

2754
311107



016536

गोवा GOA

Sr. No. 11235 Place of Vend :- Panaji Date of issue 25/9/2009
 Value of stamp paper Twenty Five thousand only
 Name of the purchaser Mr. J. A. Chowhan
 Residing at Panaji Son of ...
 As there is no single stamp paper for the value of Rs. 25,000 ...
 ... papers for the completion of the value is not ...

Duration of the ... regular

Signature of the Purchaser

Serial No. 2657
 Presented at the office of the
 Sub-Registrar of Panaji
 between the dates of 1/10/2009

Received fees for Rs. 186,480/-
 Registration 70
 Copying (Folios) 10
 Copying Endorsements 186,560/-
 Postage ...
 Total Rs. ...

DEED OF SALE

This DEED OF SALE is made at Panaji, Taluka

[Signature]
 SUB-REGISTRAR
 11/10/09

[Signature]
 SUB-REGISTRAR
 11/10/09

K.A. Chowhan

N-923

[Signature]

14/3/2010



गोवा GOA

016537

1. Sr. No. 1125, Place of Vend :- Panaji Date of issue 28/9/07
 Value of stamp paper 25000/-
 Name of the purchaser Mr. A. A. Chaudhary
 Residing at Panaji
 As there is no single stamp paper for the value of Rs. 25000/-
 and the stamp paper is attached to the papers for the completion of the deed is attached

Signature of the official vendor

Signature of the Purchaser

- 2 -

Ilhas and Registration Sub District of Ilhas, at
 Panaji, State of Goa, on this 28 th day of
 September 2007;

[Signature] K. A. Chaudhary

[Signature]



GOA


016538

Sr. No. 11135... Place of Vend :- Panaji Date of issue 25/11/72...
Value of stamp paper Twenty five thousand only
Name of the purchaser Rishi...
Residing at ... Panaji ... Gen of ...
As there is no single stamp paper for the value of Rs. one lakh
... eight ... thousand ... hundred only
Additional ... papers for the completion of the value ...
also ...
Signature of the ...

- 3 -

BETWEEN

(1) Smt. SEZU NARAYAN KAVLEKAR alias SEZU NARAYAN
GAUDE, widow of Narayan Kavlekar, aged 75 years,

 K.A. Chowhan

 Kavlekar



गावा GOA

016539

Sr. No. 11125 Place of Vend :- Panaji Date of Issue 25/12/12
Value of stamp paper Twenty five thousand only
Name of the purchaser M. V. Sattan Choudhary
Residing at Panaji Son of
As there is no single stamp paper for the value of Rs. one lakh
eighty thousand therefore two hundred and



[Signature]
Signature of the Officer

- 4 -

housewife, widow of late Narayan Lingu Kavlekar,
(2) Shri GOVIND NARAYAN KAVLEKAR, aged 33 years,
service, married, son of Narayan Lingu Kavlekar,

[Signature] H.A. Chowhan

[Signature] Kavlekar



गोवा GOA

St. No. 1135... Place of Vend: Panaji Date of Issue 27.12.17 016540
Value of stamp paper Twenty five thousand only
Name of the purchaser Abhal Salhan Shrinan
Residing at Panaji Son of
As there is no single stamp paper for the value of Rs. 25,000/-
the value of the stamp paper is Rs. 25,000/-
and the stamp paper is for the completion of the value of Rs. 25,000/-

Signature of the Vendor

Signature of the Purchaser

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and his wife (3) Smt. GEETA GOVIND KAVLEKAR,
daughter of Bhikaro Gawde, aged 30 years, married,
housewife, (4) Shri LASHKANT NARAYAN GAUDE alias

~~K.A. Chavhan~~ K.A. Chavhan

~~Bavlekar~~



GOA

016541

No. 1125. Place of Vend. - Parat. Date of issue 25/1/72.
Value of the bond Twenty Five thousand only.
Name of the purchaser Abdul Sultan Khan.
Residence of the purchaser Panaji.
As per the receipt of the purchaser the sum of Rs. 25,000/-
eighty five thousand 192 hundred only.

Signature of the purchaser

Signature of the vendor

- 6 -

LASHKANT NARAYAN KAVLEKAR, son of Narayan Lingu
Kavlekar, aged 38 years, married, service, and his
wife (5) Smt. LEKHA LASHKANT KAVLEKAR, daughter of

~~Kavlekar~~ K.A. Chaudhron

~~Kavlekar~~



गोवा GOA

Sr. No. 1135... Place of Vend :- Panaji Date of issue 25/9/77 016535
Value of stamp paper Twenty five thousand only
Name of the purchaser Abdul Sultan choudhary
Residing at ... Panaji ... Son of ...
As there is no single stamp paper for the value of Rupee ...
... twenty five thousand ... included only
Additional stamp papers for the completion of the value attached
along with.

Signature of the office vendor

Signature of the Purchaser

- 7 -

Dipu Gande aged 30 years, married, housewife, all
Indian Nationals, residing at House No. 18,
Parkebhat, Carambolim, Tiswadi Taluka, Goa, all of

~~K. A. Chowhan~~ K. A. Chowhan

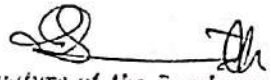
~~B. A. Chowhan~~



गोवा GOA

Sr. No. ...2235... Place of Vend :- Panaji Date of issue ...25/01/17... 006646
Value of stamp paper ...Ten thousand only...
Name of the purchaser ...Abel... son of ...
Residing at ...
As there is no single stamp paper for the value of Rs. one lakh...
Additional stamp papers for the completion of the value is attached
along with.

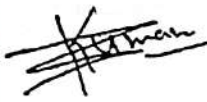
Signature of the official vendor


Signature of the Purchaser



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them hereinafter referred to as " THE VENDORS "
(which expression shall unless repugnant to the
context or meaning thereof be deemed to mean and
include their respective heirs, executors,
administrators, legal representatives and assigns)
OF THE ONE PART;

 K.A. Chowhan





GOA

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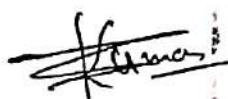
Sr. No. 1135. Place of Vend :- Panaji Date of issue 25/10/72
Value of stamp paper ... only
Name of the purchaser ...
Residing at ...
As there is no single stamp paper for the value of Rs. ...
Additional stamp papers for the completion of the value is attached
along with.

Signature of the officio vendor

Signature of the Purchaser

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(All the Vendors herein are represented by their
duly constituted Attorney SHRI ASHOK XEMBU
KAVLEKAR, son of Xembu Lingu Kavlekar, married,

 K.A. Chowhan



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

GOA

Sr. No. 113.5... Place of Vend. Panaji Date 10/10/1987
Value of stamp paper Five hundred only 109298
Name of the purchaser Abdul Sultan Chohan
Residing at Panaji Son of
As there is no single stamp paper for the value of Rs. 500 only
Additional stamp papers for the completion of the value is attached
along with.

Signature of the officio vendor

Signature of the Purchaser

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aged 30 years, Indian National, residing at House
No. 225, Carambolim, Ilhas, Goa, appointed by
three different Power of Attorneys executed on

K.A. Chohan

Baner

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A N D


(1) KAFIL AHMED CHOWHAN, son of Abdul Sattar Chowhan, aged 38 years, married, business, Indian National and (2) ABDUL SATTAR CHOWHAN, son of Abdul Gaffar Chowhan, aged 63 years, married, business, Indian National, both residing at B-5, St. Mary's Colony, Miramar, Ilhas, Goa, hereinafter referred to as " THE PURCHASERS "

(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) OF THE OTHER PART;

A N D

(1) M/s MARUTI BUILD CON INC. 506, Unitech City Center, M. G. Road, Panaji, Goa, represented herein by its duly authorised signatory Mr. SUNDER KUMAR, aged 43 years, son of late Shri B. D. Gupta, residing at CAI/F-12, Sapna Garden, Porvorim, Bardez, Goa - 402135 hereinafter



 K.A. Chowhan



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referred to as " THE CONFIRMING PARTY " (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) OF THE THIRD PART;

WHEREAS All that part and parcel of the agricultural immoveable property admeasuring 5,550 sq. mts. forming part of the whole property identified as " PREDIO OITERAL BONOBO " and also known as " BONOBO " situated at Moula, of village Bainguinim, within the limits of Village Panchayat of Old-Goa, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, which property is described in the Office of the Land Registrar Ilhas under No. 17021 at Folio 53 of Book B-45 New and is enrolled in the Taluka Revenue Office Panaji under Matriz Nos. 159 and 165, and is bounded as under :-

  K.A. Chowhan



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On the EAST : by a road and property of Shri
Venceslau Gonsalves;

On the WEST : by a road;

On the NORTH: by the property of the same
property;

On the SOUTH : by the same Property;

(The said portion of land is marked as Plot No.
10 in the plan annexed to the Deed of Sale and
Mortgage dtd. 02/03/1979).

The said part of land admeasuring 5,550 sq.
mts. is more particularly described in the
Schedule hereunder written, shown on the plan
annexed hereto and for better clearness marked
thereon with red colour boundary lines and
hereinafter referred to as " THE SAID PROPERTY ".

