

2954
25/10/07



1990 Value of the deed :- Panaji Date of issue 18.10.07
 Rs. Twenty thousand only 009701
 Name of the Vendor: Venka D. Balhu Tendulkar
 Residing at Panaji
 As there is no stamp paper of the value of Sixty one
thousand only
 Serial No. 2861 Additional stamp papers for the complete deed are attached
 Presented at the Office of the
 Sub-Registrar of Panaji
 between the hands of officer vendotees for Rs. 20000

and 12pm on 24/10/2007

Registration	
Copying Folios	
Copying Endorsements	1,17000
Postage	70
Total Rs.	10

Deelkt
24/10/07
 SUB-REGISTRAR
 ILLIAS

(Super one lakh 17080
 thousand eight only)
Deelkt
 DEED OF SALE SUB-REGISTRAR
 ILLIAS

THIS DEED OF SALE is made at Panaji on this 23rd day of October, 2007

BETWEEN

Mousalies Deelkt ...2/-
Deelkt



गोवा GOA sr. No. 1990. Place of Vend :- Panaji Date of issue 18.10.97
 Value of stamp paper Rs. Twenty thousand only. 009702
 Name of the purchaser Veena D. Bathu Tendulkar
 Residing at Panaji
 As there is no stamp paper of Rs. Sixty one thousand only.
 Additional stamp papers for the ... is attached along with.
 S. officio notary
 The Purchaser

... 2 ...

(1) Mrs. Anna Arcanjela Colaco de Melo Gonsalves, widow of Late Oscar F. Gonsalves daughter of Francissco D'Mello, aged 62 years, r/o. H.no.276, St.Tome Mollar, Corlim, Ilhas Goa; **(2) Mrs. Cleopatra Luisa Julieta de Melo Gonsalves e Monteiro**, wife of Menino Damiao Esperdiao

...3/-

Gonsalves

V. Bathu

[Signature]





1990. Place of Vend :- Panaji Date of issue 18.10.97
 गोवा GOA stamp paper Rs. Twenty thousand only 009703
 Name of the purchaser Keena D. Prabhu Tenchulkar
 Residing at Panaji
 As there is no stamp paper of Rs. Sixty one
 thousand only.
 Additional stamp papers for the completion of the value is attached
 along with.

[Signature]
 Signature of the ex officio vendor

[Signature]
 Signature of the Purchaser

... 3 ...

Monteiro and daughter of late Oscar Gonsalves,
 aged 47 years, housewife and her husband;
(3) Mr. Menino Damiao Esperdiao Monteiro, son
 of Josinho Monteiro, aged 48 years, service, both
 residing at G-F1, Madkaikar Apartments, Ella, Old
 Goa; **(4) Mrs. Berta Feliciano Prisca Gonsalves**

...4/-

[Signature]

[Signature]

[Signature]

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

गोवा GOA Sr. No. 1990. Place of Vend :- Panaji Date of issue 18.10.87

109383

Value of stamp paper Rs. Five Hundred only.

Name of the purchaser Venne D. Babu Tendulkar

Residing at Panaji

As there is no single stamp paper of the value of Rs. Sixty one

thousand only. Additional stamp paper for the completion of the value is attached along with.

Signature of the Vendor

Signature of the Purchaser

... 4 ...

e Pereira, wife of Estanislau Augustine Pereira and daughter of late Oscar F. Gonsalves, aged 45 years, service, and her husband (5) Mr. Estanislau Augustine Pereira, son of Epiphiano Pereira, aged 45 years, service, both resident of Gaura Vaddo, Calangute, Bardez, Goa; (6) Mr. Leozito Francisco

Gonsalves
Pereira

Pereira ...5/-

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

गोवा GOA

Year of issue ... 1990 ... Place of Vendor ... Date of issue ... 18.10.07 ...
Value of stamp paper ... Rs. Five Hundred only ...
Name of the purchaser ... Venu D. Prabhu Tendulkar ...
Residing at ... Panaji ...
As there is no single ... value of Rs. Sixty one ...
Additional stamp ... for the completion of the value is attached ...
along with.

109384

Signature of the Vendor

Signature of the Purchaser



... 5 ...

