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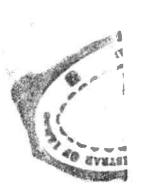


DEED OF SALE

THIS DEED OF SALE is made at Panaji, Goa, on this 23rd day of the month of January of the year two thousand two BETWEEN (1) Mr. COSMAS FRANCIS ANTHONY

FERNANDES, son of late Mr. Saluzinhio Fernandes, major of age, married, Indian National

Value of stamp paper 10000	1007 100 1001 1000 1000 1000 1000 1000
Name of the purchaser MCPC son of	7. 20
Sig. of the Stamp vendor	Signature of Purchase



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and his wife (2) MRS. PERPETUAL FERNANDES, major of age, married, Indian National, both resident of Marra, Pilerne, near St. Ann's Chapel, Bardez-Goa, (3) Mr. PAUL FERNANDES, son of later Joso Francisco Natividade Fernandes, major of age, married,



00AA 956932



Indian National and his wife (4) MRS. JACKELINE ANTONETTE FERNANDES, major of age, married, Indian National, both resident of 200/1, Volvaddo, Pilerne, P.O. Reis Magos, Bardez, Goa, (5) Mr. JOAQUIM ELIAS FERNANDES, son of late Antonio Constancio

Value of stamp paper 10000/	23.1.02
Name of the purchaser MCPC Residing at sin of	
Ce	ure of Purchase



FERNANDES, major of age, married, Indian National, and his wife (6) Mrs. ROSALINA
FERNANDES, major of age, married, Indian National, both residing at Marra, Pilerne,
Bardez-Goa, hereinafter called the "VENDORS" (which expression shall mean and include
their heirs, executors, administrators and assigns) of the ONE PART





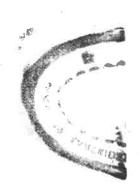
Value of the second control of the second of

M/S. MODELS CONSTRUCTION PVT. LTD., a Company registered under the Companies

Act having its registered office at 4th Floor, Joffre Residency, Behind Goa College of

Pharmacy, Panaji, Goa, represented herein by its Director Mr. Peter Vaz, son of late Diogo

Fr. No. 2028 Place of vend, Panaji-C	Jua Date of Issue 23.1.02
Value of stamp paper 1000	
Name of the purchasor MCPC	
Residing at son of	00 -0-400 + 1200 1 120 0 10 10 10 10 10 10 10 10 10 10 10 10 10
10	
Sig. of the Stamp vendor	Signature of Purchase



Vaz, major of age, married, Indian national, businessman, resident of Caranzalem, Ilhas, Goa, hereinafter called the "PURCHASER" (which expression shall mean and include its Directors, successors, administrators, legal representatives and assigns) of the OTHER PART.





WHEREAS, "there exists a property known as PONGUERACHO ACCO'
'PAGECHO ACCO' and also the property 'PORSUM' forming part of the bigger property,
and surveyed under S.No.40/1, 40/10 situated at village Marra, Bardez Taluka, Goa totally

adition of the 2000 sectors Lang 2100 square metric index Survey No. 10.1 and 500 op a c

se, No. 30 28 Place of vend, Pana	i-Goa Date of issu: 23-1.02
Value of stamp paper 1000	
Name of the purchaser M.C.P.C.	······································
Residing at son of	
Sig. of the Stamp vendor	Signature of Purchase



admeasuring 2900 sq.mts. being 2300 square metres under Survey No.40/1 and 600 square metres under Survey No.40/10, fully described in Schedule II hereunder written, which property as a whole is described in the Land Registration office of Ilhas under No.5005 at pages 13 Book B-2 new and more particularly described in schedule I hereunder written;





AND WHEREAS, late Mrs. Maria Angelica Estefania Fernandes, resident of Siolim, Bardez, Goa as also of Mumbai, had purchased 5 adicoes or additions or parts particularly identified and known as 'Pongueracho Acco', 'Vodlo Aco', 'Dacto Aco', Pagecho Acco',

the additional of the state of

H. No. 3028 Place of v	end, Panaji-	Goa Date of Issue	3-1-02
Value of stamp paper	20/		A 1606 tone 1005 ton. 5000 ton
Name of the purchaser .M.	P. C		
Le .			d
Sig. of the Stamp vendor	201	Signature	of Purchase



Cursacho Acco' and Porsum', which jointly forms one property situated at Village Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub District of Ilhas, North Goa District, State of Goa, enrolled in the Taluka Revenue Office of Bardez under Matriz No.254.





the City of Bombay before the Consul Joso de Lucena of Consulate General of Portugal, recorded at folio 267, the original owners Dotu Mablu Sinai Borkar resident of Borim but

se, No. 3008 Place of vend, Panaji-Goa D	
Value of stamp paper	
Name of the purchaser MCPC	** *** *** *** *** *** ***
Residing at son of	
	18
Sig. of the Stamp vendor	
Sig. of the Stamp vendor	Signature of Purchase

then assident of Bombay for self and as duly authorised attorney of his children and daughter in law namely Shankar Dotu Sinai Borkar, bachelor, Manorama Dotu Borkar, spinster and Jayabai Harsha Bhawani Sunktankar, sold the above said property comprising of

5 parts adicoes situated at Village Marra-Pilerne, in favour of Mrs. Maria Angelica Estefania Fernandes;

AND WHEREAS, said Mrs. Maria Angelica Estefania Fernandes and her husband late Joaquim Martinho Fernandes as exclusive owners sold the said property surveyed under survey Nos. 40/1 and 40/10 situated at Village Marra-Pilerne, admeasuring 2900 sq.metres to Mr. Cosmas Francis Anthony Fernandes and Mr. Paul Fernandes, the Vendor Nos.1 and 3 herein, vide Deed of Sale dated 19.11.1999 duly registered in the Sub-Registration Office of Ilhas at Panaji under No.1911 at pages 461 to 476, Book No.1, Vol.No.808 dated 26.11.1999;

AND WHERE AS since the Vendor No.1 and 3 were not the parties in the above said

Vendor Nos.5 and 6 named hereinabove, had filed a Regular Civil Suit in the Court of Ist Additional Civil Judge, Junior Division at Mapusa, being Regular Civil Suit No. 191/2000/Ist Additional Civil Judge, Junior Division at Mapusa, being Regular Civil Suit No. 191/2000/Ist Addit against late Mrs. Maria Angelica Estefania Fernandes and her deceased husband Joaquiro Martinho Fernandes, through his only liegal heir his said wife Mrs. Maria Angelica Estefania Fernandes; (1) To declare them as owners of the property, paddy fields surveyed under Survey Nos. 40/1, 40/4, 40/10 and 41/4 of Marra Village of Bardez, which includes the property paddy fields surveyed under survey No. 40/1 and 40/10 Marra, purchased by the Vendor No.1 and 3 herein by Deed of Sale dated 19.11.1999, and (2) To direct the Land Registration Officer/Sub-Registrar of Ilbas at Panjim to Rectify that Sale Deed dated 16/9/1983 bearing Registration No. 194, dated 7/3/1984 of Book — I. Nohume 191 at Pages 308 to 312 and to ogether noisegnil vinessoonant bious of vitinoi general viscon bas 01 04 has 1 and 1 and 2 and 2 and 2 and 2 and 2 and 3 and

AND WHEREAS, the said suit was decreed in the absence of the defendants and without making Vendor Nos.1 to 4 as Defendant parties not knowing the property paddy

fields surveyed/under Survey Nos.40/1 and 40/10 sold to the above named vendors No.11 and 3.

bonders AND WHEREAS, the Vendors No/5 and 6 herein claim that they are the actual lowners and possessors of the property paddy fields surveyed under No/40/P and 40/10 Marra by virtue of the Sale Deed dated 16/9/1983, and the same, though sold out to them by the said Mrs. Maria Angelion Estefania Fernandes, the same has not inadvertently reflected in the said Sale Deed; in a the property paddy fields surveyed under No/40/P and 40/10 the same, though sold out to them by the said Mrs. Maria Angelion Estefania Fernandes, the same has not inadvertently reflected in the said Sale Deed; in a the property vinto 6601.11.61 beach stack to beach shirt mixed to said the said Sale Deed; in the property vinto 6601.11.61 beach stack to beach shirt mixed to said the said.

