



No. 464. Place or vend. S.T.O. Ponda Date of issue 24/6/05
Value of stamp paid Rs. 20000/- (Rupees Twenty thousand only)
Name of the party Smt. Ashraf K. Thobani & Smt. Shahida A. Thobani
Residing at Tisk - Ponda 10/0, Karim Thobani & Akbar Thobani
As there is no stamp 2,76,100/-
Additional stamp 2,76,100/- is attached along
with.



Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 11.45 AM.
and 12.00 on 28/6/2005

SUB-REGISTRAR
PONDA

Amount of 1000 Rupees
Represented 138140.00
Charging 60.00
Deduction 10.00
Total 138210.00

SUB-REGISTRAR
PONDA

DEED OF GIFT

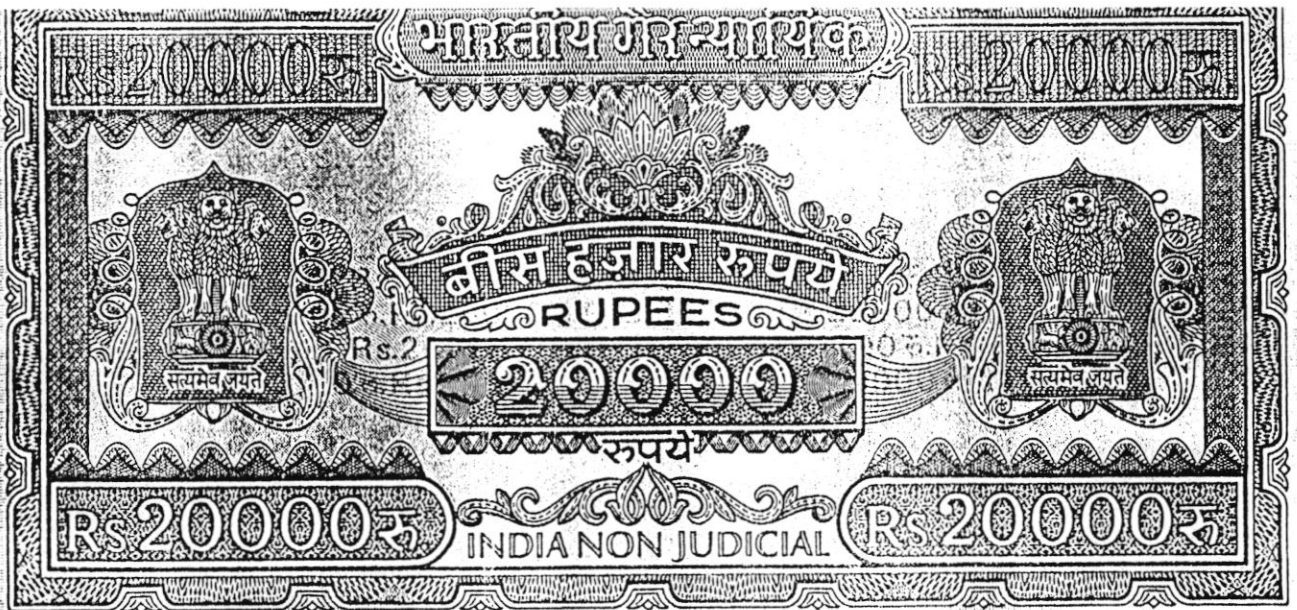
THIS DEED OF GIFT executed at Ponda-Goa this 28th day
of June 2005 by 1) SMT ZARINA ABDULALI KARMALI,
daughter of Dawoodbhai Noorani and wife of late Abdulali
Karmali Virgee, major of age, married, Landlady, resident of
Margao-Goa, 2) SMT NURJAHAN SALIM HASHAMBAI,

[Signature]

[Signature]

[Signature]

[Signature]



No. 464 Place of vend. S.T.O. Ponda Date of issue 24/6/05
 Value of stamp Rs. 20000/- Rupees Twenty thousand only
 Name of the person Smt. Ashraf K. Thobani & Smt. Shalida A. Thobani
 Reside Tisk-Pondla w/o Karim Thobani & Akbar Thobani
 As there is no addition or subtraction along with.

Signature of the person

Signature of the person

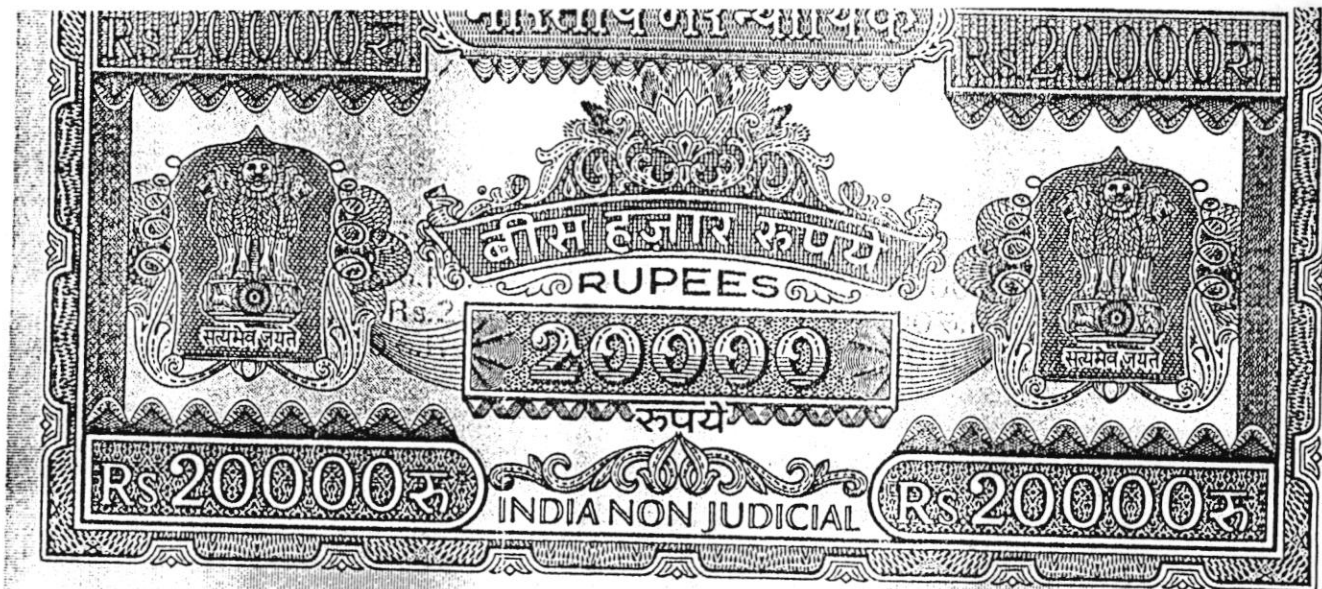
daughter of late Shri Abdulali Karmali Virgee and wife of Shri. Salim Hashambai, major of age, housewife and her husband 3) SHRI SALIM HASHAMBAI, son of Bachubhai Hashambai major of age, businessman and both residents of Camp, Belgium, 4) SMT SHAMS ABDULALI KARMALI

