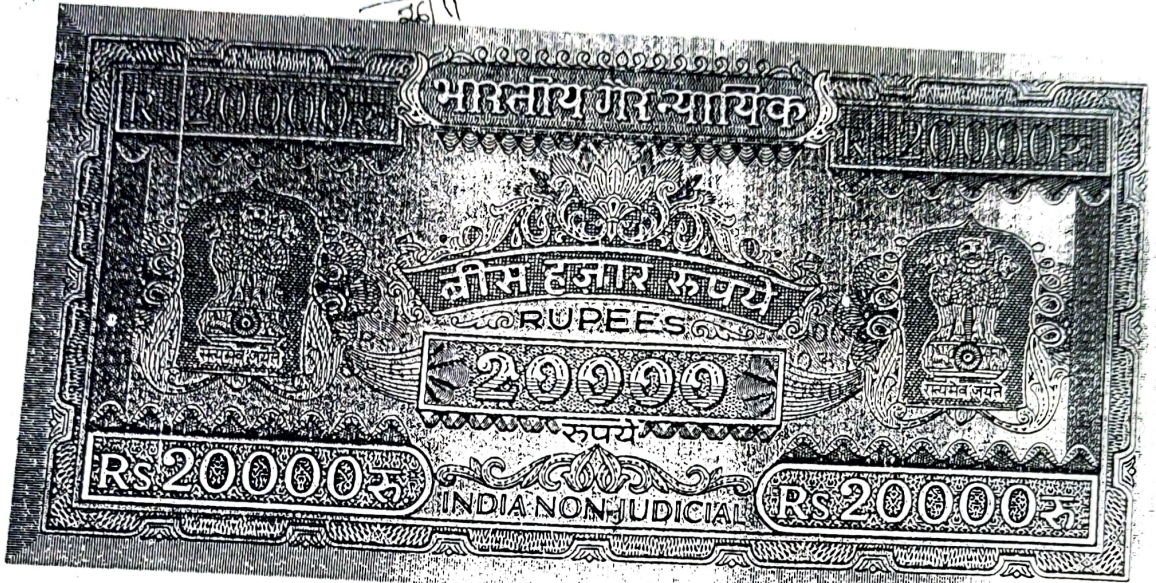


CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

1575
25/11



गोवा GOA

No. 113 ... State of Vasco, S.T.O. Vasco ... Date of issue 21/11/07 007250
Value of stamp Rs. 20000/- (Rupees Twenty thousand only)
Name of the holder Bhagat Singh Sengupta
Holder's address Zuan Nagar ...
As per this stamp single stamp paper for the value of Rs. 14200/-
Additional stamp paper for the completion of the value is attached with.

[Signature]
Signature of the Notary/holder

[Signature]
Signature of



[Signature]
P.D. H. S.

1594/07

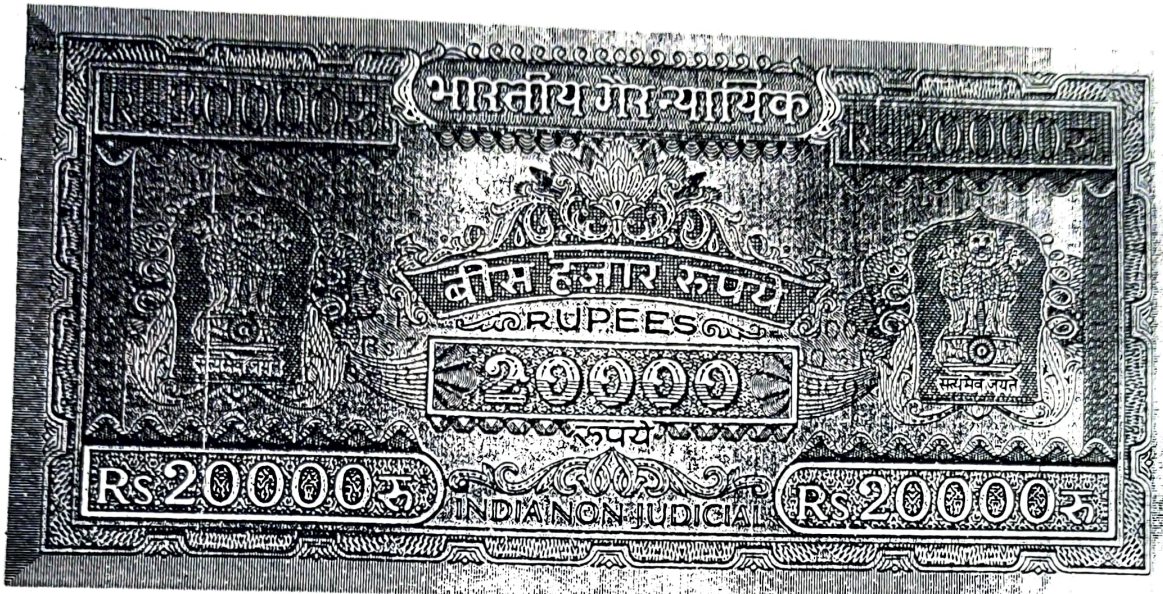
Serial No. 1594/07
Presented at the Office of the Sub-Registrar of Mormugao between the hours of 11:00 AM and 12:00 PM on 21/11/07
Received from Mr. Bhagat Singh Sengupta for registration of Copying (700) 170,500/-
Copying endorsements 90/-
Stamp 10/-
Total Rs. 1,70,600/-

[Signature]
21/11/07
REGISTERED OF SALE
MORMUGAO

[Signature]
21/11/07
MORMUGAO

THIS DEED OF SALE is executed at Vasco da Gama, Goa, on the 21st day of the month of November, 2007 BY AND BETWEEN

[Signatures]
MBC
H.W.



गोवा GOA

64

6-T-o-Vasco

007134

Value of stamp paper Rs. 20000/- (Rupees Twenty thousand only)
 Name of the purchaser Lt. Cdr. (Retd.) Bhagat Singh
 Residing at Zavar Nagan, son of
 As there is no one single stamp paper for the value of Rs. 68600/-
 Additional stamp paper for the completion of the value is attached along
 with.

