

821/1915



**गोवा GOA** Serial No. 1629 Place of Ven. J. Vasco Date 15/05/2008 **010362**  
 Vendor Cedric M Fernandes R/O Chicalim  
 Licence No JUD/STP/2000/MORIAC  
 Value of Stamp Paper Rs. 10,000/- (CH. PAPER TEN THOUSAND ONLY)  
 Name of Purchaser DINESH V. DESAI  
 Resident of Vasco Name of Father VIZHOBA DESAI  
 Purpose SALE DEED Transacting Parties .....

As there is no one single paper for the value of Rs. 13,000/- additional stamp paper for the completion of the value is attached alongwith

*[Signature]* Signature of Stamp Vendor      *[Signature]* Signature of Purchaser

Serial No. 821108  
 Presented at the Office of the  
 Sub-Registrar of Mormugao  
 between the hours of 3.45 on 15/5/2008

Received fees for: Stamp  
 Registration 40  
 Copying (Folios) 60  
 Copying endorsements 10  
 Total Rs 12870

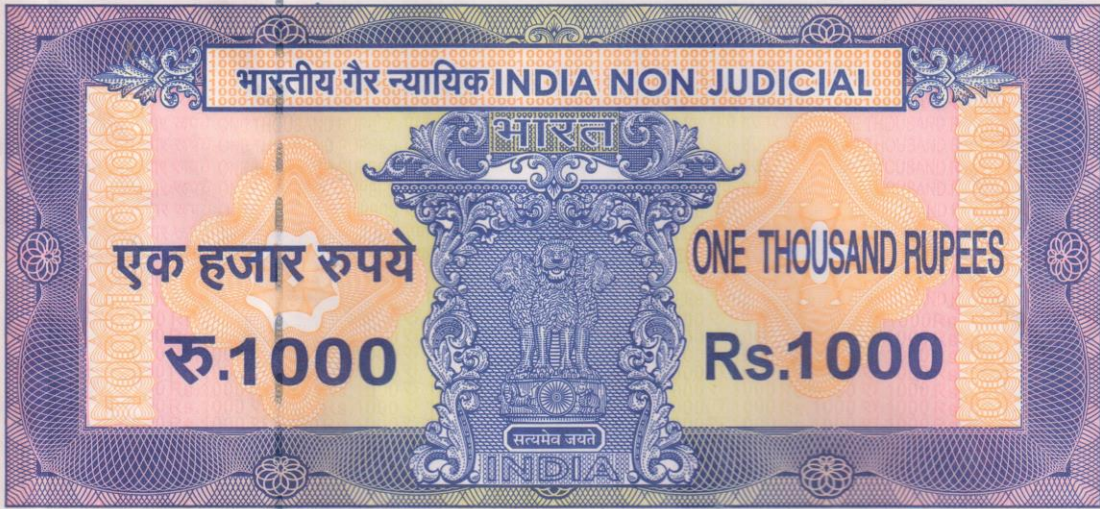
*[Signature]*  
 SUB-REGISTRAR  
 MORMUGAO

*[Signature]*  
 SUB-REGISTRAR  
 MORMUGAO

**DEED OF SALE**

This DEED OF SALE is made and executed at VASCO DA GAMA, GOA on this 14<sup>TH</sup> day of May of the year Two Thousand Eight (14.05.2008).

*[Signature]*      *[Signature]*      *[Signature]*



गोवा GOA

Serial No. 4429 ..... Place of Ven. J. Vasco Date. 18/01/2008 089305

Vendor Cedric M Fernandes R/O Chicalim

Licence No JUD/STP/2/2000/MOR/AC

Value of Stamp Paper Rs. 1000 (IN PAID ONE THOUSAND ONLY)

Name of Purchaser DINESH V. DESAI

Resident of Vasco Name of Father VIZHORA DESAI

Purpose Sale of land Transacting Parties

As there is no one single paper for the value of Rs. 12,000, additional stamp paper for the completion of the value is attached alongwith

Signature of Stamp Vendor

Signature of Purchaser



- 2 -

BY AND BETWEEN

1. SHRI ARJUN SHRIRAM SHET, son of late Mr. Shriram Shet, aged about 51 years, service and his wife 1A. SMT. VIDHYA ARJUN SHET, daughter of late Shri Shanu Prabhu, aged about 46



गोवा GOA

Serial No. 11429 ..... Place of Ver. J. Vasco Date 15.05.2008 089311

Vendor Cedric M Fernandes R/O Chicalim

Licence No JUD/STP/2/2000/MOR/AC


Value of Stamp Paper Rs. 1000/- (ONE THOUSAND ONLY)


Name of Purchaser MURLI V. DESAI

Resident of VASCO ..... Name of Father VIZHOZA DESAI

Purpose SALE DEED ..... Transacting Parties .....

As there is no one single paper for the value of Rs. 13,000/- additional stamp paper for the completion of the value is attached alongwith

  
Signature of Stamp Vendor

  
Signature of Purchaser



- 3 -

years, advocate, both Indian Nationals and residents of House No. 652, Adarshnagar, Chicalim, Goa hereinafter jointly referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective






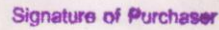




गोवा GOA

Serial No. 4429 ..... Place of Ven. J. Vasco Date. 15/05/2008 089306  
Vendor Cedric M Fernandes R/O Chicalim  
Licence No. JUD/STP/2/2000/MORIAC  
Value of Stamp Paper, Rs. 1000/- (Rupees One Thousand Only)  
Name of Purchaser, VITESH V. BISAI  
Resident of VASCO ..... Name of Father VIZHORA BISAI  
Purpose FOR DEED ..... Transacting Parties .....  
As there is no one single paper for the value of Rs. 13,200/-  
additional stamp paper for the completion of the value is attached alongwith




  
Signature of Stamp Vendor

  
Signature of Purchaser

- 4 -

heirs, executors, administrators, successors and assigns) of the  
ONE PART.