Shaban

JAK

Karim

Shalida



464 Place of vend. S.T.O. Pondra. Date of issue 24/6/05
Value of stamp Rs. 20,000 - (Rupees Twenty thousand only)
Name of the Smt. Ashray K. Thobani & Shabana A. Thobani
Residing at Tisk-Pondra u/o. Karim Thobani & Abbas Thobani
Additional stamp 2,76,100/-
with

Signature of the Plaintiff

Signature of the Defendant

alias SHAMS SALIM JANMOHAMAD, daughter of late
Shri Abdulali Karmali Virgee, housewife, major of age, and
her husband 5) SHRI SALIM JANMAHAMAD, son of Mr.
Jan Mohammad, major of age, businessman and both residing
at Bangalore and said SMT. SHAMS and SHRI SALIM are

Sham

ZAK

Sham

Sham



No. 464... Place of vend. S.T.O. Pavalu. Date of issue 24/1/05
Value of stamp paper Rs. 2000/- (Rupees Two thousand only)
Name of the person Smt. Ashraf K. Thobani & Shahida A. Thobani
Residing Tisk - Pavalu, 10/10, Karim Thobani & Ashraf Thobani
As there is no... 2,76,100/-
Additional...
Attn.

Signature of the person...

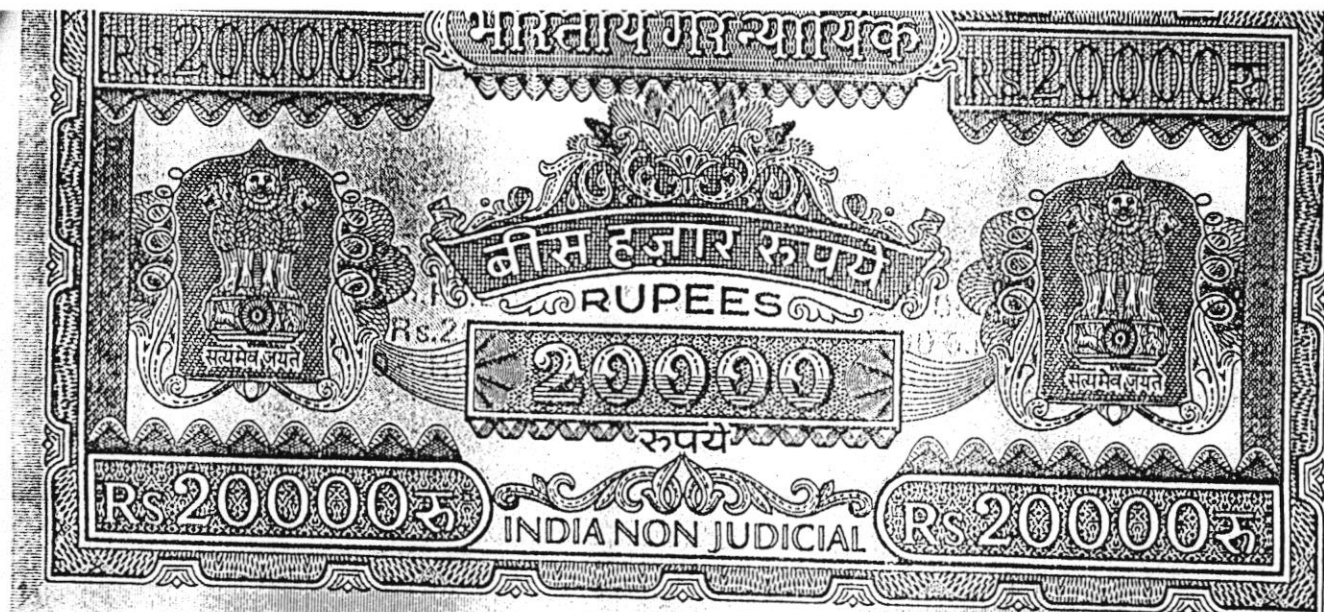
represented herein by their duly constituted attorneys, Smt. Zarina Abdulali Karmali and Shri Karim Amirali Thobani, constituted in terms of Power of Attorney dated 23/06/1995 executed before Shri Naidu, Notary of Bangalore, 6) SMT SHAHIDA ABDULALI VIRGEE alias

Shahida

ZAK

Karim

Shahida



No. 464, Place of vend. S.T.O. Ponda, Date of issue 24/6/55
Value of stamp paid Rs. 20000/- (Rupees Twenty thousand only) 0000 662417
Name of the person Smt. Ashraf K. Thobani & Smt. Shahida A. Thobani
Residence Ponda W/O. Karim Thobani & Akbar Thobani
Additional information 2,76,100/-
Witnessed along

Signature of the person

Signature of the person

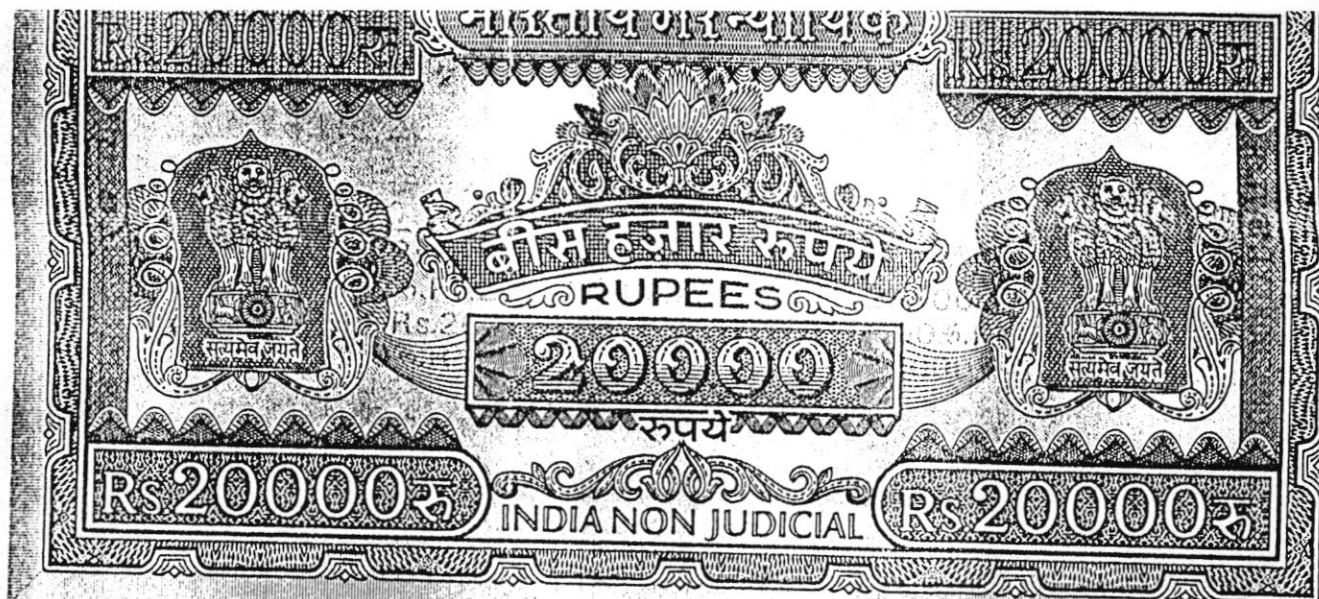
SHAHIDA ABDULALI KARMALI alias SHAHIDA
AKBAR THOBANI, daughter of late Shri Abdulali Karmali
Virgee, major of age, housewife and residing at Pajifond,
Margao-Goa, and her husband 7) SHRI AKBAR AMIRALI
THOBANI, son of DECEASED AMIRALI KASAMALI
THOBANI, major of age, businessman residing at Pajifond.

