

पान्जिम २१/१०/०६

2925
7/11/06



गोवा GOA

No. 1702 Place of Vendor Panaji Date of issue 30/10/06 002655

Value of stamp Twenty thousand Only

Name of the party D. S. Contractors Pvt. Ltd

Residing at Panaji

As there is no stamp of Rs. One lac

Eighty thousand Only

Additional stamp of the value is attached along with.

Signature of the officio vendor

Signature of the Purchaser

Serial No. 2909/2006

Presented at the Office of the Sub-Registrar of lands between the hours of 11-00 AM

and 11:11 from 2/11/06 2006 D. S. CONTRACTORS PVT. LTD.

MANAGING DIRECTOR

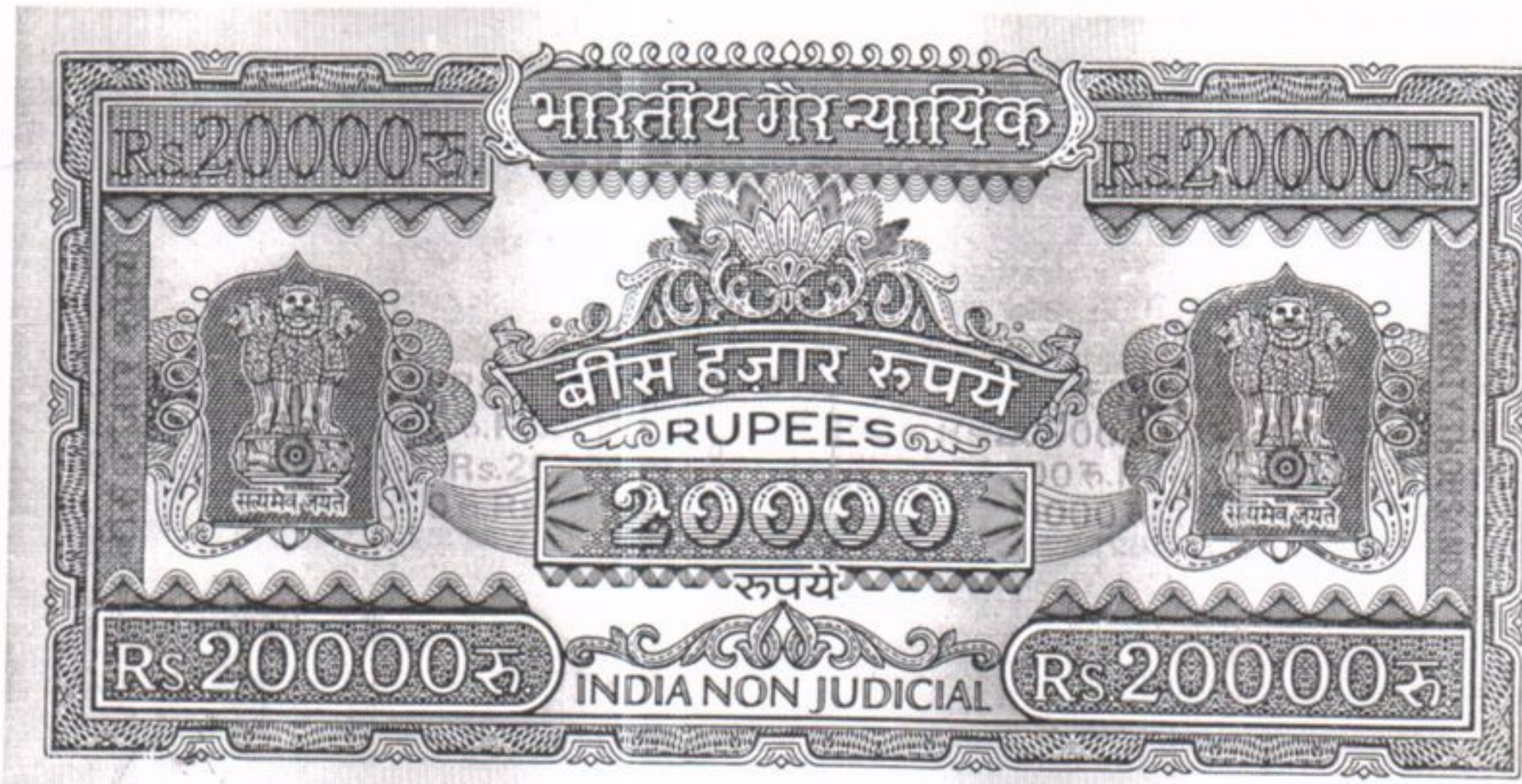
Received for Rs	N. P.
Stamp	180100.00
Stamp	60.00
Stamp	10.00
Postage	180170.00
Total Rs	



SUB-REGISTRAR OF LANDS **DEED OF SALE** SUB-REGISTRAR OF LANDS

THIS DEED OF SALE is executed on this 31st day of October of the year 2006, in the City of Panjim, Goa.

Handwritten signatures of the parties involved in the deed.



गोवा GOA

1702 Date of issue 30/10/06 002656
Value of stamp Twenty thousand Only.....
Name of the D. S. Contractors Pvt. Ltd....
Residing at Panaji.....
As there is One h.c.c.
Eighty thousand Only.....
Additional stamp is attached
along with.

