

4024

1

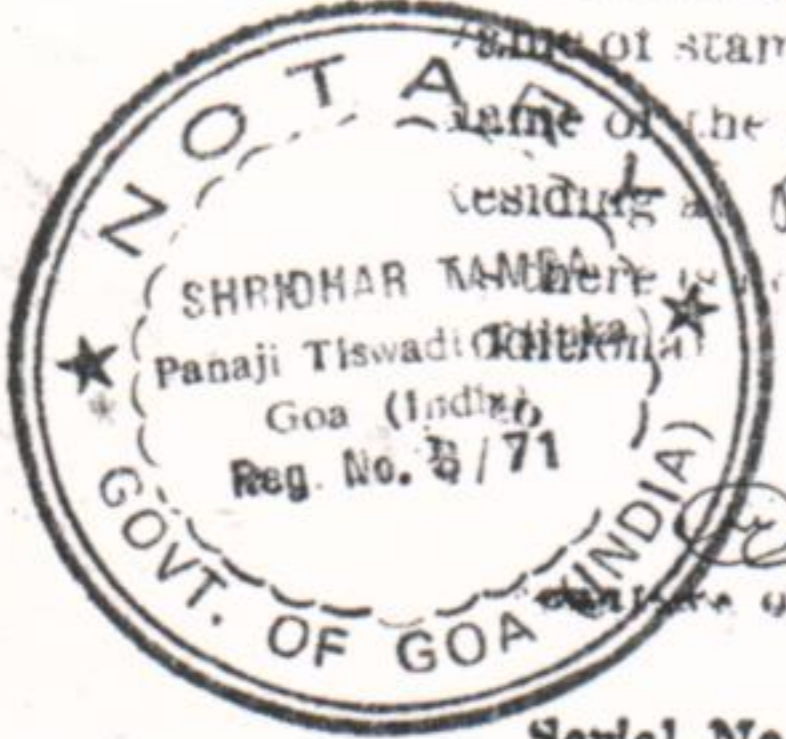
Titles



गोवा GOA

000900

No. 2073. Place of vend. Panaji. Date of issue 10/02/06.
 Value of stamp paper... Rupees Twenty five Thousand only
 Name of the purchaser: Bindu Jalani.
 Residing at Miramar - Panaji Goa



Value of the property... Two Lacs
 and is attached with Forty
 Thousand only
 Bindu Jalani
 Signature of Purchaser

Serial No. 627/06.
 Executed at the Office of the
 Sub-Registrar of Bardez, Goa
 between the hours of 9/30
 and 9/45 on 16/2/06.

Registered fees for Rs.	N. P.
Stamp duty	1,20,000/-
Registration [100]	150/-
Endorsements	10/-
Postage	1,20,160/-
Total Rs.	

Bindu Jalani
 Bindu Jalani

DEED OF SALE
 SUB-REGISTRAR
 BARDEZ

SUB-REGISTRAR
 BARDEZ



TRUE COPY



000899

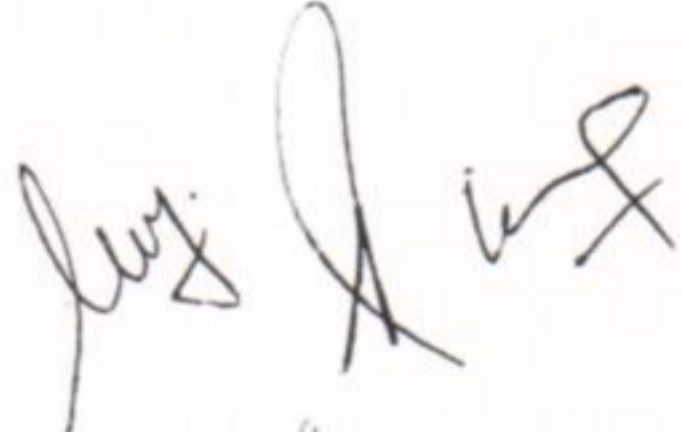

गोवा GOA

No. 2073 Place of issue Panaji Date of issue 10/02/06
 Value of stamp paper Rupees Twenty five Thousand only
 Name of the purchaser Bindu Jalan
 Residing at Miramar Panaji Goa Two Lacs
 As there is no one else... Fifty Thousand
 Additional... only
 Signature of the purchaser Bindu Jalan
 Signature of the witnesses



-2-

THIS DEED OF SALE is made at Mapusa, Goa on this 15-th day of February of the year two thousand and six.





गोवा GOA

000901

No. 2073. Place of issue Panaji. Date of issue 10/02/06.
 Value of stamp paper Rupees Twenty five Thousand only
 Name of the purchaser Bindu Jalan
 Residing at Miramar Panaji - Goa
 As there is no other stamp attached along with this stamp paper.
 Additional stamp paper is attached along with this stamp paper.

