



Serial No 973
Presented at the Office of the
Sub-Registrar of Ilhas
between the hours of 12-00
and 12-30 on 3-6-96

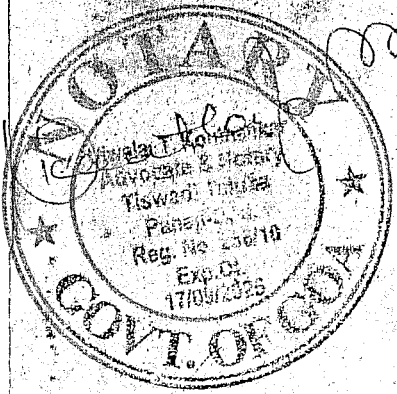
Stamp duty ... 9050
Registration fee ... 4162
Postage ... 3
Total Rs 9115



Prferenda



Prferenda



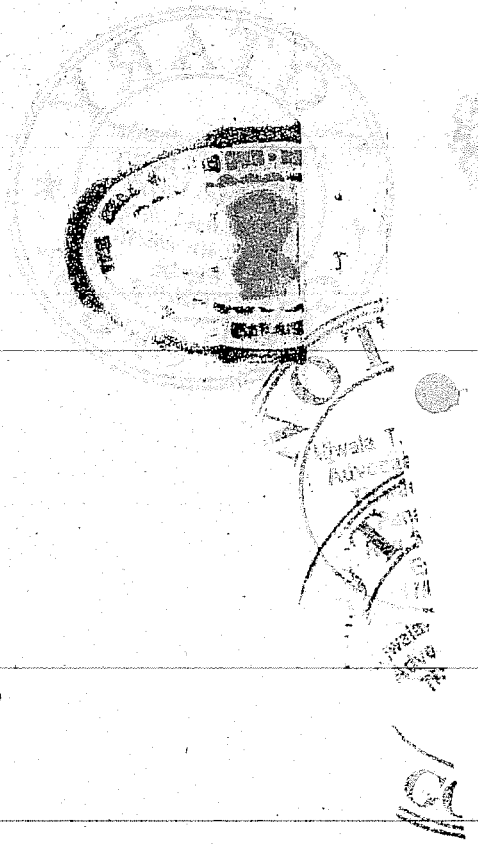
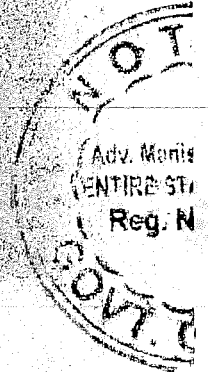
DEED OF SALE
This deed of sale is executed, on this 27th day
of May of the year one thousand nine hundred
and ninety six by:

Handwritten signature/initials
Prasanna

No. 9M1 Place of vend. Panaji Date of issue 05 JAN 1996
 Value of stamp paper Rs. 5000/-
 Name of the purchaser Son. Manhu
 Residing at Panaji son of _____
 As there is no one single stamp paper for the value of 72000/-
 Additional stamp paper for the completion of the value is attached along
 with _____

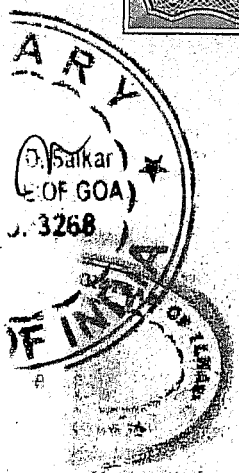
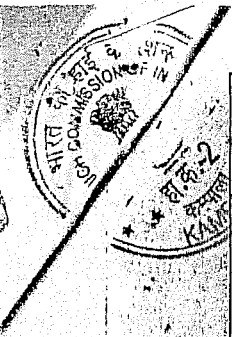
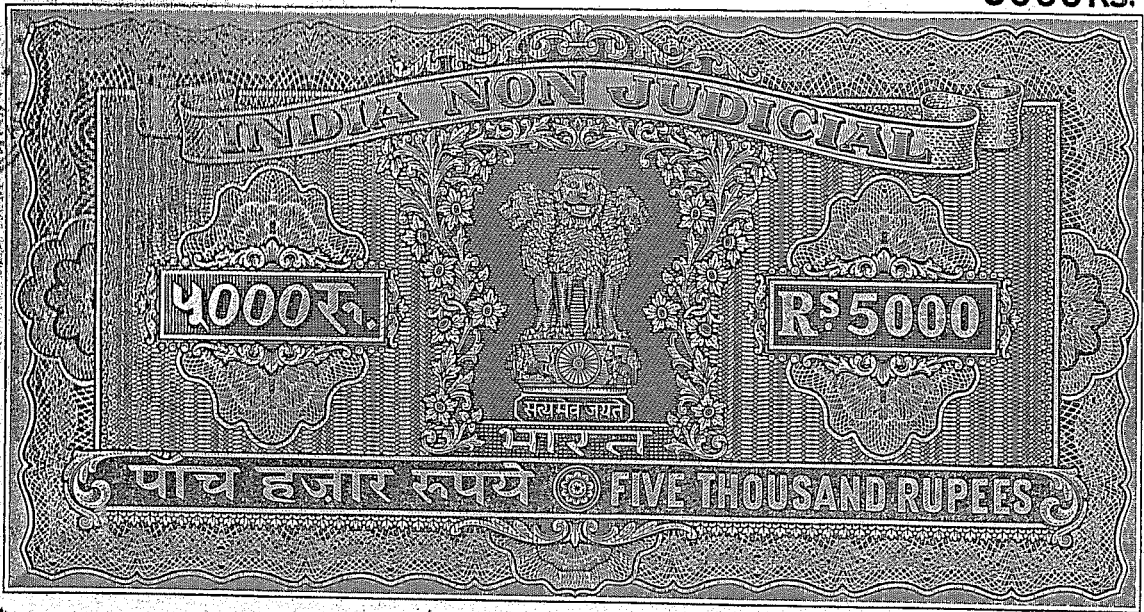
 Signature of the Officer in Charge

 Signature of Purchaser

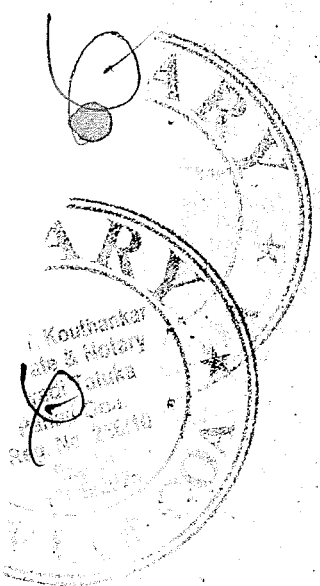


1) M/S MODELS CONSTRUCTION PVT. LTD., a
 Company registered under the Indian Companies
 Act 1956, having its office at 4th Floor,
 Joffre Residency, Panjim - Goa, represented
 herein by its Director MR. EDGAR AFONSO, son of
 late Dr. Crisanto Afonso, major in age, residing

5000Rs.



at Calangute, Bardez, Goa, hereinafter called
the VENDOR, (Which expression shall mean, and
include, unless repugnant to the context, its
heirs, not successors, and their legal
representatives) IN FAVOUR OF and in
MR. SAVIO ANTHONY MARTINS, major son of



[Handwritten signature]

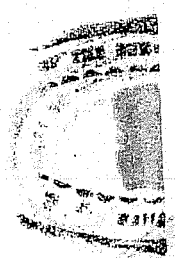
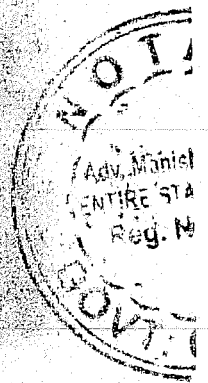
Prapanya