AND WHEREAS, since the Vendor No.1 and 3 were not the parties in the above said suit wherein the Vendor Nos. 5 and 6 had claimed the said property, the Vendor No. 1 and 3 as the third party challenged the decree of the Civil Court before the Addl. District Judge, Panaji by filing Regular Civil Appeal being Miscellaneous Civil Appeal No.102/2001 claiming that the said property was sold out to them by executing a valid Sale Deed dated 19.11.1999 by the landlady late Mrs. Maria Angelica Estefania Fernandes and her husband. -Isatelania Fernandes. (1) To declare them as owners of the property, paddy fields surveyed AND WHEREAS, the above said appeal is pending disposal before the Appellate property paddy fields surveyed under survey No.40/1 and 40/10 Marra, purchasedfino3ne Vendor No.1 and 3 herein by Deed of Sale dated 19.11.1999, and (2) To direct the Land AND WHEREAS, a compromise has been arrived at between the Vendor Nos.1 to 4 and Vendor No.5 and 6 to jointly sell the said property surveyed under survey No.40/1 and 40/10 and receive money jointly to avoid unnecessarily litigation, wastage of time and money in pursuating the remedy and the said Appeal is withdrawn by the Vendors Nos.1 and 3 herein and accordingly the same is dismissed as withdrawn by the said Court on 21/1/2002. without making Vendor Nos.1 to 4 as Defendant parties not knowing the property paddy

AND WHEREAS, Vendor Nos. 2 and 4 are married to Vendor Nos. 1 and 3 respectively under the communion of assets and they being the moiety holder and half shares sthave been made parties in the present Deed of Sale; they reduced nothing to be used trees, plants, lights, liberties, casements, profits, privileges, advantages, rights and gaining AND WHEREAS, the Vendors Nos. 1 to 6 as exclusive owners in possession and denjoyment of the above said properties have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors by a straight deal without any prior as written agreement the said property surveyed under Survey Nos.40/11 and 40/10 situated at Marra-Pilerne, Taluka Bardez, Goa admeasuring 2900 sq. metres described in Schedule II hereunder written and as shown in the plan annexed hereto in red colour boundary line, for a total consideration of Rs.2,90,000/- (Rupees Two Lakhs Ninety Thousand only) being fair and true marketivalue of the property and a dairy was neward in revenued we neared on part thereof and the Vendors have full power and absolute authority to SOLVEN THIS DEED OF SALE WITNESSETH as follows: 1 staff rabout viragorq 10 113 Maz That impursuance of the tral agreement and in consideration of sum of Rs.2,90,000/-(Rupees Two Lakhs Ninety | Thousand only) paid by the Purchaser to the Vendors, the receipt of which the Vendors do hereby admit and acknowledge, and grant full tender and adischarge of the same to the Purchaser, they the Vendors as absolute owners do and assign by way of sale unto the Purchaser all that property to impossadmeasuring 2900 square metres surveyed under survey No:40/1 and 40/10 situated at ban teos Village Marra-Pilerne, fully described in Schedule II hereunder written and shown on

together with all their rights, title, interest, claim, demand, its privileges and appurtenances whatsoever to hold the same absolutely and freehold property forever.

2.11. The Vendors do hereby grant, sell, assign, convey and assure unto the Purchaser some Harabsolutely and forever all that property particularly described in Schedule II hereunder written, together with the ways, wells, compounds, path, passages, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights and appurtenances whatsoever to the said property belonging or in any way appertaining to or with the same or any part thereof now or at any times thereto before usually held, used, occupied or enjoyed or reputed known as part or member thereof be appurtenant thereto and also together with all the deed, documents, writings, vouchers and other evidences of the title relating to the said property or any part thereof. her cunder written and as shown in the plan annexed hereto in red colour boundary line, for a 3. That the property hereunder sold is free from encumbrances and defects of title and no person whosoever is having any right, claim or demand against the property or any part thereof and the Vendors have full power and absolute authority to sell the property under these presents in the manner aforesaid and the Purchaser shall be 000 00 entitled to quietly hold and enjoy the same without any claim, demand whatsoever or washing under the Vendors or any person claiming through on under them? I stoogs? the receipt of which the Vendors do hereby admit and acknowledge, and grant tuli 4. The Vendors declare that no person whatsoever is having any claim, right or interest in the said property conveyed under these presents or any part thereof and in case the Purchaser is dispossessed of the whole or any part of the said property on account of any defect in title, then the Mendors shall clear such defects at their own cost and shall indemnify and keep indemnified the Purchaser from the same and every part together with all their rights, title, interest, claim, demand, its.logradtenes and

appuntenances whatsoever to hold the same absolutely and freehold properly forever.

The Vendors declare that the property hereby sold is not acquired or requisitioned by any authority nor there are any proceedings being contemplated for acquisition of the summer of Book B-2 and it is a summer of Bardez under Matrix No.254 and bounded as under:

- 6. The Vendors shall at the cost of the Purchaser requiring the same, execute and do every assurance and thing necessary for further and more perfectly assigning the said property unto the Purchaser as may be reasonably required.
- 7. That the Vendors at all times hereafter indemnify and keep indemnified the Purchaser and their transferee against loss, damage, costs, charges, expenses, if any suffered by reason of any defects in title of property or any breach or covenants hereinafter (Ziazuniana and add at blos sattragand and to managinased) contained.

ALL that property known as "Pongueracho Acco" "Pagecho Acco" and "Porsum" in a

Purchaser by the Vendors on having been paid the entire price of Rs.2,90,000/-

(Rupees Two Lakhs Ninety Thousand only). The stamp duty has been paid separately and to be a supplied and through the state of a supplied and through the state of st

by means of stamp paper on which the sale deed is typed and executed.

which property as a whold is described in Schedule I heremahove and the abovesaid two

properties are bounded as under-

SCHEDULE I

Roberts surveyed ander Survey No.404 is bounded:

(Description of the entire property)

ALL that properties known as "Pongueracho Acco", "Vodlo Aco", "Dacto Aco", "Pagecho Acco", "Cursacho Acco", "Galli", "Pello", "Firgueacho Agor", "Agrachi Mara, within the jurisdiction of Marra-Pilerne OE. of verme ve

which property as a whole is described in the Land Registration Office under No.5005 at folio 13 of Book B-2 new in the transcript of Bardez and enrolled in the Taluka Revenue Office of Bardez under Matriz No.254 and bounded as under:-

5. The Vendors shall at the cost of the Purchaser requiring the same, execute and do

hon the North at By survey No.89, 36 and 35 of Village Mana. has someway views

On th south : By survey No.45 and 43; not not want an observe of other vinequing

On the East : By survey No.21 and 31;

On the West of in By survey No.46 and 39 of Village Marral the as stobard and in all

and their transferce against loss, damage, costs, charges, expenses, if any suffered by II **JUCAHOZ**

(Description of the properties sold to the Purchasers)

contained

ALL that property known as "Pongueracho Acco" "Pagecho Acco" and "Porsum" in parts

which properties are surveyed under Survey Nos.40/1 and 40/10, totally admeasuring 2900 and to the variety of the said to noisessage the said and the survey sold and the square metres being 2300 aq.metres under Survey No.40/1 and 600 aquare metres under Survey No.40/1 and 600 aquare

Survey No.40/10 situated at Village Marra, within the jurisdiction of Marra-Pilerne

victorings bing used and vinte quarts of T. (vino binsuada Visitoria State of Goa, Grampanchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa, because of state of

which property as a whole is described in Schedule I hereinabove and the abovesaid two

properties are bounded as under:-

SCHEDULE 1

Property surveyed under Survey No.40/1 is bounded:

(Description of the entire property)

On the North: By Survey No.39/10,11 and 2;

All that properties known as "Pongueracho Acco", "Vodio Aco", "Dacio Aco"

On the South : By Survey No.41/1

"Pageone Acco", "Cursacho Acco", "Galli", "Pello", "Furgueacho Agor", "Agrachi

On the East: By Survey No.40/2;

