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4. Form I & XIV
5. Location plan with Latitude and Longitude

MEETHINA K. VAIGANKAR
ADVOCATE

FF04, 4th Floor,
Rani Pramila Arcade,
18th June Road,
Panaji-Goa, 403501
9673420702
meethinavaigankar28@gmail.com

CERTIFICATE OF TITLE

M/S HARASIDDH CONSTRUCTIONS, a Partnership Firm registered under Indian Partnership Act 1932, having its address at Tulsi Villa, Poddar Road, Santacruz (West), Mumbai 400054 and represented before me by its Partner Mr. Mukul Pratapchandra Patel, who have placed before me, for scrutiny and Title Certificate, the documents mentioned hereinafter below in respect of the following property also described hereinafter.

DESCRIPTION OF THE PROPERTY

An immovable property known as "SORANTO" admeasuring an area of 13,850 Square Meters situated at Anjuna, Bardez, Goa, within the Village Panchayat of Anjuna, Bardez Taluka, Bardez Sub-District of Registration, North District of Goa, State of Goa, described in the Land Registration Office of Bardez, under No.8298 at page 18 of Book B 22 (new), not enrolled in the Taluka Revenue Office (matriz) and surveyed in the Records of Right under Survey No.179 Sub Division No.1 of Anjuna Village and the same is bounded as follows:


MEETHINA K. VAIGANKAR
ADVOCATE

East - By the reserved road of the Comunidade of Anjuna

West - By the public Road

North- By the water drain

South - By the public road

DESCRIPTION OF THE DOCUMENTS SCRUTINISED

I have examined the following documents which are valid as per the prevailing laws:-

- (1) Copy of Deed of sale dated 25/08/1980.
- (2) Copy of Deed of Rectification dated 29/02/1988.
- (3) Copy of Deed of Sale dated 23/12/1988.
- (4) Copy of Mortgage Deed dated 28/05/1991.
- (5) Copy of Judgment dated 26/08/1995 passed by the Nominee of the Registrar of Co-operative Societies, Goa, in the Case No. 3/4/79 (A)193/ABN Case No.79/94-95.
- (6) Copy of Certificate of Sale dated 06/05/2002.
- (7) Copy of Oral/ Interim Order dated 17/03/2008 passed by the Hon'ble High Court of Bombay at Goa in the Writ Petition No.138/2008.
- (8) Copy of Judgment dated 24/03/2009 passed by the Hon'ble Supreme Court of India in Civil appeal No.1730 of 2009 (arising out of SLP no.7531 of 2008).

- (9) Copy of Deed of Sale dated 27/06/2009.
- (10) Copy of Order dated 08/07/2009 passed by the High Court of Bombay at Goa in the Writ Petition No.138/2008.
- (11) Copy of Form I and XIV of Survey No.179/1 of Village Anjuna Bardez Goa.
- (12) Copy of Technical Clearance Order under No. TPBZ/3224/ ANJ/TCP-15/929 dated 11/03/2015 issued by the Town and Country Planning Department Mapusa Goa.
- (13) Copy of Sanad under No. RB/CNV/BAR/AC-I/75/2014 dated 22/04/2015 issued by the office of District Collector North Goa along with the copy of the plan.
- (14) Copy of Construction Licence under No. VP/ANJ-CAI/2015-2016/262 dated 13/05/2015 issued by the Village Panchayat Anjuna-Caisua.
- (15) Copy of Certificate of Registration on conversion from Sofitel Hospitality and Management Pvt. Ltd. to Sofitel Hospitality and Management LLP dated 24/11/2014.
- (16) Copy of LLP Agreement dated 02/12/2014 of Sofitel Hospitality and Management LLP.
- (17) Copy of Agreement for Development dated 05/10/2016.

FLOW OF TITLE

1. The document at Serial No. 1 is the Deed of sale dated 25/08/1980 registered in the office of Sub-Registrar of Bardez- Goa under Registration No.1009 at pages 36 to 42 of Book I Vol.153 on 19/10/1980 which discloses that the Said Property "SORANTO" is described under the description no. 8298 (though wrongly typed as 8289) was acquired by Shri. Dattaray Kashinath Nanal and (ii) Shri. Sanjiv Dattaray Nanal from Dr. Jose Alexander Ludovico de Albuquerque and his wife Smt. Ruth Perpetua Souza de Albuquerque.
2. The document at Serial No. 2 is the Deed of Rectification dated 29/02/1988 registered in the office of Sub-Registrar of Bardez- Goa under Registration No.1428 of Book I Vol.45 on 10/11/1989 whereby the land registration number which was wrongly mentioned/ typed as 8289 in the Deed of sale dated 25/08/1980 is rectified/ corrected as 8298.
3. The document at Serial No. 4 is the Deed of Sale dated 23/12/1988 registered in the office of Sub-Registrar of Bardez- Goa under Registration No.466 of Book-I Vol-59 on 05/03/1990 whereby the said Shri. Dattaray Kashinath

Nanal and Shri. Sanjiv Dattaray Nanal along with their respective spouses sold the Said Property to M/S Walbro Hotels Private Ltd.

It is further revealed from the said Deed of Sale dated 23/12/1988 that the Said Property "SORANTO" was inscribed under the Inscription No. 22573 of Book G 29 in favour of Manuel Francisco de Albuquerque. It is further revealed therein that pursuant to the death of the said Manuel Francisco de Albuquerque and his wife Smt. Philomena Purificacao de Souza, an Inventory Proceeding bearing No. 102/1955 were initiated and later confirmed by the Order dated 04/04/1975 passed by the Court of the Civil Judge Senior Division at Mapusa- Goa, wherein the Said Property was allotted to the said Dr. Jose Alexander Ludovico de Albuquerque who had, in terms as stated above, sold the Said Property to the said Shri. Dattaray Kashinath Nanal and Shri. Sanjiv Dattaray Nanal.

4. The document at Serial No. 4 is the Mortgage Deed dated 28/05/1991 registered in the office of Sub-Registrar of Bardez- Goa under Registration No.2167 of Book I Vol.130 on 9/12/1991, wherein M/S Walbro Constructions, a Proprietorship concern of Shri. Anil Purushottam Walavalkar alias Anilkumar Purushottam Prabhu

Walavalkar, was the Borrower and the said M/S Walbro Hotels Private Ltd mortgaged the Said Property with The Mapusa Urban Co-operative Bank Ltd., against a loan amount of Rs.20,00,000/- and other terms and conditions stipulated therein.

