

25/-



गोवा GOA

000982

726
 Value of stamp paper Fifteen thousand only
 Name of the person Modern Real Estate Development
 Residing at Panaji
 As there is no one else
 Additional stamp paper has to
 be used

24/3/06
 Rs. 1000/- Privately stamped
 (checked stamp) copy

(Signature)
 Signature of the Non-official witness
(Signature)
 Signature of Purchaser

Serial No. 2375/2006
 Presented at the Office of the
 Sub-Registrar of Salcete
 between the hours of 9:30 AM
 and 12:45 PM on 24/3/06
 noon

Received fees for Rs. 229600.00
 Registration 229600.00
 Copying 50.00
 Copying Endorsements 50.00
 Stamp 50.00
 Total 229760.00

(Signature)
 Ashok S. Raju

(Signature)
 SUB-REGISTRAR
 SALCETE

(Signature)
 SUB-REGISTRAR
 SALCETE

DEED OF SALE

(Signature) *(Signature)*



गोवा GOA.

000983

No. 726 Panaji 24/5/06
 Value of stamp fifteen thousand only
 Name of the party Model Real Estate Develop
 Residing at Panaji.
 As there is no other
 Additional stamp paper is not
 attached along with this
 Signature of the Non-Judicial holder
 Signature of Purchaser



This Deed of Sale is executed on this 1st day of the month of June of the year 2006 BETWEEN M/S.QUEENY REALTY PVT. LTD., a Company registered under the Indian Companies Act,








गोवा GOA

000984

No. 726
 Value of stamp - Fifteen thousand only
 Name of the party - Panaji
 Resided at - Panaji
 As there is no other additional stamp paid, it is
 valid.

24/5/06
 Model Real Estate Developer
 Two lakhs twenty thousand only
 (Rupees only)


 Registrar of the Administration


 Signature of Purchaser



1956, having its office at Queeny Nagar, Velsao, Cansaulim, Goa –
 403 712, represented herein by its Managing Director MR.AGNELO
 ALCASOAS, son of late Tomas Alcasoas, aged 55 years,






गोवा GOA

000985

726 Panayim 24/5/08
Value of stamp on Fifty thousand only
Name of the party Model's Real Estate Developer
Residing at Panaji
As there is no one
Additional stamp on Two Lakh thirty thousand only
Signature of the legal adviser
Signature of Client



married, Indian National, residing at 112, Velsao, P.O. Cansaulim, Goa, hereinafter called the VENDORS (which expression shall mean and include unless repugnant to the contents its heirs,

[Handwritten signatures]



गोवा GOA

000986

726
 Value of stamp: Fifteen thousand only
 Name of the place: Models Real Estate Developers
 Residing at: Panaji
 As there is no stamp
 Additional stamp (if any):
 will be:
 24/5/06
 Two lakhs thirty thousand only
 Signature of the Beneficiary: [Signature]
 Signature of Executor: [Signature]



executors, administrators and assigns) OF THE ONE SIDE and OF THE OTHER SIDE M/S.MODELS REAL ESTATE DEVELOPERS, a Partnership Firm having its registered office at 4th Floor, Joffre

[Signature] [Signature]



गोवा GOA

000987

726 Panaji 24/5/16
 Value of stamp paper Fifteen thousand only.
 Name of the person Model Real Estate Developer
 Residing at Panaji
 Are there to be used Two lakhs thirty thousand only
 Additional stamp paper with
 @
 pan



Residency, Behind Pharmacy College, St.Inez, Panaji, Goa, represented by its Partner MR.PETER VAZ, son of late Diogo Vaz, aged 38 years, Engineer and Contractor, residing at

(Handwritten signature)



गोवा GOA

000988

726
Panaji
24/5/06
fifteen thousand and
Model Real Estate Develop
Panaji, Goa.
Two lakh thirty thousand
and
[Signature]
[Signature]



Caranzalem, Ilhas, Goa, hereinafter called THE PURCHASER
(which expression shall mean and include unless repugnant to the
contents its heirs, executors, administrators and assigns);

[Signature]



गोवा GOA

000989

726
पन्चदश हजार रुपये
संख्या 726

Panaji
fifteen thousand only
Models Real Estate Developms.

