



Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11
 Value of Stamp Paper 25000/-
 Name of Purchaser Bhareat Developer & Realtor Pvt. Ltd.
 Residing at Canacona Son of.....
 As there is no one single stamp paper for the value of Rs. 199250/-
 Additional stamp paper for the completion of the value to attached along with

026503

Signature of the Ex-officio Vendor

Signature of Purchaser

Serial No. 101/2011
 Presented at the Office of the
 Sub-Registrar of Canacona
 between the hours of 14.05 hrs.
14.25 hrs. 28/03/2011
 ON

received fees for: Rs. Rs.
 Registration 159400.00
 Copying (Polios) 90.00
 Copying endorsements 10.00
 Postage

JUGDEEP KUMAR SENSAL

Total Rs. 1,59,500.00

SUB-REGISTRAR
 CANACONA

SUB-REGISTRAR
 CANACONA

DEED OF SALE

[Handwritten signatures and names in blue ink]
 Agency

रु.
25000
एक हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

25000025000

Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11

02650

Value of Stamp Paper 25000/-

Name of Purchaser Bharat Developer & Realtor Pvt Ltd

Residing at Canacona Son of

As there is no one single stamp paper for the value of Rs. 199250/- Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser



THIS DEED OF SALE is made in this city of Canacona, Taluka and Sub-District of Canacona, District of South-Goa, State of Goa, on this Twenty Fifth day of March, Two Thousands and Eleven (25/03/2011) BY AND BETWEEN:

Handwritten signatures of the parties involved in the deed of sale.



गोवा GOA

Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11 026505

Value of Stamp Paper 25000/-
Name of Purchaser Bharat Developer & Realtor Pvt Ltd,
Residing at Canacona

As there is no one single stamp paper of the value of Rs. 199250/-
Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor [Signature]
Signature of Purchaser [Signature]



(i) **Shri. ANANTA XABA NAIQUE GAUNCAR BAIRELI**
alias **ANANT XABA NAIQUE GAONKAR**, son of Xaba
Naique Gauncar Baireli, aged 70 years, Occupation
Retired, holder of PAN ABLPN3493Q, married and his
wife

[Signatures: Ananta Xaba Naique Gauncar Baireli, Son, and others]
3 Shree



THE GOA

Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11

Value of Stamp Paper 25000/-

026506

Name of Purchaser Bharat Developer & Realtor Pvt Ltd;

Residing at Canacona Son of.....

As there is no one single stamp paper for the value of Rs. 199250/-

Additional stamp paper for the completion of the value to attached along with

[Signature]
Signature of the Ex-officio Vendor

[Signature]
Signature of Purchaser



(ii) Mrs. MAMTA ANANTA NAIQUE GAUNCAR
BAIRELI alias MAMTA ANANT NAIK GAONKAR, wife
of Ananta Naique Gauncar Baireli, aged 59 years,
service, holder of PAN AHWPG4630M, both resident of
Devbag, Palolem, Canacona-Goa,

[Signature] [Signature] [Signature] [Signature] [Signature]
4
Suresh



रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11 026507

Value of Stamp Paper.....
Name of Purchaser Bharat Developer & Realtor Pvt-Ltd
Residing at Canacona Son of.....

As there is no one single stamp paper for the value of Rs. 199250/-
Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser



(iii) Smt. KAMALABAI MOLU NAIK BHAIRELI alias
KAMALABAI MOLU NAIQUE GAUNCAR BAIRELI,
widow of late Shri. Molu Naique Gauncar Baireli, aged
75 years, housewife,

[Handwritten signatures and initials]
5



SL No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11 026508

Value of Stamp Paper 25000/-

Name of Purchaser Bharat Developer & Realtor Pvt Ltd

Residing at Canacona Son of

As there is no one single stamp paper for the value of Rs. 199250/- Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

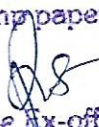
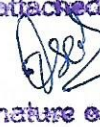


(iv) Mr. SHABA MOLU NAIK BHAIRELI alias XABA MOLU NAIQUE GAUNCAR BAIRELI, son of Molu Naique Gauncar Baireli, aged 49 years, occupation Agriculturist, married and his wife

Handwritten signatures and names: Bhaireli, Shaba, Taire, Shruer, and others.










Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 28/3/11 **026509**
 Value of Stamp Paper 25000/-
 Name of Purchaser Bharat Developer & Realtor Pvt Ltd;
 Residing at Canalona Son of.....
 As there is no one single stamp paper for the value of Rs. 199250/-
 Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor  Signature of Purchaser 



(v) Mrs. AMBIKA SHABA NAIK BHAIRELI alias
 AMBIKA SHABA NAIQUE GAUNCAR BAIRELI, wife of
 Shaba Naique Gauncar Baireli, aged 40 years,
 housewife,

     
 7 

रु. 20000

द्विंशत् हजार रुपये



TWENTY THOUSAND RUPEES

Rs. 20000

THE GOA

Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11 021665

Value of Stamp Paper 20000/-
Name of Purchaser Bharat Developer & Realtor Pvt Ltd;
Residing at Canacona Son of

As there is no one single stamp paper for the value of Rs. 199250/-
Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser



(vi) Mr. HEMANT MOLU NAIK BHAIRELI alias HEMANT MOLU NAIQUE GAUNCAR BAIRELI, son of Molu Naique Gauncar Baireli, aged 46 years, occupation Agriculturist, married and his wife

Handwritten signatures and names: Hemant, P. Tani, Judge, Shusen, and others.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

SL No. 362 Place of Vend D.T.O. Margao Date of Issue 25/3/11 154214

Value of Stamp Paper 1000/-
Name of Purchaser Bharat Developer & Realtor Pvt Ltd,
Residing at Canacona Son of

As there is no one single stamp paper for the value of Rs. 199250/-
Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

(vii) Mrs. ASHWINI HEMANT NAIQUE GAUNCAR
BAIRELI, wife of Hemant Naique Gauncar Baireli,
aged 40 years, occupation Service
Nos. (iii) to (vii) are resident of House No. 25,
Baireliwada, Palolem, Canacona-Goa,

(Handwritten signatures and initials)
Smeran
9

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

GOA

Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 28/3/11 154215

Value of Stamp Paper 1000/-
Name of Purchaser Bhakat Develop + Realtor Pvt Ltd,

Residing at Canacona Son of

As there is no one single stamp paper for the value of Rs. 199250/-
Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser



(viii) Smt. YAMUNABAI KANHOBA alias KANTA
BAIRELI, widow of late Kanoba alias Kanta Baireli,
aged 70 years, housewife, holder of PAN AJPPN70514

Handwritten signatures and initials: Bhaokar, Desai, Tani, Sruver, and others.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

GOA

Sl. No.....362.....Place of Vend D.T.O. Margao Date of Issue.....25/3/11 154216

Value of Stamp Paper...10,00/-

Name of Purchaser...Bharat Develop & Realtor pvt Ltd,

Residing at...Caracora.....Son of.....

