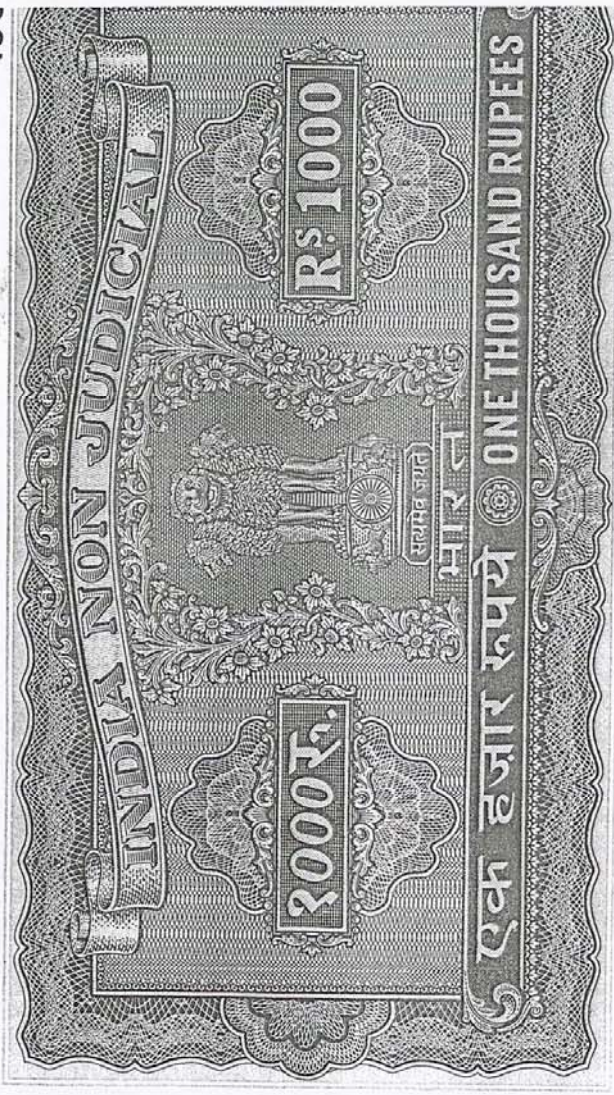




- 3 -

Vithal G. Deshpande, daughter of Naguesh Bhiku Shirodkar, Indian National, resident of H.No.49/A-1, Tolleaband, Davorlim, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDORS" and "THE PURCHASERS" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.



1000Rs.



- 5 -

metres wide, on the west by property of Agostinho Collaco, on the north by property Auciliana Graca Vas presently held by Chandrasen Bicu Verlecar and others and on the south by a public road. This property is hereinafter referred to as the "entire property";

AND WHEREAS Mr. Joaquim Miranda and his wife Mrs Lourenca Viegas who were owners and possessors of



1000Rs.



- 7 -



veyed under No.3 sub division 15-A of Davorlim village under name KUTUBONA, having an area of 576 (five hundred and seventy six) sq. mts, wherein there exists an old house bearing H.No.269 in the Panchayat records and said part forming an independent and separate property and bounded on the east by a road of six metres width; on the west by property of Agostinho Collaco, on the north by Plot No.3 sold to Ganesh V. Shiroadcar and on the south by Plot No.1 sold to Sebastiao

1000Rs.



- 9 -

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said plot alongwith said old house, and other structures existing therein for total consideration of Rs.6,00,000/- (Rupees, six lakhs only), which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and



and acknowledge and discharge the PURCHASER absolutely and forever, they the VENDORS as owners and possessors do hereby convey, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THAT the said plot, namely part of the property known as CUTOBONA PEDRO MAINATO, situated at Davorlim, Salcete, Goa, alongwith the house and other structure existing therein, more particularly described in detail hereinabove and shown in the plan annexed hereto, together with all the domain, right, title, interest, action, possession and appurtenances whatsoever TO HAVE, HOLD, OWN AND ENJOY the same to the PURCHASER absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASER that they shall at the request and costs of the PURCHASER sign and execute any more deeds and documents and do all other acts, deeds, things and matters as may be reasonably required for effectual transfer of the said plot in the name of the



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

VENDORS:



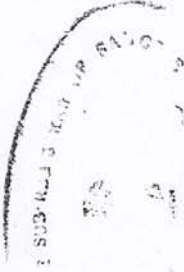
Milagres
MILAGRES CAETANO FERNANDES



his right hand finger prints



his left hand finger prints



- 15 -



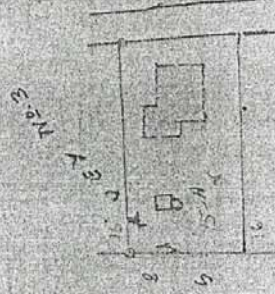
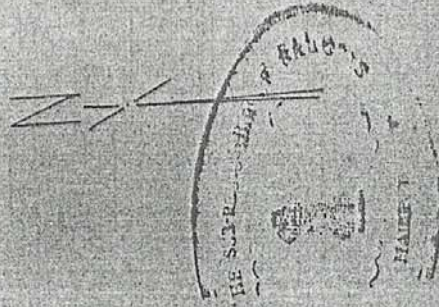
WITNESSES:

1. Vitthal. G. Deshpande *Vitthal G. Deshpande*
2. VIRAJ V DESHPANDE *Viraj V Deshpande*



GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENTS &
LAND RECORDS

PLAN
SHOWING THE PLOTS SITUATED
AT **DAVARNA** VILLAGE
OF **SALCETE** TALUKA
S. No 7 SUB DIV NO 3/10-A
SCALE: 1/1000



Mic Fernandes
Bldes
Akha Vithal Deshpande

2/2/13

CHECKED BY

TRACED FROM PT SHEET NOS 10413
OF **DAVARNA** VILLAGE ON 27/3/2008
BY **D.S. Deshpande**



Executing Parties:-

- 1- Mr. Milagres Caetano Fernandes,
66 yrs, s/o Antonio Fernandes,
married and his wife,
- 2- Mrs. Thereza S. Fernandes,
49 yrs, both Indian Nationals
and both r/o Pajitand,
Margao.
- 3- Mrs. Alka Vitthal Deshpande,
also Vidhya Vitthal Deshpande,
39 yrs, married, also Daquish
Phine Shirodkar Indian
National, r/o Tolleaband,
Daverlim.



Executing party

Witness execution of the 23rd 24th
Agreement of Flex Loan

M C Fernandes



Witness



24.0001

TRUE COPY



00CC 662974

Serial No. 2150/04
Presented at the Office of the
Sub-Registrar of Salcete
between the hours of 3.50 PM
and 3.55 on 14/6/04

Received fees for the following:
Registration 12,000/-
Copying (Police) 10/-
Copying (Municipalities) 10/-
Postage 12,000/-

Aera vithal Deshpande

[Signature]
SUB-REGISTRAR
SALCETE

[Signature]
SUB-REGISTRAR
SALCETE



DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this
14th day of June, two thousand and four - BETWEEN