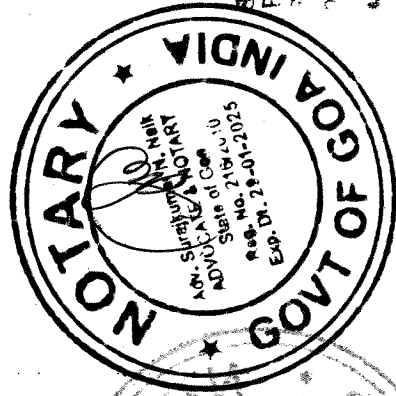




00BB 814227



74b/2003

Serial No. _____
Presented at the Office of the
Sub-Registrar of M/s. M. Y. & Co.
between the hours of 2.00 p.m.
and 4.15 p.m. on 21/7/2003

Received fees from _____
Registration 11000.00
Copying (Police) 60.00
Copying endorsements 100.00
Balance 1076.00
Total Rs. _____

[Signature]

Domingos Antonio Vales

[Signature]

DEED OF SALE

This DEED OF SALE is made and executed at VASCO DA GAMA, GOA on this 16th day of June of the year Two Thousand Three (16.06.2003).

BY AND BETWEEN

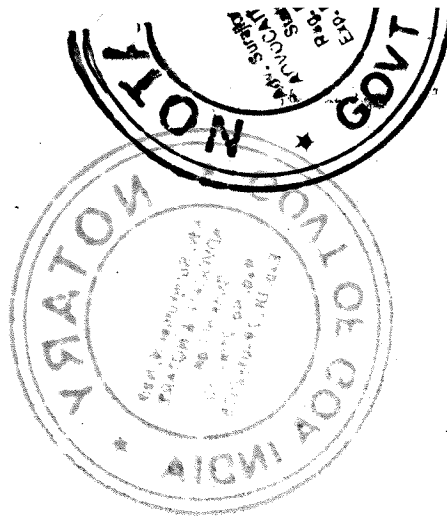
1. MR. DOMINGOS A. VALES alias DOMINGOS A.B. VALES, son of late Shri Paulo J. Vales, major of age, businessman and his wife 1A. MRS.

5196
-00001 No. ... Place of Vendor, Vasco, 12/6/03
Value of Stamp Paper Rs. 15000/-
Name of Purchaser Sayed Siraj Ahmed
Residence Vasco
Purpose ... Name of Parties ...
... Transacting

Parties

Signature of Stamp Vendor

Signature of Purchaser

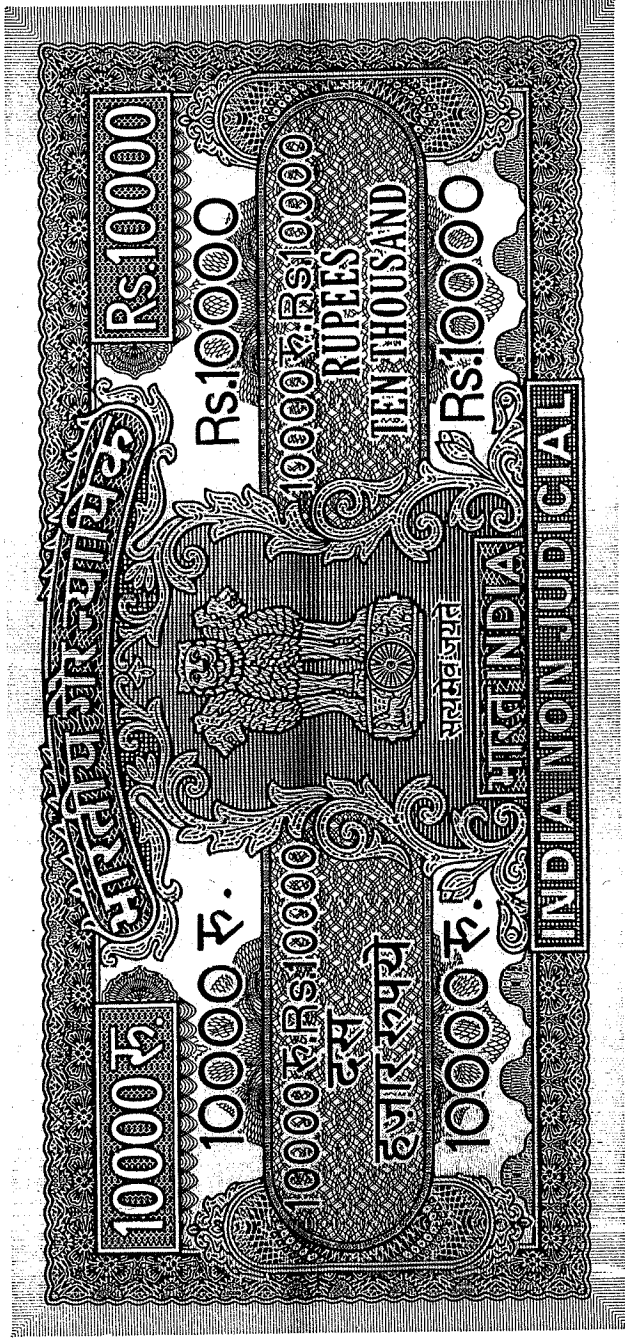


-2-

GRETA M. VALES, major of age, service, both residents of Dramila Apartments, E/G, Mangor Hill, Vasco da Gama, Goa hereinafter jointly called 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) of the FIRST PART;

2. MR. SAJAD SIRAJ AHMED, son of Shri Sajad Abdul Satar, service, major of age, resident of 'Hydari Manzil' Near Junta Quarters, Buttea Bhat, Vasco da Gama, Goa hereinafter referred to as the 'PURCHASER' (which expression shall unless repugnant to the context or meaning thereof mean and





03AA 666111



-3-

include his heirs, executors, administrators, successors and assigns) of the
SECOND PART.