[Signature]

[Signature]

Signature of the Non-official executor

Signature of the Official executor



- 2 -

1) MR. JAMES DENNIS RODRIGUES, son of late Mr. Martinho Francisco Filipe Rodrigues, bachelor, service, Indian National residing at Ontario, Canada, represented by his attorney SHRI JOSE MARIA RODRIGUES, son of late Shri Antonio Inacio Rodrigues, major in age, bachelor, Indian National, residing at House No. 108, Sotrant, Cortalim, Goa, constituted by Power of

[Signature]

[Signature] SIBC

[Signature]



गोवा GOA

No. 113 Place of issue S.T.O. Vasco VALUE OF ISSUE 211100 007256
 Value of stamp paper Rs. 20000/- Rupees Twenty thousand
 Name of the purchaser Bhagal Singh Senjan
 Residing at Zhari Nagan son of
 As there is no one single stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached along
 with.


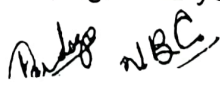
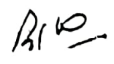
Signature of the Es-officio vendor 
 Signature of the purchaser 



- 3 -

Attorney executed on 14.11.06, before the Consulate General of India, Toronto, Canada certified true copy whereof is annexed hereto.

(2) MR. CHARLES MARTIN RODRIGUES, son of late Mr. Martinho Francisco Filipe Rodrigues, aged 42 years, bachelor,



गोवा GOA

Sl. No. 113 Place of issue S.T.O. Vasco Date of issue 21/11/07
 Value of stamp paper Rs. 20000/- (Rupees Twenty thousand only)
 Name of the purchaser Bhagat Singh Sengar
 Address 2, Kani Nagar son of
 * There is no one single stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached along
 with.

007255

[Signature]
 Signature of the Ex-officio vendor

[Signature]
 Signature of Purchaser



service, Indian National, residing at Mitcham, Surrey, United Kingdom,) represented by his attorney SHRI JOSE MARIA RODRIGUES, son of late Shri Antonio Inacio. Rodrigues aged 54 years, bachelor, Indian National, residing at H. No. 108. Sotrant, Cortalim, Goa, constituted by Power of Attorney executed on 22.11.06, before the Notary Public at Mitcham, Surrey, England,

[Signature] *[Signature]* WBC *[Signature]*



गोवा GOA

No. 113 Place of issue, S.T.O. Vasco Date of issue 21/11/05
 Value of stamp paper Rs. 20000/- Rupees Twenty thousand only
 Name of the purchaser Bhagat Singh Senger
 Name of the person 2 Manoj Senger son of
 As there is no one single stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached along
 with.

007254

[Signature]
 Signature of the Ex-officio vendor

[Signature]
 Signature of Purchaser



- 5 -

duly countersigned by the Asst. Consular Officer, High Commission of India, London, certified true copy whereof is annexed hereto.

(3) (a) MR. INACINHO RODRIGUES, son of late Mr. Joao Santana Rodrigues, aged 75 years, married, retired and his wife 3(b) MRS.

[Signatures]



गोवा GOA

007253

No. 113 Place of vendor S.T.O. Vasco Date of issue 21/11/07
 Name of stamp paper Rs-20000/- Rupees Twenty thousand
 Name of the purchaser Bhagal - Singh Senger
 Address of Zuan Nagen son of _____
 As there is no one single stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the Ex-officio vendor

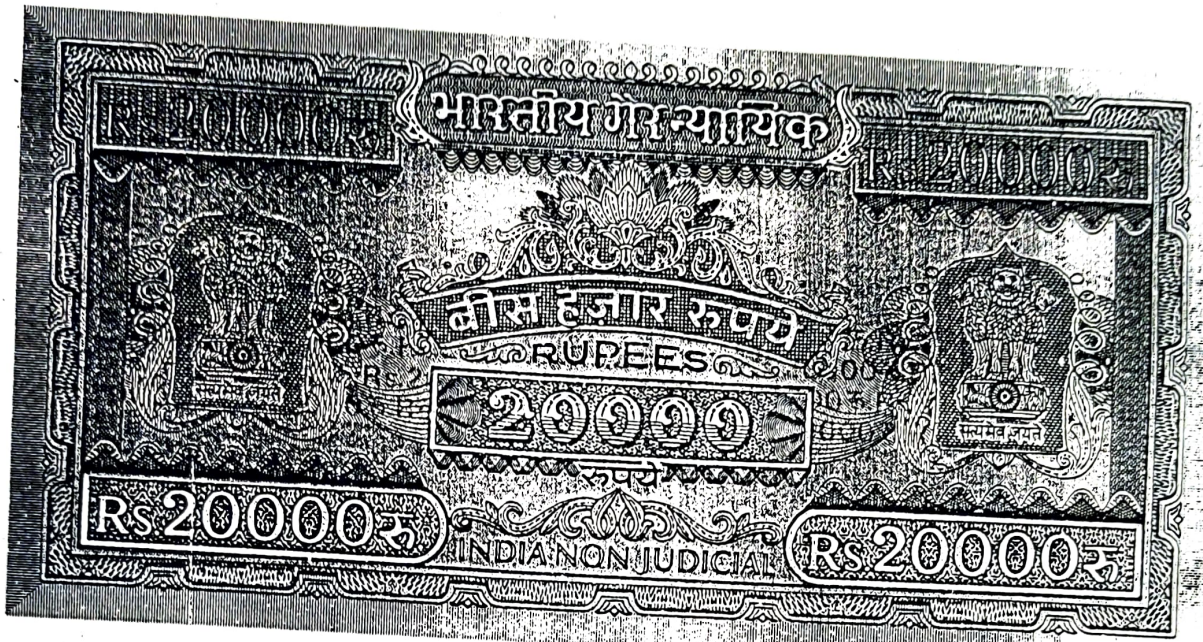
Signature of Purchaser



- 6 -

ISMALIA RODRIGUES, aged 73 years, housewife, both Indian Nationals and resident of H. No. 108, Sotrant, Cortalim, Goa, represented by their attorney, SHRI JOSE MARIA RODRIGUES, son of late Shri Antonio Inacio. Rodrigues, aged 54 years, bachelor, residing at H. No. 108. Sotrant. Cortalim- Goa, constituted by Power of Attorney executed on 16.03.05, executed

Signature of ISMALIA RODRIGUES and SHRI JOSE MARIA RODRIGUES

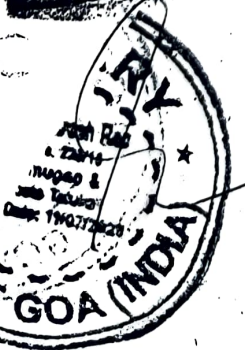


गोवा GOA

No. 113 Place of issue S.T.O. Vasco Date of issue 2/11/87 007252
 Value Rs. 20000/- (Rupees twenty thousand only)
 Name of the purchaser Bhagat Singh Sengar
 Residence Zairi Nagar son of
 Additional stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached along with




