

4990

6



गोवा GOA

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

006623

319

2 NOV 2006

Value of stamp: Rs Twenty five thousand only
 Name of the holder: Sapana Real Estate
 Residing at: Margao Goa
 As there is no stamp duty, the stamp paper is returned along with
1,60,500/-

[Signature]
 Signature of the Ex-officio holder

[Signature]
 Signature of Purchaser

Serial No. 4843/2006
 Presented at the Office of the
 Sub-Registrar of Salcete
 between the hours of 9:30am
 and 12:45 on 9/11/2006

Received fees for Rs. N. Rs.	
Registration	60
Copying	16000000
Copying Encumbrances	9000
Postage	1000
Total Rs.	16010000

[Signature]
 K. Nandagopal Rao

[Signature]
 SUB-REGISTRAR
 SALCETE

[Signature]
 SUB-REGISTRAR
 SALCETE

DEED OF SALE

THIS DEED OF SALE is made at Margao, Salcete, Goa, on this
 08th day of November of the year 2006;

[Signature] *[Signature]*



गोवा GOA

Treasury Officer

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

006624

319
 No. of stamp: 319
 Date: 2 NOV 2006
 Value of stamp: Rupees Twenty Five Thousand only
 Name of the holder: Sapana Real Estate
 Residing at: Margao - Goa
 As there is no cash payment, the stamp is cancelled along with
 Additional stamp: 1,60,500/-

Signature of the Ex-officio vendor

Signature of Purchaser



2

BETWEEN

- Mrs. LEONORA JESUSLINA D'SOUZA, alias LEONORA JESUINA CARVALHO, alias LEANOR JESUINA CARVALHO E SOUZA, alias LEONAR JESOVINA DE SOUZA NEE CARVALHO, daughter of late Joao Cactano Carvalho, aged 78 years, Indian National,



गोवा GOA

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

006625

319

2 NOV 2006

Value of stamp: Rupees Twenty Five Thousand only
 Name of the party: Sapana Real Estate
 Residing at: Margao Goa
 As there is no stamp duty, the amount of Rs. 1,60,500/-
 Additional stamp: for Rs. 1,60,500/- is added along with

[Handwritten Signature]

[Handwritten Signature]

Signature of the Re-official vendor

Signature of Vashakar



3

widow of Marcos Agostinho Lucio de Souza, alias Marcus Lucio D'Souza, landlady, resident of Flat No. S-2, Idinha Apartments, Aquem, Margao, Goa;

2. **Mr. PEDRO LOUIS D'SOUZA**, alias PEDRO LUIS DE SOUZA, son of late Marcos Agostinho Lucio de Souza, aged

[Handwritten Signatures]



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

006626

319
Date of issue: 2 NOV 2006
Value of stamp paper: Rupees Twenty five Thousand only
Name of the purchaser: Sapana Real Estate
Residing at: Margao, Goa
As there is no other stamp paper attached along with
Additional stamp of Rs. 1,60,500/-

Signature of the Ex-officio vendor

Signature of Purchaser



4

56 years, Indian National, bachelor, employed, resident of
Flat No. S-2, Idinha Apartments, Aquem, Margao, Goa;

3. Mr. LAWRENCE VALENTINO D'SOUZA, alias
LOURENCO VALENTINO DE SOUZA, alias son of late

(Handwritten signatures)



गोवा GOA

006627

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

319

2 NOV 2006

Value of stamp: Rupees Twenty Five Thousand only

Name of the: Sapana Real Estate

Residing at: Margao Goa

As there is no...

Additional amount: 1,60,500/-

Signature of the Executive Officer

Signature of Purchaser



5

Marcos Agostinho Lucio de Souza, aged 53 years, Indian National, married, employed; and his wife,

- Mrs. **BRENDA D'SOUZA**, daughter of late Francisco Fernandes, aged 45 years, Indian National, housewife, both residents of Flat No. 5-2, Idinha Apartments, Aquem, Margao, Goa;

Handwritten signatures in blue ink, including a signature that appears to be 'M. Carvalho' and another that appears to be 'B. Souza'.

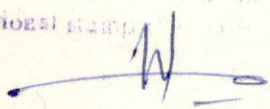



गोवा GOA

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

006628


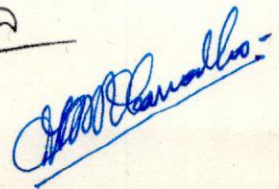
No. 319 State of GOA Date 2 NOV 2006
 Value of stamp Rupees Twenty Five Thousand only
 Name of the Sapana Real Estate
 Residing at Margao - Goa
 As there is no stamp of 1,60,500/-
 Additional stamp 1,60,500/- to be affixed along with