AND WHEREAS the said Property was originally
belonged to MARIA ILDA AMANDA DE COSTA or MARIA


  K.A. Chowdhon

 D. Amikar

- 15 -

ILDA DE SOUZA married to Mr. CARMO GREGORIO DE SOUZA. The said Property is inscribed in favour of MARIA ILDA AMANDA DE COSTA under Nos. 17020 and 17021 on 29/04/1960. Thus Mr. CARMO GREGORIO DE SOUZA, son of Caetano Antonio de Souza married to Mrs. MARIA ILDA AMANDA BOTELHO DE COSTA alias MARIA ILDA AMANDA DE COSTA or MARIA ILDA DE SOUZA, under the regime of Communion of Assets in force in Goa, both residents of Catholic Colony, Santa Cruz, (West), Bombay, were the owners of the said Property, both hereinafter referred to as " THE SAID ORIGINAL OWNERS ".

AND WHEREAS under a Deeds of Sale and Mortgage executed on 02/03/1979 and which stands duly registered in the Office of Sub-Registrar of Ilhas, at Panaji under Reg. No. 462 at pages 366 to 372, Book No. I Vol. 141 dtd. 31/03/1979, the said Original Owners sold the said Property to Shri NARAYAN LINGU KAULEKAR, son of Lingu




  K. A. Chowhan



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Kaulekar, resident of Carambolim, Ilhas, Goa, however it was mortgaged to the said Original Owners by the said Shri NARAYAN LINGU KAULEKAR, by a simple mortgage to secure the balance amount of consideration of the said Property payable to the said Original Owners by Shri NARAYAN LINGU KAULEKAR.

AND WHEREAS Shri NARAYAN LINGU KAULEKAR subsequently made the balance payment of Rs. 8150/- in respect of the said Plot No. 10 to the said Original Owners and therefore by a Release Deed dtd. 17/10/1994, Smt. Melba Brito and Jose Filipe P. Braganza, legal heirs of the said Original Owners released the said Plot No. 10 to Smt. Sezu Narayan Gaude alias Sezu Kaulekar, widow of Shri NARAYAN LINGU KAULEKAR (as Shri Narayan Lingu Kaulekar expired on 29/03/1982) free from all encumbrances or without any charge or lien.


  K. A. Choochan



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AND WHEREAS the said Shri NARAYAN LINGU KAULEKAR by virtue of the said sale deed and subsequent release deed, became the absolute owner in respect of the said Property being Plot No. 10.

AND. WHEREAS Narayan Kaulekar alias Narayan Kavlekar alias Narayan Kawlekar, who was son of Caxinath Kaulekar alias Lingu G. Kawlekar and whose marriage to Sessu Kavlekar alias Sheju N. Kawlekar was not registered in Goa, expired at G.M.C. Hospital, Panjim on 29/03/1982 intestate and without executing any will or gift or any other disposition of his last wish but leaving behind as his Sole and Universal Heirs " his two sons namely SHRI LASHKANT KAVLEKAR married to SMT. LEKHA LASHKANT KAULEKAR and SHRI GOVIND NARAYAN KAWLEKAR married to GEETA GOVIND KAVLEKAR, who have been qualified as Legal Heirs of Narayan Kaulekar alias Narayan Kavlekar alias Narayan Kawlekar, by a Deed of Succession drawn on





K.A. Chohan



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16/05/2007 recorded at folio 139 to 140 of Deeds No. 1507 in the Judicial Division of Salcete at Margao.

AND WHEREAS the said Property has been devolved upon the Vendors herein by inheritance being the legal Heirs of late Narayan Kaulekar alias Narayan Kavlekar alias Narayan Kawlekar and therefore the Vendors herein who thus became the owners in possession and enjoyment of the said Property are fully entitled to sell, convey, grant, transfer, assign and assure all their rights in the said Property to any person or persons or parties whomsoever without any claim or objection from anybody.

AND WHEREAS M/S MARUTI BUILD CON INC. Confirming Party herein, entered into a Memorandum of Understanding dated 12th July 2007 at Mapusa, Goa, before Notary Adv. D. S. Petkar from Mapusa,

  K.A. Chowhan



Goa, and registered under No. 4014/2007

(hereinafter for the sake of brevity is referred to as " THE SAID MOU ") with the Vendors herein and by virtue of the said MOU, the Vendors herein agreed to sell/transfer the said Property to the Confirming Party herein on the terms and conditions set out in the said MOU and at or for a total consideration of Rs. 88,80,000/- and the Confirming Party made advance payment of Rs. 5,00,000/- to the Vendors at the time of execution of the said MOU.



AND WHEREAS the Confirming Party does not desire to retain the said Property and have now agreed TO SELL ASSIGN AND TRANSFER THE SAID PROPERTY, as also all the rights, interest, whatsoever under the said MOU dtd. 12/07/2007 with the said Vendors in favour of the Purchaser herein.

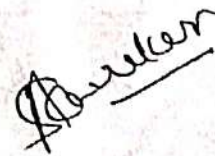

  K.A. Chowhan



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AND WHEREAS the Purchasers herein approached the Vendors with an offer to purchase the said Property and the Vendors herein at the request of the Purchasers and with the consent of the Confirming Party agreed to sell/transfer free from all encumbrances, charges and liens whatsoever THE SAID PROPERTY, more particularly described in the Schedule hereunder written to the Purchaser herein at or for a total consideration of Rs. 83,80,000/- (Rupees eighty three lakhs eighty thousand only) which excludes the payment made by the Purchasers to the Confirming Party towards the refund of the advance payment made by the Confirming Party in terms of the said MOU and also as consideration for the sale, transfer, assignment of the rights acquired by the Confirming Party by virtue of the said MOU, in favour of the Purchasers. The present market value of the said Property is Rs. 93,24,000/- (Rupees ninety three lakhs twenty four thousand


 22 K.A. Chowhan



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only) and therefore Stamp Duty of Rs. 1,86,600/-
(Rupees one lakh eighty six thousand six hundred
only) is paid herein.

AND WHEREAS the Purchasers herein have
already paid an amount of Rs. 9,44,000/-
(Rupees nine lakhs forty four thousand only) to
the Confirming Party, towards the refund of the
advance payment made by the Confirming Party to
the Vendors in terms of the said MOU and also as
consideration for the sale, transfer, assignment
of the rights acquired by the Confirming Party by
virtue of the said MOU in favour of the
Purchasers.

AND WHEREAS the Confirming Party has No
Objection for sale/transfer of the said Property
in favour of the Purchasers and joined to this
Sale Deed as Confirming Party to perfect the title
of the Purchasers to the said Property and further


  K. A. Chaudhan





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to perfect and legalize in all respects the present sale in favour of the Purchasers and all the parties hereto have agreed to sign and execute the present Deed of Sale, upon the terms and covenants appearing hereinafter.

AND WHEREAS the Vendors Nos. 2 and 4 are married to the Vendors Nos. 3 and 5 respectively which marriage is governed by the regimen of General Community of assets, in accordance with Article 1108 of the Portuguese Civil Code and the Vendors Nos. 3 and 5 thus being moiety holders are entitled to half undivided shares, rights, title and interest in the respective undivided shares of their respective spouses and therefore joined to this Sale Deed.

NOW, THEREFORE, THIS DEED WITNESSETH AS UNDER:-

- 1) In pursuance of the said agreement and in consideration of the sum of Rs. 83,80,000/-

  K.A. Chowhan



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(Rupees eighty three lakhs eighty thousand only) paid by the Purchasers to the said Vendors and Rs. 9,44,000/- (Rupees nine lakhs forty four thousand only) paid by the Purchasers to the said Confirming Party, being the total value of the said Property is Rs. 93,24,000/- (Rupees ninety three lakhs twenty four thousand only) (the receipt of the respective consideration having been duly admitted and acknowledged by the said Vendors and the Confirming Party respectively and the Purchasers having been acquitted, released and discharged of and from thereof and from every part thereof) THEY the Vendors as sole and beneficial owners as and according to their undivided rights, shares, title, estate or interest, in the said immovable property and at the request of the Confirming Party, do hereby transfer and convey by way of sale unto the Purchasers the said Property admeasuring 5,550 sq. mts. forming part of the whole property identified as " PREDIO


  K.A. Chowhan



OITERAL BONOBO " and also known as " BONDBO " situated at Moula, of village Bainguinim, within the limits of Village Panchayat of Old-Goa, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, which property is described in the Office of the Land Registrar Ilhas under No. 17021 at Folio 53 of Book B-45 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 159 and 165, which Property is more particularly described in the Schedule hereunder written, shown on the plan annexed hereto and marked thereon with red colour boundary lines and hereinafter referred to as " THE SAID PROPERTY " intended to be hereby conveyed, transferred, granted, sold, and assured, do hereby convey, transfer, grant, sell, assure and assign unto and to the use of the said Purchasers, their all such undivided rights, shares, title and interests whatsoever, free from encumbrances, in THE SAID PROPERTY, with the messuage, hereditaments and premises which




 K.A. Chowdhon



PROPERTY is for better clearness delineated on the plan thereof hereto annexed and marked thereon with red coloured boundary lines, situated at village Bainguinim, Taluka and Registration Sub-District of Ilhas, State of Goa, with all undivided rights and in all singular, the trees, plants, shrubs, ways, paths, passages, water, watercourses, light, fences, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to THE SAID PROPERTY or ground hereditament and premises or any part thereof belonging or in the said land or ground hereditament and premises or any part thereof belonging or in anywise appertaining with the same or any part thereof or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and also undivided rights in ALL THE ESTATE, right, title, interest,

  K.A. Chowhan



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claim and demand whatsoever at law and in equity of the Vendors into or out of or upon the said land hereditament and premises or any part thereof TO HAVE AND TO HOLD ALL and singular the said land hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances, (all of which are hereinafter called " the said premises ") unto and to the use and benefit of the Purchasers absolutely, forever, together with title deeds, writings and other evidence of title as ordinarily pass on such sale SUBJECT to the payment of the rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.