24/05/06

गोवा केबल थिस्टी डेवेलपर्स

(4)

pdh



WHEREAS the VENDORS are the exclusive and absolute owners of the agricultural property known as "BELANCORANCHI NOMOXI" or "OILI TOLLOI" or "MOLOGE", situated at Colva, within

pdh pdh



गोवा GOA

000990

726
 Panaji
 Model Real Estate Developer
 Panaji
 @

Panaji, 24/05/06
 fifteen thousand only.
 Model Real Estate Developer

Two Labels + thirty thousand only
 [Signature]



the Jurisdiction of Colva Grampanchayat, Sub-District of Ilhas, District of Goa, State of Goa, surveyed under Survey Nos.58/1, 58/2, 58/3 and 58/5 of Village Colva, fully described in Schedule No.I hereunder written.

[Signature] [Signature]



गोवा GOA

000991

726
 पन्ध्र हजार रुपये
 भारतीय गैर न्यायिक
 भारत INDIA

Panaji
 fifteen thousand only
 Models Real Estate Developers
 Panaji

24/5/06
 Two lakhs twenty thousand only

[Signature]
 Secretary of the Association

[Signature]



WHEREAS the said property originally belonged to Mr.Ciriaco Xavier de Menino Souza e Santimano also known as Ciriaco Xavier de Menino Santimano and his wife Mrs.Maria

[Signature] *[Signature]*



गोवा GOA

000992

No. 726 Panaji 21/05/06
 Value of stamp fifteen thousand only
 Name of the person Model Real Estate Developer.
 Location of Panaji
 Two lakhs thirty thousand only
 @
 Signature



Antonia Souza e Santimano and upon the death of said Mr.Ciriaco Xavier de Menino Santimano inventory proceedings were instituted which came to be registered under No.3376/948, wherein the said



गोवा GOA

726
 Title of document
 Name of the
 Reading of
 As there is
 And amount
 etc.

24/05/04
 Rupees fifteen thousand only,
 Model's Real Estate Developer.

Two lakhs thirty thousand
 only

(Signature)
 Receiver of the Stamp

(Signature)



property described in the Schedule No.1 hereunder was described as item No.6 and the same was allotted in the said proceedings to Mr.Innocencio Braz Xavier Santimano by Judgement dated 29/2/1964.

(Signature)



गोवा GOA

000994

726
Panaji
fifteen thousand only
Model's Real Estate Developer.
Panaji
Two lakhs thirty thousand only
peh



AND WHEREAS upon the death of said Innocencio Braz Xavier Santimano, his widow Maria Antonia Souza e Santimano, initiated inventory proceedings registered under No.115/68 and the

peh



गोवा GOA

000995

726
Value of stamp
Amount of stamp
Pending
as there is no
Additional stamp

Panaji
fifteen thousand only
Models Real Estate Developer

24/05/06



Two lakhs Thirty thousand only


Signature of the issuer





said property came to be allotted to Maria Antonia Souza e Santimano by the Judgement dated 16/1/1976;



गोवा GOA

000996

726
 Value of stamp: Rupees fifteen Thousand only
 Name of the party: Panaji Models Real Estate
 Banding: Panaji-Goa
 As there is no Additional stamp
 Signature of the Vendor: *[Signature]*
 Date: 24/05/06
 Two Lakh thirty Thousand only
[Signature]

WHEREAS the said Maria Antonia Souza e Santimano being the sole owner of the said property agreed to sell the same to the present VENDORS vide Agreement of Sale dated 4/10/1993

[Signature] *[Signature]*



No. 726 Piece of Panaji 25/10/11
 Value of stamp paper Five thousand only
 Name of the purchaser Model Real Estate Develop.
 Residing at Panaji
 As there is no one else
 Additional stamp paper for to
 attached along

Two copies of this stamp paper only
 attached along


 Signature of the No-offices vendor


 Signature of Purchaser



and Addendum dated 14/10/1993 on the terms and conditions
 contained therein.





WHEREAS said Maria Antonia Souza e Santimano also executed Irrevocable Power of Attorney dated 4/10/1993 in favour of Mr.Agnelo Alcasoas authorizing Mr.Agnelo Alcasoas to develop and sell the said property.

