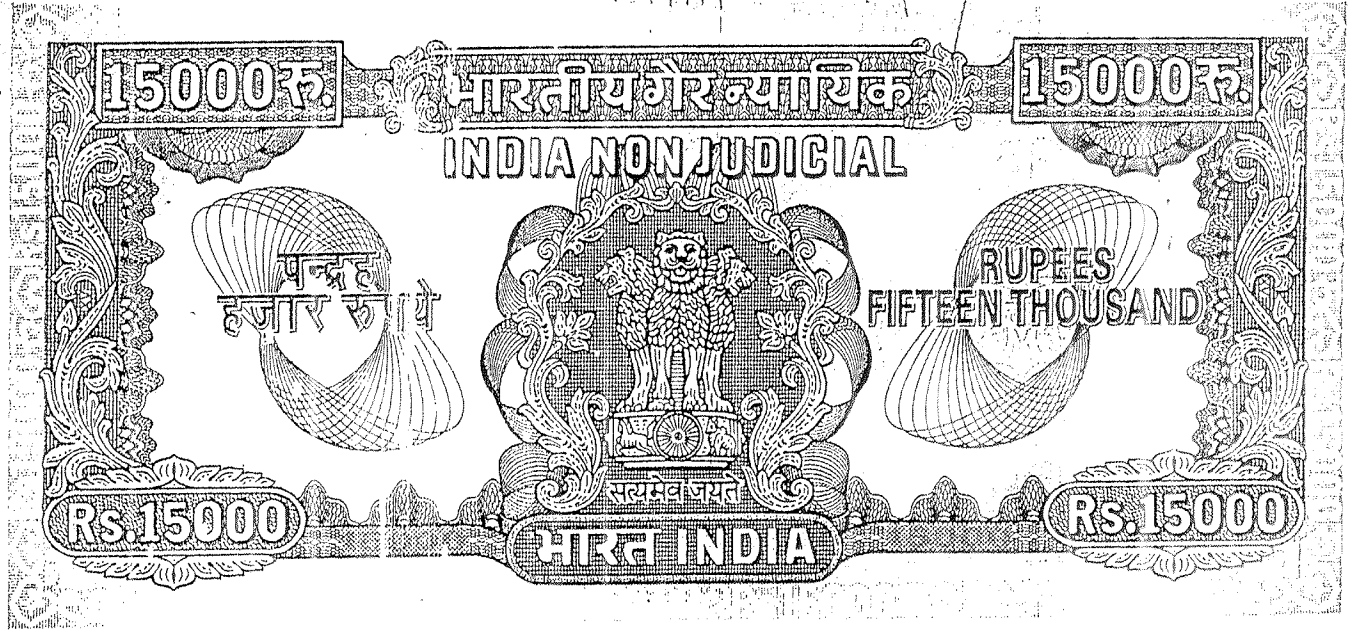


3631
21/11/05



00BB 818485

881

Panaji
Rs fifteen thousand only.
Jai Bhawan Builders Pvt. Ltd.

16/11/05

Panaji

One lakh thirty four thousand
one hundred only.

Serial No. 3579
Presented to the Office of the
Sub-Registrar, Panaji
between 10 am
and 10 am
18/11/2005

Received fees for Rs NP
Registration
Copying (Folios)
Copying Endorsements
Postage
Total Rs. 89/10

67020/-

Deelth

SUB-REGISTRAR
ILHAS

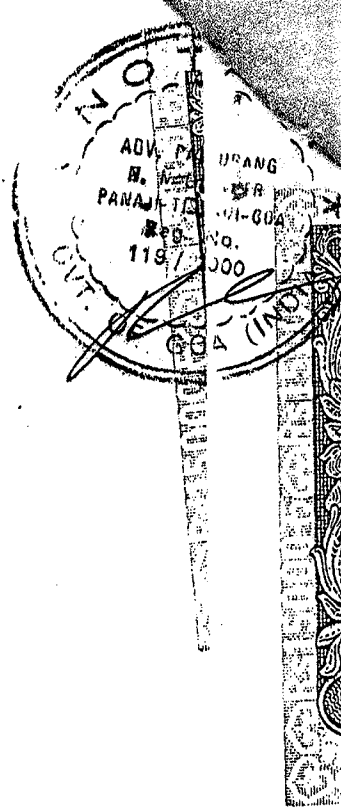
18/11/05
Rupees Sixty Seven
hundred and ten only

67110/-
Deelth
SUB-REGISTRAR
ILHAS

DEED OF SALE



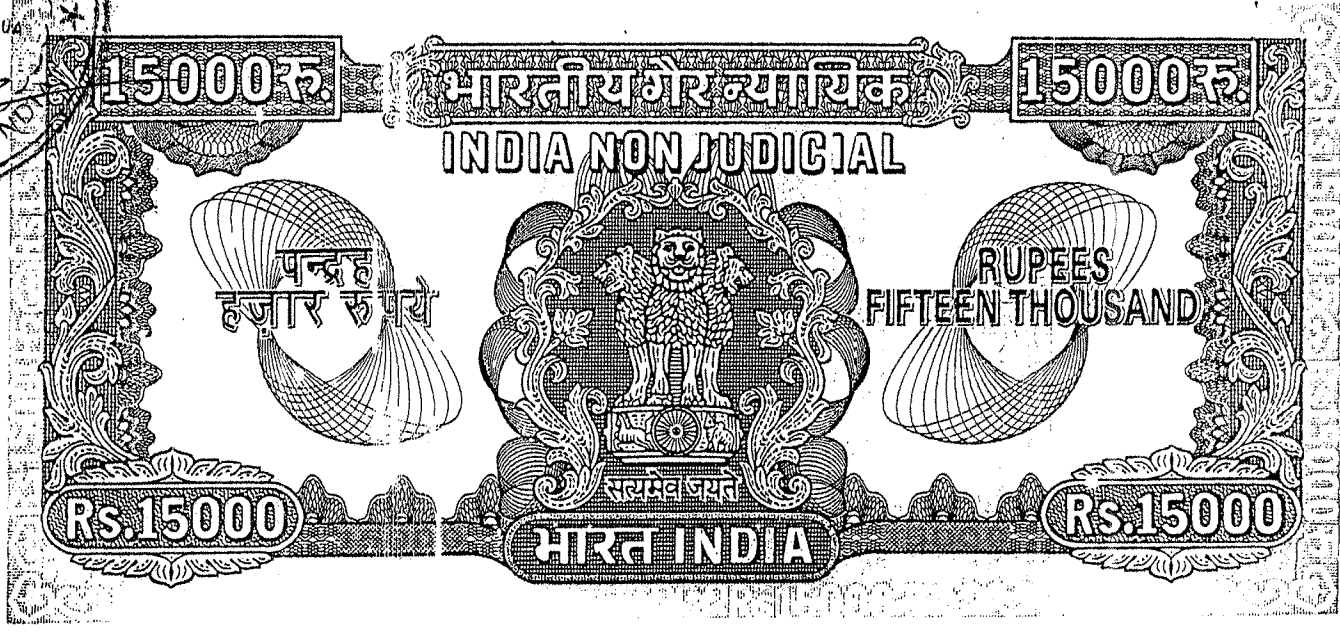
43261-124005



-2-

[Handwritten signature]
[Handwritten initials]

THIS DEED OF SALE is made at Panaji
 on this 18 day of November in the



00BB 818484

881

Punjab
Rs. Fifteen thousand only
Jai Bhawan Builders Pvt. Ltd.