Gonsalves, son of Late Oscar F. Gonsalves, major, service and his wife **(7) Mrs. Threza Almeida Gonsalves**, daughter of Joaquim Almeida, aged 30 years, married, housewife, both r/o. H.no.276, St. Tome Mollar, Corlim, Ilhas, Goa; **(8) Mr. Bernado Inacio Gonsalves**, son of Late

Gonsalves
[Signature]

[Signature] ...6/-

Oscar F. Gonsalves, aged 33 years, bachelor, service, r/o. H.no.276, St.Tome Mollar, Corlim, Ilhas, Goa; **(9) Mr. Maxy Mariano Gonsalves**, son of Late Oscar F. Gonsalves, major, bachelor, service, r/o H.no.276, St.Tome Mollar, Corlim, Ilhas, Goa hereinafter referred to as "**THE VENDORS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, nominees, executors, administrators, successors, legal representatives and assigns) PARTY OF THE ONE SIDE

A N D

MRS. VEENA DEVENDRA PRABHU TENDULKAR, wife of Mr. Devendra Dilip Prabhu Tendulkar and daughter of Vishram Parulekar, aged 28 years, married, Businesswoman residing at M-10, Mahalaxmi Nivas, Chidvilas Colony, Opp. Ghavnekar's Nursing Home, St.Inez, Panaji, Goa hereinafter referred to as "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, executors, administrators, successors and legal representatives) PARTY OF THE SECOND SIDE

A N D

(1) Mrs. Maria Feliciano Isabel Fernandes, daughter of late Camilo Antonio Gonsalves and wife of late Anthony Fernandes, aged 50 years, house

Gonsalves

...7/-

[Signature]

[Signature]

wife; **(2) Mr. Macedonio Xavier Fernandes**, son of late Anthony Fernandes, aged 24 years, bachelor, resident of House no.983, Chidvilas Colony, St.Inez, Panaji, Goa; **(3) Mr. Melvin Fernandes**, son of late Anthony Fernandes, aged 23 years, bachelor, resident of House no.983, Chidvilas Colony, St.Inez, Panaji, Goa and **(4) Mr. Magny Fernandes**, son of late Anthony Fernandes, aged 20 years, resident of House no.983, Chidvilas Colony, St.Inez, Panaji, Goa all Indian National and resident of House no.983, Chidvilas Colony, St.Inez, Panaji, Goa, hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, successors and legal representatives) PARTY OF THE THIRD PART.

WHEREAS **"THE VENDORS"** at Serial no.1, 4, 5, 6, 7 and 9 are represented by their lawful Attorney the VENDOR No.8 herein Mr. Bernardo Inacio Gonsalves, son of Late Oscar F. Gonsalves, major, bachelor, service, r/o H.no.276, St. Tome Mollar, Corlim, Ilhas Goa vide Power of Attorney dated 21-4-2007 executed before the Notary Smt. Kishore N. Fungre, registered under no.26758;

AND WHEREAS **"THE VENDORS"** at Serial nos.2 and 3 are also represented by their lawful Attorney the VENDOR No.8 herein Mr. Bernardo Inacio Gonsalves, son of Late Oscar F. Gonsalves, major, bachelor, service, r/o H.No.276, St. Tome Mollar, Corlim, Ilhas

Gonsalves
[Signature]

[Signature]

Goa vide Power of Attorney dated 19-10-2007 executed before the Notary Smt. Kishore N. Fungre, registered under no.31130 dated 23-10-2007;

AND WHEREAS **"THE CONFIRMING PARTY"** are represented herein by their duly constituted Power of attorney SHRI DEVENDRA DILIP PRABHU TENDULKAR, by virtue of a irrevocable power of attorney dated 27/08/2007 executed before the Notary Kishori N. Fugre bearing Reg. No.29994 dated 28-8-2007;

AND WHEREAS there exists a property bearing Plot No.M-9 (nine) admeasuring an area of 576 sq. Mts. bearing Survey no.115 sub division no.1-A and better described in the Schedule No.I and delineated on the Plan in red ink which is annexed to this Agreement hereinafter referred to as **"THE SAID PLOT"**;

AND WHEREAS as represented by **"THE VENDORS"** as well as **"THE CONFIRMING PARTY"** that due to certain objections raised by **"THE CONFIRMING PARTY"** in respect of **"THE SAID PLOT"** in an Inventory Proceeding bearing no.74/96/A pending before Civil Judge Senior Division at Panaji, which issue has now been amicably settled fully and finally between all the Interested Parties to the proceedings IN OUT OF COURT SETTLEMENT and **"THE CONFIRMING PARTY"** in pursuance thereof have withdrawn the said objection vide their application filed before the Civil Judge Senior Division in said