WHEREAS subsequently said Maria Antonia Souza e Santimano expired on 2/3/2004 leaving behind as her sole and universal heir, Mr.Joseph Rosa de Lima Fernandes, which is duly confirmed by a Deed of Succession dated 2/4/2004 executed before the Notary Ex-Officio, Salcete, Division at Margao.

WHEREAS the said Mr.Joseph Rosa de Lima Fernandes alongwith his wife Mrs.Evelyn Fernandes became the exclusive and absolute owners of the property described in the Schedule No.I hereunder written.

WHEREAS the said Mr.Joseph Rosa de Lima Fernandes and Mrs.Evelyn Fernandes sold the said property to the present VENDORS vide Deed of Sale dated 24th May 2005, presented for registration under Serial No.3128/05 and registered under No.4124 at pages 254 to 278 Book No.I, Volume No.1857 dated 5/8/2005.

WHEREAS the original owner Smt.Antonia Souza e Santimano had applied for construction licence for constructing buildings in property surveyed under No.58/1 of Colva Village, with the Village Panchayat of Colva, Salcete, and accordingly the Village Panchayat of Sernabatim, Vanelim, Colva and Gandaulim, Salcete, Goa had granted the licence under No.VP/SVCG/Const.17/93-4/839, dated 24th February 1994.



Je. pahi

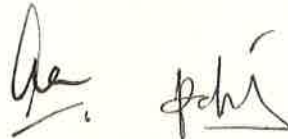
WHEREAS subsequently Director of Queeny Realty Pvt. Ltd., applied for construction licence before the Village Panchayat of Sernabatim, Vanelim, Colva and Gandaulim, Salcete, Goa, for construction of residential complex in survey No.5B Sub-Division 3 and 5 of Village Colva, Salcete, Goa.

WHEREAS office of Village Panchayat of Sernabatim, Vanelim, Colva and Gandaulim, had granted construction licence vide their licence No.VP/SUCG/Const.35/95-96/985 dated 13/3/1996 for construction of residential complex thereon.

WHEREAS as per the licence and approval, construction of residential complex were commenced and the entire RCC structure comprising of ground plus three stories of building Nos. B1 and B2 and the foundations and plinth area of building No.A2 were completed.

WHEREAS the VENDORS have agreed to sell to the PURCHASER a portion of the property described in the Schedule No.I, which portion is better described in the Schedule No.II hereunder and includes survey No.58/2 and 58/5 of Village Colva, Salcete, Goa, wherein the VENDORS had already constructed buildings B-1 and B-2 and foundation and plinth of Building No.A-2 and the said building No.B-1 and B-2 and the said plinth of Building No.A-2 have also been agreed to be sold to the PURCHASER herein:

WHEREAS the VENDORS have also agreed to sell to the PURCHASER yet another portion of the property described in the Schedule No.I which protion is better described in the Schedule No.III below:



WHEREAS the total price agreed for both the schedules II and III is Rs.1,14,80,000/- (Rupees One Crore Fourteen Lakhs Eighty Thousand Only).

WHEREAS accordingly this Deed of Sale is being executed.

NOW THIS DEED OF SALE WITNESSES as follows:

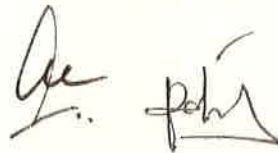
1. In pursuance of the said agreement and in consideration of the sum of Rs. 1,14,80,000/-(Rupees One Crore Fourteen Lakhs Eighty Thousand Only) out of which Rs.48,00,000/- have been paid to the VENDORS in this act, the receipt whereof, the VENDORS do hereby admit and acknowledge, having received and therefrom grant the PURCHASER full discharge, Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) have been paid by post dated cheques, four of which are each of Rs.10,00,000/- (Rupees Ten Lakhs Only) one payable on July 10, 2006, the second payable on August 10, 2006, the third payable on September 10, 2006, the fourth payable on October 10, 2006 and fifth of Rs.4,00,000/- (Rupees Four Lakhs Only) payable on November 10, 2006 and the balance amount of Rs.22,80,000/- (Rupees Twenty Two Lakhs Eighty Thousand Only) has been retained by the PURCHASER in full and final adjustment of two flats at Models Legacy, St.Inez, Goa, one admeasuring 95.00square meters of built up area and the other admeasuring 103.00sq.meters of built up area and two flats at Models Status at Dona Paula, each admeasuring 95.00sq.meters of built up area for which separate agreements has been signed, and they the VENDORS as absolute owners, do hereby and hereunder do hereby convey, sell, assign and