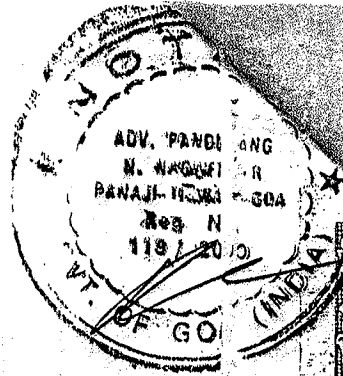
16/11/08

One lakh twenty four thousand
one hundred only.

RS

-3-

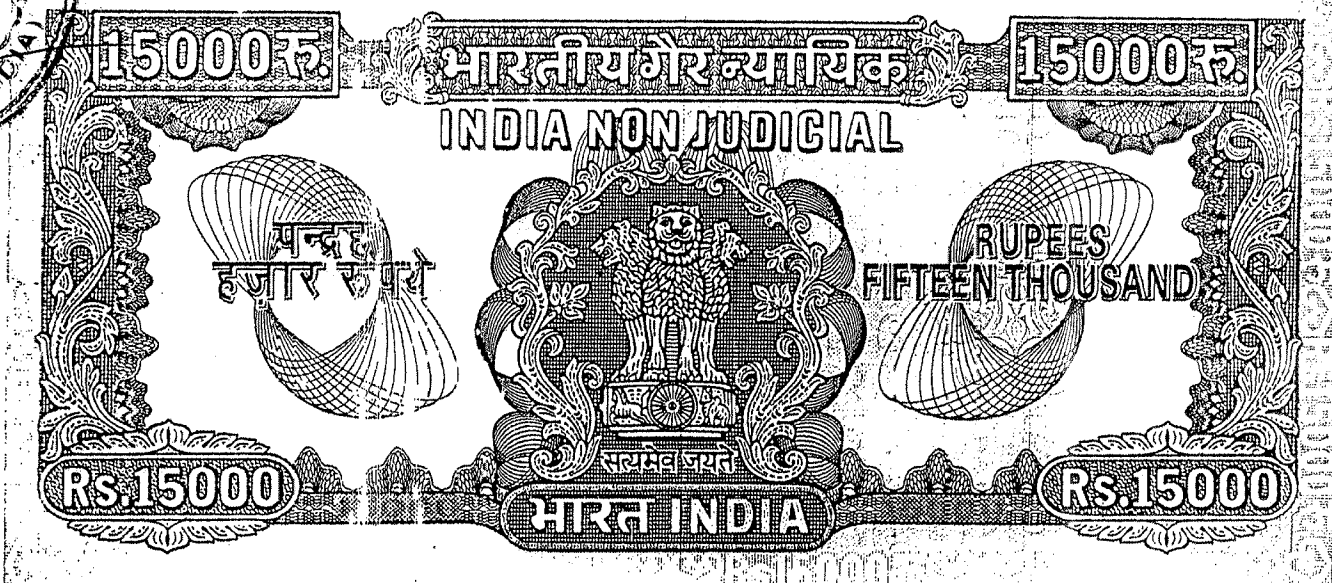
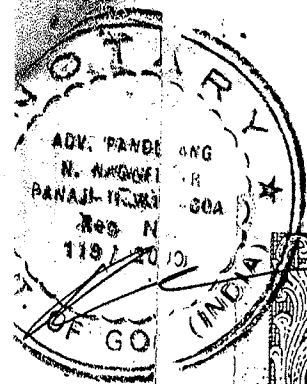
year 2005 BETWEEN:- (1) (a) Shri.
Ghanashyam Sadashiv Satosker, aged 63
years, son of late Sadashiv Satosker
in business, and his wife (b) Smt.



-4-

RM

Sushila Ghanashyam Satosker, aged 56 years, housewife, both residing at H.No. 185, Ilhas --Ilhas-Goa, hereinafter referred to as the



00BB 818483

387

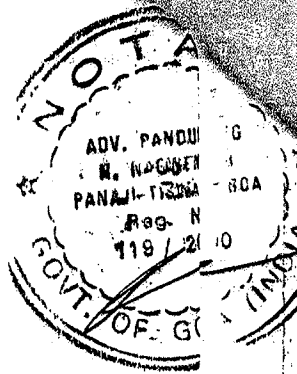
Panaji 16/11/05
Rs. fifteen thousand only.
S. Bhuvan Builders Pvt Ltd.
Panaji

One lakh twenty four thousand
one hundred only

RSL

-5-

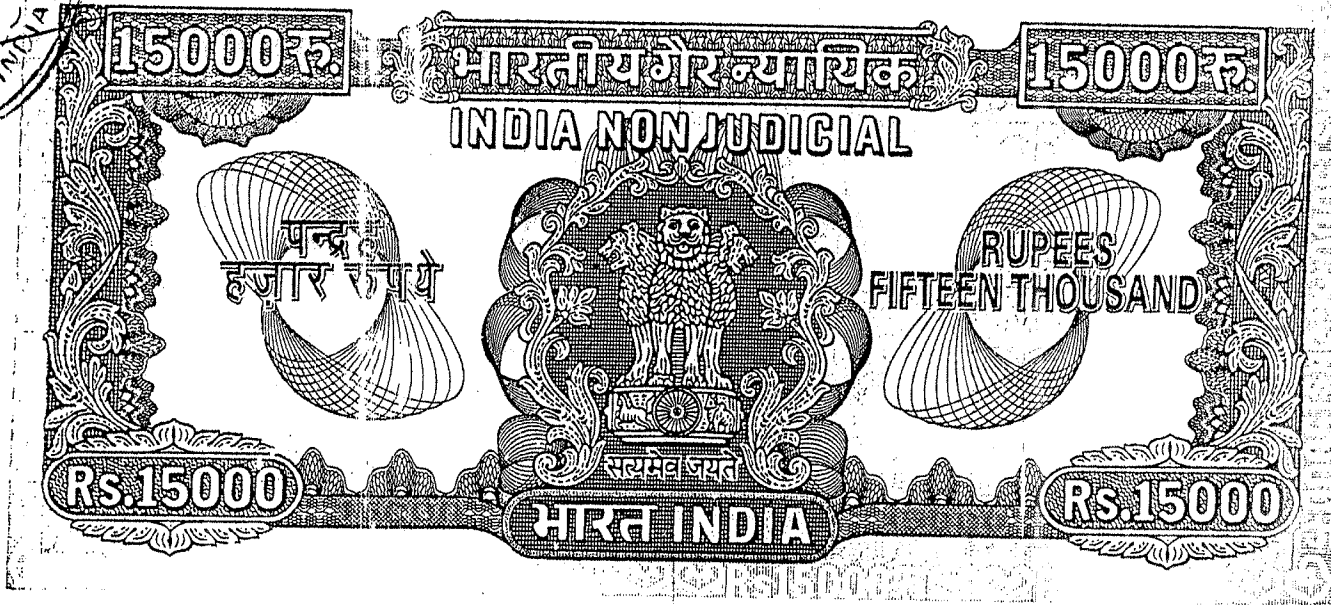
"VENDORS" (which expression shall
unless repugnant include their heirs
successors, legal representatives and
assigns) of the FIRST PART AND M/s.



-6-

Jai Bhuvan Builders Pvt. Ltd., a
Company incorporated under the
Companies Act hereinafter represented
by its Director Shri. Rajesh Sheth,

NOTARY
 ADV. PANDU G
 R. NAGREY
 PANAJI-TISNA
 Reg. N
 119/2010
 GOVT. OF GOA (INDIA)



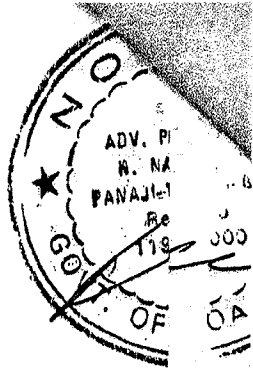
881 Panaji 15/11/05 00BB 818482
 Rs. fifteen thousand only
 Jai Bhuvan Builders Pvt. Ltd.

