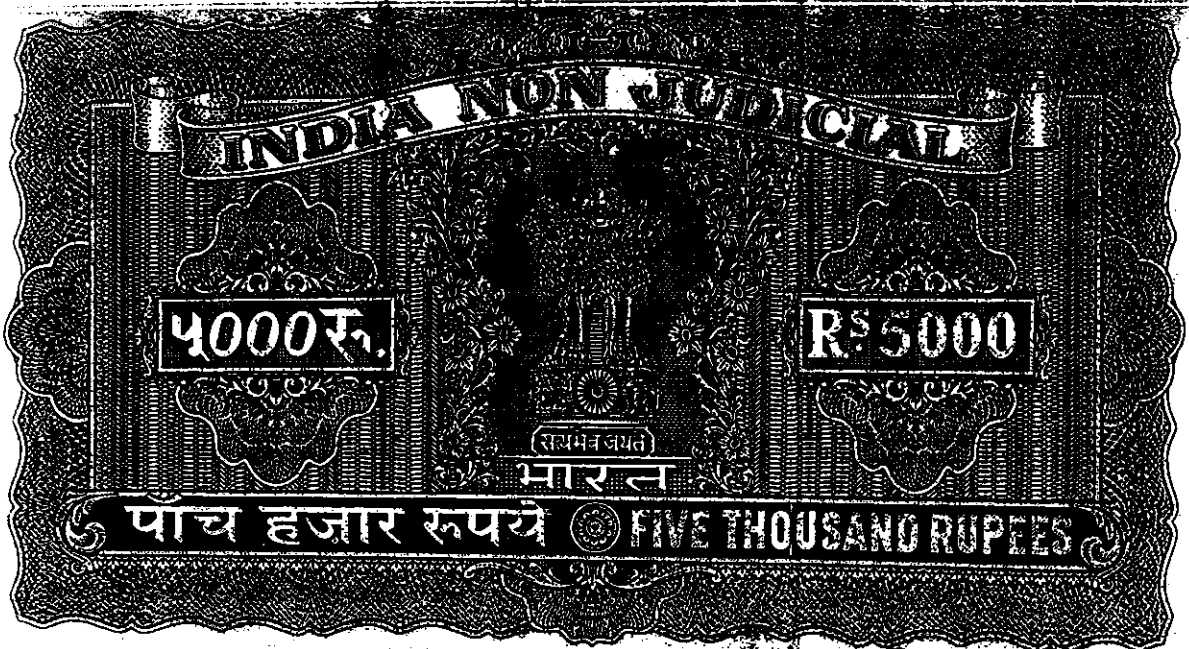


S. No. 10/5 of the village of Chimbet amounting to 5000Rs.



696/88
16-35 23rd June 1988
(Salca 1910, Ashad 4)

Received from ... 1350 00
Registered ... 511 51 00
Copying ... 2 00
Postage ...
Total Rs. 1403 00

17/7/88
27/6

17/88

CONVEYANCE FOR SALE

THIS CONVEYANCE is made this 20th day of June of the year one thousand nine hundred eighty eight BETWEEN:

- (a) SHRI PURUSHOTTAM POROBO SINARI, alias P. PRABHU SINARI, son of Vitola Purshottam Porobo Sinari, aged 62 years, Retired Govt. Servant, and his wife (b) SMT. LALITA PURSHOTTAM SINARI, daughter of the late Pandurang K. Kalokhe, aged 54 years, teacher, both residing at Ribandar, Goa.

68

5000Rs.



