



SALE DEED

SOCORRO

Dated 20/2/2007
Registered no.959
At pages 1 to 19
Book no. 1, Volume No.2031
Registered on 16/03/2007



गोवा GOA

004905

Sr. No. 2865 Name of Vendor Small Date of Issue 16-2-07
 Value of the property Rupee Twenty thousand only
 Name of the purchaser Maheeb U. Vithani
 Residing at Mapusa
 As per the value Thousand only of the Small
 Additional Small the value is attached along with.

[Signature]
 Signature of the in officio vendor

[Signature]
 Signature of the Purchaser

Serial No. 1067/2007
 Presented at the Office of
 Sub-Registrar of Bardez
 between the hours of 9.30 on
16/2/07

[Signature]
[Signature]

SUB-REGISTRAR
 BARDEZ

Registry fee	60	60000.00
Copying fee		90.00
Stamp		10.00
Total Rs.		60100.00

16/2/07 *[Signature]*

SUB-REGISTRAR
 BARDEZ

DEED OF SALE

[Signature]
[Signature]
[Signature]

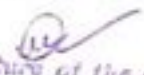
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


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004906

Sr. No. 2865 Place of Vendor: Bardez Date of Issue 16-2-07
 Value of stamp Twenty Thousand Only
 Name of the Vendor Mahebab I. Vilhari
 Residing at Mapusa
 As per the deed Twenty Thousand Only
 Additional stamp Six Lac
 along with. Value of stamp is attached



 Signature of the officio vendor


 Signature of the Purchaser



: 2 :

This Deed of Sale is made on this 20th day of February of the Year Two Thousand Seven (20 -2-2007) at Mapusa, Bardez Taluka, Goa;

Vascones Isom
Isom







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004907

Sr. No. 2865 Place of Vendor - Baroli Date of issue 16-2-07
 Value of the stamp Rupee Twenty Thousand Only
 Name of the purchaser Mahebur I. Virani
 Residing at Mapusa
 As above is the value of the stamp of the Sixty
Thousand only only
 Additional stamp paper of the value of Rs 20000 is attached along with.


 Signature of the official vendor

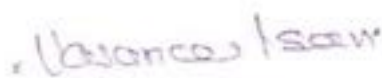
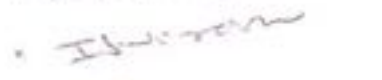


 Signature of the Purchaser

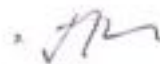


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BETWEEN:

M/s. UNITED BUILDERS AND DEVELOPERS, a Partnership Firm established on 23.12.1993 and duly registered with the Registrar of Firms



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under no.6/94 dated 15/2/1994, with office at 2 Poonam Apartments, ground floor, Mapusa, Goa represented by its Partners (1) Mr. VASANALI HASAM ISANI , age 71 years, son of late Hasan Isani married, businessman, residing at Manek Mansion , Feiro-Alto, Mapusa, Bardez, Goa (2) Mr. ISMAIL JUSAB VIRANI , age 75 years, son of Mr.Jusab Virani , businessman , residing at Feira-Alto, Mapusa, Goa and (3) Mr. TAJDIN ALIBHAI NOORANI, age 70 years, son of Alibhai Noorani, businessman, resident of Margao, Goa all Indian Nationals (hereinafter called the "VENDORS", which expression shall unless repugnant the context or meaning thereof be deemed to include its executors, administrators, and assigns) of the ONE PART.

AND

Mr. MAHEBUB ISMAIL VIRANI, age 52 years, son of Ismail Jusab Virani, married, businessman, Indian National, residing at Feira Alto, Mapusa, Bardez Taluka, Goa, (hereinafter called the "PURCHASER", which expression shall include his heirs, legal representatives and assigns) of the OTHER PART.

WHEREAS Mr. Vitalio De Paula Ribeiro Lobo and his wife Mrs. Maria Teresa Do Menino Jesus Correira Afonso and Mr. Joseph Aires Ribeiro Lobo alias Jose Aires Ribeiro Lobo and Mr. Matias Lourenco Lobo and Maria Joao Cerdeira e Silva Ribeiro Lobo were the owners in possession of a separate , independent and distinct part of a property known as "AFORAMENTO" or "GAICHEA GOLACHO MATTO" or "SAKHALE GALU" situated within the area of Village Panchayat of Socorro , enrolled in the Taluka Revenue Office under Matriz No.263 and

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surveyed under survey no. 23/3-C ,hereinafter referred to as the "Said Plot no.23/3-C ", which is the subject matter of this Deed. And the same is more particularly described in the Schedule written hereunder.