[Handwritten signatures]

assure unto the PURCHASER forever all that property better described in Schedule No.II hereunder together with the buildings B-1 and B-2 and the plinth of the building A-2 existing therein and all that property better described in Schedule No.III hereunder together with plants, trees, liberties, fences, easements, profits, privileges, rights, attachments and appurtenances whatsoever to the said property belonging or in any way appurtenant to or with the same property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed or enjoyed or reputed or known as part thereof or be appurtenant thereto, AND ALL the estate, right, title and interest, use, inheritance, property, benefit, claim and demand whatsoever, both at law and in equity of the VENDORS into out of or upon the said properties described in the Schedule No.II and III and the two buildings and the plinth existing in the property described in the Schedule No.III TO HAVE AND TO HOLD the said properties and the said structures hereby sold to the PURCHASER and all singular and other rights hereby granted, sold, released, conveyed and confirmed or intended so to be with them and every of their rights and appurtenances unto and to the use and benefit of the PURCHASER subject to the payment of taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in any respect thereof to the Government or the Panchayat or any other local authority, which taxes, rates, assessments and duties shall be exclusively payable by the PURCHASER.

2. AND THE VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed, matter or



thing whatsoever, the VENDORS or any persons lawfully or equitably claiming by, from or through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they the VENDORS now have in themselves good right, power and absolute authority to grant, sell, assign, convey and assure the property hereby granted, sold, assigned, released, conveyed, assured and confirmed and intended so to be unto and to the use of the PURCHASER in the manner aforesaid and that the PURCHASER shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said properties described in the Schedule No.II along with the said structures and the property described in the Schedule No.III, receive the income, issues and profits thereof and of every part thereof for its own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the VENDORS or any person or person lawfully and equitably claiming or to claim by, from, under or in trust for them and that the said properties hereby sold is free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had made, done, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under or in trust for them and further that they the VENDORS and all the persons having lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof or from, under or in trust for



[Handwritten signatures]

them shall and will from time to time and at all times hereafter at the request and at the cost of the PURCHASER do and execute or cause to be done or executed all such further and other acts, deeds, matters or things, conveyance and assurances in law whatsoever for the better and more perfectly assuring the said property described in the Schedule No.II alongwith the structures existing therein and the property described in the Schedule No.III unto and to the use of the PURCHASER as shall be reasonably required.

3. The VENDORS further covenant with the PURCHASER as under:

(a) That the said property conveyed and the possession of which has been delivered to the PURCHASER is of complete and absolute ownership of the VENDORS and is not subject to any tenancy or other rights of whatsoever nature, easements or rights in the nature of easements or any other encumbrances whatsoever nor is it subject to his pendens or pending litigation.

(b) That the vendors shall and will, from time to time and at all times hereafter, at the request and cost of the PURCHASER whensoever required sign such further documents or papers for the purpose of having the ownership and possession thereof recorded in the name of the PURCHASER in all government records including the Land Registration Office, Revenue Office, Record of Rights, etc. The VENDORS do hereby give and declare their No Objection for the inclusion of the name of the PURCHASER in the form I and XIV with respect to the said properties by



[Handwritten signatures]

way of mutation or otherwise and without any further notice or reference to the VENDORS. The VENDORS further assure that the property described in the Schedule No.II hereby sold is accessible by road.

(c) That if the Purchaser suffers any loss or incurs any expenses by reason of any misrepresentation herein made by the VENDORS, then and in such event the VENDORS shall and will indemnify the PURCHASER against all such loss or expenses including loss suffered by reason of loss of enjoyment of or of proprietary interest in the said property or any part thereof and the loss or expenses suffered/incurred by reason of being subjected to any legal proceedings to protect the said immovable properties hereunder purchased and/or its title thereto.