Shahida


ZAK

Karim

Shahida



No. 464... Place of vend. S.T.O. Ponda. Date of issue 24/6/05
Value of stamp Rs. 20000/- (Rupees Twenty thousand only) 000 002415
Name of the vend. Smt. Ashraf K. Thobani & Smt. Shabida A. Thobani
Residence Pisk. Ponda w/o. Karim Thobani & Akbar Thobani
Amount paid 276100/-
Additional stamp
VRL

Signature of the vend. 

Signature of the vend. 

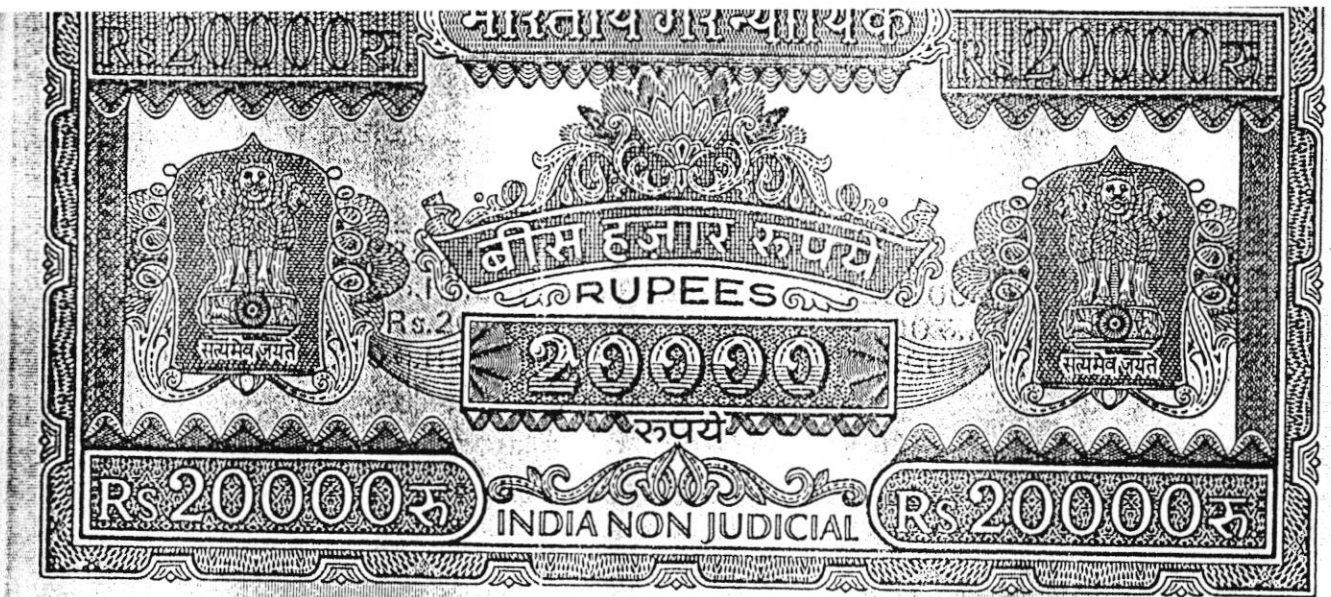
Signature of the vend. 

Margao-Goa and said SHRI AKBAR AMIRALI THOBANI is represented herein by his duly constituted attorneys, Smt. Zarina Abdulali Karmali and Shri Karim Amirali Thobani, constituted in terms of Power of Attorney dated 10/02/1986 executed before Sub-Registrar of Salcete, Margao Goa, and all the above are hereinafter jointly referred




ZAK


Akbar






No. 4164... Price of vend. S.T.O. Pondy Date of issue 24/6/05
Value of stamp Rs. 20000/- (Rupees Twenty thousand only)
Name of the vend. Smt. Ashraf K. Thobani & Shalabha A. Thobani
Place Tisk-Pondy w/o. Karim Thobani & A. L. Thobani
Amount 2,76,100/-
Received along

Signature of the vend. 

Signature of the vend.  

to as 'DONORS' (Which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, administrators, executors and assigns) of the FIRST PART.

  
Zak Nisham.



No. 464... FIGURE OF VALUE S.T.O. Ponda DATE OF ISSUE 24/6/05
Value of stamp Rs. 20004-Rupees Twenty thousand only
Name of the Smt. Ashraf K. Thobani & Shabida A. Thobani
Serial Tisk-Penda 1510. Karim Thobani & Ashraf Thobani
Amount 276,100/-
Additional 100/-
Total 276,200/-
Signature of the Officer in Charge

Signature of the Officer in Charge

Signature of the Officer in Charge

AND

SMT ASRAPA BANU alias ASHRAF KARIM THOBANI,
daughter of late Shri Abdulali Karmali Virgee, and wife of
Karim Amirali Thobani, major of age, housewife and
resident of Andheri-Mumbai. and hereinafter referred to as
'DONNEE' (Which expression shall unless repugnant to

Ashraf

Karim

ZAK

Shabida



A. no. A.64... Place of vend. S.T.O. Ponda Date of issue 24/6/05
 Value of stamp paper Rs. 20000/- (Rupees Twenty thousand only) 1000 652121
 Name of the parties Smt. Ashray K. Thobani & Smt. Shabida A. Thobani
 Reside Tisk - Ponda W/o. Karim Thobani & Akbar Thobani
 As at the time of issue 2,76,100/-
 Additional stamp paper is attached along
 with.

8

Karim

Akbar

the context or meaning thereof shall mean and include her
 respective heirs, legal representatives, administrators,
 executors and assigns) of the SECOND PART.