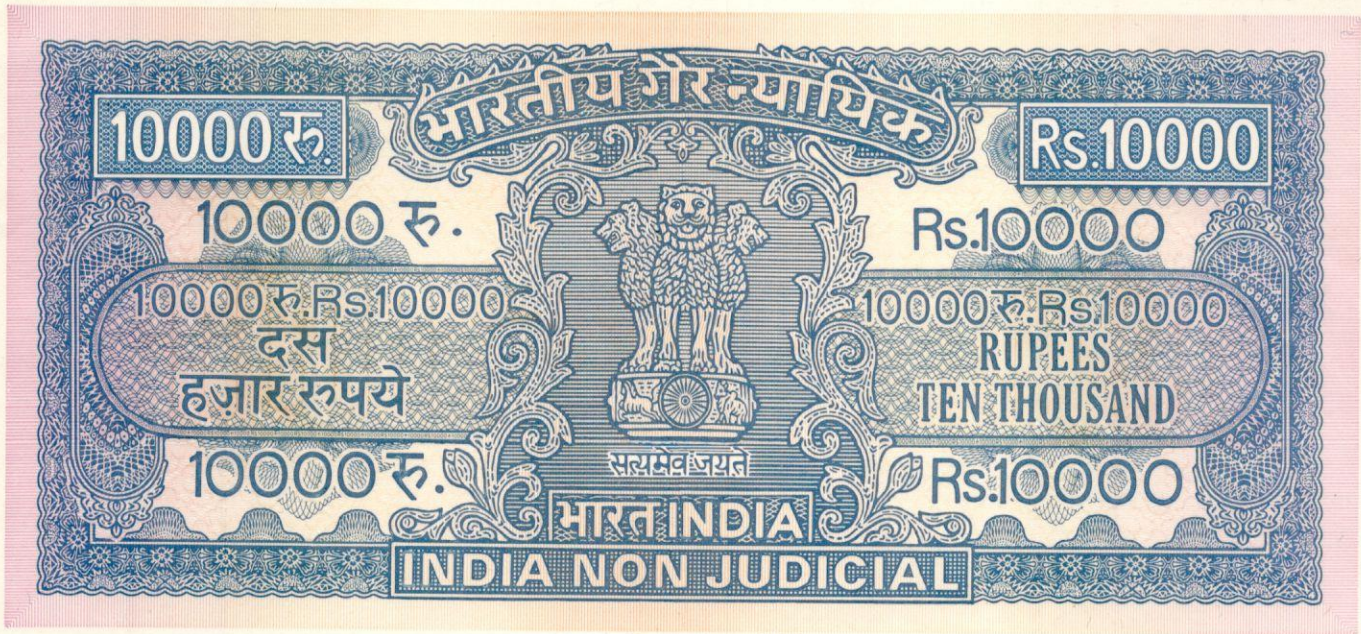

 Revenue Officer


 Signature of Purchaser



- Ms. ANA FATIMA D'SOUZA, daughter of late Marcos Agostinho Lucio de Souza, aged 52 years, Indian National, spinster, service, resident of Flat No. S-2, Idinha Apartments, Aquem, Margao, Goa;



गोवा GOA

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA

2 NOV 2006 005888

319

File No. of Form: _____ Date of Issue: _____
 Value of stamp paper: Rs Ten Thousand Only
 Name of the purchaser: Sapana Real Estate
 Residing at: Margao - Goa
 Is there any other stamp? No
 Additional stamp of _____ amount along with _____



Signature of the official

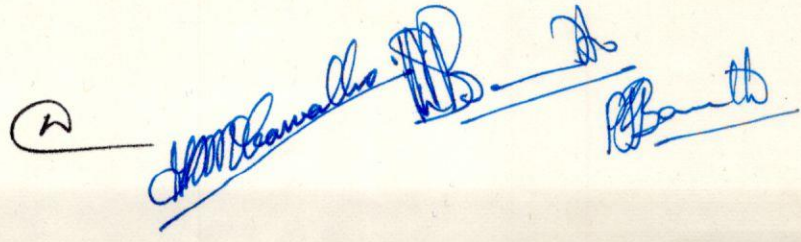


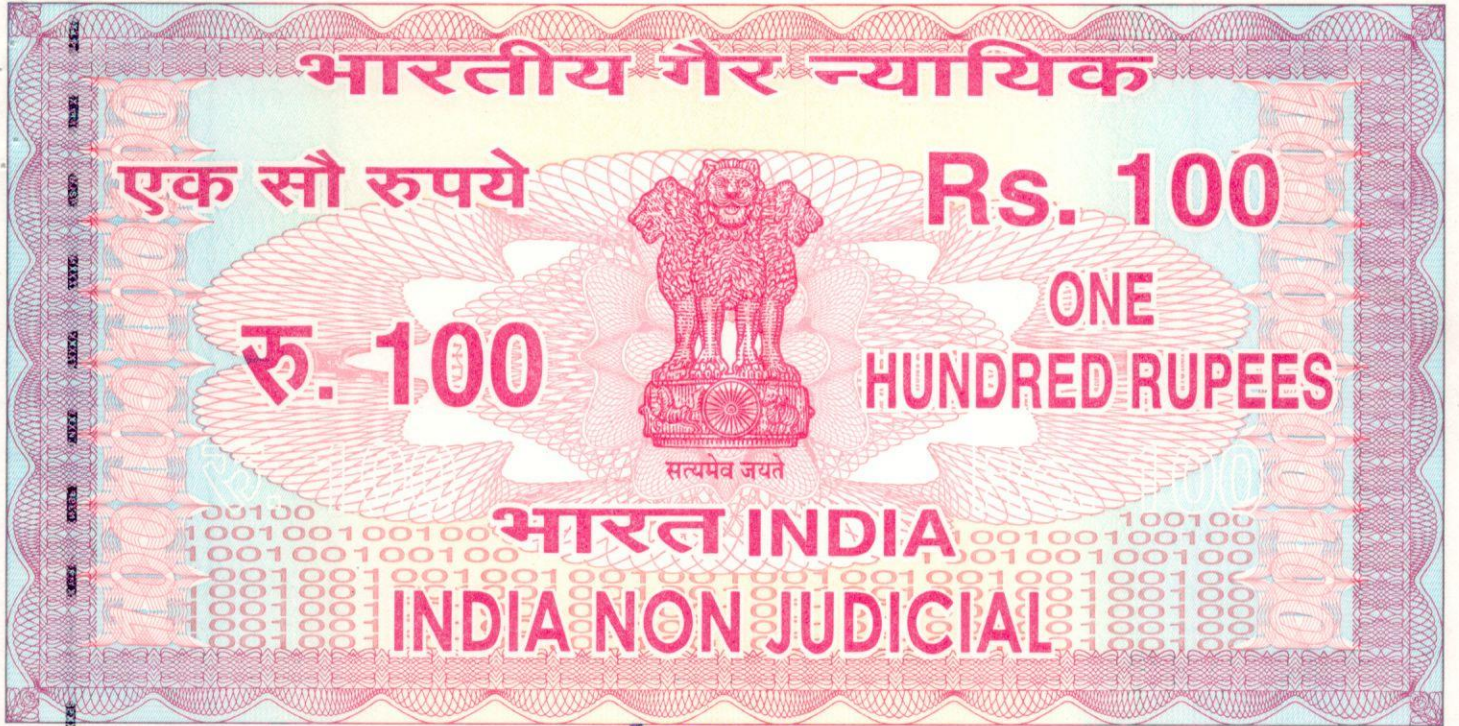
Signature of Purchaser



7

6. Mr. CONSTANCIO PIO DE SOUZA, alias Mr. PIO CONSTANCIO D'SOUZA, alias COSTANCIO PIO D'SOUZA, son of late Marcos Agostinho Lucio de Souza, aged 54 years, Indian National, married, employed; & his wife,
7. Mrs. ROSY DE SOUZA, alias ROSY GOES E D'SOUZA, alias, daughter of late Santano Goes, aged 50 years, Indian





गोवा GOA

Treasury Officer

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

019806

319

2 NOV 2006

Value of stamp Rs. One hundred only
Name of the party Sapana Real Estate
Residing at Margao - Goa.