[Signature]
 Signature of the Guarantor

Two Lacs forty Thousand only
[Signature]
 Signature of Purchaser



-3-

BETWEEN

(1) (A) - SHRI. VASUDEO N. KABADI son of late Narayan Kabadi, aged 60 years, businessman, married and his wife;



गोवा GOA

000902



No. 2073 Place of issue Panaji Date of issue 10/02/06
 Value of stamp paper Rupees Twenty five Thousand only
 Name of the merchant Bindu Jalani
 Residing at Miramar Panaji Goa
 As there is no additional stamp paper attached along with this stamp paper
 Signature of the merchant Bindu Jalani
 Signature of the witness

-4-

(b) SMT. RAJANI VASUDEO KABADI, daughter of Shri. Suryaji N. Gaunekar aged 56 years, housewife, represented in this Deed through her lawful





04AA 401901

2073 Panaji 10/02/06
 Rupees Ten Thousand only
 Binky Jalan
 Miramar Panaji - Goa

Two Lacs Forty
 Thousand only

Binky Jalan
 (Signature)



-5-

attorney her husband Shri. Vassudeo
 N. Kabadi by a duly constituted
 Power of Attorney dated 19th March
 2003, executed before Notary Adv.





04AA 401700

2073 PANAJI 10/02/06
 Rupees Ten Thousand only

Bindu Jalan
 Miramar Panaji - Goa
 Two Lacs Forty Thousand only

Bindu Jalan
 Signature of Plaintiff



-6-

Gopal V. Tamba, both now residing at
 E-44 Masjid Moth, G.K. III New Delhi.





04AA 401902

2073 Panaji VALUE OF MONEY 10/02/06
 Rupees ten thousand only
 Bindu Jalani
 Miramar Panaji - Goa

Rs. Two Lacs Forty
 Thousand only
 Bindu Jalani



-7-

2. (a) SHRI. VILAS BHANUDAS BHANGUI,
 son of late Bhanudas Bhangui, aged





04AA 401903

2073

Panaji

10/02/06

Rupees Ten Thousand only

Bindu Jalan

Miramar Panaji - Goa

Two lacs Forty thousand only

Bindu Jalan
 Proprietor of Panaji



-8-

60 years, businessman, married and his wife; (b) SMT.MILAN V. BHANGUI,

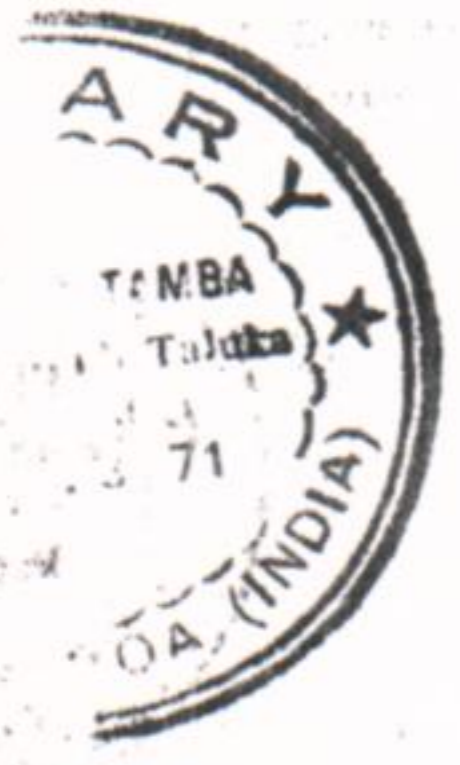




04AA 401904

No. 2073 Price of stamp paper Rupees Ten Thousand only
 Date of issue 10/02/06
 Name of the purchaser Bindu Jalan
 Address Miramar Panaji - Goa

Value Two Lacks Forty Thousand only
 Signature of Bindu Jalan



-9-



daughter of late Shivaji P.
 Sardesai aged 59 years, housewife,





04AA 401905

Year 2073... Place of issue Panaji... Date of issue 10/2/06
Type of stamp paper Rupees Ten Thousand... only
Name of the purchaser Bindu Jalan
Residing at Miramar Panaji-Goa
As there is no other additional...

Value of the Two Lacs Forty Thousand only
Signature of the purchaser Bindu Jalan

Signature of the...