Akbar

Karim

ZAK

Mohammed



pp. No. 464, Place of vend. S.T.O. Ponda Date of issue 24/6/05
Value of stamp Rs. 20000/- (Rupees Twenty thousand only) 1000 062422
Name of the purchaser Smt. Ashraf K. Thobani & Smt. Shahida A. Thobani
Residence Tisk-Ponda W/o. Karim Thobani & Akbar Thobani
As there is no case 2,76,100/-
Additional stamp is attached along with.

&

Signature of the purchaser

Karim

Akbar

Signature of the purchaser

WHEREAS Shri Abdulali Karmali Virgee had purchased the property PREDIO MIXTO SEM DENOMINACAO ESPECIAL MIXTO situated at Ponda-Goa within the limits of Ponda Municipal Council, District of Goa, Sub District of

Abbar

IAK

Karim

Shahida



4. No. 464... Place of issue S.T.O. Ponda Date of issue 24/6/05 0000 002423
Value of stamp paper Rs. 20000/- (Rupees Twenty thousand only)
Name of the parties Smt. Ashraf K. Thobani & Smt. Shabida A. Thobani
Residence Tisk Ponda W/o. Karim Thobani & Akbar Thobani
As there is no one else... 2,76,100/-
Additional stamp paper... is attached along
with.

Signature of the ~~Notary~~ ~~Witness~~

Signature of the ~~Notary~~ ~~Witness~~

Ponda more particularly described in Schedule A hereto,
which property shall hereinafter be referred as the 'Said
Property', in terms of Deed of Sale dated 11/02/1963
recorded by notary of Comarca of Bardez, Antonio Pinto
Menezes in Book 39 at page 42 overleaf.

Ashraf

JAK

Karim

Shabida



No. 464 Place of vend. S.T.O. Ponda Date of issue 24/6/05
Value of stamp paper Rs. 20000/- (Rupees Twenty thousand only) 0000 662421
Name of the purchaser Smt. Ashraf K. Thobani & Smt. Shahida A. Thobani
Residence Title Ponda W/o. Karim Thobani & Akbar Thobani
As there is no cash 276/00/-
Additional stamp attached along with

Signature of the purchaser

Signature of the purchaser

AND WHEREAS said Abdulali Karmali Virgee expired at
Margao on 31/10/1983, intestate.

Ashraf

ZAK

Karim

Shahida



No. 454 Place of vend. S.T.O. Pondra Date of issue 24/6/05
Value of stamp paper Rs. 20000/- (Rupees Twenty thousand only) 0000 662 125
Name of the purchaser Smt. Ashraf K. Thobani & Smt. Shahida A. Thobani
Residing at T.Y. Pondra W/O. Karim Thobani & Akbar Thobani
As there is no other stamp 27.6.1001-
Additional stamp paper for 20000/- is attached along
with.

Signature of the purchaser

Signature of the purchaser

Signature of the purchaser

AND WHEREAS in terms of Deed of Succession recorded at folio 10 onwards of Notarial Register Book 1296 on 1/12/1983, said late Abdulali Karmali Virgee left behind as moiety holder his widow Zarina Abdulali Karmali and as his

Signature of the purchaser

Signature of the purchaser

Signature of the purchaser

Signature of the purchaser



No. 464. Place of vend. S.T.O. Ponda. Date of issue 24/6/05 03AA 664936
Value of stamp paper Rs.10000/- (Rupees Ten thousand only)
Name of the purchaser Smt. Ashraf K. Thobani & Smt. Shahida A. Thobani
Residence Tisk - Ponda w/o. Karim Thobani & Akbar Thobani
As there is no sale deed Rs. 2,76,100/-
Additional stamp paper is attached along with.

Signature of the purchaser

Signature of the purchaser

only heirs leaving behind his widow said Zarina Abdulali Karmali as moiety holder and his four daughters namely 1) Asrapa Banu alias Ashraf Karim Thobani married to Karim Amirali Thobani, 2) Nurjahan Salim Hashambai married to Salim Hashambai, 3) Shahida Abdulali Virgee alias Shahida

Shahida

JAK

Karim

Shahida



No. 464... Place of vend. S.T.O. Ponda Date of issue 24/6/05
 Value of stamp paper Rs. 5000/- (Rupees five thousand only)
 Name of the purchaser Smt. Ashvaj K. Thobani & Smt. Shabir A. Thobani
 Residing at Tisk-Ponda W/o. Karim Thobani & Akbar Thobani
 As there is no one single Rs. 2,76,100/-
 Additional stamp paper of the value is attached along
 with

Signature of the purchaser

Signature of the purchaser

Abdulali Karmali married to Shri Akbar Amirali Thobani 4)
 Shams Abdulali Karmali married to Shri Salim
 Janmohamad.'

Shaban

ZAK


Karim

Shaban



S. No. 464... Place of vend. S.T.O. Ponda. Date of issue 24/6/05
Value of stamp paper Rs. 1000/- (Rupees one thousand only)
Name of the purchaser Smt. Ashraj K. Thobani & Smt. Sheldad A. Thobani
Residing at Title - Ponda 10/0. Karim Thobani & Akbar Thobani
As there is no one else... No. 2, 76, 100/-
Additional stamp paper for... of the value is attached along
with


Signature of Karim Thobani


Signature of Akbar Thobani

AND WHEREAS in view of the above-referred Deed of
Succession dated 01/12/1983 and by virtue of prevailing laws
in force in the State of Goa, the Donors have acquired right,
title and interest in the said property.







Ag. No. 4631.. Place of vend. S.T.O. Pandh Date of issue 24/6/05
Value of stamp paper Rs. 100/- (Rupees hundred only)
Name of the purchaser Smt. Ashray K. Thobani & Smt. Shabida A. Thobani
Residing at Tisk Pandh - wife of Karam Thobani & Akbar Thobani
As there is no one single... 24/6/05
Additional stamp paper... is attached along
with.

Signature of the...
8

Signature of the...
Karam

Signature of the...
Shabida

AND WHEREAS by virtue of an agreement dated
10/02/1986 and a subsequent agreement dated 09/12/1987
between the Donors and Alcon Real Estates Pvt. Ltd as
Developer, (Which agreements shall hereinafter referred to as
a said agreements) the Donors appointed the Developers to

Signature of the...
Akbar

Signature of the...
ZAK

Signature of the...
Karam
Shabida

develop the said property into various plots and accordingly the Developer developed the said property into various plots. AND WHEREAS by virtue of the said agreements, out of the various said plots, sub plots C-1, C-2, C-3, C-4, C-5, C-6 and M-1 all together admeasuring 4800 sq. mts (Hereinafter referred to as the said plots), the Developer agreed to further develop the said plots by constructing thereon building, which building shall hereinafter be referred to as "the said building."