1,60,500/-

along with



Signature of the Ex-officio vendor

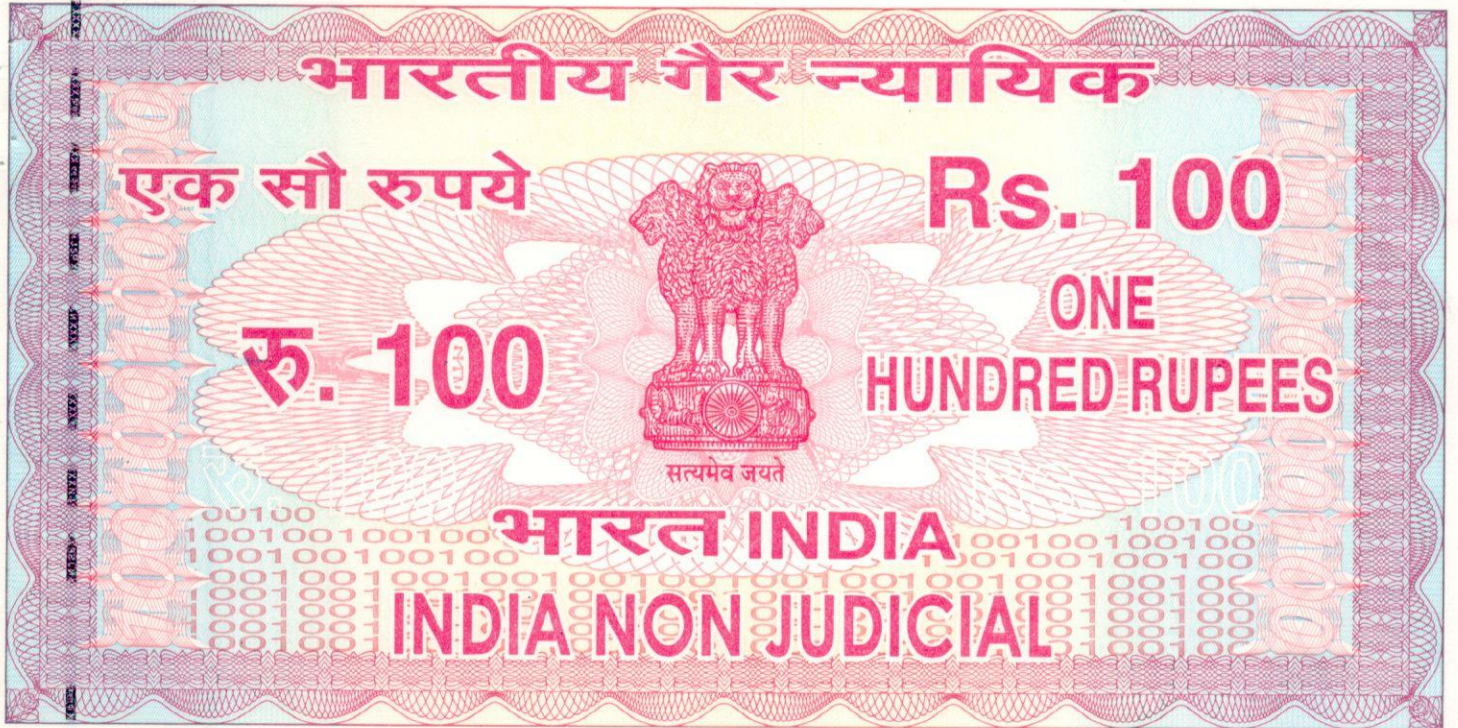
Signature of Purchaser

8

National, housewife, both residents of H. No. 217, Ambcaxir, Sernabatim, Colva, Salcete, Goa;

8. Mr. HONORATO XAVIER DESOUZA, alias XAVIER HONORATO D'SOUZA, alias Mr. XAVIER ONORATO D'SOUZA, alias HONORATO XAVIER D'SOUZA, son of

(Handwritten signatures in blue ink)



गोवा GOA

019805

Treasury Officer
GOVERNMENT OF GOA
DISTRICT OF SOUTH

2 NOV 2006

No. 319
 Value of stamp Rupees One Hundred Only
 Name of the party Sapana Real Estate
 Residing at Margao - Goa.

1,60,500/-



[Handwritten signature]

[Handwritten signature]
Signature of Purchaser

9

late Marcos Agostinho Lucio de Souza, aged 52 years, Indian National, married, employed; and his wife,

9. **Mrs. ANNETTE CALDEIRA E DESOUZA**, alias Mrs. ANNETTE CALDEIRA D'SOUZA, daughter of Antonio Caldeira, aged 44 years, Indian National, housewife, both

[Handwritten signatures]



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

019804

319


2 NOV 2006

Value of stamp Rupees One Hundred only
Name of the holder Sapan a Real Estate
Residing at Margao Goa.

