

CERTIFIED TO BE TRUE COPY

181

15/1/08



गोवा GOA

636

Treasury Officer
GOVERNMENT OF GOA
METROPOLITAN DISTRICT SOUTH

14 JAN 2008 518

Value of stamp paper Rs 25,000/-
Name of the purchaser Sir. Bio Tech India Ltd
Residing at Nuvem
As there is no one stamp paper, additional stamp paper for the

2,76,000/-

attached along with

Signature of the Ex-officio vendor

Signature of the Sub-Registrar

Serial No. 146

Presented at the Office of the
Sub-Registrar, Ilias
between the hours of 10 am

Received fees for Rs
Registration
Copying (Fotos)
Copying Endorsements
Postage

2,71,987/-
60
10

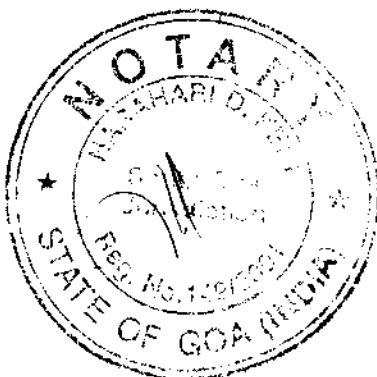
and 12 pm on 15/1/2008

Total Rs.

2,75,050/-

Signature of Sub-Registrar
SUB-REGISTRAR
ILIAS
87/1/08

Signature of Sub-Registrar
SUB-REGISTRAR
ILIAS
DEED OF SALE
15/1/08



THIS DEED OF SALE is made at Panaji, Goa, on this
15th day of January of the year two thousand and
eight (15-01-2008) - BETWEEN -

F. J. de M. S.

Handwritten signature

Handwritten mark



गोवा GOA

Treasury Officer

GOVERNMENT OF GOA

DISTRICT OF GOA SOUTH

14 JAN 2008 17517

Value of stamp paper Rs. 25,000/-

Name of the party Sir Bio Tech India Ltd

Residing at Nuvem

As there is no stamp paper, the stamp paper is not used along with

2,76,000/-

used along with

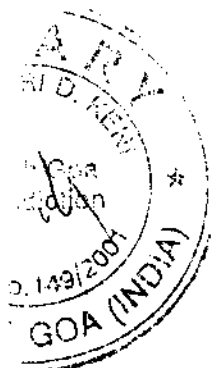
[Signature]

- 2 -



(1)(a) MR. MARIANO LUCAS FERNANDES, son of Francis Fernandes, aged 44 years, married and his wife (b) MRS. MARIA FATIMA FERNANDES, daughter of Joao Dias, aged 41 years, and (c) MR. FRANCIS FERNANDES, son of late Mariano Fernandes, widower, all Indian Nationals and residents of Batim, Ilhas, Goa, hereinafter collectively referred to as the "VENDORS" of the ONE PART - AND -

(2) M/s. SIR BIOTECH INDIA LTD., a limited company, incorporated under Indian Companies Act,



[Signature]

[Signature]

[Signature]



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
14 JAN 2008 017516

636
No. of stamp paper
Value of stamp paper Rs 25,000/-
Name of the purchaser Sir B. B. Teoh Indragh
Residing at Nuvem
As there is no one else
Additional stamp paper
2-76-000/-
along with
Signature of the purchaser

- 3 -

1956, having registered office at 6926, Jaipuria Mills, Clock Tower, Subzi Mandi, Delhi and local office at Nuvem, Salcete, Goa, represented herein through its Director, MR. VISHAL SAXENA, son of Shri R.K. Saxena, major of age, Indian National, resident of Borda, Margao, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDORS" and



Handwritten signatures and initials, including 'J. J. Ch' and 'H. H. S'.