Signature of the Ex-officio vendor

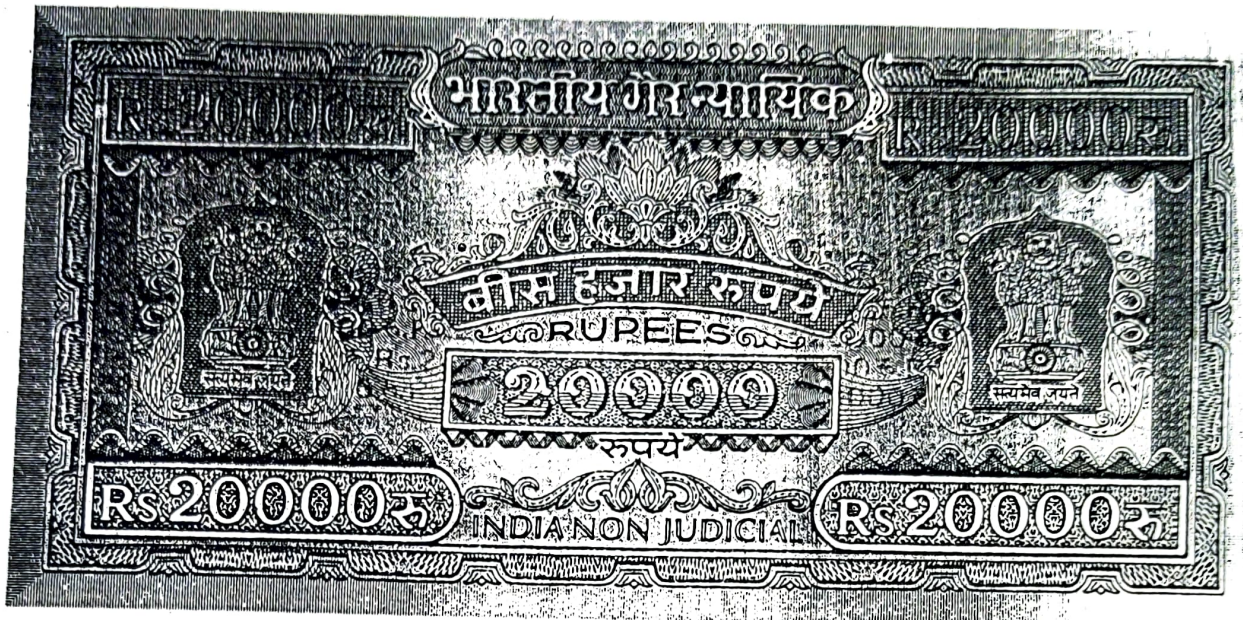
Signature of Buyer



- 7 -

before Shri S.D. Pawoskar, Notary at Vasco da Gama, certified true copy whereof is annexed hereto.



गोवा GOA

007251

no. 113 Place of venue S.T.O. Vasco Date of issue 21/11/00
 Value of stamp paper RS: 20000/- Rupees Twenty thousand only
 Name of the purchaser Bhagat Singh Sengar
 Address of Zuari Nagar son of _____
 As there is no single stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached along
 with.

Signature of the Applicant vendor

Signature of Purchaser

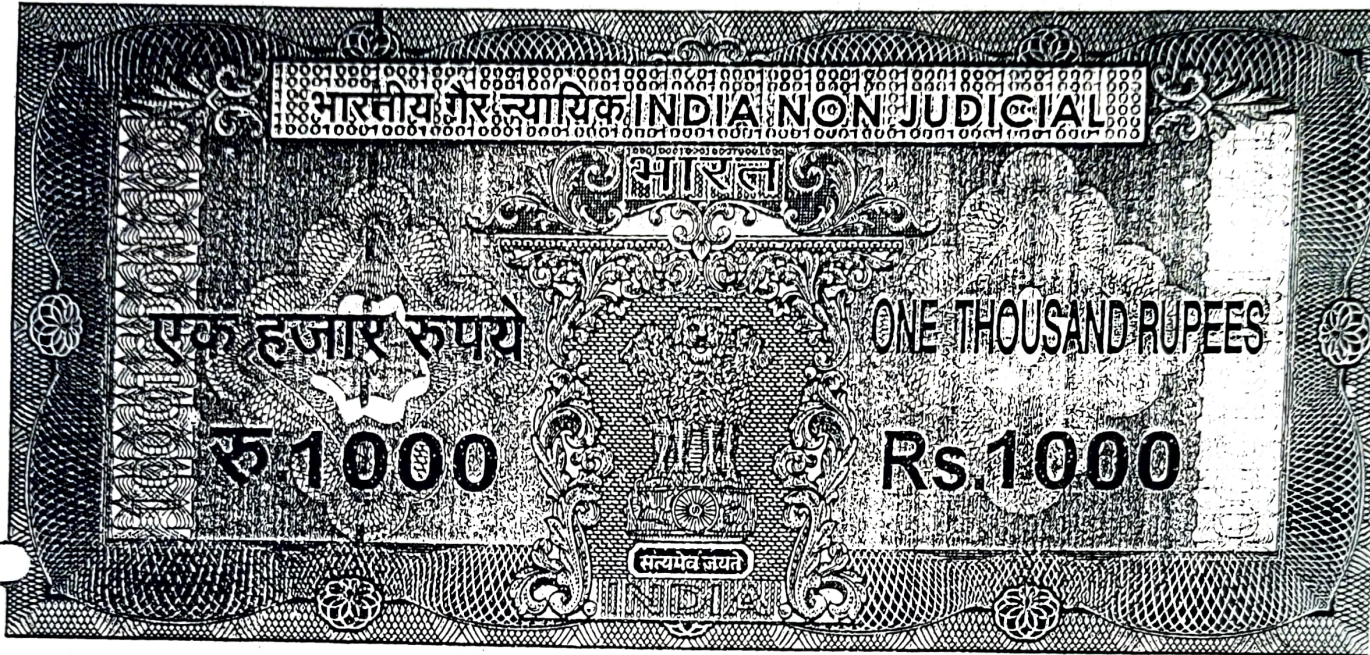


- 8 -

(4) MR. JOSE MARIA RODRIGUES, son of late Mr. Antonio Inacio Rodrigues, bachelor, businessman, aged 54 years, Indian National, residing at H. No. 108, Sotrant, Cortalim, Goa,

(5) (a) MRS. MARIA BERNADETTE CARDOZO, daughter of late Mr. Antonio I. Rodrigues, aged 50 Years, married, housewife, and

[Handwritten signatures]



गोवा GOA

027948

No. 113 Place of issue, S.T.O. Vasco Date of issue 2/11/07
 Value of stamp paper Rs. 1000/- (Rupees one thousand only)
 Name of the purchaser Bhagat Singh Sengar
 Residing at Zuari Nagar, Goa of
 As there is no single stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached
 with.