1,60,500/-

along with








Signature of the Ex-officio vendor

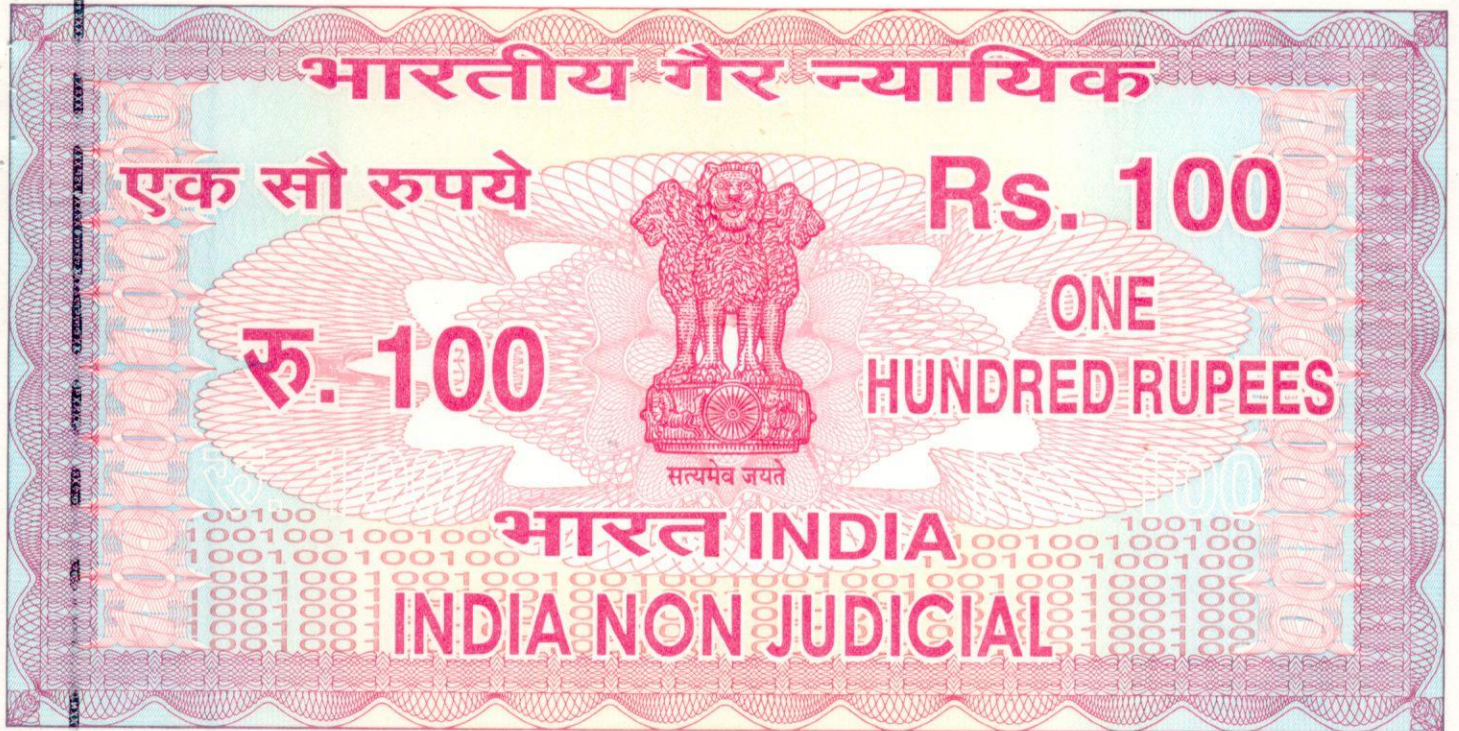

Signature of Parahan

10

residents of Flat No. 15, -Topaz, Madona Colony, S. V. Road,
Borivli (W), Mumbai 400 103;

10. Mrs. CLARINA D'SOUZA E CARDOZ. alias Mrs.
CLARINA FRANCISCA D'SOUZA, daughter of late



गोवा GOA

019803

Treasury Officer
 GOVERNMENT OF GOA
 DISTRICT TREASURY SOUTH
 MARGAO - GOA. Dist. of India

319

2 NOV 2006

Value of stamp paper Rupees one hundred only

Issue of the paper Sapana Real Estate

Residing at Margao, Goa

1,66,500/-

Signature of Parshad



11

Marcus Lucio D'Souza, aged 49 years, Indian National, married, housewife; and her husband,

11. Mr. MELVYN NICHOLAS CARDOZ, son of late Sebastian Philip Cardoz, aged 42 years, Indian National, employed, both residents of 78, Car Stairs Avenue, Park South, Swindon, SN3 2DF, United Kingdom; all collectively

(Handwritten signatures and initials in blue ink)



गोवा GOA

Treasury Officer

GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

019802

319

2 NOV 2006

File No. 319 Date of issue 2 NOV 2006

Value of stamp paper Rupees One Hundred only

Name of the purchaser Sapana Real Estate

Residing at Margao - Goa

Additional stamp paper 1,60,000/-

Signature of the Beneficial vendor

[Handwritten signature]

[Handwritten signature]



12

hereinafter referred to as "the VENDORS" (which expression, unless repugnant or contrary to the context, shall include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

[Handwritten signatures]

1. **M/s. SAPANA REAL ESTATE**, a Partnership firm, duly registered with the Registrar of Firms at Margao, Goa, under the Indian Partnership Act, 1932, having its principal place of business at H. No. 1448, 'Nanu House', Varde Valaulicar Road, Margao, Goa; duly represented herein by its Partner, Mr. Narayan Krishna Naik, son of Crisna Nanu Naik, aged about 54 years, Indian National, married, businessman, resident of H. No. 2832, 'Krishnsheel', Monte-Hill, Borda, Margao, Goa; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant or contrary to the context, shall include all their Partners, successors, administrators, executors and assigns) **OF THE SECOND PART**;



WHEREAS the members No. 1 to 5 of the VENDORS are represented herein by their duly constituted attorneys, Mr. William Mario Barreto and Mrs. Pia Barreto, by virtue Power of Attorney executed on 04-08-1997 before Mr. Rajiv Kumar, First Secretary (Consular), High Commission of India, London, and stamped by Additional Collector of South Goa, Margao, on 20-08-1997; certified true Xerox copy whereof is submitted to the Sub-Registrar of Salcete, along with this Deed;

AND WHEREAS the member No. 6 of the VENDORS is represented herein by his duly constituted attorney, Mr. Tomas De Vila Nova Octaviano Carvalho alias Tomas Carvalho, by

virtue Power of Attorney dated 22-03-2004 executed before Mr. K. S. Angle, Notary of Margao, Goa, under his Reg. No. 3747, certified true Xerox copy whereof is submitted to the Sub-Registrar of Salcete, along with this Deed;