Signature of the officio vendor

Signature of the Purchaser

BETWEEN

1. MR. RAJENDRA PURUSHOTTAM
HALARNKAR, son of Mr. Purushottam Halarnkar,
aged 48 years, businessman,

[Handwritten signatures]
Halarnkar





गोवा GOA

No. 1702 Name of Vendor: Panaji Date of issue 30/10/06
Value of Bill Twenty thousand Only
Name of D. S. Contractors Pvt. Ltd.
Residing at Panaji
As per bill One lac.
Eighty thousand Only
Additional
along with.

002657

Signature of the vendor

Signature of the purchaser

2. MRS. RAMESHWARI RAJENDRA
HALARNKAR, wife of Mr. Rajendra Purushottam
Halarnkar, aged 45 years, housewife,
Both resident of Peddem, Mapusa, Goa.

[Handwritten signatures]





गोवा GOA

002658

No. 1702 Place of Vend :- Panaji Date of issue 30/10/06
Value of stamp paper Twenty thousand Only
Name of the purchaser D. S. Contractors Pvt. Ltd.
Residing at Panaji
As there is no stamp paper of value of Rs. One lac.
Eighty thousand Only
Additional stamp papers for the completion of the value is attached
along with.

Signature of the officio vendor

Signature of the Purchaser

Hereinafter called as the **SELLERS** or the **FIRST**
PARTY.

AND

D. S. CONTRACTORS PVT. LTD., having its
registered office at 265, Narottam Nagar, Khanna Dist.

[Handwritten signatures]





गोवा GOA No. 1402 Place of Vend :- Panaji Date of issue 30/10/06..

002659

Value of stamp for Twenty thousand Only

Name of the purchaser D. S. Contractors Pvt. Ltd.

Residing at Panaji

As there is no stamp of Rs. One lac

Eighty thousand Only

Additional stamp for the purchase of the value is attached along with.

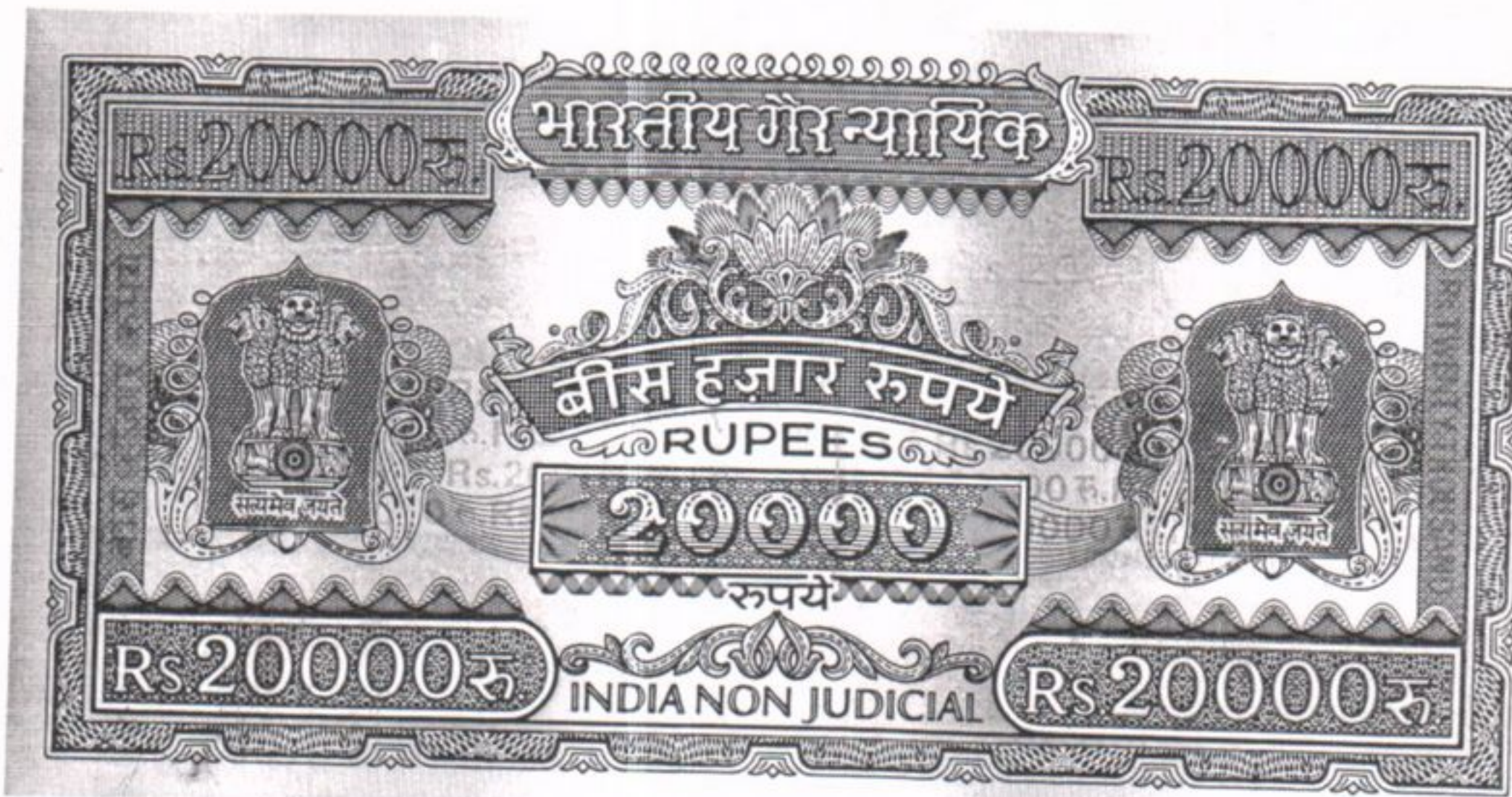
Signature of the official vendor

Signature of the Purchaser

Ludhiana (Punjab) and Administrative Office at UGF-003, Brindavan Apartment, Near Agriculture Office, Tonca, Caranzalem, Panaji, Goa, represented herein by its Managing Director **SHRI. SWARAN SINGH.**