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...9/-

Inventory Proceedings No.74/96/A and accordingly, the CONFIRMING PARTY have confirmed the exclusive right and title of the VENDORS in the SAID PLOT;

AND WHEREAS **"THE CONFIRMING PARTY"** in pursuance of the said settlement reached hereby admit, acknowledge and confirm that they through themselves or through whomsoever in whatsoever capacity do not have or had any right of whatsoever nature to the SAID PLOT or any part thereof at any point of time and and such they shall not claim any right, interest or title to **"THE SAID PLOT"** which is subject matter of this deed. **"THE CONFIRMING PARTY"** hereby declare and confirm that **"THE VENDORS"** have absolute, valid and marketable title to **"THE SAID PLOT"** and have exclusive right and authority to sell, alienate and transfer **"THE SAID PLOT"** to **"THE PURCHASER"**;

AND WHEREAS **"THE CONFIRMING PARTY"** hereby accord their consent for the said transaction of transferring **"THE SAID PLOT"** to **"THE PURCHASER"** on the terms and conditions agreed by and between the parties to this deed;

AND WHEREAS **"THE CONFIRMING PARTY"** does hereby admit and confirm that they do not have or had any right, title or interest to the said plot No.M-9 and that **"THE VENDOR"** have absolute, valid and marketable title to the same and the Power to alienate the said plot No.M-9 and convey unto the

Agosales

[Signature]

[Signature]

PURCHASER the said plot No. M-9;

AND WHEREAS "THE VENDOR" do hereby agree to sell and "THE PURCHASER" do hereby agree to purchase the said plot No.M-9 for a total consideration of Rs.58,50,000/- (Rupees Fifty-eight Lakh Fifty Thousand only) which is its fair market value and accordingly had executed an agreement for sale dated 30-4-2007 executed before the Sub-Registrar of Ilhas and bearing Reg. No.1341, at pages 190 to 214, of Book No.I, Volumn 1797 dated 18/05/2007 on stamp duty of Rs.56,100/- and accordingly this Deed of Sale is executed on the Stamp Paper of Rs.61,000/- towards stamp duty as per law.

AND WHEREAS, the VENDORS and the PURCHASERS have agreed to execute the necessary Sale Deed towards the same which they hereby do as under:

NOW THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said Sale and in consideration of the sum of Rs.58,50,000/- (Rupees Fifty-eight Lakh Fifty Thousand only) paid by the PURCHASER to the VENDORS and the receipt thereof is acknowledged and admitted, and of the same, forever acquit, release and discharge the PURCHASER, the said VENDORS as beneficial owners, do hereby convey, sell, transfer, grant, assign and assure UNTO PURCHASER, free from any

Howell

[Signature]

[Signature]

...11/-

encumbrances, liens and charges whatsoever, ALL THAT SAID PLOT bearing Plot No.M-9 (nine) admeasuring an area of 576 sq. mtrs. bearing Survey no.115 sub division no.1-A and better described in the Schedule No.I written hereunder, and clearly delineated in the PLAN annexed hereto marked in red colour boundary, TOGETHER WITH all the liberties, privileges easements, rights and appurtenances whatsoever to the SAID PLOT belonging or in any way appertaining or with the same or any part thereof now or at any time herein after usually held, used, occupied, enjoyed or reputed or known as or member thereof and belong or be appurtenant thereof.

2. AND ALL the estate, right, title, interest, claim and demand whatsoever at law or in equity of the VENDORS into, out of or upon the SAID PLOT, hereby conveyed, transferred and assured with its and every of its rights, members and appurtenances UNTO AND TO THE USE of the PURCHASER absolutely and forever SUBJECT to the payment by the PURCHASER of all rates, taxes, assessments, dues and duties now chargeable upon the or hereafter to become payable to the government or any other local public body or authority in respect thereof.

3. That the VENDORS and all persons claiming under them hereby covenant with the PURCHASER that the VENDORS are now lawfully seized and possessed or defect whatsoever and that they have good right, full power and absolute

K. Venkatesh

[Signature]

[Signature] ...12/-

authority, free from any tenancy, Mundkarship or lease to convey, transfer and assure the SAID PLOT unto and to the use of the PURCHASER in manner aforesaid.