AND WHEREAS the member No. 7 of the VENDORS is represented herein by her duly constituted attorney, Mr. Tomas De Vila Nova Octaviano Carvalho alias Tomas Carvalho, by virtue Power of Attorney dated 20-12-2004 executed before Mr. K. S. Angle, Notary of Margao, Goa, under his Reg. No. 15003, certified true Xerox copy whereof is submitted to the Sub-Registrar of Salcete, along with this Deed;

AND WHEREAS the member No. 8 of the VENDORS is represented herein by his duly constituted attorney, Mr. Tomas De Vila Nova Octaviano Carvalho alias Tomas Carvalho, by virtue Power of Attorney executed on 04-06-2004 executed before Mr. A. Nageshwar Rao, Asst. Consular Officer, High Commission of India, London, and duly stamped by the Addl. Collector of North Goa District, Panaji, on 11-10-2004, certified true Xerox copy whereof is submitted to the Sub-Registrar of Salcete, along with this Deed;

AND WHEREAS the member No. 9 of the VENDORS is represented herein by her duly constituted attorney, Mr. Tomas



② Tomas Carvalho [Signature] [Signature]
[Signature]

De Vila Nova Octaviano Carvalho alias Tomas Carvalho, by virtue Power of Attorney dated 13-05-2004 executed before Mr. P. G. Vora, Notary of Mumbai, under his Reg. No. 1315/04, certified true Xerox copy whereof is submitted to the Sub-Registrar of Salcete, along with this Deed;

AND WHEREAS the members No. 10 & 11 of the VENDORS are represented herein by their duly constituted attorney, Mr. William Mario Barretto, by virtue Power of Attorney executed on 10-01-2004 before Mr. Surexa P. Lotlecar, Notary of Margao, Goa, under his Reg. No. 100/2004, certified true Xerox copy whereof is submitted to the Sub-Registrar of Salcete, along with this Deed;



AND WHEREAS in the Aquem ward of City of Margao of the Taluka Salcete in the South Goa District, in the State of Goa, there is a land denominated "CHONI", which is described in the Land Registration Office of Salcete under Description No. 16629 at page 176 of the Book-B. No. 42 of the new series, which is inscribed w.e.f. 27-07-1901 under Inscription No. 8395 at page 69 (overleaf) of Book-G. No. 10, in favour of Jose Maria D'Assumpcao;

AND WHEREAS the said Jose Maria D'Assumpcao partitioned the above said land "CHONI" vide the Public Deed dated 12-05-

1922 drawn at page 71 (overleaf) to 72 (overleaf) of the Notarial Book No. 357 of the Assistant Tabeliao of Salcete, Francisco Marcelino Mousinho Epifanio Rodrigues, into two halves, being one lying on the east and the other lying on the west; and under the same deed the said Jose Maria D'Assumpcao, sold unto one Xec Amod Agi Abdul Raim the western half thereof, and sold the eastern half thereof to Pedro Luis De Souza;



AND WHEREAS, thereafter, the western half of the said land "CHONI" was separately described in the Land Registration Office of Salcete under Description No. 27913 at page 190 (overleaf) of Book-B. No. 71 of the new series; and the said eastern half of the land "CHONI" was separately described in the same office under Description No. 27914 at page 191 of the said Book-B. No. 71 of the new series;

AND WHEREAS the said eastern half of the entire land "CHONI", described under No. 27914 of Book-B. No. 71 of the new series, was then inscribed exclusively in favour of the said Pedro Luis De Souza, provisionally on 22-07-1922 under Inscription No. 18191 at page 84 (overleaf) of Book-G. No. 23 of the said Land Registration Office, which inscription was thereafter finalised on 22-08-1924 under Inscription No. 19726 at page 67 (overleaf) of Book-G. No. 25 of the same Land Registration Office;

(2)

Handwritten signatures in blue ink:
 - A signature that appears to be "J. M. D'Assumpcao" with a large circular flourish.
 - A signature that appears to be "Pedro Luis De Souza" with a large flourish.
 - A signature that appears to be "Amod Agi Abdul Raim" with a large flourish.

AND WHEREAS, subsequently, vide the Public Deed dated 12-06-1936 drawn at pages 7 to 9 of the Notarial Book No. 49 of the Notary of Mormugao Special Judicial Division, Sacarama Raia Sinai Dume, the said owner of the eastern half of the land "CHONI" described under No. 27914 of Book-B. No. 71 of the new series, namely, Mr. Pedro Luis De Souza along with his wife Mrs. Clarina Vas, partitioned the said eastern half of the land "CHONI" further into two halves, being one lying on the north and the other lying on the south, and under the same deed they gifted to their son by name Marcus Agostinho De Souza, the northern half so formed of the said eastern half of the land "CHONI", or may be the northern half of the land described under No. 27914 of Book-B. No. 71 of the new series, with reservation of the usufruct thereof unto themselves i.e. Mr. Pedro Luis De Souza and his wife Mrs. Clarina Vas; and under the same deed the said Pedro Luis De Souza and his said wife Mrs. Clarina Vas, gifted unto Mr. Andre Souza, the southern half of that land described under No. 27914 of Book-B. No. 71 of the new series, also with reservation of usufruct thereof unto themselves;

AND WHEREAS at the time of initial survey operations of City Survey of Margao, the above said northern half and southern half of the land described under No. 27914 of Book-B. No. 71 of the new series, as one single holding under Chalta No. 2 of P.T. Sheet No. 224, ignoring the fact that the said land has been divided into



two halves vide the said Public Deed dated 12-06-1936; however, consequent upon Judgment and Order dated 29-12-2003 passed by the Inspector of Survey & Land Records, City Survey, Margao, in Case No. 391/95, the land under the original Chalta No. 2 of P. T. Sheet No. 224 was partitioned into northern half and southern half, and the northern half belonging to Marcus Agostinho De Souza was re-allotted Chalta No. 2 of P. T. Sheet No. 224 and the southern thereof belonging to Andre De Souza has been allotted Chalta No. 5 of P. T. Sheet No. 224;