Nimbani" and "Porsum" situated at Marra, within the jurisdiction of Mana-Pilemet

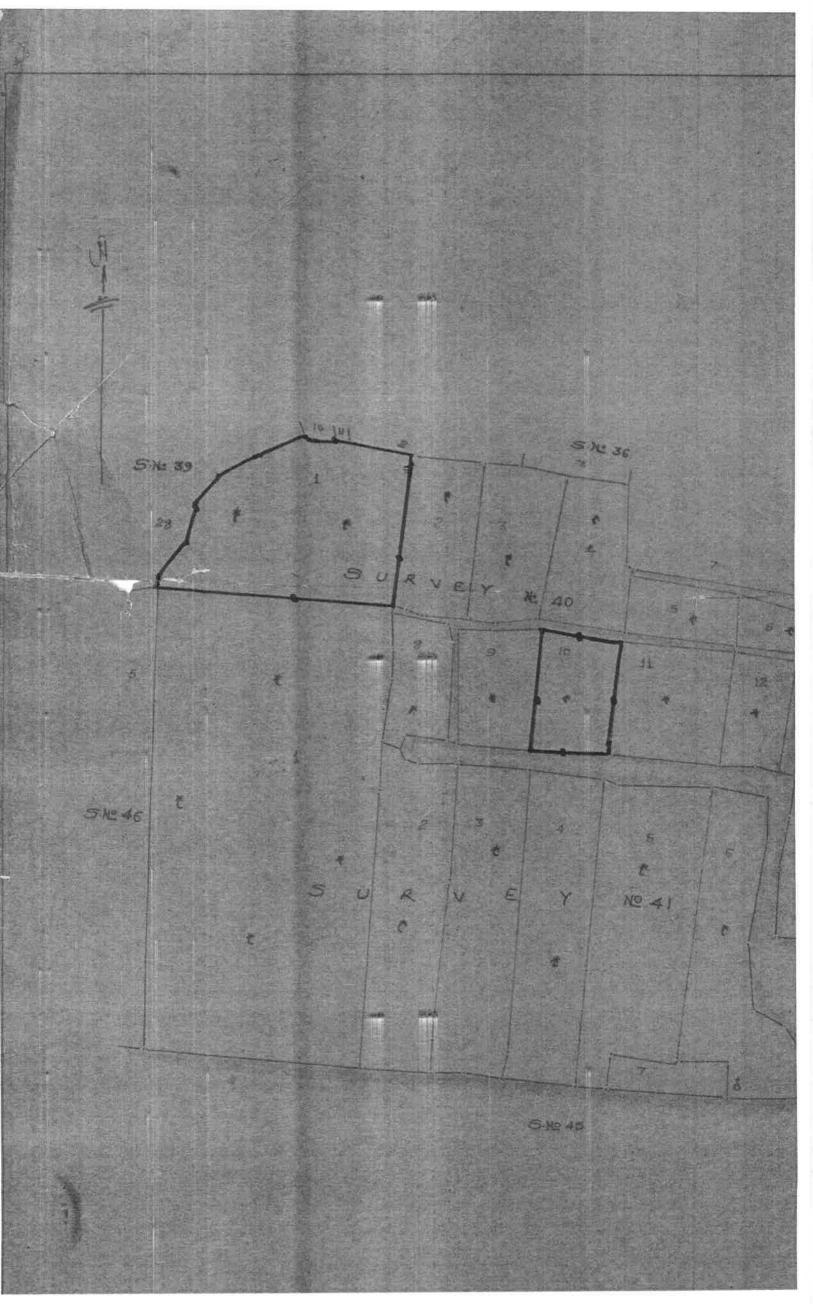
On the West: By Survey No.39.

Grampanchavat of Bardez Tahika, Sub-District of Ilhas, North Goa District, State of Goa

SIGNED AND DELIVERED BY

Property surveyed under Survey No.40/10 is bounded:	THE WITHINNAME
On the North . By Nalla and Spensor, No 40/4	MS. MODELS CONS
On the South : By Nalla and Survey No.41/4 (rolperion sti	LTD., represented by
On the East : By Survey No.40/11;	Mt. PETER VAZ
On the West : By survey No.40/9.	
IN WITNESS WHEREOF, the parties hereto have signed this Deed of	of Sale on the day,
month and the year first above mentioned.	At-
SIGNED AND DELIVERED BY THE WITHINNAMED VENDORS	
1) Mr. COSMAS FRANCIS ANTHONY) FERNANDES)	2
2) Mrs. PERPETUAL FERNANDES) Jenards	 :
3) Mr. PAUL FERNANDES Jameler	
4) Mrs. JACKELINE ANTONETTE Hernandes	
5) Mr. JOAQUIM ELIAS FERNANDES) J. E. Jernand	<i>U</i>
6) Mrs. ROSALINA FERNANDES) Rosalina Fernadis	<u>}=</u>

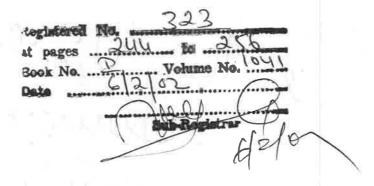
Property surveyed under Survey No. 40.40.40. (TYP (ORDAN AND BENDAM AND BENDA	SIGNED AND DELIVERED BY	,
On the South, bd.1 ity4 noiDuration 2.1300M.4 (.Tv4 noiDur	THE WITHINNAMED PURCHA	Property surveyed under Survey No.40/10 is bound SEL
On the East: Burney Mo. 40% On the West: By survey No. 40% IN WITNESS WHEREOF, the parties hereto have stened this Deed of Sale Care and the year first above mentioned. SIGNED AND DELIVERED BY THE WITHINNAMED VENDORES 1) Mr. COSMAS FRANCIS ANTHONY) 2) Mr. PERPETUAL FERNANDES 3) Mr. PAUL FERNANDES 4) Mrs. JACKELINE ANTONETTE FERNANDES 5) Mr. JACKELINE ANTONETTE 6) Mrs. JACKELINE ANTONETTE 7) Mrs. JACKELINE ANTONETTE 8) Mr. JACKELINE ANTONETTE 7) Mr. JOAGUIM ELIAS FERNANDES	M/s. MODELS CONSTRUCTION	On the North: By Nalla and Survey No.40'4 (.TV9 N
On the West : Ey survey No.40%. IN WITNESS WHEREOF, the parties bereto have signed this Deed of Sale Selection of the post first above mentioned. SIGNED AND DELIVERED BY THE WITHINNAMED VENDORS 1) ME. COSMAS FRANCIS ANTHONY) 2) ME. COSMAS FRANCIS ANTHONY) 3) ME. PERPETUAL FERNANDES) 4) MES. JACKELINE ANTONETTE) FERNANDES) 6) ME. JOAQUIMI ELIAS FERNANDES)	LTD., represented by its Director) * MODELS Construction Pyt Ltd, divos edi no
On the West : By survey No. 40/9. IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale of the day month and the year first above mentioned. SIGNED AND DELIVERED BY THE WITHINNAMED VENDORE 1) Mr. COSMAS FRANCIS ANTHONY) 2) Mr. PRUL FERNANDES 3) Mr. PAUL FERNANDES 4) Mrs. LACKELINE ANTONETIE) FERNANDES 3) Mr. JOAQUIM ELIAS FERNANDES)	Mr. PETER VAZ	
MORTH and the year first above mentioned. SIGNED AND DELIVERED BY THE WITHINNAMED VENDORS 1) Mr. COSMAS FRANCIS ANTHONY 2) Mr. PERPETUAL PERNANDES 3) Mr. PAUL FERNANDES +) Mrs. LACKELINE ANTONETIE FERNANDES 3) Mr. JACKELINE ANTONETIE PERNANDES 3) Mr. JACKELINE ANTONETIE PERNANDES 3) Mr. JOAQUENI ELIAS FERNANDES)		On the West : By survey No.40/9.
MORTH and the year first above mentioned. SIGNED AND DELIVERED BY THE WITHINNAMED VENDORS 1) Mr. COSMAS FRANCIS ANTHONY 2) Mr. PERPETUAL PERNANDES 3) Mr. PAUL FERNANDES +) Mrs. LACKELINE ANTONETIE FERNANDES 3) Mr. JACKELINE ANTONETIE PERNANDES 3) Mr. JACKELINE ANTONETIE PERNANDES 3) Mr. JOAQUENI ELIAS FERNANDES)		
SIGNED AND DELIVERED BY THE WITHINNAMED VENDORS 1) Mr. COSMAS FRANCIS ANTHONY) 2) Mr. PERPETUAL FERNANDES) 3) Mr. PAUL FERNANDES) FIERNANDES) 5) Mr. JACKELINE ANTONETTE) FIERNANDES)	this Deed of Sale of Bassarilw	IN WITNESS WHEREOF, the parties hereto have signed
THE WITHINNAMED VENDORS 1) Mr. COSMAS ERANCIS ANTHONY) 2) Mrs. Perpetual Fernandes) 3) Mr. Paul Fernandes 4) Mrs. Jackeline antonette Fernandes 5) Mr. Joaquen Ellas Fernandes)	The	month and the year first above mentioned.
THE WITHINNAMED VENDORS 1) Mr. COSMAS ERANCIS ANTHONY) 2) Mrs. Perpetual Fernandes) 3) Mr. Paul Fernandes 4) Mrs. Jackeline antonette Fernandes 5) Mr. Joaquen Ellas Fernandes)	1	
2) Mr. PERPETUAL FERNANDES 3) Mr. PAUL FERNANDES 4) Mrs. JACKELINE ANTONETTE FERNANDES 5) Mr. JOAQUIM ELIAS FERNANDES)		
3) Mr. PAUL FERNANDES 1) Mrs. LACKELINE ANTONETTE FIRNANDES 3) Mr. JOAQUEM ELLAS FERNANDES)	2	UNITARIA BULLO.
3) Mr. PAUL FERNANDES 1) Mrs. JACKELINE ANTONETTE FERNANDES 3) Mr. JOAQUEM ELIAS FERNANDES)	V	
1) Mis. LACKELINE ANTONETTE PERNANDES 3) Mr. JOAQUEM ELLAS FERNANDES)	A STATE OF THE STA	2) Mrs. PERPETUAL FERNANDES)
1) Mis. LACKELINE ANTONETTE PERNANDES 3) Mr. JOAQUEM ELLAS FERNANDES)		Tro.
FIERNANDES 3) Mr. JOAQUIM ELLAS FERNANDES)	- 52	3) Mr. PAUL FERNANDES
	1.F	
A LALL BOYCE AT TRUE DEDONIANTED ON THE SECOND OF THE SECO	2 Prost Contract	3) Mr. JOAQUIM ELIAS FERNANDES)
		C. S.C. D'ONG AT TAU A TENTANTA SEPRECE