4. The VENDORS state and declare that they have not mortgaged the afore SAID PLOT to any individual/s, Bank Financial Institution, Co-op., Credit Society and have not obtained any loan on the SAID PLOT or any part thereof and the same is free from any encumbrances if whatsoever nature;

5. The PURCHASER may herein after peacefully and quietly possesses and enjoys the SAID PLOT, hereby conveyed without any claim or demand whatsoever from the VENDORS or any person claiming through or under them. And the VENDORS covenant to save harmless and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever.

6. The VENDORS further covenant that they shall at the request and cost of the PURCHASER, do or 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 PLOT hereby conveyed and every part thereof in manner aforesaid as also putting the PURCHASER in possession of the same according to the true intent and meaning of this deed.

7. That the PURCHASER are free to carry out

Asadul

Abul

W. Kabir ...13/-

the mutation entry in the survey records of rights, Panchayat and other local bodies based on this deed.

8. IN CASE, if any person claim or claims any right or interest in the SAID PLOT hereby sold, the VENDORS shall be responsible to answer their claim and indemnify the PURCHASER.

9. The VENDORS covenants to the PURCHASER that:

i. The title of the VENDORS to the SAID PLOT is clear and marketable.

ii. The VENDORS have not agreed/ committed to sell or entered into any agreement to sell the SAID PLOT to any other person or institution.

iii. There are no litigations, legal proceedings of any nature pending in any court or tribunal in respect of the SAID PLOT with any third person nor the VENDORS have notice of acquisition of the SAID PLOT.

iv. The VENDORS have not mortgaged the Said Property or any part thereof to any Bank/Financial Institution or any individual either orally or in writing and as such the SAID PLOT is free from any encumbrances

10. In cases omitted herein and in cases which are contrary to or inconsistent

[Handwritten signature]
[Handwritten signature]

[Handwritten signature] ...14/-



with the clauses stipulated herein above, the provision of the Transfer Property Act, 1882 and other applicable legislations shall be enforceable.

SCHEDULE I

ALL THAT the piece or parcel or plot of land being Plot No.M 9 (nine) admeasuring an area of 576 sq. Mts. bearing Survey no.115 sub division no.1-A and having residential house bearing No. 983 of Village Taleigao, within the Panchayat limits of Village of Taleigao and bounded as follows:

On the East : By plot no.M-10 and open space
On the West: By plot no.M-8
On the North: By Open space
South : By 10 metres road.

Plot of land being Plot No.M 9 (nine) admeasuring an area of 576 sq. Mts. bearing Survey no.115 sub division no.1-A forms a part of the above larger property known as "OULEM MORODA", admeasuring 34,470 sq. Mts. and situated at Santa Inez, Bardez, Goa, within the area of Village Panchayat of Taleigao, Taluka of Ilhas, Sub-District of Ilhas, District of North Goa, State of Goa, described in the Land Registration Office (Conservatoria do registo Predial) of Sub District Ilhas under no.945 at folio 542 of Book B 11 Old, preserved in Historical Archives and is named fifth part of Coconut grove named "Odlem Morod" which were containing 300 coconut trees, 500 saplings of coconut, mango trees, bearing Matriz no.23 and surveyed under no.114 and 115 and It was originally bounded on

Paraluis

[Signature]

[Signature]

...15/-

the east, west and north by arm of river or navigable river arm and on the south by Bailem Moroda of Jose Antoneio Carvalho.

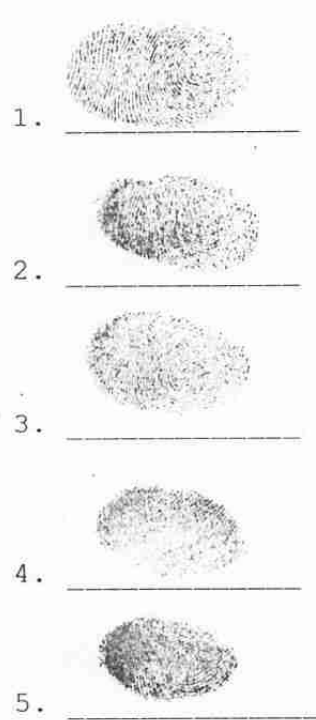
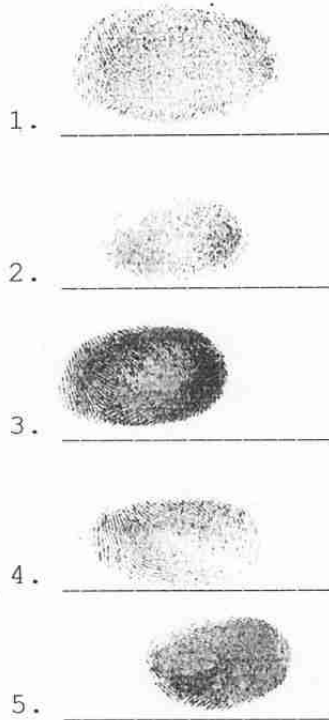
IN WITNESS WHEREOF the parties hereto have signed this Deed on the date first hereinabove mentioned.