-10-

residing at 2C Surekha, Altinho-Panaji, Goa herein after called the



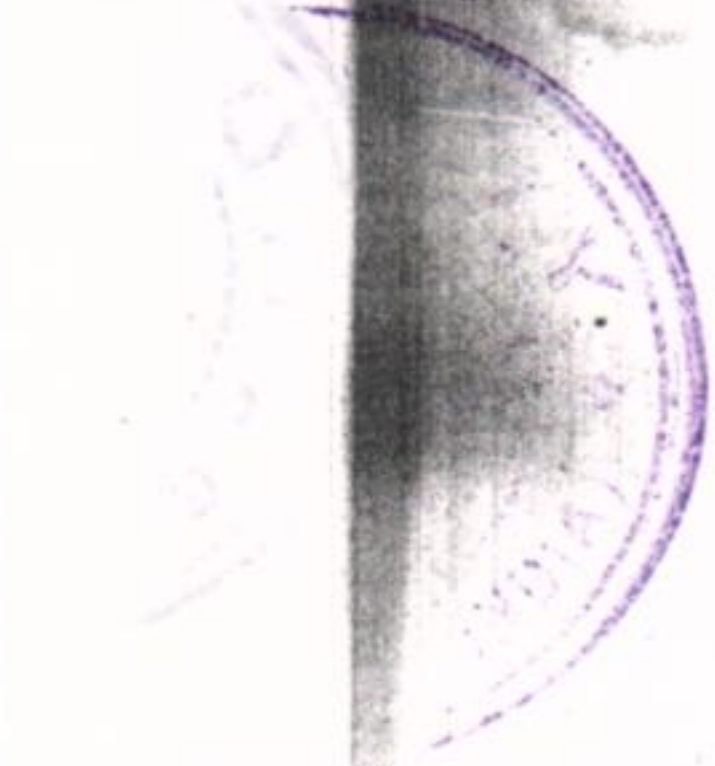


04AA 101906

2073 Place of issue Panaji Date of issue 10/02/06
 Rupees Ten Thousand only
 Name of purchaser Bindu Jagan
Miramar Panaji - Goa
 Amount Two Lacs Forty Thousand
only
 Bindu Jagan



"VENDORS", which expression shall unless repugnant to the context and



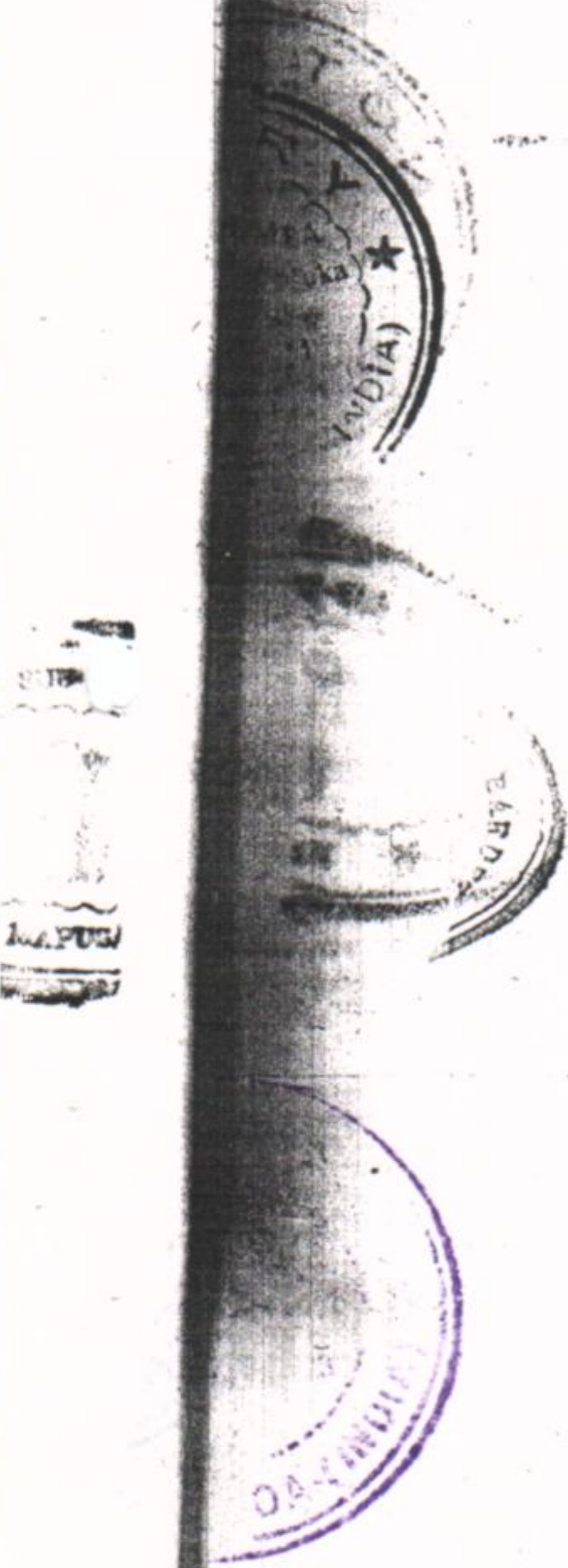


04AA 401907

2013. Place of issue Panaji Date of issue 10/02/06
 stamp paper rupees Ten Thousand only
 purchaser Bindu Jalan
Miramar Panaji - Goa
 value of Rs Two Lacs Forty Thousand
 the value in attachment only
Bindu Jalan

-12-

meaning there of include their respective heirs, legal





04AA 401908

No. 2073 Place of purchase Panaji Date of issue 10/02/06
 Value of stamp paper Rupees ten thousand only
 Name of the purchaser Bindu Jalan
 Residing at Miramar Panaji - Goa
 As there is no one single stamp paper of the value of Rs. Two Lacs Forty Thousand only
 Additional stamp paper (of the value of Rs. Ten thousand only) is attached along with this stamp paper.