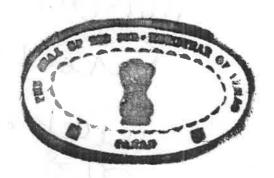


Mr. Cosmas francis Buthour Formander major, moderied No Pilerne, & his wife Mrs. Respetuals fermandes major, marvied, No marcia Pilerina. Mr. Paul Formander major, married: & his wife Mus. Jackeline Autonette fourander major dus pragos. Mr. Joaquia Elias fernandes s/o Late Andonio Constancio Fernandes, major, married, Indian mrs- Rosaliner fernandes. major, married Indian, R/o mana, Pileine, Bardy8hr: Dehok-S. Naik. major. married, Endian As Attorney for.
Peter Vaz of rate. Model Construction Put Ud. executing party 1 to 7 admits execution of the so called of J. E. Jernanaes 6) Ro Salina Fernados * a Norly

Mui. Victor Jourseerdes maderied meliaci major pilema Mr. Carmb to Comerca Valoria Most Com, witherses failed with a local fail MR-TEGET, AL

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UNIT TECHNOLOGY SERVICES LIMITED GROUND FLOOR, DADA VAIDYAROAD PANAJI, GOA-403001

D-5/STP(V)/CR/35/10/2010-RD(1466903)

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INDIA

THROUGH

SIGNATURE RECEIPT NO: 17745

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka Bardez, Registration Sub district of Bardez, North Goa District, State of Goa, on this 7th day of November of the year 2016 BETWEEN:



Indian National, PAN Card No. , and his wife (4) Mrs.

JACKELINE ANTONETTE FERNANDES, daughter of Mr.Simon
Gasper Fernandes, 47 years of age, married, housewife, Indian
National, PAN Card No. both residing at 200/1,
Volvaddo, Pilerne, P.O. Reis Magos, Bardez, Goa, Pin Code 403 114,
represented herein by their duly constituted Power of attorney Holder
Mr.Peter Vaz, director of Models Construction Pvt. Ltd., vide
Irrevocable Power of Attorney dated 4/3/2002 executed before Notary
Adv.Emerico Afonso, vide Registration No.3718 on 27/3/2002,

THE FIRST PART;

Card No.

Card No.

AND

hereinafter referred to as the "VENDORS" (which expression shall

unless it be repugnant to the context or meaning thereof mean and

include their heirs, successors, legal representatives and assigns) OF

Mr.COSMAS FRANCIS ANTHONY FERNANDES, son of late Mr.

Saluzinhio Fernandes, 59 years of age, married, businessman, PAN

PERPETUAL FERNANDES, daughter of late Mr.Sebastiao

Fernandes, 56 years of age, married, housewife, Indian National, PAN

Pin Code 403 114, (3) Mr. PAUL FERNANDES, son of late Joao

Francisco Natividade Fernandes, 51 years of age, married, businessman,

Indian National and his wife (2) Mrs.

both residents of Marra, Pilerne, Bardez, Goa,

M/S. MODELS CONSTRUCTION PVT. LTD., a Company incorporated under the Companies Act 1956, having its Office at 7th Floor, Karim Mansion, St. Inez, Panjim, Goa, having PAN Card No, represented herein by its Director MR.EDGAR AFONSO, 53 years old, son of late Dr.Crisanto Afonso, Indian National, residing at Tivai Vaddo, Calangute, Bardez, Goa, hereinafter referred to as the "PURCHASER", (which expression shall unless it be

repugnant to the context or meaning thereof mean and include its successors-in-title, legal representatives and assigns) **OF THE SECOND PART**;

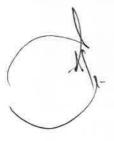
WHEREAS there exists a property better described in Schedule No.I herein below written.

WHEREAS, VENDORS are the absolute owners of the property known as "PONGUERACHO ACCO" or "VODLO ACCO", "DACTO ACCO", "VHODLO AGOR", "PAGECHO ACO", "CURSACHO ACCO" and "PORSUM" surveyed under survey No.40/5 & 40/11, situated at Village Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, more fully described in Schedule II, which forms part and parcel of the property better described in Schedule No.I, hereunder written and hereinafter referred to as the "SAID PROPERTIES";

AMO

AND WHEREAS, originally the said properties surveyed under Survey No. 40/5 & 40/11, belonged to Dotu Mablu Sinai Borkar, Shankar Dotu Sinai Borkar, Manorama Dotu Borkar, Jayabai Harsha Bhawani Sukhthankar and her husband;

AND WHEREAS, the said original owner Dotu Mablu Sinai Borkar and others vide Deed of Sale and acquittance on 03.12.1948 executed before the Consul Joao de Lucena of Consulate General of Portugal at Bombay recorded at Folio 267 had transferred the said properties in favour of Maria Angelica Estefania Fernandes through her duly constituted attorney Jose Albino Fernandes;





AND WHEREAS, vide Deed of Sale dated 27.08.1975, the said Mrs.Maria Angelica Estefania Fernandes, and her husband Joaquim Martino Fernandes sold the said properties to Mr.Sebastian Lourenco Viegas which deed is duly registered in the Sub Registration Office of Ilhas under No.599, at pages 314 to 319 of Book No.1, Volume 93 dated 30.08.1975;

AND WHEREAS, said Mr.Sebastian Lourenco Viegas and his wife Joanita Estella Goes e Viegas as exclusive owners of the said properties sold the same to the present VENDORS No.1 and 3 vide Deed of Sale dated 31.08.1999, which is duly registered in the Sub Registration Office of Ilhas under No.1484 at pages 486 to 503 of Book No.1, Vol. No.792 dated 07.09.1999;

TRAN OF WARE

AND WHEREAS, thus the present VENDORS became the exclusive owners of the properties surveyed under Survey No.40/5 & 40/11, by virtue of the said sale Deed dated 31.08.1999 hereinabove mentioned;

AND WHEREAS, VENDOR No.1 is married to VENDOR No.2 under the communion of assets and, therefore, VENDOR No.2 being moiety holder and half sharer, has been made party in this Deed of Sale similarly VENDOR No.3 is married to VENDOR No.4 under the communion of assets and, therefore, VENDOR No.4 being moiety holder and half sharer, has also been made party in this Deed of Sale.