AND WHEREAS by virtue of the said agreements, out of the said constructed premises in the said building named 'PONDA COMMERCE CENTRE', certain premises were agreed to be allotted to the donors towards their consideration of their proportionate/undivided share in the said plots as exclusive owners thereof.

AND WHEREAS the developer Alcon Real Estate Pvt. Ltd has already handed over to the donors the possession of the following premises in terms of letter dated 30th of June 1990

1. Shop nos. 5, 10, 11, 12, 13, 47, 48, 55, 56, 57, 85, 86 and 87 on the ground floor and the offices nos. 1, 2, 3, 47 and 86 on the first floor, and confirmed by the donors that the possession is taken by them by their letter dated 1st of July 1990.

And in terms of letter dated 28th of February 1991 the possession of the following premises is taken by the donors.

2. Offices nos. 1, 2, 3, 6, 7, 8, 9, 10, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 77, 78, 79, 80, 81, 82, and 83 on the second floor and confirmed by the donors that the possession is taken by them by their letter dated 1st of March 1991.

[Signature]

[Signature]

[Signature]

AND WHEREAS the donors are thus free to deal with the said abovementioned premises without any reference to the developer, Alcon Real Estate Pvt. Ltd.

AND WHEREAS the donors are desirous of gifting plot nos.R-1, R-2, R-3, R-4, R-5, R-6 R-7, and M-2 of the said property and the said plots are more particularly described in the Schedule-B hereunder written and marked in red colour boundary lines in the plan annexed hereto in favor of the Donnee herein.

NOW THEREFORE THIS DEED OF GIFT WITNESSETH AS UNDER:

1. That in view of their love and affection the Donors have to the Donnee, the Donors hereby gift plot nos.R-1, R-2, R-3, R-4, R-5, R-6 R-7, and M-2 of the said property and the said plots are more particularly described in the Schedule-B hereunder written and marked in red colour boundary lines in the plan annexed hereto and hereinafter referred to as 'SAID GIFTED PLOTS', in favour of the Donnee, without reservation of usufruct as the Donors have other properties for their maintenance and therefore they hereby transfer all their ownership right, title, domain and possession of the said gifted plots to Donnee herein for her to own, enjoy and possess the said gifted plots as absolute owners thereof. THE DONORS DOTH HEREBY grant, transfer, convey, assure and assign the said plots more particularly described in the Schedule-B hereunder written and marked in red colour

[Signature]

[Signature] *[Signature]*
[Signature]

boundary lines in the plan annexed hereto TOGETHER WITH ALL rights, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said plots belonging to or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property use, possession, claim and demand of the donors into and upon the said plots and every part thereof hereby gifted, granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE DONNEE forever as a distinct and separate entity SUBJECT HOWEVER to the payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government, or any other public or local body in respect thereof AND THE DONORS DOTH HEREBY CONVENANT WITH THE DONNEE that notwithstanding any act, deed or thing by the Donors or knowingly suffered to the contrary they the Donors, now have in themselves good right, full power and absolute authority to gift the said plots hereby gifted, granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE DONNEE

2. The Donors state that this gift has been made out of their disposable share and the subject matter of this gift is valued at Rs 6901500.00 (Rs. Sixty Nine Lakhs One Thousand Five Hundred Only) which is its present market value.

The Donnee accepts this gift with gratitude.

M. Ashraf

K. A. M.

A. Khan

J. A. K.

N.

SCHEDULE-A

ALL THAT PROPERTY known as PREDIO MIXTO SEM DENOMINACAO ESPECIAL MIXTO situated at Ponda-Goa within the limits of Ponda Municipal Council, District of Goa, Sub District of Ponda, and admeasuring approximately 18,820 sq. mts. The said property is registered in the Conservatoria do Registo Predial of Panaji under three nos namely 2246 of Book B-26 (old), 9906 of Book B-26 (new) AND 6773 OF Book B-18 (new) and is enrolled in the Taluka Revenue Office under Matriz no. 797 and the buildings existing thereon under martriz nos 270 and 271 and surveyed under no 188/1 in the recent survey records, the said property is bounded as follows:

On or towards the East: by Municipal road and survey no. 182/2 and 183/3.

On or towards the West: by the national highway

On or towards the North: by the municipal road and rainwater drain.

On or towards the South: by the municipal road and government property.

N. Hassan

H. Hassan

Abbas

JAK

↓

SCHEDULE-B

ALL THAT Plots of the property more particularly described in schedule A herein above mentioned namely: -

Plot no R-1 admeasuring about 309.00 sq mts and bounded on the North: by 12.50 mts wide road, on the South: by plot no. R7 of Gomantak Nagar, on the East: by plot no. R2 of Gomantak Nagar, on the West: by 6.00 mts road of Gomantak Nagar,

Plot no. R-2 admeasuring about 433.00 sq. mts bounded as under on the North: by 12.50 mts wide road, on the South: by plot no. R3 of Gomantak Nagar, on the East: by plot no. R3 of Gomantak Nagar, on the West: by plot no. R1 of Gomantak Nagar,

Plot no. R-3 admeasuring about 438.00 sq. mts bounded as under on the North: by 12.50 mts wide road, on the South: by plot no. R6 of Gomantak Nagar, on the East: by plot no. R4 of Gomantak Nagar, on the West: by plot no. R2 and partly by plot no. M3 of Gomantak Nagar,

Plot no. R-4 admeasuring about 610.00 sq. mts bounded as under on the North - East: by 12.50 mts wide road, on the South - West: by plot no. R6 of Gomantak Nagar, on the South - East: by 3.00 mts wide access of Gomantak Nagar, on the West: by plot no. R3 of Gomantak Nagar,

Plot no. R-5 admeasuring about 344.00 sq. mts bounded as under on the North - East: by 12.50 mts wide road, on the South - West: by plot no. R8 of Gomantak Nagar, on the South - East: by survey no. 188/2, on the North - West: by 3.00 mts wide access of Gomantak Nagar, Plot no. R-6 admeasuring about 530.00 sq. mts bounded as under on the North: by plot no. R3 of Gomantak Nagar, on the North -

Abhashan

Karim

Asar

ZAK

✓

East: by plot no. R4 of Gomantak Nagar, on the South -East: partly by 3.00 mts wide access and partly by plot no. R8 Gomantak Nagar, on the South - West: by plot no. M5 and partly by plot no. M4 of Gomantak Nagar, on the West: by plot no. M3 of Gomantak Nagar,

Plot no. R-7 admeasuring about 256.00 sq. mts bounded as under on the North: by plot no. R1 of Gomantak Nagar, on the South: by 3.00 mts of Gomantak Nagar, on the East: by plot no. M3 of Gomantak Nagar, on the West: by 6.00 mts wide road of Gomantak Nagar,

Plot no. M-2 admeasuring about 1681.50 sq. mts bounded as under on the North - East: by plot nos. C1 and C6 belonging to M/s Alcon Developers and M/s Alcon Constructions (Goa) Pvt. Ltd, on the South: by Government land and open space, on the East: by open space of Gomantak Nagar, on the West: by 20.00 mts wide road- Ponda to Margao,

Shashan

SAK

Kar

Shashan

IN WITNESS WHEREOF the parties hereto have this day
signed and executed this Deed of Gift.