AND WHEREAS the Said Plot no.23/3-C admeasures 3625 square metres.

AND WHEREAS the Said Plot no.23/3-C is a part of a larger property which was surveyed under survey 23/3 which in turn is equivalent to the property described in the Land Registration Office under no.31221 at page 02 of Book B 80.

AND WHEREAS the said property originally belonged to the Comunidade of Serula and was granted in favour of late Mr. Francisco Paulo do Rosario Ribeiro .

AND WHEREAS said Francisco Paulo do Rosario Ribeiro alias Vitorino Francisco Paulo do Rosario Ribeiro was married to Maria Ana de Vitoria Braganca Ribeiro .

AND WHEREAS the said Maria de Vitoria Braganca Ribeiro paid twenty annuities of Foro or ground rent as against the said property.

AND WHEREAS the said Francisco Paulo Ribeiro expired on 22/2/1922 and his wife Maria Ana de Vitoria Braganca Ribeiro died on 26/5/1955 , leaving behind the following heirs:-

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- (a) Maria Joanna Conceicao de Lourdes Ribeiro Correia Afonso married to Francisco Xavier Correia Afonso.
- (b) Maria Assucena Eliza Ribeiro married to Ernest Ribeiro.
- (c) Maria Lia Bemvinda Dulcina Braganca Ribeiro Lobo married to Gelasio Justiniano Lobo.
- (d) Maria Lina Assunta Ribeiro married to Nicolau Sa.
- (e) Maria Irene Delfina Ribeiro, alias Sister Merecia de Nascimento, spinster, Nun.

WHEREAS on the death of said Francisco Paulo Riberio there was Inventory Proceedings filed in the Court and in the said Inventory Proceedings the said property was described under no.24 and was allotted to the said four heirs shown serially under (a), (b), (c), and (d) hereinabove as well as to Maria Irene Delfina Ribeiro alias Sister Merecia shown serially hereinabove under (e) who died as a spinster on 16/10/1956 and without any descendants or ascendants and leaving her four sisters and their descendants as her heirs.

AND WHEREAS the above mentioned heirs and other descendants along with Mr.Vitalio De Paula Ribeiro Lobo, Maria Teresa Do Menino Jesus Correia Afonso, Joseph Aires Ribeiro Lobo alias Jose Aires Ribeiro Lobo, Matias Lourenco Lobo and Maria Joao Cerdeira E Silva Ribeiro Lobo filed a Special civil suit no.117/82 for partition of the said property.

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AND WHEREAS at the time of describing the said entire property in the suit referred to above the Land Registration numbers were not mentioned as the relevant documents were then not traceable.

AND WHEREAS the said suit was decreed in terms of compromise decree dated 2/5/1987 and by the said decree the said entire property was partitioned into four parts of plots bearing survey nos. 3A, 3B, 3C and 3D and were allotted to each of the four sisters and their descendants by keeping a common access road thereto which has been surveyed under survey no.23/3.

AND WHEREAS by the said consent decree Mr. Vitalio De Paula Ribeiro Lobo, and his wife Maria Teresa Do Menino Jesus Correia Afonso and Joseph Aires Ribeiro Lobo alias Jose Aires Ribeiro Lobo as descendants of late Maria Lia Bemvinda Dulcina Braganca Ribeiro Lobo alias Maria Lia Ribeiro Lobo alias Lia Ribeiro Lobo and the late Gelasio Justiniano Lobo, were allotted the plot shown under letter 3C in the plan annexed to the deed.

AND WHEREAS the said Maria Lia Bemvinda Dulcina Braganca Ribeiro Lobo and Gelasio Justiniano Lobo on their death left behind Vitalio De Paula Ribeiro Lobo , Joseph Aires Ribeiro Lobo alias Jose Aires Ribeiro Lobo and Matias Lourenco Lobo and the late father of Maria Joao Cerdeira E Silva Ribeiro Lobo as their heirs.

AND WHEREAS Mr.Matias Lourenco Lobo was entitled to 1/4th share in the said property 23/3-C has renounced his right to the inheritance.

• Vasances Isaac
• I. I. I.
• S. S.

• J. A.

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AND WHEREAS the parents of Maria Joao Cerdeira E Silva Ribeiro Lobo were also entitled to right of 1/4th share in the said property 23/3-C have renounced their right of inheritance.