AND

2. SHRI UMESH V. DESAI, son of late Shri Vitoba B. Desai, aged about 58 years, businessman, resident of Hotel Urvashi, F.L. Gomes Road, Vasco da Gama, Goa hereinafter called as the 'PURCHASER' (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS the VENDORS are the owners-in-possession of ALL THAT distinct and well demarcated portion/plot of land identified as Plot 'B' admeasuring an area of 550:00 (Five Hundred Fifty) square metres which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in the SCHEDULE - II hereunder written (hereinafter referred to as the 'SAID PLOT') being part and parcel of the property "DUMOLEACHI NUMOCHI" or "NELLY" situated at Vaddem, Vasco da Gama, within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 and surveyed under Chalta No. 98 of P.T. Sheet No. 125 of Vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square metres (though Form 'D' mentions the area of 2204:00 square metres) of the larger property entire property admeasuring an area of 8560:00 square metres which is more particularly described in the SCHEDULE - I hereunder written and the entire property shall be hereinafter referred to as the "SAID PROPERTY".



*[Signature]*


*[Signature]*

*[Signature]*

AND WHEREAS the SAID PROPERTY earlier belonged to Shri Caetano Francisco Manuel Joaquim Mariano Acacio da Gama and upon his death Inventory Proceedings was instituted in the Court of the Civil Judge, Margao and accordingly the property was allotted unto Smt. Silvia da Gama, widow of Shri Caetano Francisco Manuel Joaquim Mariano Acacio da Gama.

AND WHEREAS the aforesaid owner Smt. Silvia da Gama sold the part of the SAID PROPERTY namely being two plots bearing Plot No. 2 admeasuring an area of 500:00 square metres and Plot No. 11 admeasuring an area of 1560:00 square metres thus totally admeasuring an area of 2060:00 (Two Thousand Sixty) square metres unto in favour of Mrs. Rafael Maria Menezes vide Deed of Sale dated 27.05.1975 registered in the Office of the Sub Registrar of Mormugao under No. 180 at pages 321 to 325 of Book No. 1, Volume 23 dated 15.07.2005.

AND WHEREAS the aforesaid owner Smt. Silvia da Gama sold yet another part of the aforementioned property being two plots identified under Plot No. 8 admeasuring an area of 525:00 square metres and Plot No. 12 admeasuring an area of 640:00 square metres thus totally admeasuring an area of 1,165 (One Thousand One Hundred Sixty Five) square metres unto in favour of Shri Domingos Das Merces Hilario Rodrigues, bachelor vide Deed of Sale dated 11.06.1975 registered in the Office of the Sub Registrar of Mormugao under No. 157 at pages 215 to 220 of Book No. 1, Volume 24 dated 27.05.1975



*Pa*

*Amj*

*Lt*

- 7 -

AND WHEREAS aforesaid Shri Domingos Das Mercês Hilario Rodrigues sold one of the above plot namely Plot No. 12 admeasuring an area of 600:00 (Six Hundred) square metres (though there is reduction of 40:00 square metres) unto Mrs. Rafael Maria Menezes vide Sale Deed dated 08.02.1979 registered in the Office of the Sub Registrar of Mormugao under No. 278 at pages 187 to 198 of Book No. 1, Volume 24 dated 21.09.1988.

AND WHEREAS by virtue of the aforesaid two deeds Mrs. Rafael Maria Menezes alongwith her husband thus became the absolute owners of the inter alia the aforementioned two plots namely Plot No. 11 admeasuring an area of 1560:00 square metres and Plot No. 12 admeasuring an area of 600:00 square metres thus totally admeasuring an area of 2160:00 square metres of which the SAID PLOT being distinct, well identified and separate portion identified under letter 'B' admeasuring an area of 550:00 (Five Hundred Fifty) square metres carved out as an undivided share of the SAID PROPERTY was sold unto the VENDORS vide Deed of Sale dated 24.03.2005 duly registered in the Office of the Sub Registrar of Mormugao under No. 470 at pages 19 to 40 of Book No. 1 Volume 499 dated 08.04.2005 and accordingly the names of the VENDORS is seen included in Form 'D' of the SAID PLOT admeasuring an area of 550:00 square metres under the column "Name of the Origin of the title" alongwith the earlier owner being Smt. Rafael Maria Menezes.



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AND WHEREAS the aforesaid VENDORS also obtained No Objection Certificate for Sale of the SAID PLOT under Reference No. MPDA/1A-S-16/06-07/1908 dated 04.01.07 from Mormugoa Planning and Development Authority

AND WHEREAS the VENDORS have approached the PURCHASER to sell and the PURCHASER has agreed purchase the SAID PLOT which is more particularly described in SCHEDULE - II hereunder written for the total price consideration of Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand only) which is fair market value thereof.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDORS vide Pay Order bearing No. 252801 drawn on Citizen Co-operative Bank, Vasco a Gama Branch, dated 15.05.2008 (the receipt whereof the VENDORS hereby, jointly and severally, admit and acknowledge and give full discharge of the same to the PURCHASER), the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER, ALL THAT the SAID PLOT identified as Plot 'B' admeasuring an area of 550:00 which is more particularly described in SCHEDULE - II hereunder written which is zoned as 'A-2' land deliver the possession of the same unto and in favour of the PURCHASER to HAVE AND TO HOLD the same for the exclusive use and benefit



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*[Handwritten signature]*

*[Handwritten signature]*



absolutely and unconditionally forever together with all rights, liberties, privileges, easements attached to the SAID PLOT.

2. The VENDORS for themselves and their respective heirs, executors and administrators covenant with, assure and declare unto the PURCHASER, his successors and assigns:

(a) THAT the VENDORS have in themselves whilst executing this Deed lawful right and absolute title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and 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 had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

(c) THAT the VENDORS have put the PURCHASER in exclusive possession of the SAID PLOT.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as absolute owners without any claim or demand whatsoever from the VENDORS or any other person whomsoever claiming by, from, under or in trust for the them.