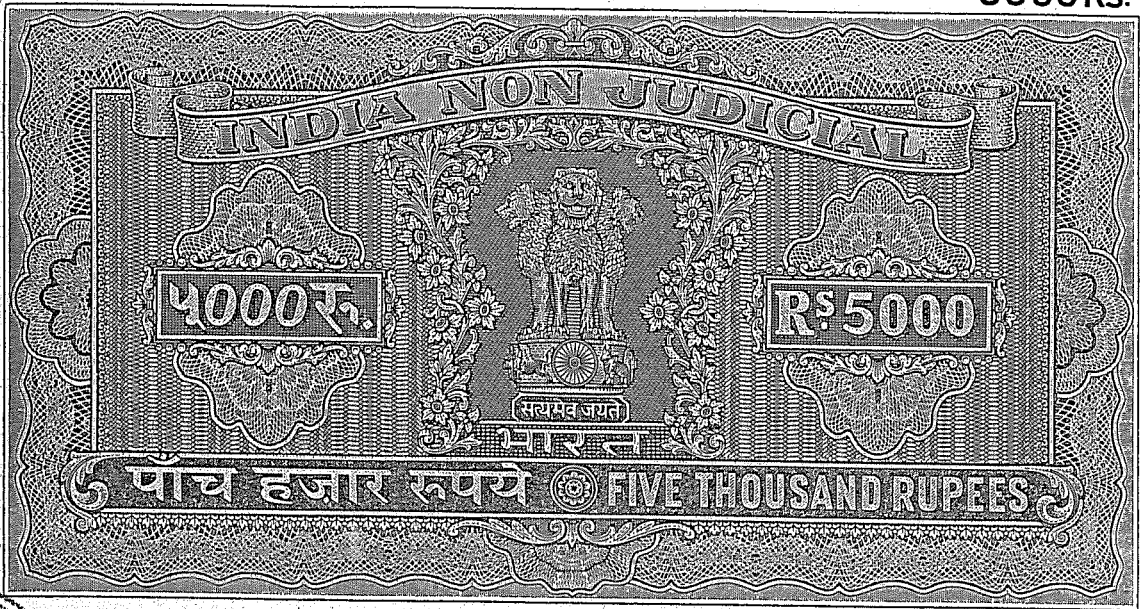
Sr. No. 394 Place of vend. L.S.V.V. Date of issue 05 JAN 1986
 Value of stamp paper (Rs. 50.00)
 Name of the purchaser Savitri Munhan
 Residing at L.S.V.V. son of
 As there is no one single stamp paper for the value of Rs. 720.00
 Additional stamp paper for the completion of the value is attached none
 with

[Signature]
 Signature of the Officer-charge

[Signature]
 Signature of Purchaser



Late Mr. Christopher Martins and his wife,
 MRS. ANNE MARTE MARTINS, major in age, residing
 at Kampala, Uganda - East Africa, hereinafter
 called the VENDEES (which expression shall
 mean and include unless repugnant to the
 context their heirs, successors and their legal
 representatives)

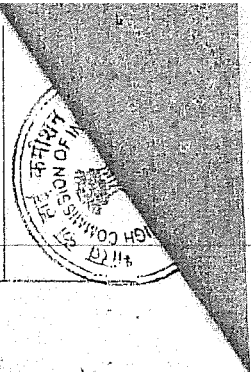


WHEREAS there exists a plot (better described in the Schedule No. I.

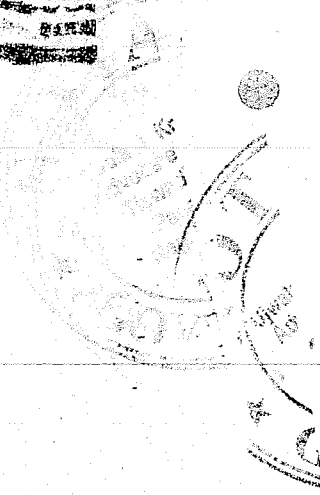
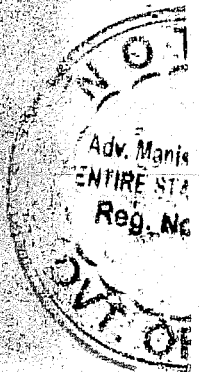
AND WHEREAS the plot bearing No. 129 to 130, is a part of a bigger property known as NAGALLY bearing Survey No. 279/1b of Village Taleigao which belonged to Mr. Luciano Jo. Francisco Pinto and his wife

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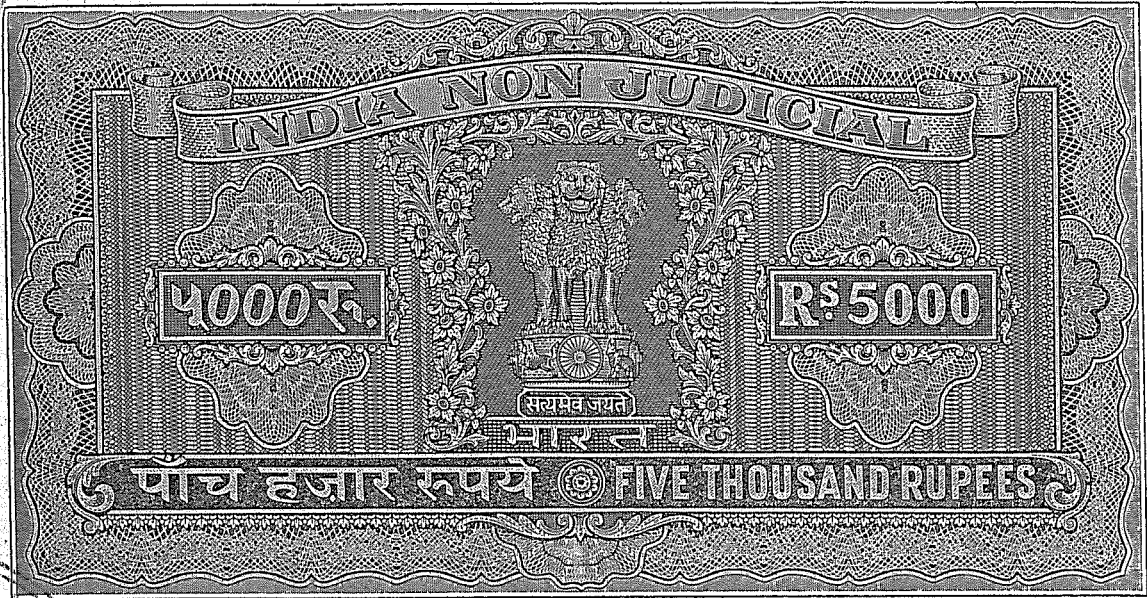
Handwritten signature: Ananya



No. 941 Place of issue Pauze Date of issue 05 JAN 1996
 Value of stamp Rs. 5000/-
 Name of the person Sardar Manjhan
 Residing at Pauze
 As there is no one single stamp paper for the value of 72000/-
 Additional stamp paper for the completion of the value of 11088
 with Rs. 11088
 Signature of the person [Signature]
 Signature of the official [Signature]



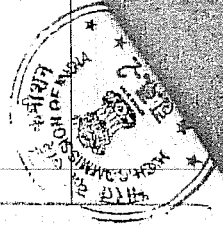
Mrs. Adelia dos Remedios Furtado e Pinto
 AND WHEREAS the plot bearing No.152 was constituted on account of the Sub-division of the property known as Nagally and approved by the Town and Country Planning Department vide letter No. DE/1481/5044/78-79 dated 16/7/78.



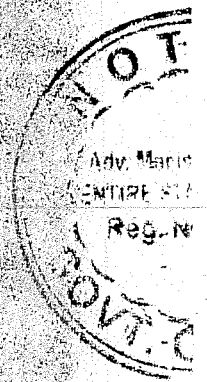
WHEREAS the said Mr. Luciano J. Francisco Pinto and his wife sold the said plot to Mr. Clement Vaz by a deed of sale dated 16/11/76 registered on 2/3/1977 with the sub-Registrar of Ilhas at pages 134 to 143 of Book I Volume 113. of the Sub-Registrar of Ilhas.