4. In case the PURCHASER is ever dispossessed from the properties hereby sold or any part thereof by reason of any defect in the title of the VENDORS, the VENDORS do hereby agree and undertake to repay to the PURCHASER the whole sale price or, as the case may be, such portion thereof as shall bear proportion to the property wherefrom the PURCHASER is dispossessed and shall keep the PURCHASER fully saved and indemnified.
5. The market price of the property described in the Schedule No.II along with the structure existing therein and of the property described in the Schedule No.III is a total of Rs.1,14,80,000/- (Rupees One Crore Fourteen Lakhs Eighty Thousand Only).

[Handwritten signatures]

6. The VENDOR is an Indian Company Registered in India and the PURCHASER is a Partnership firm with the partners being Indian Citizens.

SCHEDULE I

(DESCRIPTION OF THE WHOLE PROPERTY)

ALL that agricultural property known as 'BELANCORANCHI NOMOXI or OILI TOLLOI or MOLOGE' situated at Colva, within the jurisdiction of Village Panchayat of Colva, Taluka of Salcete, South Goa District, State of Goa, described in the Land Registration Office under No. 27280 New series, enrolled in the Matriz under No. 565, surveyed under no. 58, sub division 1, 2, 3 and 5 of the Survey Records of Colva Village, bounded as shown in the documents on the East by the properties of Vicentino Rodrigues, Artimizia Santimano, Pedro Diniz and Luis Diniz, on the West by paddy field of Joao Menino Rodrigues and paddy field of Comunidade, on the North by properties of Pedro Diniz, Luis Diniz, paddy field and bundh of Comunidade of Colva, and on the South with the properties of Joao Menino Rodrigues, Vicentino Rodrigues and others and presently bounded as a whole on the North by the property under Survey nos. 65/7, 10, 11 & 12 of Village Colva and part of Village road; on the South by the property under Survey no. 58/6 of Village Colva, on the East by property surveyed under Survey No.58/6, on the West by property surveyed under Survey No. 57/2 of Village Colva and Village road by property under Survey No. 65/1, 10, 11, 12 of Village Colva, totally admeasuring 11,000square meters (Eleven Thousand square meters Only).



[Handwritten signatures]

SCHEDULE II

(Property Sold to the Purchaser)

ALL that portion of the property described in the Schedule No.I known as 'BELANCORANCHI NOMOXI or OILI TOLLOI or MOLOGE' situated at Colva, within the jurisdiction of Village Panchayat of Colva, Taluka of Salcete, South Goa District, State of Goa, described in the Land Registration Office under No. 27280 New series, enrolled in Matriz under No.565, totally admeasuring 6504square meters and comprising of 5900sq.meters in Survey No.58/5 and portion of Survey No.58/1 admeasuring 604square meters and as a whole unit is shown delineated in red boundary line in the plan annexed hereto and is bounded as under:

- On the North : By the access road and by portion of the property surveyed under Survey No.58/1 and properties surveyed under Survey No.58/2 and 58/3 of Village Colva and further by property surveyed under Survey No.65/7, 65/10, 65/11 and 65/12 of Village Colva and part of village road.
- On the South : By property surveyed under Survey No.58/9 of Village Colva.
- On the East : By property surveyed under Survey No.58/6 of Village Colva.
- On the West : By property surveyed under Survey No.57/2 of Village Colva and Village road by property under Survey Nos 65/1, 10, 11 & 12 of Village Colva.



SCHEDULE -III

All that portion of the property described in the Schedule No.1 hereinabove and which portion bears Survey No.58/2 and admeasures 350.00sq.meters and is bounded on all sides by Survey No.58/1 of Village Colva. This property is included and described in the Land Registration Office under No.27280 of New Series and enrolled in Matriz under Matriz No.565. This property is situated at Colva, within the jurisdiction of Village Panchayat of Colva, Taluka of Salcete, South Goa District, State of Goa, and is shown delineated in green boundary line in the plan annexed hereto.



IN WITNESS WHEREOF, the parties hereto have signed this Deed of Sale on the day, month and the year first above mentioned.

SIGNED AND DELIVERED BY) M/S.QUEENY REALTY PVT.

THE WITHINNAMED VENDORS) LTD.