[Signature]

[Signature: Bindu Jalan]

Signature of the Sub-Officer

Signature of the Purchaser

-13-

representatives, successors,
 executors and assigns) AS PARTY OF
 THE FIRST PART.

All Indian Nationals.





04AA 401909

... 2073 ... Page of year ... Panaji ... Date of issue ... 10/2/06
 value of stamp paper ... Rupees Ten Thousand only
 Name of the purchaser ... Bindu Jalan
 Residing at ... Miramar Panaji - Goa
 As there is no one ... value of Rs. ... TWO Lacks Forty
 additional stamp paper ... the value is attached also
 ...

Bindu Jalan - Thousand only

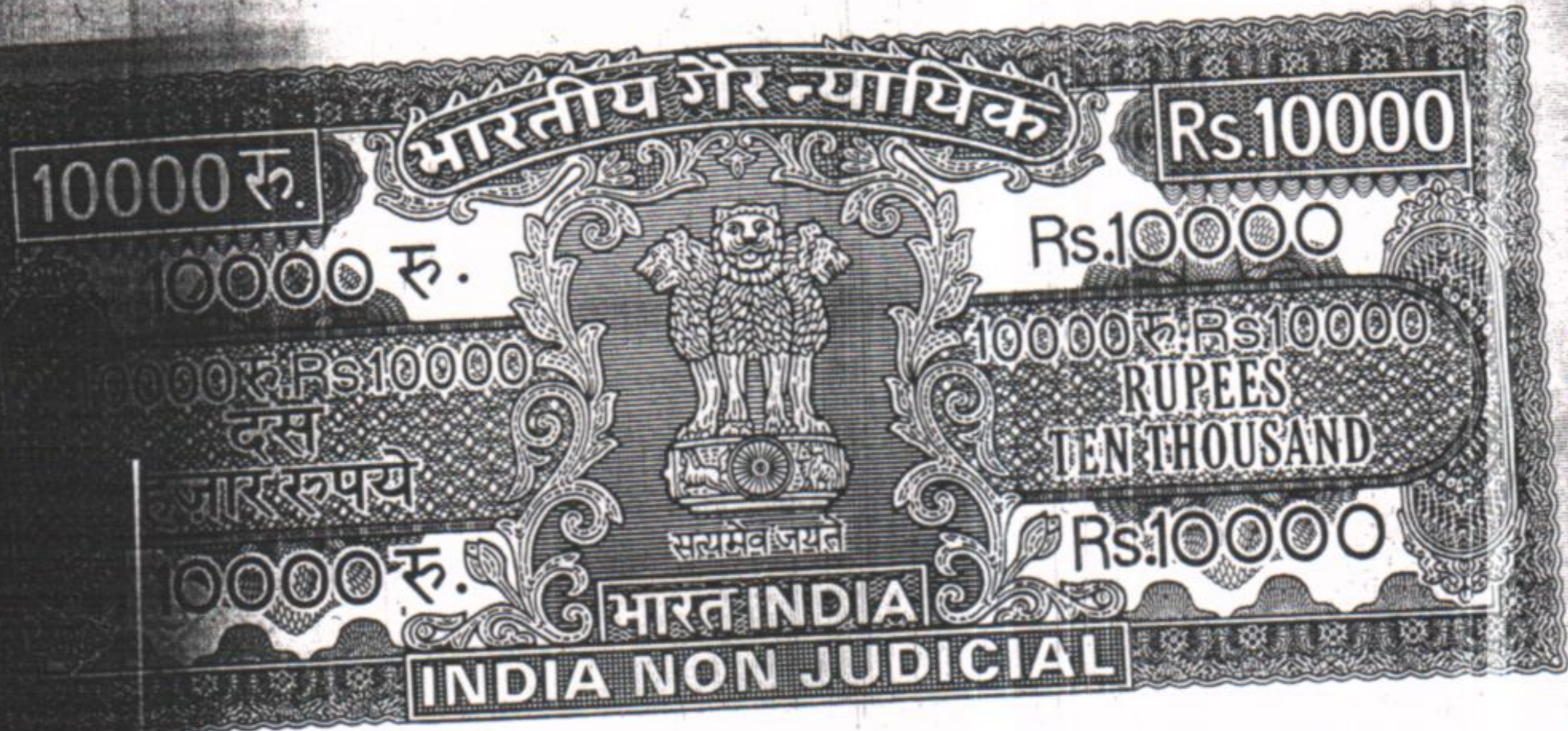
[Signature]
 Signature of the holder of the stamp

-14-

AND

(2) - SMT. BINDU JALAN, wife of Shri
 Prakash Jalan, aged 37 years,





04AA 401910

2073 Panaji 10/02/06
value of stamp Rupees Ten thousand only
name of the purchaser Bindu Jalani
residing at Miramar Panaji - Goa
if there is no value attached to the stamp
additional stamp value is 1000