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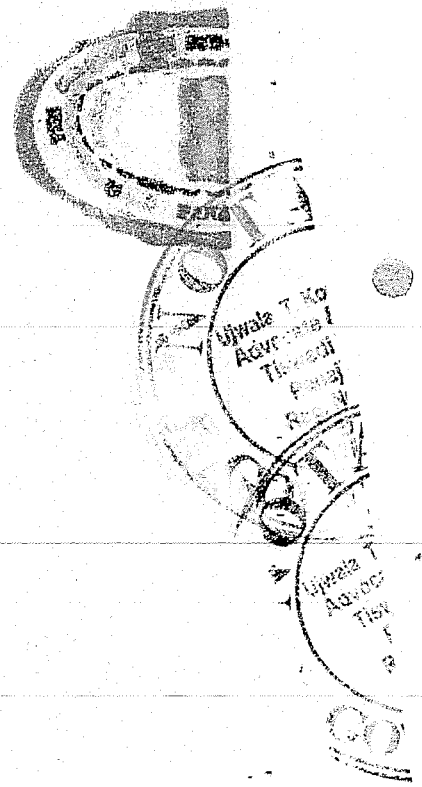
Brazaya

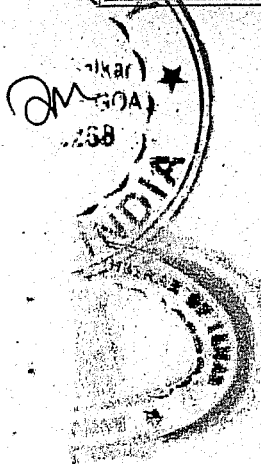


941 Place of issue *Dauy* Date of issue **05 JAN 1996**
 Value of stamp paper *h. 50.00*
 Name of the *Paulo* *Severino* *Munhna*
 Residing *(Paulo)* *(Severino)* *(Munhna)*
 As there is no one single stamp paper for the value of *7.000*
 Additional stamp paper for the completion of the value is attached along
 with
(Paulo) *(Severino)* *(Munhna)*
 Representatives of the *(Paulo)* *(Severino)* *(Munhna)*



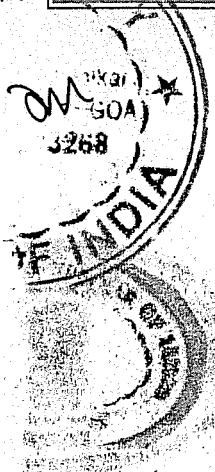
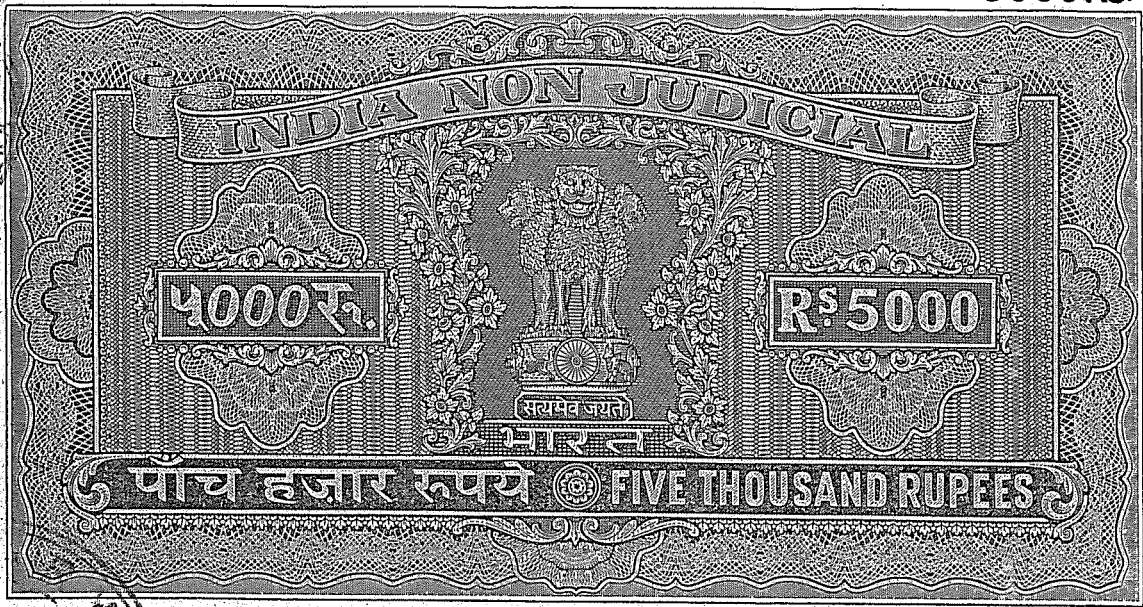
AND WHEREAS the said Mr. Clement Vaz and
 his wife Mrs. Maria Luiza Vaz in turn sold the
 said plot to Mr. Geraldo Jesus Fernandes by a
 deed of sale dated 24/11/86 registered on
 27/11/1987 at pages 164 to 178 of the Book No. 1
 Volume 230 of the Sub-Registrar of Ilhas.





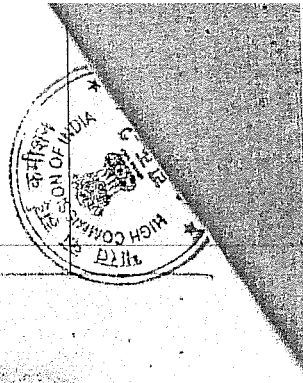
AND WHEREAS the said plot was transferred by the said Mr. Gerald Jesus Fernandes and his wife Mrs. Florida Regina Fatima Fernandes to the VENDOR herein by a deed of exchange dated 5/8/1993 registered on 16/9/1993 under No.1216 of Book No.1 Volume 253 of Sub Registrar of this.

Braganya



the VENDEES herein for a price of Rs. 9,00,000/- (Rupees Nine Lakhs Only) which in fact the VENDEES have already paid to the VENDOR. VENDEES admits having received the same and thereon **NOW THIS DEED WITNESSES AS UNDER:** the VENDOR releases and discharges the VENDEES, the VENDOR In consideration of the above agreement

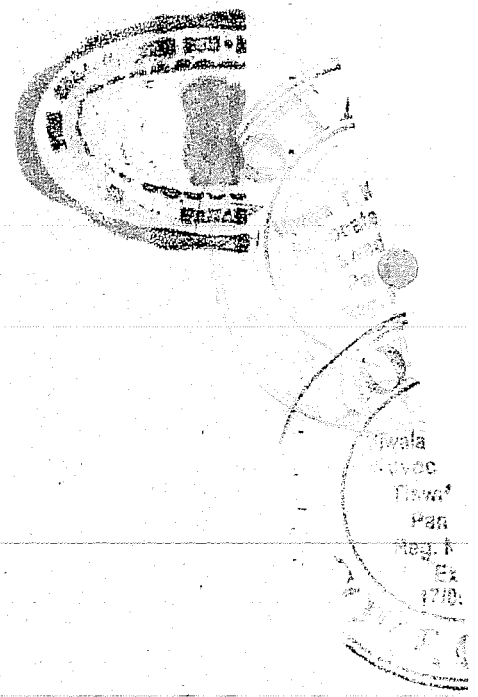
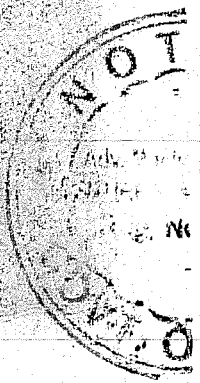
Braganza