5. The document at Serial No. 5 is Judgment dated 26/08/1995 passed by the Nominee of the Registrar of Co-operative Societies, Goa, in the Case No. 3/4/79 (A)193/ABN Case No.79/94-95 which discloses that on account of failure of the said M/S Walbro Constructions to repay the loan amount, the Judgment was passed against the said M/S Walbro Constructions, M/S Walbro Hotels Private Ltd and its two sureties directing them to pay jointly and severalty the dues on the loan payable to The Mapusa Urban Co-operative Bank Ltd.
6. The document at Serial No. 6 which is the Certificate of Sale dated 06/05/2002 issued by the Sale Recovery Officer, Central Registrar of Co-operative Societies, Camp Court No.1, Mapusa, Goa, discloses that failure of the said M/S Walbro Constructions to pay the loan granted resulted in Execution Proceedings of the Award dated 26/08/1995, in which the Said Property was put up for sale by Public

Auction on 28/03/2002 and in the said Auction The Mapusa Urban Co-operative Bank Ltd., purchased the Said Property in satisfaction of their claim in respect of the said loan granted to the said M/S Walbro Constructions. The said Certificate of Sale therefore duly certifies that The Mapusa Urban Co-operative Bank Ltd., has acquired the title to the Said Property under Rule 22 of the Multi-State Co-operative Societies Rules 1985 being the highest bidder at the Auction sale and that the said sale was confirmed under Sub-Rule 14(iii) of Rule 22 of the Multi-State Co-operative Societies Rules 1985.

7. The Deed of Sale dated 27/06/2009 at Serial No. 9 provides details of the Proceedings which shows that the Sofitel Hospitality and Management Pvt. Ltd., offered the highest bid to purchase the Said Property from The Mapusa Urban Co-operative Bank Ltd., excluding the Penthouse No.1 & 3 "E" Block, two shops in Block "C" and two shops in Block "B" on the Ground Floor for a consideration of Rs.7,04,00,000/- and that Sofitel Hospitality and Management Pvt. Ltd., paid to The Mapusa Urban Co-operative Bank Ltd an amount of Rs.1,00,00,000/- towards the earnest money deposit and

also agreed to pay the balance of Rs.6,04,00,000/- at the time of the execution of said Sale Deed dated 27/06/2009.

8. The document at Serial No. 7 is the Oral/ Interim Order dated 17/03/2008 passed by the Hon'ble High Court of Bombay at Goa in the Writ Petition bearing No. 138/2008 filed by The Mapusa Urban Co-operative Bank Ltd., against the Registrar of Co-operative Societies, the Assistant Registrar of Co-operative Societies and M/S Walbro Hotels Private Ltd, who had converted itself to M/S Woods Beach Hotels Ltd., challenging the Orders dated 16/08/2007 and 30/01/2008 passed by the Registrar of Co-operative Societies. Vide the said Order dated 17/03/2008, the Hon'ble High Court stayed the operation of Order dated 16/08/2007 passed by the said Registrar of Co-operative Societies and the relief for grant of status-quo prayed for by the Respondent No. 3 therein i.e M/S Woods Beach Hotels Ltd., was rejected.

It is seen that the said M/S Woods Beach Hotels Ltd., had appealed before the Registrar of Co-operative Societies against the said award dated 26/08/1995 passed by the Assistant Registrar of Co-operative Societies and that by Order dated 27/04/2006 the Registrar of Co-operative Societies granted an interim stay of the operation of the

order of the Assistant Registrar of Co-operative Societies and also stayed the sale of the Said Property and further by Order dated 16/08/2007 had set aside the award and Judgment of the Assistant Registrar of Co-operative societies. Resultantly The Mapusa Urban Co-operative Bank Ltd., had filed the said Writ Petition No.138/2008.

9. The document at Serial No. 8 is the Judgment dated 24/03/2009 passed by the Hon'ble Supreme Court in the Civil Appeal No. 1730/2009 (Arising out of SLP No. 7531/2008) filed by the M/S Woods Beach Hotels Ltd., being aggrieved by the Interim Order dated 17/03/2008 passed by the Hon'ble High Court of Bombay at Goa in the Writ Petition bearing No. 138/2008.

The Hon'ble Supreme Court vide the said Judgment dated 24/03/2009 granted liberty to the said M/S Woods Beach Hotels Ltd., to deposit Rs.6.04 Crore in the Hon'ble High Court pending the hearing and final disposal of Writ Petition No.138/2008 before the Hon'ble High Court within a period of three months and during the said period of three months directed the parties to maintain status quo on the Said Property. It was also observed that the failure of M/S Woods Beach Hotels Ltd., in depositing

the said amount within three months would vacate automatically the interim order of status quo.

10. The document at Serial No. 9 is the Deed of Sale dated 27/06/2009 registered in the office of Sub-Registrar of Bardez- Goa under Registration No.1124 at pages 234 to 249 of Book I Vol.2805 on 02/07/2009, wherein the said Mapusa Urban Co-operative Bank Ltd., sold in favour of Sofitel Hospitality and Management Pvt. Ltd., the Said Property "SORANTO". It is noted that the said Deed of Sale dated 27/06/2009 is executed after the said M/S Woods Beach Hotels Ltd., failed to comply with the direction of the Hon'ble Supreme Court, having failed to deposit the amount as directed by the Hon'ble Supreme Court.
11. The document at Serial No. 10 is the Judgment dated 08/07/2009 passed by the Hon'ble High Court in the said Writ Petition No. 138/20078 whereby the said Writ Petition was disposed off and the Orders dated 16/08/2007 and 30/01/2008 passed by the Registrar of Co-operative Societies were set aside. It is therefore clear that in view of the said Judgment dated 08/07/2009 all claims raised by the said M/S Woods Beach Hotels Ltd.

over the Said Property were rejected on merits and consequently, therefore the said Certificate of Sale dated 06/05/2002 in favour of The Mapusa Urban Co-operative Bank Ltd., was upheld. Consequently the Deed of Sale dated 27/06/2009 executed by The Mapusa Urban Co-operative Bank Ltd., in favour of Sofitel Hospitality and Management Pvt. Ltd., with respect to the Said Property is confirmed as valid.

12. The document at Serial No. 11 is the Form I and XIV of Survey No.179/1 of Village Anjuna, Bardez-Goa, wherein the name of Sofitel Hospitality and Management Pvt. Ltd., is entered in the occupant's column of the said Form I and XIV.
13. The document at Serial No. 12 is the Technical Clearance Order dated 11/03/2015 under No. TPBZ / 3224 / ANJ / TCP - 15/929 issued by the Town and Country Planning Department Mapusa Goa, for construction of residential-cum-shopping complex on the Said Property Surveyed under Survey No.179/1.
14. The document at Serial No. 13 is the Sanad under No. RB/CNV/BAR/AC-I/75/2014 dated 21/04/2015 issued

by the office of District Collector North Goa for conversion of land surveyed under no.179/1.