[Handwritten signatures]





गोवा GOA

Fr. No. 1702 Place of Vend - Panaji Date of issue 30/10/06 002660
Value of stamp Twenty thousand Only
Name of the D. S. Contractors Pvt. Ltd.
Residing at Panaji
As there is one hac.
.Eighty thousand Only
Additional attached along with.

Signature of the vendor

Signature of the Purchaser

Hereinafter called as the **PURCHASER** or the
SECOND PARTY.

The said expression, **SELLERS** and the **PURCHASER**,
shall unless repugnant to the context or meaning thereof,
mean and include their legal heirs, administrators,
assignees, etc.

[Handwritten signature]
Abubakar

[Handwritten signature]
(Sworen Sr)





गोवा GOA

Sr. No. 1702 Place of Vend. Panaji Date of issue 30/10/06

002661

Value of Twenty thousand Only

Name of D.S. Contractors Pvt. Ltd

Residing Panaji

As there One hac...

.Eighty thousand Only

Additional along with. attached

Signature of the vendor

Signature of the purchaser

WHEREAS :

A) The SELLERS are the absolute owners in lawful and physical possession of the plots bearing Nos.53, 54, 55, 60, 61, 62, 63 and 64 totally admeasuring 4462 sq. mtrs. (hereinafter jointly called as the said plots), forming a part of the larger property called "GIN" also known as

Handwritten signatures of the vendor and purchaser.





गोवा GOA

002663

Dr. No. 1702 Place of Vend :- Panaji Date of issue 30/10/06
 Value of stamp paper Twenty thousand only
 Name of the purchaser D.S. CONSTRUCTORS Pvt. Ltd.
 Residing at Panaji
 As there is no stamp paper of value of Rs. ONE
 lac. eighty thousand only
 Additional stamp papers for the completion of the value is attached
 along with.

Signature of the officio vendor

Signature of the Purchaser

enrolled in the Taluka Revenue Office for Matriz Predial
 under Nos.199 to 202. The said property is registered in
 the Land Registration Office under No.14936 of Book B-
 39 (new). The said plots are more particularly described
 with boundaries in Schedules I & II hereunder written
 and delineated in red in the plan annexed.

Signature of the officio vendor
 Signature of the Purchaser
 Atchutan





गोवा GOA

Sr. No. 1702 Date of issue 30/10/06 002662

Value of property Twenty thousand Only

Name of vendor D. S. Contractors Pvt. Ltd

Residing at Panaji

As there is One lac

Eighty thousand Only

Additional documents attached along with.

Signature of the official vendor

Signature of the purchaser

"MORGADO", situated at Village Curca, Taluka and Registration Sub-District of Tiswadi, District of North Goa. The said larger property (hereinafter called as the said property) was surveyed in Cadastral Survey under No.165 and is presently surveyed in the Record of Rights of Village Curca, Taluka Tiswadi under No.23/1 and

[Handwritten signatures]



B) The said property originally belonged to Mr. Aliexo Clemente Messais Gomes, who by a Deed of Gift dated 19th July 1933, (rectified on 07/08/1933) gifted the said property to his son Mr. Albino Messais Gomes, towards his disposable quota.

The said Mr. Albino Messais Gomes was married to Mrs. Belmira Rita Gomes under the Regime of Communion of Assets.

C) By an Agreement of Sale dated 23/07/1990, the said Mr. Albino Messais Gomes and his wife, said Mrs. Belmira Rita Gomes, agreed to sell the said property to the developer Mr. Raghurai Tamba.

[Handwritten signatures]



D) The said Mr. Raghurai Tamba after having obtained all the required permissions from the concerned authorities, sub-divided the said property into several plots and the scheme was called "Trinity Valley Retreat".

E) By a Deed of Sale dated 09/06/2006, registered with the Sub- Registrar of Tiswadi at Panaji under No.1652 at pages 346 to 383, of Book No.1 Volume No.1652 dated 19/06/2006, the said Mr. Albino Messais Gomes and his wife said Mrs. Belmira Rita Gomes, alongwith the said Mr. Raghurai Tamba, as the Confirming Party, sold the said plots (designated as 53A, 54A, 55A, 60A, 61A, 62A, 63A in the said Deed of Sale) to the SELLER NO.1 herein.