One lakh thirty four thousand
 one hundred and

[Handwritten signature]

[Handwritten initials]

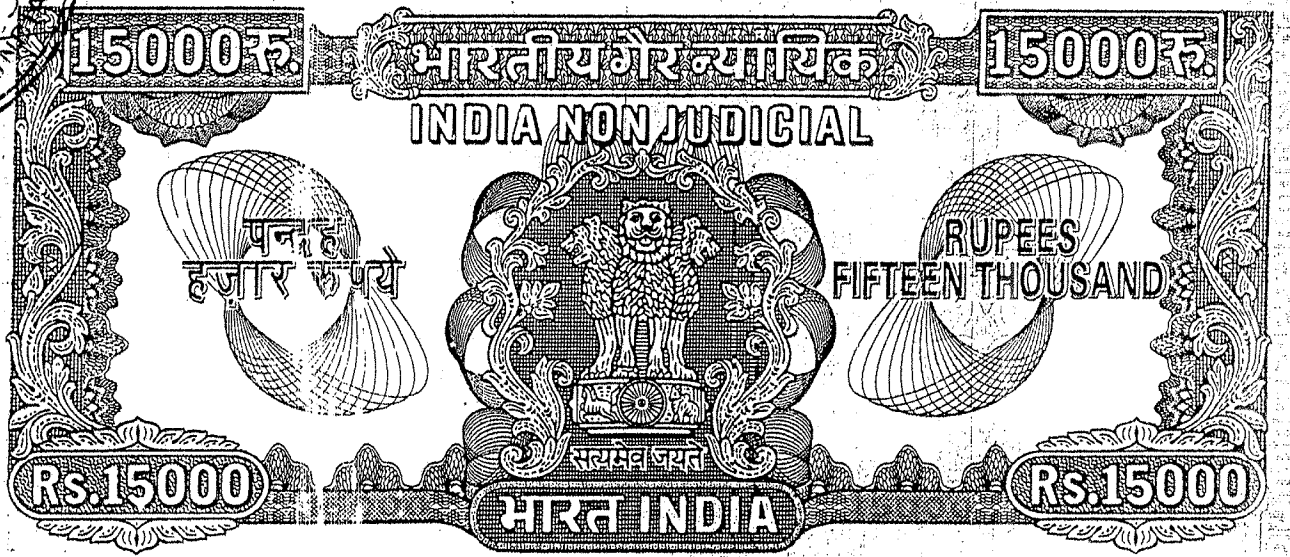
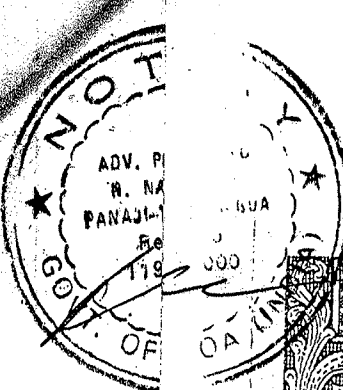
aged 32 years, son of Sadanand Shet,
 residing at Flat no. F-5-Vrundavan-B-
 Near Hotel LIBDORAN-Miramar-Panaji
 Goa-403002, hereinafter referred to as



-8-

the "PURCHASER" (which expression shall include its heirs, successors, administrators and assigns) of the **SECOND PART.**

All Indian Nationals.



881

16/11/65
Rs. fifteen thousand only
In Shree Shree Ref. No.

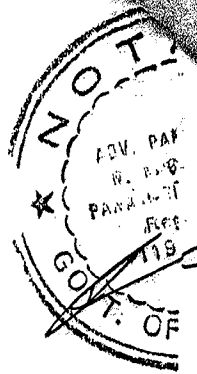
00BB 818481

Received

One lakh thirty four thousand
only are hundred only.

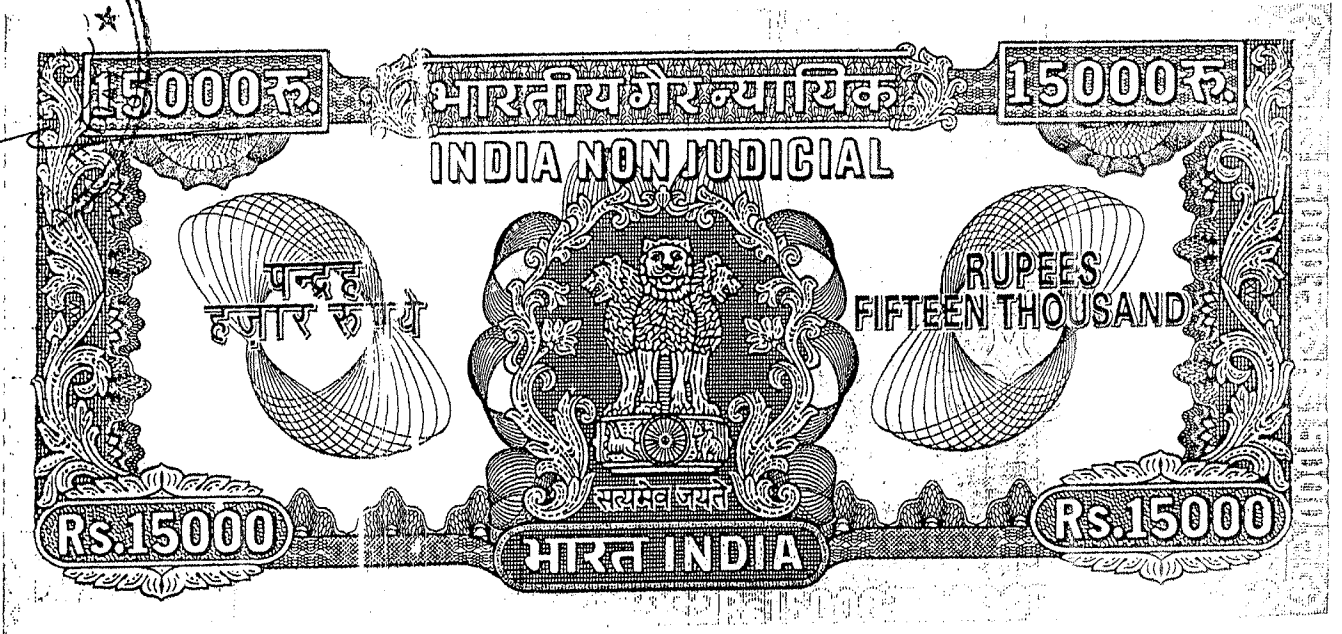
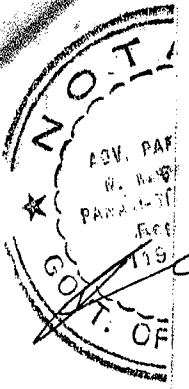
RM

WHEREAS there exists a part and
parcel of land admeasuring 2,47,925 m2
identified as GOMBEACHEY GALLI of



-10-

SAUNRICHI GALLY situated at
Carambolim, within the limits of
Village Panchayat Carambolim, Taluka
Tiswadi, Registration Sub District of



00BB 818480

881

Range 16/1/02
Rs. fifteen thousand only
Jai Bhawan Builders Pvt. Ltd.

for
cash
only
No. 100
100/02

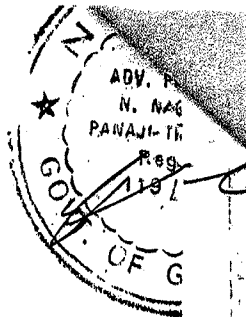
Received

One lakh thirty four thousand
one hundred only.