15. The document at Serial No. 14 is the Construction Licence under No. VP/ANJ-CAI/2015-2016/262 dated 13-5-2015 issued by the Village Panchayat Anjuna-Caisua to Sofitel Hospitality and Management Pvt. Ltd. for construction of residential-cum-shopping complex in the Said Property surveyed under no.179/1.
16. The document at Serial No. 15 is the Conversion Sanad issued by Ministry of Corporate Affairs dated 24/11/2014 whereby the said Sofitel Hospitality and Management Pvt. Ltd. was changed to Sofitel Hospitality and Management LLP.
17. The document at Serial No. 16 is the Agreement for Development dated 05/10/2016 registered with the Sub-Registrar of Bardez at Mapusa Goa under Registration No.BRZ-BK1-04211-2016 Book-1 Document CD Number BRZD782 on 06/10/2016 executed between the said Sofitel Hospitality and Management LLP and M/S Harasiddh Constructions which reveals that Sofitel Hospitality and Management LLP, as the lawful owner of the Said Property granted development rights in respect of the Said

Property to M/S Harasiddh Constructions for terms and conditions mentioned therein. The said document entitles M/S Harasiddh Constructions to carry out the construction in the Said Property and to sell/allot/lease/dispose the Flats and Shops listed in the said Agreement for Development dated 05/10/2016 as "Developers' Areas" as particularly given in Annexure-C of the said Agreement for Development. The Flats and Shops under entitlement of the said Sofitel Hospitality and Management LLP are listed under Owners' Sold Areas (Flats & Shops already sold/agreed to be sold by them) in Annexure-B and Owners' Retained Areas (Flats & Shops yet to be sold by them) in Annexure-C of the said Agreement for Development dated 05/10/2016. Accordingly the said M/S Harasiddh Constructions are developing a residential-cum-shopping project on the Said Property by the name "Charvi Reemz".

OPINION

Having gone through the above documents I am of the opinion that Sofitel Hospitality and Management LLP holds absolute, valid and marketable title to the Said Property and in view of the said Agreement for development dated 05/10/2016, M/S Harasiddh Constructions have acquired lawful right to and therefore fully

MEETHINA K. VAIGANKAR
ADVOCATE

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meethinavaigankar28@gmail.com

entitled to develop the Said Property and to sell/allot/lease/dispose the Flats and Shops in the said project "Charvi Reemz" listed in the said Agreement for Development dated 05/10/2016 as "Developers' Areas" as particularly given in Annexure-C of the said Agreement for development dated 05/10/2016.

Date: 18/02/2018

Place: Panaji-Goa.



Adv. Meethina K. Vaigankar

MEETHINA K. VAIGANKAR
ADVOCATE

VISHWESH A. KAMAT, Advocate

7

304, 3rd Floor, Joffre Residency,
Behind Pharmacy College,
St. Inez,
Panaji - Goa.
India.
Pin: 403 001.

Ph: 09422437292
vishweshkamat@hotmail.com

Date: 14.6.2017

To,

SOFITEL HOSPITALITY & MANAGEMENT LLP.,
Registered Office at
Plot No. 838, L. J. Road,
Next to Bank of Maharashtra,
Mahim (W), Mumbai - 400 016.

CERTIFICATE OF TITLE

1. PROPERTY DESCRIPTION:

An immoveable property known as "Soronto" admeasuring an area of 13,850 sq mtrs situated at Anjuna, Bardez, Goa, within the Village Panchayat of Anjuna, Bardez Taluka, Bardez Sub-District of Registration, North District of Goa, State of Goa, described in the Land Registration Office of Bardez, under No. 8298 at page 18 of Book B 22 (new), not registered in the Revenue Office (matriz) and surveyed in the Records of Right under No. 179 sub Division No> 1 of Anjuna Village along with incomplete building existing in the said property excluding Penthouse No. 1 & 3 of "E" Block 2 shops in Block C and two shops in Block "B" on the ground floor and bounded as follows:

Vishwesh A. Kamat

East - by the reserved road of the Comunidade of Anjuna,
 West - By the public Road,
 North - by the water drain,
 South - by the public road.

2. DOCUMENTS EXAMINED:

- (a) Description Certificate under no. 8296 at page no. 18 of Book No. B-22 of the Land Registration Records of Bardez, and Inscription certificate under no. 22573 at Folios 57 of Book G-29 of the Land Registration Records of Bardez.
- (b) 3 Form I & XIV, (dated 4.12.1990, 4.11.2004, 29.5.2012)
- (c) Deed of Sale dated 25.8.1980,
- (d) Deed of Rectification dated 29.2.1988,
- (e) Deed of Sale dated 23.12.1988,
- (f) English Mortgage Deed dated 28.5.1991,
- (g) Proceedings and Judgment in Case No: 3/4/79(A)193/ABN Case No. 79/94-95.
- (h) Purchase and certificate of Sale dated 6.5.2002 issued by Sale Recovery Officer, Central Registrar of Co-op. Societies, Camp Court, Mapusa, Goa.
- (i) Order dated 17.3.2008 passed by the Hon'ble High Court in Writ Petition No: 138/2006,

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- (j) Order dated 24.3.2009 passed by the Hon'ble Supreme Court in Civil Appeal No. 1730 of 2009.
- (k) Deed of Sale dated 27.6.2009 between The Mapusa Urban Co-operative Bank of Goa Limited and Sofitel Hospitality & Management Pvt Ltd.
- (l) Order dated 8.7.2009 passed by the Hon'ble High Court of Bombay at Goa, in Writ Petition No. 138 of 2008.
- (m) Certificate of Registration on Conversion of Sofitel Hospitality and Management Private Limited to Sofitel Hospitality and Management LLP dated 24.11.2014.