गोवा GOA

636

Treasury Officer
GOVERNMENT OF GOA
DISTRICT OF SOUTH
MARGAO - GOA

017515

14 JAN 2008
Rs 25000/-
Sir Bio Tech India Ltd
Nurem
2,76,000/-
along with



"THE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS -

a) There exists two properties, both adjoining one another, namely (i) Property known as "SEXTO PEDICO DO PREDIO SEM DENOMINACAO QUE FOI DO



Gooding
Hend



गोवा GOA

636

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY, SOUTH
MARGAO

14 JAN 2008 514

Rs 25000/-

Sir Bis Tech India JFD

Nurem

2.76.00/-

as along with

[Signature]

Signature of the Beneficiary

[Signature]
Cashier of Treasury

- 5 -



MATIES GUILHERME GOMES", described in the Land Registration Office of Ilhas at Panaji under No.4910 at folios 111 of Book B-13 of new series, enrolled in the Land Revenue Office at Panaji under Matriz No.309 and surveyed under Cadastral Survey No.309 and (ii) Property known as "CAJUAL QUE SEXTO LOTE DE OITEIRO DE GANCIM" denominated "SURVING VALLY", described in the Land Registration office of Ilhas under No.1709 at folios 139 of Book 20 of Old series and in the Taluka Revenue



636

MPLS

[Signature]



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY OFFICE

017513

636

14 JAN 2008

Amount of stamp Rs 25000/-
Name of the person Sir Bio Tech India Ltd
Residing at Nuvem
Is there is no other Additional stamp
2,76,000/-
along with

Signature of the Revenue Officer

Signature of the Officer



- 6 -

office under Matriz No.56 and surveyed in the Old Survey office at Panaji under Old Survey No.24 and both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No.57/1 and 32/1 of Gancim village and more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property";



Handwritten signatures and initials, including 'Mds' and 'J'.



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO-GOA

017512

636
Date of issue: Rs 25000/-
Name of: Sir Bio Tech India Ltd
Address: Xuvem
As shown in: 2.76.000/-
Admission: 2.76.000/-
Signature of the Treasurer



- 7 -

b) Dr. Jose Maximo Manuel Pedro Andre Guadalupe de Menezes alias Maximo de Menezes and his wife from Goa Velha, Ilhas, Goa, who were owners and possessors of the said entire property by Deed of Sale dt. 13th December 1976 registered in the office of the Sub-Registrar of Ilhas, Panaji under No.114 at pages 94 to 99 of Book No.I Vol.113 dt. 22.2.1997 sold and conveyed one fourth undivided right, share and interest in the said property to Mrs. Agatha Lopes, mother of the Vendor

117
2001
A (INDIA)

J. J. Lopes
H. Lopes



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

017511

636
Rs 25,000/-
Sir Dio Tech India Ltd
Nuvem
2.76.000/-
2008



No.(1)(a) and wife of Vendor No.(1)(c) Francis Fernandes;

c) The said Dr. Jose Maxmi Manuel Pedro Andre Guadalupe de Menezes and his wife sold and conveyed remaining 3/4th right, share and interest in the said entire property, Mrs. Maria Fernandes and others by separate deeds;



J. J. J.

NAB

H. H. H.



गोवा GOA

636

Treasurer Officer

017510

Value of stamp Rs 25,000/-
 Name of the party Sir Bio Tech India Ltd
 Address at Nuvem
 2,76,000/-
 Add stamp

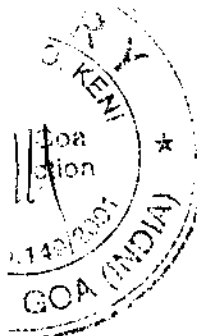
[Signature]

[Signature]

- 9 -



d) The said Agatha Lopes expired on 31st March 1994 leaving behind the Vendor, Francis Fernandes, her husband as moiety holder and her only son, the Vendor, Mr. Mariano Lucas Fernandes as only heir and successor as other heir, her daughter Mrs Gloria Fernandes e da Cunha alongwith her husband relinquished their right by Deed of Relinquishment drawn on 24th January 1997 drawn by Exofficio Notary of Ilhas and recorded at page 58 to 59V of



[Signature]

M. K. S.

[Signature]

[Signature]



गोवा GOA

636

Treasury Officer

GOA

14 JAN 2008

017509

R 25000/-

Sir Bio Tech India Hq

Nuvern

2,76,000/-

Signature of the Beneficiary

Signature

- 10 -



Deeds Book No.657 and Deed of Succession drawn on 16th May 2000 at page 69 to 70 of Deeds Book No.669 by Notary Public Ex-offici of Ilhas;

e) In suit for partition filed by one of the co-owner, Mrs. Milagrina Fernandes and her husband in the Court of the Civil Judge, Sr. Division, Panaji, being Reg. Civil Suit No.119/99/B against the other co-owners, including the Vendors



Signature

Signature

Signature

Signature



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

017508

636

14 JAN 2000

Rs 25000/-

Nuven.