As there is no one single stamp paper for the value of Rs.199250/-

Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser



(ix) Mr. SUMANT KANHOBHA NAIK BAIRELI, son of Kanhoba Naik Baireli, aged 46 years, occupation Service, holder of PAN ADNPN7977K married and his wife

[Handwritten signatures and names: Bhasi, Bhasi, Toni, Sumant, and others]



Sl. No. 362 Place of Vend D.T.O. Margao Date of Issue 28/3/11 **154217**

Value of Stamp Paper 1000/-
Name of Purchaser Bharat Developer & Realtor Pvt Ltd,

Residing at Canacina Son of

As there is no one single stamp paper for the value of Rs. 199250/-
Additional stamp paper for the completion of the value to attached along with

[Signature]
Signature of the Ex-officio Vendor

[Signature]
Signature of Purchaser



(x) Mrs. SAMIKHYA SUMANT NAIK BAIRELI, wife of Sumant Naik Baireli, aged 40 years, occupation Housewife.

[Signature] [Signature] [Signature] [Signature] [Signature]
[Signature]
12
[Signature]



362 Place of Vend D.T.O. Margao Date of Issue 25/3/11 237390
Value of Stamp Paper 100/-
Name of Purchaser Bharat Developer & Realtor Pvt Ltd,
Residing at Canacma Son of
There is no one single stamp paper for the value of Rs. 1992.50 /-
Additional stamp paper for the completion of the value to attached along with
Signature of the Ex-officio Vendor Signature of Purchaser

(ii) Mr. SURAJ KANHOBHA NAIK BAIRELI, son of
Kanhoba Naik Baireli, aged 40 years, occupation
Service, holder of PAN ACAPB5917F married and his
wife

[Handwritten signatures and names in blue ink: Suraj, Kanhoba, Baiireli, Suraj, Kanhoba, Baiireli, Suraj, Kanhoba, Baiireli]

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

362 Place of Vend D.T.O. Margao Date of issue 25/3/11
 Value of Stamp Paper 100/-
 Name of Purchaser Bharat Develop & Realtor Pvt Ltd
 Address of Canacma
 There is no one single stamp paper for the value of Rs. 199280/-
 Additional stamp paper for the completion of the value to attached along with

237389

Signature of the Ex-officio Vendor

Signature of Purchaser

(iii) Mrs. RESHMA SURAJ NAIK BAIRELI, wife of
 Suraj Naik Baireli, aged 35 years, occupation Service,
 holder of PAN 4IMPB9949F

Handwritten signatures and initials: Reshma, Suraj, and others.

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

GOA

Sl. No.....362.....Place of Vend DTC Margao Date of issue...25/3/11 290559

Value of Stamp Paper.....SP.1.....

Name of Purchaser...Bharat Developer & Realtor Pvt Ltd.

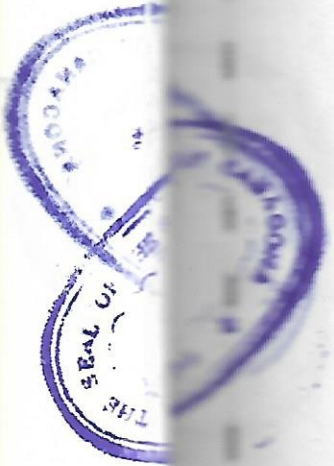
Residing at...Canacona.....

As there is no one single stamp paper of the value of Rs.199250/-

Additional stamp paper for the completion of the value to attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser



(xiii) Mr. SUDESH KANHOBA NAIK BAIRELI, son of Kanhoba Naik Baireli, aged 37 years, occupation Service, holder of PAN AINPK2770J, married and his wife

Handwritten signatures and names: Bhole, Ashwin, Tori, Sudesh, Shivan, and others.

(xiv) **Mrs. DISHA SUDESH NAIK BAIRELI**, wife of Sudesh Naik Baireli, aged 33 years, occupation Service, holder of PAN AMKPN7387B

all Nos. (viii) to (xiv) are resident of Bhaireliwada, Palolem, Canaona-Goa,

(xv) **Mrs. SUNILA SHIVAJI DESAI**, wife of Shivaji Desai, aged 43 years, occupation Service, holder of PAN AHUPB0350K, married and her husband,

(xvi) **Shri. SHIVAJI BABU DESAI**, son of Babu Desai, aged 44 years, Service, holder of PAN ACFPB2188K, both Nos. (xv) and (xvi) are r/o Culwada, Cuncolim, Salcete-Goa,

(xvii) **Mrs. SHOBHA** alias **SHOBA SHANTARAM DESAI**, wife of Shantaram Desai, aged 53 years, occupation Housewife, married and her husband

(xviii) **Shri. SHANTARAM DATTA DESAI**, son of Datta Desai, aged 62 years, Occupation Retired,

both Nos. (xviii) and (xix) are r/o H. No. 4254, Near Naganath Temple, Nandagadde, Karwar, Karnataka,

(xix) **Smt. JANKI** alias **JANKY** alias **JANKIBAI PANDURANG NAIK BAIRELI**, wife of late Pandurang Naik Baireli, aged 69 years, occupation housewife, holder of PAN BCEPB88422A

(xx) **Mr. PURUXOTAMA** alias **PURUSHOTTAM PANDURANG NAIK BAIRELI**, son of Pandurang Naik Baireli, aged 45 years, occupation Housewife, holder of PAN AMNPN4952H, married and his wife

(xxi) **Mrs. DEEPLAXMI PURUSHOTTAM NAIK BAIRELI**, wife of Puruxotama alias Purushottam Naik Baireli, aged 38 years, occupation Housewife, holder of PAN AMNPN5006C

(xxii) **Mr. SARVESHWAR PANDURANG NAIK BAIRELI**, son of Pandurang Naik Baireli, aged 44 years, occupation Service, holder of PAN ABEPN5323J, married and his wife

(xxiii) **Mrs. VARSHA SARVESHWAR NAIK BAIRELI**, wife of Sarveshvar Naik Baireli, aged 43 years, occupation Housewife, holder of PAN AEBPB3311G

all Nos. (x) to (xxiii) are resident of Baireliwada, Palolem,

Canacona-Goa,

Bhaskar

T. V. Babu

Shree

ASAS

(xxiv) Mrs. **HEMA PANDURANG NAIK BAIRELI** alias **HEMA RAVINDRA BABU NAIK DESAI**, daughter Pandurang Naik Baireli, aged 35 years, Occupation Housewife, holder of PAN AHEPN1722B, married and her husband

(xxv) Mr. **RAVINDRA BABU NAIK DESAI**, son of Babu Naik Desai, aged 40 years, occupation Service, both Nos. (xxiv) and (xxv) are r/o Darvatem, Fatorpa, Quepem-Goa,

(xxvi) Smt. **TANUJA** alias **PARVOTI NARAYAN GAONKAR**, widow of Narayan Gaonkar, aged 39 years, housewife, holder of PAN AXXPG2826Q, resident of H. No. 8/26, Bhairaly Wada, Palolem, Canacona-Goa,

(xxvii) Smt. **SUREKHA NARAYAN DESAI**, d/o late Bhisso alias Gajanan Naik Gaonkar and wife of late Narayan Vithal Dessai, housewife, r/o 1370, Voddy, Cuncolim, Salcete-Goa,