[Signature]

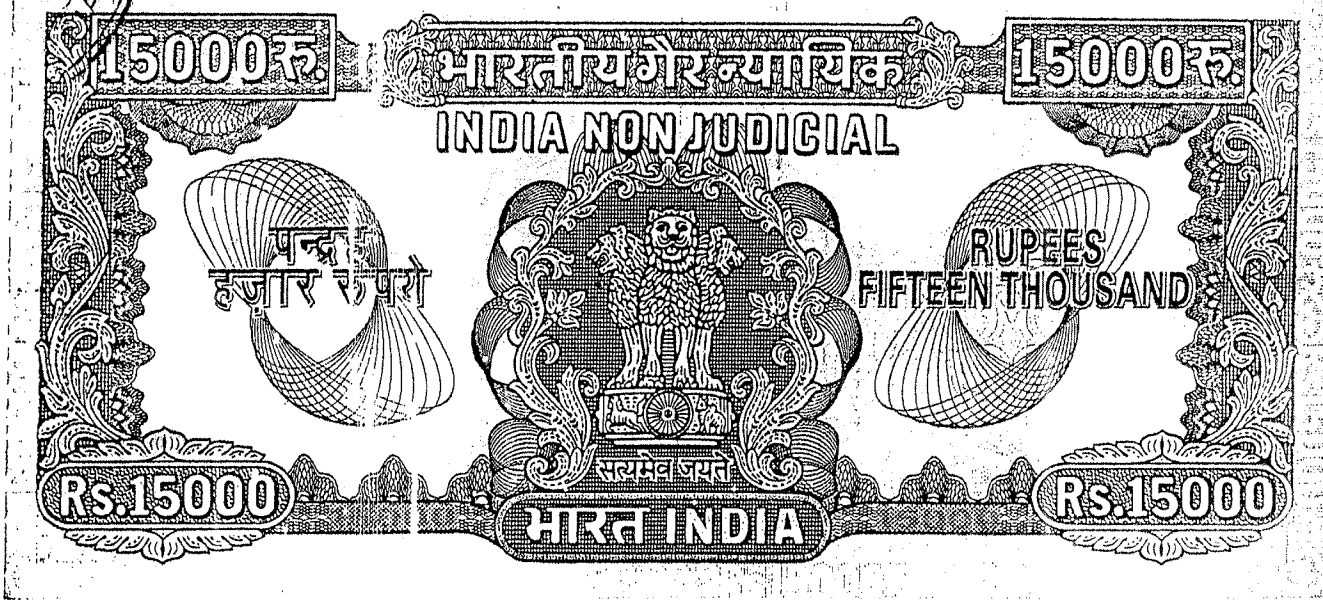
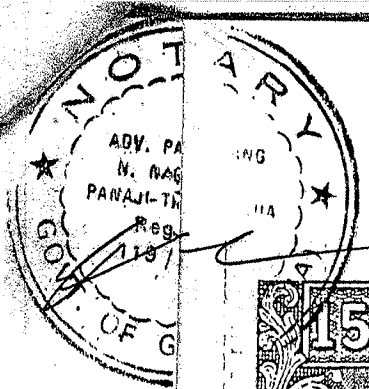
[Signature]

Ilhas, District North Goa in the State
of Goa bearing survey no.291/1 of
Carambolim which property is



-12-

hereinafter referred to as the SAID
WHOLE PROPERTY and is described in
detail in the Schedule I hereunder.



00BB 818479

881 Panaji 16/11/05
Rs. fifteen thousand only
Jai Bhawan Builders Pvt. Ltd.

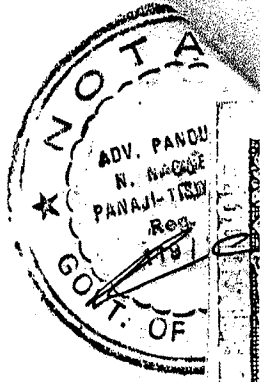
Received
[Signature]

One lakh thirty four thousand
and hundred only.

[Signature]

-13-

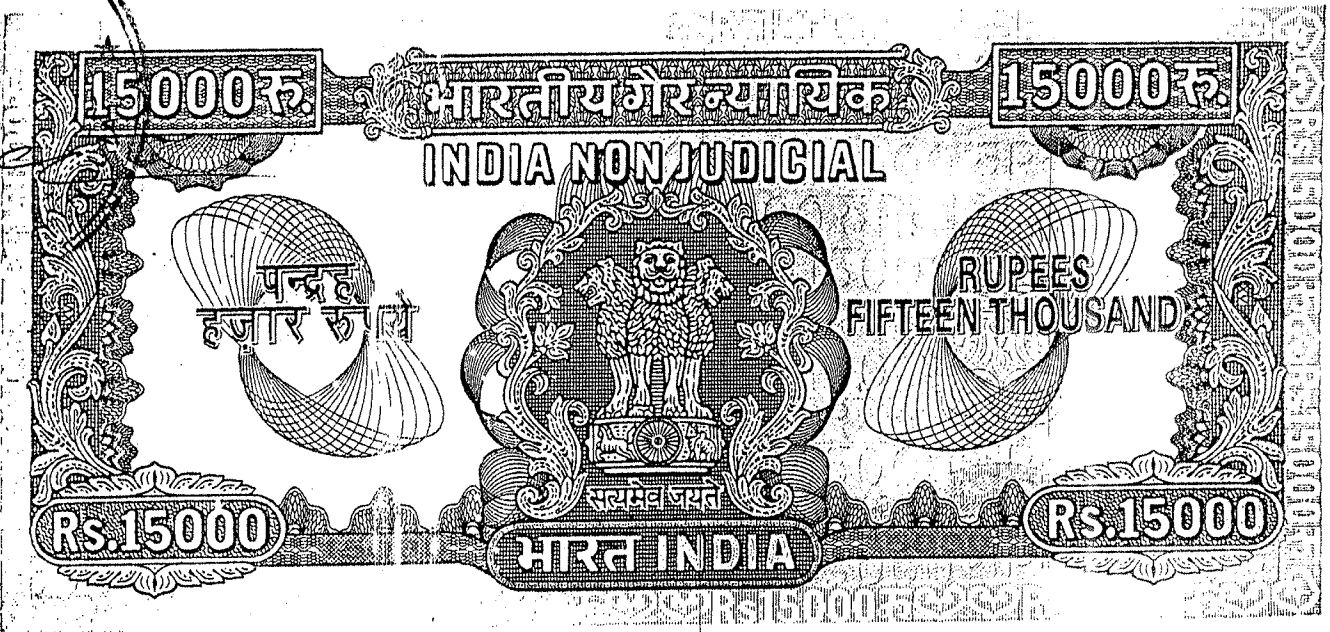
WHEREAS the said property
originally belonged to Shri. Jose
Luis Antonio Excelso D'Silva who died
on 9-10-1948.



-14-

WHEREAS by Order of Homologation
dated 11-7-1951 in the Inventory
Proceedings no.45/69 filed on the
demise of the said Jose Luis Antonio

NOTA
 ADV. PANDU
 N. NARAYAN
 PANAJI-TISAR
 Reg.
 1981
 GOVT. OF



00BB 818478

881
 ...
 ...
 ...
 ...
 ...

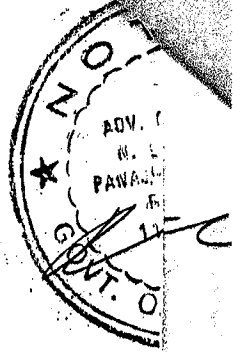
16/11/85
 R. Fifteen thousand only
 Jai Bhawan Builders

thirty four thousand
 one hundred only.