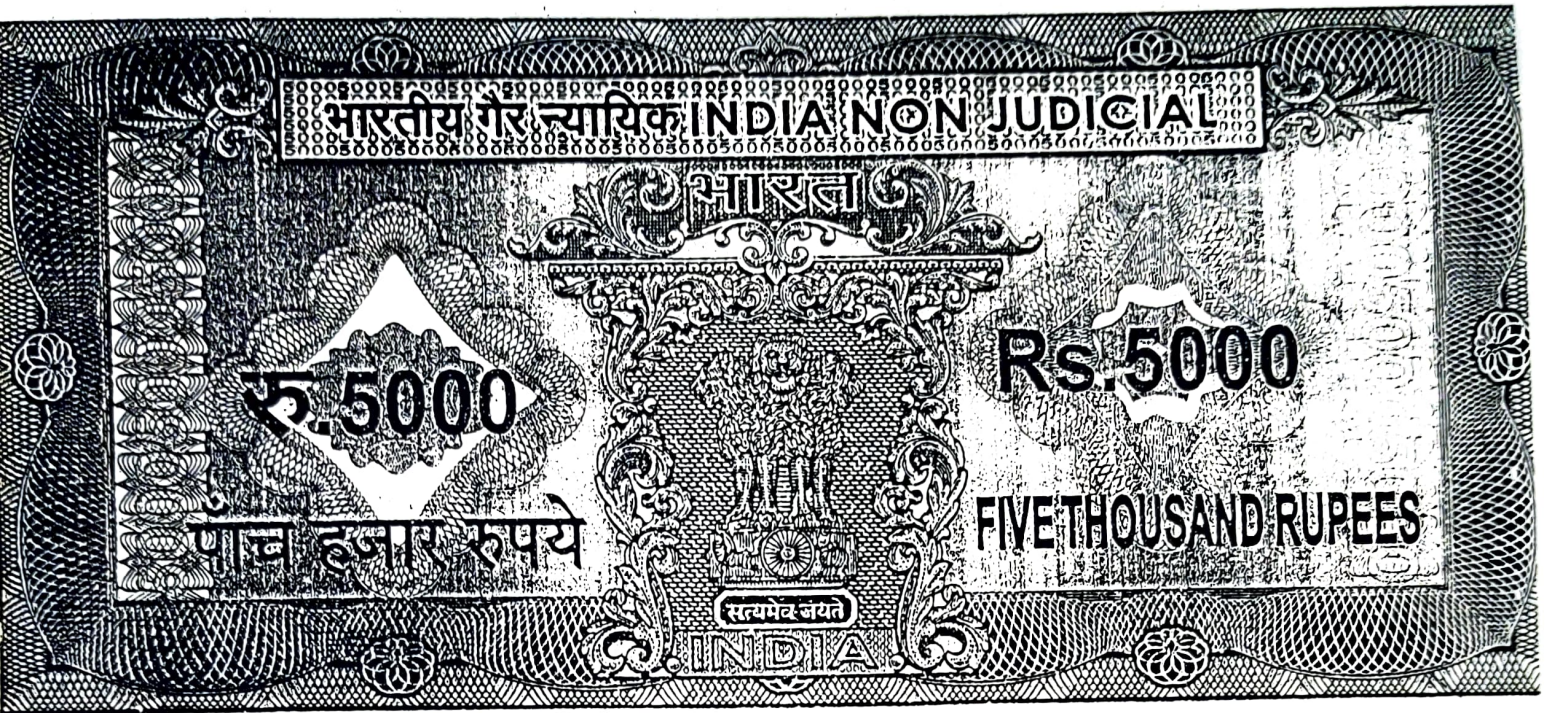
[Signature]
 Signature of the Sub-Office Warden

[Signature]
 Signature of the Purchaser



her husband 5(b) MR. JOAO CARDOZO, son of late Jose Francisco Cardozo, married, businessman, both Indian National and residing at H. No. 108, Sotrant, Cortalim, Goa.

[Signatures]
 JBC BCC



गोवा GOA

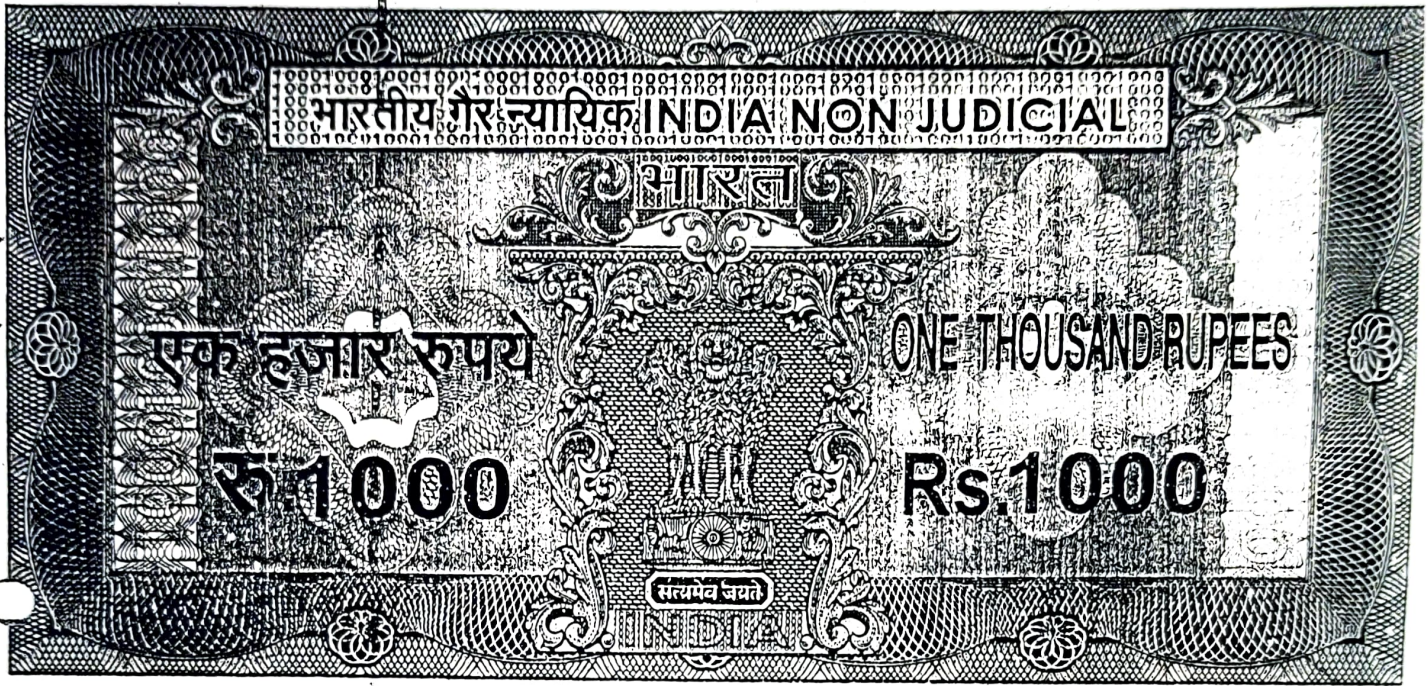
No. 64 ... Date of issue S.T.O. Vasco ... Value of stamp paper ₹. 5000/- (Rupees five thousand only)
 Name of the purchaser Lt. Col. (Retd.) Bhagat Singh
 Residing at Zuari Nagar son of
 As there is no one single stamp paper for the value of Rs. 60000/-
 additional stamp paper for the completion of the value is attached along
 with.