AND the Vendors as to their undivided shares, rights, title or interest into and upon the said

  K.A. Chashan



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premises do hereby for themselves and their executors, administrators, covenant with the Purchasers as under :-

THAT the Vendors now have in themselves good rights, title, full power and absolute authority to convey, transfer and assure THE SAID PROPERTY with the said premises hereby conveyed, transferred and assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid.

AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy undivided rights and shares in THE SAID PROPERTY hereby conveyed, transferred, and assured in respect with its appurtenances and receive the rents, issues and profits thereof and of every

 K.A. Chohan



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part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.



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


  K. A. Chowhan



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

  K.A. Chowhan



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AND FURTHERMORE THAT THE VENDORS and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchasers, their executors, assigns and administrators, against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinunder contained.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS:

(a) That all the covenants herein as also the transfer and conveyance made hereunder shall be binding on all the heirs, administrators, executors and legal representatives of the Vendors, in the same manner as they are binding personally on the Vendors.

(b) That the Vendors further declare and confirm that they have not entered into any prior

 K. A. Chowhan



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agreement of sale, lease, licence, or any other arrangement or agreements whatsoever with any other person/s or parties whomsoever heretofore, in respect of their rights in THE SAID PROPERTY or any part or portion/s thereof nor have they done or committed any acts or deeds by virtue whereof they are in any manner precluded from entering into the present transactions with the Purchasers.

(c) That the Vendors at the cost of the person requiring the same shall execute and do every such assurances and things necessary for further and more perfectly assuring THE SAID PROPERTY to the Purchasers as may be reasonably required.

(d) That there are no pending suits, appeals, litigation or other proceedings whatsoever in any Court of Law or Tribunal or any other forum relating to THE SAID PROPERTY or any part or

K. A. Chowhan

K. A. Chowhan

Bowles

portion thereof or relating to the title of the Vendors thereto or having any relation or connection whatsoever with THE SAID PROPERTY or the rights, title or interest of the Vendors therein hereby transferred and conveyed to the Purchasers.

(e) That the Vendors shall assist the Purchasers and further consent for carrying out the mutations in the respective survey records pursuant to the present sale in favour of the Purchasers and they shall do and cause to be done all such acts and deeds as may be necessary therefore.

(f) That there are no tenants, mundkars, protected or otherwise in respect of THE SAID PROPERTY or any part or portion/s thereof and no person has or can claim any right of Tenancy or Mundkar in respect of THE SAID PROPERTY or any part thereof under the provisions of the Goa, Daman and Diu






K.A. Chowhan



Tenancy Act 1964 or Mundkar Act or under any other law in force in the territory.

(g) That THE SAID PROPERTY is not the subject matter of any acquisition or requisition by Government or any other authority nor is the same affected by any Government Notifications or Government Orders nor there are any land acquisition or requisition proceedings initiated or pending in respect of THE SAID PROPERTY or any part or portion thereof.

(h) That the Vendor's title to THE SAID PROPERTY is subsisting and the Vendors have absolute and full powers to sell the same, in the event of any dispute, claim or demand from any person or persons whatsoever in respect of THE SAID PROPERTY, the Vendors agree and undertake to indemnify the Purchasers against all such claims and demands and the consequences thereof in terms

 K.A. Choshan





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of payment of compensation without the Purchasers being deprived or dispossessed of THE SAID PROPERTY or any part thereof.

(i) That there are no disputes relating to the area and the boundaries of THE SAID PROPERTY and that the boundaries thereof as delineated on the plan hereto annexed are also true and correct and that no person is entitled to claim or raise any objection or dispute, valid and legal in respect of the boundaries at any time hereafter.

(j) That no person has any right of pre-emption or any other rights of the like nature in respect of THE SAID PROPERTY, by virtue of which such person is likely to challenge or in any manner upset the present sale. That no other person has any right of access or any other easementary rights or claims over THE SAID PROPERTY or any portion thereof, neither do the Vendors have or

  K.A. Chowhan




claim any such rights or claims from the date of these presents.

(k) That in case at any time hereafter it is found that any other person or party was a necessary party to the present sale to perfect and validate the same, the Vendors shall at their own costs and expenses get all such deeds or documents executed by such party in the manner as required by the Purchasers in order to perfect the title of the Purchasers to THE SAID PROPERTY and further to perfect and legalize in all respect the present sale.

(l) The Vendors hereby declare that they and their predecessors in title have not done, caused to be done or suffered or omitted to be done any act, deed, thing or matter that would give rise to any claim or demand in respect of THE SAID PROPERTY or any part thereof that would in any manner risk the



 K. A. Chowhan



Purchasers to be evicted from or dispossessed to THE SAID PROPERTY or any part or portion thereof.

(m) That the Vendors shall assist the Purchasers and further consent for carrying out the Mutations in the respective survey records pursuant to the present sale in favour of the Purchasers and they shall do and cause to be done all such acts and deeds as may be necessary therefore.

The Confirming Party has given its concurrence to this sale and it confirms that it has received the above mentioned consideration amount from the Purchasers. The Confirming Party further declares and confirms that he has no right, claim, title or interest, whatsoever, in or to THE SAID PROPERTY " and the consideration paid herein is the only consideration the Confirming Party is entitled to receive from the Purchasers and shall not claim any additional consideration whatsoever from the Purchasers.

 K. A. Chowhan



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE
EXECUTED THESE PRESENTS THE DAY DATE AND YEAR
FIRST HEREINABOVE WRITTEN.

(SCHEDULE HEREINABOVE REFERRED TO)


(Description of the Property)

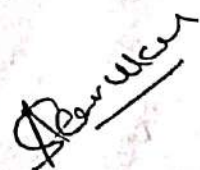
All that part and parcel of the agricultural
immoveable property admeasuring 5,550 sq. mts.
forming part of the whole property identified as
" PREDIO OITERAL BONOBO " and also known as "
BONDBO " situated at Moula, of village
Bainguinim, within the limits of Village Panchayat
of Old-Goa, Taluka Tiswadi and Registration Sub-
District of Ilhas, District North Goa, which
property is described in the Office of the Land
Registrar Ilhas under No. 17021 at Folio 53 of
Book B-45 New and is enrolled in the Taluka
Revenue Office under Matriz No. 159 and 165, and Survey
is bounded as under :-

K.A. Chowhan

Survey No. 20/1



 K.A. Chowhan



- 38 -

On the EAST : by a road and property of Shri
Venceslau Gonsalves;

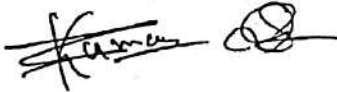
On the WEST : by a road;

On the NORTH: by the property of the same
property;

On the SOUTH : by the same Property;

(The said portion of land is marked as Plot No.
10 in the plan annexed to the Deed of Sale and
Mortgage dtd. 02/03/1979).

The said part of land admeasuring 5,550 sq.
mts. hereby sold and conveyed to the Purchasers is
shown on the plan annexed hereto and for better
clearness marked thereon with red colour boundary
lines.

 K.A. Chowhan



SIGNED SEALED AND DELIVERED

by the withinnamed

" THE VENDORS "

(1) Smt. SEJU NARAYAN KAVLEKAR

alias SEJU NARAYAN GAUDE;

(2) SHRI. GOVIND NARAYAN KAVLEKAR;

(3) Smt. DEETA GOVIND KAVLEKAR;

(4) SHRI LASHKANT NARAYAN GAUDE

alias LASHKANT NARAYAN KAVLEKAR;

(5) Smt. LEKHA LASHKANT KAVLEKAR;

(All the Vendors are represented
herein by their Attorney

SHRI ASHOK XEMBU KAVLEKAR)



(Photograph of SHRI ASHOK XEMBU KAVLEKAR)

Handwritten signature

Handwritten mark

K. A. Chaudhan

Handwritten signature

LEFT HAND'S FINGERS

RIGHT HAND'S FINGERS

IMPRESSIONS:

IMPRESSIONS:

(of SHRI ASHOK XEMBU KAVLEKAR)



[Signature]



R. A. Chowhan

[Signature]

- 41 -

SIGNED SEALED AND DELIVERED

by the withinnamed

" THE PURCHASERS "

(1) KAFIL AHMED CHOWHAN :

K.A. Chowhan



(Photograph of KAFIL AHMED CHOWHAN)

[Signature] *K.A. Chowhan*

[Signature]

LEFT HAND'S FINGERS
IMPRESSIONS:

RIGHT HAND'S FINGERS
IMPRESSIONS:

(Of KAFIL AHMED CHOWHAN)



  K.A. Chowhan

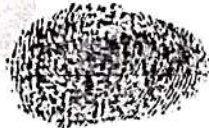


(2) ABDUL SATTAR CHOWHAN :



LEFT HAND'S FINGERS
IMPRESSIONS:

1.