AND

3. MR. ULISSES CLEMENT VALES, son of Shri Domingos A. Vales,
aged about 22 years, resident of Dramila Apartments, E/G, Mangor Hill, Vasco
da Gama, Goa hereinafter called the "CONFIRMING PARTY" (which
expression shall unless it be repugnant to the context or meaning thereof mean
and include his heirs, executors, administrators, successors and assigns) of the
THIRD PART;



5198

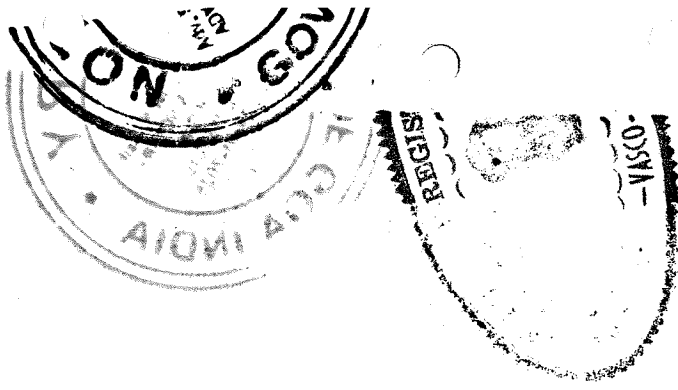
Value of Stamp Paper Rs. 10000/- 12/6/03
Name of Purchaser Sayed Sray Ahmed
Residence Vasco
Persons Name of Father

Transacting

Parties

of Stamp Vendor

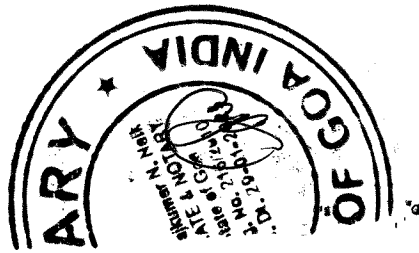
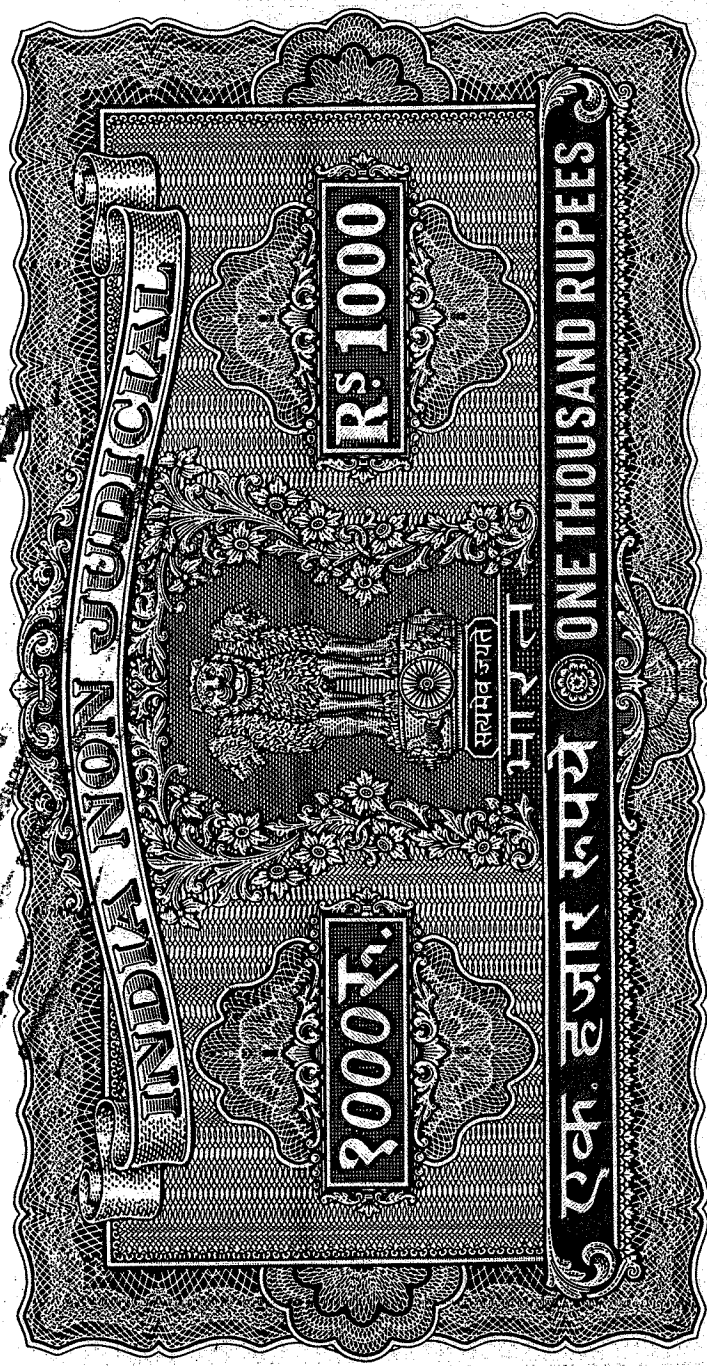
of Purchase



-4-

WHEREAS VENDORS are the owners of the ALL THAT property known as "AFRAMENTO" situated in Dabolim within the limits of Village Panchayat of Chicalim, Sub-District of Mormugao and registered in the Land Registration Office at Salcette at Margao, under No. 44390, at folio 139 of Book B, No. 115 of the New Series, surveyed under Survey No. 58/3-I of Dabolim Village admeasuring an area of 1847.00 square metres better described in SCHEDULE-I hereunder written (hereinafter referred to as the SAID PROPERTY).

1000RS.



-5-

AND WHEREAS the SAID PROPERTY earlier belonged to Shri Paulo Joel Vales and his wife Smt. Santana Vales and upon their death inert alia the SAID PROPERTY was allotted to VENDORS No. 1 and 1A in Inventory Proceedings No. 15/1984 filed in the Court of the Civil Judge Senior Division at Vasco da Gama which was confirmed vide Judgement dated 28.07.1988.

AND WHEREAS all the legal heirs including the VENDORS moved before Ld. Deputy Collector for causing necessary mutation and partition in the Survey Records, which application came to be registered under No. LRC/PART/18/90 and vide Order dated 02.02.1993 the Ld. Deputy Collector

599
Value of Stamp Paper Rs. 1000 - 12/6/03
Name of Vendor Sayed Sayyid Ahmed
Residence Vasco District of Dabolim
Parties ...