Two lacs Forty thousand only
Bindu Jalani
Member of Panaji



[Signature]
MEMBER OF PANAJI

-15-

occupation Business, residing at
A2/2, New Horizon, D. B. Marg,





04AA 401911

2073

Serial No. of stamp
Name of the person
Residing at
Is there is no
Additional stamp

Panaji
Rupees Ten Thousand only
Bindu Jalan

10/02/06

Miramar Panaji - Goa

Two Lacs Forty Thousand only

Signature of Miramar

(INDIA)

-16-

Miramar, Goa Indian National
hereinafter referred to as the





04AA 401913

2073

Name of stamp
Name of
Residing at
If there is
Additional

Panaji
Rupees Ten thousand only
Bindu Jalan

10/02/06

Miramar Panaji - Goa

Two lacs Forty thousand only

Bindu Jalan
Signature of Purchaser



"PURCHASER" (which expression shall unless repugnant to the context and





04AA 401912

... 2073 Panaji ... 10/02/06
Date of stamp paper ... Rupees Ten Thousand only
Name of ... Bindu Jalan
Residing at ... Miramar Panaji - Goa

... Two Lacs Forty Thousand only
Value in attached ...
Bindu Jalan
Member of ...

[Signature]
Member of ...

-18-

meaning there of include her
respective heirs, legal
representatives, executors,
administrators and assigns) AS
PARTY OF THE SECOND PART.



WHEREAS there exists a plot of land admeasuring 8700 sq. mtrs surveyed under Survey Number 45/9 of Soccoro Village, forming part of larger property called "FIRGYACHEM BHAT" BEING part of GORBATA MORADA VELHA and GORBATA MORADA NOVA situated at Soccoro Village within the limits of Village Panchayat of Soccoro, Taluka Bardez, Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is described in detail in Schedule hereunder and delineated in the red coloured boundary lines in the plan annexed hereto.

WHEREAS all that undivided 1350/8700 share of the said property originally belong to MR.DEREK AMULYANATH RIBEIRO alias DEREK RIBEIRO and his wife MRS



LOUISA RIBEIRO alis LISA RIBEIRO
and FR. ORLANDO RIBEIRO DE
SANTANA who by a Deed of Sale
dated 14/01/1999 Registered Under
No. 176 of Book I volume No.630
duly registered in the office of
Sub registration at Mapusa Bardez
Goa, sold the said property to
the VENDOR NO. 2(A) MR. VILAS
BHANGUI and all that undivided
7350/8700 share of the said
property originally belonged to
MRS ANGELA VENEFRIDA LOURENCO
RIBEIRO alias ANGELA RIBEIRO and
DR. GRACIANO RIBEIRO who by a
Deed of Sale dated 10th May 2001
Registered Under No.1054 at Pages
607 to 633 of Book No I Volume
No. 822 duly registered in the
office of Sub Registration at
Mapusa Bardez Goa, sold the said
property to the VENDOR NO. 1(A)
MR. VASUDEO N. KABADI and VENDOR

NO. 2(A) MR. VILAS BHANUDAS
BHANGUI which shares taken
together constitute one single
unit.

AND WHEREAS the VENDORS herein
are thus the owners in possession
of the SAID PROPERTY.

AND WHEREAS THE VENDORS vide
an Agreement dated 1st August
2005 agreed to transfer, sell
and convey to the PURCHASER and
the PURCHASER agreed to PURCHASE
the SAID PROPERTY more
particularly described in the
SCHEDULE hereunder written, for a
total consideration of Rs.
60,00,000/- (Rupees Sixty Lakhs
Only) On the terms and
conditions agreed upon by and
between the Parties hereto in the
said Agreement.

AND WHEREAS in pursuance of the said Agreement of Sale, the Vendors desire to execute the Sale Deed in favour of the Purchaser.

NOW THEREFORE THIS DEED OF SALE

WITNESSESS AS UNDER:-

In consideration of the amount of Rs. 60,00,000/- (Rupees Sixty Lakhs Only) paid by the PURCHASER to the VENDORS (a sum of rupees thirty lakhs was paid to the Vendors at the time of execution of the said Agreement for Sale and balance price of rupees thirty lakhs has now been paid by the Purchaser to the Vendors (the receipt of the total amount of rupees sixty lakhs the VENDORS do hereby and each of them both herein admit and acknowledge) the VENDORS do hereby sell, convey, transfer and assign to the

[Handwritten signatures and initials]

[Circular stamp: REGISTRAR OF SALES, (INDIA)]

[Circular stamp: REGISTRAR OF SALES, (INDIA)]

PURCHASERS free from encumbrances all their undivided share in the SAID property TOGETHER WITH ALL WAYS, waters, water courses, liberties, privileges, advantages, benefits, claims, demands and easements and appurtenances whatsoever at Law and in Equity in respect of the said property AND ALL the rights, title, estate, interest, claims and demands whatsoever of the VENDORS to the said property hereby conveyed, TO HAVE AND TO HOLD the same to the PURCHASER, absolutely and forever.