(xxviii) Smt. **SAMINA SATJAN SALGAONKAR**, d/o late Bhisso Naik Gaonkar, aged 39 years, occupation Service, holder of PAN AOEPS8799E, married and her husband

Bjwok *ms abhi P* *Tai* *Indyala*

Desai

Smiser

Desai
NS

✓ (xxix) **Shri. SATJAN YESHWANT SALGAONKAR**, son of Yeshwant Salgaonkar, aged 40 years, occupation Service, holder of PAN BXIPS0039K

both Nos. (xxviii) and (xxix) are r/o A-G-1, Prabhu Garden, Khorlim, Mapusa-Goa,

✓ (xxx) **Smt. SEEMA RAJENDRA SHETGAONKAR**, d/o late Bhisso Naik Gaonkar, aged 36 years, occupation service, holder of PAN AONPS4061C married and her husband

✓ (xxxi) **Shri. RAJENDRA KRISHNA SHETGAONKAR**, son of Krishna Shetgaonkar, aged 39 years, occupation service, holder of PAN COUPS7334R

both Nos. (xxx) and (xxxi) are r/o Govt. Quarters, G-2/2, Near Ram Temple. Bhatlem, Panaji-Goa,

✓ (xxxii) **Smt. NEELIMA** alias **NILIMA YOGESH NAIK PEDNEKAR**, d/o late Bhisso Naik Gaonkar, aged 33 years, occupation housewife, married and her husband

✓ (xxxiii) **Mr. YOGESH CHANDRAKANT NAIK PEDNEKAR**, son of Chandrakant Naik Gaonkar, aged 36 years, occupation service,

Shri. Satjan *Seema* *Rajendra* *Yogesh* *Neelima* *Yogesh*

(xxxix) **Smt. ASHALATA RAMPRASAD SHANU DESAI**, wife of Ramprasad Shanu Desai, aged 50 years, occupation service, holder of PAN AACPF2640R, both Nos. (xxxviii) and (xxxix) are r/o C-21, Govt. Quarters, Althino, Panaji-Goa,

(xl) **Mr. VIPUL NARAYAN DESAI**, son of late Narayan Desai, aged 18 years, student, unmarried and

(xli) **Miss. NIVEDITA NARAYAN DESSAI**, d/o late Narayan Desai, aged 20 years, student, unmarried both r/o H. No. 1307, Voddy, Cuncolim, Salcete-Goa,

all Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **ONE PART**

AND

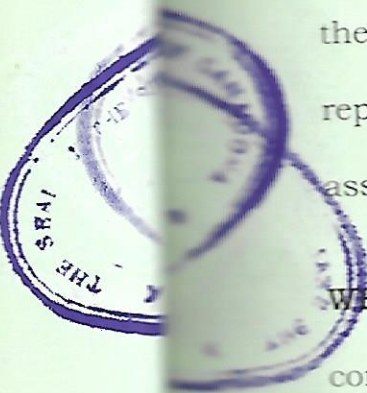
BHARAT DEVELOPERS AND REALTORS PVT. LTD., a private limited company, registered under the Indian Companies Act, 1956, with its registered office at C-002, Ruby Residency, Behind Bhagayat Bazar, Chawdi, Canacona-Goa-403702, having PAN

Beela *Robin* *P* *Tari* *Salega* *Swan* *ASD*

AADC2560N, represented herein by its Directors, (i) **SHRI. JUGDEEP KUMAR SEHGAL**, s/o Shri. Kasturilal Sehgal, aged 44 years, occupation business, married, r/o D-44, Dream Emerald, behind Rosary Colony, Navelim, Salcete-Goa, Indian National, and (ii) **SHRI. PARDIP SINGH BIRRING**, son on Shri. Amrik Singh Birring, aged 39 years, married, r/o House No. 398/I, Val, Agonda, Canacona-Goa, Person of Indian Origin, and hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its representatives, administrators, executors, successors and assigns) of the **SECOND PART**.

WHEREAS the VENDORS herein are represented by their duly constituted attorney as under:


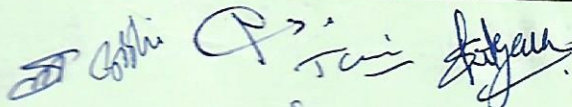
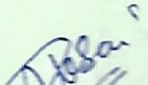


Member Nos.	Represented by Member No.	Details of Power of Attorney
(ii)	(i)	General Power of Attorney dated 25/12/2010, executed before Notary Shri. L. K. Pai under reg. No. 3347
(iii), (v), (vi), (xvii), (xviii)	(iv)	General Power of Attorney dated 25/12/2010 executed



 [Handwritten signatures and initials]

		before Notary Shri. L. K. Pai under Reg. No. 3346/10
(vii)	(iv)	General Power of Attorney dated 31/01/2011 executed before Consulate General of India, Dubai and certified by Addl. Collector, South-Goa, on 09/02/2011
(viii), (x) to (xvi)	(ix)	General Power of Attorney dated 27/12/2010 executed before Notary Shri. R. R. Kamat under Reg. No. 2068/10
(xix) to (xxi) & (xxiii) to (xv)	(xxii)	General Power of Attorney dated 26/12/2010 executed before Notary Shri. Ashwita A. Dessai under Reg. No. 239/11
(xxvii) to (xxix), (xxxii) to (xxxiii), (xl) & (xli)	(xxx)	General Power of Attorney dated 27/01/2011 executed before Notary Vidhya A. Shet under



		Reg. No. 2634/11
(xxxv)	(xxxvi)	General Power of Attorney dated 22/01/2011 executed before Notary Ashwita A. Dessai, under Reg. No. 228/11
(xxxvi) to (xxxix)	(xxxvi)	General Power of Attorney dated 24/01/2011 executed before Notary Shri. Ashok S. Mashelkar

Asels
PJ
Bhaskar
Smsa
Beireli
Asan
Jugdeep
Tami
Abhal

AND WHEREAS the PURCHASER is represented by its Directors Shri. JUGDEEP KUMAR SEHGAL and Shri. PARDIP SINGH BIRRING, vide Resolution dated 24/03/2011 passed in the Board Meeting. The certified copies of these attorneys and resolution are filled in this office along with this deed.

Asels
PJ

AND WHEERAS there exits a landed property known as "URDACATEM" by other name "GONICA" (as per Land Registration Records) by other name "UDDEM KHATEM" (as per survey records) by other name "HUDACATEM" (as per Land Revenue Records) and also generally by name "URDANCANTTEM", situated

Asels
PJ
Tami
Jugdeep
Asan



Deed
Asels
PJ

at Nagorcem-Palolem, described in the Land Registration Office under No. 8707 of Book B-25 and enrolled in the Taluka Revenue Office under No. 179, more particularly described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID ENTIRE PROPERTY".

