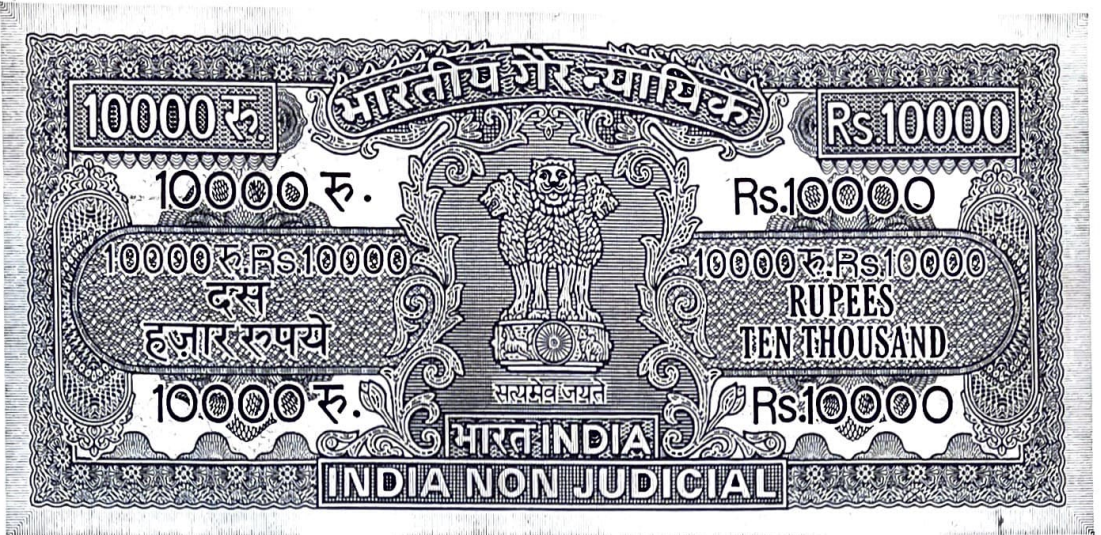




03AA 662710

Serial No. 25/2004
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 10.00 am to 1.00 pm on 6/12/2003

Received fees for: Rs. 408000
Registration
Copying (Folios) 6000
Copying endorsements 1000
Stampage 1000
Total Rs. 415000

SUB-REGISTRAR
PONDA

SUB-REGISTRAR
PONDA

1

DEED OF SALE

THIS INDENTURE, made and entered on this 26th day of December in the year Two Thousand Three (26-12-2003) at Ponda Goa, Taluka Ponda, District of North Goa, State of Goa.

AD BPM 5799A

202400191965

420

SERIAL NO. 51101 PLACE OF VENUE Ponda DATE 17/03/03

AMOUNT OF SALE 10,000/-

NAME OF THE Devidas Boburao Naik

RESIDING AT IPsk - Usgao

FOR THE PURPOSE Deed of sale

SIGNATURE [Signature] VENDOR

SIGNATURE [Signature] BUYER

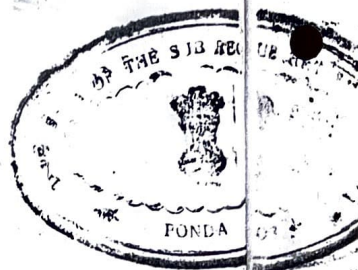
2

BETWEEN

1. SHRI PAPISHETTY VENKATNARAYAN, son of

Laxman, major, businessman, residing at Haveli, Curti, Ponda

Goa.



100Rs.



3

2. SHRI YADDU VENKKATESH, son of Venkataiah, major,
businessman, residing at Tisk, Usgao, Ponda Goa.

3. SHRI RENATY SRINIVASULA, son of Shri Renathi
Thimmaiah, major, service, residing at Haveli Curti, Ponda
Goa.

RECORD NO 51101

VALENTIN

NAME OF THE

RECORD NO

RECORD NO

SIGNATURE  VOLUNTARY

Ponda

DATE 17/03/03

100/-

DevPdas Baburao Mark

IPsk - Usgao

Deed of sale.