AND WHEREAS the land described in the SCHEDULE hereinafter appearing is the northern half of the western half of the entire land "CHONI", or may be the northern half of the land described under No. 27914 of Book-B. No. 71 of the new series, of which the said Marcus Agostinho De Souza acquired title vide the said Public Deed dated 12-06-1936, subject to the usufruct right for lifetime in favour of the said Mr. Pedro Luis De Souza and his wife Mrs. Clarina Vas;

AND WHEREAS the said usufruct right holders of the land described in the SCHEDULE hereinafter appearing, viz., Mr. Pedro Luis De Souza and his wife Mrs. Clarina Vas, died respectively on 30-08-1936 and 29-03-1962, on account of which the their usufruct rights got extinguished, making a clear title of the said land in favour of the said Marcus Agostinho De Souza;

AND WHEREAS the said Marcus Agostinho De Souza expired on 07-01-1964, without any testamentary dispositions, but leaving behind him the member No. 1 of the VENDORS as his widow and moiety share holder, and as his universal successors, he left behind him the members No. 2, 3, 5, 6, 8 & 10 of the VENDORS, being his children, as declared in the Deed of Succession dated 7-11-2003 drawn by the Notary Public Ex-Officio of Salcete, Mr. Leonardo T. Charly de Sa, at pages 56 (overleaf) onwards of his Deeds Book No. 1455;



AND WHEREAS on account of the above mentioned devolution of rights, all the members of the VENDORS are presently the exclusive owners and possessors of the land described in the SCHEDULE hereinafter written;

AND WHEREAS vide the 'Agreement for Sale' dated 15-05-2006 executed by the VENDORS in favour of one Mrs. Irene M. Rego and Mrs. Mima Almeida, the VENDORS have agreed to sell unto the said Mrs. Irene M. Rego and Mrs. Mima Almeida, all that land described in the SCHEDULE hereto;

AND WHEREAS vide the 'Agreement to Assign' dated 02-11-2006 the said Mrs. Irene M. Rego along with her husband Mr. Romalinho M. Carvalho, have assigned all their rights accrued to

them by virtue of the said 'Agreement for Sale' dated 15-05-2006 unto one Mrs. Pia Barreto;

AND WHEREAS vide the 'Deed of Cancellation (of Agreement for Sale dated 15-05-2006)' dated 03-11-2006, the VENDORS, the said Mrs. Pia Barreto & her husband Mr. William M. Barreto, the said Mrs. Mima Almeida & her husband Mr. Radharao F. Gracias, with due consent from the said Mrs. Irene M. Rego & her husband Mr. Romalinho M. Carvalho, have cancelled the said Agreement for Sale dated 15-05-2006;



AND WHEREAS the VENDORS have now agreed to sell unto the PURCHASER the said land described in the SCHEDULE hereto.

NOW THIS DEED WITNESSES AS UNDER:-

1. For a total price consideration of **Rs.80,00,000/-** (Rupees eighty lacs only), paid by the PURCHASER to the VENDORS, as stated hereinafter, receipt of which the VENDORS do hereby acknowledge; the VENDORS do hereby CONVEY, TRANSFER and RELEASE, by way of absolute sale UNTO the PURCHASER, all that land described in the SCHEDULE hereinafter appearing, so that the PURCHASER shall HAVE, HOLD, POSSESS and ENJOY from today and for all times hereinafter, such land hereby sold,

free of all encumbrances and as absolute owner thereof, the said land hereby sold along with all that is situated therein and with all rights, interests, heriditaments, easements, benefits, privileges, advantages, etc., available to the said land or to the owner thereof.

2. The total price consideration of **Rs.80,00,000/-** (Rupees eighty lacs only) is paid by the PURCHASER to the VENDORS in the following manner :-

Member no. 1 of the Vendors	Mrs. Leonora Jesuslina D'Souza	Rs.40,00,000/-
Member no. 2 of the Vendors	Mr. Pedro Louis D'Souza	Rs.6,66,667/-
Member no. 3 of the Vendors	Mr. Lourenco Valentino D'Souza	Rs.6,66,667/-
Member no. 5 of the Vendors	Mrs. Ana Fatima D'Souza	Rs.6,66,667/-
Member no. 6 of the Vendors	Mr. Costancio Pio D'Souza	Rs.6,66,667/-
Member no.8 of the Vendors	Mr. Xavier Honorato D'Souza	Rs.6,66,666/-
Member no. 10 of the Vendors	Mrs. Clarina Francisca D'Souza	Rs.6,66,666/-
Total:		Rs.80,00,000/-



3. The VENDORS confirm having delivered to the PURCHASER the possession of the said land hereby sold.
4. The VENDORS covenant to the PURCHASER as follows:-

Handwritten signatures in blue ink. On the left, a signature is written over a horizontal line. In the center, there is a large, stylized signature. On the right, another signature is written over a horizontal line. Below these, there is a signature that appears to be 'PBB' followed by a horizontal line.

- (a) That the land hereby sold or any part thereof, is not subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government;
- (b) That the land hereby sold or any part thereof, is not subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (c) That the land hereby sold or any part thereof, is not subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (d) That the land hereby sold or any part thereof, is not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands including the Indian Forest Act, the Wild Life Act, etc.
- (e) That the title of the VENDORS, up to the time of execution of this deed, in respect of the land hereby sold or any part thereof, is subsisting, clear, free and marketable;
- (f) That the VENDORS or any of them have not entered into any other agreement or transaction with any party



②

M. Banalho → [Signature] → [Signature]

[Signature]

whomsoever, in relation to the land hereby sold or any part thereof;

- (g) That there are no encumbrances, charges, liens etc., against the land hereby sold or any part thereof;
- (h) That in the event the PURCHASER is deprived of the land hereby sold or any part thereof, on account of any claims made by any person, the VENDORS shall indemnify the PURCHASER against all losses which may be suffered by the PURCHASER;
- (i) That there are no other persons having any rights, interests, claims whatsoever, in relation to the land hereby sold or any part thereof.



5. The market value of the land hereby sold is also Rs.80,00,000/- (Rupees eighty lacs only).
6. The South Goa Planning & Development Authority, Margao, has granted its NOC for registration of this Deed, vide its letter No. SGPDA/R/3536/1318/06-07 dated 18-09-2006, original of which is being presented to the Sub-Registrar of Salcete, along with this Deed.