AND WHEREAS as per the Certificate of Inscription No. 8707 the Said Entire Property is described in favor Ramacrishna Govind Naique Gaunkar Baireli, the ancestor of member nos. (i) to (xix) of the VENDORS of Said Entire Property on the basis of Deed of Amicable Partition of Properties dated 15/12/1904 recorded at folios 65 to 69 reverse of the Book No. 35 in the office of Notary of Judicial Division of Canacona, while the half of the Said Entire Property is enrolled in the name of Bisso Narana Naique, ancestor of member nos. (xx) to (xlii) of the VENDORS as can be seen from the Matriz Certificate No. 179 on the basis of possession.

AND WHEREAS Said Ramcrishna Govind Naique Baireli and his wife Comlem alias Putem Gauncarina expired leaving behind their sole and universal son Shri. Xaba Ramcrishna Naique Baireli.

AND WHEREAS said Shri. Xaba Ramcrishna Naique Baireli was married to Ambikabai, the formal expired on 24/07/1957 and later

[Handwritten signatures and stamps at the bottom of the page]


on 05/07/1974, leaving behind following children as sole and universal heirs as declared by Deed of Succession dated 10/01/2011 drawn in the office of Sub-Registrar, Cancona and recorded at pages 67 to 69 reverse of Notarial Book for Deeds No. 31:

(i) Shri. Molu Xaba Baireli Naique Gaonkar, who expired on 14/08/1985 leaving behind his widow and moiety holder the member no. (iii) of the VENDORS and member nos. (iv) to (vii) and (xvii) and (xviii) of the VENDORS as his sole and universal heirs

(ii) Shri. Canoba alias Kanoba alias Kanta Xaba Naique Baireli, who expired on 25/12/1998 leaving behind his widow and moiety holder member no. (viii) of the VENDORS and member nos. (ix) to (xvi) as his sole and universal heirs.

(iii) The member nos. (i) and (ii) of the VENDORS

AND WHEREAS Bisso Narana Naique alias Pundi Baireli and his wife expired leaving behind (i) Puruxotama Bisso Naique Baireli and (ii) Narain Bisso Naique Baireli.


Baonker
Bhairee

Shukla

Toni

Baonker

Bhairee

Shukla

Bhairee

CP

Bhairee

AND WHEREAS said Puruxotama and his wife expired leaving behind two son namely (i) Pandurang married to Janki alias Janky alias Suronga and (ii) Shanu married to Tarabai.

AND WHEREAS as declared by Deed of Relinquishment of Undivided and Illequid Rights to the Inheritance and Deed of Succession dated 16/07/2008 drawn in the office of Sub-Registrar, Cancona and recorded at page 54 to 56 overleaf, Said Pandurang Baireli expired on 19/06/1976 leaving behind his widow and moiety holder the member no. (xix) of the VENDORS and as sole and universal heirs member nos. (xx) to (xxv) as sole and universal heirs as his another daughter by name Pratima alias Pramita alias Umadevi and her husband Uday Fol Dessai relinquished their illiquid and unascertained rights in the estate left behind by their father/father-in-law.

AND WHEREAS as declared by Deed of Succession dated 16/11/209 drawn in the office of the Sub-Registrar, Cancona and recorded at pages 55 to 57 reverse of the Notarial Book for Deeds No. 26, said Shanu Purshotam Naik Baireli alias Xanu Purshottam Naik Gauncar Boireli was married to Tarabai, the formal expired on 16/11/1989 and the later on 26/04/2009, leaving behind

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[Handwritten signature]

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[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

member nos. (xxxiv) to (xxxix) of the VENDORS as their sole and universal heirs.

AND WHEREAS Naraina Bisso Naique Baireli and his wife expired leaving behind their sole son Bhisso Naraina Naique Baireli.

AND WHEREAS as declared by Deed of Succession dated 30/12/2010, drawn in the office of the Sub-Registrar, Canacona and recorded at pages 58 to 60 reverse of the Notarial Book for Deeds No. 30, said Bhisso Narayan Naik Gaonkar alias Bhisso Narain Naique Gaoncar was married to Radha alias Ratan alias Radica Bhisso Naik Gaonkar, the later expired on 15/03/1980 and the formal expired on 11/04/1984 leaving behind as sole and universal heirs the following:


- (i) member nos. (xxvii), (xl) and (xli) of the VENDORS
- (ii) member nos. (xxvi), (xxviii) and (xxxiii) of the VENDORS.

AND WHEREAS the Eastern half of the Said Entire Property admeasuring 3400.00 Sq. metres owned by member nos. (i) to (xviii) of the VENDORS and possessed by member nos. (xix) to (xli) of the VENDORS was surveyed under Survey No. 140/2 of Nagorcem-Palolem Village in the name of husband/father/father-in-law of member nos. (xix) to (xxv) of the VENDORS, upon whose

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death the same is now recorded in the names of member nos. (xix) to (xxv) of the VENDORS.

The Eastern Portion of the Said Entire Property described above surveyed under Survey No. 140/2 of Nagorcem-Palolem Village admeasuring 3400.00 Sq. metres is hereinafter referred to as "Said Property".



AND WHEREAS the member no. (i) to (xviii) of the VENDORS filed a Civil Suit being R. C. S. No. 67/2010/E before the Civil Judge, Junior Division, Margao against the member nos. (xix) to (xli) of the VENDORS for a declaration that they are the owners in possession of the Property under Survey No. 140/2 of Nagorcem-Palolem Village and for deletion of the name of the member nos. (xix) to (xxv) of the VENDORS appearing in the occupant's column in the survey holding of the Property under Survey No. 140/2 of Nagorcem-Palolem Village.

AND WHEREAS the said suit is deposed off by Consent Decree dated 15/03/2011 drawn in accordance with the Consent Terms dated 11/03/2011 filled by the plaintiffs and defendants in the said suit i.e. the Vendors herein, whereby the Plaintiffs have agreed that defendants are the owners of half of the Property under

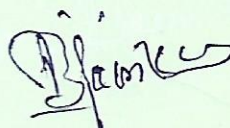
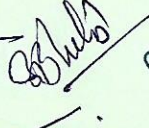

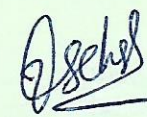
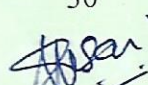

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Survey No. 140/2 of Nagorcem-Palolem Village and vice versa and further they have agreed to sell the said property to third party.

The Eastern Portion of the Said Entire Property described above surveyed under Survey No. 140/2 of Nagorcem-Palolem Village admeasuring 3380.00 Sq. metres (excluding the area for road widening) is hereinafter referred to as "Said Property".

AND WHEREAS the VENDORS have approached the PURCHASER representing that they wish to sell the said property and made following express representations unto the PURCHASER:

- i) they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".
- ii) The "SAID PROPERTY" is not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever,;
- iii) The "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.