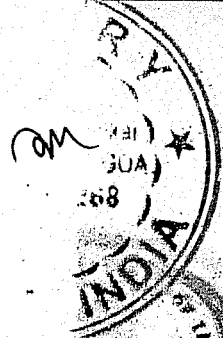
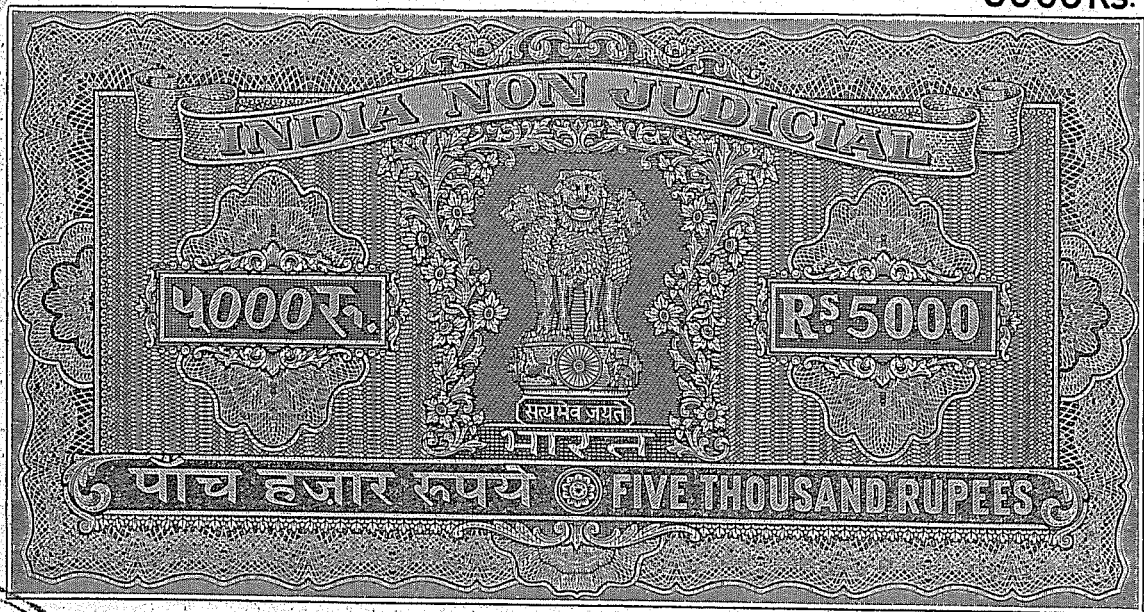
No. 941 Place of vend. P. U. V. Y. Date of issue 15 JAN 1995
 Value of stamp paper Rs. 5000/-
 Name of the purchaser S. M. Alex. J. M.
 Residing at P. U. V. Y. son of
 As there is no single stamp paper for the value of 72000/-
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the By-officer Vendor

Signature of Purchaser

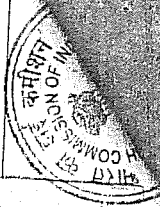


and payment of Rs. 9,00,000/- (Rupees Nine Lakhs
 Only) has been paid in this act to the VENDOR by the
 VENDEES and the VENDOR hereby acknowledges and
 admits having received the same and therefrom
 grants full discharge and for ever acquits,
 releases and discharges the VENDEES, the VENDOR
 does hereby sell, assign, convey and assure



unto the VENDEES forever all that property described in the annexed Schedule Now together with all plants, trees, liberties, advantages, easements, profits, privileges, rights and appurtenances, whatsoever to the said property belonging or in any way appertaining to or with the same property or any part thereof now or at

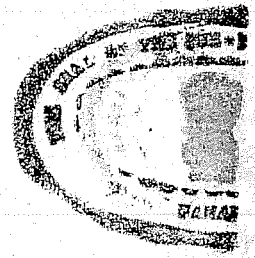
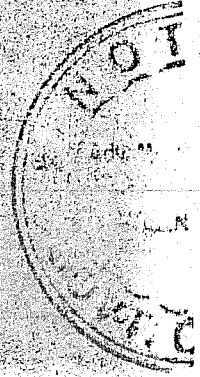
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Bhargava



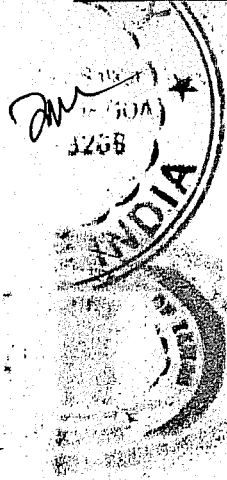
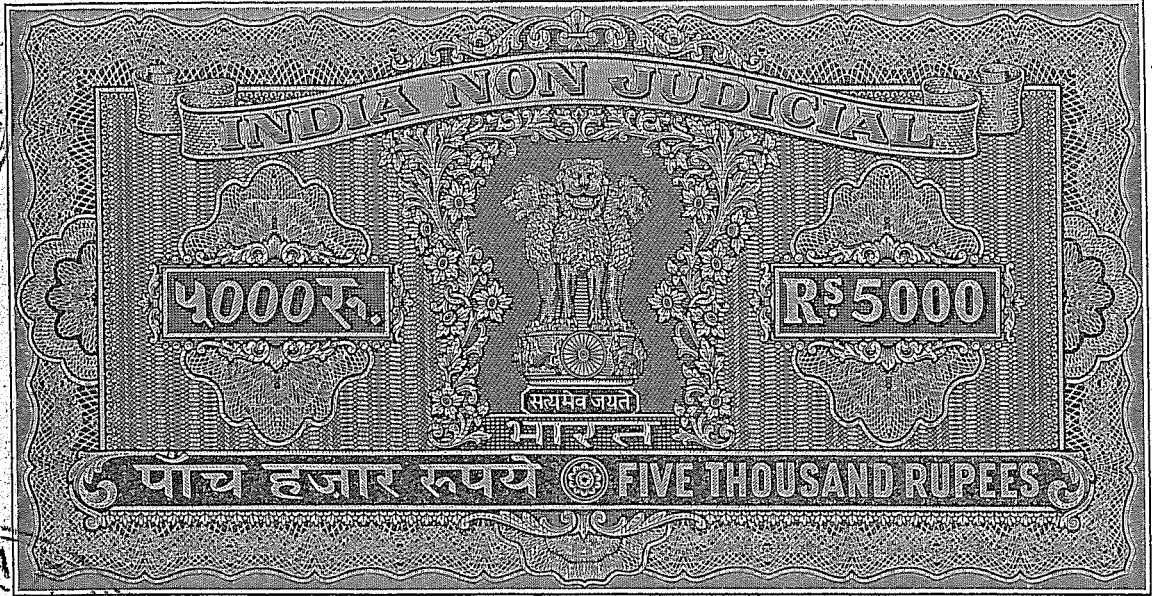
Sr. No. 941 Place of vend. P. A. M. V. Date of issue 15 JAN 1996
 Value of stamp paper Rs. 5000/-
 Name of the purchaser S. V. M. N. V.
 Residing at P. A. M. V. son of ...
 As there is no one single stamp paper for the value of 72000/-
 additional stamp paper for the completion of the value is attached along
 with

Signature of the Ex-officio vendor

Signature of Purchaser



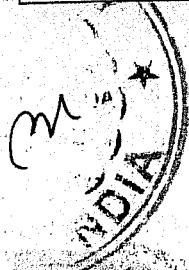
any time heretofore usually held, used,
 occupied or enjoyed or reputed or known as part
 thereof or be appurtenant thereto, AND, ALL the
 estate, right, title and interest, use,
 inheritance, property, benefit, claim and
 demand whatsoever both at law and in equity of
 the VENDOR into, out of or upon the said plot



or any part thereof, TO HAVE AND TO HOLD the
 said property hereby granted, sold, released,
 conveyed and confirmed or intended so to be
 with their and every of their rights upto and
 to the use and benefit of the VENDEES, subject
 to the assessment and duties shall be exclusively
 payable by the VENDEES.

[Handwritten signature]

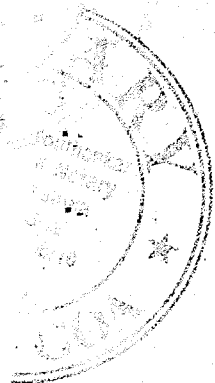
Brajan 79



2. AND THE VENDOR does hereby covenant with the VENDEES that not withstanding any act, deed, matter or thing whatsoever, the VENDOR or any person or persons lawfully or equitably claiming by, from or through, under or in trust for or them made, done, committed or omitted nor knowingly or willingly suffered or to the

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Handwritten mark resembling a stylized 'S' or '6'.



