA

र. नं. ओहोद लि. नं. 1/85/115000

109918



20733
Serial No. of Stamp: 11/8/08
Value of Stamp Rs. 50
Name of Person: Alcon Construction Pvt Ltd.
Place of Issue: Panaji
Purpose: Affirm
Signature: [Signature]



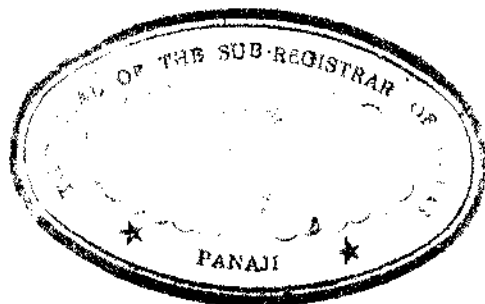
SUB-REGISTRAR
ILHAS

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT, we (1) MR. NANDA
SADASSIVA NAIQUE COUNTO, son of late Sadassiva N.

[Signature]

ATTESTED
TRUE COPY



Information Officer
Dept of Information & Publicity
Panaji- Goa.

REGISTRAR
ILHAS

Counto, 64 years of age and (2) **MRS. NUTAN NANDA COUNTO**, wife of Nanda S. N. Counto, 54 years of age, both Indian Nationals, residents of Panjim, Goa SEND GREETINGS:

WHEREAS WE ARE Directors of **M/S. ALCON CONSTRUCTIONS (GOA) PRIVATE LTD.**, a Company incorporated under the Companies Act, 1956 having its registered office at Velho Building, Panjim, Goa, carrying on business of Construction, Real Estates and other activities and during the course of business we, as the Directors have to execute several Deeds, Agreements and other documents and register them in the various offices of the Sub-Registrars in Goa:

AND WHEREAS owing to our pre-occupation, sometimes it is not possible for us to appear personally before the Sub-Registrars to admit the execution of the Agreements, Deeds, Documents, etc.

AND WHEREAS we are desirous of appointing (1) **MS. DAKSHATA NARCINHA CHIMULKAR**, wife of Mr. Narcinha alias Namit G. Chimulkar, 27 years of age, residing at Panaji - Goa, (2) **MISS CLARINA S. COLACO**, daughter of Mr. Manuel F. X. Colaço, 25 years of age, residing at Panaji - Goa (3) **MR. CHANDRAKANT JINA KAMBLE**, son of late Jina L. Kamble, 61 years of age, residing at Porvorim, Goa and (4) **MR. SAVIO PEREIRA**, son of

ATTESTED
TRUE COPY

2

S. S. S. S.

Information Officer
Dept. of Information & Publicity,
Panaji- Goa.

 SUB-REGISTRAR
ILHAS

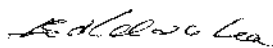
Mr. Rodolfo Pereira, 35 years of age, residing at Borda, Margao-Goa, all Indian Nationals as our true and lawful Attorney in our name and on our behalf jointly and/or severally to do all or any of the following acts, deeds, things and matters that is to say:

1. To appear and represent us before any Sub-Registrar or any registration authorities in Goa, to present any instrument, document, deeds, including the Deed of Sale, Agreement, Deed of Mortgage, Deed of Lease etc. signed and executed by us jointly or any of us individually as Directors of aforesaid Company or in individual capacity and admit execution thereof.
2. After registration of such instrument to collect and receive from the office of the Sub-Registrar, the original instrument and sign or give proper discharge and acknowledge the same.
3. The aforesaid Attorneys are also empowered to authorise any person/s of their choice to receive from the Office of the Sub-Registrar, the original instrument and/or sign or give proper discharge and acknowledge the same.

AND GENERALLY to do or cause to be done all such acts, deeds and things as may be necessary or incidental to all or any of the aforesaid purpose.



ATTESTED
TRUE COPY



Information Officer
Dept. of Information & Publicity
Panaji- Goa.

① SUB-REGISTRAR
ILHAS

AND WE hereby agree that all acts, deeds and things lawfully done by our said Attorney/s shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said Attorney/s shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have executed this Power of Attorney this 24th day of September 2008 at Panjim-Goa.