II. The vendors hereby mutually covenant with the PURCHASER as follows:

- 1) THE VENDORS are the co-owners of the said property "FIRGYACHEM BHAT" as described above and in the Schedule and have power to sell their undivided share in the same.

2) THE VENDORS do hereby assure the PURCHASER that they have not entered into agreement with any other person for sale, mortgage, lease, transfer or alienation of the said property.

3) THE VENDORS do hereby assure the PURCHASER that they have not created any right, title, interest, encumbrance, lien, liability in respect of the said property in favour of anyone.

4) THE VENDORS do hereby indemnify and to keep her indemnified the Purchaser against any claim, lien or encumbrance of any nature and assure the Purchaser that the claims if any shall be made good by the Vendors, without any disturbance to the possession of the Purchaser.

MSA
Tala
1/71

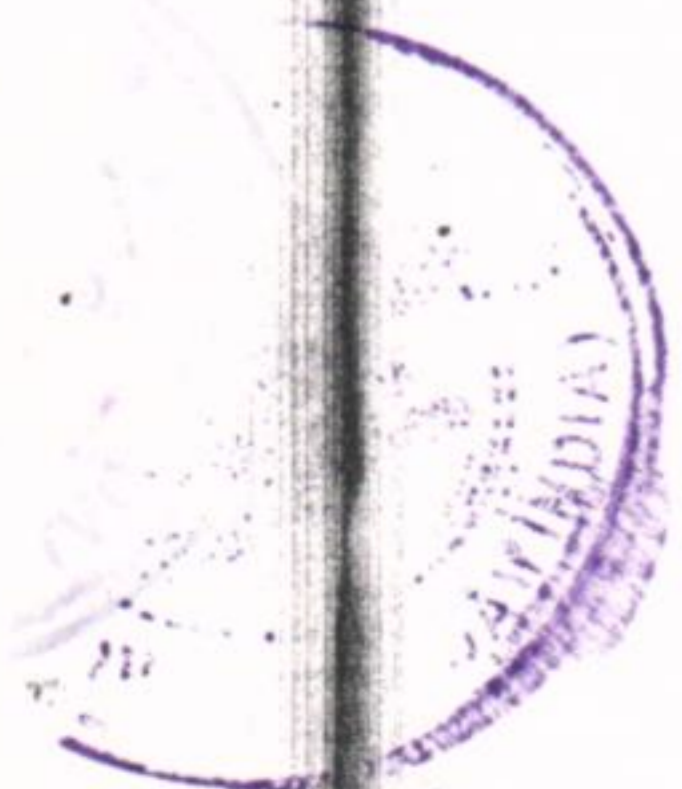
GOA (INDIA)

THE SEAL OF

GOVERNMENT OF GOA
REGISTRATION DEPARTMENT

5) The Vendors hereby undertake to give their no objection to the Purchaser for mutation and inclusion of her name in Survey Form I and XIV of Survey no.45/9 of Village Socorro Bardez upon receipt of the full consideration in irrevocable funds.

6) The PURCHASER has inspected and investigated or caused to be investigated the title to the said property and relevant documents and has satisfied herself about the title of the said VENDORS which is found clear, marketable and free from encumbrances and certified copies of the title deeds and registration documents have been delivered and are in possession of the PURCHASER.



7) The premises described in the context and in the schedule shall be taken to be correctly described and if any error, misstatement or omission shall be discovered, the same shall not annul or invalidate this sale nor shall any compensation be allowed in respect thereof and any such error or omission shall be rectified by all the parties hereto.

8) The total consideration of Rs.60,00,000/- (Rupees Sixty Lakhs Only) is the fair market value of the said property hereby sold.

9) The Sale Deed is for Rs. 60,00,000/- (Rupees sixty lakhs only) accordingly the stamp duty paid is Rs. 2,40,000/-.



- 10) That all the expenses of this Sale Deed, such as stamp duty, registration fee, legal charges, etc whatsoever have been paid and borne by the PURCHASER.

SCHEDULE

All that plot of land admeasuring 8700 square metres surveyed under survey no. 45/9, of Socorro Village Taluka Bardez of the Property known as "GORBATA BHAT" being part of "GORBATA MORADA VELHA" and "GORBATA MORADA NOVA" situated at SOCORRO VILLAGE, within the limits of the Village Panchayat of Socorro Taluka, Bardez, Registration Sub-District of Bardez, District of North Goa, State of Goa, which is a separated plot of the whole two properties adjoining each other



and known as "GORBATA" or "FIRGYACHEM BATTA" described in the Land Registration Office in Bardez under No. 39267 at folio 180 of Book B- 100 and GORBATA or FIRGYACHEM BATTA wholly described in the land Registration Office at Bardez under No. 39268 at folios 18V of book B 100 and enrolled together under Matriz Nos. 107 and 212 in the respective "Matriz" in the Taluka Revenue Office of Bardez at Mapusa.