SIGNED AND DELIVERED BY THE)
WITHIN NAMED "VENDOR" No.8 Shri)
Bernado Inacio Gonsalves for self)
and as an Attorney of the party of)
the VENDOR NOS.1. Anna Arcanjela)
Colaco de Melo Gonsalves, No.2.)
Mrs.Cleopatra Luisa Julieta de Melo)
Gonsalves e Monteiro, No.3. Menino)
Damiao Esperdiao Monteiro, 4. Berta)
Feliciana Prisca Gonsalves e Pereira,)
5. Estanslau Augustine Pereira,)
6. Leozito Francisco Gonsalves,)
7. Threeza Almeida Gonsalves and)
9. Mr. Maxy Mariano Gonsalves)



LEFT HAND FINGERS

RIGHT HAND FINGERS

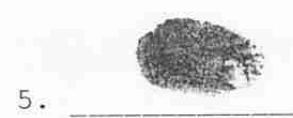
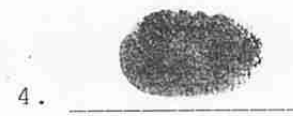
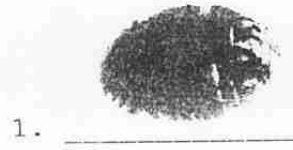


SIGNED AND DELIVERED BY THE WITHIN NAMED
"PURCHASER" MRS. VEENA DEVENDRA
PRABHU TENDULKAR

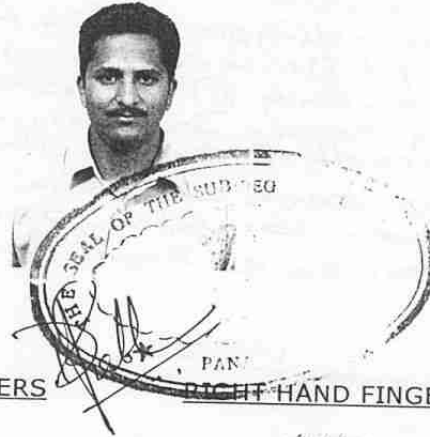


LEFT HAND FINGERS

RIGHT HAND FINGERS













SIGNED AND DELIVERED BY THE WITHIN NAMED
CONFIRMING PARTY THROUGH THEIR DULY
CONSTITUTED ATTORNEY
SHRI DEVENDRA DILIP PRABHU TENDULKAR


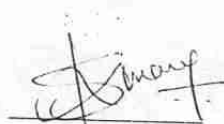


LEFT HAND FINGERS

RIGHT HAND FINGERS

- | | |
|--|---|
| 1.  | 1.  |
| 2.  | 2.  |
| 3.  | 3.  |
| 4.  | 4.  |
| 5.  | 5.  |

IN THE PRESENCE OF:

- | | |
|---|--|
|  |  |
| 1. <u>Mr. Vasudev Shinodkar</u> | 2. <u>Mr. Saajay Mangraolkar</u> |



Registered No. 1341
190 to 214
Volume 18-5-2007

Sub-Registrar

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan showing plots situated at

Talcigao Village

Tiswadi Taluka

S.No./Sub Div No. 115 / I-A

Scale 1:500

Inspector of Survey &
Land Records
Panaji - Goa



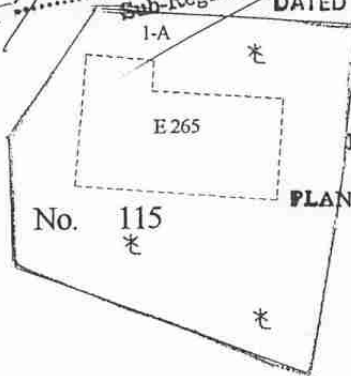
registered No. 2954
at pages 255 to 274
Book No. 1872
date 25/10/07