SIGNED AND DELIVERED

By the within named Donors

1) SMT ZARINA ABDULALI KARMALI

For self and as Attorney of

2) SMT SHAMS ABDULALI KARMALI alias
SHAMS SALIM JANMOHAMAD and

3) SHRI SALIM JANMOHAMAD

4) SHRI AKBAR AMIRALI THOBANI

Zarina Abdulali Karmali

Zarina



*Amal
Karmali*

LEFT

RIGHT



5) SMT NURJAHAN SALIM HASHAMBAI

Nursham



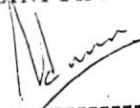
LEFT



RIGHT

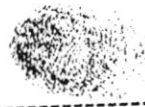


6) SHRI SALIM HASHAMBAI

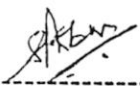


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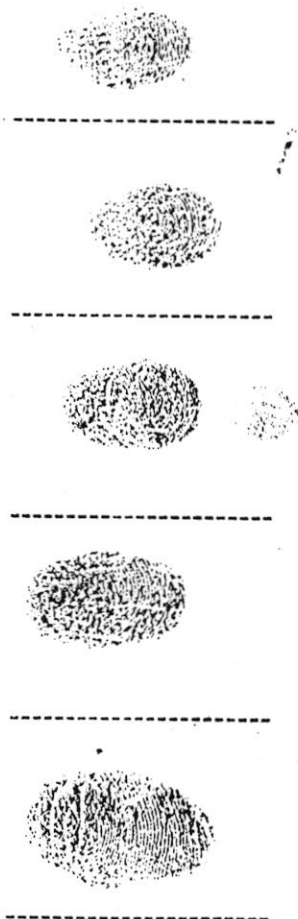
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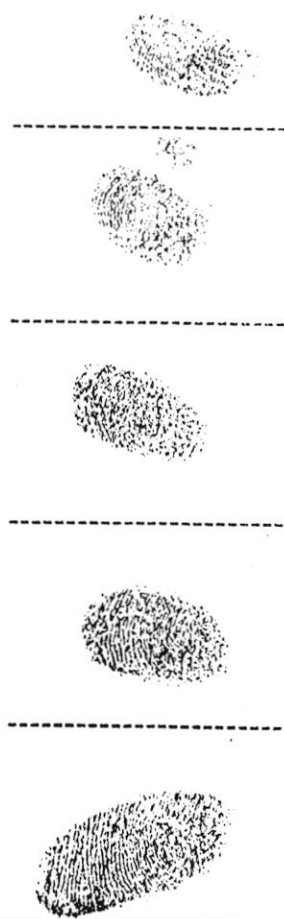
7) SMT SHAHIDA ABDULALI VIRGEE alias
SMT SHAHIDA ABDULALI KARMALI alias
SMT SHAHIDA AKBAR THOBANI



LEFT



RIGHT



SIGNED AND DELIVERED

By the named Donnee

SMT

ASRAPA

BANU

alias

SMT ASHRAF KARIM THOBANI

Karim



L E F T

R I G H T



IN THE PRESENCE OF

1. Dinesh Gaude

DG

2. Nayan M Naik

Executing parties:

- ① Smt. Zarina Abdulali Karmali, major, married, landlady, no mangar herself and as attorney of:
 - a) Smt. Shams Abdulali Karmali,
 - b) Salim Jannohamed,
 - c) Akbar Amirali Thobani.
- ② Smt. Nurjahan Salim Hashambai, w/o Salim Hashambai, major housewife and her husband.
- ③ Salim Hashambai, businessman both no Camp, Belgium.
- ④ Smt. Shahida Abdulali Virjee major housewife no pajitend mangar.
- ⑤ Smt. Asvapa Banu, w/o Karim Amirali Thobani, major housewife no Andheri nurse.

Executing party


admits execution of the so called

deed

> Zarina Abdulali Karmali

> Shasham

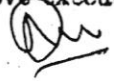
✓ Mun 

✓ Shas 

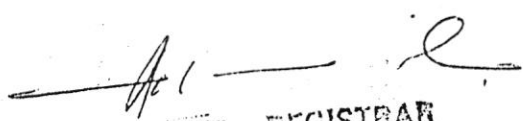
✓ Kam 

① Dinesh Laddu Gande S/o
Laddu Gande, major of
age 20 years

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

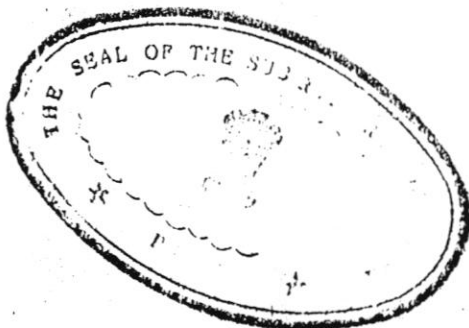

Dinesh Laddu Gande.

28th June 2005 -


SUB-REGISTRAR
PONDA

Registered No. 1376
at pages 183 to 243
Book No. 7 Volume No. 855
Date 1/8/05

Sub-Registrar

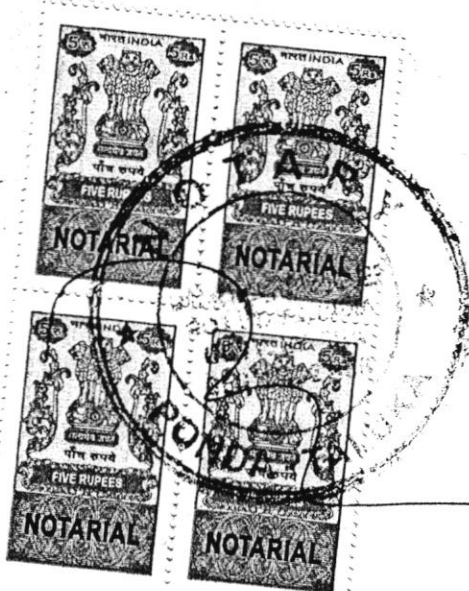


Attested copy of Power of attorney
has been filed at pages 208 to 242
Supplement part VI 13000 no
I VI 35 registered no 124/8 dated
1/8/05