The Plot, as distinct Plot is bounded as under:-

On the EAST:	By Survey No. 44/1
On the WEST:	By survey No. 45/9-A and 45/8.
On the NORTH:	By village road.



On the SOUTH: By plot bearing
survey No. 43
(with developed
public road).

IN WITNESS WHEREOF, THE
VENDORS and the PURCHASER have
signed this Deed of Sale in
original and on two stamped
duplicates, the original to be
kept by the PURCHASER and the
duplicate to be kept by the
VENDORS, on the day and year
first above written.



VENDORS

Kabadi

1. _____

(a) MR. VASUDEO N. KABADI,
for self and as
Attorney for

(b) MRS. RAJANI VASUDEO KABADI



1. - 1. -

2. - 2. -

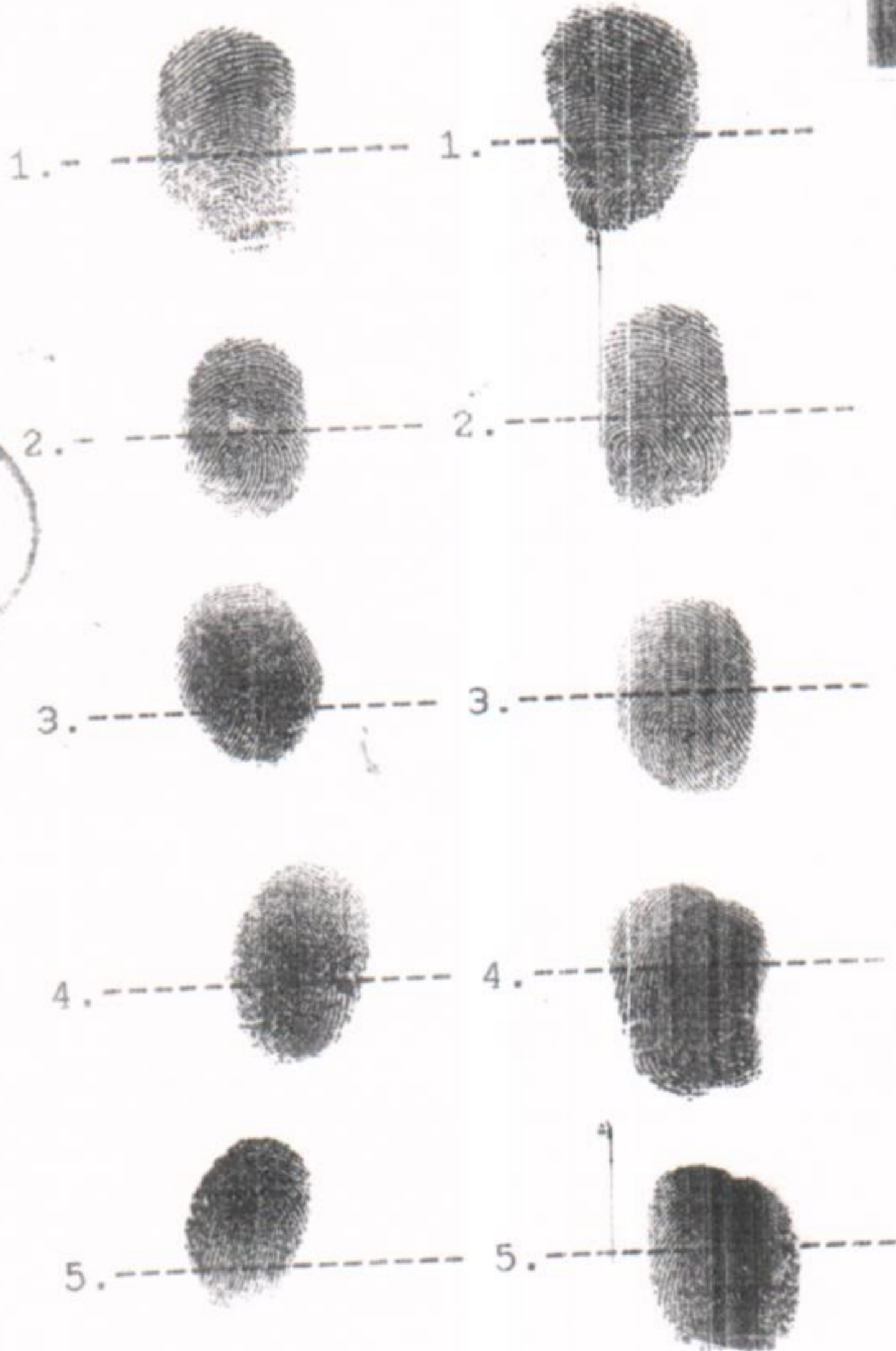
3. - 3. -

4. - 4. -

5. - 5. -



2(a) MR. VILAS BHANUDAS
BHANGUI



[Handwritten signature]

(b) MRS. MILAN V. BHANGUI
VENDORS.