[Signature] Signature of the De-Office worker [Signature] Signature of Purchaser



All the aforesaid parties under serial No. (1) to (5(b) above hereinafter jointly called as the "VENDORS" (which expression


[Signature] [Signature] [Signature]



गोवा GOA

Sl. No. 113 Date of issue S. S. Vasco 21/11/07
 Value of stamp Rs. 1000/- (Rupees one thousand only)
 Name of the person Bhagat Singh Sena
 Address Zuai Nagar
 As there is no stamp paper for the value of Rs. 1,42,000/-
 Additional stamp paper for the completion of the value is attached
 with.

027947


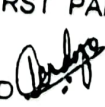
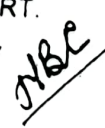


 Signature of the Notary Public


 Signature of the Party



- 11 -

shall mean and include their respective heirs, representatives, successors and assigns) of the FIRST PART.


 AND   



गोवा GOA

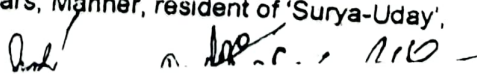
No. 64 Place of issue S. T. Vasio Date of issue 9/8/02 102673
 Value of stamp paper Rs. 500/- (Rupees five hundred only)
 Name of the purchaser LT. CDR. (Retd.) Bhagat Singh
 Residing at Zuari Nagar son of
 As there is no one single stamp paper for the value of Rs. 68600/-
 Additional stamp paper for the completion of the value is attached along
 with.


 Signature of the Ex-officio holder


 Signature of the purchaser



(6) LT. CDR. (Retd.) BHAGAT SINGH SENGAR alias B.S. Sengar, Ex-Indian Navy (retired), son of late Shri. Mahavir Singh Sengar, aged about 64 years, Mariner, resident of 'Surya-Uday',

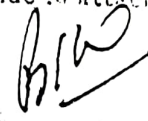


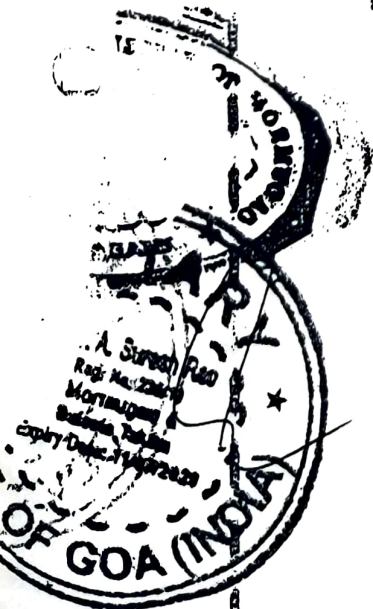


गोवा GOA

No. 64 Place of validity S.T.O. Nasro Date of issue 9/8/07 102672
 Value of stamp paper Rs. 500/- (Rupees five hundred only)
 Name of the purchaser Lt. Cdr. (Retd.) Bhagat Singh
 Residing at Zuari Nagar son of _____
 As there is no one single stamp paper for the value of Rs. 68600/-
 Additional stamp paper for the completion of the value is attached along
 with.