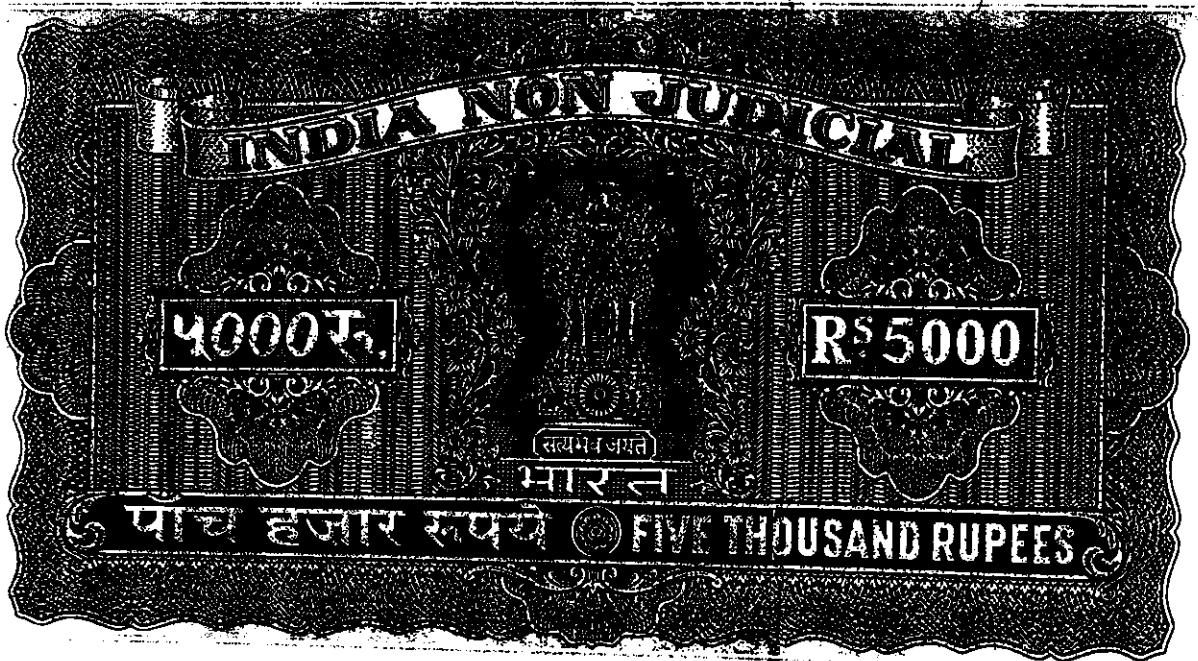
- 2 -

2. (a) SHRI DINKAR POROBO SINARI, alias D. PRABHU SINARI, son of Vitola Purshottam Porobo Sinari, aged 60 years, service and his wife (b) SMT. SHALINI DINKAR SINARI, daughter of the late A. Dessai, aged 52 years, housewife, both residing at Ribandar, Goa.

(a) SHRI SUDHAKER POROBO SINARI, alias SUDHAKER PRABHU SINARI, son of Vitola Purshottam Porobo Sinari, aged 56 years, service, and his wife

(b) SMT. REKHA SUDHAKER SINARI, aged 48 years, daughter of the late Vinayak Ramchandra^{Dhumatkar}, housewife, both residing at Bombay, being the said Smt. Rekha Sudhaker Sinari, represented in this Conveyance by her attorney, Shri Sudhaker Porobo Sinari alias S. Prabhu Sinari, as constituted by power of attorney dated 19-4-1988 executed before Registrar & Metropolitan Magistrate, Esplanade Court, Bombay, hereinafter called the 'VENDORS' (which expression shall include, whenever the context so requires, their heirs, successors, representatives and assigns) as the party of the FIRST PART

67 5000Rs.