2.



3.



4.



5.



RIGHT HAND'S FINGERS
IMPRESSIONS:-

1.



2.



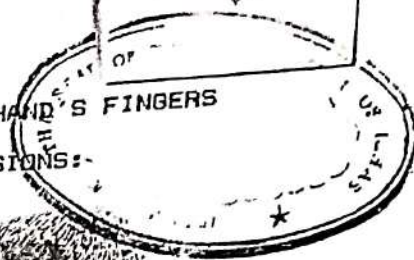
3.



4.



5.



 K.A. Chowhan



- 44 -

SIGNED SEALED AND DELIVERED
by the withinnamed

" THE CONFIRMING PARTY "

(1) M/S MARUTI BUILD CON INC;

(Represented herein by its
Authorised Signatory
Mr. SUNDER KUMAR)



(Photograph of Mr. SUNDER KUMAR)



K.A. Chowhan



- 45 -

LEFT HAND'S FINGERS

RIGHT HAND'S FINGERS


IMPRESSIONS:

IMPRESSIONS:

(OF Mr. SUNDER KUMAR)






 K. A. Chowhan



- 46 -

In the presence of:

1. ROBIN ALEXANDER

Robe

2. Laxman D. Salgankar.

Salgankar



K. A. Chowhan

S

K.A. Chowhan

Shirur

① Shri. Ashok Xembu Kaulkar, 80
Xembu Kaulkar, married, 30 yrs, In-
dian National, 20 Cavambolim Goa as attorney
of ② Shri. Suresh Narayan Kaulkar, 30 yrs, 3000
Narayan Kaulkar, 23 yrs & his wife ③ Shri. Gopal
Gopal Kaulkar, 30 yrs ④ Shri. Lashkar
Narayan Kaulkar, 38 yrs & his wife ⑤ Shri. Lekha Lashkar
Kaulkar, 30 yrs, all Indian Nationals, 20 House
10-18, Cavambolim - Goa. -

② Mr. Kafil Ahmed Chaudhary, 38 yrs,
married and his father;

③ Mr. Abdul Sattar Chaudhary, 20 Abdul
Gaffar Chaudhary, 63 yrs, both business, Indian Nationals,
20 Mhaman - Goa. -

④ M/s. Masani Breded Car. Inc., Panaji
represented by its authorized signatory Mr. Sunder
Kumar, 43 yrs, 30 Kote B.D. Gupta, 20 CAIF-12,
Sapna Garden, Panaji, India - Goa. -

Executing party

admits execution of the so called

Sale

1. Bhar

2. K.A. Chaudhary

3. Shri

4. Shri

Adv. Keshure Caxman
Bhargat, neju, 20 Macel

and known to
at
the
files him.

Shri
Shri
11/10/07

SUB-REGISTRAR

ILHAS

Registered No. 2754

at pages 250 to 298

Book No. I Volume No. 1868

Date 3/10/07



Note & Return This document
will be returned on 3/10/07

SUB-REGISTRAR

ILHAS

3.1.10/10
Sub-Registrar

PLANT OF THE PROPERTY
KNOWN AS "BANKSIA" IN
MELBOURNE, A PART OF HIS
TALUKA WITH PROPOSED
DIVISIONS.

K. A. Chowhon

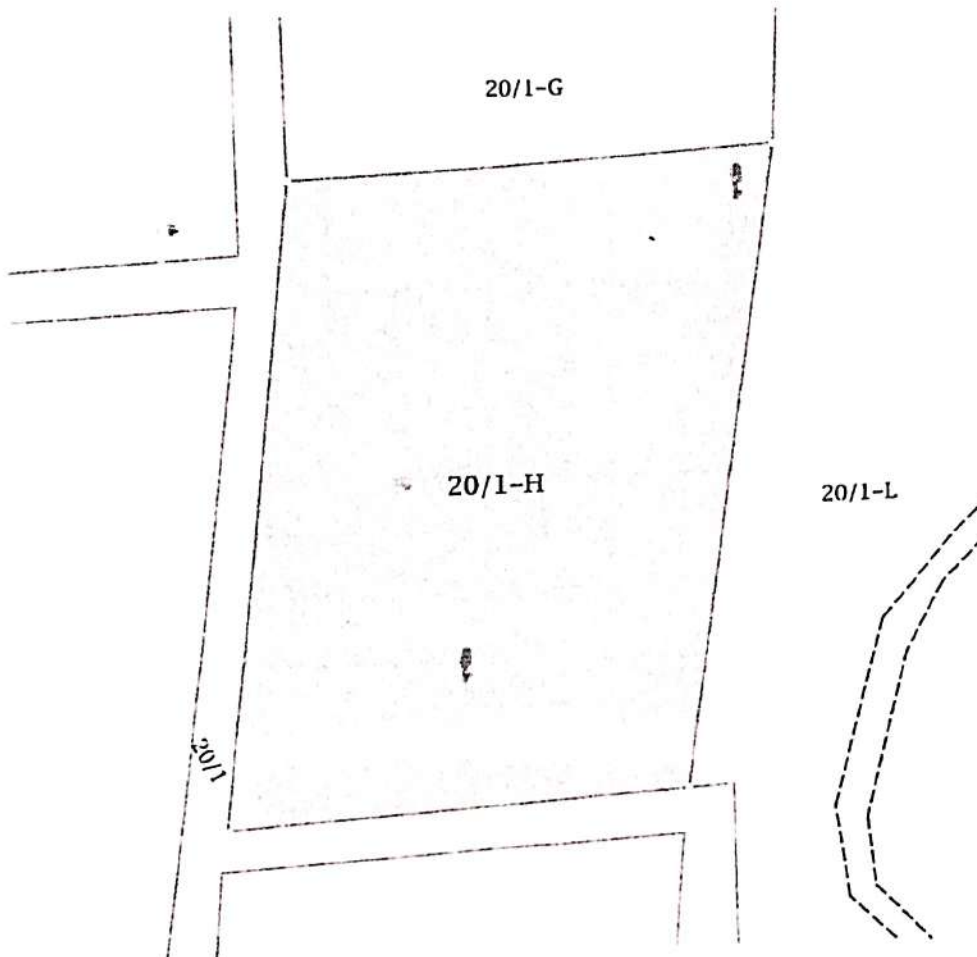
Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 10/04/2023

Ref. No. :2604



Scale 1:1000



Taluka Name : TISWADI
Village Name : Bainguinim
Survey No. : 20
Subdiv No : 1-H



Report Generated By: PRATAP MAULEKAR

Print Size : A4

This record is computer generated on 11/04/2023 10:28:22 as per Online Ref No.2604. This record is valid without any singuare as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



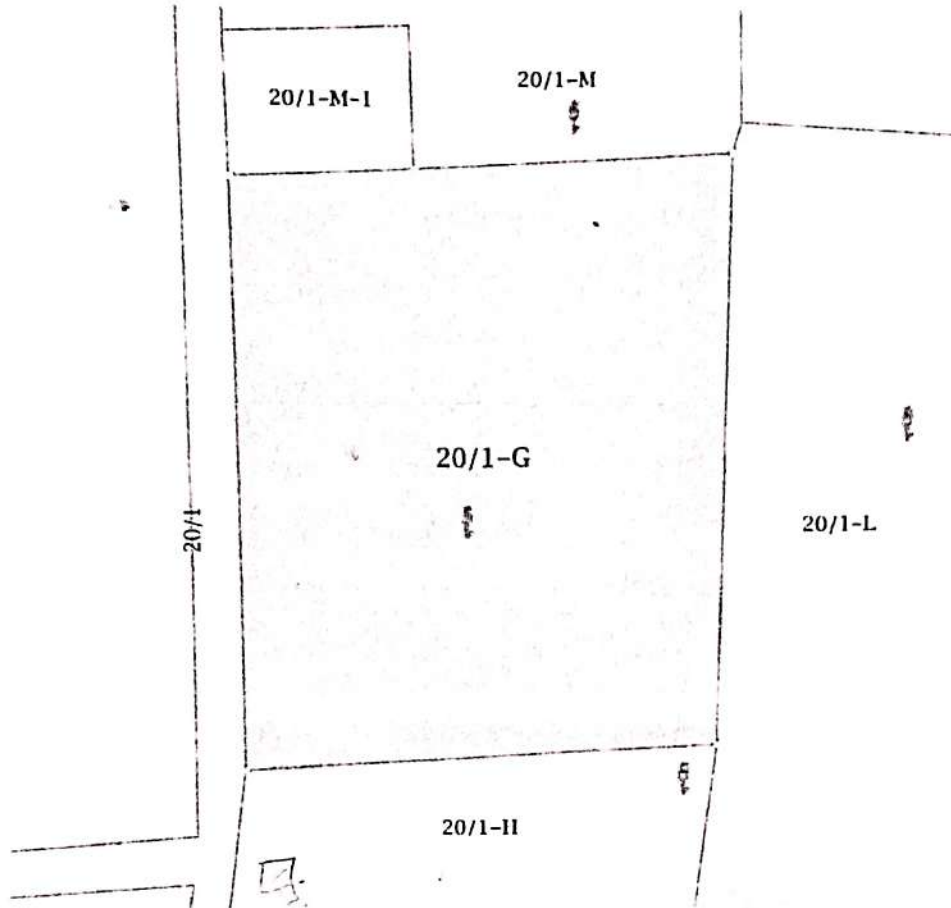
Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 10/04/2023

Ref. No. :2604



Scale 1:1000



Taluka Name : TISWADI
Village Name : Bainguinim
Survey No. : 20
Subdiv No : 1-G



Report Generated By: PRATAP MAULEKAR

Print Size : A4

This record is computer generated on 11/04/2023 10:29:59 as per Online Ref No.2604. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



गोवा GOA

016528

Gr. No. 1126... Place of Vend :- Panaji Date of issue 25/09/07
 Value of stamp paper Twenty five thousands only
 Name of the purchaser Abdul Sattar chowhan
 Residing at Panaji
 As there is no single stamp paper for the value of Rs. one lakh
 eighty six thousands six hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

Signature of the official vendor

Signature of the Purchaser

Serial No.