RSL

[Handwritten signature]

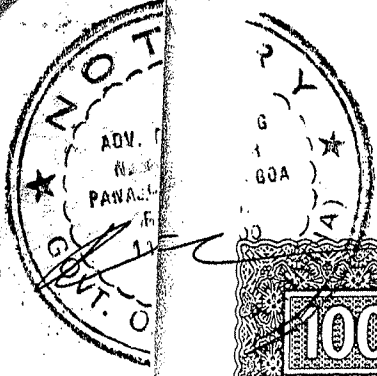
Excelso D'Silva in the Court of Civil
 Judge Senior Division at Mapusa the
 said Property listed at item no.9 was



-16-

alloted to the following in the
following Shares:-

- (i) Smt. Olinda Josepha Fernandes-widow
of the deceased-1/5th share.



04AA 398953

881
of share
of the p
of ...
there is
amount

Panaji
Bhuvan
Panaji
Bhuvan

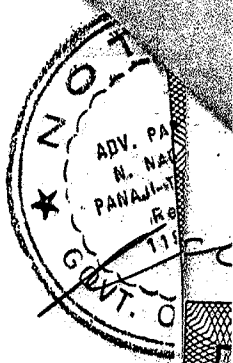
16/11/08
only
Bulak... Pt. 170.

One lakh
attached

thirty four thousand
one hundred only

RM

- (i.) Nelson D' Silva-son-1/6th share.
- (ii.) Clotilde's Carlotta Prescilia Luiza D' Silva-daughter-1/6th share.

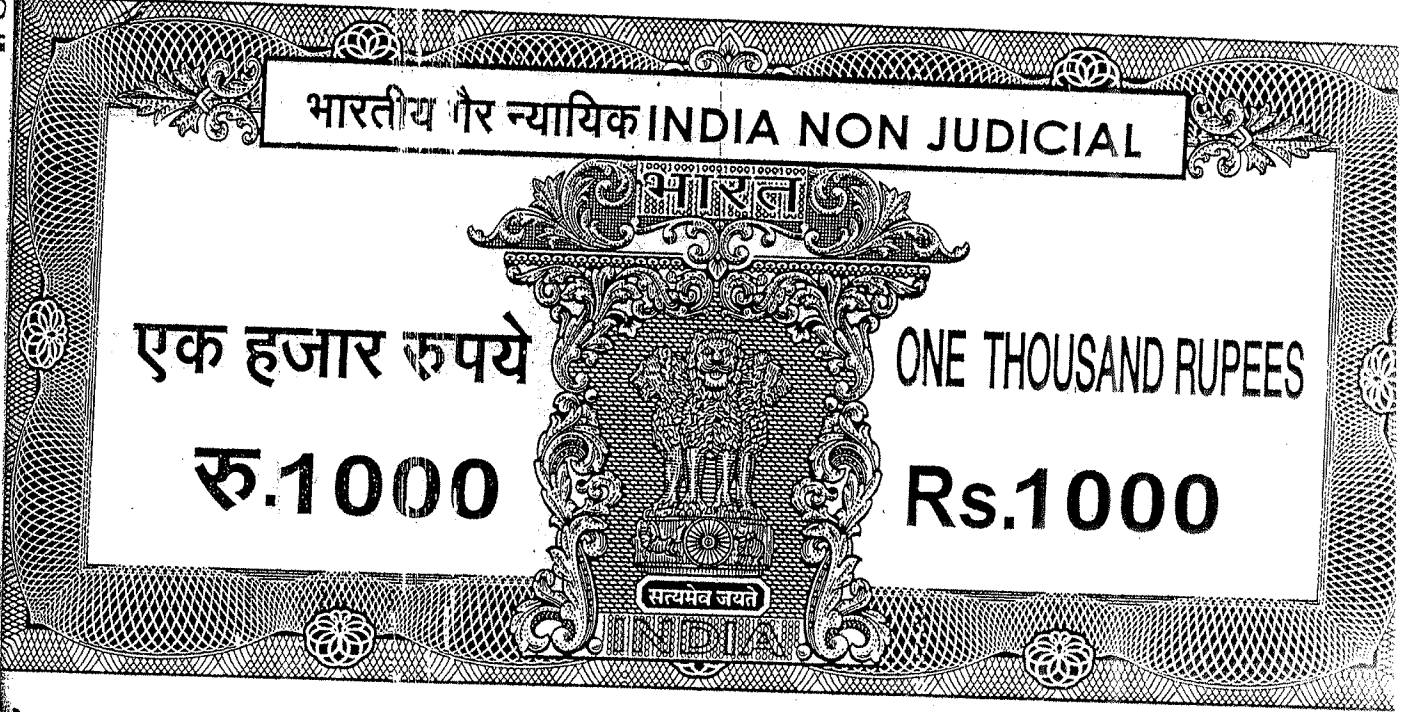
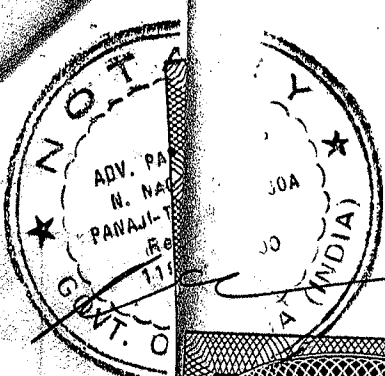


गोव

-18-

(iv) Romuldo Saluzinho D' Silva-son-1/6th share.

(v) Venusto Agnelo Augusto D' Silva-son-1/6th share.



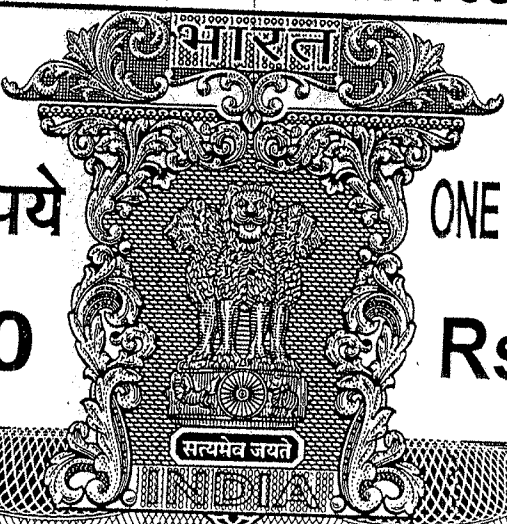
भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



गोवा GOA

.00069

881
 Value of share Rs. One thousand only
 Name of share Sri Bhuvan Builders Pvt. Ltd.
 Reside in Panaji
 As the share is attached along with one lakh thirty four Rupee is attached along one hundred only

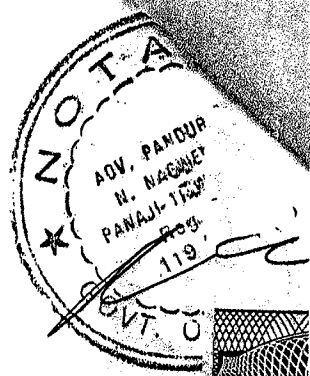
[Signature]

[Signature]

REGISTRAR OF COMPANIES

-19-

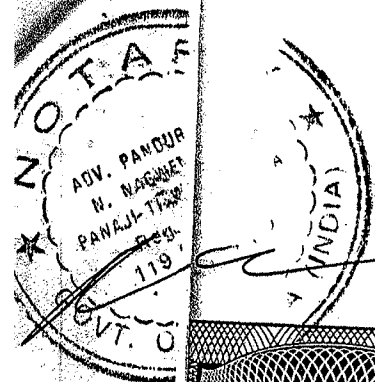
(vi) Miniato Jose Agnelo D'Silva-son-1/6th share.