(A) Y. B. Carvalho ; [Signature]
[Signature]

SCHEDULE
(Description of the said land hereby sold)

ALL THAT land forming the distinct and separated Northern half of the land land denominated "CHONI (eastern half)", situated in the ward Aquem of City of Margao, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, in the District of South Goa, of the State of Goa; being the distinct and separated Northern half of land found described in the Land Registration Office of Salcete, under Description No. 27914 of Book-B. No. 71 of the new series and enrolled in the Land Revenue Office of Salcete under Matriz No. 66 of Aquem, Margao; and separately surveyed under Chalta No. 2 of P. T. Sheet No. 224 of Margao City Survey, admeasuring 3,980 square meters, and bounded on its EAST by water drain, WEST by road, NORTH by water drain, and SOUTH by land bearing Chalta No. 5 of P. T. Sheet No. 224 of Margao City. This land hereby sold is shown marked in red colour lines in the PLAN annexed hereto.

IN WITNESS WHEREOF the parties hereto have signed this Deed, at Margao, Goa, on the day, month and the year first hereinabove mentioned.



Tomas Carvalho

Tomas Carvalho

SIGNED AND DELIVERED by
Mr. Tomas Carvalho,
constituted attorney for members
No. 6 to 9 of the VENDORS.

Tomas Carvalho

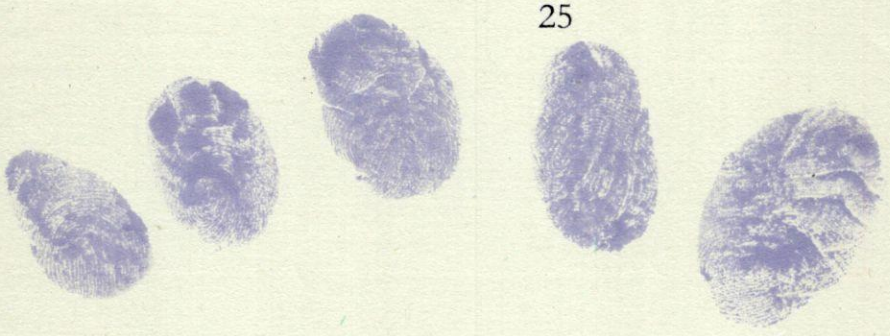
[Handwritten mark]

[Handwritten signature]

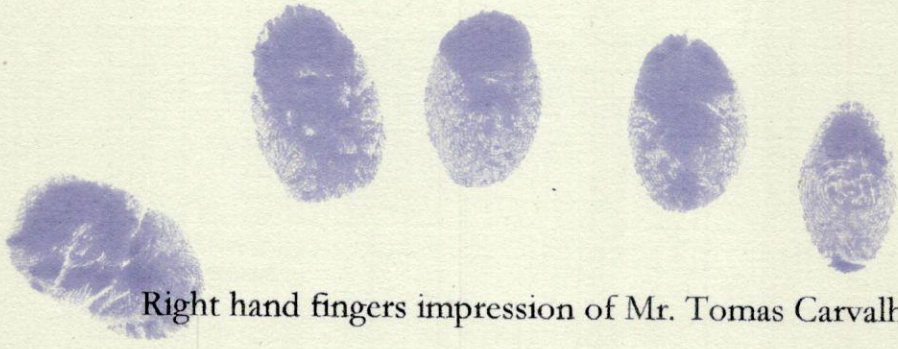
[Handwritten signature]

[Handwritten signature]





Left hand fingers impression of Mr. Tomas Carvalho

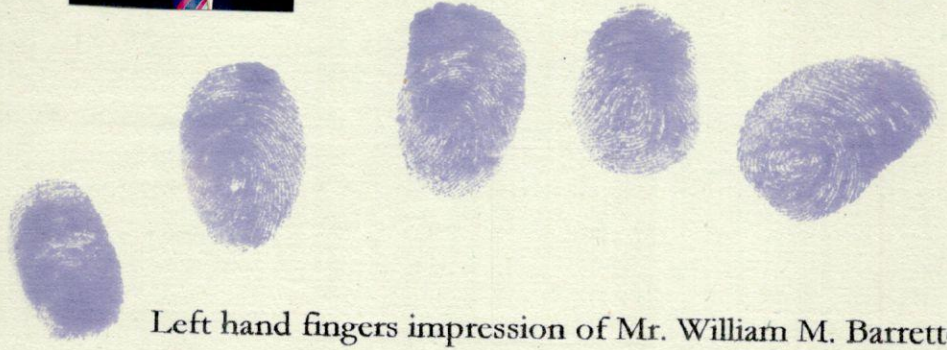


Right hand fingers impression of Mr. Tomas Carvalho



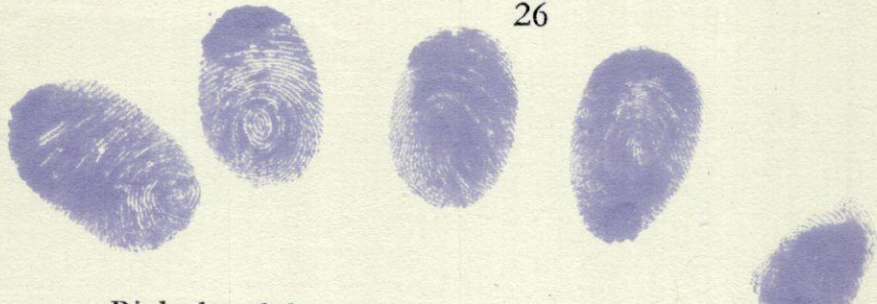
Handwritten signature in blue ink, consisting of a large, stylized initial 'W' followed by a horizontal line and a flourish.

SIGNED AND DELIVERED by
Mr. William Mario Barretto,
constituted attorney for members
No. 1 to 5, 10 & 11 of VENDORS



Left hand fingers impression of Mr. William M. Barretto

Handwritten signatures in blue ink at the bottom of the page. From left to right: a circled 'A', a signature that appears to be 'W. Barretto', a signature with a large 'W' and a horizontal line, and a signature that appears to be 'W. Barretto'.