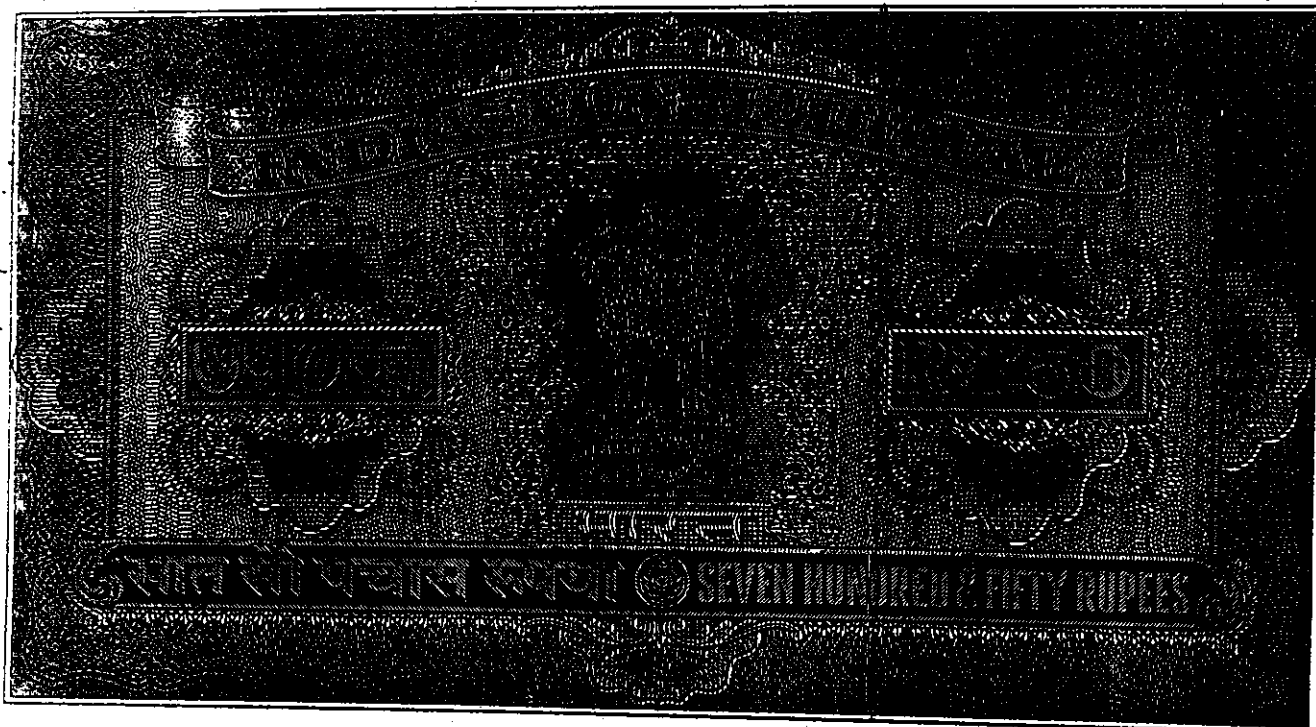


- 3 -

A N D

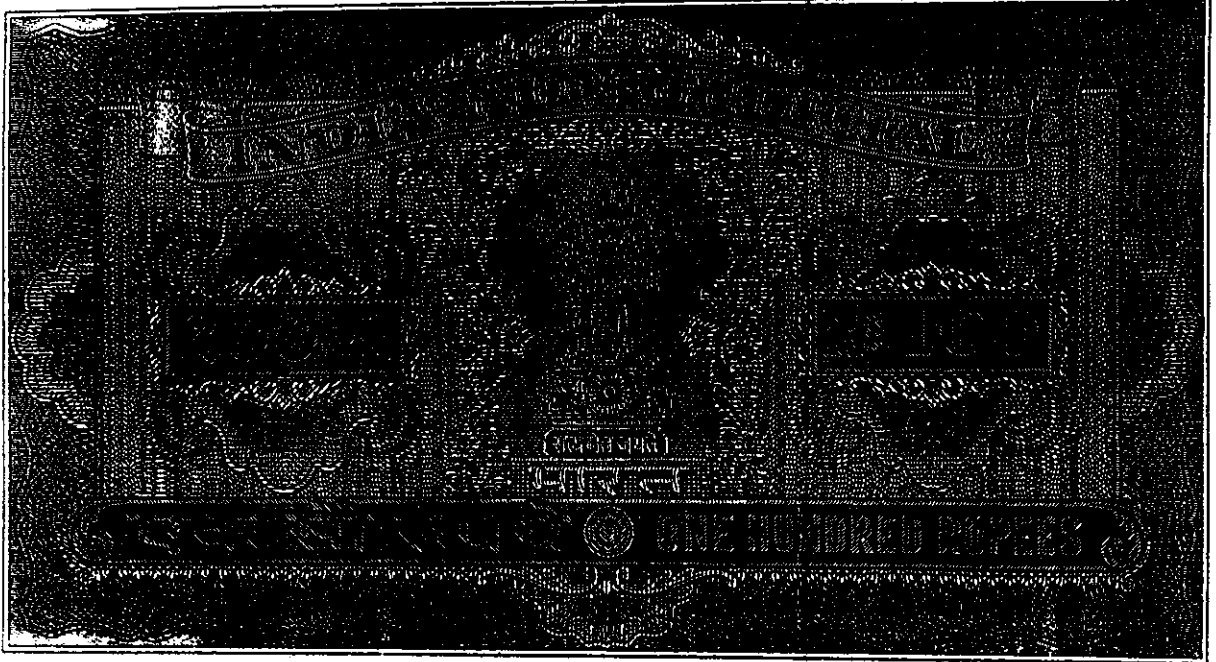
ALCON REAL ESTATES PVT. LTD., a private limited Company incorporated under the Indian Companies Act, 1956, having its registered Office at Velho Building, Panaji, Goa, represented herein by its Director, Sri NANDA SADASSIVA NAIQUE COUNTO, son of late Sadassiva Naique Counto, major of age, Engineer, residing at Panaji, hereinafter called the "PURCHASERS" (which expression shall include, whenever its context shall so require, its successors-in-title and assigns) of the SECOND PART.

WHEREAS the Vendors are the Owners of an agricultural property known as 'PALM GROVE' without a special name composed of two plots which are situated on both the sides of the road situated at Chimbél within Village Panchayat of Chimbél, Taluka of Tiswadi, and Sub District of Ilhas, District of North Goa, which is described in the office of Land Registrar (Conservatoria do Registo Predial) Ilhas under No. 14076 at folio 64 of Book B-37, New, and it is bounded as a whole as under:-



- 4 -

- Towards the East : Palm grove of Govind Cametim Helekar
- Towards the West : Palmgrove and house of Pedro
Joaquim D'Souza; Palmgrove of Aninho
Fernandes and boundary of Village
Moromi Grande.
- Towards the North : Hill of Upendra Porobo Loundo.
- Towards the South : Boundary of Village Moromi Grande.
2. WHEREAS the said property is described in Taluka Revenue Office Records (Matriz Predial) under No. 411 and 412 and it is identified in the new survey in which the northern part bears survey No. 19 sub division 2 of Village Chimbél, admeasuring about 7,900 m², and the southern part bears survey No. 10 sub division 5, admeasuring about 2515 m². The aforesaid property has been divided into Northern and Southern parts by a tarred public road.
3. WHEREAS the said Southern portion shall hereinafter be referred to as the aforesaid property.
4. WHEREAS the aforesaid whole property belonged to the Vendors as it was allotted to them by order of Panaji Court of Civil Judge dated 19th October 1949 in



- 5 -

partition proceedings with minor heirs (inventario or-fanologico) No. 9923/1948 and as such are the exclusive owners of the aforesaid property.

5. WHEREAS in the form I and IV of Survey Record of Rights of Survey 10 sub division 5 there existed the name of one Datta Naik erroneously recorded to be the occupant of a structure existing in the aforesaid property.

6. WHEREAS by order of Dy. Collector and S.D.O. Panaji dated 3-11-1987 in case no. LRC/MISC/216/87 the name of the said Datta Naik erroneously recorded in the Survey Record of Rights has been deleted.