AND WHEREAS the father of Maria Joao Cerdeira E Silva Ribeiro Lobo died on 13/9/1973 and his wife Maria De Lurdes Cerdeira e Silva Lobo alias Maria Lourdes Lobo died on 13.9.1991 leaving behind Maria Joao Cerdeira E Silva Ribeiro Lobo as the sole heir to the estate of her parents.

And Whereas said Maria Joao Cerdeira e Silva Ribeiro Lobo has been declared as the sole and universal heir of Francisco Paulo Ribeiro Lobo and Maria de Lurdes Cerdeira e Silva Lobo alias Maria Lourdes Lobo by Deed of Succession dated 5/10/1993 registered in the Office of the Notary Ex-Oficio, Judicial Division of Ilhas, Goa, in the City of Panaji-Goa.

AND WHEREAS Mr.Vitalio De Paula Ribeiro Lobo , Maria Teresa Do Menino Jesus Correia Afonso and Joseph Aires Ribeiro Lobo alias Jose Aires Ribeiro Lobo have agreed to acknowledge the right of Matias Lourenco Lobo and Maria Joao Cerdeira e Silva Ribeiro Lobo to their 1/4th share each in the said property bearing survey no.23/3-C allotted to Mr.Vitalio De Paula Riberio Lobo, Maria Teresa Do Menino Jesus Correia Afonso so that each set of heirs will be entitled to 1/4th undivided right in the said plot no.23/3-C.

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AND WHEREAS by Sale Deed dated 7/12/1994 duly registered in the office of Sub-Registrar of Bardez , Mapusa under No.1467 of Book No.I, Vol. No.318 on 11/8/1995 the said Mr.Vitalio De Paula Ribeiro Lobo , Maria Teresa Do Menino Jesus Correia Afonso , Joseph Aires Ribeiro Lobo alias Jose Aires Ribeiro Lobo , Matias Lourenco Lobo and Maria Joao Cerdeira E Silva Ribeiro Lobo have sold the said property to United Builders and Developers, the Vendors herein half undivided right in 1/4th separate , independent and distinct part of a property known as "AFORAMENTO" or " GAICHEA GOLACHO MATTO" or " SAKHALE GALU" situated at Porvorim , within the area of Village Panchayat of Socorro ,and described in the Land Registration office under no. 31221 on page 93 Of Book B 80 and registered in the Taluka Revenue Office under Matriz No.263 and surveyed under survey no. 23/3-C .

AND WHEREAS by Sale Deed dated 23/12/1994 duly registered in the office of Sub-Registrar of Bardez , Mapusa under No.1553 of Book No.I, Vol. No.321 on 4/9/1995 and by Sale Deed dated 7/12/1994 duly registered in the office of Sub Registrar of Bardez, Mapusa under no. 1467 of Book No.I, Vol. 318 on 11/8/1995 , the said Mr.Vitalio De Paula Ribeiro Lobo , Maria Teresa Do Menino Jesus Correia Afonso , Joseph Aires Ribeiro Lobo alias Jose Aires Ribeiro Lobo , Matias Lourenco Lobo and Maria Joao Cerdeira E Silva Ribeiro Lobo have sold the said property to United

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Builders and Developers, the Vendors herein half undivided right in 1/4th separate, independent and distinct part of a property known as "AFORAMENTO" or "GAICHEA GOLACHO MATTO" or "SAKHALE GALU" situated at Porvorim, within the area of Village Panchayat of Socorro, and described in the Land Registration office under no. 31221 on page 93 Of Book B 80 and registered in the Taluka Revenue Office under Matriz No.263 and surveyed under survey no. 23/3-C.

The said entire plot no. 23/3-C admeasures 3625 square metres.

AND WHEREAS by the virtue of said two Sale deeds the United Builders and Developers i.e. Vendors herein have become absolute owner of the Said Property.



AND WHEREAS in the Record of Rights of survey no.23/3-C the name of United Builders and Developers is recorded.

AND WHEREAS the Vendors have agreed to sell the said property and the Purchaser has agreed to purchase the said property bearing survey no.23, sub division no.3-C admeasuring 3625 square metres for the total price and consideration of Rs.30,00,000 (Rupees thirty lakhs only) which is its present market value.