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- iv) That they, jointly and or severally, have not obtained any financial assistance on the basis of the security of the SAID PROPERTY or any part thereof, from any bank, financial institution, credit society or any other private registered or unregistered financier,
- v) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the SAID PROPERTY or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.
- vi) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.
- vii) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/have been received by and/or served upon

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the VENDORS or either of them regarding the "SAID PROPERTY";

- viii) That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- ix) That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- x) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY"
- xi) That no person has any right of access through the "SAID PROPERTY", or part thereof, nor does any access, public or private, exist through the same;



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- xii) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.
- xiii) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER.
- xiv) That the SAID PROPERTY or any part thereof is not falling under any zone prohibited for development;
- xv) That they wish to dispose off the SAID PROPERTY for a total consideration of Rs. 79,70,000/- (Rupees Seventy Nine Lakhs Seventy Thousands Only) alongwith all things situated therein.

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the

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above representations as true and declaration as trustworthy and in view of having not received any objection to the Public Notice dated 13/03/2011 published in local daily "Navhind Times" and "Tarun Bharat" the PURCHASER has agreed to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total consideration of Rs. 79,70,000/- (Rupees Seventy Nine Lakhs Seventy Thousands Only), which is its fair market value.

AND WHEREAS now the VENDORS have agreed to execute present Deed of Sale with the PURCHASER thereby transferring the title of the SAID PROPERTY unto the PURCHASER;

AND WHEREAS the PURCHASER, in terms of the said agreement and understanding, is entitled to the SAID PROPERTY described under SCHEDULE B and the PURCHASER is further entitled to have the same transferred in his name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions.

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**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS
UNDER:-**


1. That in pursuance to the said understanding and in consideration of Rs. 79,70,000/- (Rupees Seventy Nine Lakhs Seventy Thousands Only); paid by the PURCHASER unto the VENDORS in the following manner at the request of the VENDORS:

- a) a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) vide Demand draft No. 030205 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Satjan Yeshwant Salgaonkar.
- b) a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) vide Demand draft No. 030206 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Samina Satjan Salgaonkar.
- c) a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) vide Demand draft No. 030202 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Nilima Yogesh Naik Pednekar.
- d) a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Demand draft No. 030225 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Janki Pandurang Bhairely.

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- e) a sum of Rs. 83,335/- (Rupees Eighty Three Thousand Three Hundred Thirty Five Only) vide Demand draft No. 030226 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Purushottam Pandurang Naik Bhaireli.
- f) a sum of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand Only) vide Demand draft No. 030216 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Reshma Suraj Bhaireli.
- g) a sum of Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand Only) vide Demand draft No. 030214 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Mamta Anant Gaonkar.
- h) a sum of Rs. 3,00,000/- (Rupees Three Lakh Only) vide Demand draft No. 030210 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Ambika Shaba Naik Bhaireli.
- i) a sum of Rs. 1,66,668/- (Rupees One Lakh Sixty Six Thousand Six Hundred Sixty Eight Only) vide Demand draft No. 030198 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Ramprasad Shanu Desai.


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- j) a sum of Rs. 3,00,000/- (Rupees Three Lakh Only) vide Demand draft No. 030199 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Shaba Molu Naik Bhaireli.
- k) a sum of Rs. 6,65,000/- (Rupees Six Lakh Sixty Five Thousand Only) vide Demand draft No. 030215 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Anant Shaba Naik Gaonkar.
- l) a sum of Rs. 83,333/- (Rupees Eighty Three Thousand Three Hundred Thirty Three Only) vide Demand draft No. 030197 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Deeplakshmi Purushottam Naik Bhaireli.
- m) a sum of Rs. 83,333/- (Rupees Eighty Three Thousand Three Hundred Thirty Three Only) vide Demand draft No. 030196 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Sarveshwar Pandurang Naik Bhaireli.
- n) a sum of Rs. 83,333/- (Rupees Eighty Three Thousand Three Hundred Thirty Three Only) vide Demand draft No. 030195 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Varsha Sarveshwar Naik Bhaireli.


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Shaba Molu Naik Bhaireli
Anant Shaba Naik Gaonkar
Deeplakshmi Purushottam Naik Bhaireli
Sarveshwar Pandurang Naik Bhaireli
Varsha Sarveshwar Naik Bhaireli

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o) a sum of Rs. 1,66,667/- (Rupees One Lakh Sixty Six Thousand Six Hundred Sixty Seven Only) vide Demand draft No. 030186 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Sanjay Shanu Desai.

p) a sum of Rs. 83,333/- (Rupees Eighty Three Thousand Three Hundred Thirty Three Only) vide Demand draft No. 030193 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Ravindra Babu Naik Dessai.

q) a sum of Rs. 1,66,666/- (Rupees One Lakh Sixty Six Thousand Six Hundred Sixty Six Only) vide Demand draft No. 030183 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Kalpana Sanjay Desai.

r) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide Demand draft No. 030189 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Vipul Narayan Desai.

s) a sum of Rs. 1,66,667/- (Rupees One Lakh Sixty Six Thousand Six Hundred Sixty Seven Only) vide Demand draft No. 030188 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Dr. Shrinivas Shanu Desai.

Book *Shrinivas* *Sanjay* *Desai*

Desai

- t) a sum of Rs. 1,66,666/- (Rupees One Lakh Sixty Six Thousand Six Hundred Sixty Six Only) vide Demand draft No. 030187 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Lakshadeepadevi Shrinivas Desai.
- u) a sum of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand Only) vide Demand draft No. 030223 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Suraj Kanhoba Bhaireli.
- v) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide Demand draft No. 030190 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Nivedita Narayan Desai.
- w) a sum of Rs. 2,00,000/- (Rupees Two Lakh Only) vide Demand draft No. 030191 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Surekha Narayan Desai.
- x) a sum of Rs. 2,66,000/- (Rupees Two Lakh Sixty Six Thousand Only) vide Demand draft No. 030220 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Yamunabai Kanhoba Naik Bhaireli.

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y) a sum of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand Only) vide Demand draft No. 030221 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Sumant Kanhoba Naik Bhaireli.

z) a sum of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand Only) vide Demand draft No. 030222 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Samiksha Sumant Naik Bhaireli.

aa) a sum of Rs. 33,000/- (Rupees Thirty Three Thousand Only) vide Demand draft No. 030217 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Sudesh Kanhoba Naik Bhaireli.

ab) a sum of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand Only) vide Demand draft No. 030218 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Sunila Shivaji Desai.

ac) a sum of Rs. 30,000/- (Rupees Thirty Thousand Only) vide Demand draft No. 030219 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Shobha Shantaram Desai.

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zd) a sum of Rs. 2,00,000/- (Rupees Two Lakh Only) vide Demand draft No. 030203 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Rajendra Krishna Shetgaonkar.

ze) a sum of Rs. 2,00,000/- (Rupees Two Lakh Only) vide Demand draft No. 030204 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Seema Rajendra Shetgaonkar.

zf) a sum of Rs. 1,66,666/- (Rupees One Lakh Sixty Six Thousand Six Hundred Sixty Six Only) vide Demand draft No. 030192 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Ashalata Ramprasad Desai.

zg) a sum of Rs. 83,333/- (Rupees Eighty Three Thousand Three Hundred Thirty Three Only) vide Demand draft No. 030194 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Hema Ravindra Naik Dessai.

zh) a sum of Rs. 4,00,000/- (Rupees Four Lakh Only) vide Demand draft No. 030200 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Parvoti Narayan Gaonkar.