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



THE SEAL



Bindu Talan.

(B) MRS. BINDU TALAN
PURCHASER



1.

2.

3.

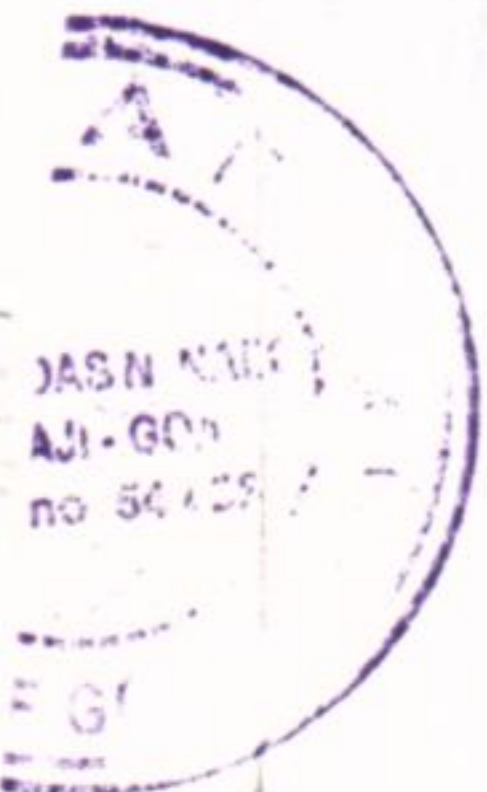
4.

5.

WITNESSES

1.
MR. NEERAJ KUMAR GAUR

2.
MR. HITENDRA K. P. PRABUDESSAI



PLAN
SHOWING THE PLOTS SITUATED
AT SOCORRO VILLAGE
OF BARDOLAI TALUKA
S. NO. 529 DIV. NO. 1079
SCALE: 1:1000



U. S. G.

Rabari

Sainda Taluk



RECEIVED FROM PT. SHEET NOS: 597 1306 Ks
OF SOCORRO VILLAGE ON 23.1.03
BY *[Signature]*

CHECKED BY
[Signature]
23.01.03



(1) Mr. Vasudeo N. Khabadi,
s/o late Narayan Khabadi,
60 yrs, businessman, married,
s/o New Delhi for self and
as a attorney for.

(2) Smt. Rajani v. Khabadi, d/o
Shri. Suryaji N. Gaunekar,
56 yrs, housewife, s/o New
Delhi.

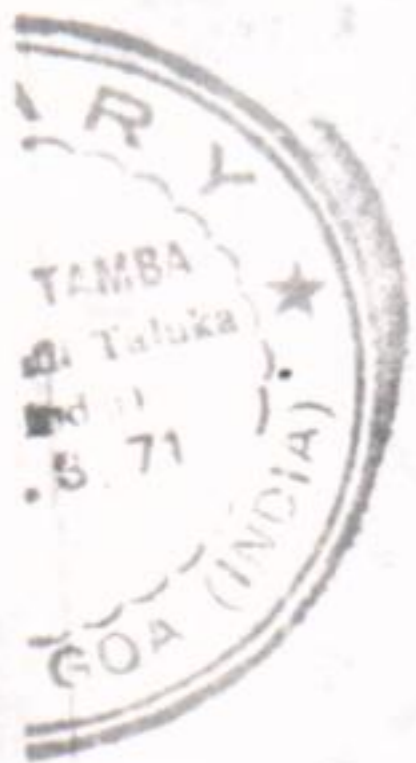
(3) Mr. Vilas B. Bhangui, s/o
late Bhanudas Bhangui, born
businessman, married,
s/o Altinho, Panaji - Goa.

(4) Mrs. Milan v. Bhangui
d/o late Shivaji P. Sardesai
59 yrs, housewife,
s/o Altinho Panaji - Goa

(5) Mrs. Bindee Jalan, w/o
Shri Prakash Jalan, 37 yrs,
Business, s/o Miranvar,
Goa.

executing parties 1 to 4.

admits execution of the so called
sale



GOVT. OF INDIA
MINISTRY OF LAW
GOVT. OF INDIA

1) Abas

2) [Signature]

3) Luq

c) Botaleu

1) Adm Shreeke keram Boulevard,
nyor, rumah lawyer to lawyer
Honey Jones, Ave Paul, Goa
of Mr. Prabash Lary Telat, aged 40
years, known business of A2/2, New
Lonsis - A. B. May, Mucana, Pango - Goa
bata India date 1/1/1996

1) Spedent
19/2/06

2) Braun Jany

[Signature]
SUB-REGISTRAR
BARDEZ



TRUE COPY

[Signature]
25/9/06
GOCULDAS N. NATE
NOTARY AT PANAJI
STATE OF GOA-INDIA

4024/06
25/09/06

registered No. 1065
at pages 219 to 254.
Book No. I Volume No. 1548
date 17/2/2006.

.....
Sub-Registrar.