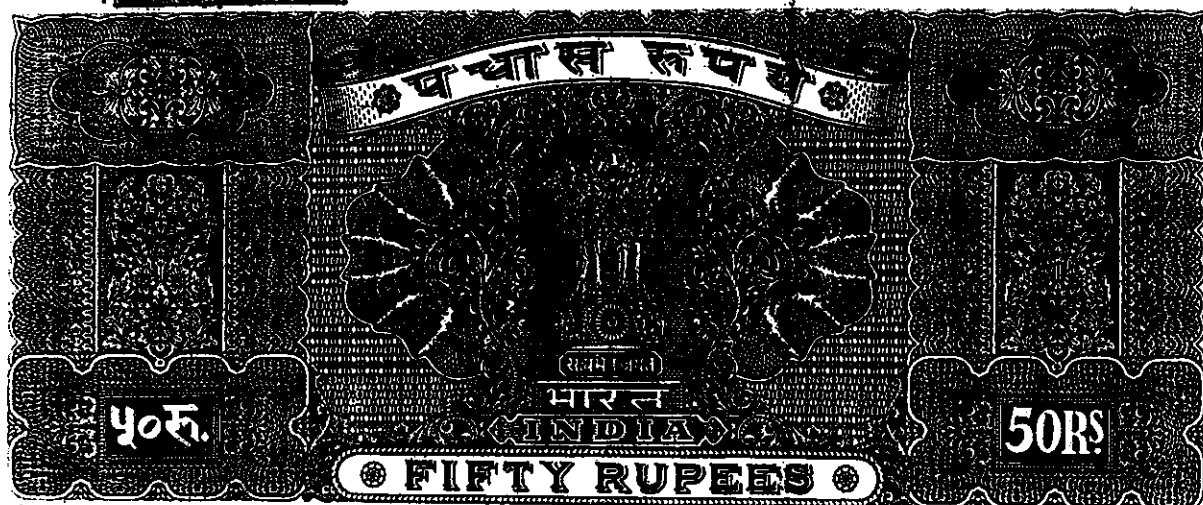
7. WHEREAS the Vendors now do hereby sell the said Southern part admeasuring 2515 m² surveyed under No.10 sub-division 5 to the Purchasers for the total consideration of Rs.2,65,000/- (Rupees two lakhs sixty five thousand only).

8. WHEREAS the respective schedule of payment of the price of the aforesaid Southern part shall be as under:-

GOA, [REDACTED]

64

50RS.



- 6 -

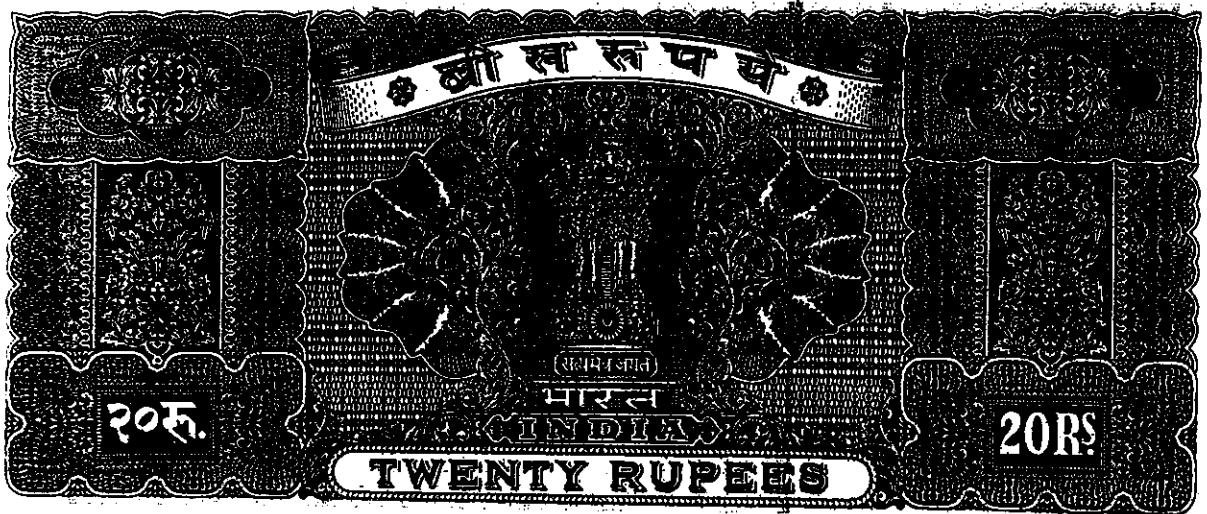
- i) On signing of the sale deed with the said Purchasers the Vendors shall be paid 20%
- ii) Two months after the said sale deed, the Vendors shall be paid another 20%
- iii) Four months after the sale deed the Vendors shall be paid further 30% and
- iv) Six months after the sale deed the Vendors shall be paid the balance 30%.