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* Ishwari
* Sita

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NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of a sum Rs. 30,00,000.00 (Rupees thirty lakhs only) paid by the Purchaser to M/s. United Builders and Developers, the Vendors herein at the time of execution of this sale deed, vide Cheque no. 109868 dated 20-02-2007 drawn on Canara Bank, Mapusa, Goa , the receipt whereof the Vendors do hereby admit and acknowledge, the Vendors as lawful owners of the Said Property do hereby sell, convey, transfer and assigns Unto And To The Use of the Purchaser the said property more fully described in the Schedule written hereunder along with the trees, ways, fences, water courses, ~~privileges~~ ,privileges and easements and all other appurtenances whatsoever of the Vendors together with all the shares, rights, title ,interest, property claim, estate and demand whatsoever of the Vendors Unto and upon the Said Property hereby sold and conveyed unto the Purchaser absolutely and forever.

2. The Purchaser shall hereafter peacefully and quietly hold, use and enjoy the Said Property as his own chattel without any hindrance, claim, interruption or demand by or from the Vendors or any other person or persons whomsoever claiming and demanding any right, title or interest in the Said Property or any part thereof through the Vendors.

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D-10/2007
Mr

Mr

3. The Vendors and all the persons claiming under them shall and will from time to time upon the request and at the cost of the Purchaser do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Property hereby sold or any part thereof unto the Purchaser and placing him in possession of the same according to the true intent and meaning of these presents, as shall or may be reasonably required.

4. The Vendors have to-day put the Purchaser in possession of the Said Property and the Purchaser shall after this purchase be the exclusive owner in possession of the Said Property.

5. The Vendors shall indemnify the Purchaser against all and every person or persons claiming or demanding any right or interest in the said property hereby sold or any part thereof through the Vendors.

SCHEDULE

All That separate, independent and distinct Property known as "AFORAMENTO" or "GAICHEA GOLACHO MATTO" situated at Village Soccoro, within the jurisdiction of the Village Panchayat of Soccoro, Bardez Taluka, within the registration Sub-District of Bardez of the District of North Goa and surveyed in the Record of Rights under survey no.23 sub division no.3-C and the said property is described in the Land Registration Office of Bardez under no.31221 on page 93 of Book B 80 and enrolled in Taluka Revenue Office for Matriz Predial in its entirety under no. 263 . The said property admeasures 3625square metres .The said property is bounded as follows:-

North: By property bearing survey no.23/3 B

South: By property bearing survey no.23/3 D

East : By a common private access road bearing survey no.23/3

West : By properties bearing survey nos.22,23/2 and 23/2A.

This Deed of Sale is engrossed on a stamp paper of Rs.60,000/-

Vasance Asam *AK*
THIRAM
AD

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In witness whereof the Vendors and the Purchaser have signed this Deed of Sale at Mapusa-Goa on the day, month and year first above written in presence of two attesting witnesses.

Vasances Isam

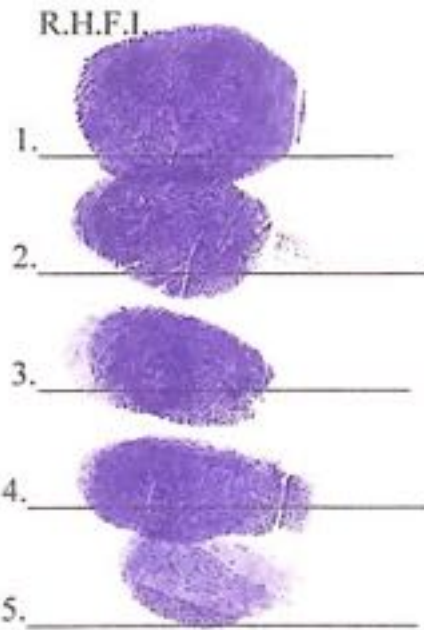
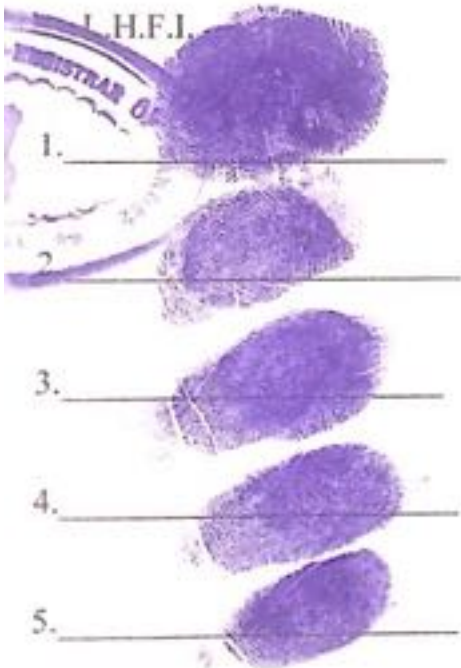
(SIGNED AND DELIVERED BY
WITHIN PARTNERS OF M/S.UNITED
BUILDERS AND DEVELOPERS, THE
VENDORS)