2656

Received fees for Rs.

1,86,480/-

Presented at the Office of the

Registration

Sub-Registrar Ilhas

Copying (Folios)

between the dates of 10/09/07

Copying Endorsements

and 12/09/07

Postage

200/-

Total Rs.

DEED OF SALE

This DEED OF SALE is made at Panaji, Taluka

SUB-REGISTRAR

ILHAS

11/10/07

K.A Chowhan

SUB-REGISTRAR

ILHAS

Serje

K.A Chowhan



गोवा GOA

016529

Sr. No. 1126... Place of Vend :- Panaji Date of issue 25/09/07
 Value of stamp paper Twenty five thousand only
 Name of the purchaser Abdul Sultan chaudhary
 Residing at Panaji Son of
 As there is no single stamp paper for the value of Rs. one lakh
 eighty thousand and hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

Signature of the official vendor

Signature of the Purchaser

- 2 -

Ilhas and Registration Sub District of Ilhas, at
 Panaji, State of Goa, on this 28 th day of
 September 2007;

Heman

K.A. Chowhan

Abdul Sultan

गोवा GOA

Sr. No. 1126... Place of Vend : Panaji Date of issue 25/09/12 016531
Value of stamp paper Twenty five thousand only
Name of the purchaser Ashok Xembu Kaulekar
Residing at Panaji Son of
As there is no single stamp paper for the value of Rs. 25,000/-
Additional stamp papers for the completion of the value is attached
along with.

Signature of the official vendor

Signature of the Purchaser

- 4 -

housewife, widow of Shembhu Kavlekar, (2) Shri
ASHOK XEMBU KAULEKAR, aged 30 years, service, son
of Xembu Kaulekar, and his wife (3) Smt. SHRADHA

K. A. Chowhan

Ashok

K. A. Chowhan



गोवा GOA

Sr. No. 1126... Place of Vend :- Panaji Date of issue 25/09/17 016532
 Value of stamp paper ... Twenty Five Thousands only ...
 Name of the purchaser ... Ashok Kavlekar ...
 Residing at ... Son of ...
 As there is no single stamp paper for the value of Rs. ...
 ... Additional stamp papers for the completion of the value is attached along with.

Signature of the official reader

Signature of the Purchaser

- 5 -

ASHOK KAVLEKER, daughter of Govind Gaonkar, aged 29 years, housewife, (4) Shri PRAKASH XEMBU KAULEKAR alias PRAKASH XEMBU KAULEKAR, aged 38

[Signature]

[Signature] K.A. Chowhan

[Signature]



गोवा GOA

Sr. No. 1126... Place of Vend :- Panaji Date of issue 25/9/7 016533
 Value of stamp paper Twenty five thousands only
 Name of the purchaser Abdul Sultan Chaudhary
 Residing at Bazar... Son of ...
 As there is no single stamp paper for the value of Rs. ... 12,423
 eight thousand five hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

Signature of the official vendor

Signature of the Purchaser

- 6 -

years, service, son of Xembu Kavlekar, and his
 wife (5) Smt. PRASHIDA PRAKASH KAVLEKAR, daughter
 of Chamba Jalmi, aged 38 years, housewife, (6)

K.A. Chaudhary



गोवा GOA

Sr. No. 1126... Place of Vend :- Panaji Date of issue 25/09/67 016534
 Value of stamp paper Twenty five thousands
 Name of the purchaser Mr. Rajendra Kaulekar
 Residing in Panaji Son of ...
 As there is no single stamp paper for the value of one lakh
 eighty six thousand five hundred and only ...
 Additional stamp papers for the completion of the value is ...
 along with.

Signature of the official vendor

Signature of the Purchaser

- 7 -

Shri RAJENDRA XEMBU KAULEKAR alias RAJENDRA SHAMBU
 GAUDE KAULEKAR, aged 35 years, service, son of
 Xembu Kaulekar and his wife (7) Smt. RAJAL

K.A. Chohan

Rajendra

Rajendra



गोवा GOA

Sr. No. 1126... Place of Vendor Panaji Date of issue 25/11/17... 006643
 Value of stamp paper Ten thousands only
 Name of the purchaser A.D.L. Sattan Chaudhary
 Residing at Panaji Son of
 As there is no single stamp paper for the value of Rs. 10000
 eight thousand seven hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

Signature of the officio vendor

Signature of the Purchaser

- 8 -

RAJENDRA KAVLEKER, daughter of Chdu Kavlekar, aged
 33 years, housewife, (8) Shri LINGU SHAMBU
 KAULEKAR alias LINGU XEMBU KAULEKAR, aged 32

K.A. Chaudhary

Karma


Chaudhary



GOA

Sr. No. 1124.. Place of Vend :- Panaji Date of issue 25/09/2019... 035065
Value of stamp paper 620 thousands only
Name of the purchaser Abdul Sultan Chowhan
Residing at Panaji Son of ...
As there is no single stamp paper for the value of Rs. 620 ...
Eighteen thousands six hundred only.
Additional stamp papers for the completion of the value is attached
along with.

Signature of the officio vendor


Signature of the Purchaser

- 9 -

years, service, son of Xembu Kaulekar, and his
wife (9) Smt. SHUSHILA LINGU KAVLEKER, daughter of
Vishnu Gawes, aged 32 years, housewife, all of

 K.A. Chowhan





GOA

109297

Sr. No. 1126 Place of Vend :- Panaji Date of issue 25/09/74
Value of stamp paper Five hundred only
Name of the purchaser A. V. J. Chaudhary
Residing at Panaji Son of
As there is no single stamp paper for the value of Rs. 500
Eighty five hundred only
Additional stamp papers for the completion of the value is attached
along with.

Signature of the officio vendor

Signature of the Purchaser

- 10 -

them are Indian Nationals and residing at
Carambolim, Ilhas, Goa, and hereinafter referred
to as " THE VENDORS " (which expression

Signature

K.A. Chaudhary

Signature

- 12 -


(All the Vendors herein are represented by their duly constituted Attorney SHRI ASHOK XEMBU KAULEKAR alias ASHOK SHEMBHU KAULEKAR, appointed by two different Power of Attorneys executed on 09/06/2006 and 12/07/2007, all executed before Notary D. S. Petkar, from Mapusa).

A N D

(1) KAFIL AHMED CHOWHAN, son of Abdul Sattar Chowhan, aged 38 years, married, business, Indian National and (2) ABDUL SATTAR CHOWHAN, son of Abdul Gaffar Chowhan, aged 63 years, married, business, Indian National, both residing at B-5, St. Mary's Colony, Miramar, Ilhas, Goa, hereinafter referred to as " THE PURCHASERS "

(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) OF THE OTHER PART;



 K. A. Chowhan




- 13 -

A N D

(1) M/s MARUTI BUILD CON INC. 506, Unitech City Center, M. G. Road, Panaji, Goa, represented herein by its duly authorised signatory Mr. SUNDER KUMAR, aged 43 years, son of late Shri B. D. Gupta, residing at CAI/F-12, Sapna Garden, Porvorim, Bardez, Goa - 402135 hereinafter referred to as " THE CONFIRMING PARTY " (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) OF THE THIRD PART;

WHEREAS All that part and parcel of the agricultural immoveable property admeasuring 5,550 sq. mts. forming part of the whole property identified as " PREDIO DITERAL BONOBO " and also known as " BONDBO " situated at Moula, of village Bainguinim, within the limits of Village Panchayat



 K.A. Chowhan



- 14 -

of Old-Goa, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, which property is described in the Office of the Land Registrar Ilhas under No. 17021 at Folio 53 of Book B-45 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 159 and 165, and is bounded as under :-

On the EAST : by a road and property of Shri Venceslau Gonsalves;

On the WEST : by a road;


On the NORTH: by a part of the property of the same name;

On the SOUTH : by the property of the same name;

(The said portion of land is marked as Plot No. 9 in the plan annexed to the Deed of Sale and Mortgage dtd. 02/03/1979).

The said part of land admeasuring 5,550 sq. mts. is more particularly described in the



 K. A. Chowhan




- 15 -

Schedule hereunder written, shown on the plan annexed hereto and for better clearness marked thereon with red colour boundary lines.