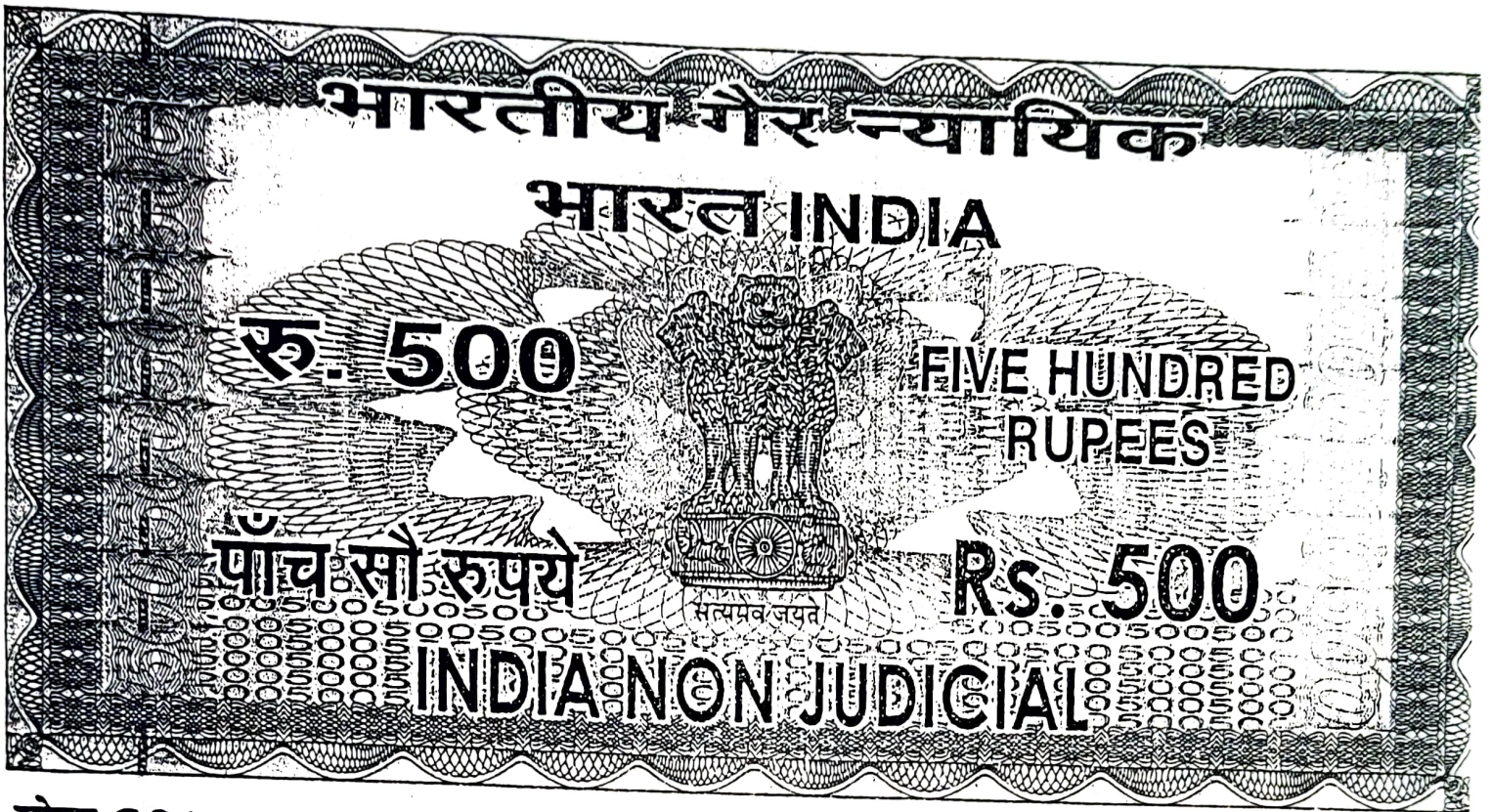

 Signature of the *Ex-officio* vendor


 Signature of the Purchaser



Upper Orchard, House No. 13/2, Opposite MES College,
 Zuarinagar, Goa hereinafter referred to as the "PURCHASER"
 (which expression shall mean and include his heirs,
 representatives, successors and assigns) of the OTHER PART





गोवा GOA

No. 64 Place of issue S.T.O. Vasco Date of stamp 9/8/03 102674
 Value of stamp paper Rs. 500/- Rupees five hundred only
 Name of the purchaser Lt. Col. (Retd.) Bhagat Singh
 Residing at Zuari Nagar son of _____
 As there is no one single stamp paper for the value of Rs. 68600/-
 Additional stamp paper for the completion of the value is attached along
 with.

Signature of the Beneficiary

Signature of Purchaser



WHEREAS there exists ALL THAT property known as 'PATTONA' or 'VODLE BHAT' or 'ODLEM BHAT' or 'PATONA DO SUL' or 'PATONA DO NORTE' or Half of the Northern side, situated at Sancoale, within the jurisdiction of the Village

bh
 a hoo
 . . .
 110

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

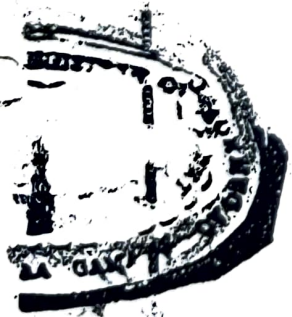
सत्यमेव जयते

गोवा GOA

No. 64 ... VALUE OF VALUE S.T-o-Vasco ... 9/8/07 ... 102675
 VALUE OF STAMP PAPER Rs. 500/- (Rupees five hundred only)
 Name of the purchaser L. Cdr. (Retd.) Bhagat Singh
 Residing at Zuari Naga son of
 As there is no one single stamp paper for the value of Rs. 68600/-
 Additional stamp paper for the completion of the value is attached along
 with.

Signature of the De-officio vendor

Signature of Purchaser



Panchayat of Sancoale, Taluka and Registration and Sub-District of Mormugao, District of South Goa, Goa described at the Land Registration Office of the 'Comarca' of Salcete under no. 16.220 and enrolled at the Taluka Revenue Office under

Handwritten signatures and initials at the bottom of the page.

भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES



पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIAN NON JUDICIAL

गोवा GOA

No. 64 Place of issue S.T.O. Vasco Date of issue 9/8/07 102676

Value of stamp paper Rs. 500/- (Rupees five hundred only)

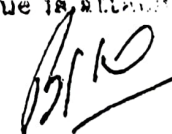
Name of the purchaser Lt. Col. (Retd.) Bhagat Singh

Residing at Zuari Nagar son of

As there is no one single stamp paper for the value of Rs. 686.00/-

Additional stamp paper for the completion of the value is attached along with.


Signature of the Revenue Officer


Signature of the Purchaser




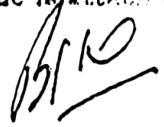


GOA


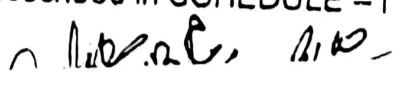
No. 64 Place of issue S.T.O. Vasco Date of issue 9/8/07 102676
Value of stamp paper Rs. 500/- (Rupees five hundred only)
Name of the purchaser Lt. Cdr. (Retd.) Bhagat Singh
Residing at Zuari Nagar son of

As there is no one single stamp paper for the value of Rs. 68600/-
Additional stamp paper for the completion of the value is attached along with.


Signature of the Revenue Officer


Signature of the Purchaser

Matriz No. 569 and surveyed under Survey No. 217 Sub Division 3 of Sancoale Village totally admeasuring an area of 14250.00 (Fourteen Thousand Two Hundred Fifty) square metres which is more particularly described in SCHEDULE - I


 



गोवा GOA

NO. 64 PLACE OF ISSUE S.F.O. Vasco 9/8/07 102677
 Value of stamp paper Rs. 500/- (Rupees five hundred only),
 Name of the purchaser Lt. Edr. (Retd.) Bhagat Singh
 Residing at Zuari Nagar son of
 As there is no one single stamp paper for the value of Rs. 68600/-
 Additional stamp paper for the completion of the value is attached along
 with.