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Isam

VASANALI HASAM VIRANI



Vasances Isam

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ISMAIL JUSAB VIRANI



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- R.H.F.I.
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* Vasantee Isam * An
 * Isham
 * Anuradha



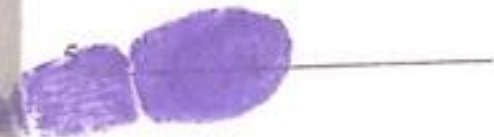
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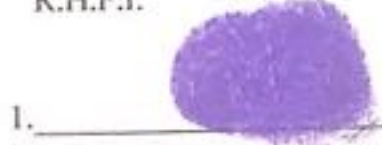
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TAJDIN ALIBHAI NOORANI

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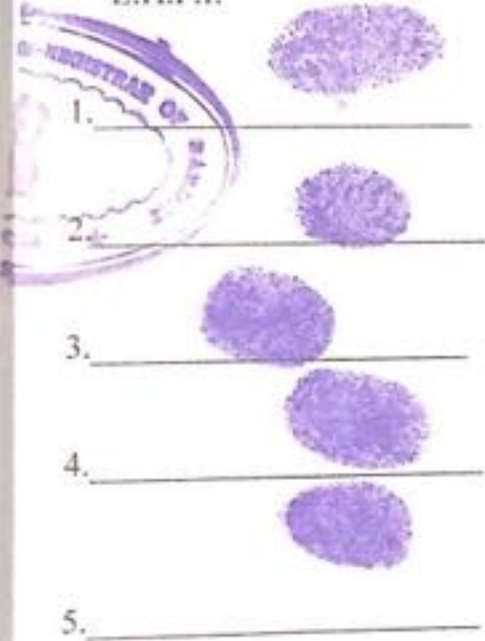
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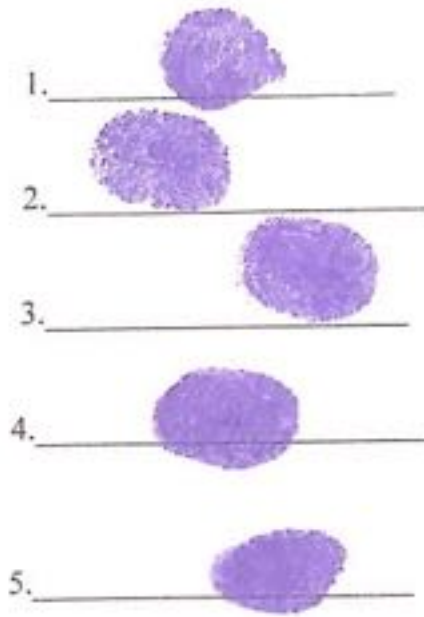


MAHEEB ISMAIL VIRANI

L.H.F.I.



R.H.F.I.



✓ Basant Lal Ismail
✓ Ismail
✓ Arif

WITNESSES:-

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2. Seave
(Andia Seave)
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1) Mr. Vasavali: Nazam Isani
73 years, 310 1st Vasavali Isani
Isani, married, businessman, No
Nauk Mansion, Feroz-Allo-
Majid, Baudy. As a partner of
M.S. United Builders and Developer

2) Mr. Ismail Jisab Virani,
75 years, 90 Jisab Virani,
business, No Jisab. Allo-
Majid.

3) Mr. Tajali Alibhai Noonani
72 years, 80 Alibhai Noonani
Business, No Margat - Goa.

4) Mr. Mahesh Ismail Virani
52 years, 80 Ismail Jisab
Virani, married, business, No
Majid, Baudy Goa

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1) Dasance Isam

2) Isviani



3) Murari

4) AM

1) Shahid Adam of Sum ml,
Sub-Registrar
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the above extent, and identify him, them

1) Shahid Adam
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Mepuz 06/03/2007

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SUB-REGISTRAR

Registration No. 1252

of pages 1 to 19

Book No. I Volume No. 2031

Date 16/03/07

[Signature]
Sub-Registrar