3. DESCRIPTION OF DOCUMENTS AND FLOW OF TITLE:

- (a) The description certificate describes the said property and the inscription certificate shows that the property is registered in favour of Manuel Francisco de Albuquerque.
- (b) Form I & XIV dated 4.12.1990 shows that the property is recorded in the Occupants column in favour of M/S Walbro Hotels Private Limited; Form I & XIV dated 4.11.2004 shows that the property is recorded in the Occupants column in favour The

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- Mapusa Urban Co-op Bank of Goa Limited; and Form I & XIV dated 29.5.2012 shows that the property is recorded in the Occupants column in favour Sofitel Hospitality & Management Pvt Limited,
- (c) The Deed of sale dated 25.8.1980 executed between Dr. Jose Alexandre Ludovico Albuquerque and his wife Ruth Perpetua Souza de Albuquerque both as the Vendors and Mr. Dattatray Kashinath Nanal and Mr. Sanjiv Dattatray Nanal as Purchaser, whereby the said described property is sold in favour of the Purchasers.
- (d) Under the deed of Rectification certain rectifications was carried out.
- (e) Under Deed of Sale dated 23.12.1988 executed between Mr. Dattatray Kashinath Nanal, Mrs. Inacin Dattatray Nanal, Mr. Sanjiv Dattatray Nanal, and Sarita Sanjiv Nanal as Vendors, sold the said property to M/S Walbro Hotels Private Limited.
- (f) By Deed of Mortgage dated 28.5.1991 executed between M/S Walbro Constructions, a proprietary concern as the Borrower, M/S Walbro Hotels Private Limited, as the Mortgagors, The Mapusa Urban Cooperative Bank Limited, as the Bank, and

Sanjiv

the two sureties, i.e. Mr. Anilkumar Purushottan Prabhu Walavalkar and Mrs. Arundhati Anant Dessai, the said property was mortgaged to the bank against a loan amount of Rs.20,00,000/- and other terms and conditions.

- (g) A judgment dated 26.8.1995 passed by the Nominee of the Registrar of Co-operative Societies, Goa, in Case No: 3/4/79(A)193/ABN Case 79/94-95 in the proceedings initiated upon failure on the part of the Mortgagor and the sureties to repay the loan amount to the Mapusa Urban Co-operative Bank Ltd. The Judgment dated 26.8.1995 passed in favour of the Bank against the Borrower, Mortgager and the two sureties as opponents provides that the opponents shall pay the outstanding amount with interest thereon.
- (h) The Purchase certificate issued by the Sale Recovery Officer, Central Registrar of Co-op Societies, Camp Court No. 1, Mapusa, Goa, certify that the said property is sold to the Mapusa Urban Co-operative Bank of Goa Limited in the public auction held on 28.3.2002.
- (i) Oral Order dated 17.3.2008 passed by the Hon'ble High Court of Bombay at Goa in Writ Petition No:

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138 of 2008 filed by the Bank as the Petitioner against the Registrar of Co-operative Societies and 2 others as the Respondents shows that a Writ Petition has been filed challenging the judgment dated 16/08/2007 and 30/1/2008 passed by the respondent no 1, i.e. The Registrar of the Co-operative Societies. By virtue of the said order dated 17th march 2008, the Hon'ble High Court stayed the operation of the said impugned judgments passed by the Registrar.

- (j) The judgment of the Hon'ble supreme Court dated 24th march 2009 passed in Civil Appeal no 1730 of 2009 deals with a challenge by Woods Beach Hotels Limited challenging the interim order dated 17/03/2008 of the Hon'ble High Court of Bombay at Goa, wherein the Hon'ble Supreme Court disposed off the Civil Appeal by making certain observations as mentioned in the said Judgment. The Hon'ble Supreme Court granted conditional stay in favour of the Petitioner, Woods Beach Hotels Limited. However the Hon'ble Supreme Court requested the Hon'ble High Court to decide within a fix time period on merits the pending Writ Petition.

Signature

- (k) By Deed of Sale dated 27th June 2009 duly registered before the Sub-Registrar of Bardez at Mapusa under no. 1124 at pages 234 to 249 of Book no. 1 Volume no. 2805 dated 2/07/2009, The Mapusa Urban co-operative Bank of Goa Ltd. as Vendor sold in favour of Sofitel Hospitality and Management Pvt. Limited the said property as described in the Scheduled mentioned in the said Sale Deed and described above. The sale deed referred herein is executed after expiry of the stay order granted by the Hon'ble Supreme Court in Civil Appeal no. 1730 of 2009. The stay order of the Hon'ble Supreme Court expired on 24th June 2009.
- (l) The Judgment dated 8th July 2009 passed in Writ Petition no. 138 of 2008 disposed off on merits the said Writ Petition. By the said Judgment the Hon'ble Supreme Court allowed the petition filed by the Mapusa Urban Co-operative Bank of Goa Limited and set aside the order of the registrar dated 16th August 2007 and 30th January 2008. By virtue of the said judgment of the Hon'ble High court the claims put forth by M/S woods Beach Hotels Limited over the said property was finally

Adhikari

rejected on merits. In other words, the sale of the said property by virtue of Certificate of Sale dated 06/05/2002 in favour of The Mapusa Urban Co-operative Bank of Goa Limited, Mapusa, in public auction was upheld. Consequently the sale deed dated 27th June 2009 executed by The Mapusa Urban Co-operative Bank of Goa Limited as Vendor in favour of Sofitel Hospitality and Management Pvt. Limited of the said property described above is confirmed as valid and subsisting, thus Sofitel Hospitality and Management Pvt Limited acquiring full title and ownership to the said property described above.

- (m) By Certificate of Registration on Conversion of Sofitel Hospitality and Management Private Limited to Sofitel Hospitality and Management LLP dated 24.11.2014 issued by Government of Goa, Ministry of Corporate Affairs, the Sofitel Hospitality and Management Private Limited in converted in to Sofitel Hospitality and Management LLP.

S. K. Kulkarni

4. OPINION:

From the above, in my opinion, Sofitel Hospitality and Management LLP have and holds absolute, valid and marketable title to the Said Property, namely, An immoveable property known as "Soronto" admeasuring an area of 13,850 sq mtrs situated at Anjuna, Bardez, Goa, within the Village Panchayat of Anjuna, Bardez Taluka, Bardez Sub-District of Registration, North District of Goa, State of Goa, described in the Land Registration Office of Bardez, under No. 8298 at page 18 of Book B 22 (new), not registered in the Revenue Office (matriz) and surveyed in the Records of Right under No. 179 sub Division No. 1 of Anjuna Village along with incomplete building existing in the said property excluding Penthouse No. 1 & 3 of "E" Block 2 shops in Block C and two shops in Block "B" on the ground floor and bounded as follows:

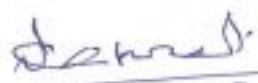
East - by the reserved road of the Comunidade of Anjuna,

West - By the public Road,

North - by the water drain,

South - by the public road.