Sr. Bio Tech India Ltd

2,76,000/-

[Signature]

- 11 -

[Signature]

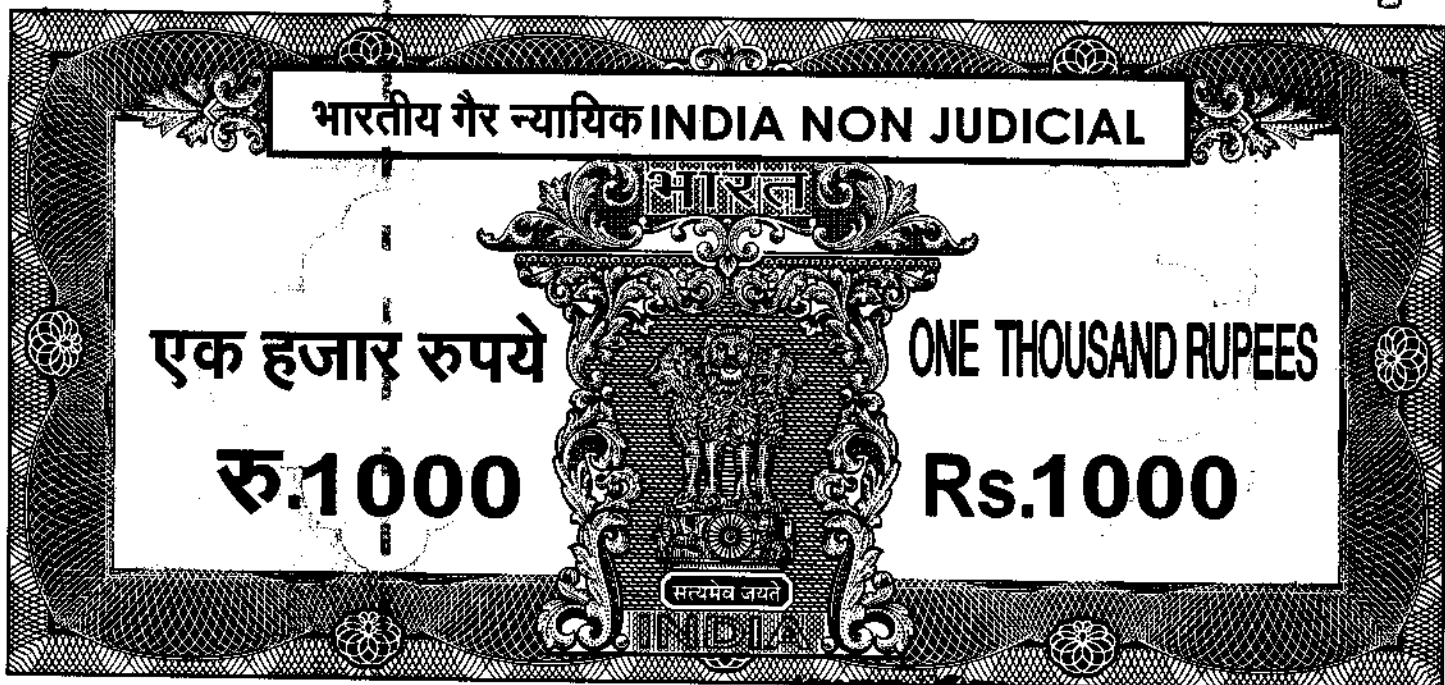
Nos.(1)(a) and (1)(b) herein, the said entire property was partitioned among the said co-owners by Consent Decree passed on 11.10.1999, whereby the Plot C of the portion surveyed under No.32/1 of Gancim village, admeasuring 22,915 sq. mts alongwith the proportionate part of the reserved access to the extent of share of 384 sq. mts was allotted to the VENDORS herein;



[Signature]

[Signature]

[Signature]



गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH 27 JAN 2001 046363
MARGAO - GOA

636

Rs 1000/-
Sis Bio Tech India Ltd
Murem

2,76,000/-

[Signature]