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*[Handwritten signature]*

*[Handwritten signature]*

(e) THAT all rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid in entirety and there is no amount which is in arrears towards same till this date.

(f) THAT the VENDORS shall by themselves or cause through the necessary party/parties, as and when called upon to do so by the PURCHASER, shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASER in all the Government records including recording maintained at the Land Registration Office and Land Revenue Office.

3. The VENDORS do hereby declare:

a. That there is absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any



*(Signature)*

*(Signature)*

*(Signature)*

other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

e. That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDORS hereby convey their absolute no objection for the inclusion of the name of the PURCHASER in the Survey Records including Form 'D' to cause mutation.

4. The cost of stamp duty and registration of this Deed have been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of this Deed.

5. The SAID PLOT is valued at Rs. 6,40,000/- (Rupees Six Lakh Forty Thousand only) since the same plot is entirely falling under A2 zone and hence it is the fair market value of the same.

SCHEDULE - I

ALL THAT property being part and parcel of the larger property "DUMOLEACHI NUMOCHI" or "NELLY" situated at Vaddem, Vasco da Gama, within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 and surveyed under



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*[Handwritten signature]*

*[Handwritten signature]*

Chalta No. 98 of P.T. Sheet No. 125 of Vasco City totally admeasuring an area of 2160:00 (Two Hundred One Hundred Sixty) square metres (though Form 'D' mentions the area of 2204:00 square metres)

SCHEDULE -II

ALL THAT distinct and well demarcated portion, plot of land identified as Plot 'B' admeasuring an area of 550:00 (Five Hundred Fifty) square metres being part and parcel of the SAID PROPERTY which is more particularly described in the SCHEDULE -I herein above written and better shown delineated in red boundary line in the plan annexed hereto and the SAID PLOT bounded as follows:

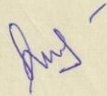
On the North: MMC tar road

On the South: Plot belonging to Mr. D'Cunha

On the East : Property belonging to Mr. Karandikar

On the West: Plot of the same property

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HAND AND SEAL TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.



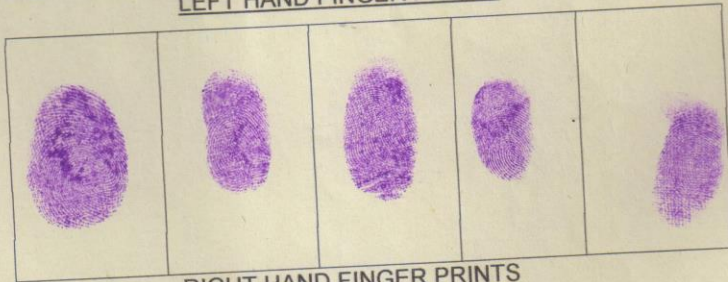
SIGNED, SEALED AND DELIVERED by  
the within named VENDORS  
MR. ARJUN SHRIRAM SHET



L.H.T.I



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

MRS. VIDHYA ARJUN SHET

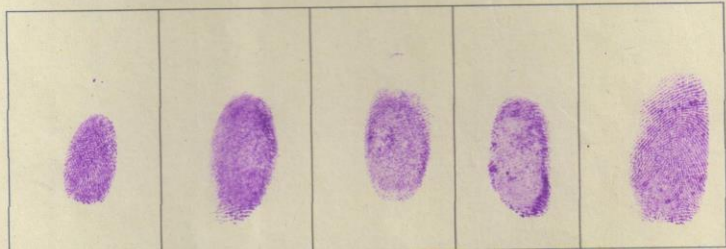
- 14 -



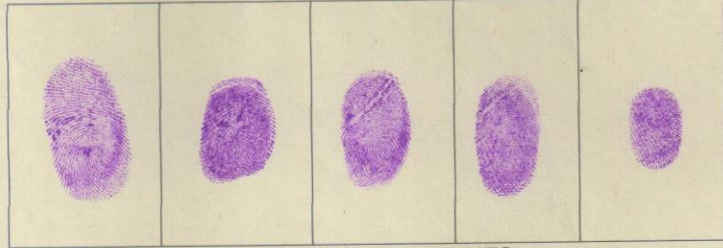
L-



L.H.T.I



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

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SIGNED, SEALED AND DELIVERED by  
the within named PURCHASER  
SHRI UMESH V. DESAI