"NO OBJECTION" FOR REGISTERING
DEED OF

VIDE No. NG PDAI 49 (6)/1361/1754/07

DATED

10 06 2007



MEMBER SECRETARY
NORTH
PLANNING & DEVELOPMENT AUTHORITY
PANJIM - GOA

Monsalves
Arentes

Maria F.G. Fernandes

[Signature]

[Signature]

Monsalves

[Signature]

[Signature]

[Signature]

Compared by:
9/11/07

Computer Generated On : 30-04-2007

Compared by:

registered No. 2984
at pages 255 to 274
Book No. I Volume No. 1872
date 25/10/07



[Signature]
Sub-Registrar

Note of Return :- This Document
will be returned on: 25/10/07

[Signature]
SUB-REGISTRAR
H.M.



1212
21/3/05

1573



Serial No. 1017 02DD 997021

Presented at the Office of the
Sub-Registrar of Ilhas
between the hours of 9.30 am
and 13/3 on 2005

Received fees for Rs.....
Registration.....
Copying (Folios).....
Copying Endorsements.....
Postage.....
Total Rs. 78,080/-

[Signature]
SUB-REGISTRAR
ILHAS

[Signature]
SUB-REGISTRAR
ILHAS

DEED OF SALE

This DEED OF SALE is made at Panaji, Taluka

Shubra S.
Sr.
RS.
keep ch ready

No. 570 Place of issue Panay Date of issue 11-3-03
Value of stamp paper @ 2500/-
Name of the purchaser Devendra. D. Prashu Tendulkar
Residing at Panay
As there is no stamp
Additional stamp put of Rs. 15600/-

Signature of the Sub-District Officer

Signature of the Registrar



Tiswadi and Registration Sub-District of Ilhas,



02DD 997022



State of Goa, on this 14th day of March,

2005;

IN No. 570 Place of work Panaji Date of issue 11-3-01
Value of stamp paper 25000/-
Name of the purchaser Devendra D. Prashant Tendulkar
Residing at Panaji 156m/-
As there is no use stamp paper
Additional stamp paper used in the above mentioned matter
with.

Signature of the Sub-Office Officer
Only

Signature of the Officer
Prashant



BETWEEN:

- (1) M/s WISS GOA, a registered partnership firm



02DD 997023



having its registered office at Pune, represented
by its partners:-

No. 570. Place of issue: Pang. Date of issue 11-3-03
Value of stamp paper 25000/-
Name of the purchaser Devendra. D. Prashantendulka
Residing at Pang.
Additional stamp paper (not to exceed 156 no.) -
with


Registrar of the District


Purchaser



(1) Mr. AVINASH WARDEKAR, son of Shridhar Wardekar,



02DD 997024



age 71 years, Indian National, residing at
Pune;

No. 570 Place of issue: Panaji Date of issue 11-3-05
Value of stamp paper 25000/-
Name of the purchaser Devendra. D. Prashantendulkar
Residing at Panaji
As there is no stamp duty on the purchase of the above mentioned property
Additional stamp duty of 15600/- is paid with.

(Signature)

Registrar of the Subordinate Registrar

(Signature)

Subordinate Registrar



(2) Mrs MANJU AVINASH WARDEKAR, wife of Avinash S



02DD 997025



Wardekar, age 65 years, Indian National,

No. S70. Place of vend: Panas. Date of issue 11-3-01
Value of stamp paper 25000/-
Name of the purchaser Dwendra. D. Prashantkumar
residing at Pune (156000) =

Abh

Prashant



residing at Pune, hereinafter called "the Vendors"



02DD 997026



(which expression shall unless repugnant to

No. 570 Place of vend. Panay Date of issue 11-3-05
Value of stamp paper 25000
Name of the purchaser Desendra. P. Prashantendran
Residing at Panay
As there is no one sheet stamp for the purchase of Rs. 15,600.00
Additional stamp paper for the purchase of the value is attached along
with.


Signature of the notary


Signature of the purchaser



the context or meaning thereof be deemed to mean

5000Rs.



and include its partners for the time being

An No. 570 Place of issue Panag. Date of issue 11-3-03
Value of stamp paper 5000/-
Name of the purchaser Dewendra. D. Prashant Khandalkar
Residing at Panag.
As there is an amount of 156000/-
Additional stamp paper is required to be affixed
with.