WHEREAS the Purchasers are exclusively responsible to the Vendors for the full payment of the purchase price of Rs.2,65,000/- mentioned hereinabove.

NOW THIS CONVEYANCE WITNESSETH

1. The Vendors assure the Purchasers that they are the exclusive owners of the aforesaid Southern part of the aforesaid property Palmgrove without special name, ad-measuring about 2515 m2 which is surveyed under Survey No. 10/5 of Village Chimbhel which is described more in detail in the Schedule attached hereto and delineated in red boundary line in the plan attached hereto, as exclusive owners the Vendors sell to the Purchasers the aforesaid Southern Part which as stated above is surveyed under survey No. 10/5 of Village Chimbhel free from any encumbrance, for the price of Rs.2,65,000/- (Rupees two lakhs sixty five thousand only).

63 20Rs.



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3. In consideration of the amount of Rs.53,000/- (Rupees fifty three thousand only) corresponding to 20% of the total consideration paid on this day and in consideration of a further amount of Rs.2,12,000/- (Rupees two lakhs twelve thousand only) to be paid in the following instalments:-
- 20% i.e. Rs.53,000/- (Rupees fifty three thousand only) two months after this day i.e. on or before 31/8/88.
- 30% i.e. Rs.79,500/- (Rupees seventy nine thousand five hundred only) two months after 31/8/88 i.e. on or before 31/10/88.
- 30% i.e. Rs.79,500/- (Rupees seventy nine thousand five hundred only) two months after 31/10/88 i.e. on or before 31/12/88.

The Vendors do and each one of them doth hereby grant, sell, assign, release, convey and assure, unto the said Purchasers, free from encumbrances, the said Southern Part of the aforesaid whole property more particularly described in Schedule I hereunder written for the purpose of constructing a housing complex.

3. That the Vendors do hereby covenant with the Purchasers:
- a) that they are the owners of the property hereby conveyed and they have power to convey the same;

- b) That the title which is hereby transferred subsist and they have power to transfer the same;
 - c) That the said property is free from encumbrances and the same shall be quietly entered into and upon and held and enjoyed by the Purchasers without any interruption or disturbance by the Vendors or any person/persons claiming under or through them;
 - d) That in case the Purchasers are deprived or dispossessed of the said property or any part thereof by reasons of any defect found in the title of the Vendors, the Vendors shall pay to the Purchasers the entire amount of sale price or such part as the case may be, along with all other expenses incurred by the Purchasers for the purpose of registration of this deed.
 - e) That the payments against consideration shall be effected by separate cheques issued one in favour of Purshottam Porobo Sinari, other in favour of Dinkar Porobo Sinari and third one in favour of Sudhakar Porobo Sinari, each cheque of equal amounts which will be considered as payments to them and their respective spouse.
4. That the market value of the property conveyed hereunder is Rs.2,65,000/- (Rupees two lakhs sixty five thousand only).

SCHEDULE

(Description of the Southern Part of property Palmgrove without a special name at Chimbel hereby sold).