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Axis Bank Ltd
T. S. Desai

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zi) a sum of Rs. 2,00,000/- (Rupees Two Lakh Only) vide Demand draft No. 030201 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Yogesh Chandrakant Naik Pednekar.

zj) a sum of Rs. 40,000/- (Rupees Forty Thousand Only) vide Demand draft No. 030211 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Hemant Molu Naik Bhaireli.

zk) a sum of Rs. 1,40,000/- (Rupees One Lakh Forty Thousand Only) vide Demand draft No. 030213 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Kamlabai Molu Naik Bhaireli.

zl) a sum of Rs. 5,00,000/- (Rupees Five Lakh Only) vide Demand draft No. 030212 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Ashvini Hemant Naik Bhaireli.

zm) a sum of Rs. 2,33,000/- (Rupees Two Lakh Thirty Three Thousand Only) vide Demand draft No. 030207 dated 25.03.2011 drawn on Axis Bank Ltd in favour of Disha Sudesh Naik Bhaireli.

zn) a sum of Rs. 1,33,000/- (Rupees One Lakh Thirty Three Thousand Only) vide Demand draft No. 030208 dated

Bhore *Tani* *Adnan* *Asels*

25.03.2011 drawn on Axis Bank Ltd in favour of Shivaji Babu Desai.

the payment and receipt of the said entire sum of Rs. 79,70,000/- (Rupees Seventy Nine Lakhs Seventy Thousands Only), the VENDORS and each of them do hereby admit and acknowledge to have received and forever acquit, discharge the said PURCHASER from the liability of payment of the said amount, they the said VENDORS and each of them do hereby grant, sell, assign, release, convey, and assure unto and to the said PURCHASER forever All that said property more particularly described in the Schedule-B hereunder written and shown in the plan annexed heerto, together with trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the said property and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the said VENDORS into out of or upon the said Property and/or every part thereof TO HAVE AND TO HOLD all and singular the said Property hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASER forever.



Shivaji Babu Desai
Shivaji Babu Desai
Shivaji Babu Desai


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2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" unto the PURCHASER and the PURCHASER has taken the possession of the "SAID PROPERTY".

3. The VENDORS do hereby now declare that they have absolute rights and title to convey the said property to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby sold with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

4. The VENDORS covenant with the PURCHASER as under:-

a) that they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY" unto the



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PURCHASER and placing him in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

b) that they have not entered into any agreement, understanding and or arrangement/agreement for sale, development and or disposal or have accepted any sum of monies from whomsoever for sale or otherwise howsoever with any third party in respect of the "SAID PROPERTY";

c) That they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution or credit society nor obtained any moneys in respects of the "SAID PROPERTY" or any part thereof;

d) That they have good, clear, legal, marketable, subsisting title over the "SAID PROPERTY" hereby sold and that the same is free from all encumbrances.

e) That the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PROPERTY",

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be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

5. That all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PROPERTY" shall be borne and paid by the VENDORS upto the date of registration of this sale deed and thereafter by the PURCHASER.

6. The VENDORS hereby authorizes the PURCHASER to get transferred in its name the "SAID PROPERTY", purchased by it by the present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PROPERTY" in the name of the PURCHASER and for including the name of the PURCHASER in survey records of the SAID PROPERTY as owner thereof and hereby waives any notice that may be required to be addressed to them under any law in force.

7. In case the PURCHASER is deprived from possessing and enjoying the SAID PROPERTY and or any part thereof at anytime in future, due to any defect in ownership/title or identification of the VENDORS or due to claim or objection from any person, firm, company, Bank, credit society, financial Institution etc., the

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VENDORS shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc.

8. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, in the SAID PROPERTY, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

9. The VENDORS undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY". Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified

Bhaskar *Admin* *Q →* *Tan* *Subrahmanya* *Osai* *S. D. Srin* *Osai* *P. J.*

the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

10. From today, the VENDORS shall have no right, title or interest in the property surveyed under survey no. 140/2 of Village Nagorcem-Palolem and more particularly shown in the plan annexed hereto, even if the actual area at loco turns out to be more than that shown in survey records.

SCHEDULE A

ALL THAT landed property known as "URDACATEM" by other name "GONICA" (as per Land Registration Records) by other name "UDDEM KHATEM" (as per survey records) by other name "HUDACATEM" (as per Land Revenue Records) and also generally by name "URDANCANTTEM", situated at Nagorcem-Palolem, earlier falling within the limits of V. P. Nagorcem-Palolem and now within the limits of Canacona Municipal Council, Taluka and Sub-District of Canacona, District of South-Goa, State of Goa, described in the Land Registration Office under No. 8707 of Book B-25 and enrolled in the Taluka Revenue Office under No. 179 and bounded as a whole as under:

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East : by property Uradacatem of Babu Zantio Naique
 West : by old way
 North : by with Municipal road and with one 'Canteiro'
 of the same name of Gonba Mollu Naique
 Vaddecar and
 South: by property Raia Xetta of Voicunta Porobo
 Chornemcar.

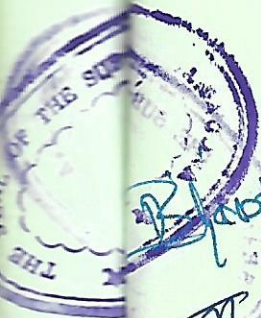
SCHEDULE B

All that Eastern Part of the property described in Schedule A
 herein above, admeasuring 3400.00 Sq. metres, forming a separate
 and independent unit in itself, surveyed under Survey No. 140/2

of Nagorcem-Palolem Village and bounded as under:

East : by Canacona-Agonda road and property under
 Survey No. 140/3;
 West : by drain Survey No. 141/1 of Village
 Nagorcem-Palolem;
 North : by property under Survey No. 140/11 of Village
 Nagorcem-Palolem; and
 South: by the property under Survey No. 140/4 of
 Village Nagorcem-Palolem

IN WITNESS WHEREOF the parties to these presents have signed
 and subscribed their respective hands on the day, month and the
 year first herein above mentioned.



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 Sdewar
 Am

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 Asels
 P.B.

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 Am
 P → Tai
 Sdewar
 Asels
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SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Shri. ANANTA XABA NAIQUE GAUNCAR BAIRELI alias ANANT XABA NAIQUE GAONKAR

For self and as attorney of
Member no. (ii) of the VENDORS
In the presence of.....

Bha...



Bha...

Anant S. N. Gaonkar

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Shri. ANANTA XABA NAIQUE GAUNCAR BAIRELI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Shri. ANANTA XABA NAIQUE GAUNCAR BAIRELI

Bha...
Adin
Tari
Bh...
Shera

Shri...
MS

Mr. SHABA MOLU NAIK BHAIRELI alias XABA MOLU NAIQUE
GAUNCAR BAIRELI

For self and as attorney of
Member no. (iii), (v), (vi), (vii), (xvii)
and (xviii) of the VENDORS

In the presence of.....