to be Desai

Umesh Vitay Desai



L.H.T.I



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



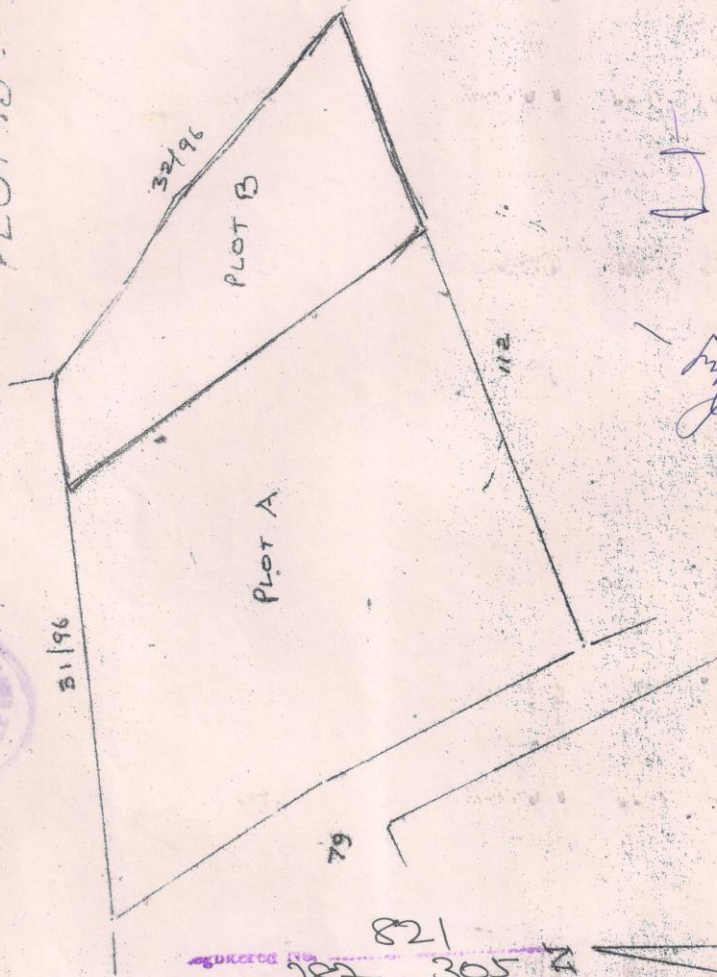
WITNESSES:-

1. Ankuman Baig
2. MR. Umesh chait

SHOWING PLOT B OPEN AREA AVAILABLE  
FROM THE PROPERTY UNDER CHALTA NO  
98 OF P.T. SHEET NO 125 OF VASCO CITY



PLOT B :- 550 M<sup>2</sup>



*[Handwritten signatures and initials]*

Registered No. 821  
at pages 287 to 305  
Book No. H Volume No. 838  
R-5-2008

*[Handwritten signature]*  
Sub-Registrar



SCALE  
1:500



# Executing parties

- ① Shri. Arjun Shriram Shet, son of late Mr. Shriram Shet, 51 years of age, son-in-law and his wife
- ② Smt. Vidhya Arjun Shet, daughter of late Shri. Shani Prabhu, 46 years of age, Advocate, and both Indian Nationals, residents of H/W<sup>o</sup> 652, Adarshnagar, Chicalim, Goa
- ③ Shri. Umesh V. Desai, son of late Shri. Vitoba B. Desai, 58 years of age, Businessman, and resident of Hotel Urvashi, F.L. Gomes Road, Vasco-da-Gama, Goa.

Executing party 1 to 3  
admits execution of the so called  
Sale deed



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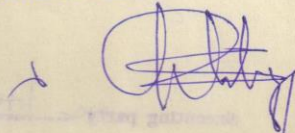


1. Suleman Berg slo 'zikaria Berg  
34 years, married, business man  
slo vaslo da - Cama Coag

2. Umesh Shankar Chaw slo Karte  
Chaw 22 years, Bachelor,  
Service slo Daddem Vaslo da -

Cama Coag

State that they personally know  
the above executants .....  
and identify him/them



Mormugao, dated 15th May, 2008.

SUB-REGISTRAR  
MORMUGAO

Registered No. 821  
at pages 287 to 305  
Book No. I Volume No. 838  
Date 19-5-2008

  
Sub-Registrar



Note of Return:

This document will be returned on 19/5/2008

747  
24/5



गोवा GOA

Serial No. 1364, place of vendor Vasco date of sale 24/5/07

004579

Value of stamp paper 5000/-

Name of purchaser Mr. Umesh Desai

Resident of Vasco Son of Vitthoba Desai

Name of vendor: Sujata J. Naik Purpose Sale Deed

Licence No. JUD/STP/16/2002

As there is no one single stamp paper for the value of Rs. 15000/-

Additional stamp paper for the completion of the value is attached alongwith.

*[Signature]*  
Signature of Vendor

X *[Signature]*  
Signature of Purchaser



Serial No. 77803

Presented at the Office of the Sub-Registrar of Mormugao between the hours of 10:30 AM and 12:00 PM on 25/05/07

received fees for	Rs. 15000.00
Registration	90.00
Copying and endorsements	10.00
Postage	
<b>Total Rs.</b>	<b>15000.00</b>

*[Signature]*  
SUB-REGISTRAR  
DEED OF SALE  
MORMUGAO

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO

*[Signature]* *[Signature]*



गोवा GOA

Serial No...1364...place of vendor Vasco date of sale. 24/5/07

004578

Value of stamp paper 5000/-

Name of purchaser Mr. Umesh Desai.


Resident of Vasco. Son of Vithoba Desai.


Name of vendor: Sujata J. Naik Purpose Sale Deed.

Licence No. JUD/STP/16/2002.

As there is no one single stamp paper for the value of Rs. 15000/-

Additional stamp paper for the completion of the value is attached alongwith.



  
Signature of Vendor

  
Signature of Purchaser



- 2 -

This DEED OF SALE is made and executed at VASCO DA GAMA, GOA on this 25<sup>th</sup> day of May of the year Two Thousand Seven (25.05.2007).



गोवा GOA

Serial No..1364...place of vendor Vasco date of sale. 24/1/07

004580

Value of stamp paper 5000/-

Name of purchaser Mr. Umesh Desai

Resident of Vasco Son of Vitthoba Desai

Name of vendor: Sujata J. Nalk Purpose Sale Deed

Licence No. JUD/STP/16/2002.

As there is no one single stamp paper for the value of Rs. 15000/-

Additional stamp paper for the completion of the value is attached alongwith.

Signature of Vendor

Signature of Purchaser



- 3 -

BY AND BETWEEN

1. MR. MANUEL D'CUNHA alias Manuel Cunha, son of Shri Andre D'Cunha, aged about 76 years, landlord and his wife 1A. MRS. SANTANA RODRIGUES, housewife, 71 years, both Indian

Signature of Manuel Cunha and Santana Rodrigues

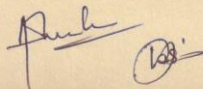
- 4 -

Nationals and residents of House No. 2/27/A, Near Vaddem Seashore, Vasco da Gama, Goa hereinafter jointly referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, successors and assigns) the VENDORS are represented through their constituted attorney being their son MR ANDREW DE CUNHA alias Andrew D' Cunha, son of Shri Manuel Cunha, service, aged about 47 years, married, resident of House No. 2/27/A, Near Vaddem Seashore, Vasco da Gama, Goa vide Power of Attorney dated 09.10.2001 executed before Advocate and Notary Smt. Vidya Shet, having her office at Vasco da Gama of the ONE PART.