Signature of Vendor
Signature of Purchaser

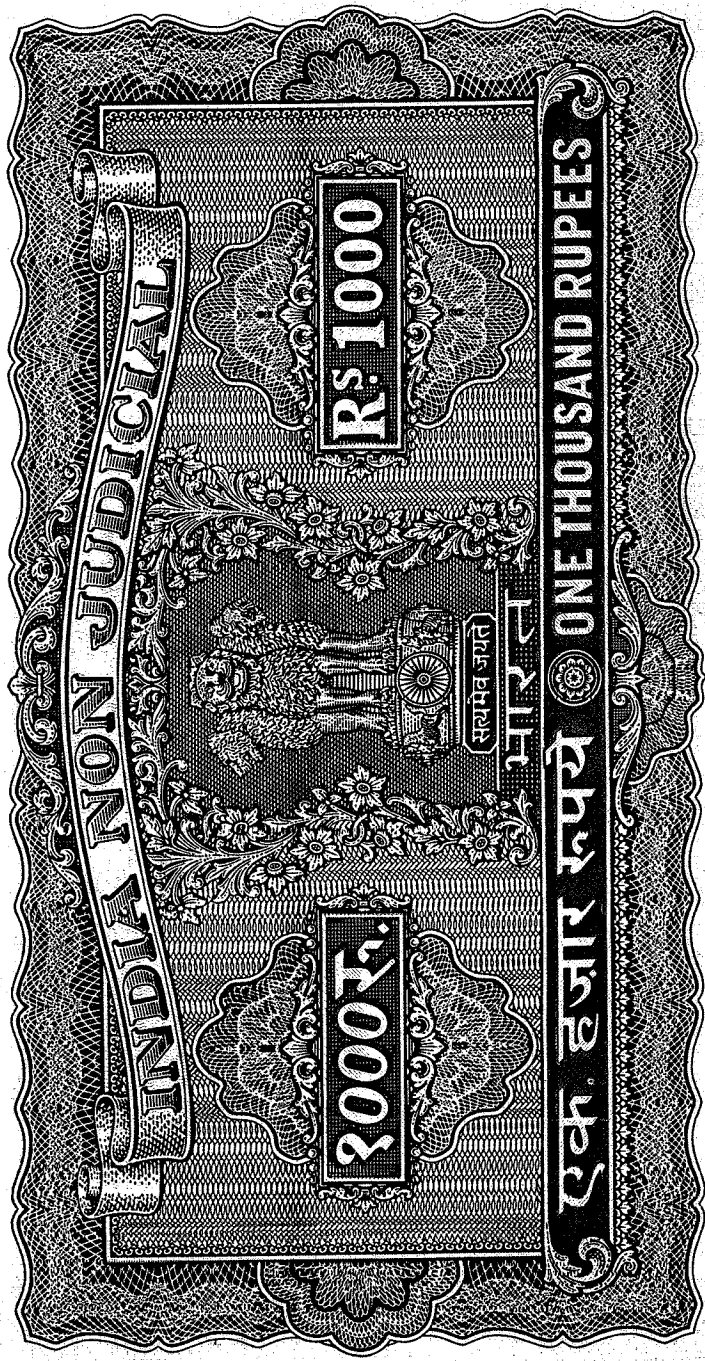


-6-

partitioned and accordingly the SAID PROPERTY is seen allotted after partition among the different parties in the above case unto the VENDORS and it is seen the name of the VENDORS are recorded as occupant with separate Survey Number to the SAID PROPERTY as No. 58/3- I of Dabolim Village.

AND WHEREAS thus the VENDORS have become independent, separate, distinct and absolute owners of the SAID PROPERTY.

1000RS.



-7-

AND WHEREAS aforesaid the VENDORS have secured necessary permission for conversion of the SAID PROPERTY namely SANAD under No. 11/1/96/DYC by the Office of the Dy. Collector/SDO Mormugao, Vasco da Gama dated 24.07.1997.

AND WHEREAS the VENDORS sub-divided the SAID PROPERTY into four separate, independent plot inter-alia being distinct, separate, well identified under No. Plot 'B' admeasuring an area of about 545.00 (Five Hundred Forty Five) square metres being part and parcel of the SAID PROPERTY a shown