SIGNATURE OF PURCHASER

4

4. SHRI KAMALAKANT VINAYAK PARAB, son of
Vinayak Parab, major, service, residing at Ganganagar, Curti,
Ponda Goa.

5. SMT. SARITA KAMALAKANT PARAB, wife of
Kamalakant Parab, major, married, service, residing at
Ganganagar, Curti, Ponda Goa, all Indian Nationals, and

100Rs.



5

hereinafter referred to as "THE VENDORS" (which expression shall, unless repugnant to the context or meaning thereof include their heirs, executors, administrators and assigns) OF THE FIRST PART.

AND

57101

VALUATION

NAME OF THE

RECORDING

FOR THE YEAR

Ponda DATE 17/03/03

100/-

Devidas Baberao Naik

Tisk - Usgao

Deed of Sale

SIGNATURE OF PURCHASER

SIGNATURE OF VENDOR

6

1. SHRI MULLA MUNAF, son of Shri Mulla Abubaker, major, married, businessman, resident of House No. 83, Haveli, Curti, Ponda, Goa, Indian National, and hereinafter referred to as the "PURCHASER" (which expression shall, unless repugnant to the context or meaning thereof shall mean and include his legal representatives, administrators, executors and assigns) OF THE SECOND PART.

WHEREAS there exist a Property comprising of three Properties viz. UBIRBAGA, ZINGDEMOLO and BONBO, situate at Village Curti, within the limits of Village Panchayat Curti, revenue village Ponda, Taluka Ponda and more particularly described in Schedule-I written hereunder and hereinafter referred to as **THE SAID LAND**.

AND WHEREAS the said land was originally owned by M/s. Ponda Real Estate Agencies, a Partnership firm constituted by a deed of Partnership, dated 4th June, 1977.

AND WHEREAS in terms of a Deed of Dissolution, dated 31/5/78 and recorded in the office of Sub Registrar Ponda under No. 218 at pages 297 to 263 of book I Vol. 47, read with supplementary deed, dated 27th June 1980, presented for registration, the said firm, M/s. Ponda Real Estates, was dissolved and in terms thereof the assets more particularly described in third schedule of the said deed of dissolution was allotted to one M/s. Subray and Company Pvt. Ltd., being one of

the Partner of the said firm, towards its share in the said firm and as such M/s. Subraya and Company Pvt. Ltd., owned and seized and otherwise well and sufficiently entitled to the said assets.

AND WHEREAS in the said assets, described in third schedule to the said deed of dissolution, there were two Plots described at item (2) in the said third schedule being Plots nos. D3 and D4 and more particularly described in schedule II written hereunder and hereinafter referred to as SAID PLOT D3 and D4.

AND WHEREAS said M/s. Subraya & Co. Pvt. Ltd., sold and conveyed one of the Plot being Plot No. D-3 to the Vendors herein vide Deed of Sale dated 28/12/1998 and registered before the Sub Registrar Ponda and bearing Registration No. 26 at pages 20 to 32 of Book No. I volume No. 410 dated 6/1/1999 which Plot is more particularly described in Schedule III written hereunder.

AND WHEREAS the Vendors herein sub-divided Said Plot D-3 into many smaller Plots.

AND WHEREAS Pursuant to an agreement between the parties hereto, the Vendors have agreed to sell and the Purchaser has agreed to Purchase from the Vendors four Sub Divided Plots being Plot D/3-P, D/3-Q, D/3-R and D/3-S totally admeasuring 1099 sq.mts. at/for a total price/consideration of Rs.2,04,000/- (Rupees Two Lakhs and Four Thousand only) being its fair market value.

AND WHEREAS the Purchaser has requested the Vendors to execute the requisite deed of sale in their favour which the Vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH

THAT:

1. That in pursuance to the said Agreement and in consideration of the price of 2,04,000/- (Rupees Two Lacks Four Thousand only) paid by the Purchaser to the Vendors (the receipt of which the Vendors do hereby admit and acknowledge and

acquit and discharge the Purchasers from the same and every part thereof). The Vendor as absolute owners of the said Plot D/3-P, D/3-Q, D/3-R and D/3-S do hereby grant, convey, transfer, sell, relinquish and assure unto the Purchasers ALL THAT Plot No. D/3-P, D/3-Q, D/3-R and D/3-S more particularly described in the Schedule IV written hereunder and more clearly shown in red lines on plans attached hereto, together with all the passages, common, lights, liberties, privileges, rights, easements, as also the right to the common ways and paths whatsoever to the said Plot or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong thereof and all estate, rights, title, interest, property, claim and demand whatsoever at law and equity of them and every part thereof TO HAVE AND TO HOLD all the said Plot and hereditaments hereby conveyed and assured and expressed to be with its appurtenances, unto and to the use of the Purchasers forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due



and/or payable to the Government or Local Authorities or any other public body in respect thereof.