[Handwritten signatures]



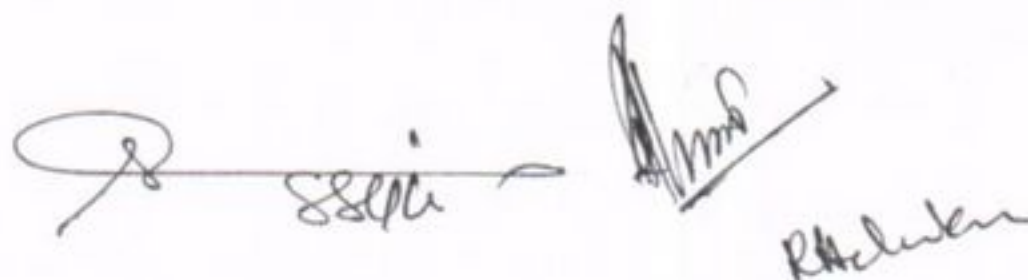
The SELLER NO.1 is married to the SELLER NO.2 under the Regime of Communion of Assets and thus hold the said plots as co-sharers.

F) Being the owners in absolute, lawful and physical possession of the said plots, the SELLERS have agreed to sell and the PURCHASER has agreed to purchase the said plots from the SELLERS for a total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs only), which is its fair market value.

NOW THIS DEED OF SALE WITNESSES AS

UNDER :

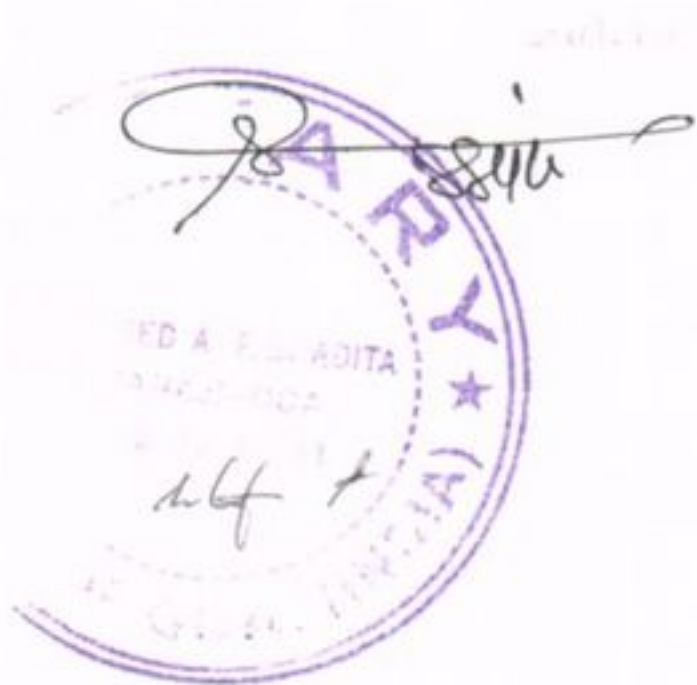
1. In pursuance of the agreement above, the





SELLERS do hereby convey by way of SALE, all the said plots bearing No.53, 54, 55, 60, 61, 62, 63 and 64 totally admeasuring 4462 sq. mts, forming a part of the larger property called "GIN" also known as "MORGADO", situated at Village Curca, Taluka and Registration Sub-District of Tiswadi, District of North Goa, surveyed in the Record of Rights of Village Curca under No.23/1, more particularly described with boundaries in the Schedules I & II hereunder written and delineated in red in the plan annexed, for a total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs only).

2 The PURCHASER does hereby pay to the



Handwritten signatures and initials, including 'Ahmed' and 'R. Heliker'.

SELLERS the said consideration of Rs.90,00,000/-
(Rupees Ninety lakhs only) by 4 cheques in the following
manner :

Sr. No.	Cheque No.	Dated	Amount	Bank
1.	977424	22/08/2006	20,00,000/-	ICICI Bank Ltd.
2.	977425	30/08/2006	20,00,000/-	ICICI Bank Ltd.
3.	387025	30/10/2006	25,00,000/-	State Bank of India.
4.	387026	30/10/2006	25,00,000/-	State Bank of India.

All these cheques are drawn in favour of the SELLER
NO.1, the receipt of which the SELLERS do hereby
admit and acknowledge.

3. The SELLERS have today given lawful, vacant,
peaceful and physical possession of the said plots to the






PURCHASER and the PURCHASER has taken lawful and physical possession thereof.

4. From today, the SELLERS cease to have any right, title or interest of whatsoever nature, in the said plots and the PURCHASER, shall be acknowledged as the absolute owner and shall enjoy and possess the said plots, without any interference from the SELLERS or any one claiming through them.

5. The SELLERS covenant that the said plots are free from encumbrances and are not subject to any previous mortgage, agreement, tenancy, lien, charge or interest of any third party.

Seller

Buyer

Witness



6. The SELLERS covenant that they have a clear, legal and marketable title to the said plots and have subsisting right, title and authority to sell the same.

7. The SELLERS will indemnify the PURCHASER in the event the PURCHASER is evicted from the said plots by any third party with any better title thereto.

8. The SELLERS do hereby give their no objection to the PURCHASER to carry out mutation in the Survey Form No.I and XIV.

SCHEDULE - I

All those subdivided eight plots bearing Plot Nos.53, 54, 55, 60, 61, 62, 63 and 64, totalling to 4462 square meters

[Handwritten signatures]



of the larger property known as "GIN" also known as "MORGADO" bearing Survey No.23 Sub-Division 1 of Curca Village within the limits of Village Panchayat of Curca, Taluka and Registration Sub-District of Tiswadi, District North Goa, State of Goa, admeasuring 11.01.00 sq. mtrs. and which is part of the larger property having cadastral Survey No.165 of the year 1905 and Land Registration No.14936 of Book B-39 New of Ilhas and described in Taluka Revenue Office (Martiz Predial) Nos.199 to 202 as shown in the plan annexed hereto.