AND

2. SHRI UMESH VITHOBA DESAI, son of late Shri Vithoba Desai, aged about 56 years, businessman, resident of House No. 551, Headland Sada, Vasco da Gama, Goa having his office at Hotel Urvashi, Vasco da Gama, Goa hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS the VENDORS inter alia are the owners-in-possession of ALL THAT distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square metres which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in the SCHEDULE hereunder written (hereinafter referred to as the 'SAID

Handwritten signatures and initials in black ink, including a signature that appears to be 'Anish' and a circular stamp or mark.

PLOT') being part and parcel of the larger Plot identified under No. 9 admeasuring an area of 897.00 square metres independently and separately surveyed under Chalta No. 112 of P. T. Sheet No. 125 of Vasco City which by itself is part of the bigger property known as 'DUMOLEACHI NUMOCHI' or 'NELLY' situated at Vaddem, within the limits of Mormugao Municipal Council Taluka and Sub-district of Mormugao, South Goa District, Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square metres and the entire property shall be hereinafter referred to as the "SAID ENTIRE PLOT".

AND WHEREAS the aforesaid bigger property earlier belonged to Mr. Caetano Francisco Manuel Joaquim Mariano Acacio da Gama and his wife and upon his death the bigger property was allotted to his wife being Mrs. Silvia Da Gama in Inheritance Proceeding in the Judicial Court of Salcete at Margao (Inventario Organologico) in the year 1937.

AND WHEREAS the aforesaid Mrs. Silvia Da Gama inter alia sold Plot No. 3 and Plot No. 9 being part and parcel of the SAID ENTIRE PLOT vide Deed of Sale dated 08.05.1975 registered in the Office of the Sub Registrar of Mormugao under No. 162 at pages 284 to 288 of Book No. I Volume No. 23 dated 30.06.1975 unto and in favour of the male VENDORS.



*[Handwritten signature]*  
*[Handwritten signature]*

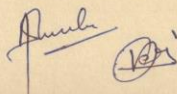
AND WHEREAS the VENDORS have sold the other portions of the aforesaid Plot No. 3 and 9 and still are owners-in-possession of the SAD PLOT being distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square metres of the aforesaid plot identified under No. 9 admeasuring an area of 897.00 square metres independently and separately surveyed under Chalta No. 112 of P. T. Sheet No. 125 of Vasco da Gama City and have accordingly agreed to sell the same unto the PURCHASER.

AND WHEREAS accordingly the VENDORS obtained No Objection Certificate for execution of this deed of SAID PLOT from Mormugao Planning and Development Authority bearing Reference No. MPDA/1-C-159/06-07/337 dated 12.05.06.

AND WHEREAS the VENDORS have approached the PURCHASER and accordingly the PURCHASER has agreed to purchase the SAID PLOT which is more particularly described in SCHEDULE hereunder written for the total price consideration of Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) which is the fair market value thereof.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) being the entire consideration

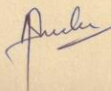

A handwritten signature in blue ink is written above a circular purple stamp. The stamp contains the text 'OF MORMUGAO' and '1974'.



agreed upon and paid by the PURCHASER vide two Cheques namely bearing No. 204557 drawn on Citizen Co-operative Bank Limited, Vasco Branch dated 25.05.2007 for Rs. 3,75,000/- (Rupees Three Lakh Seventy Five Thousand only) and bearing No. 204558 drawn on Citizen Co-operative Bank Limited, Vasco Branch dated 25.05.2007 for Rs. 3,75,000/- (Rupees Three Lakh Seventy Five Thousand only Noto the VENDORS (the receipt whereof the VENDORS hereby, jointly and severally, admit and acknowledge and give full discharge of the same to the PURCHASER), the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER, ALL THAT the SAID PLOT admeasuring an area of 514:50 which is better shown delineated in red boundary line in the Plan annexed hereto and more particularly described in SCHEDULE hereunder written and deliver the possession of the same unto and in favour of the PURCHASER to HAVE AND TO HOLD the same for the exclusive use and benefit absolutely and unconditionally forever together with all rights, liberties, privileges, easements attached to the SAID PLOT.

2. The VENDORS for themselves and their respective heirs, executors and administrators covenant with, assure and declare unto the PURCHASER, his successors and assigns:

(a) THAT the VENDORS have in themselves whilst executing this Deed lawful right and absolute title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.

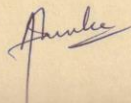
(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

(c) THAT the VENDORS have put the PURCHASER in exclusive possession of the SAID PLOT.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as absolute owners without any claim or demand whatsoever from the VENDORS or any other person whomsoever claiming by, from, under or in trust for the them.

(e) THAT all rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid in entirety and there is no amount which is in arrears towards same till this date.

(f) THAT the VENDORS shall by themselves or cause through the necessary party/parties, as and when called upon to do so by the PURCHASER, shall sign, execute and deliver such further deeds,



documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASER in all the Government records including recording maintained at the Land Registration Office and Land Revenue Office.


3. The VENDORS do hereby declare:

a. That there is absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.



*[Handwritten signature]*

*[Handwritten signature]*

e. That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDORS hereby convey their absolute no objection for the inclusion of the name of the PURCHASER in the Survey Records including Form 'D' to cause mutation.

4. The cost of stamp duty and registration of this Deed have been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of this Deed.

5. The SAID PLOT is valued at Rs. 7,50,000/- (Rupees Seven Lakh Fifty Thousand Only) which is the fair market value of the same.