AND WHEREAS the said Property was originally belonged to Smt. MARIA ILDA AMANDA BOTELHO DE COSTA alias MARIA ILDA AMANDA DE COSTA or MARIA ILDA DE SOUZA married to Mr. CARMO GREGORIO DE SOUZA. The said Property is inscribed in favour of MARIA ILDA AMANDA DE COSTA under Nos. 17020 and 17021 on 29/04/1960. Thus Mr. CARMO GREGORIO DE SOUZA, son of Caetano Antonio de Souza married to Mrs. MARIA ILDA AMANDA BOTELHO DE COSTA alias MARIA ILDA AMANDA DE COSTA or MARIA ILDA DE SOUZA, under the regime of Communion of Assets in force in Goa, both residents of Catholic Colony, Santa Cruz, (West), Bombay, were the owners of the said Property, both hereinafter referred to as " THE SAID ORIGINAL OWNERS ".




 K.A. Choudhan




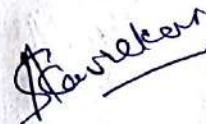
- 16 -

AND WHEREAS under a Deeds of Sale and Mortgage executed on 02/03/1979 and which stands duly registered in the Office of Sub-Registrar of Ilhas, at Panaji under Reg. No. 461 at pages 275 to 281, Book No. I Vol. 140 dtd. 31/10/1979, the said Original Owners sold the said Property to Shri XEMBU LINGU KAULEKAR, son of Lingu Kaulekar, resident of Carambolim, Ilhas, Goa, however it was mortgaged by the said Shri XEMBU LINGU KAULEKAR to the said Original Owners by a simple mortgage to secure the balance amount of consideration of the said Property payable to the said Original Owners by Shri XEMBU LINGU KAULEKAR.

AND WHEREAS Shri XEMBU LINGU KAULEKAR subsequently made the balance payment of Rs. 8150/- in respect of the said Plot No. 09 to the said Original Owners and therefore by a Release Deed dtd. 28/05/1981, the said Original Owners released the said Plot No. 09 to Shri XEMBU




 K.A. Chowhan




- 17 -

LINGU KAULEKAR, free from all encumbrances or without any charge or lien.

AND WHEREAS the said Shri XEMBU LINGU KAULEKAR by virtue of the said sale deed and release deed became the absolute owner in respect of the said Property being Plot No. 09.

AND WHEREAS the said Shambu Lingu Kavlekar alias Xembu Lingu Kaulekar, who was son of Caxinath Kaulekar alias Lingu G. Kawlekar and who was married to Smt. Prabhavati Shembhu Kavlekar expired at Carambolim, Ilhas, Goa, on 11/03/1996 intestate and without executing any will or gift or any other disposition of his last wish but leaving behind as his Sole and Universal Heirs his widow (1) Smt. PRABHAVATI SHAMBU KAULEKAR alias Smt. PRABHAVATI SHEMAHU KAULEKAR, (2) Shri ASHOK XEMBU KAULEKAR, (3) Smt. SHRADHA ASHOK KAVLEKER, (4) Shri PRAKASH XEMBU KAULEKAR alias



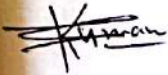
 K.A. Chaudhary




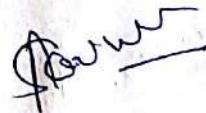
- 18 -

PRAKASH XEMBU KAULEKAR, (5) Smt. PRASHIDA PRAKASH KAVLEKAR, (6) Shri RAJENDRA XEMBU KAULEKAR alias RAJENDRA SHAMBU GAUDE KAULEKAR, (7) Smt. RAJAL RAJENDRA KAVLEKER, (8) Shri LINGU SHAMBU KAULEKAR alias LINGU XEMBU KAULEKAR, (9) Smt. SHUSHILA LINGU KAVLEKER, Vendors herein, who have been qualified as Legal Heirs of late Shambu Lingu Kavlekar alias Xembu Lingu Kaulekar, by a Deed of Succession drawn on 07/04/2006 recorded at folio 38 V to 42 V of Deeds No. 811 in the Judicial Division of Bardez at Mapusa.

AND WHEREAS the said Property has been devolved upon the Vendors herein by inheritance being the legal Heirs of late late Shambu Lingu Kavlekar alias Xembu Lingu Kaulekar, and therefore the Vendors herein who thus became the owners in possession and enjoyment of the said Property are fully entitled to sell, convey, grant, transfer, assign and assure all their rights in the said



 K. A. Chowhan


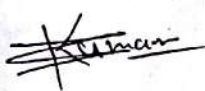



- 19 -

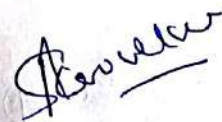
Property to any person or persons or parties whomsoever without any claim or objection from anybody.

AND WHEREAS M/S MARUTI BUILD CON INC. Confirming Party herein, entered into a Memorandum of Understanding dated 12th July 2007 at Mapusa, Goa, before Notary Adv. D. S. Petkar from Mapusa, Goa, and registered under No. 4014/2007

(hereinafter for the sake of brevity is referred to as " THE SAID MOU ") with the Vendors herein and by virtue of the said MOU, the Vendors herein agreed to sell/transfer the said Property to the Confirming Party herein on the terms and conditions set out in the said MOU and at or total consideration of Rs. 88,80,000/- and the Confirming Party made advance payment of Rs. 5,00,000/- to the Vendors at the time of execution of the said MOU.

 K.A. Chowhan




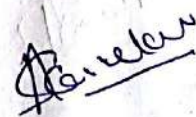
- 20 -

AND WHEREAS the Confirming Party does not desire to retain the said Property and have now agreed TO SELL ASSIGN AND TRANSFER THE SAID PROPERTY, as also all the rights, interest, whatsoever under the said MOU dtd. 12/07/2007 with the said Vendors in favour of the Purchasers herein.

AND WHEREAS the Purchasers herein approached the Vendors with an offer to purchase the said Property and the Vendors herein at the request of the Purchasers and with the consent of the Confirming Party agreed to sell/transfer free from all encumbrances, charges and liens whatsoever THE SAID PROPERTY, more particularly described in the Schedule hereunder written to the Purchasers herein at or for a total consideration of Rs. 83,80,000/- (Rupees eighty three lakhs eighty thousand only) which excludes the payment made by the Purchasers to the Confirming Party




 K. A. Chowhan

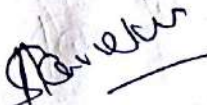


- 21 -

towards the refund of the advance payment made by the Confirming Party to the said Vendors, in terms of the said MOU and also as consideration for the sale, transfer, assignment of the rights acquired by the Confirming Party by virtue of the said MOU in favour of the Purchasers. The present market value of the said Property is Rs. 93,24,000/- (Rupees ninety three lakhs twenty four thousand only) and therefore Stamp Duty of Rs. 1,86,600/- is paid herein.

AND WHEREAS the Purchasers herein have already paid an amount of Rs. 9,44,000/- (Rupees nine lakhs forty four thousand only) to the Confirming Party, towards the refund of the advance payment made by the Confirming Party to the Vendors, in terms of the said MOU and also as consideration for the sale, transfer, assignment of the rights acquired by the Confirming Party by virtue of the said MOU in favour of the Purchasers.



 K. A. Chowhan



- 22 -

AND WHEREAS the Confirming Party has No Objection for sale/transfer of the said Property in favour of the Purchasers and joined to this Sale Deed as Confirming Party to perfect the title of the Purchasers to the said Property and further to perfect and legalize in all respects the present sale in favour of the Purchasers and all the parties hereto have agreed to sign and execute the present Deed of Sale, upon the terms and covenants appearing hereinafter.

AND WHEREAS the Vendors Nos. 3, 5, 7 and 9 are married to the Vendors Nos. 2, 4, 6 and 8 respectively which marriage is governed by the regimen of General Community of assets, in accordance with Article 1108 of the Portuguese Civil Code and the Vendors Nos. 3, 5, 7 and 9 thus being moiety holders are entitled to half undivided shares, rights, title and interest in the respective undivided shares of their


Kernan

K.A. Chowhan


Brown

respective spouses and therefore joined to this Sale Deed.