Place: Panaji,



Adv. Vishwesh A. Kamat

भारतीय गैर न्यायिक

बीस रुपये

रु. 20



Rs. 20

TWENTY RUPEES

INDIA NON JUDICIAL

गोंय होवा GOA Serial No. 1822 Place of St Vennd Mapusa Date 19/4/12
 Value of Stamp Paper 20/-
 Name of Purchaser Mahiti Cohen
 Residence Mapusa
 Signature [Signature] of Purchaser
 C. J. PANDIT - LIC NO. AC/379/VEN/84/2003

03AA 748417

SUB-REGISTRAR BARDEZ

OFFICE OF THE CIVIL REGISTRAR - CUM- SUB REGISTRAR BARDEZ, MAPUSA, GOA.

CERTIFIED to be a true xerox copy of

DEED OF SALE

duly registered in this office under number 1124 of Book No. 1
 Volume No. 2895 dated 27/7/2009 Mapusa, Goa.
 Total sheets: 17 (seventeen)
 Paid fees of Rs. 225/- ~~7~~ 100/-
 Receipt No. 21/2 ~~7~~ 48/72
 Dated: 13/4/2012 ~~7~~ 27/3/2012
 Copy applied on: 27/3/2012
 Copy ready on: 17/4/2012
 Copy delivered on: 17/4/2012
 Copy prepared and compared by: [Signature]
 No. of mistakes (Nil)



(C. Pissurlekar)

Civil Registrar-cum-Sub Registrar Bardez, Mapusa, Goa.

REGISTRY
GOA
PUNAJI GOA 403 100.

REVENUE DEPARTMENT NON JUDICIAL # 101
102436 JUN 27 2009
R. 2112100/- P66E16



INDIA STAMP DUTY
Name of Purchaser...
For HDFC Bank Ltd.

Authorized Signatory
SIDDHESH KAKODKAR
MANAGER

2

SUB-REGISTRAR
BARDEZ

Copy of document No. 1068 of 09
Book I contains ... 14 sheets

Sub-Registrar

Serial No. 1068/2009
Presented at the Office of the
Sub-Registrar of Bardez Goa,
between the hours of 11.00 AM.
→ 11.05 AM 29/06/09

Sd/- Joaquim M. D'Souza.

Received fees for Rs. N. P. 14,08,200/-
Registration
Copying (60) 90/-
Copying Endorsements 10/-
Postage
Total Rs 1408300/-

Sd/- R.L. pednekar
SUB-REGISTRAR
BARDEZ

Sd/- R.L. pednekar
SUB-REGISTRAR
BARDEZ

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Bardez, Goa on this
27th day of June, 2009;

BETWEEN

Joaquim M. D'Souza

Joaquim M. D'Souza

Joaquim M D'Souza

Sunda Sp

Copy of document No. 1068 of 09
Part I contains 14 checks

3

[Handwritten signature]

1. **THE MAPUSA URBAN CO-OPERATIVE BANK OF GOA LIMITED**, a Multi State Co-operative Society, registered under The Multi State Co-operative Societies Act having its Registered Office at Nandadeep, Mapusa, Goa represented by its General Manager, **MR. JOAQUIM M. D'SOUZA**, married, service, 53 years of age, son of Moses D'Souza, Indian National, residing at Moira, Bardez, Goa, hereinafter-referred to as the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the One Part.

REGISTRAR
BARDEZ

AND

1. **SOFITEL HOSPITALITY & MANAGEMENT PVT. LIMITED**, a Company incorporated under the Companies Act, 1956, having its Registered Office at Plot No. 838, L. J. Road, Next to Bank of Maharashtra, Mahim (W), Mumbai - 400 016, represented herein by its Director, **MR. TASLEEM CHOUGLE**, married, business, 45 years old son of Abdulla, Indian National, residing at Mahim, Mumbai (hereinafter referred to as the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their successors and assigns) of the Other Part.

REGISTRAR OF
BARDEZ

WHEREAS there is a property known as "SORANTO" situated at Anjuna, within the area of Anjuna Village Panchayat, Bardez Taluka, Bardez Sub-District of Registration of North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 8298 at pages 18 of Book B 22 New, not registered in the Taluka Revenue Office of Bardez and surveyed in the Record of Rights under Survey No. 179 sub-division 1 of Anjuna village and better described in the schedule hereunder written and hereinafter called the said property.

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Joaquin M. D'Souza

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AND WHEREAS the said property is described in Land Registration Office of Bardez, under No. 8298 of Book B 22 New and is inscribed in the name of Manuel Francisco da Albuquerque under inscription No.22573 of Book G 29 and the said inscription is made on the basis of Sale Deed dated 12th September, 1927 at page 66 of Book No. 255 by which the said property was purchased by the said Manuel Francisco da Albuquerque from Alvino Xavier da Conceicao Rodrigues.

SUB-REGISTRAR BARDEZ

AND WHEREAS the said Manuel Francisco da Albuquerque was married to Filomena Purificacao De Souza and in the Inventory Proceedings held on the death of said Filomena Purificacao De Souza, the said property was listed as item No. 142 and the said property was allotted exclusively to her son Jose Alexander Ludovico De Albuquerque and the allotments made in the said inventory proceedings was confirmed by Civil Judge Senior Division, Mapusa by his Order dated 04.04. 1975.

AND WHEREAS by Sale Deed dated 25.08.1980 duly registered in the Office of Sub-Registrar Bardez Mapusa under no. 1009 at pages 36 to 42 of Book No.1 Volume No. 157 dated 13.10.1980, the said Jose Alexander Ludovico De Albuquerque and his wife Ruth Perpetua D'Souza De Albuquerque sold the said property to Mr. Dattatraya Kashinath Nanal and Mr. Sanjiv Dattatraya Nanal.

SUB-REGISTRAR OF BARDEZ

AND WHEREAS by Deed of Rectification dated 29.02.1988 duly registered in the Office of Sub-Registrar Bardez, Mapusa under No.1428 of Book No.1 Volume No. 45 dated 10.11.1989, the said Sale Deed dated 25.08.1980 was rectified to correct the Description No. 8289 to 8298.

AND WHEREAS by Deed of Sale dated 23.12.1988 duly registered in the Office of the Sub-Registrar of Bardez under No. 466 of Book No. 1 Volume 59 on 05.03.1990 the said property known as " Soranto" situated at Anjuna, surveyed under No. 179/1 admeasuring

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13850 sq. mts. was sold by Mr. Dattatraya Nanal and his wife Mrs. Inacin Dattatraya Nanal and Mr. Sanjiv Dattatraya Nanal and his wife Mrs. Sarita Sanjiv Nanal to M/s. Walbro Constructions, a Proprietorship Concern of Shri Anil P. Walawalkar.