5209
Place of Vendor
Value of Stamp
Name of Vendor
Residence
Purpose

12/6/03

16-1000-

Sayed Siraj Ahmed

Vasco

of Pader

Transacting

Parties

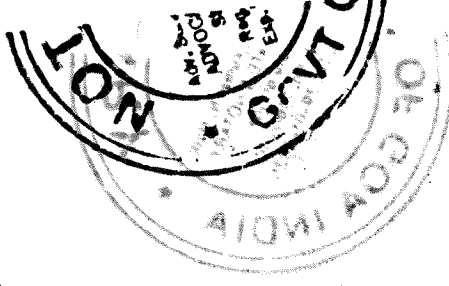
By

Stamp Vendor

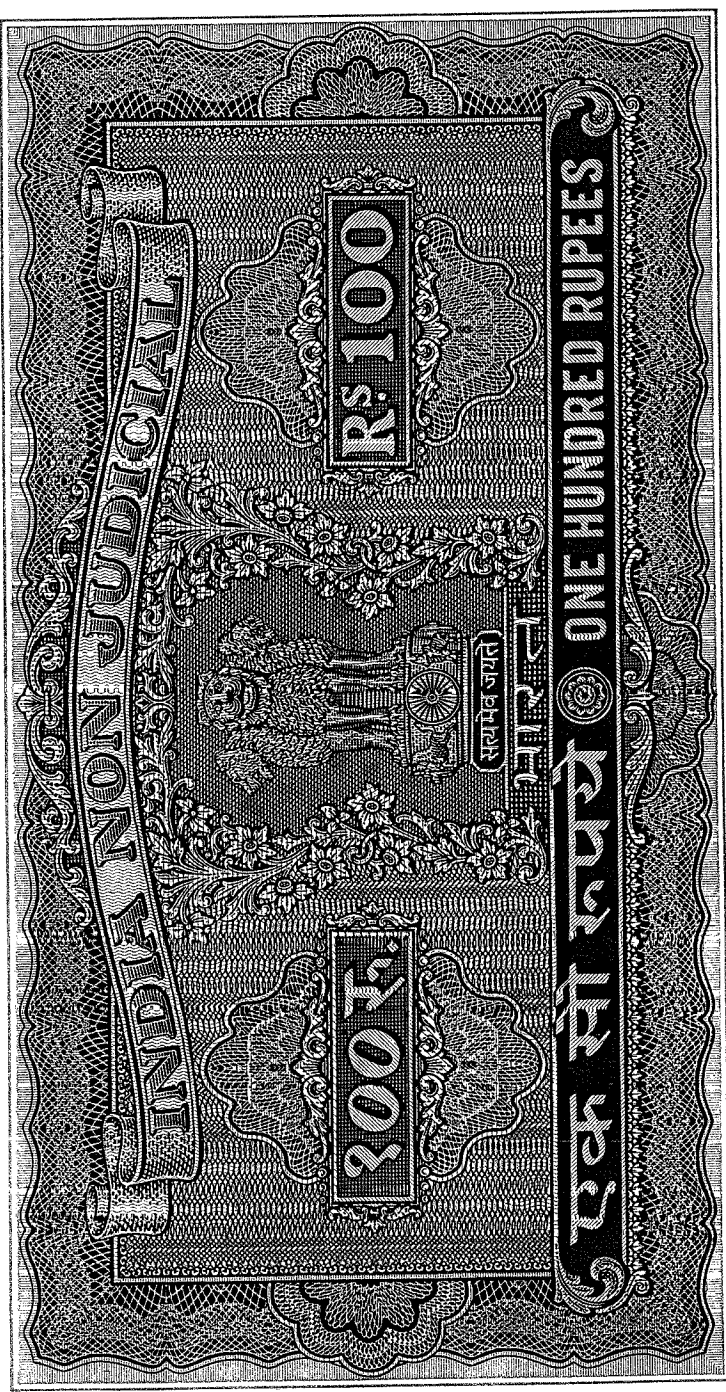
Sign. of Parties

-8-

and delineated in red boundary line in the plan annexed hereto at ANNEXURE I and more particularly described in SCHEDULE II written hereunder better delineated in red boundary line the plan annexed hereto at ANNEXURE-I (hereinafter called as the "SAID PLOT") and accordingly the VENDORS have obtained Provisional sub division issued by Vasco Planning & Development Authority vide letter under reference number VPDA/9-V-23/02-03/1670 dated 30.01.03 and final approval vide number VPDA/9-V-23/02-03/1831 dated 24.02.03 and thereafter No Objection Certificate for sale of the SAID PLOT was issued by the Vasco Planning & Development Authority vide Ref. No. VPDA/9-V-23/03-04/81 dated 11.04.2003.



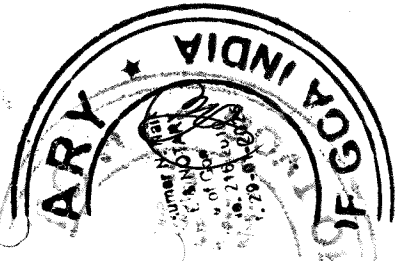
100RS.



-9-

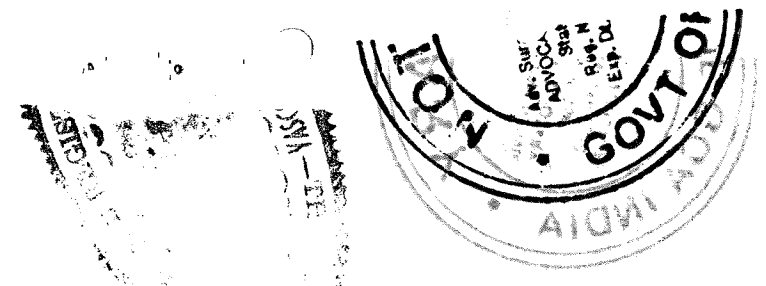
AND WHEREAS the CONFIRMING PARTY has arranged for and successfully assisted as broker and rendered active assistance in negotiations and finalizing the sale of the SAID PLOT of the VENDORS to the PURCHASER.

AND WHEREAS the PURCHASER has approached the VENDORS to purchase the SAID PLOT identified under letter 'B' admeasuring an area of 545.00 (Five Hundred Forty Five) square metres for a total consideration of Rs. 5,45,000/- (Rupees Five Lakh Forty Five Thousand only) which is the fair market value of the SAID PLOT.



5201
Value of Shares Rs. 100/-
Name of Vendor Sayed Say Ahmed
Name of Purchaser Vasco
Particulars of Shares
Particulars of Shares

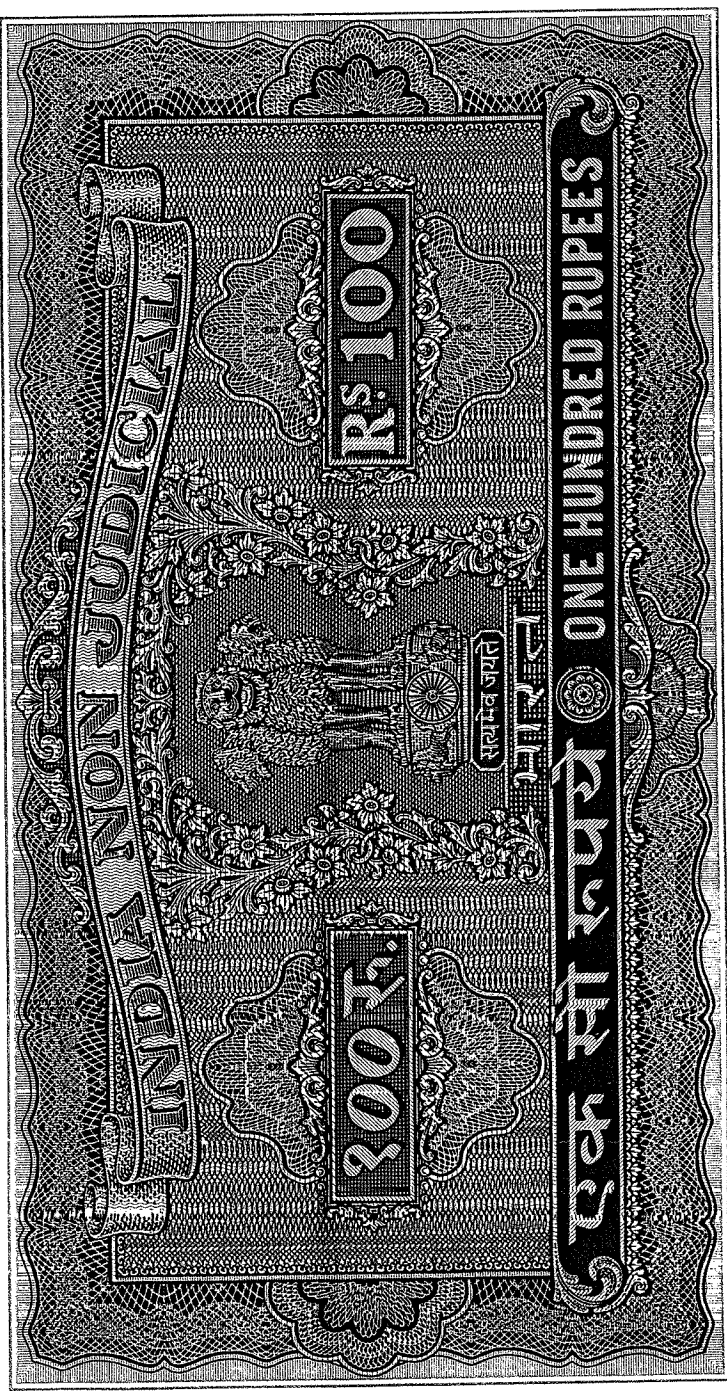
Signature of Vendor
Signature of Purchaser