SUB-REGISTRAR
PONDA

TRUE COPY OF THE XEROX
COPY OF THE DOCUMENT

342
17/4/08





No. 163 Date of visit Sept 24/1905
 Value of stones Rs 5000 (Rupees five thousand - 1000)
 Name of the Smt. Ashwini K. Thakur & Smt. Shalabha A. Thakur
 Brand Teste Per. Ashwini K. Thakur & A. Thakur
 Address 1650/1
 Additional not reached along

2) SMT NURJAHAN SALIM HASHAMBAI, daughter of late Shri Abdulali Karmali Virgee and wife of Shri. Salim Hashambai, major of age, housewife and her husband 3) SHRI SALIM HASHAMBAI, son of Bachubhai Hashambai major of age, businessman and both residents of Camp, Belgium,

N. Shasham.

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2.1.15

11/11/11



No. 1112 Place of issue S. P. P. No. 10 Date of issue 24/6/10
 Value of stamp Rs. 1000/-
 Name of the person to whom issued Shri. Abdulali Karmali
 Residing at Bangalore
 As there is no other stamp attached along with this stamp is attached along with

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4) SMT SHAMS ABDULALI KARMALI alias SHAMS
 SALIM JANMOHAMAD, daughter of late Shri Abdulali
 Karmali Virgee, housewife, major of age, and her husband 5)
 SHRI SALIM JANMAHAMAD, son of Mr. Jan Mohammad,
 major of age, businessman and both residing at Bangalore

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6) SMT SHAHIDA ABDULALI VIRGEE alias SHAHIDA ABDULALI KARMALI alias SHAHIDA AKBAR THOBANI, daughter of late Shri Abdulali Karmali Virgee, major of age, housewife and residing at Pajifond, Margao-Goa, and her husband 7) SHRI AKBAR AMIRALI THOBANI, son of DECEASED AMIRALI KASAMALI THOBANI, major of age, businessman residing at Pajifond, Margao-Goa and said SHRI AKBAR AMIRALI THOBANI is represented herein by his duly constituted attorneys, Smt. Zarina Abdulali Karmali and Shri Karim Amirali Thobani, constituted in terms of Power of Attorney dated 10/02/1986 executed before Sub-Registrar of Salcete, Margao Goa, and all the above are hereinafter jointly referred to as 'DONORS' (Which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, administrators, executors and assigns) of the FIRST PART.

AND

1) SMT ASRAPA BANU alias ASHRAF KARIM THOBANI, daughter of late Shri Abdulali Karmali Virgee, and wife of Karim Amirali Thobani, major of age, housewife and resident of Andheri-Mumbai. and hereinafter referred to as 'DONNEE' (Which expression shall unless repugnant to the context or meaning thereof shall mean and include her respective heirs, legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS Shri Abdulali Karmali Virgee had purchased the property PREDIO MIXTO SEM DENOMINACAO ESPECIAL MIXTO situated at Ponda-Goa within the limits of Ponda Municipal Council, District of Goa, Sub District of Ponda more particularly described in Schedule A hereto, which property shall hereinafter be referred as the 'Said Property', in terms of Deed of Sale dated 11/02/1963

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recorded by notary of Comarca of Bardes Antonio Pinto Menezes in Book 39 at page 42 overleaf.

AND WHEREAS said Abdulali Karmali Virgee expired at Margao on 31/10/1983, intestate.

AND WHEREAS in terms of Deed of Succession recorded at folio 10 onwards of Notarial Register Book 1296 on 1/12/1983, said late Abdulali Karmali Virgee left behind as moiety holder his widow Zarina Abdulali Karmali and as his only heirs leaving behind his widow said Zarina Abdulali Karmali as moiety holder and his four daughters namely 1) Asrapa Banu alias Ashraf Karim Thobani married to Karim Amirali Thobani, 2) Nujahan Salim Hashambai married to Salim Hashambai, 3) Shahida Abdulali Virgee alias Shahida Abdulali Karmali married to Shri Akbar Amirali Thobani 4) Shams Abdulali Karmali married to Shri Salim Janmohamad.'

AND WHEREAS in view of the above-referred Deed of Succession dated 01/12/1983 and by virtue of prevailing laws in force in the State of Goa, the Donors have acquired right, title and interest in the said property.

AND WHEREAS by virtue of an agreement dated 10/02/1986 and a subsequent agreement dated 09/12/1987 between the Donors and Alcon Real Estates Pvt. Ltd as Developer, (Which agreements shall hereinafter referred to as a said agreements) the Donors appointed the Developers to develop the said property into various plots and accordingly the Developer developed the said property into various plots.

AND WHEREAS by virtue of the said agreements, out of the various said plots, sub plots C-1, C-2, C-3, C-4, C-5, C-6 and M-1 all together admeasuring 4800 sq. mts (Hereinafter referred to as the said plots), the Developer agreed to further

Karmali *Shahida* *ZAB* *M. Hashambai*

develop the said plots by constructing thereon building, which building shall hereinafter be referred to as "the said building."

AND WHEREAS by virtue of the said agreements, out of the said constructed premises in the said building named 'PONDA COMMERCE CENTRE', certain premises were agreed to be allotted to the donors towards their consideration of their proportionate/undivided share in the said plots as exclusive owners thereof.

AND WHEREAS the developer Alcon Real Estate Pvt Ltd has already handed over to the donors the possession of the following premises in terms of letter dated 30th of June 1990

1. Shop nos. 5, 10, 11, 12, 13, 47, 48, 55, 56, 57, 85, 86 and 87 on the ground floor and the offices nos. 1, 2, 3, 47 and 86 on the first floor, and confirmed by the donors that the possession is taken by them by their letter dated 1st of July 1990.

And in terms of letter dated 28th of February 1991 the possession of the following premises is taken by the donors.

2. Offices nos. 1, 2, 3, 6, 7, 8, 9, 10, 38, 39, 40, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 56, 57, 58, 77, 78, 79, 80, 81, 82, and 83 on the second floor and confirmed by the donors that the possession is taken by them by their letter dated 1st of March 1991.

AND WHEREAS the donors are thus free to deal with the said abovementioned premises without any reference to the developer, Alcon Real Estate Pvt. Ltd

AND WHEREAS the donors are desirous of gifting tenanted plot nos. R-8, M-3, M-4, M-5 and M-6 of the said property and the said plots are more particularly described in the Schedule-B hereunder written and marked in red colour boundary lines in the plan annexed hereto in favour of the Donee herein.