NOW, THEREFORE, THIS DEED WITNESSETH AS UNDER:-

1) In pursuance of the said agreement and in consideration of the sum of Rs. 83,80,000/- (Rupees eighty three lakhs eighty thousand only) paid by the Purchasers to the said Vendors and Rs. 9,44,000/- (Rupees nine lakhs forty four thousand only) paid by the Purchasers to the said Confirming Party, being the total value of the said Property is Rs. 93,24,000/- (Rupees ninety three lakhs twenty four thousand only) (the receipt of the respective consideration having been duly admitted and acknowledged by the said Vendors and the Confirming Party respectively and the Purchasers having been acquitted, released and discharged of and from thereof and from every part thereof) THEY the Vendors as sole and beneficial




 K. A. Chowhan



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owners as and according to their undivided rights, shares, title, estate or interest, in the said immovable property and at the request of the Confirming Party, do hereby transfer and convey by way of sale unto the Purchasers the said Property admeasuring 5,550 sq. mts. forming part of the whole property identified as " PREDIO DITERAL BONDOBO " and also known as " BONDOBO " situated at Moula, of village Bainguinim, within the limits of Village Panchayat of Old-Goa, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa, which property is described in the Office of the Land Registrar Ilhas under No. 17021 at Folio 53 of Book B-45 New and is enrolled in the Taluka Revenue Office under Matriz Nos. 159 and 165, which Property is more particularly described in the Schedule hereunder written, shown on the plan annexed hereto and marked thereon with red colour boundary lines and hereinafter referred to as " THE SAID PROPERTY " intended to be hereby





K. A. Chowdhon

Registrar

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conveyed, transferred, granted, sold, and assured, do hereby convey, transfer, grant, sell, assure and assign unto and to the use of the said Purchasers, their all such undivided rights, shares, title and interests whatsoever, free from encumbrances, in THE SAID PROPERTY, with the messuage, hereditaments and premises which PROPERTY is for better clearness delineated on the plan thereof hereto annexed and marked thereon with red coloured boundary lines, situated at village Bainguinim, Taluka and Registration Sub-District of Ilhas, State of Goa, with all undivided rights and in all singular, the trees, plants, shrubs, ways, paths, passages, water, watercourses, light, fences, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to THE SAID PROPERTY or ground hereditament and premises or any part thereof belonging or in the said land or ground hereditament and premises or

  K.A. Choudhan



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any part thereof belonging or in anywise appertaining with the same or any part thereof or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto and also undivided rights in ALL THE ESTATE, right, title, interest, claim and demand whatsoever at law and in equity of the Vendors into or out of or upon the said land hereditament and premises or any part thereof TO HAVE AND TO HOLD ALL and singular the said land hereditament and premises hereby conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances, (all of which are hereinafter called " the said premises ") unto and to the use and benefit of the Purchasers absolutely, forever, together with title deeds, writings and other evidence of title as ordinarily pass on such sale SUBJECT to the payment of the



K. A. Chowdhon


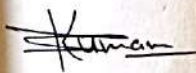



- 27 -

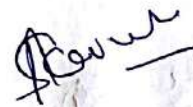
rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.

AND the Vendors as to their undivided shares, rights, title or interest into and upon the said premises do hereby for themselves and their executors, administrators, covenant with the Purchasers as under :-

THAT the Vendors now have in themselves good rights, title, full power and absolute authority to convey, transfer and assure THE SAID PROPERTY with the said premises hereby conveyed, transferred and assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid.

 K. A. Chowhan




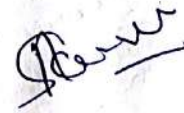
- 28 -

AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy undivided rights and shares in THE SAID PROPERTY hereby conveyed, transferred, and assured in respect with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.

AND THAT free and clear and freely and clearly and absolutely, acquitted, exonerated, released and forever discharged or otherwise by the Vendors and well sufficiently saved, defended, kept harmless and indemnified of, from







 K.A. Chowhan



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and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by from or in trust for them or any of them.


AND FURTHERMORE THAT THEY, the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted, conveyed, transferred and assured or any part thereof, by, from, under or in trust for the Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful whatsoever for the better, further and


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more perfectly and absolutely granting unto and to the use of the Purchasers, their successors or assigns or their counsel-in-law and assuring the said premises, undivided rights and shares and every part thereof hereby conveyed transferred and assured unto and to the use of the Purchasers in the manner aforesaid.



AND FURTHERMORE THAT THE VENDORS and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the Purchasers, their executors, assigns and administrators, against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereinunder contained.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASERS:

(a) That all the covenants herein as also the transfer and conveyance made hereunder shall be

  K.A. Choudhan





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binding on all the heirs, administrators, executors and legal representatives of the Vendors, in the same manner as they are binding personally on the Vendors.

(b) That the Vendors further declare and confirm that they have not entered into any prior agreement of sale, lease, licence, or any other arrangement or agreements whatsoever with any other person/s or parties whomsoever heretofore, in respect of their rights in THE SAID PROPERTY or any part or portion/s thereof nor have they done or committed any acts or deeds by virtue whereof they are in any manner precluded from entering into the present transactions with the Purchasers.

(c) That the Vendors at the cost of the person requiring the same shall execute and do every such assurances and things necessary for further and




 K.A. Chashan



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more perfectly assuring THE SAID PROPERTY to the Purchasers as may be reasonably required.

(d) That there are no pending suits, appeals, litigation or other proceedings whatsoever in any Court of Law or Tribunal or any other forum relating to THE SAID PROPERTY or any part or portion thereof or relating to the title of the Vendors thereto or having any relation or connection whatsoever with THE SAID PROPERTY or the rights, title or interest of the Vendors therein hereby transferred and conveyed to the Purchasers.

(e) That the Vendors shall assist the Purchasers and further consent for carrying out the mutations in the respective survey records pursuant to the present sale in favour of the Purchasers and they shall do and cause to be done all such acts and deeds as may be necessary therefore.






K. A. Chowhan




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(f) That there are no tenants, mundkars, protected or otherwise in respect of THE SAID PROPERTY or any part or portion/s thereof and no person has or can claim any right of Tenancy or Mundkar in respect of THE SAID PROPERTY or any part thereof under the provisions of the Goa, Daman and Diu Tenancy Act 1964 or Mundkar Act or under any other law in force in the territory.

(g) That THE SAID PROPERTY is not the subject matter of any acquisition or requisition by Government or any other authority nor is the same affected by any Government Notifications or Government Orders nor there are any land acquisition or requisition proceedings initiated or pending in respect of THE SAID PROPERTY or any part or portion thereof.

(h) That the Vendor's title to THE SAID PROPERTY is subsisting and the Vendors have absolute and




 K.A. Chowhan




full powers to sell the same, in the event of any dispute, claim or demand from any person or persons whatsoever in respect of THE SAID PROPERTY, the Vendors agree and undertake to indemnify the Purchasers against all such claims and demands and the consequences thereof in terms of payment of compensation without the Purchasers being deprived or dispossessed of THE SAID PROPERTY or any part thereof.

(i) That there are no disputes relating to the area and the boundaries of THE SAID PROPERTY and that the boundaries thereof as delineated on the plan hereto annexed are also true and correct and that no person is entitled to claim or raise any objection or dispute, valid and legal in respect of the boundaries at any time hereafter.

(j) That no person has any right of pre-emption or any other rights of the like nature in respect of




 K. A. Chowhan




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THE SAID PROPERTY by virtue of which such person is likely to challenge or in any manner upset the present sale. That no other person has any right of access or any other easementary rights or claims over THE SAID PROPERTY or any portion thereof, neither do the Vendors have or claim any such rights or claims from the date of these presents.

(k) That in case at any time hereafter it is found that any other person or party was a necessary party to the present sale to perfect and validate the same, the Vendors shall at their own costs and expenses get all such deeds or documents executed by such party in the manner as required by the Purchasers in order to perfect the title of the Purchaser to THE SAID PROPERTY and further to perfect and legalize in all respect the present sale.




 K.A. Chawhan



(1) The Vendors hereby declare that they and their predecessors in title have not done, caused to be done or suffered or omitted to be done any act, deed, thing or matter that would give rise to any claim or demand in respect of THE SAID PROPERTY or any part thereof that would in any manner risk the Purchasers to be evicted from or dispossessed to THE SAID PROPERTY or any part or portion thereof.

(m) That the Vendors shall assist the Purchasers and further consent for carrying out the Mutations in the respective survey records pursuant to the present sale in favour of the Purchasers and they shall do and cause to be done all such acts and deeds as may be necessary therefore.

The Confirming Party has given its concurrence to this sale and it confirms that it has received the above mentioned consideration amount from the Purchaser. The Confirming Party


  K.A. Chowhan



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further declares and confirms that it has no right, claim, title or interest, whatsoever, in or to THE SAID PROPERTY " and that the consideration paid herein to the Confirming Party is the only consideration the Confirming Party is entitled to receive from the Purchasers and the Confirming Party shall not claim any additional amount of consideration whatsoever from the Purchasers.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS THE DAY DATE AND YEAR FIRST HEREINABOVE WRITTEN.

(SCHEDULE HEREINABOVE REFERRED TO)

(Description of the Property)

All that part and parcel of the agricultural immoveable property admeasuring 5,550 sq. mts. forming part of the whole property identified as " PREDIO OITERAL BONOBO " and also known as " BONDRO " situated at Moula, of village Bainguinim,



K.A. Chowhan



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within the limits of Village Panchayat of Old-Goa,
Taluka Tiswadi and Registration Sub-District of
Ilhas, District North Goa, which property is
described in the Office of the Land Registrar
Ilhas under No. 17021 at Folio 53 of Book B-45 New
and is enrolled in the Taluka Revenue Office under
Matriz No. 159 and 165, ^{bearing Survey No. 201} and is bounded as under :-

On the EAST : by a road and property of Shri
Venceslau Gonsalves;


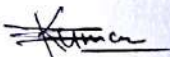
On the WEST : by a road;


On the NORTH: by a part of the property of the
same name;

On the SOUTH : by a property of the same name;

(The said portion of land is marked as Plot No. 9
in the plan annexed to the Deed of Sale and
Mortgage dtd. 02/03/1979).

The said part of land admeasuring 5,550 sq.
mts. hereby sold and conveyed to the Purchasers is

 K.A. Chowhan




K.A. Chowhan

shown on the plan annexed hereto and for better clearness marked thereon with red colour boundary lines.