2. The Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed, matters, or things whatsoever by the Vendors or by any person or persons lawfully or equitably claiming from under or in trust for them made, done, omitted or executed knowingly or willingly suffered to the contrary the Vendors, now have in them good right and absolute powers to grant, transfer, convey and assure the said Plot unto and to the Purchasers in the manner aforesaid and it shall be lawfull to the Purchasers from time to time and at all times hereinafter peacefully and quietly to hold, possess, own and enjoy the said Plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive, the rents and profits for their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Vendors or from by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendors and that free and clear and

freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by, from under or in trust for them, and further that the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Plot hereby granted or any part thereof, by, from or under or in trust for them.

3. The Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deed and things, matters and assurances, in law whatsoever for better and more perfectly assuring the said Plot hereby granted to and unto the use of

the Purchasers in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the Purchasers that the Vendors have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the Vendors are prevented from granting and conveying the said Plot in the manner aforesaid and whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise whatsoever.

5. The Vendors covenant with the Purchasers that the Said Plot hereby sold is free from tenants, mundcars, or any other person or persons, having any right or obligation therein and, if for any defect in the title of the Vendors, the Purchasers are deprived of the Said Plot or any part thereof then, the Vendors do hereby undertake to indemnify fully the Purchasers.

6. The Vendors, further declare that their right to the Said Plot hereby sold sisbsists and the same is free from any encumbrances, charges, and liens of any nature and further gives their No Objection to transfer the Said Plot in the names of the Purchasers in the mutation entry of Survey Records of Revenue Viillage of *Curti*, Taluka Ponda.

SCHEDULE-I

Landed agricultural Properties known as "UBIRBAGA, ZINGDEMOLA and BOMBO" all adjoining one another and forming only one Property which as such is registered in the Land Registration of Ilhas under No. 1012, of Book B No. 12, old series, and enrolled in the Land Revenue Roll (Matriz Predial) of village Curti under No. 719 situated at the Village and in the area of village Panchayat of Curti Khandepar, Taluka Ponda, bounded as a whole on the East by a rain water drain beyond which lies Property of Jivaji Sinai Cundoicar, on the West by the landed Property called Xapur held by Mullam Mohammad, of Kevla, Ponda, on the North by the boundary of

ward Colbem of Village Curti, and on the South by a rain water drain beyond which lies the Property called Bhorod owned by Mirzam Raimod and surveyed under new survey No. 4 of village Ponda.

SCHEDULE-II

A Plot of land admeasuring 14525.58 sq.mts. or thereabout forming part of survey No. 4 of Curti Village of Ponda Taluka in the District of Goa being Plots D3 and D4 and bounded as follows.

That is to say, on or towards East by a piece of land forming part of the survey No. 1 belonging to Ramabai N. Ghode, West and South by piece of land forming part of survey No. 4 belonging to R.S. Mallya, North by piece of land forming part of survey No.13 and forming part of the land described in schedule I written hereinabove.

SCHEDULE-III (Plot of land hereby sold).

ALL THAT PLOT or Piece of land admeasuring 7262m² being Plot D/3 and forming part of the land under new survey no. 4 and bounded on the East by Plot No. D4 of Vendors, West by Plot A1 of Ramdas Mallya, North by land under survey No. 13 and South by road and more clearly delineated on plan annexed hereto with red boundary lines and forming part of land described in Schedule-II Written hereinabove, which in turn forms part of land described in Schedule-I written hereinabove.

SCHEDULE-IV

ALL THAT PLOTS or Piece of land admeasuring 1099 sq.mts. being Plot No. D/3-P admeasuring 276 sq.mts. D/3-Q admeasuring 275 sq.mts. D/3-R admeasuring 274 sq.mts. and D/3-S admeasuring 274 sq.mts. and forming part of the land under new survey No. 4 and bounded on the East by Plot No. D-4, West by Plot No. A/1, North by Plot No. D/3-0 of the Vendors and South by Plot No. D/3-T and more particularly delineated on

plan annexed hereto with red boundary lines and forming part of
Land described in Schedule-III written hereinabove.