Shaireli



Shaireli

Shaba molu Bhairali



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SHABA MOLU NAIK BHAIRELI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SHABA MOLU NAIK BHAIRELI

Shaireli *Shaireli* *Shaireli* *Shaireli* *Shaireli*

Mr. SUMANT KANHOBA NAIK BAIRELI

For self and as attorney of

Member no. (viii), (x) to (xvi) of the VENDORS

In the presence of.....



Sumant Kanhoba Naik Baireli

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SUMANT
KANHOBA NAIK BAIRELI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SUMANT
KANHOBA NAIK BAIRELI

Blasok *Amis* *Po. Tui* *Subyaku* *ASL*

Mr. SARVESHWAR PANDURANG NAIK BAIRELI

For self and as attorney of

Member no. (xix) to (xxv) of the VENDORS

In the presence of.....

[Handwritten signature]



Sarveshwar Pandurang Naik Bhaireli

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SARVESHWAR

PANDURANG NAIK BAIRELI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SARVESHWAR

PANDURANG NAIK BAIRELI

[Handwritten signatures and initials]
53

[Handwritten signature]
[Handwritten initials]

Smt. TANUJA alias PARVOTI NARAYAN GAONKAR

Member no. (xvi) of the VENDORS

In the presence of.....

Tari



Tanuja Narayan Gaonkar

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Smt. TANUJA** alias

PARVOTI NARAYAN GAONKAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Smt. TANUJA** alias

PARVOTI NARAYAN GAONKAR

[Handwritten signatures and initials]
Tari

[Handwritten signature]
RR

Smt. SEEMA RAJENDRA SHETGAONKAR

For self and as attorney of

Member no. (xxvii) to (xxix), (xxxii) to (xxxiii),

(xl) and (xli) of the VENDORS

In the presence of.....

Shetgaonkar



[Handwritten signature]

Smt. Seema R. Shetgaonkar

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Smt. SEEMA
RAJENDRA SHETGAONKAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Smt. SEEMA

RAJENDRA SHETGAONKAR

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Shri. SANJAY SHANU DESAI

For self and as attorney of






Member no. ((xxxv), (xxxvii) to (xxxix) of the VENDORS

In the presence of.....








Sanjay Desai

Sanjay Shanu Desai

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Shri. SANJAY SHANU DESAI

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Shri. SANJAY SHANU DESAI

Sanjay Desai
Sanjay Desai
Sanjay Desai
Sanjay Desai

Sanjay Desai
Sanjay Desai

Dr. (Shri.) SHRINIWAS alias SHRINIVAS SHANU DESAI

The member no. (xxxiv) of the VENDORS

In the presence of.....



Shri

Dr. Shrinivas Shanu Desai

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Dr. (Shri.)

SHRINIWAS alias SHRINIVAS SHANU DESAI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Dr. (Shri.)

SHRINIWAS alias SHRINIVAS SHANU DESAI



Shri
Desai
Shrinivas Shanu Desai

Desai

SIGNED, SELAED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

BHARAT DEVELOPERS AND REALTORS PVT. LTD.,






a private limited company,
represented herein by its Directors:

SHRI. JUGDEEP KUMAR SEHGAL






In the presence of.....

JUGDEEP KUMAR SEHGAL



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF SHRI. JUGDEEP KUMAR SEHGAL

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF SHRI. JUGDEEP KUMAR SEHGAL

[Handwritten signatures in blue ink]

[Handwritten signature in blue ink]

SHRI. PARDIP SINGH BIRRING






In the presence of.....








P.S.

Pardip Singh Biring



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **SHRI. PARDIP SINGH BIRRING**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **SHRI. PARDIP SINGH BIRRING**

P.S. *Shri. Pardip Singh Biring* *T. S.* *Shri. Pardip Singh Biring*

Shri. Pardip Singh Biring

In the presence of: Sachinani

1. Name : Sadanand C. Chan

Father's name : Chandrakant S. Chan

Age : 26 years.

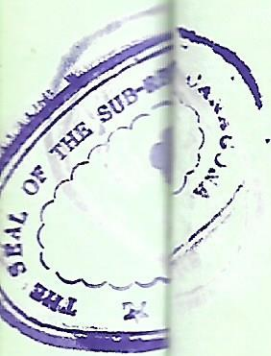
Address : H.No. 404, Agas, Loliem,
Canacona, Goa - 403728

2. Name : ~~Dhuri~~ Ranjita R. Dhuri

Father's name : Rajendra S. Dhuri

Age : 24 years

Address : H.No. 200/A, Colomb-Patnem
Canacona Goa - 403702



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BT

P
Tui

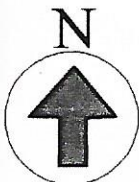
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Agai
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GOVERNMENT OF GOA
Directorate of Settlement and Land Records

PANJIM - GOA



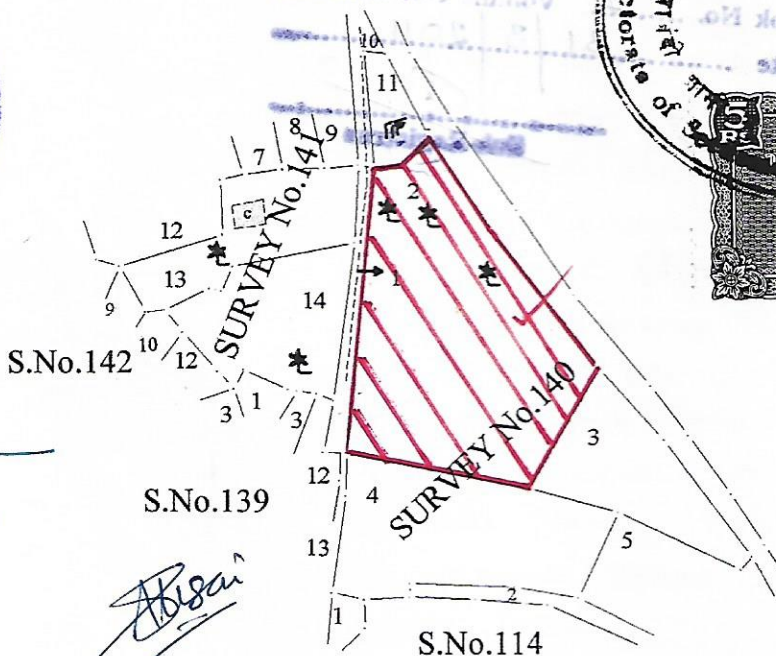
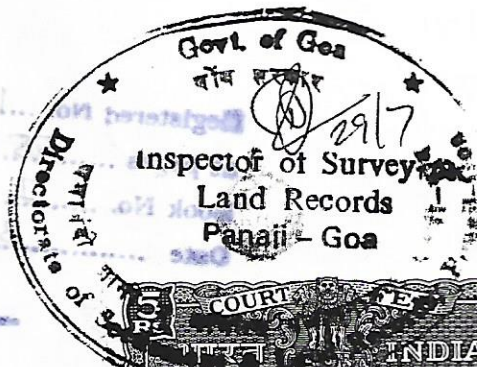
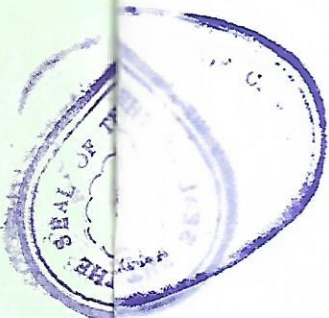
Plan showing plots situated at

Nagarcem-Palolem Village

Canacona Taluka

S.No./Sub Div No. 140/ 1,2,3,4 & 141/ 11,13 & 14

Scale 1:2000



B. J. ...

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P. ...