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. 5,45,000/- (Rupees Five Lakh Forty Five Thousand only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDORS and the CONFIRMING PARTY of which an amount of Rs. 50,000/- (Rupees Fifty Thousand only) is paid to the CONFIRMING PARTY upon request from the VENDORS (receipt of the

100RS.



-11-

entire price consideration of Rs. 5,45,000/- the VENDORS and the CONFIRMING PARTY admits and acknowledge) and the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASERS, ALL THAT the SAID PLOT identified as Plot identified under letter 'B' admeasuring an area of 545.00 square metres which is better described in SCHEDULE-II hereunder written and better delineated in red boundary line in the plan annexed hereto at ANNEXURE-I 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



S202
Value of Stamp Paper Rs. 100 - 12/6/03
Name of Purchaser Sayed Sisy Ahmed
Address Vasco
Purpose

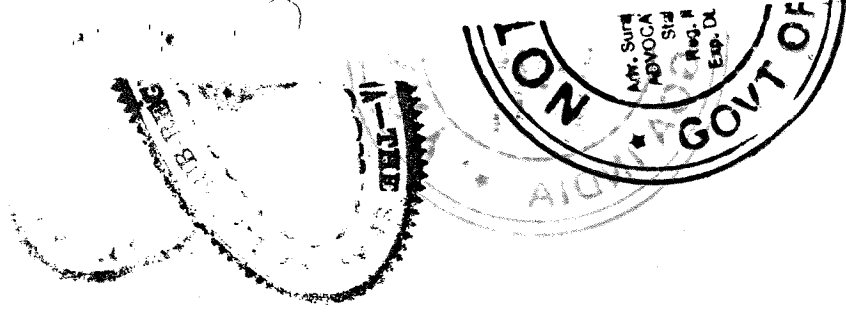
By
Said of Stamp Vendor
Said of Purchase

-12-

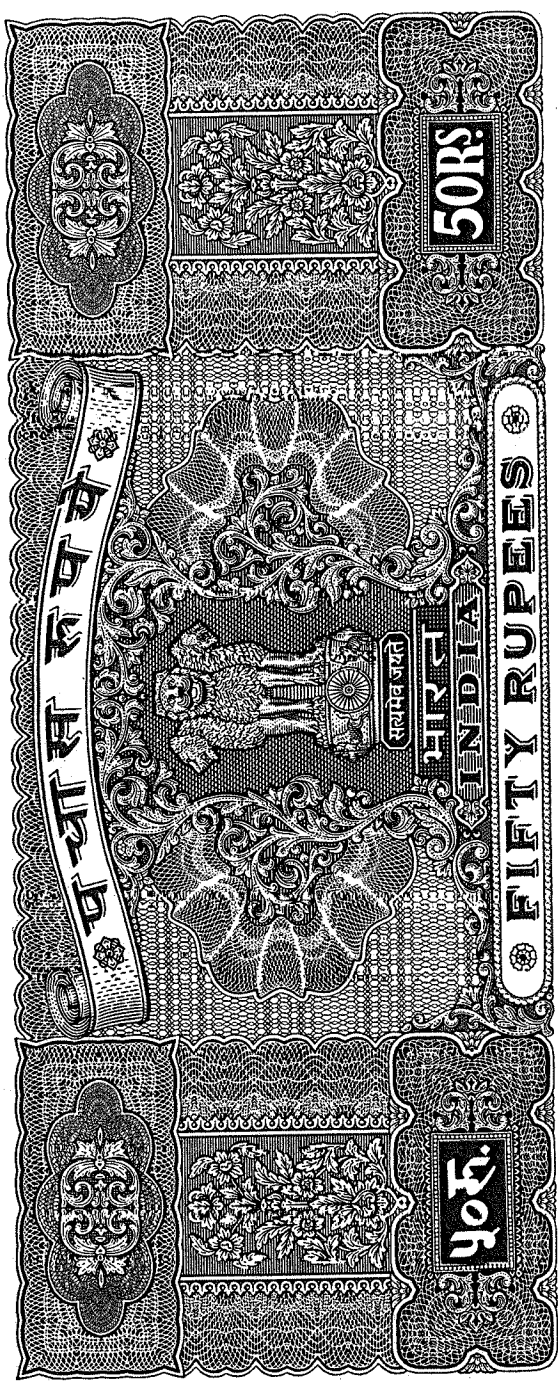
unconditionally forever together with all rights, liberties, privileges, easements attached to the SAID PLOT.

2. The VENDORS for themselves and 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.



50RS.