AND WHEREAS M/s. Walbro Constructions mortgaged the said property to The Mapusa Urban Co-operative Bank of Goa Limited, by English Mortgage dated 28.05.1991 as security for the loan granted by The Mapusa Urban Co-operative Bank of Goa Ltd., to M/s. Walbro Constructions, a Proprietorship concern of Mr. Anil P. Walawalkar.

AND WHEREAS the said M/s Walbro Constructions failed to pay the dues of the said loan to The Mapusa Urban Co-operative . Bank of Goa Ltd and The Mapusa Urban Co-operative . Bank of Goa Ltd filed case for recovering its dues in respect to said loan before the Registrar's Nominee

AND WHEREAS the Registrar's Nominee by its Judgment dated 26.08.1995 passed in the Case No.3 /4/79(A)-193 ABN Case -79/94-95 ordered that M/s. Walbro Constructions and his sureties should pay jointly and severally the dues of the said loan to the The Mapusa Urban Co-operative Bank of Goa Ltd.,

AND WHEREAS the said M/s. Walbro Constructions failed to pay the said loan granted to them by The Mapusa Urban Co-operative Bank of Goa Ltd., and in the execution proceedings sale of the said property by Public Auction was fixed on 28.03.2002 and in the said public action The Mapusa Urban Co-operative Bank of Goa Ltd., purchased the said property in satisfaction of their claim in respect of the said loan granted to the said M/s. Walbro Constructions., and the Recovery Officer, Central Registrar of Co-op. Societies, Camp Court, Mapusa has issued a Sale Certificate dated 06.05.2002 certifying that the said property has been purchased by The Mapusa Urban



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~~Sub-Registrar~~

Co-operative Bank of Goa Ltd., in the Public Auction of the said property held on 28.03.2002 under Rule (37) of the Multi State Co-op. Societies Rules, 2002 and that the Sale was confirmed under Sub Rule (14) (iii) of Rule(37) of the Multi State Co-op. Societies Rules, 2002.

AND WHEREAS by virtue of the said purchase and Certificate of Sale dated 06.05.2002 issued by Recovery/Sale Officer, Central Registrar of Co-op. Societies, Camp Court, Mapusa, The Mapusa Urban Co-operative Bank of Goa Ltd., became the absolute owner of the said property.

AND WHEREAS the Vendors called for bids for sale of the said property and the Purchaser **SOFITEL HOSPITALITY & MANAGEMENT PVT. LIMITED**, offered the highest bid and purchased the said property alongwith incomplete buildings existing in the said property excluding Penthouse No.1 & 3 " E " Block, two shops in Block " C " and two shops in Block "B" on the ground floor for a consideration of Rs. 7,04,00,000/- (Rupees Seven Crore four lakhs only) and the Vendor accepted the said offer of the Purchaser **SOFITEL HOSPITALITY & MANAGEMENT PVT. LIMITED**, to purchase the said property and the Vendor agreed to sell the said property in the favour of **SOFITEL HOSPITALITY & MANAGEMENT PVT. LIMITED**.

AND WHEREAS in pursuance to the said bid offered by the Purchaser the Vendor has agreed to sell the said property known as "SORANTO" situated at Anjuna, admeasuring 13,850 sq. mts. and surveyed under No. 179/1 in favour of THE Purchaser, **SOFITEL HOSPITALITY & MANAGEMENT PVT. LIMITED**, more fully described in the schedule hereunder written and delineated in red colour in the plan annexed hereto for the price of Rs.7,04,00,000/- (Rupees Seven Crore four lakhs only) which is its present market value.

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AND WHEREAS pursuant to acceptance of the Purchaser's said highest offer, the Vendor received from the Purchaser a sum of Rs. 1,00,00,000/- (Rupees One Crore only) on 27.05.2006 towards earnest money deposit and the balance sum of Rs. 6,04,00,000/- (Rupees six Crore Four lakhs only) is payable on execution of these presents and on simultaneously handing over possession of the said property to the Purchaser.

AND WHEREAS in the meantime, Woods Beach Hotels Limited filed an Appeal on 7th December, 2005 before the Registrar of Co-operative Societies against the Award passed by the Assistant Registrar of Co-operative Societies and that by an Order dated 27.04.2006 the Registrar granted an interim stay of operation of the order of the Assistant Registrar and further directed stay on the sale of the said property.

AND WHEREAS by an Order dated 16th August, 2007, the Registrar set aside the Award and Judgement of the Assistant Registrar and directed the Assistant Registrar to re-hear the case.

AND WHEREAS the Review Application filed by the Vendor before the Registrar of Co-operative Societies, for reviewing the said Order dated 16th August, 2007 was dismissed on 14.09.2007 and the Vendor filed Writ petition No. 138 of 2008 before the Hon'ble Goa Bench of the High Court of Judicature at Bombay and by an interim Order dated 17th March, 2008 the Hon'ble High Court granted stay on the operation of the said Order of the Registrar of Co-operative Societies dated 16th August, 2007 which was impugned in the said writ petition and the application of the Woods Beach Hotels Limited to direct the parties to maintain status quo with regard to the said property was rejected.

AND WHEREAS the said Woods Beach Hotels Limited filed

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petition No. 7531 of 2008 in the Hon'ble Supreme Court of India for Special Leave to Appeal against the said Order dated 17th March, 2008 of the Hon'ble Bombay High Court, which was subsequently converted into Civil Appeal No. 1730 of 2009 and was disposed of by the Judgement and Order dated 24th March, 2009 whereby the Hon'ble Supreme Court noted the fact that the Vendor had created third party interest in favour of the Purchaser in the said property but directed the parties to maintain status quo with regard to the said property initially for a period of 3 months unconditionally to enable the said Woods Beach Hotels Limited to deposit in the Hon'ble High Court pending the hearing and final disposal of the Writ Petition a sum of Rs. 6.04 Crore within the said period of 3 months and if such an amount is deposited within the time specified in the said order, the status quo as regards the said property was to continue till the disposal of the said Writ Petition and the Hon'ble Supreme Court further ordered that if Woods Beach Hotels Limited defaults in depositing the said sum of Rs. 6.04. Crore within the said period of 3 months from the date of the order, the interim order of status quo in respect of the said property to stand automatically vacated.