AND WHEREAS, an Agreement for Sale dated 1st March 2002 came to be executed between the VENDORS and the PURCHASER herein, by which the VENDORS agreed to sell to the PURCHASER the SAID PROPERTIES for a certain consideration which Agreement for Sale

has been registered under No.3720(I) on 27/2/2002, before notary and advocate, Mr.Emerico Afonso.

AND WHEREAS, as per the Agreement for Sale dated 1st March 2002 the VENDORS herein had agreed to sell to the PURCHASERS the SAID PROPERTIES along with properties bearing Survey No.42/1, and 41/5 for a certain consideration.

AND WHEREAS the PURCHASER herein developed the property bearing Survey No.42/1 admeasuring 3500sq.mts. and subsequently the VENDORS alongwith the PURCHASER sold the undivided land rights to the various purchasers therein. The VENDORS and the PURCHASER herein have also agreed to execute separate Sale deed for the property surveyed under Survey No.41/5.

TO SARO

AND Whereas by this deed the VENDORS are selling unto the PURCHASER the properties bearing survey No.40/5 and 40/11, better described in the Schedule No.II for a total consideration of Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven Thousand Only);

AND WHEREAS, the PURCHASER have paid to the VENDORS the entire consideration agreed upon and the PURCHASER has now approached the VENDORS requesting that the SAID PROPERTIES better described in Schedule No.II, be transferred and conveyed to them in terms of the agreement, which request the VENDORS have accepted and hence this deed is being executed.





NOW THIS DEED WITNESSETH AS UNDER:

- 1. The VENDORS do hereby sell, convey and transfer all the SAID PROPERTIES described in detail in the Schedule No.II, hereunder to the PURCHASER and the PURCHASER does hereby agree to purchase the same for a total consideration of Rs.2,67,000/-(Rupees Two Lakhs Sixty Seven Thousand Only), paid by the PURCHASER to the VENDORS before the execution of this DEED OF SALE, the receipt whereof the VENDORS does acknowledge, and confirm, and acquit the hereby admit, PURCHASER from the payment thereof, the VENDORS do hereby sell, assign, release, convey, discharge and assure unto the said PURCHASER, forever ALL THAT SAID PROPERTIES fully described in the Schedule No.II hereto and together with all the liberties, privileges, easements, rights appurtenant thereto and whatsoever to the SAID PROPERTIES or any part thereof belonging or pertaining to or with the same or any part thereof now or at any time hereto for usually held, used and enjoyed therewith together with all the deeds, documents, writings, and other evidence of title relating to the SAID PROPERTIES.
- 2. AND the VENDORS do hereby covenant with the PURCHASER, their heirs, administrators and assigns that the VENDORS are now lawfully seized and possessed of the SAID PROPERTIES and consequently the SAID PROPERTIES is described in the Schedule No.II hereby granted and transferred in favour of the PURCHASER and the VENDORS have full and absolute authority to sell the SAID PROPERTIES described in the Schedule No.II hereto.





- 3. AND FURTHER. the VENDORS covenant with the PURCHASER to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever. AND 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 PROPERTIES and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.
- 4. AND the VENDORS does hereby declare that they have a clear and marketable title to the SAID PROPERTIES and do hereby further declare to indemnify the PURCHASER in the event the PURCHASER is deprived of the whole or any part of the SAID PROPERTIES at any point of time on the ground of defect of title in favour of the VENDORS.
- 5. AND the VENDORS have on this day delivered the vacant possession of the SAID PROPERTIES, more fully described in the Schedule No.II hereunder to the PURCHASER and have delivered the original title deeds and documents which are in their possession in respect of the SAID PROPERTIES hereby conveyed on the date of the execution of these presents.
- 6. AND the PURCHASER shall hereafter peacefully and quietly possess and enjoy the SAID PROPERTIES without any claims, demands, whatsoever from the VENDORS or any person claiming through or under them.



- 7. AND the VENDORS do hereby indemnify and shall keep indemnified the PURCHASER against all the claims, demands, dues, outgoings, charges and liens over the SAID PROPERTIES hereby sold.
- 8. AND the VENDORS do hereby authorize and gave their no objection to the PURCHASER to enter his name in survey record on execution of this deed with respect to the above SAID PROPERTIES.
- 9. The VENDORS do hereby declare that the SAID PROPERTIES are not subject matter of any acquisition proceedings or any court litigation or any dispute of any nature.
- 10. That the Executants declare that the subject matter of this sale deed does not pertain to occupancies of person belongs to Schedule caste or Schedule Tribes.
- 11. In terms of Official Gazette dated 03-01-2013 giving the value to the properties by the Government and since the present property agreed to be sold is settlement zone \$\mathcal{s}_2\$ and totally admeasures 1325sq.meters, on applying the present rate of 15% less than base value the rate becomes (5000 X 15% =5000 750=Rs.4250/m2) and hence the total value of the property is @ Rs.4250/m2.
- 12. The SAID PROPERTY is purchased for a consideration of Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven Thousand Only). For the purpose of Stamp Valuation and registration this Deed is valued at Rs.56,32,000/- hence stamp duty of Rs.2,26,000/- is affixed to this Deed.



SCHEDULE I (Description of the entire property)

ALL that properties known as "Pongueracho Acco", "Vodlo Aco", "Dacto Aco", "Pagecho Acco", "Cursacho Acco", "Galli", "Pello", "Firgueacho Agor", "Agrachi Nimbani" and "Porsum", situated at Marra, within the jurisdiction of Marra-Pilerne Grampanchayat of Bardez Taluka, Sub-District of Ilhas, North Goa District, State of Goa, surveyed under Survey Nos.40/1 to 40/12, 41/1 to 41/7, 42/1, 42/2, 31/2, 32/1, 33 and 34, which property as a whole is described in the Land Registration Office under No.5005 at folio 13 of Book B-2 new in the transcript of Bardez and enrolled in the Taluka Revenue Office of Bardez under Matriz No.245, 254, 301 and 302 and bounded as under:-



On the South: By Survey No.45 and 43

On the East: By Survey No.21 and 31

On the West: By Survey No.46 and 39 of Village Marra

SCHEDULE II

ALL those properties known as "PONGUERACHO ACCO", "VODLO ACCO", "DACTO ACCO", "VHODLO AGOR", "PAGECHO ACCO", "CURSACHO ACCO" and "PORSUM" surveyed under Survey Nos.40/5 and 40/11, situated at Marra, Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in the Land Registration Office of Ilhas under No.5005 and enrolled in the Taluka Revenue Office under Matriz Nos.245 and 254 and totally admeasures 1325sq.meters and are independently admeasuring and bounded as under:-

Property surveyed under Survey No.40/5 is admeasuring an area of

425sq.meters and is bounded as under:-

On the North: By Nallah

On the South: By Nallah

On the East: By Survey No.40/6

On the West: By Survey No.40/4

And

Property surveyed under Survey No.40/11 is admeasuring an area of

900sq.meters and is bounded as under:-

On the East: By Survey No.40/12

On the West: By Survey No.40/10

On the North: By Nallah

On the South: By Nallah;



The said properties are delineated with red in the annexed plan.