Right hand fingers impression of Mr. William M. Barretto



P Barretto

SIGNED AND DELIVERED by
Mrs. Pia Barretto,
constituted attorney for members
No. 1 to 5 of VENDORS.

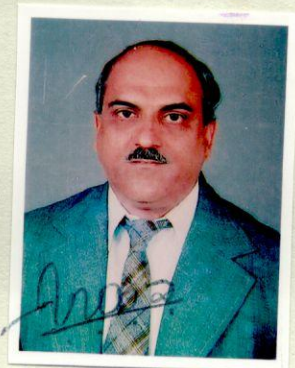


Left hand fingers impression of Mrs. Pia Barretto



Right hand fingers impression of Mrs. Pia Barretto

P
Alfonso
P Barretto
P Barretto



Naik

SIGNED AND DELIVERED by
Mr. Narayan K. Naik, Partner of
M/s. Sapana Real Estate,
the PURCHASER.



Left hand fingers impression of Mr. Narayan K. Naik



Right hand fingers impression of Mr. Narayan K. Naik

WITNESSES:

1. [Signature]

2. [Signature]

[Signature] [Signature]



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

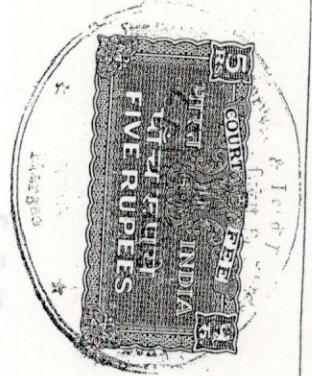
Plan showing plots situated at

Margao City

P.T. Sheet No. 224 / Chalta No. 2

Scale 1:500

mu
26/6/06



mu

mu Banalho

Bath
 Computer Generated On 23-06-2006

Compared By: *ma* I
RANAK 26/06/06



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಪ್ರಧಾನ ಮಂತ್ರಿಗಳ ಕಛೇರಿ
ಮಂಗಳೂರು

registered No. 4990
at pages 235 to 266
Book No. F / Volume No. 2219
date 22/11/06

[Handwritten signature]

Sub-Registrar



[Faint handwritten notes and scribbles in the bottom left corner]

Executing Parties

1 - Mr. Tomas De Vils. Nova. Betaviano. Carvalho alias Tomas Carvalho, s/o Joao Caetano Carvalho, Major of age, married resident of Ilhas dos, his attorney of Vendors Nos. 6 to 9.

2 - Mr. William Mario Baneto, aged 31 years, s/o Mr. Joao Francisco Baneto, married, Indian National, resident of H. No. 1177, Colleen Dongon, Raiz, Silete. Goa as attorney of Vendors Nos. 15, 5 and 10 and 11.

3 - Mrs. Pina Baneto, aged 31 years, w/o William Baneto, Indian National, resident of H. No. 1177, Colleen Dongon, Raiz, Silete Goa as attorney of Vendors Nos. 155.

4 - Mr. G. Nandgopal Rao s/o. Rameshchandra Rao, aged 41 years, Advocate, married Indian National, resident of Ajeem, Mangao Silete Goa as a Special Power of attorney holder of Mr. Narayen Rameshchandra. Partner of M/S. Sapana Real Estate.



Handwritten signature

Executing party

admits execution of the so called

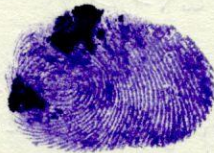
..... deed

→ TOMAS DE VILIA NOVA O. CARVALHO
Tomas Carvalho



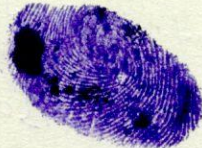
→ William Mario Barretto

William Mario Barretto



→ Pia F. Barretto

Pia F. Barretto



K. Nandagopal Rao

K. Nandagopal Rao

Shri Antonio Menina Fernandes.
Major of age, bachelor - Indian
National, residing at Bensaulim

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

→ Antonio Menina Fernandes

Margao dated. 9/11/2006

SUB-REGISTRAR
SALCETE

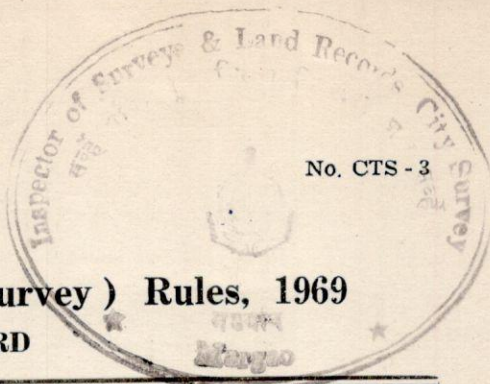
Attested Copies of Power of Attorney
Filed at Pages 157 to 172 of supplement
Part VII to Register Book I, Vol. I 125
Dated 22/11/05

hmmul
SUB-REGISTRAR
SALCETE

registered No. 4990
at pages 235 to 266
Book No. 19 Volume No. 22/19
date 22/11/05

hmmul
Sub-Registrar





No. CTS - 3

FORM 'D'
(See rule 7)

Goa Land Revenue (City Survey) Rules, 1969
PROPERTY CARD

P.7.	S. No. 224	Area 3980	Tenure Chalk No. 2	Particulars of assessment or rent paid to Government and when due for revision.
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Easements: —

Holder in origin of the title (so far as traced) *M/s Sapora Real Estate*

Lessee —

Other encumbrances —

Other Remarks: —

Date	Transaction	Vol. No.	Now Holder (H), Lessee (L) or Encumbrances (E)	Attestation

sd/-
Inspector of Surveys and Land Records
(City Survey)
Margao - Goa

OFFICE OF THE INSPECTOR OF OFFICES
 CITY SURVEY Margao
 Copy applied for by and on: Sapong Peet
estate
 Copy ready on
 Copy delivered on 15-2-07
 Copied by Mufcuna S. Moh (F.S)
 Witnessed by P.S. D. 15/2/07
 Copying fees Rs.
 which are credited
 Receipt No. 29

R
 Inspector of Surveys



Am
15/2
 Inspector of Surveys and Land
 Records
 (City Survey)
 Margao - Goa