Signature of the Sub-Office holder
Signature of Purchaser



and from time to time and their respective

1000Rs.



heirs, executors, legal representatives,
अधिकारी, उत्तराधिकारी, कर्तव्यकर्ता

SA No. 570. Place of work Panay. Date of issue 11-3-02
Value of stamp paper 100
Name of the purchaser ~~100~~ Devendra. D. Prashu Tendulkar
Residing at Panay
As there is no one else named in the stamp paper (for stamping) 156000
Additional stamp paper (for stamping) with

DS
Secretary of the co-operative society

Prashu
Member of the co-operative society

administrators and assigns) OF THE ONE PART.



(The partners of the said firm are represented herein by their Attorney Mr DEVANAND SAWANT, major, Indian National, residing at Wiss Goa - Chadvilas Colony, Near Gaunekar Nursing Home, Taleigao, Goa, vide Power of Attorney dated 5/1/05)

A N D

1. Mr. DEVENDRA DILIP PRABHU TENDULKAR, son of Dilip Prabhu Tendulkar, age 30 years, Indian National, residing at Panaji Goa; carrying on business in the name and style of M/s PREMIUM KINETIC, a sole proprietary concern having its principal place of business at St. Inez, Panaj Goa, hereinafter called "the Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) OF THE OTHER PART.

WHEREAS:

(1) The property "OULEM MOROD" situated at Taleigao, Ilhas Goa, was originally owned and possessed by one Dr Rogunata Visrama Porobo Nachinolcar and his wife Mrs Indirabai Rogunata Porobo Nachinolcar;

(2) Said Dr Rogunata Visrama Porobo Nachinolcar and his wife Mrs Indirabai Rogunata Porobo Nachinolcar entered into an agreement dated 13/11/1984 with M/s Masu Real Estate, a partnership firm, for carrying out development and sub-division of the same;

(3) M/s Masu Real Estate were accordingly put in possession of the said property, and they after getting plans for sub-division duly approved by the concerned Authorities, sub-divided the said property into plots, which sub-division was granted Final NOC by the Panjim Planning and Development Authority vide Sanad No PDA/T/5323/2754/87 dated 12/1/1987;





(4) Pursuant to an Agreement dated 13/11/1984, the Developers, M/s Masu Real Estate, together with the owners of land, namely Dr Rogunata Visrama Porobo Nachinolcar and his wife, Mrs Visrama Porobo Nachinolcar, under a Deed of Sale dated 11/3/1989 sold the said plot to one Oscar Francisco Ruberto Gonsalves and said Oscar Gonsalves subsequently under a Deed of Sale dated 22/4/1996, duly registered in the Office of the Sub-Registrar of Ilhas at Panaji under No 937 at pages 322 to 387 of Book No I Vol 515 dated 6/6/1996, sold and transferred the Plot No M-10 admeasuring 397 sq mts in area to M/s WISS GOA, a partnership firm;

(5) Thus, the property described in the Schedule (I) hereunder written is owned and possessed by the Vendors herein and the Purchaser has agreed to purchase from the Vendors the said property described in the Schedule (I) hereunder written at

or for a total price of Rs.39,00,000/- (Rupees thirty nine lakhs only) which also represents the present MARKET VALUE of the said property together with the building thereon, the market value of the plot being Rs.15,88,000/-(Rupees fifteen lakh eighty eight thousand only) and the market value of the building/structures on the said plot being Rs.24,12,000/-(Rupees twenty four lakh twelve thousand only).

NOW THEREFORE THIS DEED OF SALE WITNESSES :

That in pursuance of the said agreement and in consideration of the sum of Rs 39,00,000/- (Rupees Thirty Nine Lakhs Only) already paid by the Purchaser to the Vendors before execution of these presents (the receipt of which amount the Vendor do hereby admit and acknowledge) the Vendor as the absolute owner in possession of the said plot more particularly described in Schedule (II) hereunder written together with the building and structures



thereon and forming part of the said property known as "OULEM MOROD", situated at St. Inez, Taleigao, within the limits of Village Panchayat of Taleigao, Taluka Tiswadi and Registration Sub-District of Ilhas, State of Goa, which entire property is described in the Schedule (I) hereunder written, do hereby convey, transfer and assure unto the Purchaser by way of SALE all that the said Plot No. M-10, more particularly described in the schedule (II) hereunder written togetherwith the building and structures standing thereon, which plot is for better clearness delineated on the plan thereof hereto annexed and is marked thereon with red coloured lines, and further with all rights in all and singular the trees, plants, shrubs, ways, paths, passages, water, watercourses light, liberties, privileges, easements, profits, advantages, rights, members and appurtenances, whatsoever, to the said land or ground hereditament and premises or any part