SCHEDULE

ALL THAT distinct and well demarcated portion/plot of land admeasuring an area of 514:50 (Five Hundred Fourteen Point Fifty) square metres surveyed under Chalta No. 112 (part) of P. T. Sheet No. 125 of Vasco City being part and parcel of the larger Plot identified under No. 9 admeasuring an area of 897.00 square metres independently and separately surveyed under Chalta No. 112 of P. T.






Sheet No. 125 of Vasco City which by itself is part of the bigger property known as 'DUMOLEACHI NUMOCHI' or 'NELLY' situated at Vaddem, within the limits of Mormugao Municipal Council Taluka and Sub-district of Mormugao, South Goa District, Goa not described in the Land Registration Office of Salcete but enrolled in the Taluka Revenue Office under Matriz No. 108 totally admeasuring an area of 8560:00 square metres and the aforesaid plot/portion of land which is better shown delineated in red boundary line in the plan annexed hereto and bounded as follows:

On the North: Portion of properties with Chalta Nos. 98/125 and 32/96

On the South: Plot of Chalta No. 113 of P.T. Sheet No. 95

On the East : Come de Oiteiro and Chalta No. No. 32/96

On the West: 6.00 mts wide road and remaining portion of Chalta No. 112 of P.T. Sheet No. 125

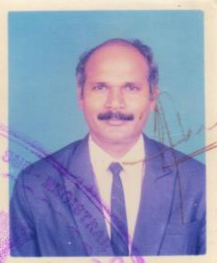
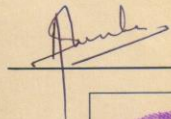


IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HAND AND SEAL TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

*Paul*

*102*

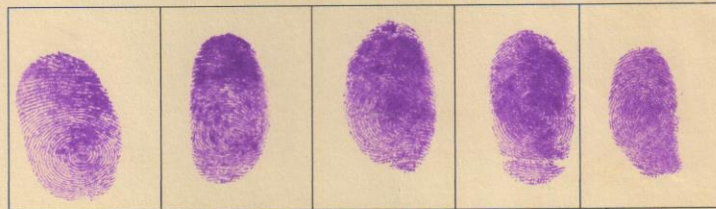
SIGNED, SEALED AND DELIVERED by  
the within named VENDORS through  
their constituted attorney  
MR ANDREW DE CUNHA



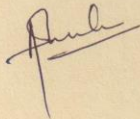
L.H.T.I




LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS




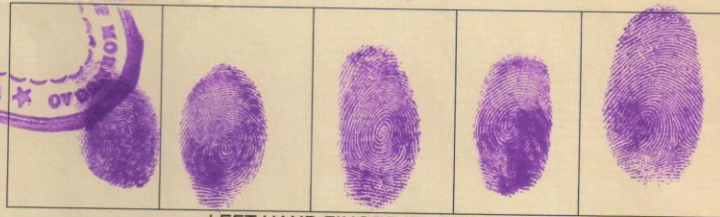
SIGNED, SEALED AND DELIVERED by  
the within named PURCHASER  
SHRI UMESH VITHOBA DESAI

Umesh Vithoba Desai 

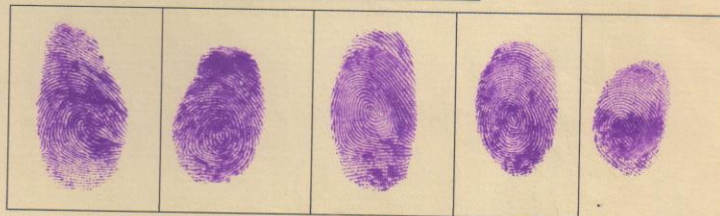


L.H.T.I

Umesh Vithoba Desai 


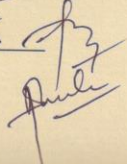



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

WITNESSES:-

1. Deepak S. Surlakar 
2. F.M.A. Gujari  



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
VASCO - GOA

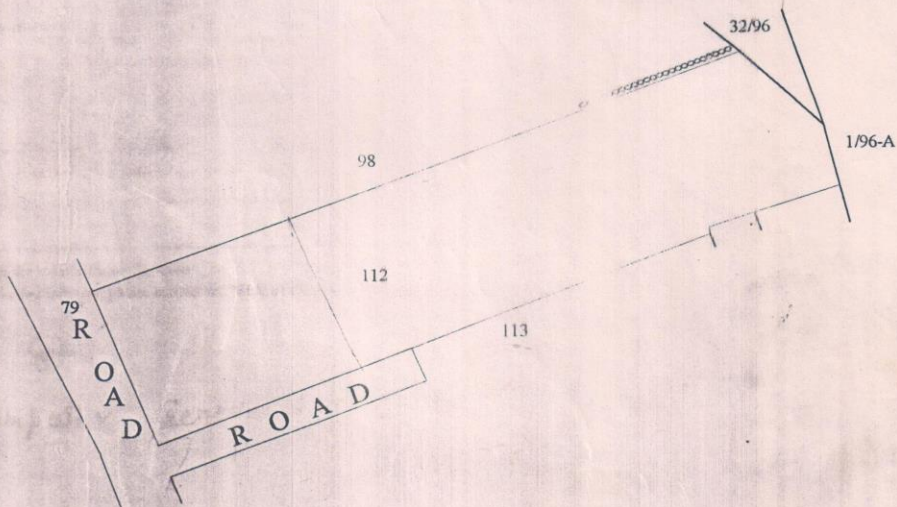
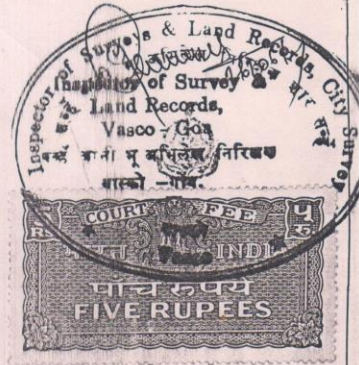


Plan showing plots situated at

Vasco City

P.T. Sheet No. 125 / Chalm No. 112.