IN WITNESS WHEREOF THE PARTIES HERETO SIGN HEREUNDER:

SIGNED, EXECUTED AND DELIVERED BY THE

WITHINAMED VENDORS
(1) Mr.COSMAS FRANCIS

ANTHONY FERNANDES

(2) Mrs. PERPETUAL FERNANDES)

(3) Mr. PAUL FERNANDES

(4) Mrs. JACKELINE ANTONETTE) FERNANDES)

IN THE PRESENCE OF

WITNESSES





Represented herein by their duly constituted Power of Attorney Holder Mr. Peter

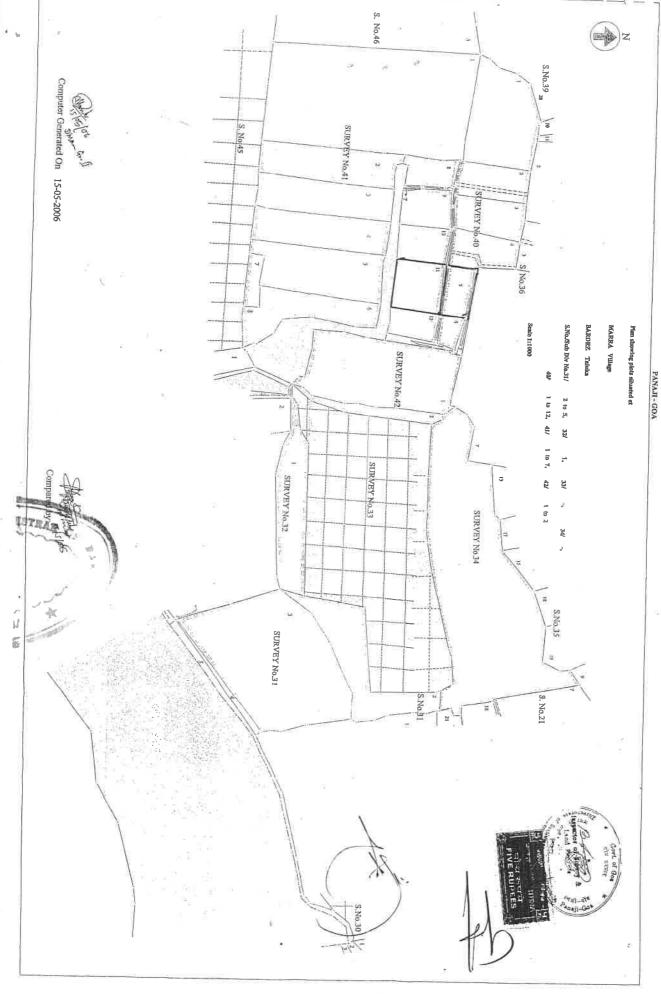
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L.H.F.P. of Mr.Peter Vaz R.H.F.P of Mr.Peter Vaz When CHERRY X DARES

REENA BOTELHO

	SIGNED, EXECUTED AND	FOR MODELS CONSTRUCTION
	DELIVERED	PVT. LTD.
	BY THE WITHINNAMED	
	PURCHASER IN THE	
	PRESENCE OF WITNESSES	(MR.EDGAR AFONSO)
		DIRECTOR
	2	
	L.H.F.P. of Mr.Edgar Afonso	R.H.F.P of Mr.Edgar Afonso
		Charles and the
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Directorate of Settlement and Land Records GOVERNMENT OF GOA



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time: 08-11-2016 12:39:16 PM

Document Serial Number: 4785

Presented at 11:38:00 AM on 08-11-2016 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	168960.00
2	Processing Fees	450.00
	Total:	169410.00

Stamp Duty Required:

225280.00

Stamp Duty Paid: 226000.00

Samir Uttam Kerkar presenter

Name	Photo	Thumb Impression	Signature
Samir Uttam Kerkar,s/o Uttam Kerkar, UnMarried, Indian, age 33 Years, Advocate, r/oNaik Vaddo Mandrem Pernem Goa To Admit and Execute as POA for CP Vide POA Dated 5.10.2011 before Sub Registrar Ilhas under Sr. No. 72/11			Sukas

Endorsements

Executant

100

1. Samir Uttam Kerkar, s/o Uttam Kerkar, UnMarried, Indian, age 33 Years, Advocate, r/oNaik Vaddo Mandrem Pernem Goa To Admit and Execute as POA for CP Vide POA Dated 5.10.2011 before Sub Registrar Ilhas under Sc No. 72/11

Photo	Thumb Impression	Signature
		Sukal

2 . Durgadas Shirodkar, s/O Pandurang Martins, Married,Indian,age 39
Years,Service,r/oAivao,Caranzalim,Tiswadi Panjim Goa Pan no "POA dated 20/11/2014 executed before sub Reg Ilhas Panjim Tiswadi Goa under no PNJ-BK4-00076-2014,CD no PNJD36. (To admit an execute sin behalf of Mr Edgar Afonso)

Photo	Thumb Impression	Signat ure
		Hirab

Identification

Sr No. Witness Details	Sig nature
Amruddin Shaikh , S/o Ismail Shaikh, Married, Indian, age 71 Years, Retired, r/o Bella Vista, Sangolda, Bardez Goa	Should Hadding
Suryakant Shirodkar , S/o Gopal Shirodkar, Married, Indian, age 47 Years, Service, r/o Tivim Bardez Goa	Sa

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

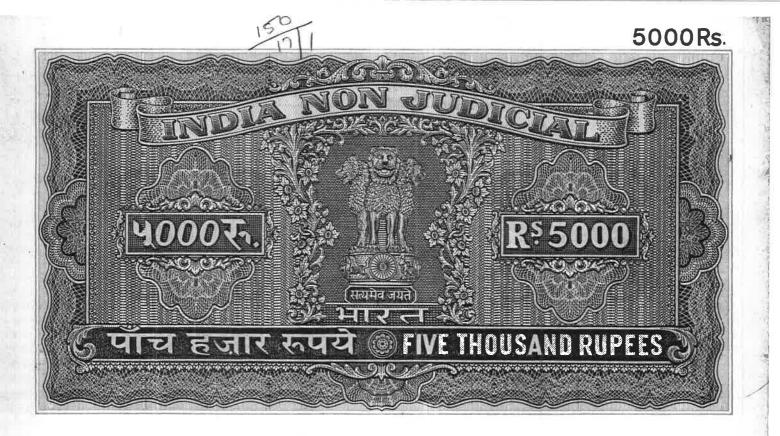
REGISTRAR

Book-1 Document Registration Number BRZ-BK1-05140-2016 CD Number BRZD784 on Date 21-12-2016

Sub-Registrar (Bargez)

Scanned By - Sadanund
Signature - Impar, elcas

Designed and Developed by C-DAC, ACTS, Pune



STEEL ING Presented at the Ott **Sub-Registrar of** between the hours of acceived tees for: Ra

Registration Copying (Polios)

Copying endorsements

Postage

SUB - REGISTRAR

LHAS

BUB - REGISTRAN LHAS

DEED OF SALE

THIS DEED OF SALE is made at Panaji, Goa, on this 8th day of the month of January of the year two thousand two; moired usibal was sold M Value of stamp paper Shook.

Name of the purchaser MCCC

Residing at Son of

Sig. of the Stamp vendor

Signature of Purchase

profite finance

BETWEENSE

(1) Smt RADHABAI KRISHNANATH MALVANKAR, major of age, widowest late Shrinkrishnanath Vasu Malvankar, Indian National, wresident of Molca



Vaddo, Pilerne, Bardez, Goa (2) SMT. BHARATI
VITHU GAONKAR, wife of Vithu S. Gaonkar,
daughter of late Shri Krishnanath Vasu Malvankar, major of age, Indian National and her

Value of stamp paper 10001	
value of stamp paper	
Name of the purchaser MCfc	
Residing at son	of
mes 1 Co	
Sig. of the Stamp vendor	Signature of Purchase

husband (3) Sh(ri) VITHU SABAJI GAONKAR; son of SabajingGaonkar, major of age, Indian National, both inesidents of Majvankar colony, Nerula, Bandez, Goa (4) Smt is JAYANTIGE SUDESH WADKAR;





wife of Sudesh V. Vadkar, daughter of late Krishnanath Vasu Malvankar, major of age, Indian National and her husband (5) Shri SUDESH VASUDEV VADKAR, son of Vasudev Vadkar,

major of age, Indian National, both residents of Santa Inez, Ilhas, Goa (6) SMT. SARITA SANTOSH HALDANKAR, wife of Santosh Haldankar, daughter of late Krishnanath Vasu Malvankar,



aged 23 years old, Indian National, and her husband (7) SHRI SANTOSH TUKARAM HALDANKAR, son of Tukaram Haldankar, major of age, both resident of Valpoi, Sattari, Goa (8) SMT.