thereof belonging or in the said land or ground hereditament and premises or any part thereof belonging or in any wise appertaining with the same or any part thereof or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and all the rights and shares in ALL THE ESTATE right, title, interest, claim, and demand whatsoever at law and in equity of the vendors into or out of or upon the said land hereditament and premises or any part thereof TO HAVE AND TO HOLD ALL and singular the said land hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances thereto, (all which are hereinafter called "the said premises") unto And To the Use and benefit or the purchaser forever SUBJECT to the payment of the future rates, taxes, assessments, dues and duties





now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.

AND the vendors do hereby for themselves or their executors, administrators, covenant with the purchaser as under:-

THAT the vendors now have in themselves good right, full power and absolute authority to convey, transfer and assure the said Plot No M-10 hereby conveyed, transferred and assured or intended so to be unto and the use of the purchaser in the manner aforesaid;

AND THAT it shall be lawful for the purchaser from time to time and at all times hereafter in respect of the rights and shares, to peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot togetherwith the buildings

and structures thereon hereby conveyed transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.



AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made executed, occasioned or suffered by the vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them.



AND FURTHER THAT they the vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises in respect to the said premises hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for them the vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and more perfectly and absolutely granting unto and to the use of the purchaser her successors or assigns or their counsel-in-law and assuring the said premises and every part thereof hereby conveyed, transferred and assured unto and to the use of the purchaser in the manner aforesaid.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED
THESE PRESENTS ON THE DAY, YEAR AND PLACE FIRST
HEREINABOVE WRITTEN:

SCHEDULE (I) HEREINABOVE REFERRED TO
(Description of "the said Property")

All that plot of land bearing "Plot No M-10" of
"Chidvilas Colony" admeasuring 397 sq mts in area,
and forming part of the bigger property known as
"Dulem Morod", situated at St Inez, Taleigao,
within the limits of Taleigao Village Panchayat,
Taluka Tiswadi and Registration Sub-District of
Ilhas, State of Goa, described in the Land
Registration Office of Ilhas under No 945 at folio
542 of Book B-11 (old), enrolled in the Taluka
Revenue Office under Matriz No 23 and surveyed
under Survey Nos 114 and 115, totally admeasuring
34,470 sq mts in area. The Plot No M-10 is





identified under Survey No 114 Sub-Division No 1-A
and Survey No 115 Sub-Div No 1-C, the same being
bounded as under :-

East : by open space;

West : by Plot No M-9;

North : by open space;

South : by 10 mts wide road;

This plot togetherwith the building and
structures standing thereon are hereby sold.

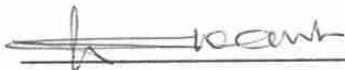
SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED "THE VENDORS"
M/s WISS GOA

represented by its partners:-

- (1) Mr. AVINASH WARDEKAR
- (2) Mrs MANJU A WARDEKAR

both represented by their Attorney
Mr. DEVANAND SAWANT





L H I

R H I



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED
THE PURCHASER.



1. Mr. DEVENDRA DILIP PRABHU TENDULKAR

Devendra

L H I

R H I



in the presence of :-

1. [Signature]

2. [Signature]



① Ms. Devanand Sawant, major, Indian National, do Taleigao, Goa as attorney of Ms. Anush Waddekar & Mrs. Manjira Anush Waddekar, do Pune. —

② Ms. Devadas Dilip Babher Tendulkar, do Dilip Babher Tendulkar, 30 years, Indian National, do Panaji, Goa. Carrying on business in the name & style of m/s. Premier Kinetic, St-Juan, Panaji. —



executing party is 1 to 2
.....
admits execution of the so called
sale
..... done

D.L. No. 45-13572
dt 4/4/86
Panaji
[Signature]

pan cas N° AHAPPEB60

Ashr. Upendra Timble
uj; Advocate

James Advoca
de Panay

[Signature]

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

[Signature]
SUB-REGISTRAR
ILHAS
15/3/05

registered No. 1212
at pages 344 to 375
Book No. I Volume No. 1470
Date 21/3/05



[Signature]
Sub-Registrar

Note of Return

This Document will be returned on
21/3/05
[Signature]
SUB-REGISTRAR
ILHAS