Tan...

Indejanca

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S. ...

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Registered No.118.....
at pages555..... to622.....
Book No.I..... Volume No.230.....
Date31/8/2011.....

~~Sub-Registrar~~



10/10/11

10/10/11

10/10/11

(1) Shri. Ananta xaba Naigje Gauncar Baireli alias Anant xaba Naigje Gaonkar, son of xaba Naigje Gauncar Baireli, aged 70 years, occupation Retired, holder of PAN ABLPN3493Q, married, r/o Devbag, Palolem, Canacona Goa forself and as attorney of Mrs. Mamta Ananta Naigje Gauncar Baireli alias Mamta Anant Naik Gaonkar. and smt. Laxmi Babu Naik.

(2) Mr. Shaba molu Naik Bhairali alias xaba molu Naigje Gauncar Baireli, son of molu Naigje Gauncar Baireli, aged 49 years, occupation agriculturist, married, r/o H. No - 25, Baireliwada, Palolem, Canacona - Goa forself and as attorney of smt. Kamalabai Molu Naik Bhairali alias Kamalabai molu Naigje Gauncar Baireli, Mrs. Ambika Shaba Naik Bhairali alias Ambika Shaba Naigje Gauncar Baireli, Mr. Hemant Molu Naik Bhairali alias Hemant Molu Naigje Gauncar Baireli, Mrs. Ashwini Hemant Naigje Gauncar Baireli, Mrs. Shobha alias Shoba Shantaram Desai, and Shri. Shantaram Datta Desai.

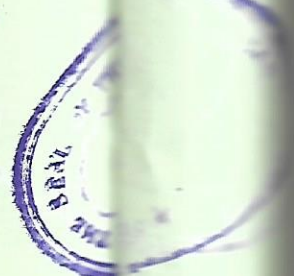
(3) Mr. Sumant Kanhoba Naik Baireli, son of Kanhoba Naik Baireli, aged 46 years, occupation service, holder of Pan ADNPN7977K, married, r/o Bhairaliwada, Palolem, Canacona Goa. forself and as attorney of smt. Yamunabai Kanhoba alias Kanta Baireli, Mrs. Sami.

4) Mr. Sarveshwar Pandurang Naik Baireli, aged 44 years, occupation service, holder of Pan ABEPNS323J, married, s/o Baireliwada, Palolem, Canacona Goa. for self and as attorney of smt. Janki alias Janky alias Jankibai Pandurang Naik Baireli, Mr. Puruxotama alias Purushottam Pandurang Naik Baireli, Mrs. Deeplaxmi Purushottam Naik Baireli, Mrs. Varsha Sarveshwar Naik Baireli, Mrs. Hema Pandurang Naik Baireli alias Hema Ravindra Babu Naik Desai, and Mr. Ravindra Babu Naik Desai.

5) Smt. Tanuja alias Parvoti Narayan Gaonkar, widow of Narayan Gaonkar, aged 39 years, housewife, holder of Pan AxxPG2826G, s/o H. No - 8/26, Bhairaly wada, Palolem, Canacona - Goa.

6) Smt. Seema Rajendra Shetgaonkar, d/o late Bhisso Naik Gaonkar, aged 36 years, occupation service, holder of Pan AONPS4061C, married, s/o Govt. Quarters, G-2/2, Near Ram Temple, Bhatlem, Panaji - Goa. for self and as attorney of smt. Surekha Narayan Desai, smt. Samina Satjan Salgaonkar, Shri. Satjan Yeshwant Salgaonkar, Shri. Rajendra Krishna Shetgaonkar, smt. Neelima alias Nilima Yogesh Naik Pednekar, Mr. Yogesh Chandrakant Naik Pednekar, Mr. Vipul Narayan Desai and Miss. Nivedita Narayan Desai.

7 - Shri. Sanjay Shamu Desai, Son of late Shamu Naik Bhairaly Desai, aged 53 years, occupation service, holder of Pan AccPD7444B, married, s/o 2317/A, Maddicatta Eucalin Salcete Goa for self and as attorney of Mrs. Smt. Kalpana



Shanu Desai, s/o late Shantappa
Bhairaly Desai, aged 57, Medical prac-
titioner, holder of Pan AKRPS0675E,
married, s/o 2317/A, Maddicatta,
Cuncoim, Salcete Coa.

9 - Bharat Developers and Realtors
Pvt. Ltd, represented by its Directors,

(a) Shri. Jugdeep Kumar Sehgal, s/o
Shri. Kasturilal Sehgal, aged 44
years, occupation business, married,
s/o D-44, Dream Emerald, behind
Rosary colony, Navelim, Salcete Coa.
Indian National and

(b) Shri. Pardip Singh Birring, son
of Shri. Amrik Singh Birring,
aged 39 years, married, s/o
House no. 398/1, val, Agonda,
Canacova Coa.



Executing parties

admits execution of the so called

Sale

1 Anant S. N. Gavitkar

2 Shaba Mohan Bhairali

3 Sumant Keshavn Naik Bhairadi Bhali



4 Sarveshwar Pandurang Naik Bhaiseli, Bhali.



5 Janshi Marayan Gaunkar Tari



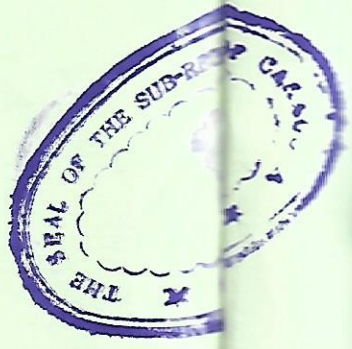
6 Smt. Seema R. Shiggaonkar Shiggaonkar



7 Shri Sanjay S. Desai



Desai



8 Shri Manoj S. Desai

Manoj



9 JUGDEEP KUMAR SEHGAL

Sehgal



10 PARDIP SINGH BIRRING

P.S.



major of age, bachelor, son of Chandrakant Chari, r/o Ages Koliem Canacona Goa.

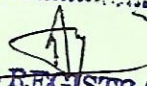
.....
and known to the Sub-Registrar states that he personally knows the above executant and identifies him

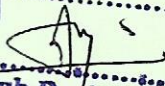
Sadanand Chandrakant Chari Sachin

Canacona, dated 28th March 2011


SUB-REGISTRAR
CANACONA

Copy of Power of Attorney/s submitted along with document is / are filed at pages 577 to 635 supplement to book no. I, Part VII Vol. 20


SUB-REGISTRAR
CANACONA

Registered No. 118
at pages 555 to 622
Book No. I Volume No. 230
Date 31/3/2011

Sub-Registrar