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Handwritten signature: Prayanya



160002

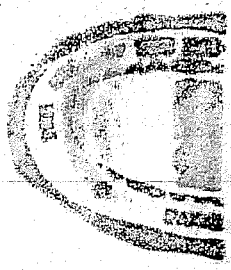
No. 941 Place of vend. Paway Date of issue 05 JAN 1996
 Value of stamp paper Rs. 5000/-
 Name of the purchaser Saha Mahan
 Residing at Paway son of _____
 As there is no single stamp paper for the value of 72000/-
 additional stamp paper for the completion of the value of 72000/- along
 with

[Signature]

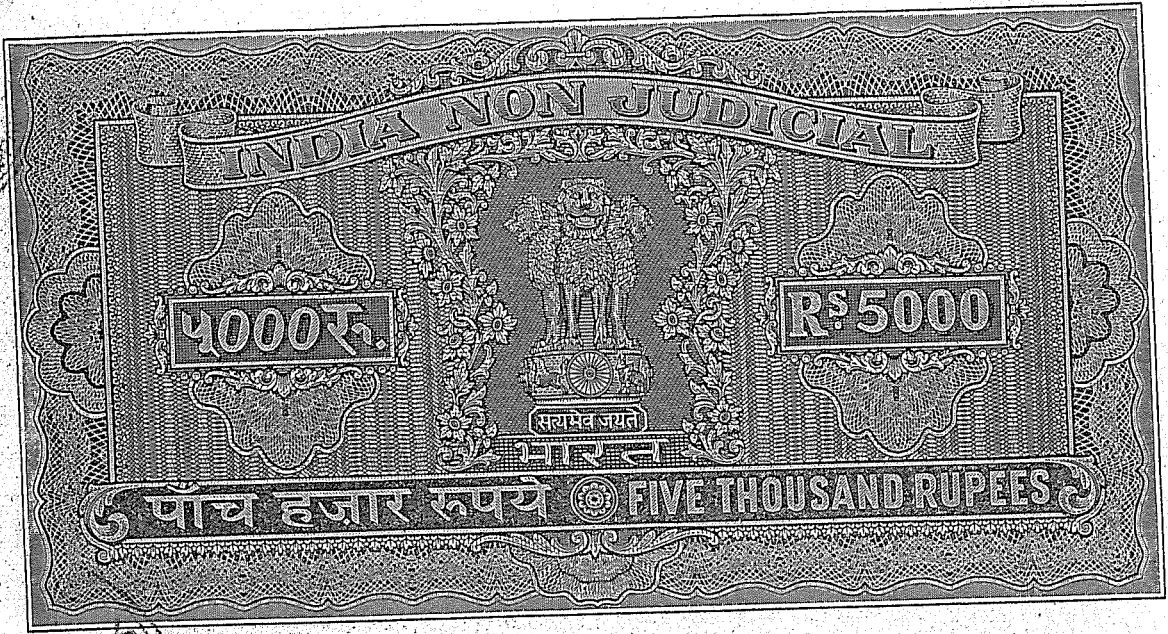
Signature of the Sub-Official Registrar

[Signature]

Signature of the Purchaser



contrary to the VENDOR 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 VENDEES in the manner aforesaid and



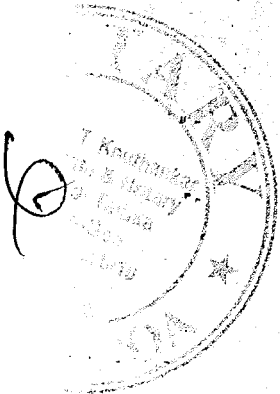
all



that, the VENDEES shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said plot and receive the rents, issues and profits thereof, and of every part thereof and for their own use and benefit without any suit or action, interruption, claim and demand

[Handwritten signature]

Praganya

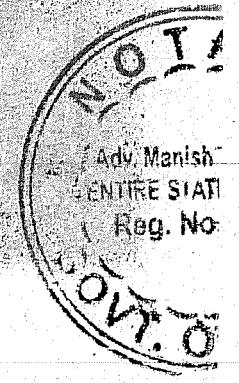




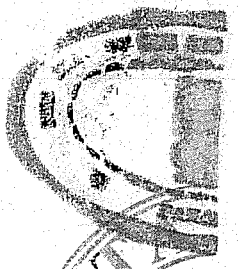
Sl. No. 941 Place of vend. Lawry Date of issue 05 JAN 1996
 Value of stamp paper Rs 50.00
 Name of the purchaser Savitri Muthu
 Residing at Lawry son of
 As there is no single stamp paper for the value of 720.00
 Additional stamp paper for the completion of the value is attached along
 with.

[Signature]
 Signature of the Official Vendor

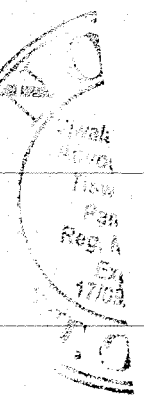
[Signature]
 Signature of Purchaser

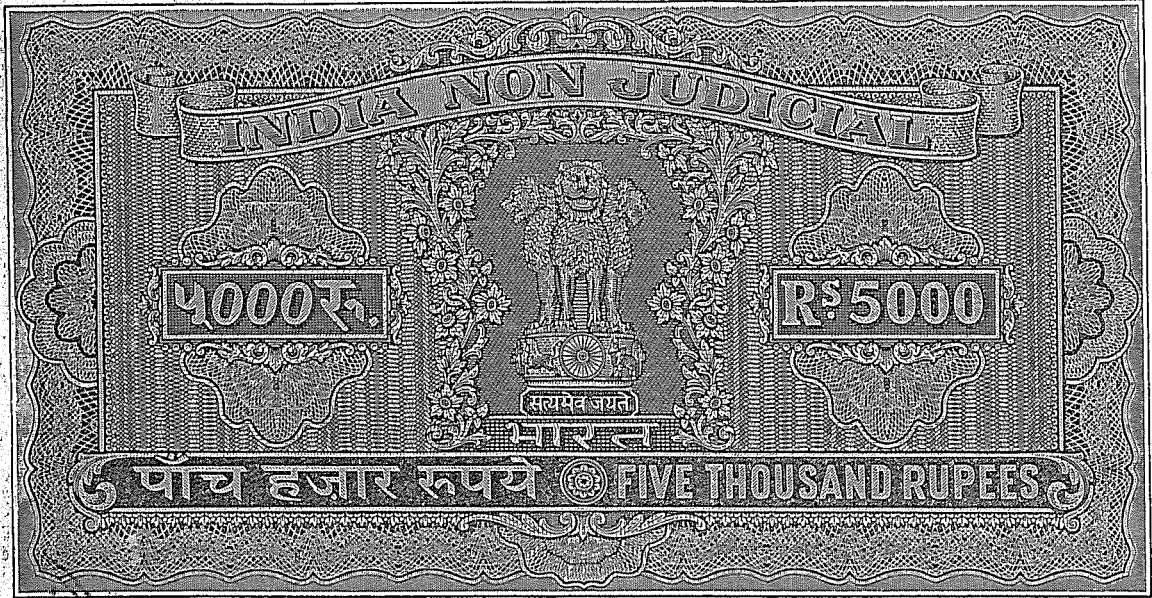


whatsoever from or by the VENDOR or any person
 or persons lawfully and equitably claiming of
 to claim by, from under or in trust for them
 and that free and clear and freely and clearly
 and absolutely acquitted, exonerated and
 forever discharged or otherwise by the VENDOR
 well and sufficiently saved, defended and kept



Wala T Kow
 Wosals &
 Yewar





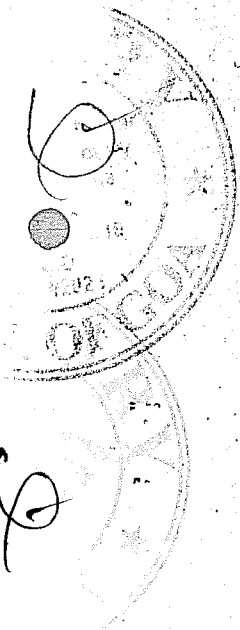
BRASS
KAMPALA

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harmless and indemnified for and from and
 against all former and other estates, titles,
 charges and encumbrances whatsoever had made,
 done, executed, occasioned or suffered by the
 VENDOR or by any other person or persons
 lawfully and/or equitably claiming or to claim
 by, from, under or in trust for them and

[Signature]
 Maganya



and other acts, deeds, things, declarations, conveyances and assurances in the law whatsoever for better and more perfectly assuring the said property and every part thereof, unto and to the use of the VENDEES, as shall be reasonable required; and the price of sale thereof shall bear proportion to the land

Handwritten signature
Bhargava.