M/s QUEENY REALTY PVT. LTD.,)

Represented by its Managing)

Director Mr. AGNELO ALCASOAS)


(MR.AGNELO ALCASOAS)
DIRECTOR







L.H.F.P. of Mr. Agnelo Alcasaos R.H.F.P. of Mr. Agnelo Alcasaos

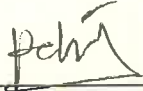


1. Michael Gracias

2. Wisdan



SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER
M/S MODELS REAL ESTATE
DEVELOPERS, represented by its
Partner Mr. PETER VAZ

) For M/S MODELS REAL THE
) ESTATE DEVELOPERS
)
)
) 
) (MR. PETER VAZ)
PARTNER

Left hand finger
prints of
Mr. Peter Vaz

Right hand finger
prints of
Mr. Peter Vaz



1. Michael Gracias

2. Shindkar



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector Of Survey & Land Records
MARGAO - GOA

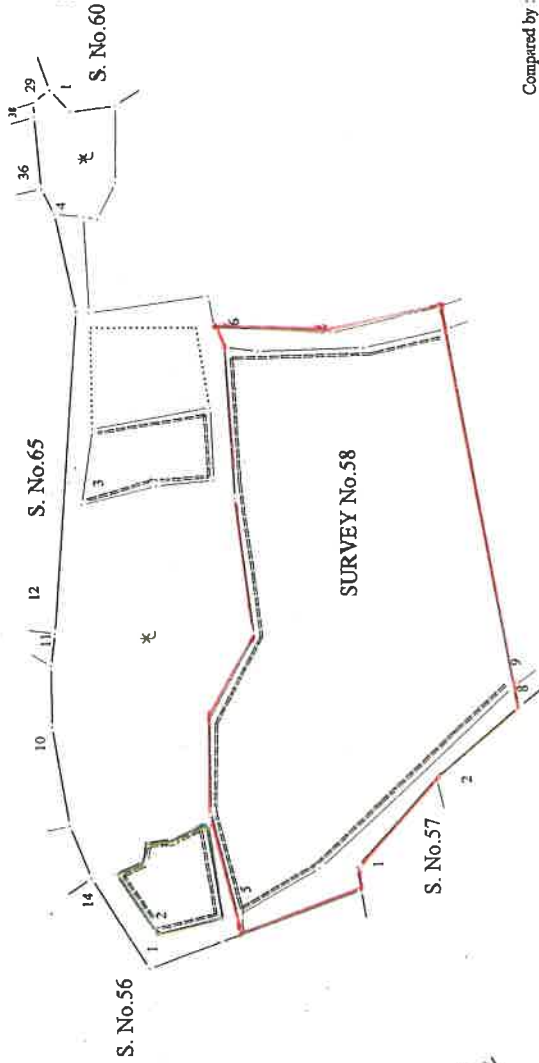
Plan showing plots situated at

Colva Village

Salcete Taluka

S.No./Sub Div No. 58/ 1 to 5

Scale 1:1000




Manoj
24/15

Inspector of Survey
Land Records, Margao



pdh
ga

Computer Generated by: 
On: 07-04-2005

Compared by: 
24/15

Executing Parties

1] M/s Queens Realty Pvt. Ltd. a company having its office at Velsao, Cansaulim, Goa and therein represented by its Managing Director Mr. Agnelo Alcasoaal, son of late Tomas Alcasoaal, aged fifty five years, married, Indian National, residing at Velsao, Cansaulim

2] Shri Ashok Naik, son of Shivram Naik, married, Indian National aged thirty one years, service, resident of Cavanzalem as a special power of attorney holder of Mr. Peter Vaz, partner of M/s Models Real Estate Developers.



Signature

Signature

Executing parties
Nos. one &
..... two
admission of the so called
..... doc

of sale

Agudo Afonso *Agudo Afonso*

Ashok S. Naik *Ashok*



Shri Michael Gracias, Son of
Herbert Gracias, Major age,
Married, Service, Indian
National, Residing at Majorda

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

Gracias

Margao dated: 05/06/2006

Am
SUB-REGISTRAR
SALCETE

Filed at Pages 105 to - of supplement
Part VII to Register Book I, Vol. 104
Dated 9/6/06

Am
SUB-REGISTRAR
SALCETE



Registered No. 2578
at pages 1 to 30
Book No. 1 Volume No. 2040
date 9/6/2006

mmnl
Sub-Registrar