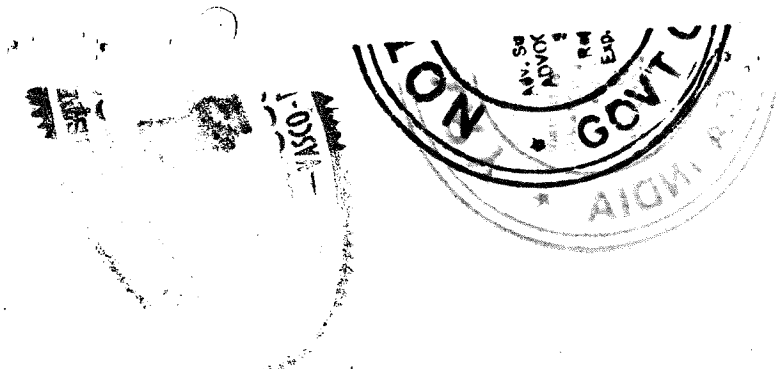


-13-

(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/CONFIRMING PARTY 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/CONFIRMING PARTY or by any other person or persons claiming by, from, under or in trust for them.

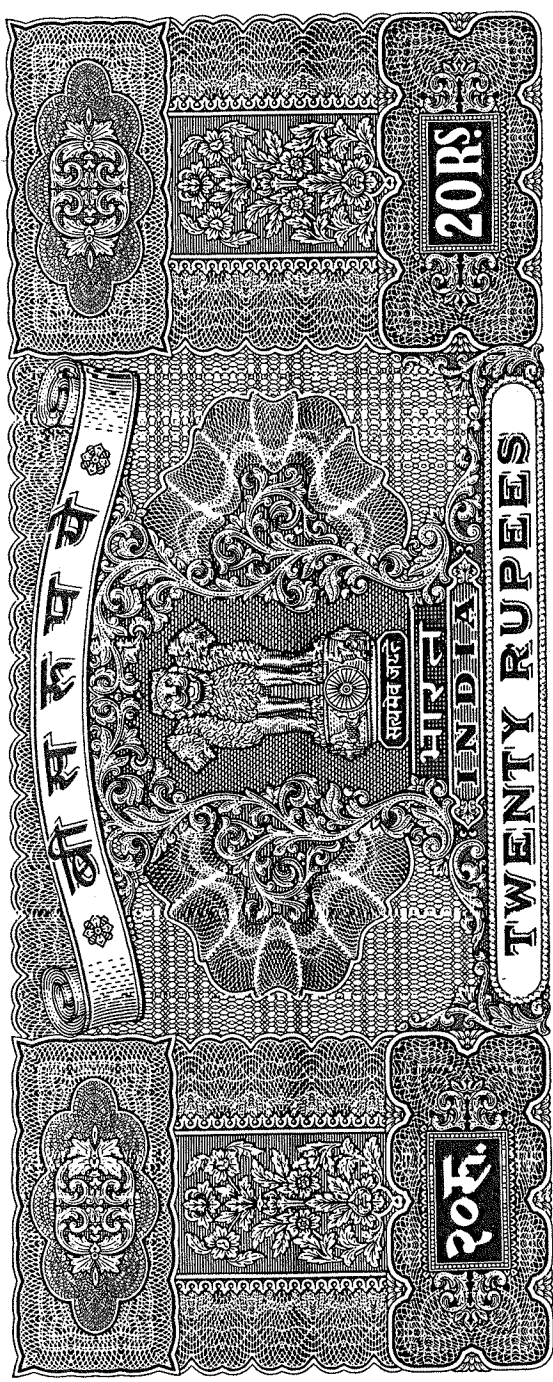
5203
... of ...
Value of ... 16.50
Name of ... Sayed Siraj Ahmed
Residence ...
Persons ...

...
...
...
...



- (c) THAT the VENDORS and the CONFIRMING PARTY 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 owner without any claim or demand whatsoever from the VENDORS or the CONFIRMING PARTY or any other person whomsoever claiming by, from, under or in trust for the them.

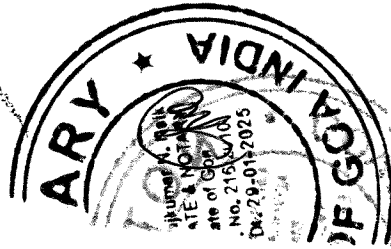
20 RS.



-15-

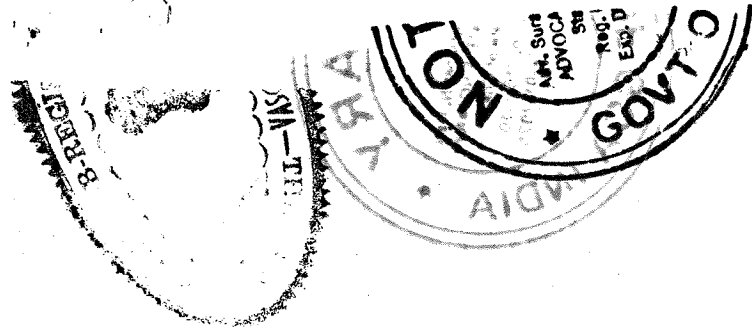
(e) THAT all rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDORS and no amount is in arrears towards same upto date.

(f) THAT the VENDORS and the CONFIRMING PARTY shall by themselves of cause through the necessary party, as and when called upon to do so 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



5204
Stamp of Stamp Paper 12/6/03
Name of Vendor Sayed Sayy Ahmed
Name of Purchaser Nasir
Address of Vendor
Address of Purchaser

By
Signature of Vendor
Signature of Purchaser



-16-

Government records including recording maintained at the Land Registration 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 and the CONFIRMING PARTY 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.

SCHEDULE-I

ALL THAT property known as "AFRAMENTO" situated in Dabolim within the limits of Village Panchayat of Chicafim, Sub-District of Mormugao and registered in the Land Registration Office at Salcette at Margao, under No. 44390, at folio 139 of Book B, No. 115 of the New Series, surveyed under Survey No. 58/3-I of Dabolim Village admeasuring an area of 1847.00 square metres.