 Signature of the Notary Public


 Signature of the Purchaser

- 17 -

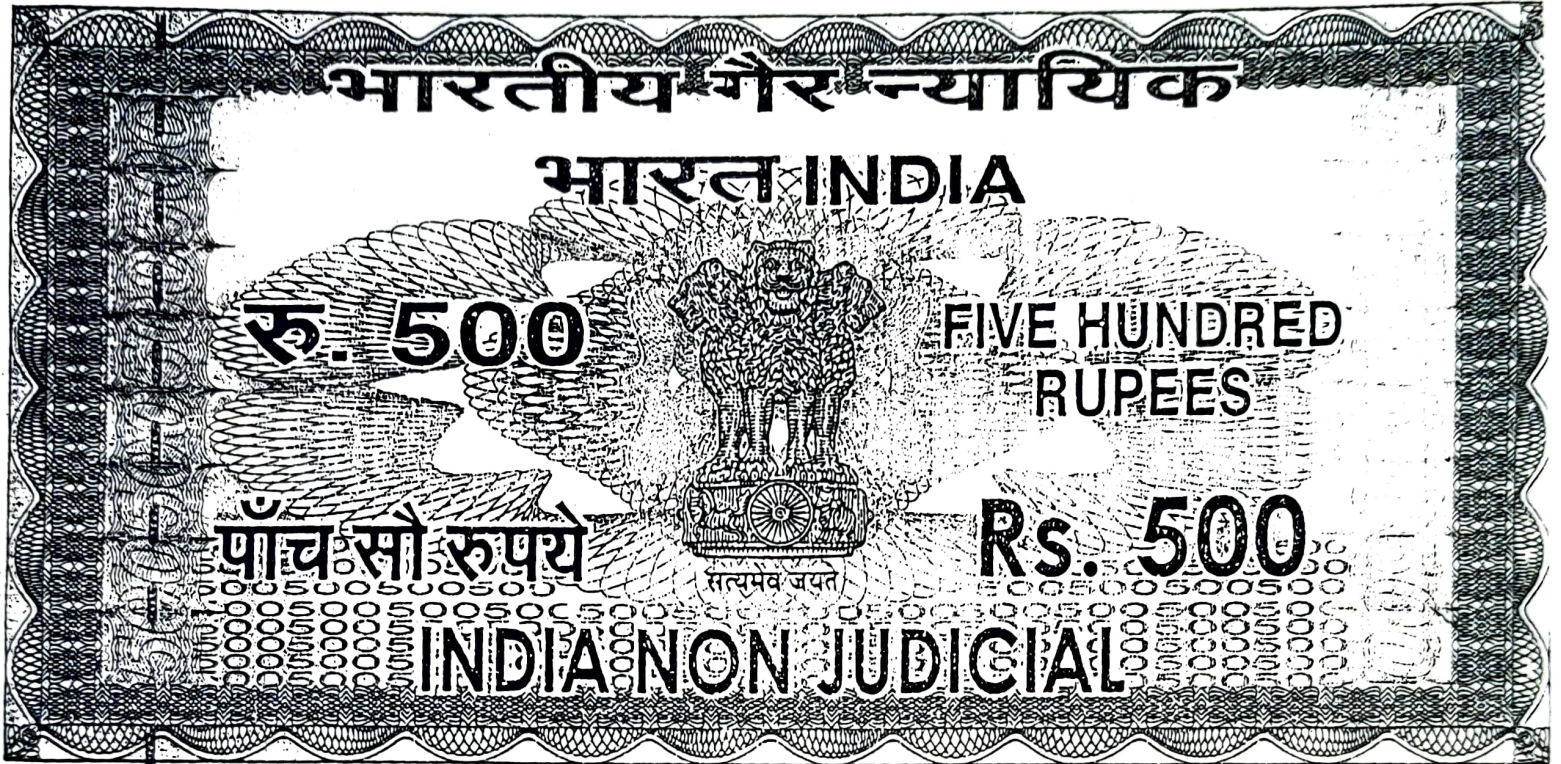
hereunder written and hereinafter referred to as the 'SAID
 ENTIRE PROPERTY.





NBC

BW



गोवा GPA

64 ... S.T.O. Vasco ... 9/8/07 ... 102678
 Value of stamp paper Rs. 500/- (Rupees five hundred only)
 Name of the purchaser Lt. Cdr. (Retd.) Bhagat Singh
 Residing at Zuari Nagar son of ...
 As there is no one single stamp paper for the value of Rs. 68600/-
 Additional stamp paper for the completion of the value is attached along
 with.

[Signature]
 Signature of the De-officio vendor

[Signature]
 Signature of the purchaser



AND WHEREAS the SAID ENTIRE PROPERTY was purchased by Shri. Joao Santana Rodrigues at the auction held on 30.08.1924 in the Inventory Proceedings initiated by

[Signatures]
 ABC *[Signature]*



गोवा GOA

64 55.0 Vario 9/8/07 072375
Value of stamp paper Rs. 100/- (Rupees hundred only)
Name of the purchaser Lt. Cdr (Retd.) Bhagat Singh
Residing at Z. Navri Nagen, son of
As there is no one single stamp paper for the value of Rs. 68600/-
Additional stamp paper for the completion of the value is attached along with.

[Signature]
Secretary of the He-Office, Goa

[Signature]
Secretary of the He-Office, Goa



Floriano do Rosario Cruz upon the death of his wife Ana Aurora Barbosa;





[Signatures]
MBC BIKO

AND WHEREAS in the Inventory Proceedings initiated by Rosa Maria Colaco upon the death of her husband Santana Rodrigues by other name Joao Santana Rodrigues one third each of the SAID ENTIRE PROPERTY was allocated to Rosa Maria Colaco, Angelina Rodrigues and Maria Patricia Rodrigues;

AND WEHEREAS by Deed of Sale dated 15.04.1948 recorded with the Notary of the Comarca of Salcete, Shri Arfano de Loiola Furtado, the aforesaid Smt. Angelina Rodrigues with her husband Emanuel Percy Antonio Aleluia Assis Fernandes sold to Martinho Francisco Felipe Rodrigues, their one third share in the SAID ENTIRE PROPERTY.