AT GO

-20-

WHEREAS by a Deed of Gift and
Acceptance dated 2-3-1957 Smt.
Clotildes Carlota, Prescila Luiza
D'silva gifted interalia all her 1/6th



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



वा GOA

000691

क्र. नं. 281

Value of share

Name of the

Residing at

As there is

Additional share

none

Panaji
Rs. One Thousand only
Jai Bhawan Builders Pvt. Ltd.

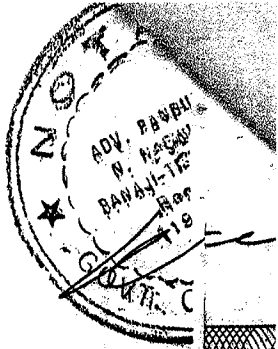
16/1/05

One lakh thirty four thousand
one hundred only.

NOTARIAL AT PANAJI

-21-

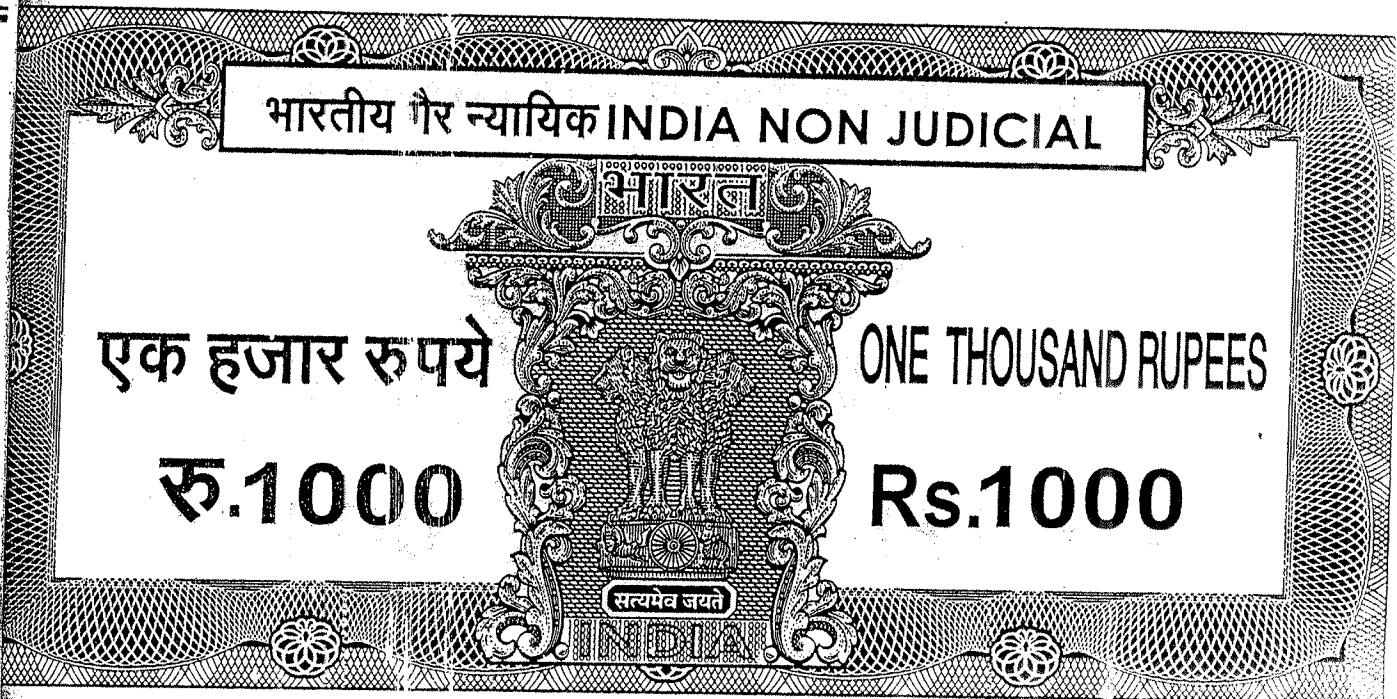
share in the said Property to her
brother Nelson da Silva.



AT G

-22-

WHEREAS by a Will dated 1-9-1982,
Smt. Olinda Fernandes e Silva
bequeathed all her disposable share to
her son Miniato Jose Agnelo da Silva



GOA

000692

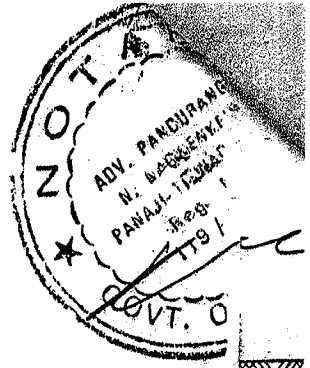
No. 881
 Name of the Debtor
 Name of the Creditor
 Amount
 Date
 Place
 Signature

Pansaji
 Rs. One thousand only
 For Bhuvan Builders Pvt. Ltd.

16/11/07
 Rs. Laksh thirty four thousand
 one hundred only.

PS

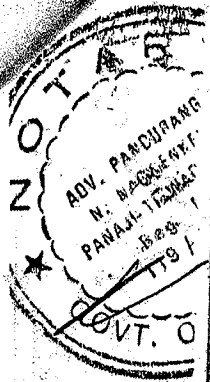
and to her daughter-in-law Alzira
 Verediana Rosalia Viegas e Silva;
 widow of Venusta Agnelo de Souza.



T G

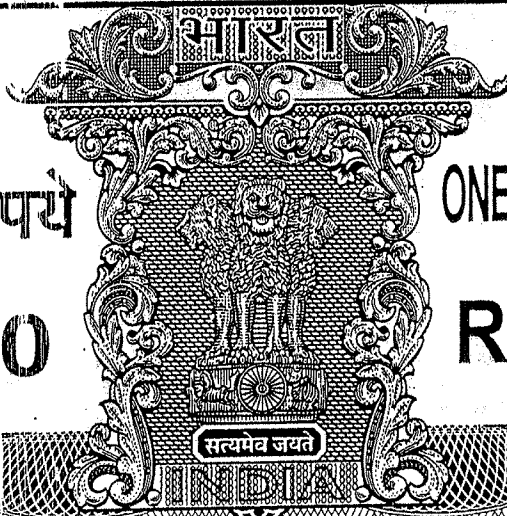
-24-

WHEREAS the said Smt. Olinda
Fernandes e Silva died on 15-10-1986.



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

GOA

000689

in sum. 881 ... value of stamp ... Name of the ... Residing at ... As there is no ... Additional ... rita.

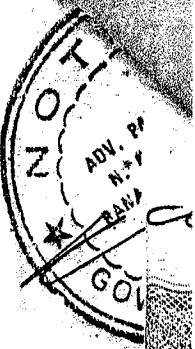
Panaji ... 16/11/05 ... Rs. One thousand only ... Jai Bhuvan Builders Pvt. Ltd.

One Lakh Thirty four thousand ... name is attached along with one hundred only.