The said plots are bounded as under :

SOUTH : by a 6 meter wide internal road of the sub-divided land and followed by open space area 2015 sq. mtrs.

[Handwritten signatures]



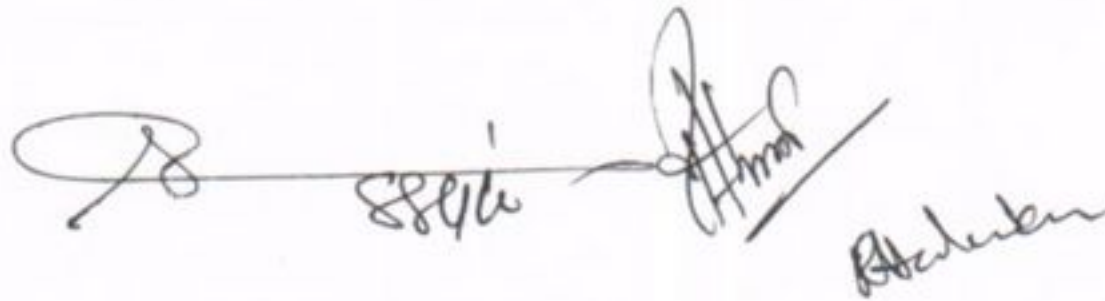
NORTH : by internal 10 meter road followed by
Curca Village.

EAST : by internal 6 meter road followed by
the plots No.65, 66 and 67.

WEST : by internal 10 meters road followed
by Commercial plots 15 area 750m2.

SCHEDULE - II

All those sub-divided eight plots of Survey No.23, Sub-
Division No.1 of Curca Village, Tiswadi Taluka, District
of Goa, individually bounded as under :

Handwritten signatures and initials in black ink, including a large signature on the left and several smaller ones to the right.



PLOT NO.53 ADMEASURING AREA 1,325 SQ.

MTS.

- NORTH : by plot belonging to Comunidade of
Curca and 10 meters wide road.
- SOUTH : by Plot No.54 of the Sub – Division.
- EAST : by Plot No.55 of the Sub – Division.
- WEST : by 10 meters wide road of the Sub –
Division.

PLOT NO.54 ADMEASURING AREA 712 SQ. MTS.

- NORTH : by Plot No.53 of the Sub – Division.

[Handwritten signatures]



SOUTH : by 6 meters wide road of the Sub –
Division.

EAST : by Plot No.55 of the Sub – Division.

WEST : by 10 meters wide road of the Sub –
Division.

PLOT NO.55 ADMEASURING AREA 534 SO. MTS.

NORTH : by Plot of Comunidade of Curca.

SOUTH : by 6 meters wide road of the Sub –
Division.

EAST : by Plot No. 61 of the Sub – Division.

[Handwritten signatures]

[Handwritten signature]



PLOT NO.61 ADMEASURING AREA 524 SQ. MTS.

NORTH : by Plot No.60 of the Sub – Division
and Plot belonging to Comunidade
of Curca.

SOUTH : by 6 meters wide road of the Sub –
Division.

EAST : by Plot Nos.62 and 63 of the Sub –
Division.

WEST : by Plot No.55 of the Sub – Division.

PLOT NO.62 ADMEASURING AREA 315 SQ. MTS.

NORTH : by Plot No.63 of the Sub – Division.



SOUTH : by 6 meters wide road of the Sub –
Division.

EAST : by 6 meters wide road of the Sub –
Division.

WEST : by Plot No.61 of the Sub – Division.

PLOT NO.63 ADMEASURING AREA 330 SQ. MTS.

NORTH : by Plot Nos.60 and 64 of the Sub –
Division.

SOUTH : by Plot No.62 of the Sub – Division.

EAST : by 6 meters wide road of the Sub –
Division.

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Handwritten signature

Handwritten signature



WEST : by Plot No.61 of the Sub – Division.

PLOT NO.64 ADMEASURING AREA 342 SQ. MTS.

NORTH : by 10 meters wide road of the Sub –
Division.

SOUTH : by Plot No.63 of the Sub – Division.

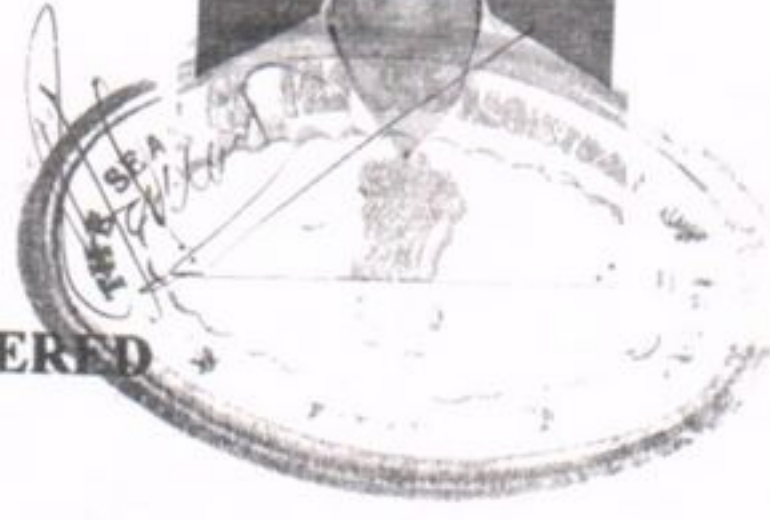
EAST : by 6 meters wide road of the Sub –
Division.