SIGNED SEALED AND DELIVERED

by the withinnamed

" THE VENDORS "

- (1) Smt. PRABHAVATI SHAMBU KAULEKAR
alias Smt. PRABHAVATI SHEMBHU KAULEKAR;
- (2) Shri ASHOK XEMBU KAULEKAR;
- (3) Smt. SHRADHA ASHOK KAVLEKER;
- (4) Shri PRAKASH XEMBU KAULEKAR
alias PRAKASH XEMBU KAULEKAR;
- (5) Smt. PRASHIDA PRAKASH KAVLEKAR;
- (6) Shri RAJENDRA XEMBU KAULEKAR
alias RAJENDRA SHAMBU GAUDE KAULEKAR;
- (7) Smt. RAJAL RAJENDRA KAVLEKER;
- (8) Shri LINGU SHAMBU KAULEKAR
alias LINGU XEMBU KAULEKAR;
- (9) Smt. SHUSHILA LINGU KAVLEKER;



K.A. Chowhan



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(Shri ASHOK XEMBU KAULEKAR,
Vendor No. 2 herein for himself and
as Attorney of the Vendors Nos. 1
and 3 to 9 herein).



(PHOTOGRAPH OF Shri ASHOK XEMBU KAULEKAR

  K.A. Chowhan



LEFT HAND'S FINGERS

RIGHT HAND'S FINGERS

IMPRESSIONS:

IMPRESSIONS:

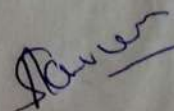
(OF Shri ASHOK XEMBU KAULEKAR)







K.A. Chowhan



SIGNED SEALED AND DELIVERED

by the withinnamed

" THE PURCHASERS "

(1) KAFIL AHMED CHOWHAN : *K.A. Chowhan*



(PHOTOGRAPH OF KAFIL AHMED CHOWHAN)

[Signature] *[Signature]* K.A. Chowhan *[Signature]*

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LEFT HAND'S FINGERS

RIGHT HAND'S FINGERS

IMPRESSIONS:

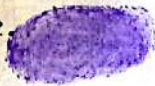
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(OF KAFIL AHMED CHOWHAN)

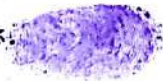
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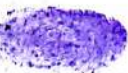
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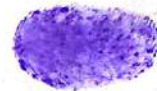
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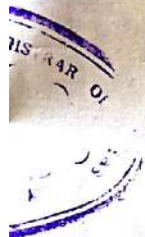
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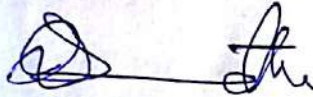
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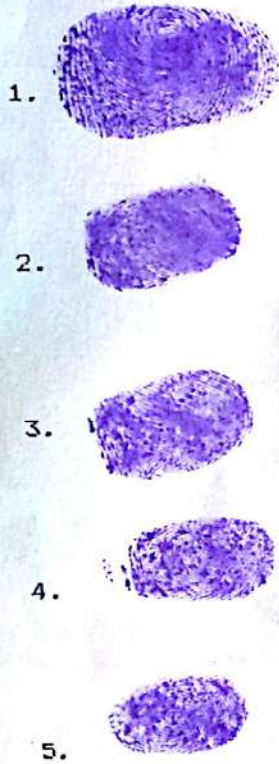
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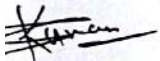
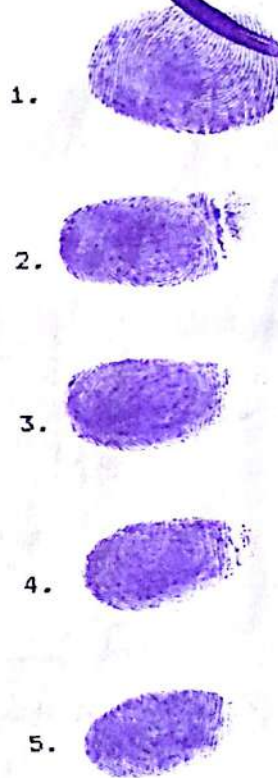
(2) ABDUL SATTAR CHOWHAN :




LEFT HAND'S FINGERS
IMPRESSIONS:



RIGHT HAND'S FINGERS
IMPRESSIONS:

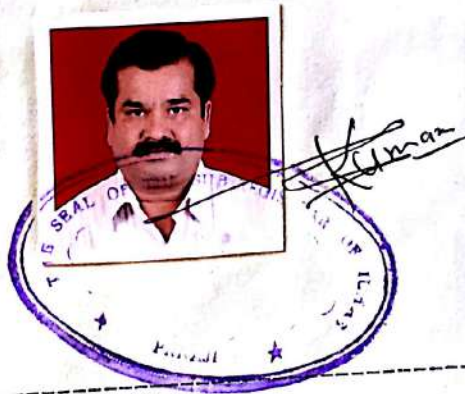


 K.A. Chowhan



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SIGNED SEALED AND DELIVERED
by the withinnamed
" THE CONFIRMING PARTY "
(1) M/S MARUTI BUILD CON INC:
(Represented herein by its
Authorised Signatory
Mr. SUNDER KUMAR).



(PHOTOGRAPH OF Mr. SUNDER KUMAR)

[Handwritten signature]

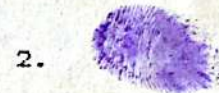
[Handwritten signature] K.A. Chowhan

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LEFT HAND'S FINGERS
IMPRESSIONS:

RIGHT HAND'S FINGERS
IMPRESSIONS:

(OF Mr. SUNDER KUMAR)









K.A. Chowhan

In the presence of:

1. ROBIN ALEXANDER

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2. Laxman D. Salyankar

Salya



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K.A. Chowhan

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Power

1) Shri. Ashok Xembu Kaulkar, 29 yrs, S/o Xembu Kaulkar, father and an attorney of his wife Smt. Shradha Ashok Kaulkar, 29 yrs and also an attorney of Smt. Parbhavati Shembu Kaulkar alias Babhash Shembu Kaulkar, 65 yrs, widow of Shri. Babhash Xembu Kaulkar alias Babhash Xembu Kaulkar, 38 yrs & his wife Smt. Rashida Babhash Kaulkar, 38 yrs (4) Shri. Rajendra Xembu Kaulkar alias Rajendra Shembu Gaud Kaulkar, 39 yrs & his wife Smt. Rajal Rajendra Kaulkar, 33 yrs (4) Shri. Linga Shembu Kaulkar alias Linga Xembu Kaulkar, 32 yrs & his wife Smt. Sushila Linga Kaulkar, 32 yrs. all Indian Nationals, do Caravelim - Goa. -

(2) Mr. Fafil Ahmed Chowhan, 38 yrs, married, business and his father;

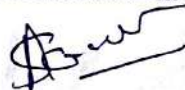
(3) Mr. Abdul Sattar Chowhan, S/o Abdul Craffar Chowhan, 63 yrs, business, both Indian Nationals, do Miramar - Goa.

(4) M/s. Manish Build con Inc., Panaji, represented by its authorized signatory Mr. Sunder Kumar, 43 yrs, do late B.D. Gupta, do CAIF-12, Sapha Garden, Panaji, Bardez Goa. -

Executing party

admits execution of the so called

Sale deed

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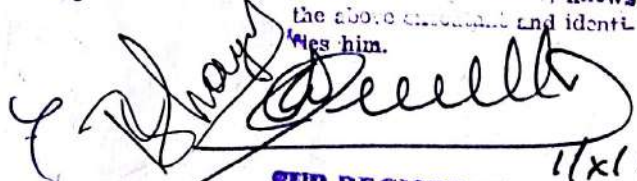
2. K.A. Chowhan

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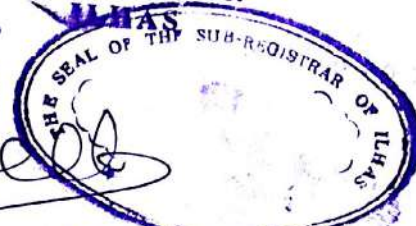
4. ~~Kishore~~

Adi Kishore
Bhapat, w/o, do Marcel


and known to the Sub-Registrar
states that he personally knows
the above executed and identi-
fies him.



SUB-REGISTRAR



Registered No. 2753
at pages 200 to 249
Book No. 3 Volume No. 1863
Date 3/10/07



Note: Return this document
will be returned on 3/10/07


SUB-REGISTRAR
ILHAS



REMAINING PORTION OF THE SAME PROPERTY
Surveyed and Registered



Registered at pages 200 to 249
Book No. I Volume No. 1863
Date 31/01/07
[Signature]
Sub-Registrar

PLAN OF THE PART PROPERTY
KNOWN AS 'BAILA' SITUATED AT
VILLAGE BANGULI IN OF T.S. AT
TALUKA NITH. PR. SEC. II SUB
DIVISIONS

Area Statement

Plot No.	Area
PLOT 1	0.00
PLOT 2	0.00
PLOT 3	0.00
PLOT 4	0.00
PLOT 5	0.00
PLOT 6	0.00
PLOT 7	0.00
PLOT 8	0.00
PLOT 9	0.00
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[Signature]
K.A. Chowhan

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27/12/2011

21/8/07

27/12/2011

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