AND WHEREAS by Deed of Gift dated 16.04.1966 registered with the Sub-Registrar of Salcete under No. 402 at pages 78 to 81 of Book I Volume No.9 on 05.11.1966, the aforesaid Rosa Maria Colaco, widow of Joao Santana Rodrigues gifted to her grandson Jose Maria Rodrigues, son of Antonio Ignacio Rodrigues the one-third share in the SAID ENTIRE PROPERTY;

AND WHEREAS by Deed of Sale dated 26.05.1971, registered with the sub-Registrar of Mormugao, under No. 170 at pages 369 onwards of Book No.1, Volume No. 9 dated 29.06.71, the aforesaid Maria Patricia Rodrigues daughter of Joao Santana Rodrigues and her husband Tarquino Baptista sold their one-third share in the SAID ENTIRE PROPERTY unto Antonio



Inacio Rodrigues, son of Joao Santana Rodrigues, which was allocated unto her in the aforesaid Inventory Proceedings

AND WHEREAS by Deed of Succession dated 05.07.2007, recorded at Folio 18 overleaf to 20 of the Deeds Book No. 1509 of the Notary Ex-officio of Salcete, the aforesaid Smt. Martha Conceicao Dias qualified as the moiety holder and Shri James Denis Rodrigues and Shri Charles Martin Rodrigues, qualified as the only, sole and universal heirs of their deceased husband and father, respectively, Shri Martinho Francisco Felipe Rodrigues alias Martin Rodrigues alias Martin F.P. Rodrigues, who expired on 17.04.1974 at Mumbai:

AND WHEREAS by Deed of Succession dated 29.05.2007, recorded at Folios 22 to 23 of Deeds Book No. No. 1508 of the Notary Public Ex-Officio, Salcete, Smt. Maria Bernadete Cardozo married to Joao Cardozo and Shri Jose Maria Rodrigues, bachelor qualified as the only, sole and universal heirs of their deceased parents, late Shri Antonio I. Rodrigues alias Antonio Inacio alias Antonio Inacio Rodrigues, who expired on 16.10.1988 at Sotrant, Cortalim and late Smt. Maria Purificacao alias Mario purificacao Benjamita Dias alias Maria purificacao Benjamita Rodrigues alias Maria P.B. Rodrigues who expired also at Sotrant, Cortalim on 17.02.1998 and Shri Martinho Francisco Felipe Rodrigues alias Martin Rodrigues alias Martin F.P. Rodrigues, who expired on 17.4.1974 at Mumbai.









AND WHEREAS by deed of Succession dated 29.05.2007. recorded at folios 22 to 23 of Deeds Book No. b 1508 of the Notary Public Ex-Officio Salcete, Margao, Smt. Maria Bernadete Rodrigues married to Joao Cardozo and Shri Jose Maria Rodrigues, bachelor, qualified as the only and universal heirs of their deceased parents, late Shri Antonio I Rodrigues alias Antonio Inacio alias Antinio Inacio Rodrigues, who expired on 16.10.1988 at Sotrant, Cortalim and late Smt, Maria Purificacao alis Maria Purificacao Benjamita Dias alis Maria Prurificacao Benjamita Rodrigues alias Maria P.B. Rodrigues who expired also at Sotrant, corticalim, on 17.2.1998.

AND WHEREAS an area of 475.00 square meters of the SAID ENTIRE PROPERTY being the mundkarial dwelling house has been purchased by the Mundkar, Shri Tukaram Salgaoncar vide Certificate in Form VI dated 17.10.2001 issued by the Dy. Collector & S.D.O., Mormugao.

AND WHEREAS the VENDORS also had further agreed to sell another part of the SAID ENTIRE PROPERTY admeasuring an area of 325.00 square metres to Mr. Dyaneshwar Tukaram Salgaocar, son of late Shri Tukaram Salgaocar,

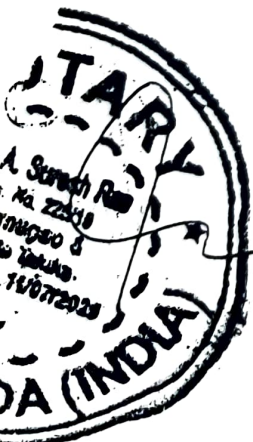
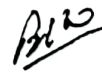
AND WHEREAS an area to an extent of 220.00 square metres of the SAID ENTIRE PROPERTY has been acquired by Government for the construction of the road, which road has already been constructed by Government.

AND WHEREAS an area of 185.00 square metres where nala is flowing being the part of the SAID ENTIRE PROPERTY.

AND WHEREAS the aforesaid road has bifurcated the SAID ENTIRE PROPERTY, into two unequal parts, the northern part being a narrow strip.

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the balance area of 13,370.00/14,250.00 square metres being part and parcel of the SAID ENTIRE PROPERTY which is more particularly described in SCHEDULE - I hereunder written and which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE - II hereunder written (hereinafter referred to as the 'SAID PROPERTY') including the area of 325.00 sq. metres agreed to be sold to Shri Dnyashwer Tukaram Salgaocar but excluding an area of 475.00 square metres being the mundkarial dwelling house which has been purchased by the Mundkar, Shri Tukaram Salgaoncar and an area of 185.00 square metres which has been left out being nala passing through, for a total consideration of Rs. 40,00,000.00 (Rupees Forty lakhs only).



NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1. That in consideration of the sum of Rs. 40,00,000/- (Rupees Forty Lakh only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDORS vide Cheque No. 048829 dated 21.11.2007 for Rs. 22,00,000/-, Cheque No. 048827 dated 21.11.2007 for Rs. 5,00,000/-, Cheque No. 048825 dated 21.11.2007 for Rs. 5,00,000/- and Cheque No. 048826 dated 21.11.2007 for Rs. 5,00,000/- all drawn on Vijaya Bank, Vasco da Gama and cheque No. 638711 dated 21.11.2007 for Rs. 3,00,000/- drawn on ICICI Bank Limited, Vasco da Gama, the receipt of the entire consideration the VENDORS, jointly and severally, hereby admit and acknowledge and give full discharge of the same to the PURCHASER, the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER, ALL THAT the SAID PROPERTY admeasuring an area of 13370/14250 square metres being part and parcel of the SAID ENTIRE PROPERTY which is more particularly described in SCHEDULE - I hereunder written and which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE - II hereunder written and deliver the possession of the same unto and in favour of the PURCHASER who shall have and hold the same as exclusive owner the SAID PROPERTY in entirety for the exclusive use and benefit absolutely and unconditionally forever together with all rights, liberties, privileges, easements attached to the SAID PROPERTY.



[Signature]

[Signature]

MBC

BLW