ADV. MANI
ENTIRE STA
Reg. N

St. No. 941 Place of vend. Pany Date of issue 05 JAN 1996
Value of stamp paper 4,500/-
Name of the purchaser Savi Munhan
Residing at Pany son of
As there is no one else stamp paper for the value of 72,000/-
Additional stamp paper for the completion of the value of 72,000/-
with

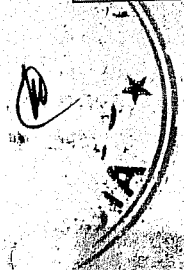
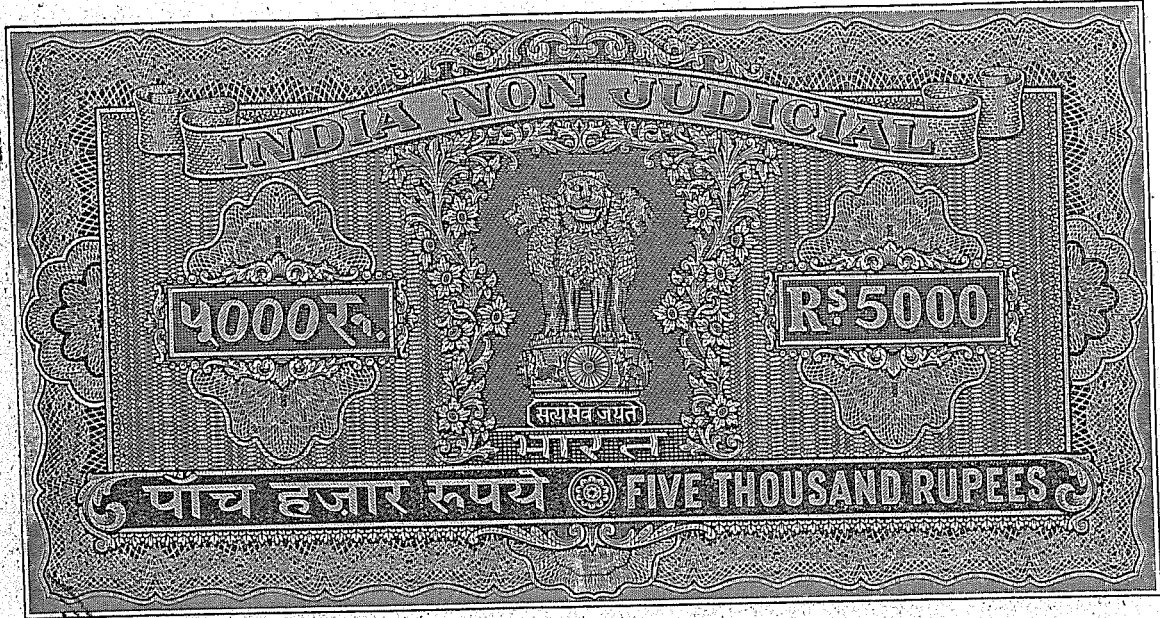
Signature of the Vendor
Signature of the Purchaser

Signature of the Purchaser

Adv. Mani
ENTIRE STA
Reg. N
GOVT. O

3) In the case the VENDEES is ever to be dispossessed from the property hereby sold or any part thereof by reason of any defect in the title of the VENDOR, the VENDOR does hereby agree and undertake to repay to the VENDEES the whole sale price or, as the case may be, such portion thereof as shall bear proportion to the land

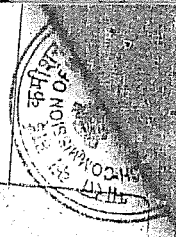
Adv. Mani
ENTIRE STA
Reg. N
GOVT. O



records or in any other records of documents wherefrom the VENDEES are dispossessed and shall keep the VENDEES fully saved and indemnified. of the property hereby sold under this deed of sale and for deletion of their names from the

4) The VENDOR has no objection whatsoever to same and hereby gives the VENDEES their consent for them to make any application and/or the name of the VENDEES being entered by affidavit required or necessary for the mutation or in any other manner in the survey

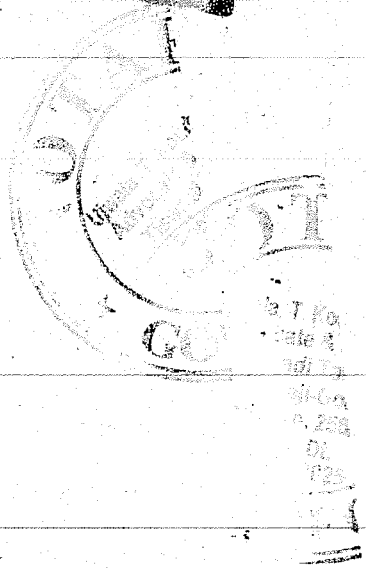
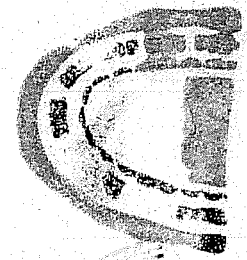
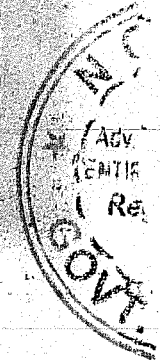
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Bhaganza



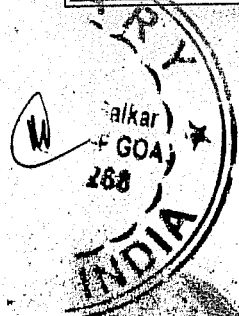
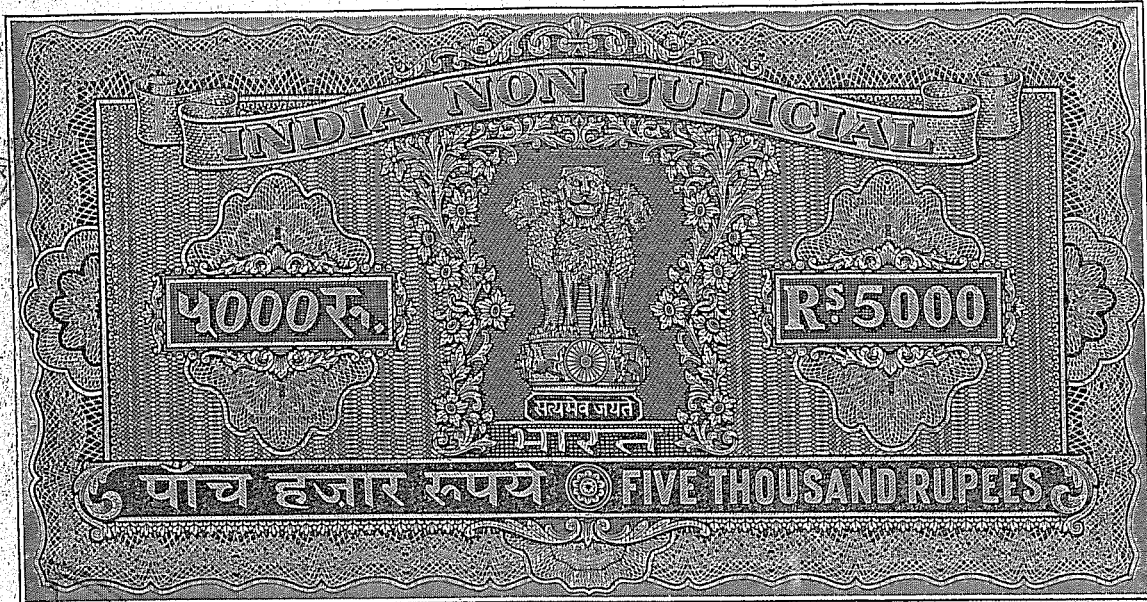
In No. 921 Place of vend. Paway Date of issue 05 JAN 1996
 Value of stamp paper h. 5000/-
 Name of the purchaser Savio Manjun
 Residing Paway son of _____
 As there is no other stamp paper for the value of 72000/-
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the Deed-officer [Signature]

Signature of Purchaser [Signature]



records or in any other records or documents
 pertaining to the record of rights in respect
 of the property hereby sold under this deed of
 sale and for deletion of their names from the
 same and hereby gives the VENDEES their consent
 for them to make any application and/or
 affidavit required or necessary for the
 deletion of their names from the survey



VENDOR is a Company Incorporated in India.
purpose.