IN WITNESS WHEREOF the parties hereto have set and
subscribed their respective hands and signatures on the day,
month and year and place first hereinabove mentioned.



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED VENDORS

P.V. Ramu



1. SHRI PAPISHETTY VENKATNARAYAN
(for self and Power of attorney holder of
Vendor No. 2 Shri Yaddhu Venkatesh and
Vendor No. 3 Shri Renaty Srinivasula)

LEFT HAND FINGER PRINTS OF VENDOR NO. 1



RIGHT HAND FINGER PRINTS OF VENDOR NO. 1





19

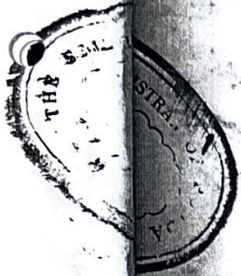
Shri

4 SHRI KAMALAKANT VINAYAK PARAB

LEFT HAND FINGER PRINTS OF VENDOR NO. 4



RIGHT HAND FINGER PRINTS OF VENDOR NO. 4





Sarita Parab

20

5. SMT. SARITA KAMALAKANT PARAB

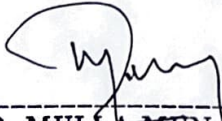
LEFT HAND FINGER PRINTS OF VENDOR NO.5



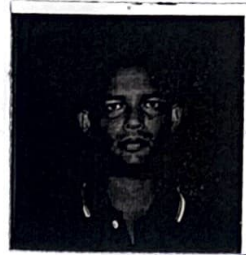
RIGHT HAND FINGER PRINTS OF VENDOR NO.5



SIGNED, SEALED AND DELIVERED
By the within named PURCHASER



MR. MULLA MUNAF.



LEFT HAND FINGER PRINTS OF PURCHASER



RIGHT HAND FINGER PRINTS OF PURCHASER



In Presence of

A handwritten signature in black ink, consisting of several loops and a long trailing line.

- 1) Shri. Palishetty Venkatesh
S/o Laxman Major, businessman
No Haveli, Custi. Ponda. for self and
as attorney of Venkatesh, S/o Venka-
(a) Shri. Yadu businessman, No TISK
Tahsil, major, Ponda. Goa.
b) Shri. Prematy Srinivasula, S/o Shri.
Remathi. Thi. n. m. a. i. ch. major, service
No Haveli. Custi. Ponda.
2) Shri. Kamalakant Vinayak
Parab, S/o Vinayak Parab
major, service residing at
Gangannagar. Custi - Ponda.
Goa.

executing parties

Nos. one &

two

admits execution of the so called

done

of sale

P.V. Nung



[Signature]



Shri Satishkumar Shamba Shenvi
Pilgaonkar Advocate, married,
major of age, Indian National,
resident of Ponda

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

[Signature]

Ponda dated 6th January 2004

[Signature]

SUB-REGISTRAR
PONDA

3) Mr. Mulla Mung. S/O. Shm. Mulla
Abubaker, major, married, bu-
sinessman, no house no: 83
Haveli, Cusbi. Ponda, Goa, Indian
national, no Ponda.

y. Smt. Garika Kamalakant
Parab, wife of Kamalakant
Parab, major, married, service,
no Jangamagar, Ponda, Cusbi.
Ponda, Indian national.

Executing party

admits execution of the so called

Shr P

Shr P

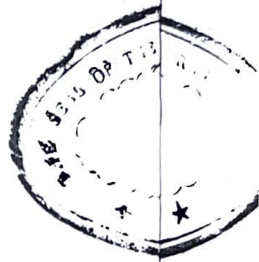
Ponda dated 14th January, 2004

Smt
SUB-REGISTRAR
PONDA

power of attorney has been produced
today.

Ponda dated 13/6/2005

Sub-Registrar
PONDA



Registered No. 1183
of pages to
Book No. 1 Volume No. 849
Date 14/7/05
Sub-Registrar



2 Attested copy of power of attorney
has been filed at pages 96 to 99
Supplement part III Book No I
Vol 34 registered no 1183 dated 14/7/05

SUB-REGISTRAR
PONDA