Scale 1:500.



Computer Generated On 22-06-2007

Compared by: *[Signature]* Supervisor



## Executing Parties

- ① Mr. Andrews de Cunha alias Andrews D' Cunha, son of Shri Manuel Cunha, Service, 47 years of age, married, resident of House no. 2/22/A, Near Vaddem, Seashore, Vasco-da-Gama, Goa, As Attorney for Vendors.
- (a) Mr. Manuel D' Cunha alias Manuel Cunha.  
(b) Mrs. Santana Rodrigues.
- ② Shri Umesh Vitthoba Desai, son of late Shri Vitthoba Desai, 56 years businessman, resident of House No 551, Headland Sada, Vasco-da-Gama, Goa.



Executing party 1 and

2

admits execution of the so called

sale

deed



*Andrews*



Umaesji vitoba Desai (D)



Amerd Madhokar Chodarkar,  
aged 22 years, unmarried,  
No. 4, No. 12, 4/10m side  
Vasco Gao.

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

1/ Um

4/ K...

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO

Place: Mormugao, Goa  
Date: 25/5/07

747  
Page No. 231 to 246  
Book No. I Volume No. 693  
29-5-2007



Note of Return:-

This document will be returned on 21/5/2007

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO

733  
176



गोवा GOA

000306

Name of Vendor : Girish D Vengulekar  
S/o. Late. Damodar Y. Vengulekar,  
R/o. Shantnagar, Vasco  
License No. 95-1E/8  
MOR/ /STP/SVL/AC

Serial No. 462. Place of vendor Vasco Date of sale 10/5/06  
Value of Stamp rupee 10,000/-  
Name of the Purchaser Shri. Umesh. Desai  
Resident of 46 Urugshi Son of. K. Thab. B. Desai  
Signature of Vendor *[Signature]* Signature of Purchaser *[Signature]*

Serial No. 109  
Presented at the office of the  
Sub-Registrar of Mormugao  
between the hours of 9:30 AM  
and 1:00 PM on 3.5.06

Received fees from  
Registration 16,000 = 00  
Copying (Folios) 40 60 = 00  
Copying endorsements 10 = 00  
Total Rs. 16,070 = 00

Umesh Vitoba Desai

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO

*[Signature]*  
SUB-REGISTRAR  
MORMUGAO

DEED OF SALE

*[Signature]* *[Signature]*

5000Rs.



Name of Vendor : Ghish D. Vengurikar  
S/o. Late. Damodar Y. Vengurikar,  
R/o. Shantinagar, Vasco  
License No. 95-1E/c8  
MCR/ /STP/SVL/AC

Serial No. 463, Place of vendor Vasco Date of sale 10/5/06  
Value of Stamp paper: 5,000/-  
Name of the Purchaser: Shri. Umesh. Desai  
Resident of 46 Urvasi, Son of. Shri. U. Theba. Desai

Signature of Vendor



Signature of Purchaser



- 2 -

This DEED OF SALE is made and executed at VASCO DA GAMA,  
GOA on this 29<sup>TH</sup> day of May, 2006 (29.05.2006)

BETWEEN

1000Rs.



Name of Vendor : Girish D Vengurlekar  
S/o. Late. Damodar Y. Vengurlekar,  
R/o. Shantnagar, Vasco  
License No. 95-11/18  
MOR/ /STP/SVL/AC

Serial No. 464, Place of Vendor Vasco Date of sale 10/5/06  
Value of Stamp paper 1,000/-  
Name of the Purchaser: Shri. Umesh Desai.  
Resident of: Sourashtra, Son of Shri. Late. Koba Desai

*Girish D Vengurlekar*  
Signature of Vendor

*Umesh Desai*  
Signature of Purchaser



- 3 -

1. MISS VINETTE FRANCISCA DE SOUZA, daughter of late Shri Pedro Nolasco De Souza, aged about 41 years, businesswoman, spinster, resident of 837, Karandikar Haven, Pundalik Nagar, Alto Betim, Goa hereinafter called the "VENDOR"

*[Handwritten signatures]*

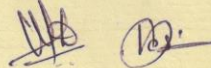
- 4 -

(which expression shall mean and include her heirs, representatives, successors and assigns) of the ONE PART.

AND

2. SHRI UMESH VITHOBA DESAI, son of late Shri Vithoba Desai, aged about 55 years, businessman, resident of House No. 551, Headland Sada, Vasco da Gama, Goa hereinafter called as the "PURCHASER" (which expression shall mean and include his heirs, representatives, successors and assigns) of the OTHER PART.

WHEREAS the VENDOR is the exclusive owner-in-possession and otherwise entitled to ALL THAT one of the sub-divided plot identified under Plot No. 10 admeasuring an area of 600:00 (Six Hundred) square metres being part and parcel of the larger property, which itself is the southern portion of the larger property identified under "PLOT B" totally admeasuring an area of 3933.50 square metres of the property known as "AFORAMENTO LOTE NO. 6" or "AFORAMENTO" situated at Vaddem, within the limits of Mormugao Municipal Council, Sub District of Mormugao, South Goa, Goa described in the Land Registration Office under No. 44537 and enrolled in the Taluka Revenue Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T. Sheet No. 96 of Vasco City admeasuring an area of 6809:00 square metres and the aforesaid Plot No. 10 admeasuring an area of 600:00 square metres which is the subject matter of this deed is more particularly described in SCHEDULE



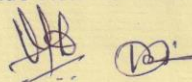
hereunder written and better shown delineated in red boundary line in the plan annexed hereto (hereinafter referred to as the SAID PLOT).

AND WHEREAS aforesaid larger property earlier belonged to Shri Pedro Nolasco de Souza which is further confirmed as the same is seen inscribed in his name as per the document being Inscription and Description of the bigger property registered in the Land Registration Office of Salcete under No. 44537.