AND WHEREAS the said period of 3 months expired on 24th June, 2009 and the said Woods Beach Hotels Limited has not deposited any amount in the Hon'ble High Court to the credit of the said Writ Petition No. 138 of 2008 and in the circumstances the order to maintain status quo in respect of the said property stood vacated as on 25th June, 2009 thereby entitling the Vendor to deal with and dispose of the said property by completing the sale in favour of the Purchaser;

AND WHEREAS the Vendor has represented to the Purchaser that the proposed sale and transfer of the said property to the Purchaser has not been challenged in any pending proceedings nor is there any restriction, injunction or order on any other impediment preventing the Vendor from completing the sale and transfer of the said property in favour of the Purchaser by executing these present, receiving balance

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consideration and handing over possession of the said property to the Purchaser.

AND WHEREAS pursuant to the aforesaid representation made by the Vendor, the Purchaser has agreed to complete the transfer of the said property by execution hereof, making payment of balance consideration of Rs. 6,04,00,000/- (Rupees Six Crore Four lakhs only) and receiving possession of the said property.

NOW THIS DEED OF SALE WITNESS AS UNDER

In pursuance of said Agreement and in consideration of the said sum of Rs. 7,04,00,000/- (Rupees seven crore four lakhs only) paid by the Purchaser to the Vendor as follows by (1) DD No. 765382 dated 25.06.2009 for Rs. 4,00,00,000/- (Rupees Four Crore only) drawn on HDFC Bank Limited Mapusa, Goa (2) Cheque No. 939030 dated 25.06.2009 for Rs. 1,04,00,000/- (Rupees One Crore Four lakhs Only) drawn on HDFC Bank Limited, Mahim, Mumbai (3) Cheque No. 939029 dated 25.06.2009 for Rs. 1,00,00,000/- (Rupees One Crore only) drawn on HDFC Bank Limited, Mahim, Mumbai (4) Pay Order No. 006089 dated 29.06.2009 for Rs. 1,00,00,000/- (Rupees One Crore only) drawn on The Mapusa Urban Co-operative Bank of Goa Ltd. Mapusa Branch and favouring. The Mapusa Urban Co-operative Bank of Goa Ltd. the receipt whereof the Vendor does hereby admit and acknowledge, the Vendor as beneficial owner do by grant, sell, convey, transfer and assign to the Purchasers the said property known as "SORANTO" situated at Anjuna, admeasuring 13,850 sq. mts. and surveyed under survey No. 179/1 in favour of SOFITEL HOSPITALITY & MANAGEMENT PVT. LIMITED, and more fully described in the schedule here-under written, TO HAVE AND TO HOLD OWN POSSESS AND ENJOY the said property and every part thereto hereby granted, sold, conveyed and transferred and expressed and intended so to be with their rights, members and appurtenances unto and to the use of Purchaser, forever

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freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever or suffered by the Vendors, the Vendor do hereby for themselves covenant with the Purchaser, that notwithstanding any act, deeds, or things whatsoever done or executed by the Vendors or by any of their predecessors and ancestors in title done executed for knowingly suffered to the contrary the vendor had all material times heretofore and now has good right full power absolute authority and indefinable title grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred of expressed or intended so to be, unto and to the use of the purchaser

AND THAT, the Purchaser, may at any times here peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof, without any lawful eviction and interruption, disturbance, claim or demand whatsoever by the Vendor or any persons lawfully or equitably claiming any right or his estate thereof from under or in trust for them or from or under any of their predecessors in the title.

AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and the cost and expenses of the Vendor well and sufficiently save indemnified of from any against all and all manners of claims, charges, lien, debts, attachments and encumbrances whatsoever made or suffered by the vendors or any of their predecessors in title or any person lawfully or equitably claiming aforesaid.

AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendor or from any predecessors in title shall and will from time to time and at all times thereafter, at the request and cost of the Purchaser, execute or cause to be done and executed, all such acts, deeds and things

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SUB-REGISTRAR
BARDEZ
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what so ever for further better more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers, according to the true intent and meaning of theses present as shall or may be reasonably required.

AND FURTHER THAT the Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser, against losses, damages, costs, charges and expenses if any suffered by reasons of any defects in the title of the Vendor or any breach of the covenant here-under contained.

It is declared that on the execution of this deed, the Vendor shall cease to have any further claim, right, interest in the said property and all the interest in the transaction have been entirely and totally settled by the Purchaser and the Vendor agreed to vacate the said property and hand over physical use and possession of the said property to the Purchaser.

The above consideration of Rs. 7,04,00,000/- (Rupees Seven Crore four lakhs only) received by the Vendor is the present market value of the said property and it carries the stamp duty of Rs 21,12,000/- (Rupees twenty one lakhs twelve thousand only) accordingly are fixed hereto.

SCHEDULE

An immovable property known as "Soranto" admeasuring an area of 13,850 sq. mts. situated at Anjuna, within the Village Panchayat of Anjuna, Bardez Taluka, Bardez Sub-District of Registration District of Goa described in the Land Registration Office of Bardez, under No. 8298 at page 18 of Book B 22 new, not registered in the Revenue Office (matriz) and surveyed in the Record of Rights under No. 179 sub divisions No. 1 of Anjuna village alongwith the incomplete buildings existing in the said property excluding Penthouse No.1 & 3 of " E " Block 2 shops in Block " C" and two shops in Block "B" on the ground

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floor and bounded as under:-

East : by the reserved road of Comunidade of Anjuna,

West : by the public road,

North: by the water drain and

South: by the public road.

IN WITNESS WHEREOF THE ABOVE MENTIONED PARTIES HAVE put their signatures and seal at Mapusa, on the day, month of the year mentioned hereinabove in the presence of two attesting witness:



The Mapusa Urban Co-op. Bank of Goa Ltd

Joaquim M. D'Souza
General Manager

Joaquim M. D'Souza

MR. JOAQUIM M. D'SOUZA
GENERAL MANAGER
THE MAPUSA URBAN CO-OP. BANK OF GOA LTD.
VENDOR

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R.H. Finger Impression



Joaquim M. D'Souza

Joaquim M. D'Souza
K. D'Souza

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Sofitel Hospitality & Management Pvt. Ltd

Director



SHRI TASLEEM CHOGULE
DIRECTOR

SOFITEL HOSPITALITY AND MANAGEMENT PVT.LTD.
PURCHASER

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WITNESS:

Jagan (Nambalisher V. Nambalisher)

Ravi (Shailudu S. Samsal)

Jane Jagan n D Sane

SUB-REGISTRAR
BARDEZ

1) The mapusa urban co-operative Bank of Goa Limited, by its General Manager, Mr. Joaquim M. D'Souza, married, service, 53 years of age, s/o Moses D'Souza, Indian National, s/o Mota, Bardez Goa.