WEST : by Plot No.60 of the Sub – Division.

IN WITNESS WHEREOF, the parties hereto have
signed this Deed of Sale after having understood the
contents thereof.





SIGNED, SEALED AND DELIVERED

with in named the **SELLERS**

or the **FIRST PARTY.**

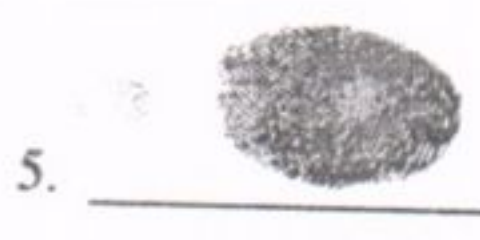
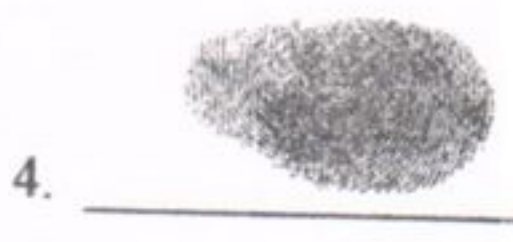
1. **MR. RAJENDRA PURUSHOTTAM**

HALARNKAR

* *Rajendra P. Halarnkar*

L.H.T.I.

R.H.T.I.



[Handwritten signatures and notes]