Fr. No. 30 24 Place of wend, Panaji	-Goa Date o	f issue	1 05	40%
Value of stemp paper 10001-				
Name of the purchaser . M.CPC				
Residing at son of			PAGE 489-1-1	
		1 18	1 %	
Sig of the Stamp vendor		Signature o	f Purcha	30

TANUJA RAJARAM GAONKAR, daughter of late Shris Krishnanath Vasu Malvankar, and wife of Shris Rajaram Arjun Gaonkar, major of age, manried, Indian (National, and her shusband (9) SHRI



RAJARAM ARJUN GAONKAR, son of Arjun Gaonkar and husband of Smt. Tanuja Rajaram Gaonkar, both residents of Bicholim Goa, major of age, Indian National, all the above parties from 12

resident of bull, sadde, Priving Bardez, Gos.

er. No. 3026 Place of yend, Panaj	8 1 02 m	
Value of stamp paper	1-Gua Date of Issue manimum and	
Name of the purchaser MCPL Residing at Form son of		-
· s		
Sig. of the Stamp vendor	Signature of Purchase	

1906 9 are hereby represented herein by their lawful and legal Attorney Shri. Hemant lawiss Hanumant Krishnanath Malwankar, son of calate the Knishnanath Vasu Malvankar, major of age, resident of Moica vaddo, Pilerne Bardez, Goa,





by Power of Attorney dated 6/12/2001 registered under Registration No.2377/2001 duly executed before the Notary Public Shri Gajanan G. S. Dhumatkar, at Alto - Betim, Goa and (10) Mr.

Value of stamp paper Sort

Name of the purchaser MCP

Residing at Sort of the Stamp vendor

Sig. of the Stamp vendor

Signature of Purchase

Hemant alias Hanumant Krishnanath Malvankar, son of late Krishnanath Vasu Malvankar, major of age, resident of Moica vaddo, Pilerne Bardez, Goa, all hereinafter called the





"VENDORS" (which expression shall mean and include their heirs, executors, administrators and assigns) of the ONE PART

Sed est of the transfer to large

Value of stamp paper Accel vend, Panage in Date in 1988.

Name of the purchaser of Company son of Signature of Purchaser

AND :

M/S. MODELS CONSTRUCTION PAST. LTD., a Company registered under the Companies Actionaxing arts registered office at 4th Floor, Joffre Resi-

iso noreasing it ow





dency, Behind Goa College of Pharmacy, Panaji,
Goa, represented herein by its Director Mr.
Peter Vaz, son of late Diogo Vaz, major of
age, married, Indian national, businessman,

Value of stamp paper Signature of Purchaser

Signature of Purchaser

Signature of Purchaser

residente of Caranzalem, Alhas, Goa, hereina-siften called the "PURCHASER" (which sexpression shall mean and included its Directors, succes-sors, madministrators, legal prepresentatives?





and assigns) of the OTHER PART.

WHEREAS, there exists a property known as 'PONGUERACHO ACCO' on 'PAGECHO ACCO' and also

First St. Story Sea on St. St. Of Frag.

Name of the purchaser Mcf	Value of stamp paper	10
contains at an angular an angular and of	Name of the purchaser Med	
	createing of management and of	*************************************

the property 'PORSUM' forming parts of the bigger property, surveyed under S.No.40/6, 40/12 and 44/6, situated at village Warra, Bardez Taluka, Goa totally admeasuring 2200

No.40/6 and 500 square metres under Survey
No.40/6 and 500 square metres under Survey
No.40/62 and 1475/sq.ahmetres?#Whider://eurvey
No.41/61 full-dyndes@rhbedninb&chedule &InchereWhidersowritten? Aforming-particular the Jarger
property? describedninother Land Registration
Office ofsilibas under No.5005/at pagesbd3 Book
B+2 new Band more particularlys described thin
schiedule Unhereunder written; to the base condition

1 128 108 128 148 147 2 18 144 2 18 1

Fernandes, resident of Sicwim; Bardez, Goarvels
alson of Mumberi, hadrourchased adicoesy or
additions or parts particularly identified and
known sase! Pohgueracho Accom, 10010 Accom,
Pagecho Acco, 'Cursacho Accom, 10010 Accom,
which jointly forms one property situated at
Village Marra-Pilerne, within the jurisdiction
of Marra-Pilerne Grampanchayat, Sub District
allegna allem, and bies (AABBENT Out)
of Ilhas, North Goa District, State of Goa,
and bigg and the patterned and bigg and believe and believe and by the patterned by the patterned and by the patterned by the patterned and by the patterned by the patter



enrolled in the Land Revenue Office;

(BV902 Tains) deriem Hibble 215 billed (45m.p2 who will summere makes under Survey YEARS AND WHEREAS; wide Deed of Sale and Ach quittance sexecutednon 3rd December; 1948; in the a City of Bombaya before the Consul Joaqua de Lucenais of Consulated General of Portugal recorded at folio 267; the coniginal owners Dotu Mabla Sinai Borkar resident of Borim but then resident of Bombayw foreselfs and as abduly authorised attorney of his children and daughter-in-law namely Shankar Dotu Sinai Borkar, bachelor, Manorama Dotu Borkar, spinster and Jayabai Harsha Bhawani Sunktankar, solderthe above o said property comparising and 5 parts adicoes situated ati Village Marna-Pilenne; lain favour of Mrs. Maria Angelica Estefania Fert nandes; of the contract of the te leibuitz viisquia enc aprovi gi in al Village Mirra-Pilerne, within the jurisdantson of Marra-Pilerne bramparchayat, Sub Dustanch AND WHEREAS, said Mrs. Maria Angelica Thus the Gos Preferet State of Estefania Fernandes and her husband late carolied to the Tolaka Ravehoo ittice condet Joaquim Martinho as exclusive owners sold the



enog bree avoids of the However, 100 the Sirvey Mos. 40/6 said property surveyed under survey Nos. 40/6 ton at the case Andreader of Pageth Act that

and 40/12 and 41/6 situated at Willage Marra-Pilerne, Fadmeasuring 2200 square metres to late Shri Krishnaneth Vassu Malvankar vide Deed of Sale dated 7.8.1982 duly registered in the Sub-Registration Office of Ilhas at Panaji under No.535 at pages 75 to 80, Book No.1, Vol.No.185 dated 9.8.1983;

Mahvankar expired heaving behind the Vendors abovenamed as the only hegal hear;

scondule II nereporter will beginn his shows . It

AND WHEREAS upon the death of Krishnanath Vassu Malvankar, Deed of Succession was
require a fill to a first training and has
executed on 15.09.1995 and registered in the
Sub-Registrars Office Sub-District of Goa
under Book No.652 at pages 92-V onwards and
all the legal heirs were brought on record.

Interesting throught to wanturning of the formation the sole and absolute owners in possession of

No.40/6, 40/12 and 41/6 of Village Marrae

Decate of take the to the time are to be of

WS of at - eipho fix unydain Blaic 8 3 S. AND WHEREAS, the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase by a straight deal without any prior written agreement the said property surveyed under Survey Nos. 40/6, 40/12 and 41/6 of Village Marra-Pilerne, Taluka Bardez Goa admeasuring 2200 sq.metres, described oin Schedule II hereunder written and as shown the plan annexed hereto in red colour boundary line. for total consideration BUTT HOOM ZATREAM THE Kr (2) 13 Rs.2,00,000/-Two Lakh only) (Rupees being . Someth Unit darked fair and true market value of the property.

NOW THIS DEED OF SALE WITNESSETH as follows:-

Sub-Rygislans Diffire Mab-Di Nort Of

1. That in pursuance of the oral agreement and in consideration of sum of Rs. 2,00,000/- (Rupees Two Lakh only) paid by the Purchaser to the Vendors, the receipt of which the



Vendors do hereby admit and acknowledge, and grant full discharge of the same to the Purchasen, they the Vendors as absolute owners do hereby convey and assign by way of sale unto the Purchaser all that property admeasuring 2200 square metres surveyed under survey No.40/6 and 40/12 and 41/6 situated at Village Manna-Pillerne, fully described in Schedule III hereunder written shown on the plan annexed hereto in red colour boundary line and signed by the parties together with all their rights, title, interest, claim, demand, its privileges and appurtenances whatsoever to hold the same trium groundramaes and defects absolutely and freehold property forever. merchan whosodyer is her one one care a revision and real

2. The Vendors do hereby grant, sell, assign, convey and assure unto the Purchaser absolutely and forever all that property particularly described in Schedule II hereunder written, together with the ways, wells, compounds, path, passages, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights and appurtenances whatsoever to the said property belong-

a wild time on an only in girling the girls that the best he was a

ing or in any way appertaining to or with the same or any part thereof now or at any times thereto before usually held, used, occupied or enjoyed or reputed known as part or member thereof be appurtenant thereto and also together with all the deed, documents, writings, vouchers and other evidences of the title relating to the said property or any part thereof.

hazeto in red colour boundary line and signed by the oarties together with all their rights.

fally, anterest, clarm, decent, ats priviledes That the property hereunder sold is free Add No Dowl from encumbrances and defects of title and no and freehold property loceyer person whosoever is having any right, claim or demand against the property or any part thereof and the Vendors have full power and lute authority to sell the property under these presents in the manner aforesaid and the Purchaser shall be entitled to quietly Militer to Silvabula II hereugand enjoy the same without any claim, demand al lew en. logether with the ways, whatsoever or under the Vendors or any compounds, main, passages, drains, trees claiming through or under them. plants lights libertime. Resemble, minfile

4. The Vendors declare that no person what-

soevereds having any claim, right or einterest in the said property conveyed under othese presents or any part thereof and in case the Purchaser is dispossessed of the whole or any part of the said property on account of any defect in title, then the Vendors shall clear such defects at their own cost and shall indemnify and keep indemnified the Purchaser from the same and every part thereof.