SCHEDULE-II

ALL THAT sub-divided Plot being distinct, separate, well identified under Plot 'B' admeasuring an area of about 545.00 (Five Hundred Forty Five) square metres being part and parcel of the SAID PROPERTY more particularly described in SCHEDULE I hereinabove and shown delineated in red boundary line in the plan annexed hereto at ANNEXURE I and bounded as follows:

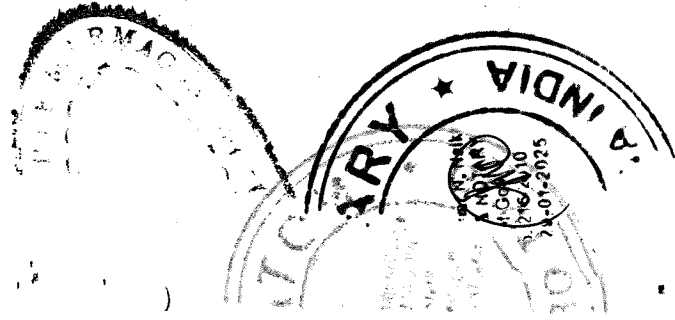
On the North: 8.00 mts. wide road

On the South: 10.00 mts. wide road

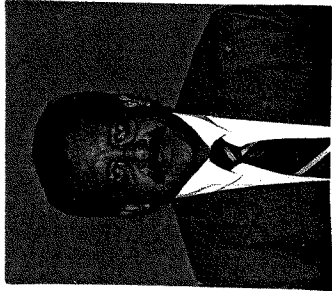
On the East : 8.00 & 10 mts. wide road

On the West : by Plot No. A & C

IN WITNESS WHEREOF THE VENDORS AND THE CONFIRMING PARTY 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.



SIGNED, SEALED AND DELIVERED
by the withinnamed VENDORS
I MR. DOMNINGOS A. VALES




Domingos A. Vales



Left hand impression

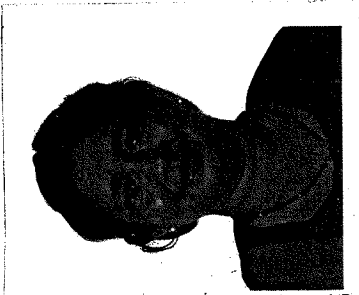


Right hand impression

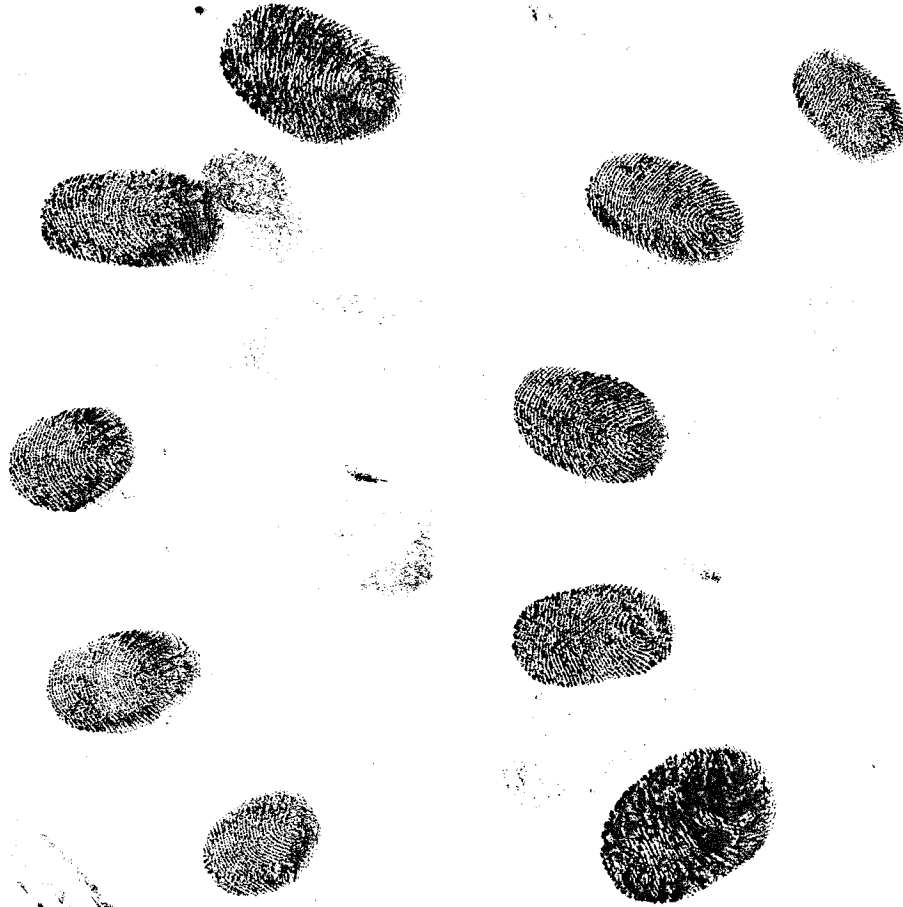


-19-

1A. MRS. GRETA M. VALES



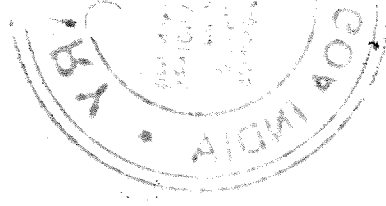
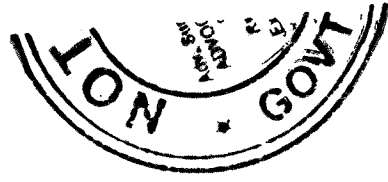
Greta M. Vales
Greta M. Vales



SIGNED, SEALED AND DELIVERED
by the withinnamed CONFIRMING
PARTY, MR. ULISSES CLEMENT VALES

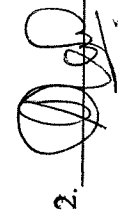


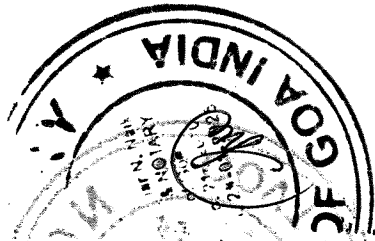

Ulisses Clement Vales



-21-

WITNESSES:

1.  Sayed Abbas Ahmed
2.  (A. Suresh Rao).



1) MR. Domingos A Vales alias Domingos A-B. Vales, paragon, business man married and his wife

2) MRS. Grata M. Vales, paragon, married, Sonia, both N/O Vasco. Gen

3) MR. Ulisses Clement Vales, 22 years, N/O Vasco Gen

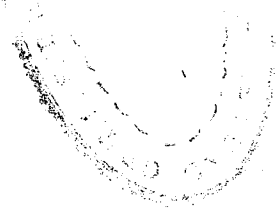
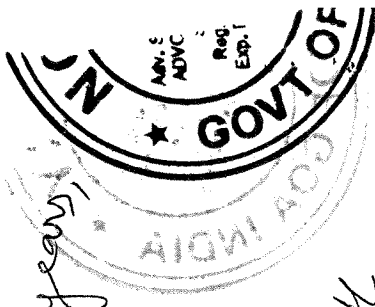
/

Exempting ✓ paragon with the
exemption of. and 2.12.12

11 ~~12~~ 12

2) Vales.