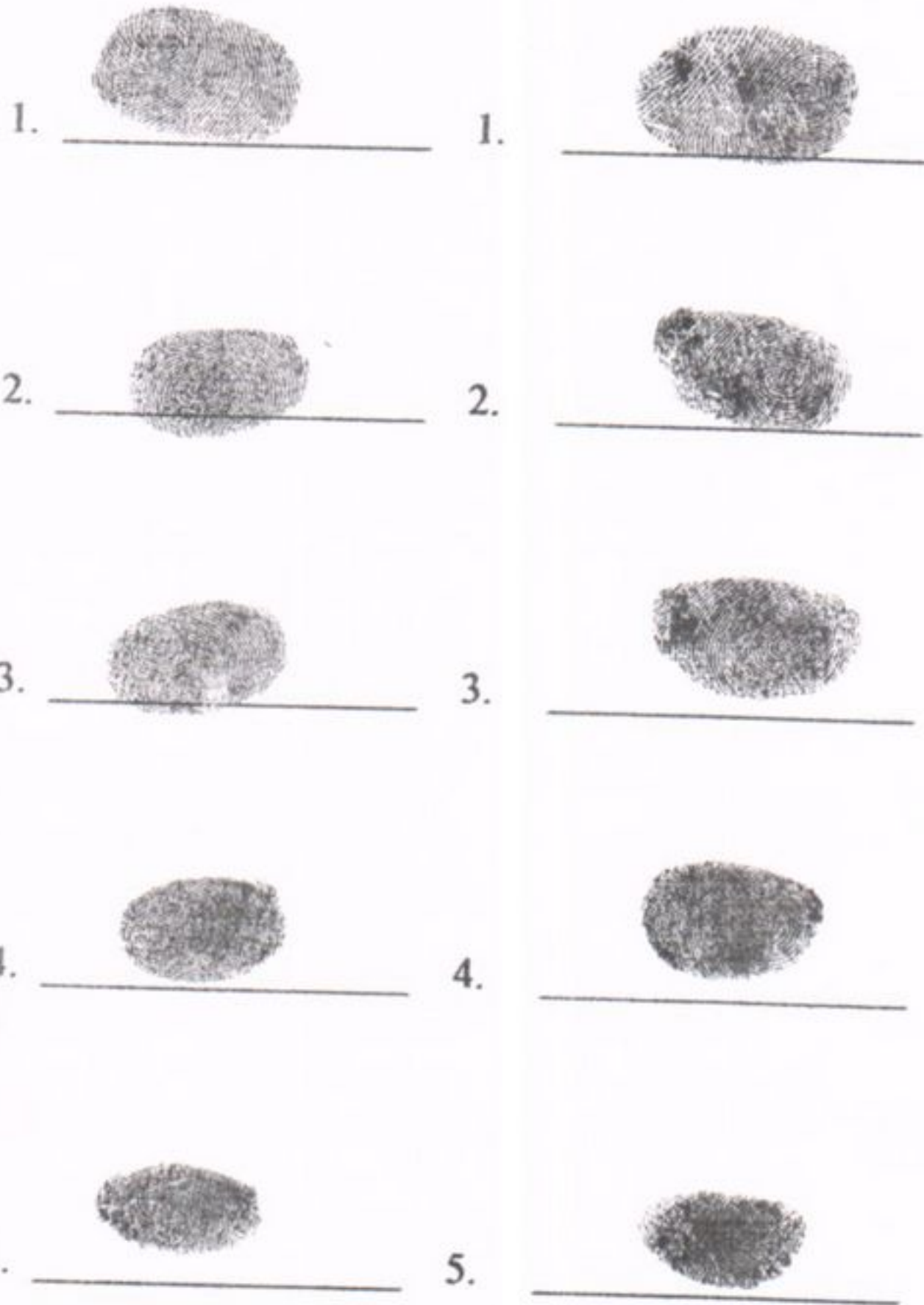


2. **MRS. RAMESHWARI RAJENDRA
HALARNKAR**

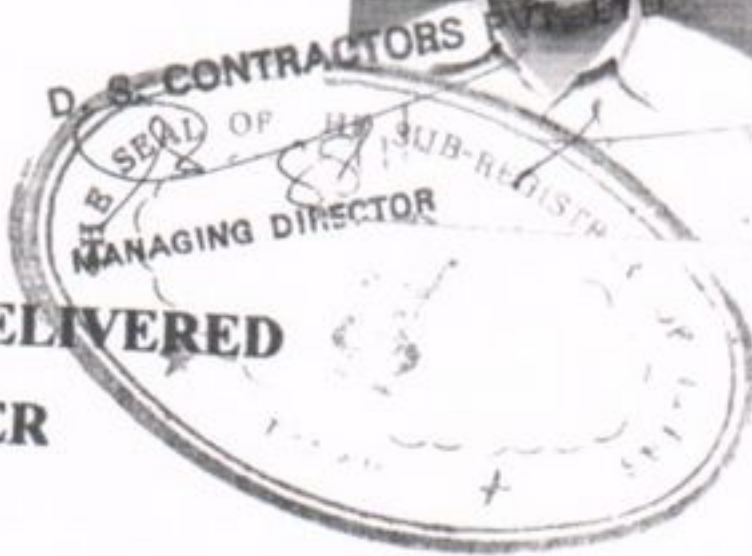
+ Rameshwari R. Halarnkar

L.H.T.I.

R.H.T.I.



Seeta [Signature] Halarnkar



SIGNED, SEALED AND DELIVERED
with in named the **PURCHASER**
or the **SECOND PARTY.**

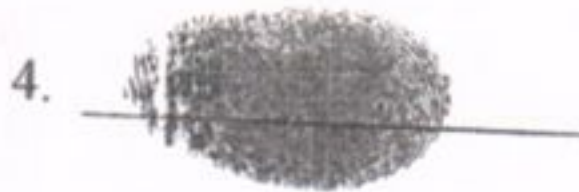
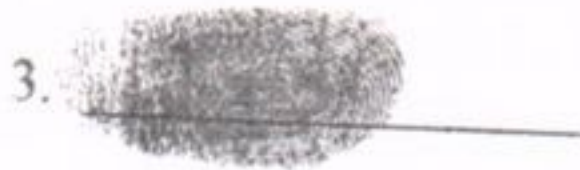
D. S. CONTRACTORS PVT. LTD.,
represented herein by its Managing Director
SHRI. SWARAN SINGH.

D. S. CONTRACTORS PVT. LTD.

MANAGING DIRECTOR

.....
L.H.T.L.

R.H.T.L.



SS

SS

SS

IN THE PRESENCE OF :

1. Shroetkar
Naresh V. Shroetkar.

Kale
2. Dr. Gayatri G. Kale .