Notary Public

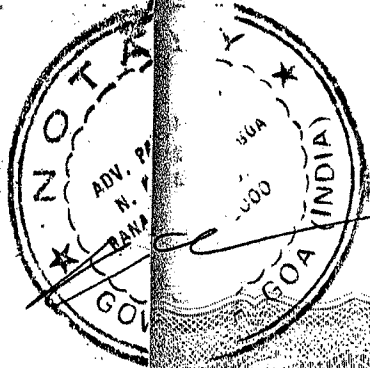
-25-

WHEREAS by a Deed of Sale dated 19-8-2003; (1) Smt. Arminda Clara Jacqueline Tomas Esperanca da Cruz e da Silva; widow of Jose Nelson Excelso



-26-

Anunciacao da Silva with his legal
heirs; (ii) Smt. Maria Antonietta
Angela da Silva widow of Romulo
Saluzinho da Silva with his legal



100Rs



006405

GOA

No. 481... Place of issue Panaji Date of issue 16/11/05
 Value of stamp paper Rs. one hundred only
 Name of the person Joel Bhuvan Builders Pvt Ltd
 Residing at Panaji
 As there is no other value is attached along one lakh thirty four thousand
 additional stamp one hundred only

[Signature]

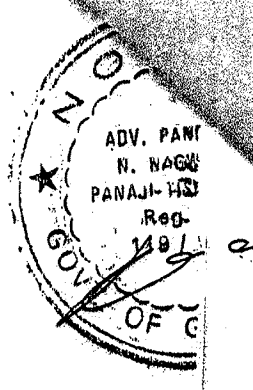
[Signature]

Signature of the Notary

Signature of the Person

-27-

heirs; (iii) Smt. Alzira Verediana
 Rosalia Viegas e da Silva, widow of
 Venusta Agnelo Augusto da Silva with
 his legal heirs; and (iv) Shri.

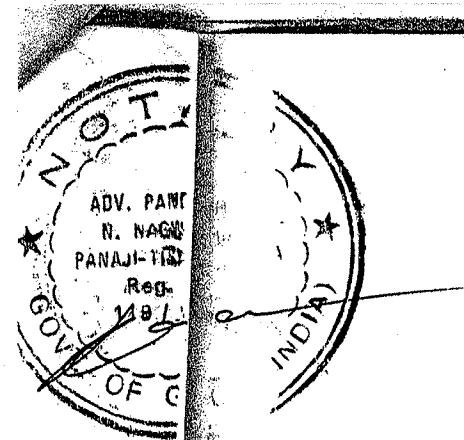


[Faint, illegible text]

-28-

RD

Miniato Jose Agnelo da Silva ~~with his~~ *RD*
wife sold an area of 1,10,000 m²
identified as Plot "A" out of the said *RD*
whole property to Shri. Salwyn

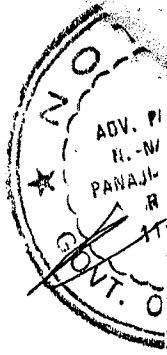


-29-

Botelho; which Deed is registered under no.1114 of Book I Vol.1308 in the office of Sub Registrar Ilhas.

WHEREAS by another Deed of Sale dated 25-8-2003 (i) Smt. Armina Clara Jacqueline Tomas Esperanca da Cruz e da Silva; widow of Jose Nelson Excelso Anunciacao da Silva with his legal heirs; (ii) Smt. Maria Antonietta Angela da Silva, widow of Romulo Saluzinho da Silva with his legal heirs; (iii) Smt. Alzira Verediana Rosalia Viegas e da Silva, widow of Venusto Agnelo Augusto da Silva with his legal heirs; and iv) Shri. Miniato Jose Agnelo da Silva sold an area of 1,10,000 m² identified as Plot "B" out of the said whole property to Shri. Selwyn Botelho which Deed is registered under no.1115 of book I Vol.1308 in the office of Sub Registrar Ilhas.

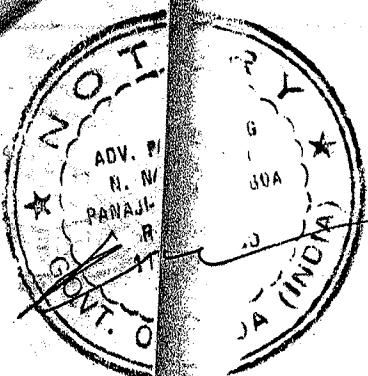
WHEREAS by another Deed of Sale dated 20-8-2003, the said Smt. Arminda Clara Jacqueline Tomas Esperanca da Cruz e Da Silva; widow of Jose Nelson Excelso Anunciacao da Silva with his



-30-

legal heirs; (ii) Smt. Maria Antonietta Angela da Silva, widow of Romulo Saluzinho da Silva with his legal heirs; (iii) Smt. Alzira Verediana Rosalia Viegas e da Silva widow of Venusto Agnelo Augusto da Silva with his legal heirs and (iv) Shri. Miniato Jose Agnelo da Silva sold an area of 27,925 m² identified as Plot "C" out of the said whole property to Shri. Ghanashyam Satoskar also known as Shri. Joao Fernandes; which Deed is registered under no.1112 of Book I Vol.1308 in the office of Sub Registrar Ilhas.

WHEREAS by an agreement dated 1-11-2004 the Purchaser have agreed to purchase from the Vendors and the said Selwyn Botelho with his wife an area approximately 2,00,000 m² out of the said Plots A, B and C being an area of 85000 m² out of Plot A and 87,075 m² out of Plot B making a total of 1,72,075 m² and the total area of 27925 m² being the entire Plot "C" hereinafter referred to as the SAID PROPERTY described in detail in the Schedule II hereunder and demarcated in the Plan annexed hereto.



-31-

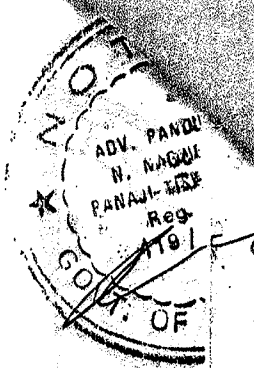
WHEREAS in terms of the said Agreement dated 1-11-2004 the Vendors hereto had agreed to sell to the Purchaser the said plot "C" having an area of 27,925 m² for a total consideration of Rs.33,51,000/- (Rupees thirty three lakhs fifty one thousand only) on the terms and conditions stipulated therein which Agreement is registered under no.3099 of Book I Vol.1391 in the office of Sub Registrar Ilhas.

RM
gmu

NOW THIS INDENTURE WITNESSETH:-

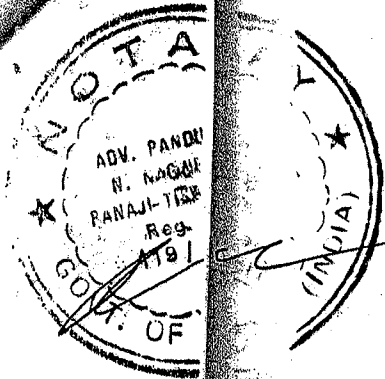
1.- That in consideration of the amount of Rs. 33,51,000/- (Rupees thirty three lakhs fifty one thousand only) paid by the Purchaser to the Vendors which amount the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser; they the Vendors do hereby grant, transfer, assign, assure and convey the said plot "C" admeasuring 27925 m² and more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water

gmu
RM



-32-

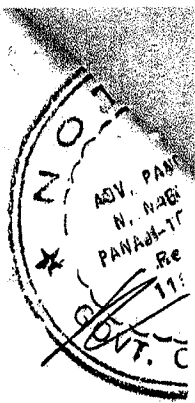
courses, lights, liberties, privileges, easements, advantages and appurtenances to the said Plots belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Vendors into and upon the said Plots and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, as distinct and disannexed from the Vendors remaining land SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed of things done or executed by the Vendors or knowingly suffered to the contrary they the Vendors now have in themselves good rights, full power and absolute authority to grant the said plots hereby granted and conveyed or expressed so to be UNTO AND TO THE USE



-33-

OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the said plots and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Vendors or any person or persons lawfully or equitably claiming any estate or interest in the said Plots or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said Plots UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2.- The Vendors do hereby give their exclusive consent and no objection to



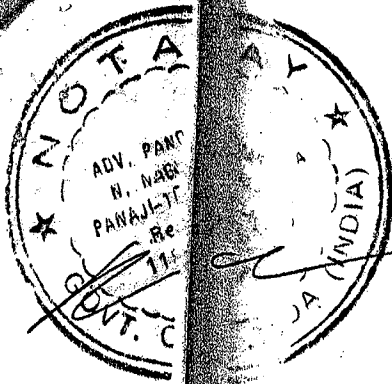
the Purchaser to get Mutation Proceedings conducted in the survey records of rights and get the name of the Purchaser rendered in the Form I & XIV under the provisions of Land Revenue Code.

all
RM
3.- The market value of the said plots is Rs. 33,51,000/- and as such Stamp duty of Rs. 1,34,100/- is affixed hereto which is borne by the Purchaser.