5) The market price of the property described in the schedule No.1 is Rs.9,00,000/- (Rupees Nine Lakhs Only).

6) The VENDEES are Indian Nationals and the

Basanya



Sr. No. 941 Place of vend. Poway Date of issue 05 JAN 1996
 Value of stamp paper Rs. 5000/-
 Name of the purchaser Sau. Manjun
 Residing at Poway son of _____
 As there is no one single stamp paper for the value of 72,000/-
 Additional stamp paper for the complement of the value is attached along
 with _____

Signature of the Officer in Charge

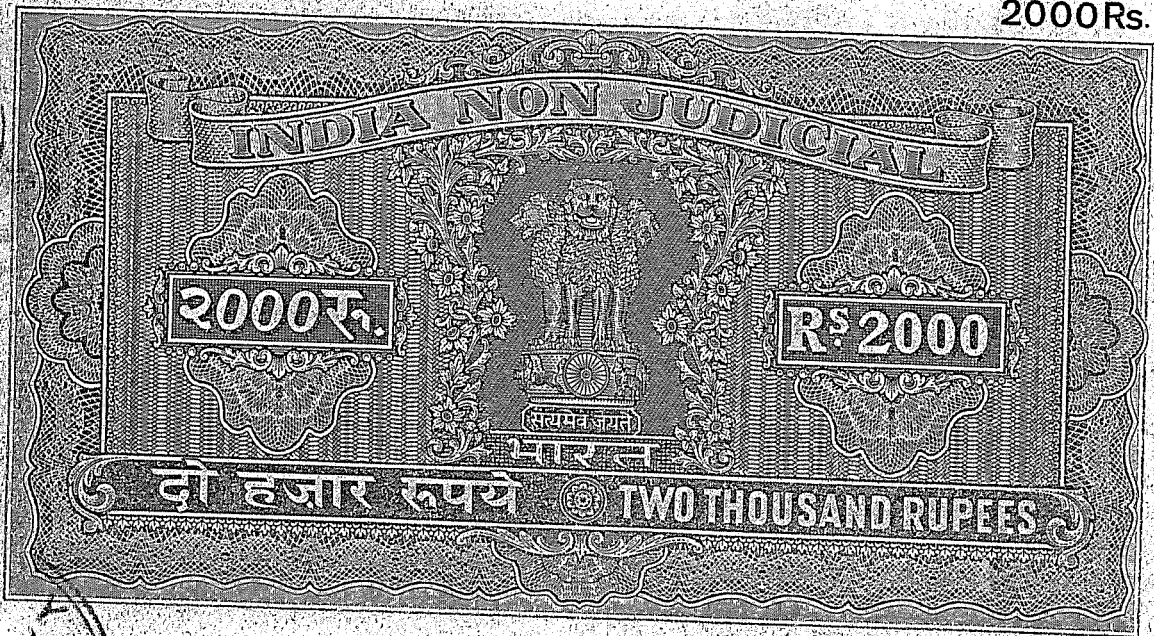
Signature of Purchaser



VENDOR is a Company incorporated and
 registered in India.

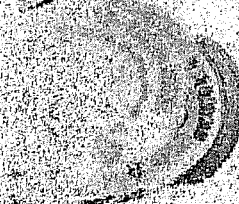
2) The market price of the property described
 in the schedule No. 1 is Rs. 9,00,000/-
SCHEDULE NO. 1
 (DESCRIPTION OF THE SAID PLOT)

All that plot of land bearing No. 152



KAMPA

INDIA



admeasuring 525.00sq.mts forming part of the property known as Nagally or "Queundem" situated at Taleigao Village within the area of Gram Panchayat of Taleigao, Tiswadi Taluka, Sub District, District of Goa under No. 1436 at Book 17 Old and registered in the Revenue Office (Matriz) under No. 216, 217, 219, 223,

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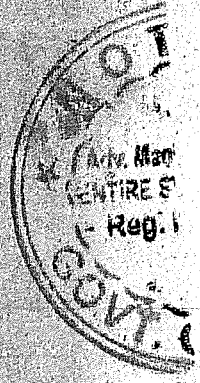
Brasanya

[Handwritten scribbles and circular stamp impressions on the left margin]

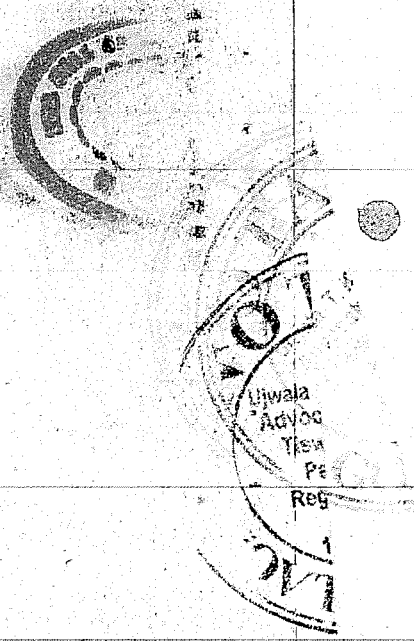
Sr. No. 941 Place of vend. Laurey Date of issue 05 JAN 1996
 Value of stamp paper Rs. 2000/-
 Name of the purchaser Sano. Mankun
 Residing at P. A. N. 17 son of
 As there is no one single stamp paper for the value of Rs. 72000/-
 Additional stamp paper for the completion of the value is attached along
 with

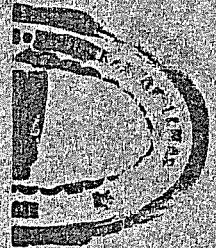
Orkane
 Signature of the B.R. Officer

A. V. S.
 Signature of the Purchaser



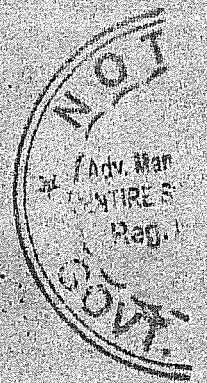
224, 225, 630, 642, standing registered in the
 Land Registration Office under No. 27891 of Book
 B, G-41. The plot is bounded on the North by
 6.00 meters wide road, on the South by plot No.
 151, on the East by Pedestrian Road, and on the
 West by plot No. 153.





This plot formed part of the property known as "NAGALLY" and also known as "QUEUNDEM" situated at Taleigao Village within the area of Grampanchayat of Taleigao, Talwadi Taluka of District Goa. The said plot is registered in the Registration Office of Ilhas, under No. 27891 of Book B 17 (old) standing registered in the said land Register office in favour of late Mr. Luciano J. Francisco Pinto son of Late Mr. Joao Pinto and Mrs. (Adelia) Dos Remedios Furtado e Pinto daughter of Mr. Caetano G. Mario Dionisio Dos Remedios Furtado and wife of the said Mr. Luciano J. Francisco Pinto under No. 27891 of Book C 41 and consisting of a hilly portion of coconut grove plantations and a paddy field portion and is bounded on the East by the Paddy field Damatulem of the Comunidade of Taleigao and the property "Posserem Batta" of D. Manuel De Carmo Lobo and the heirs of Dr. Antonio Miranda, on the West by the paddy field "Caranzalem" of the Mitra, on the North by the public road going to Caranzalem and on the South by the peak of the hill of the

Drasanga



comunidade of Taleigao and surveyed under
Survey No. 279/1 of village Taleigao.