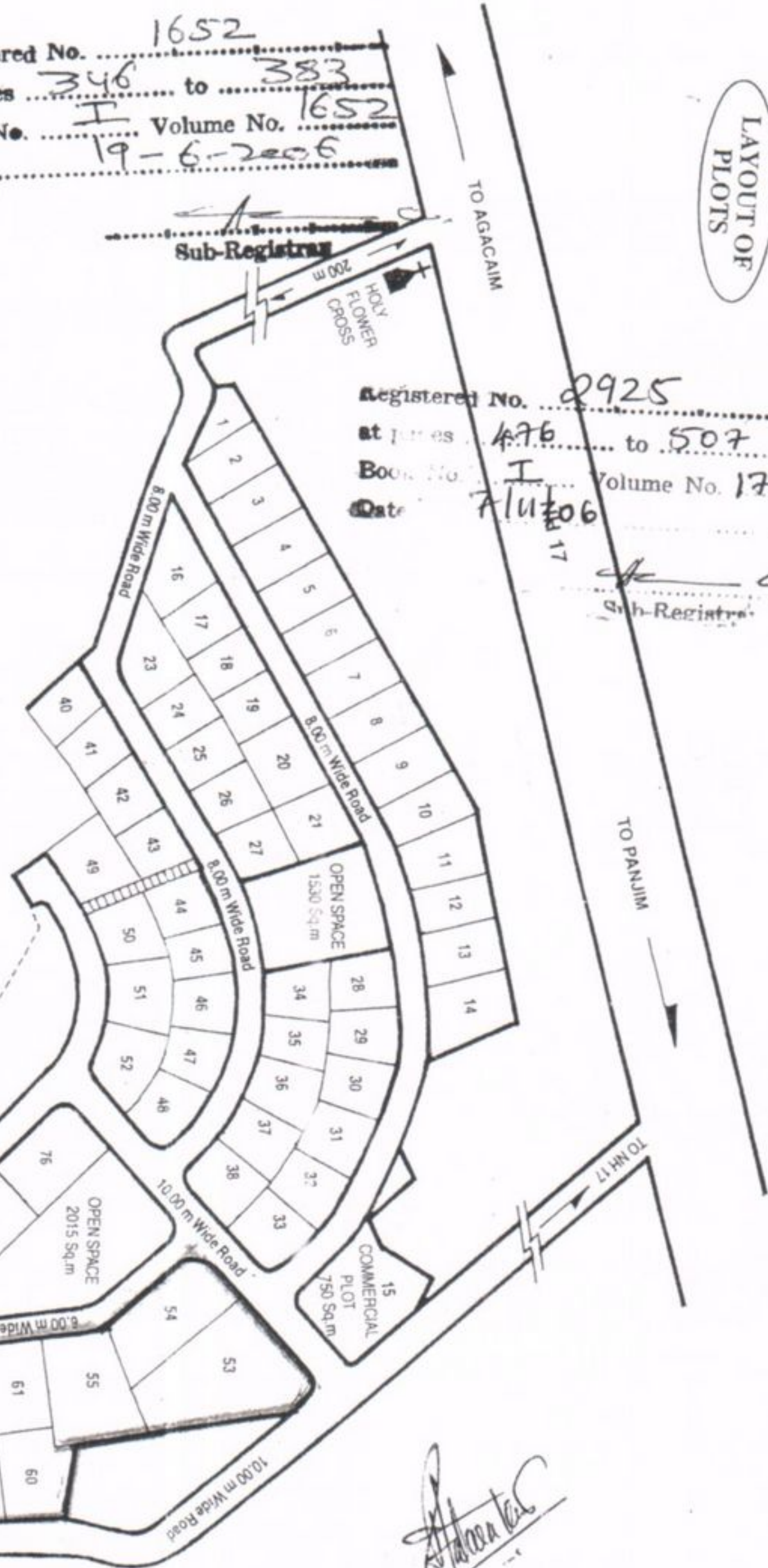


LAYOUT OF PLOTS

Registered No. 1652
 at pages 346 to 353
 Book No. H Volume No. 1652
 Date 19-6-2006

Registered No. 2925
 at pages 476 to 507
 Book No. I Volume No. 1708
 Date 11/11/06

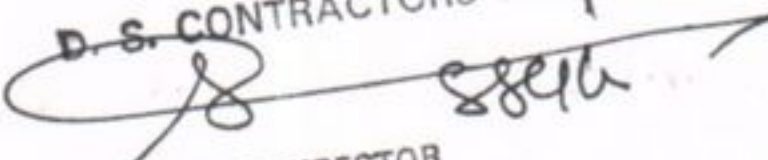
PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m	PLOT NO.	AREA Sq.m
1	225	19	300	29	320	38	400	48	390	61	409	70	370	79	350	88	350	97	350
2	375	11	350	20	500	30	320	40	425	62	320	71	320	80	350	89	350	98	350
3	375	12	375	21	400	31	320	41	325	63	305	72	320	81	350	90	350	99	350
4	375	13	375	23	440	32	320	42	325	64	313	73	320	82	350	91	350	100	350
5	375	14	400	24	300	33	400	43	375	65	350	74	320	83	350	92	350		
6	375	15	750	25	300	34	340	44	320	66	350	75	491	84	350	93	350		
7	375	16	400	26	300	35	300	45	300	67	515	76	491	85	350	94	350		
8	375	17	300	27	360	36	300	46	325	68	350	77	491	86	350	95	350		
9	375	18	300	28	320	37	300	47	325	69	350	78	491	87	350	96	350		



Sub-Registrar
 Sub-Registrar
 Sub-Registrar

TO CURCA

Mr Swaran Singh, major,
Business, office at UGF-003,
Brindavan Apartment, Near
Agriculture office, Tonca
Cruzalem - Pareji - Goa as
Director of D.S. Contractors
Pvt Ltd

D. S. CONTRACTORS PVT, LTD.

MANAGING DIRECTOR



Miss Gayatri G. Kale, major,
Unmarried, Advocate, also pursuing



2nd November 2006

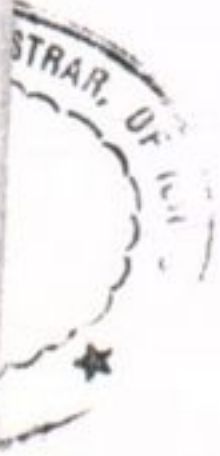


SUB-REGISTRAR
ILHAS

Resolution passed by Board of Director
of D.S. Contractors Private Limited
by meeting held on 21/8/2006.

2nd November 2006

SUB-REGISTRAR
ILHAS



① Mr. Rajendra Rameshottam Halambur, do Rameshottam Halambur, 48 yrs, businessman, and his wife;

② Mrs. Rameshwari Rajendra Halambur, 45 yrs, housewife, both do Reldem, Mapusa Goa. —

Executing party

admits execution of the so called

sale

deed



[Signature]



[Signature]



Mr. Naresh V. Shiradkar, mjr, married, Business, do St-Cruz - Goa

and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

[Signature]

2nd November 2006

SUB-REGISTRAR
5

Registered No. 2925
at pages 476 to 507
Book No. I Volume No 1708
Date 7/11/06



A. C.
Sub-Registrar

Note of Return :- This document
will be returned on 7/11/06

SUB-REGISTRAR
PANAJI



CERTIFIED TRUE COPY OF ORIGINAL
REG. No. 11679 / 2010 Dated 18.8.2010

W. F. BOADITA
WILFRED A. F. BOADITA
NOTARY AT PANAJI
STATE OF GOA, (INDIA)