2) Sofitel, Hospitality & management Pvt. Limited, represented by its Director, Mr. Tasleem Chougale, married, business, 45 years, s/o Abululla, Indian National, s/o Mahim, Mumbai.



Executing party 1 & 2
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.....
admits execution of the so called
sale deed

The Mapusa Urban Co-op. Bank of Goa Ltd.


General Manager



Social Hospitality Management Pvt. Ltd



Director

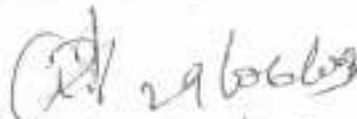


1/ Nandakishore V. Nerunkar, 8/0
Vasudev Nerunkar, age 53 years,
married, son, R/O H.No. 912, Sidlim
Bardes Goa



2/ Durgadas R. Prabhu Dessai, 8/0
Rama H. Porabho Dessai, age
51 years, married, son, R/O
38 Defense Colony, Poasim Bardes
Goa




Ch. K. Desai

EUJ-REGISTRAR
BARDES

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Registered No. 1124
at pages 234 to 249
Book No. J Volume No. 2885
date 02-07-2009

SUB-REGISTRAR
BARDEZ

Sd/- R. L. pedrukax
Sub-Registrar



2011BDD0103921

Notes for Corrections :-

No. of Mistakes : Nil
This is the true copy of the original
Endorsement copied by :- Sunita
True copy and endorsement
Compared by :-
Reader :- } Sunita
Examiner :- } Sunita

SUB-REGISTRAR
BARDEZ

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FORM I & XIV

नमुना नं १ व १४

Date : 29/05/2012

Page 1 of 1

Taluka	BARDEZ	Survey No.	179
तालुका		सर्वे नंबर	
Village	Anjuna	Sub Div. No.	1
गांव		हिस्ता नंबर	
Name of the Field		Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Mqrad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.53.25	0000.84.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.37.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब			Remarks शेरा
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.50	0000.00.25	0000.00.75	0001.38.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Sofitel Hospitality & Management Pvt. Limited		33719	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		

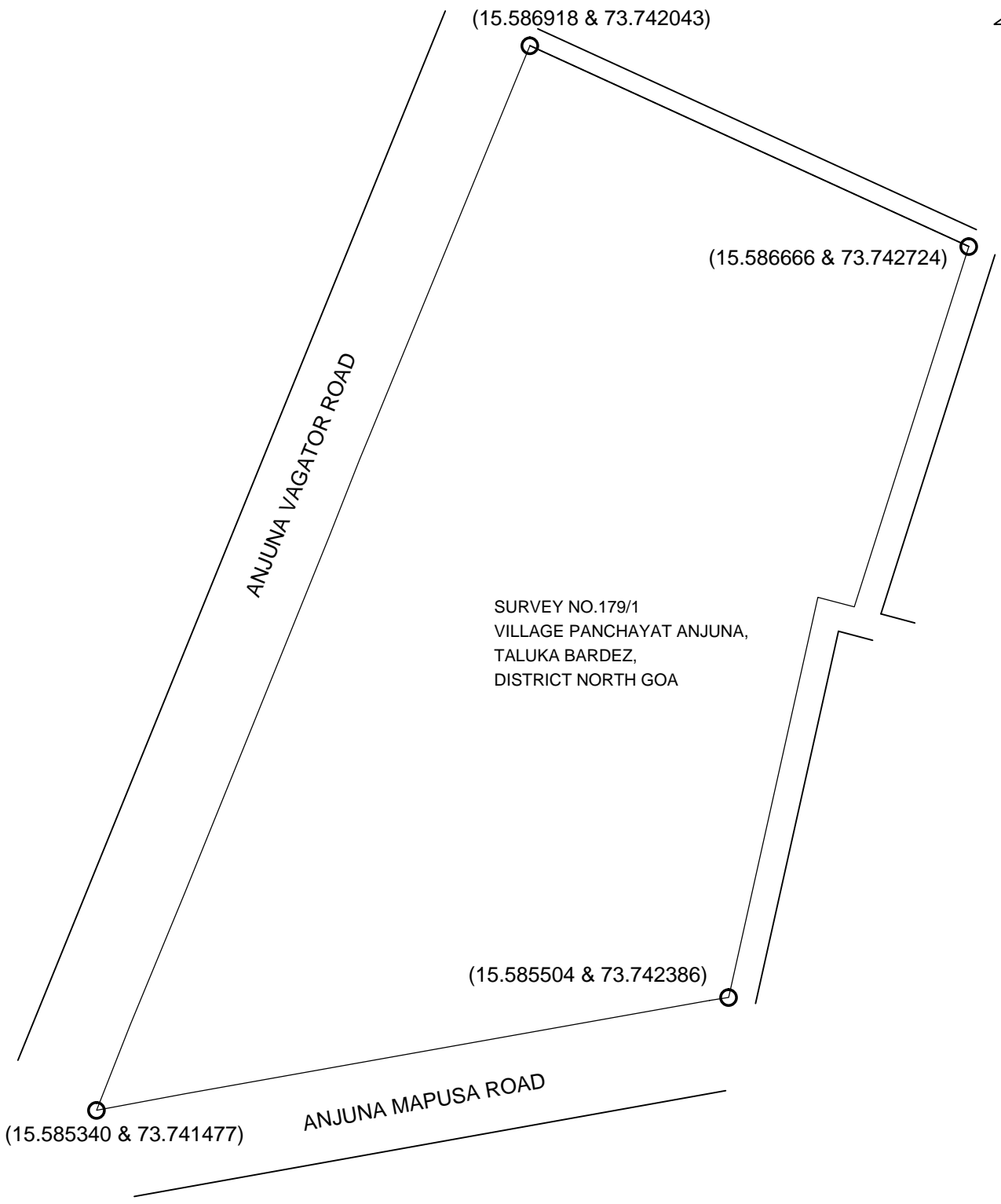
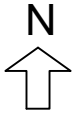
Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राति	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

OFFICER IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
26/1/2011 = BB/17078/
dated 22/10/2011: 29/5/12
with Intcom Private Limited
Place: Mumbai = 400



PLAN SHOWING PROPERTY BEARING SURVEY NO.179/1 OF VILLAGE ANJUNA, TALUKA BARDEZ, DISTRICT NORTH GOA WITH LATITUDE AND LONGITUDE OF CORNERS