AND WHEREAS upon the death of Shri. Pedro Nolasco de Souza and his wife, the Inventory Proceeding was instituted under No 33 of 1981 filed in the Court of Civil Judge Senior Division at Vasco da Gama, Goa whereby the aforesaid portion of the property identified under Plot 'B' was allotted separately and exclusively unto and in favour of the VENDOR.

AND WHEREAS aforesaid VENDOR secured necessary permission for the development and sub-division of the aforesaid Plot 'B' into several plots from the competent authorities as seen from the Development Permission vide Order under No. MPDA/1-0-47/86-87/726 dated 25.07.86 issued by the Mormugao Planning & Development Authority which includes the SAID PLOT.

AND WHEREAS the VENDOR has also obtained No Objection Certificate for sale of the SAID PLOT vide Ref. No. MPDA/1-D-47/06-





07/390 dated 23.05.2006 from Mormugao Planning & Development Authority, Vasco da Gama. .

AND WHEREAS the VENDOR thus being the absolute and exclusive owner-in-possession inter alia of the SAID PLOT have offered to sell the SAID PLOT namely Plot bearing Plot No. 10 surveyed under Chalta No. 32 (part) of P.T. Sheet No.96 of Vasco City admeasuring an area of 600:00 square metres to the PURCHASER and accordingly the PURCHASER has agreed to purchase the SAID PLOT which is more particularly described in SCHEDULE hereunder written for the total price consideration of Rs. 8,00,000/- (Rupees Eight Lakh only) which is fair market value.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 8,00,000/- (Rupees Eight Lakh only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDOR vide Cheque bearing No. 220682 drawn on The Citizen Co-operative Bank Limited, Vasco Branch for an amount of Rs. 2,00,000 and balance amount of Rs. 6,00,000/- has been paid today vide Demand Draft No. 478195 dated 29.05.2006 drawn on The HDFC Bank Limited, Panaji Branch, the receipt whereof the VENDOR hereby, admit and acknowledge and give full discharge of the same to the PURCHASER, whereupon the VENDOR do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER, ALL THAT the SAID PLOT admeasuring an



area of 600:00 square metres which is more particularly described in SCHEDULE hereunder written and better shown delineated in red boundary line in the plan annexed hereto and deliver the possession of the same unto and in favour of the PURCHASER to HAVE AND TO HOLD the same for the exclusive use and benefit absolutely and unconditionally forever together with all rights, structures, liberties, privileges, easements attached to the SAID PLOT.

2. The VENDOR for herself and her heirs, executors, administrators, successors and assigns covenant with, assure and declare unto the PURCHASER, his successors and assigns:

(a) THAT the VENDOR has in herself whilst executing this Deed lawful right, absolute title and exclusive possession of the SAID PLOT and is lawfully entitled to convey the same in the manner hereby done.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDOR or by any other person or persons claiming by, from, under or in trust for her.

(c) THAT the VENDOR has put the PURCHASER in exclusive possession of the SAID PLOT.



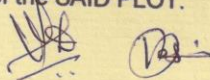
(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from the VENDOR or any other person whomsoever claiming by, from, under or in trust for the VENDOR.

(e) THAT all the rates, taxes, charges payable in respect of the SAID PLOT such as land revenue has been paid by the VENDOR and no amount is in arrears towards same upto date.

(f) THAT the VENDOR shall as when called upon to do so shall sign, execute and deliver by herself or cause necessary parties to sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASER in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.

3. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of Deed.

4. The aforesaid consideration of Rs. 8,00,000/- (Rupees Eight Lakh Only) is the fair market value of the SAID PLOT.



SCHEDULE

ALL THAT one of the sub-divided plot identified under Plot No. 10 admeasuring an area of 600:00 (Six Hundred) square metres being part and parcel of the larger property, which itself is the southern portion of the larger property identified under "PLOT B" totally admeasuring an area of 3933.50 square metres of the property known as "AFORAMENTO LOTE NO. 6" or AFORAMENTO situated at Vaddem, within the limits of Mormugao Municipal Council, Sub District of Mormugao, South Goa, Goa described in the Land Registration Office under No. 44537 and enrolled in the Taluka Revenue Office under Matriz No. 378 surveyed under Chalta No. 32 of P.T. Sheet No. 96 of Vasco City admeasuring an area of 6809:00 square metres and the aforesaid Plot No. 10 admeasuring an area of 600:00 square metres is better shown delineated in red boundary line in the plan annexed hereto and the same is bounded as follows:

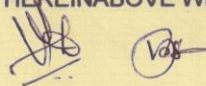
On the North: Plot No. 9 of the same property

On the South : Property of Bossuet De Gama

On the East : Property of the same lote now belonging to Goa Shipyard Ltd. and road

On the West : the property of Bousset de Gama

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.



- 10 - Vinette Francisca De Souza.  
SIGNED, SEALED AND DELIVERED  
by the within named VENDOR  
MISS VINETTE FRANCISCA DE SOUZA



Vinette Francisca De Souza.



- 11 - Umesh Vitoba Desai

SIGNED, SEALED AND DELIVERED  
by the within named PURCHASER  
SHRI. UMESH DESAI



Umesh Vitoba Desai



WITNESSES:

1. Akbar Khan
2. Desai

[Signature]

[Signature]





NOC No: MDDA/1-D-47/06-07/  
390/dtd. 23-5-2006

*V. F. Almeida*  
SUB-REGISTRAR  
MORMUGAO  
30/5/2006.

Registered No. 733  
pages 134 to 142  
Book No. I Volume No. 574  
Date 1-6-2006  
*V. F. Almeida*  
Sub-Registrar



Note of Return:  
This document will be returned On. 1-6-2006

*V. F. Almeida*  
SUB-REGISTRAR  
MORMUGAO