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NOW THEREFORE THIS DEED OF GIFT
WITNESSETH AS UNDER:

1. That in view of their love and affection the Donors have to the Donnee, the Donors hereby gift tenanted plot nos. R-8, M-3, M-4, M-5 and M-6 of the said property and the said tenanted plots are more particularly described in the Schedule-B hereunder written and marked in red colour boundary lines in the plan annexed hereto and hereinafter referred to as 'SAID GIFTED PLOTS', in favour of the Donnee, without reservation of usufruct as the Donors have other properties for their maintenance and therefore they hereby transfer all their ownership right, title, domain and possession of the said gifted plots to Donnee herein for her to own, enjoy and possess the said gifted plots as absolute owners thereof. THE DONORS DOTH HEREBY grant, transfer, convey, assure and assign the said plots more particularly described in the Schedule-B hereunder written and marked in red colour boundary lines in the plan annexed hereto TOGETHER WITH ALL rights, lights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said plots belonging to or in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property use, possession, claim and demand of the donors into and upon the said plots and every part thereof hereby gifted, granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE DONNEE forever as a distinct and separate entity SUBJECT HOWEVER to the payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the

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[Signature]

[Signature] Asha

Government, or any other public or local body in respect thereof AND THE DONORS DO TH HEREBY CONVENANT WITH THE DONNEE that notwithstanding any act, deed or thing by the Donors or knowingly suffered to the contrary they the Donors , now have in themselves good right, full power and absolute authority to gift the said plots hereby gifted, granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE DONNEE

2. The Donors state that this gift has been made out of their disposable share and the subject matter of this gift is valued at Rs. 411400.00 (Four Lakhs Eleven Thousand Four hundred Only) which is its present market value.
3. The Donnee accepts this gift with gratitude.

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SCHEDULE-A

ALL THAT PROPERTY known as PREDIO MIXTO SEM DENOMINACAO ESPECIAL MIXTO situated at Ponda-Goa within the limits of Ponda Municipal Council, District of Goa, Sub District of Ponda, and admeasuring approximately 18,820 sq. mts. The said property is registered in the Conservatoria do Registo Predial of Panaji under three nos namely 2246 of Book B-26 (old), 9906 of Book B-26 (new) AND 6773 OF Book B-18 (new) and is enrolled in the Taluka Revenue Office under Matriz no. 797 and the buildings existing thereon under matriz nos 270 and 271 and surveyed under no 188/1 in the recent survey records, the said property is bounded as follows:

On or towards the East: by Municipal road and survey no. 182/2 and 183/3.

On or towards the West: by the national highway

On or towards the North: by the municipal road and rainwater drain.

On or towards the South: by the municipal road and government property.

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SCHEDULE-B

ALL THAT Plots of the property more particularly described in schedule A herein above mentioned namely: -

Plot no. R-8 admeasuring about 540.00 sq. mts bounded as under on the North - East: by plot no. R5 and 3.00 mts access of Gomantak Nagar, on the South - East: by survey no. 188/3 and partly by plot no. R9 of Gomantak Nagar, on the South - West: by plot no. R11 of Gomantak Nagar, on the North - West: by plot nos. M5 and R6 Goamantak Nagar,

Plot no. M-3 admeasuring about 390.00 sq. mts bounded as under on the North: by plot no R-2 of Gomantak Nagar, on the South: by open space and partly by plot no. M4 of Gomantak Nagar, on the East: by plot no. R6 and partly by plot no. R3 of Gomantak Nagar, on the West: by plot no. R7 and 3.00 mts access of Goamantak Nagar,

Plot no. M4 admeasuring about 256.00 sq. mts bounded as under on the North: by plot no.M3 of Gomantak Nagar, on the North - East: by plot no. R6 of Gomantak Nagar, on the South - East: by plot no. M5 of Gomantak Nagar, on the South: by cul de sac of 6.00 mts wide road of Goamantak Nagar, on the East: by plot no. M5 of Gomantak Nagar, on the North - West: by open space of Gomantak Nagar,

Plot no. M5 admeasuring about 571.00 sq. mts bounded as under on the North- East: by plot no. R6 of Gomantak Nagar, on the South: by plot nos. R11 & R12 of Gomantak Nagar, on the South - East: partly by plot nos R8 & R11 of Gomantak Nagar, on the West: by cul de sac of 6.00 mts wide road of Goamantak Nagar, on the North - West: by plot no. M4 of Gomantak Nagar,

Plot no. M-6 admeasuring about 300.00 sq. mts bounded as under on the North and West: by open space of Gomantak Nagar, on the South: by plot no. R15 of Gomantak Nagar, on the East: by cul de sac of 6.00 mts wide road of Goamantak Nagar.

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IN WITNESS WHEREOF the parties hereto have this day
signed and executed this Deed of Gift.

SIGNED AND DELIVERED

By the within named Donors

1) SMT ZARINA ABDULALI KARMALI
For self and as Attorney of

2) SMT SHAMS ABDULALI KARMALI alias
SHAMS SALIM JANMOHAMAD and

3) SHRI SALIM JANMOHAMAD

4) SHRI AKBAR AMIRALI THOBANI

Zarina Abdulali Karmali

Zarina Abd



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5) SMT NURJAHAN SALIM HASHAMBAL

Nurjahan.



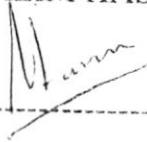
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6) SHRI SALIM HASHAMBAI





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7) SMT SHAHIDA ABDULALI VIRGEE alias
SMT SHAHIDA ABDULALI KARMALI alias
SMT SHAHIDA AKBAR THOBANI

Shahida
Shahida



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SIGNED AND DELIVERED

By the named Donnee

SMT ASRAPA BANU alias
SMT ASHRAF KARIM THOBANI

[Signature]



LEFT

RIGHT



IN THE PRESENCE OF

1. Dinesh Gaud
2. Nayan M Naik

Executing parties :-

① Smt. Zarina Abdulali
Karmali, major, married
landlady, no nargao,
herself and as attorney
of:

a) Smt. Shams Abdulali
Karmali

b) Salim Jannohameer

c) Akbar Amirali Thobani

② Smt. Nurgahan Salim
Hashambai, wife Salim
Hashambai, major, housewife
and her husband

③ Salim Hashambai, Subheshman
both no camp, Belgium.

④ Smt. Shahida Abdulali Virjee
major, housewife no pajit and
nargao

⑤ Smt. Asorpe Banu, wife
Karim Amirali Thobani, major
housewife no Andheri Mumbai

Executing party

admits

deed

Zarina Abdulali - Karmali
Msheshem.

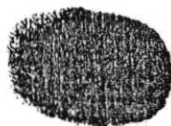
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① Simi Dinesh L. Gaudle
S/o L. Gaudle, major
re panels.

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

Dn

Dinesh L. Gaudle

28th June 2005

registered No. 1317
at pages 214 to 232
Book No. F Volume No. 855
date 04/8/2005

Sub-Registrar
TUMBA

Sub-Registrar



Copy of power of attorney
has been filed at pages
208 to 217 of Book No. I,
Vol. 35 of Supplement to
Part VII of registered
No. 1317 dated 07/8/05.

REGISTRAR
PONDIA