[Signature]

MR. NANDA SADASSIVA NAIQUE COUNTO

[Signature]

MRS. NUTAN NANDA COUNTO

WITNESSES:

1. *[Signature]* Sandra V. Martins

2. *[Signature]* Naresh Naik.

ATTESTED
TRUE COPY

Information Officer
Dept. of Information & Publicity,
Panaji-Goa.

Serial N^o 7208

This P.O.A. is duly
executed before me on
24/9/08 by Mr. Nanda

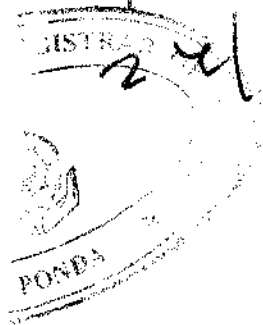
Sadassive Naigue Counts
 Son of late Sadassive W. Counts
 64 & Mrs Nuten Nanda
 Counts 54, 26 Sangin, 603
 both known to S.R.

Paid Rs 25/- R.W. 8/50 dt 24-8-08

Connections: - 2 & 2 September ④

Tanay

24/9/08



Notar A-Gente

sdh



[Signature]
 24/9/08

SUB-REGISTRAR
 ILHAS

ATTESSED
 TRUE COPY

[Signature]

Deputy Commissioner of P. D. P. D.
 Ponda, Goa

Executing Parties

- 1) Mr. Ramchandra Soiru Naigue Gaunekar,
s/o late Soiru Ramchandra Naigue Gaunekar,
aged 40 years, landlord, bachelor, s/o Ponda
- 2) Smt. Rajashree Harish Dalvi, d/o late
Soiru Ramchandra Naigue Gaunekar,
aged 37 years, housewife and her husband
- 3) Shri Harish Manohar Dalvi, s/o Manohar
Dalvi, aged 40 years, businessman, both
s/o Ponda Goa

4) Mr. Chandrakant Jina Kamble, s/o.
late Jina L. Kamble, aged 61 years,
s/o Porvorim as a special attorney for
Nanda S. N. Couto. Director of m/s
Alcon Constructions (Goa) Private
Limited.

Executing party

admits execution of the so called
Sale deed

* Ramchandra Gaunekar Ramchandra Gaunekar

* Rajashree H Dalvi

Rajashree H Dalvi

* Harish M. Dalvi

H Dalvi

* Chandrakant Kamble

Shri. Coopal. Pai Vernekar, s/o Pundali
Pai Vernekar, aged 50 years, married, Engg.
s/o. Mirum - Ponda - Goa

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

* Gopal Pindranbha

Ponda, dated 26th July, 2012


SUB-REGISTRAR
PONDA

Executing Party: (1) Shri. Prasad Soiru Naik Gannekar, aged 37, landlord, bachelor, 1st Ponda; (2) Smt. Laxmibai Soiru Naik Gannekar, widow, 64 years, home wife, 1st Ponda.

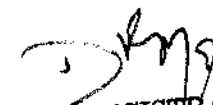
admits execution of the so called
Smt deed


Prasad Soiru Naik Gannekar
+ Smt Laxmibai Soiru Naik Gannekar

L.H.T.P. of Prasad
L.H.T.P. of Laxmibai
Shri. Gopal Pai Varnekar, 1st Pundolia.
Pai Varnekar, aged 50, married, Engineer, 1st Miramar
and known to the Sub-Registrar states that he personally knows the above executant and identifies him

* Gopal Pindranbha

Ponda, dated 26th July, 2012


SUB-REGISTRAR
PONDA

At the residence of ~~Smt. Lakshmi Bai~~ ^M Smt. Ramabai Shridhar Daigue Gannakar,
 at Varkand - Ponda - Goa, at her request
 and on production of Medical certificate, the
 admission of execution has been admitted.
 Paid fee of Rs 100/- by Rt. No 13/30,
 to-day. (the Party puts her thumb impres-
 sion being ill).

Executing party _____

admits execution of the so called
Sale deed



Shri. Gopal Rai Vernekar, aged 50 years,
 married, Engineer, Mr. Miranwar Langji-
 Cor.

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

Gopal Vernekar

Ponda, dated 26th July, 2012

SUB-REGISTRAR
 PONDA

Registered No. 2007/12
at pages 193 to 228
Book No. I Volume No. 2149
date 10/10/2012

7/13/12
Sub-Registrar