Southern part of property Palmgrove, without a special name situated at Chimbel within Village Panchayat of

Chimbel, Taluka and Sub District Ilhas, District Goa, which is described as a whole under No. 14076 of Book B-37 new and enrolled as a whole in Taluka Revenue Office (Matris Predial) under No. 411 and 412. This Southern Part of the said Palmgrove without a special name is surveyed under survey No. 10 sub division 5 of Village Chimbel and it is bounded as under:-

Towards the East : Palmgrove of Govinda Camotim Helekar.

Towards the West : Palmgrove and house of Pedro Joaquim de Souza and Palmgrove of Aninha Fernandes.

Towards the North : Ribandar-Chimbel Road.

Towards the South : Boundary of Village Morombi Grande.

The present boundaries of the Southern Part of the said property Palmgrove as per the new Survey Records are as follows:

Towards the East : Survey No. 10/6 of Prabhakar Shetkar and boundary of Village of Morombi Grande.

Towards the West : Survey No. 10/4 of Anant Venotexa Kamat Helekar.

Towards the North : Public Road.

Towards the South : Village of Morombi Grande.

The whole property Palmgrove without special name is bounded as under:

Towards the East : Palmgrove of Govinda Camotim Helekar.

Towards the West : Palmgrove and house of Pedro Joaquim D'Souza; Palmgrove of Aninha Fernandes and boundary of village Mormi Grande.

Towards the North : Hill of Upendra Porobo Loundo.

Towards the South : Boundary of Village Mormi Grande.

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

V E N D O R S:

SIGNED AND DELIVERED by the)
withinnamed Vendors (i) Pur-)
shottam Porobo Sinari and his)
wife Smt. Lalita Purshottam)
Sinari; (ii) Dinkar Porobo)
Sinari and his wife Shalini)
Dinkar Sinari; (iii) Sudhaker)
Porobo Sinari and his wife)
Smt. Rekha Sudhaker Sinari)

(i) (a) nnnnnnnn
Purshottam Porobo
Sinari, alias P.
Prabhu Sinari.

(b) Lalita Sinari
Smt. Lalita Purshotta
Sinari.

(ii) (a) 10/11/1
Dinkar Porobo Sinari
alias D. Prabhu
Sinari.

(b) S. D. Sinari
Smt. Shalini Dinkar
Sinari.

(iii) (a) Sudhaker Sinari
Sudhaker Porobo Sinari
alias S. Prabhu Sinari
for self and duly con-
stituted attorney of
the Vendor (iii) (b)
Smt. Rekha Sudhaker
Sinari.

PURCHASERS

SIGNED, SEALED AND DELIVERED) For ALCON REAL ESTATES
by the withinnamed PURCHASERS) PVT. LTD.,
ALCON REAL ESTATES PVT. LTD.
represented by their Director
Mr. NANDA SADASSIVA NAIQUE
COUNTO.



(DIRECTOR)

IN THE PRESENCE
OF

WITNESSES;

Bhug
1. Mrs. Bella Luna.

Rodrigues
2. Miss Perpetua Rodrigues.

RECEIVED from the Purchasers the)
sum of Rs. 53,000/- (Rupees fifty)
three thousand only) as earnest)
money above mentioned.

WITNESSES;

Bhug
1. Mrs. Bella Luna.

Rodrigues
2. Miss Perpetua Rodrigues.

mmmmmm
(i)(a) Purshottam Porobo Sinari.

Kolita Sinari
(b) Smt. Lalita Purshott Sinari.

10/11/11
(ii)(a) Dinkar Porobo Sinari

S. D. Sinari
(b) Smt. Shalini Dinkar Sinari.

Sudhaker Sinari
(iii)(a) Sudhaker Porobo Sinari for self and as duly constituted attorney of the Vendor (iii) Smt. Rekha Sudhaker Sinari.