5. The Vendors declare that the property hereby asold is not acquired or requisitioned by any authority nor there are any proceedings being contemplated for acquisition of the same.

all get block office and property sold to the

6. The Vendors shall at the cost of the Purchaser requiring the same, execute and do every assurance and thing necessary for further and more perfectly assigning the said property unto the Purchaser as may be reasonably required.

Francisco Lagration to The Tribett and Contract

Table the transference of figure to the contained by the

8. That the Purchaser has bataken physical possession of the said property sold to the Purchaser by the Vendors on having been paid the entire eprice of Rss2,00,000/-16(Rupees Two bakh 1001) at The betampoduty has been apaid separately g by means eof detamp paper from which the sale deed is styped and executed?



ent to the sets of the same, we set to the Purchaser required the same, we set to and the

ALL that properties known as "Pongueracho Acco", "Odlo Aco", "Pagecho Acco", "Cursacho Acco" and "Ponsum" situated at Marra Pilerne, within the jurisdiction of Marra Pilerne Grampanchayat, Sub-District of Ilhas, North

Goa District, State of Goa, surveyed under Survey Nos 40/1 to 40/12, 41/1 to 41/7, 42/1 and 2, 31/2, 32/1, 33,34 and 42/2, which property as a whole is described in the Land Registration Office under No.5005 at folio 13 of Book B two new and enrolled in the Taluka Revenue Office under Matriz No.254 and bounded as under:

On the North: By Survey No. 39, 36, 34 and 35;

On the South: By Survey No.45 and 43:

On the East : By Survey No. 21/31;

On the West: By Survey No.46 and 39 of

Village Marra-Pilerne.

SCHEDULE II

ALL that property known as "Pongueracho Acco" "Pagecho Acco" and "Porsum" in parts which properties are surveyed under Survey

Nos.40/6, 40/12 and 41/6 totally admeasuring 2200 square metres being 225 sq.metres under Survey No.40/6 and 500 square metres under Survey No.40/12 and 1475 sq. metres under survey No.41/6, situated at Village Marra-Pilerne, within the jurisdiction of Marra-Pilerne Grampanchayat Sub-District of Ilhas, North Goa District, State of Goa, which property as a whole is described in Schedule I hereinabove and this property is bounded as under:-

Property surveyed under Survey No.40/6 is bounded as under:~

THE STATE OF THE PARTY OF THE WILLIAM STATES

On the North: By Nallah and further by Survey No.36;

On the South: By Nallah

On the East : By Nallah;

28

Service that he was entered and a service that the

Mirror P., Mir so o spirit vego com in tranta

On the West : By Survey No. 40/530 944 00668

PROPERTY AND A CHARLES AND SHE MT, PADELBAI PRISHHAMATH MALVANKAR

SUPPENDING TEND SARAUT SHOMEN Property =

TWE is bounded as under - Haddun THMAYAL SHIT SUDERH VASUBEV VASKAR

TMC SESTI SANTOSH HALDANKAH

THRE SANTOSH THEAREN VELDENEAPTON ON THE SANT TANDULA PAJARAM GAONKAP

On the South: MANBYANAMYANA MARGIAR IRAR

On the East: By Nallah;

On the West: By Survey No.40/11.

All the above Parties are represent tod the removement

Property surveyed under Survey No.41/6 is

MALVANKAP -: Padnuck

On the North: By Nallah

On the South: NAMBY Survey No.141/7 and by

Survey No.45;

On the East:

By Nallah: 8 GBRBVIDED OWN DEWNELS

On the West:

By survey No.41/5.

IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above ment oned. Eirector Mr. PETER VAZ

On the West : By Surv**&9 Q393WJ93Q DNA GBNDI2**

THE WITHINNAMED VENDORS

SMT. RADHABAI KRISHNANATH MALVANKAR

Property RANGAD HHIANGETARAHBY TMS. 46\$12

SHRI VITHU SABAJI GAONKAR (3)

is bounded as BANDAY-HEADUR ITHAYAL .TMR (4)

(5) SHRI SUDESH VASUDEV VADKAR

(6)SMT. SARITA SANTOSH HALDANKAR

SHRI SANTOSH THEARAM HALDANKAR TON SAT HO (7)

(8) SMT. TANUJA RAJARAM GAONKAR

On the South: RANMOADaNUMRA MARALAR IRHZ (9)

On the East : By Wallah:

on the assistant Allena, 40/11.

All the above Parties are representated herein by their Er d\it.on yev in 8. Palar Holder, SHRI+HANUMANT alias HEMANT KRISHNANATH MALVANKAR bounded as under:-

Hickney

On the North:

(10) (SHRI HANUMANT alias HEMANT disos ent mo KRISHNANATH MALVANKAR)

Survey No.45;

Sy Mallah: YE CHARLING CHA CHARLES

On the East

By survey

On the West -

THE WITHINNAMED PURCHASER

IN WITHESS WHEREOF, the mant

signed this Deed o

month and the yearve incitagraphical and the dinom LTD., represented by its Director Mr. PETER VAZ

WITNESSES:-

1. Frank

2.

TUATED

MARRA

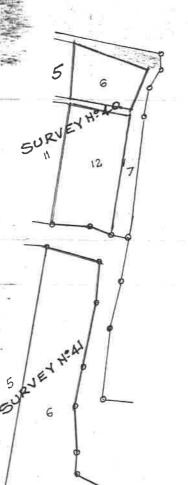
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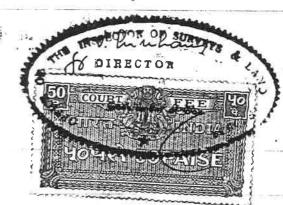
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S. No. / SUB DIV. Nos. 40/6,12, 41/6.

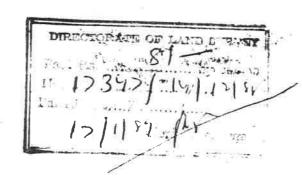
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V. hi ulan

Marra

40,50

Nolascolering

Ouri Hecuaul-alias Hannuar 1- Krishnanats Malvankar, major. Grdian, and 870 moica Vaddo. Pilonia Heroney of @ Sut. Radhabai mishmanath Malvantcar major, widow, 800 5 smt. isharati Vithin Craonkan imajord. @ Mrxithy sabati Garucaril major (d) mm. Jayanti Judish Vadkar, majord on steams, Elhas; and her husband, E. Mr. Snotth Vasuolev Vod Kar, major, 870 84. cens. 5 mm. Savila Santish Haldantcott, 234m.

& her husband mr. Jantosh Tulcaram Haldan Kar, majet, both op valpri, suffari. (h) Mry. Tamuja Roujardu Garifar, daughter of late Mois. Irridinanath Vasu Malvankar, wafor , marenied. Fudian i and her husband (i) Mr, Rajanau Anjum Gasonsol major / wasonied / words Richalim. i vide P.A. clatted 6/12/01. moderied, Suchian major and Mo Pana ja a Afformery of Mis model. side p. A. da tral 30/10/200

y (arbury n Mr. Sacreer Vasuder Challi major jourtitied the sauls Considered Na. 150

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At pages 1/6 to 134

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Oato 17/1/2002