SCHEDULE I

(Description of the whole property)

All that part and parcel of land admeasuring 2,47,925 m² known as GOMBEACHY GALLI, Saunrichy Galli and/or "GONBEACHY GALLI" situated at Carambolim, within the limits of Village Panchayat Carambolim, Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa in the State of Goa not described in the land Registration Office of Ilhas and enrolled in the Taluka Revenue Office of Tiswadi under Matriz no.111 and surveyed under no.291/1.



-35-

The said whole property is bounded as under-

- On the North : By Ella Village Boundary and Survey no.2 of Carambolim Village.
- On the South : Survey no.289 of Village Carambolim.
- On the East : By survey no.290/1, 292/1 and 2 of Carambolim.
- On the West : By survey no.289 of Carambolim Village and road from Se Old Goa to Pilar.

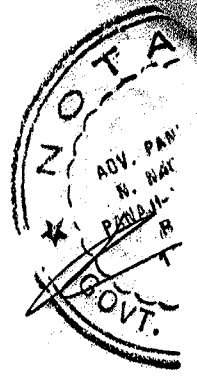
SCHEDULE -II

(Description of Plot "C" sold hereinabove)

All that plot admeasuring 27,925 m² identified as plot "C" forming a part of the whole property described in the Schedule I hereinabove.

The said plot is bounded as under:-

- Towards the North : Plot "A" & "B" of the same whole property.
- Towards the South : Survey 289 of Village Carambolim.
- Towards the East : Plot "B" of the same whole property.



-36-

Towards the West : Survey 289 of Village Carambolim.

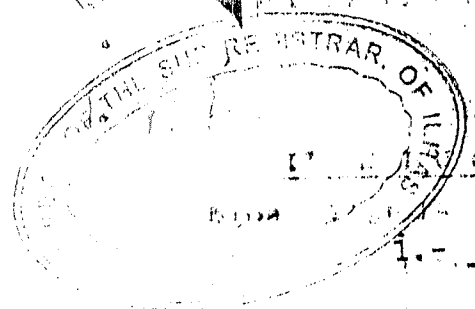
IN WITNESS WHEREOF the Parties hereto have signed this Sale deed on the day, month and year first hereinabove written.



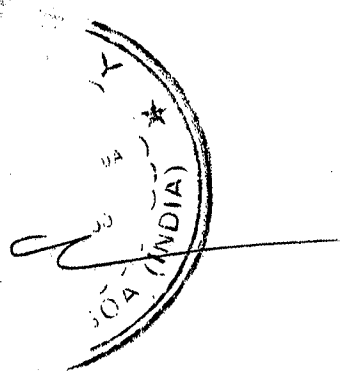
SIGNED AND DELIVERED BY THE WITHIN NAMED VENDORS IN THE PRESENCE OF

[Handwritten signature]

Shri. Ghanashyam Sadashiv Satosker



- 1.- 1.-
- 2.- 2.-
- 3.- 3.-
- 4.- 4.-
- 5.- 5.-



-37-

Ghanashyam

Smt. Susheela Ghanashyam
Satosker through her attorney
Shri Ghanashyam S. Satosker



1.-

1.-



2.-

2.-



3.-

3.-



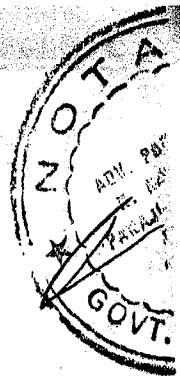
4.-

4.-



5.-

5.-



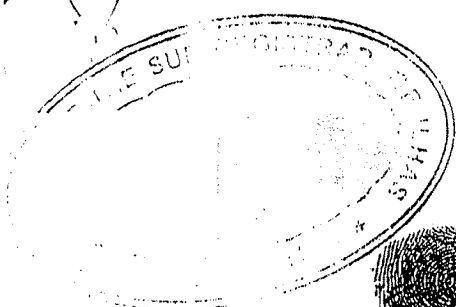
-38-

SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER IN THE
PRESENCE OF



DIRECTOR

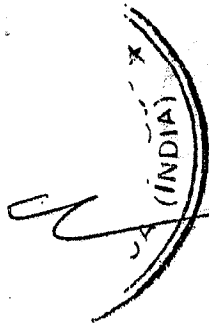
Shri. Rajesh Sheth
Authorised Signatory
M/s. Jai Bhuvan
Builders Pvt. Ltd.
PURCHASER



- | | | | |
|-----|--|-----|--|
| 1.- | | 1.- | |
| 2.- | | 2.- | |
| 3.- | | 3.- | |
| 4.- | | 4.- | |
| 5.- | | 5.- | |

WITNESSES:-

- 1.- Botelho (Selwyn Agnele Botelho)
- 2.- Botelho (Shirley Anne Marie Botelho)

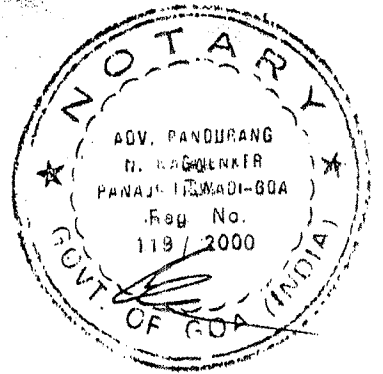


① Shri. Ghanashyam Sadashiv Satoskar, 63 yrs, do late Sadashiv Satoskar, business, do Ella, Ilhas. Goa for self and as attorney of his wife Smt. Sushila Ghanashyam Satoskar. —

② Shri. Rajesh Sheth, 32 yrs, do Sankaranand Sheth, do Panaji, Panaji as Director of M/s. Jai Bhuvan Builders Pvt. Ltd. —

Executing party..... 1 to 2

admission of the no of
Sd/R



[Handwritten signature]

FOR JAI BHUVAN BUILDERS (P). LTD.

[Handwritten signature]
DIRECTOR

Re: 3631
at 505 545
Bee 7 1569
Date 21-11-05

Peel
Sub-Registrar

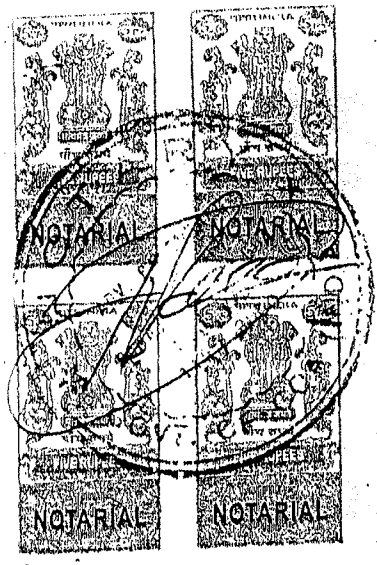


Note of Return -

This document will be returned on: 21/11/05 -

Peel

SUB-REGISTRAR
1569



CERTIFIED TRUE COPY OF ORIGINAL
REG. No. ~~115/2007~~ DATED 24/11/2007, *Peel*
115/2007

Peel

ADV. PANDURAO NARENDRAS KAOVENKER
PANAJI - NEWADI
GOA (STATE OF GOA)