- 1) Purushottam Porobo Sinari alias P. Prabhu Sinari, of full age, son of Vitola Purushottam Porobo Sinari, retired and his wife.
- 2) Lalita Purushottam Sinari, of full age, daughter of late Pandurang K. Kalokhe, teacher residing at Ribandar.
- 3) Dinkar Porobo Sinari alias D. Prabhu Sinari son of Vitola Purushottam Porobo Sinari, Service and his wife
- 4) Shalini Dinkar Sinari, of full age, daughter of the late A. Dessai, housewife, both residing at Ribandar.
- 5) Sudhakar Porobo Sinari alias Sudhakesh Prabhu Sinari, of full age, son of Vitola Purushottam Porobo Sinari, Service, residing at Bombay, for self and as attorney of Kekha Sudhakar Sinari, of full age, daughter of Vinayak Ramchandana Dhumatkar, housewife, residing at Bombay, by power of attorney dated 19/4/88 copy of which duly attested has been presented and the same will be filed in this office.
- 6) Alcon Real Estates Pvt. Ltd. a private limited Company incorporated under the Companies Act, 1956 having its registered office at Velho Building, represented by its Director Nanda Sadassiva Naigue Courts of full age,

Son of Sadassiva Nair County, married,
engineer, residing at Panaji, Indian national
and the said Nanda Sadassiva Nair County
through its attorney Shri. Alberto Noronha,
of full age, son of Santana Justiniano No-
ronha, married, retired, residing at Panaji,
by power of attorney dated 4th February
1982 attested by Sub-Registrar, 91 has Copy
of which duly attested by Vasco da Silva
Ferreira on 3/6/87 and the same will
be filed in this office.

Executing parties admit the execu-
tion of the so called deed of Sale and
the said Noronha is known to the under-
signed.

1
Noronha

2
Dalila Tinari

3
18/11/87



S. D. Sinoy

S. D. Sinoy

(Sushuter Vishal Sinoy)

for self & as attorney
of Mrs. Reche S. SinoyAttest de Novo
of attorney of Naula
Submissiva Naula CourtAttest de Novo 27/6SUB-REGISTRAR
ILHAS

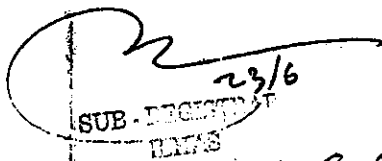
Oswaldo de Menezes, of full age, son of
Babacien de Menezes, married, land lord,
residing at Santa Cruz, indian national
and known to the undersigned state that
he personally know the above executants
nos. 1 to 5 and identify them.

Oswaldo de Menezes

27/6SUB-REGISTRAR
ILHAS

N. O. C. under Section 49(6) of The
Town and Country Planning Act, 1974
issued by the Competent Authority under
No. POA/S/1219/396/88 on 19/4/88 and
the same will be filed in this office.

Panaji, 23rd June, 1988



The vendors presented the following
forms non 34A under Section 230A(1)
of the Income Tax Act 1961 under the following -
being nos:-

1) 230 A/B/IV/88-89 dated 5/5/88

2) 230 A/PNJ/IV/27/88-89 dt. 5/5/88

3) 10/IV/PNJ/88-89 dt. 19/4/88

4) 28/IV/230A/88-89 dt. 5/5/88

5) 230A/PNJ/32/PNJ/IV/88-89 dt. 5/5/88

The fourth Income Tax officer, Panaji and
two forms non 34A under Section 230A(1)
of the Income Tax Act, submitted by
Income Tax officer, Salaries Branch-I
Bombay, under letter no S.B.I/Pro.230A/
88-89 dt 20.5.88 and by Income Tax
officer, ward-9 (71) Bombay under letter
dated 8/6/88 and the same will be

Filed in this office and the document
has been ordered for registration on
this date

(55)

Aug. 20th July 1989

[Signature]

SUB-REGISTRAR
ILHAS

Registered NO 561/89 Filed in Book NO 1
Vol. dated 6th July 1989

[Signature]
SUB-REGISTRAR
ILHAS