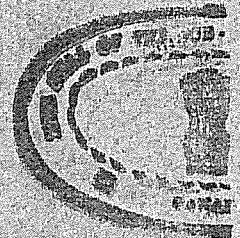
IN WITNESS WHEREOF THE VENDOR SIGNS IN FAVOUR
OF THE VENDEES IN THE PRESENCE OF 2 ATTESTING
WITNESSES:

SIGNED AND DELIVERED (FOR MODELS CONSTRUCTION
PVT. LTD.

BY THE WITHIN NAMED ()
VENDOR
(DIRECTOR)
MR. EDGAR AFONSO

WITNESSES :

by the public road going to Gacastlan and on
the south by the bank of the hill of the
field "Paraxatan" of the Mtra. of the north
of D. Manuel de Camargo...
of Taleigao and the property "P...
by the Paddy field Damatran of ...
paddy field portion and is bounded on the east
portion of coconut grove plantations and a
vo. 279/1 of Book G 41 and consisting of a hill
said Mr. ...
of D. Manuel de Camargo ...
of Taleigao and the property "P...
by the Paddy field Damatran of ...
paddy field portion and is bounded on the east
portion of coconut grove plantations and a
WITNESSES :



Edgar Afonso, s/o late Dai Lusanto Afonso
major in age, s/o Balangute, Bardez - Goa
for M/S Models Construction Pvt. Ltd.

Al



Executing party
admits execution of the so called
deed

Panaji, 3rd June 1956

[Signature]

REGISTRAR
GOA

I T C N° - 17/230/A II/PNS/35-7
at 24/4/56 issued by I.T.O. ward
Panaji furnished -

[Signature]

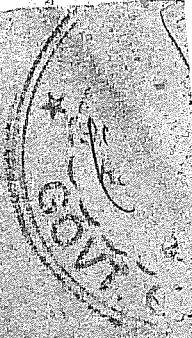
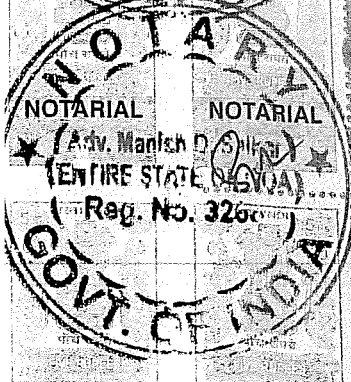
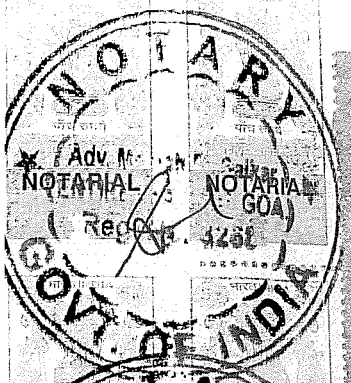
SUB-REGISTRAR
GOA

Registered No. 294
at pages 483 to 577
Book No. 7 Volume No. 57
Date 10/6/1956

[Signature]
Sub-Registrar

[Signature]

Dumaya



Note of return - 10
This document will be return date:- 10/6/1995

Beelk
THE REGISTRAR
PANAJI

CERTIFIED TRUE COPY
of attestation
Beelk

ADV MANISH D SALKAR
NOTARY
OFFICE No. 1, 3rd FLOOR,
NAVELKAR TRADE CENTRE,
M. G. ROAD, PANAJI GOA.
By no. 20/2020
dt. 10/12/2020

No. Kam/cons/406/2020



Braganza



Bidhan
BIDHAN CH. SADHUKHANI
Assistant Consular Officer
High Commission Of India
Kampala

While the documents and the signature(s) as per originals
of Mr./Ms. *Savio Anthony Martins*
And Mr./Ms. Martins
is/are attested, the High Commission of India, Kampala
does not take any responsibility whatsoever
for the contents of the documents.

And



1. NAME: RAJESHAO (TISWADI)

2. IDENTIFICATION NO.: 79

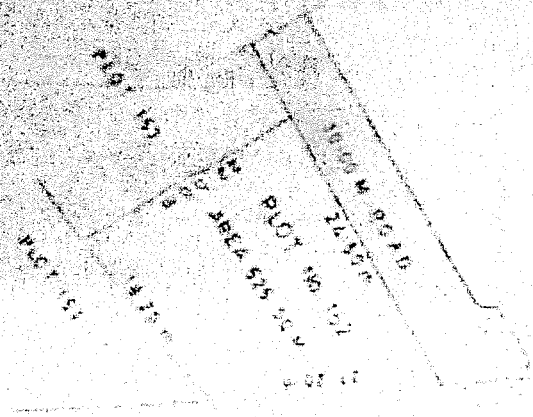
3. DATED: 18.7.78

511

TAC PL. 11/11/1

PL/11/1-50A

5001 + 1 500



Certified True Copy of the Original

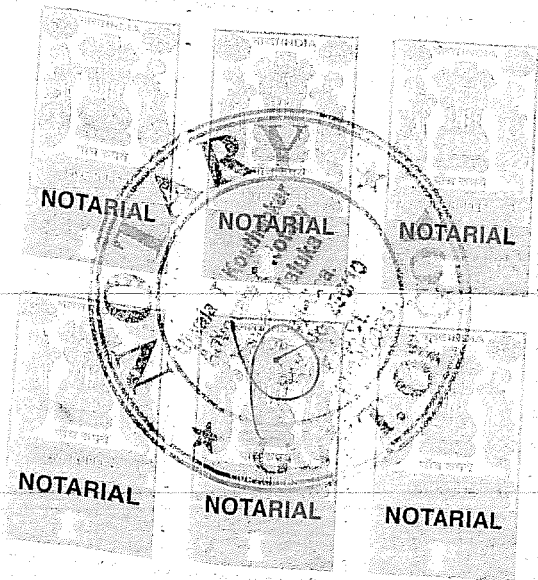
Reg. No.



Assured No. 954
Pages 48 to 51
Book No. 11/11/1
Volume No. 511
Date 18/6/1978
Sub-Registrar

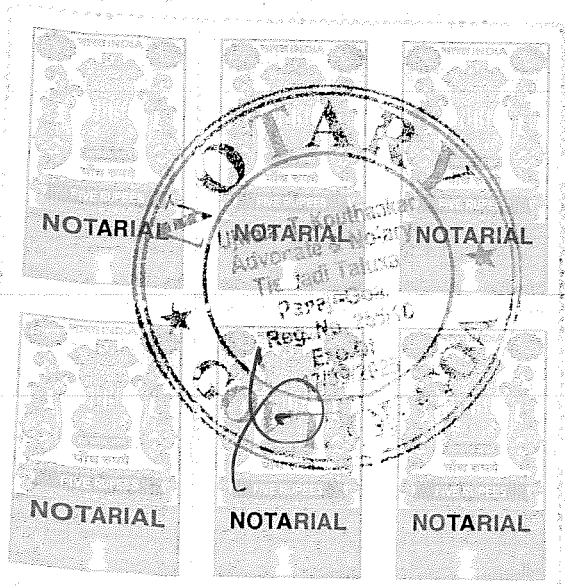
[Signature]
Sub-Registrar

AP 09/2



Certified True Copy of the Original
Reg. No. 20/02/2021 Dated 5/1/2021

UJWALA T. KOUTHANKAR
Advocate & Notary
Tiswadi Taluka
Panaji - Goa
Reg. No. 256/10



Certified True Copy of the Original
Reg. No. 20(a)02/2021 Dated 5/1/2021

UJWALA T. KOUTHANKAR
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Tiswadi Taluka
Panaji - Goa
Reg. No. 256/10