3) Vales.

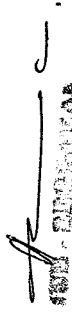


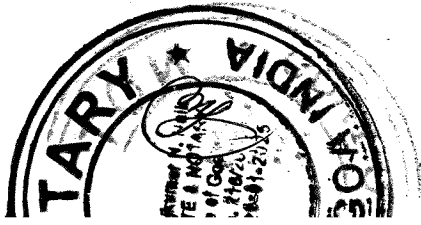
21st July 2003

Heb...

No. No. VPDA/9-V-23/03-04/81
Dt. 11-6-03 issued by member se-
cretary is filed in this office

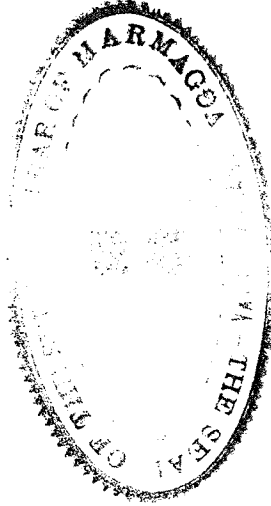
21-7-03


MR. S. S. SRINIVAS
MADRAS

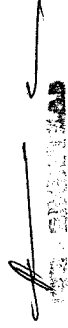


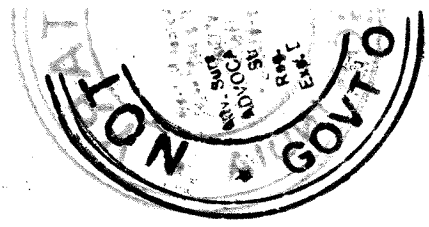
745.
Registered No. 32 to 34.
Book No. 1 Volume No. 397.
Date 24/7/03.


Sub-Registrar



Date of Return 24/7/03.


MR. S. S. SRINIVAS
MADRAS



AREA STATEMENT

TOTAL	PLOT	AREA	
	(A)	462.0 M ²	
	(B)	545.0 M ²	
	(C)	390.0 M ²	
	(D)	450.0 M ²	
TOTAL		1847.0 M ²	

APPROVED
FOR
DEVELOPMENT PERMISSION

Read. Order No. VP00/9-V-23/02-03/1831
Date... 24/02/03

[Signature]
24/2
SECREARY

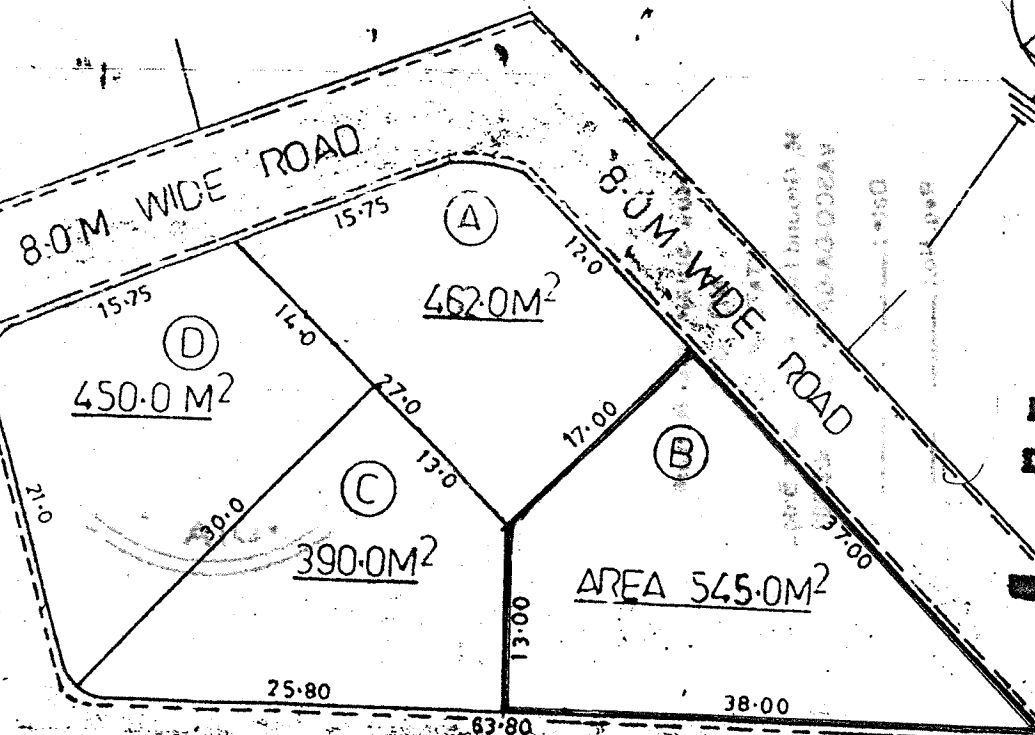
PROPOSED SUB-DIVISION
FOR MR. DOMINGOS
ANTONIO.B. VALES.
AT DABOLIM.

OWNER:

ENGINEER:

Mario C. Gonsalves

CONSULTING CIVIL ENGINEER
PWD / ENGR / 124 / 90
MMC / T5 / 56



N. O. C.

M/S 4016 OF T.P. Act
Read Order no. LPD0/9-V-23/03-04/81
Dated... 24/03

SITE PLAN

Showing sub-division in survey
No: 58/3-1. At DABOLIM Village
A. Mormugao taluka



Registered No.

32

Book No.

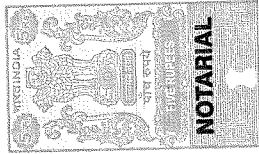
394

Date

24/7/03

Sub-Registry

[Signature]
Value
Vales



[Signature]

Adv. Surajkumar N. Naik

NOTARY

STATE OF GOA

36, Ground Floor, Apna Bazar, Bldg--
VASCO-DA-GAMA, GOA - 403 802

Date : 13/09/2023

Reg. No.: 14619/2023