[Signature]

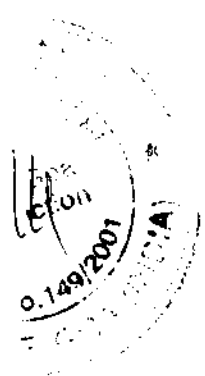
- 12 -



f) The said Plot C is more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said property";

g) the VENDORS are now sole owners and possessors of the said property;

AND WHEREAS the VENDORS have represented to



[Signatures]

the PURCHASER that -

i) the said property is free from all encumbrances, charges, liens, attachments etc;

ii) they are sole owners and possessors of the said property and have absolute authority and power to deal with the same in any manner as they like;

iii) the said property is not subject to any agricultural tenancy rights or any other rights from any other person/s;

iv) the VENDORS have clear and marketable title to the said property.

AND WHEREAS believing the said representations as true, the PURCHASER has approached the VENDORS for purchase of the said property;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of

100-146149-2001

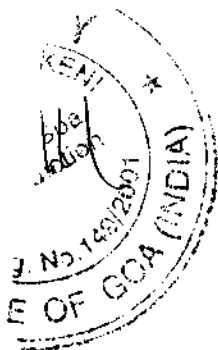
T. J. Jones ^{H. J. Jones} ⁹ H. J. Jones

9
Helm

Rs.1,37,49,000/- (Rupees one crore thirty seven lakhs forty nine thousand only) which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuant to the said agreement and in consideration of the sum of Rs.1,37,49,000/- (Rupees one crore thirty seven lakhs forty nine thousand only) out of which an amount of Rs.5,00,000/- (Rupees five lakhs only) has been already paid by the PURCHASER to the VENDORS before the execution of this deed by Cheque No.7115 dt. 11.10.2007 drawn on Axis Bank, Margao and balance amount of Rs.1,32,49,000/- (Rupees one crore thirty two lakhs forty nine thousand only) is paid today at the time of execution of these presents by Cheque No.152520 drawn on HDFC Bank, Margao dt.15.01.2008, the receipt whereof the VENDORS hereby admit and acknowledge and discharge the PURCHASER absolutely and forever, they the VENDORS as owners and possessors hereby convey, sell, transfer, assign and assure



J J Joshi

M. J. Joshi

H. J. Joshi

by way of sale ALL THAT the said property, namely Plot C of the property surveyed under No.32/1 of Gancim village, situated at Gancim village, within the area of Village Panchayat of Batim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, having an area of 22,915 sq. mts and more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenant thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.



2. The VENDORS hereby covenant with the PURCHASER that -

J. J. S.

M. S.

[Signature]

- 16 -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or by any person/s claiming or to claim, from, under or in trust for them or any of them;

c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and



J J J

MPS

[Signature]

executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, their executors, or administrators and assigns shall be reasonably required.

d) the PURCHASER shall hold the said property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the VENDORS or by any person/s claiming or to claim by, from, under or in trust for them.

SCHEDULE "A"

(Description of the said entire property)

All that two properties, both adjoining one



J. J. J.

M. J. J.

M. J. J.

M. J. J.

another, namely (i) Property known as "SEXTO PEDUO DO PREDIO SEM DENOMINACAO QUE FOI DO MATIES GUILHERME GOMES", described in the Land Registration Office of Ilhas at Panaji under No.4910 at folios 111 of Book R-13 of new series, enrolled in the Land Revenue Office at Panaji under Matriz No.309 and surveyed under Cadastral Survey No.309 and (ii) Property known as "CAJUAL QUE SEXTO LOTE DE OITEIRO DE GANCIM" denominated "SURVING VALLY", described in the Land Registration office of Ilhas under No.1709 at folios 139 of Book 20 of Old series and in the Taluka Revenue office under Matriz No.56 and surveyed in the Old Survey office at Panaji under Old Survey No.24 and both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No.57/1 and 32/1 of Gancim village and together forming one single property is bounded on the north by the public way, on the south by predio "Xir" of Maria Francisca Vaz and "Quinta" or "Aforamento Oiteral" of Jose Rodrigues, on the east by public way leading



Handwritten signature/initials

Handwritten signature/initials

Handwritten signature/initials

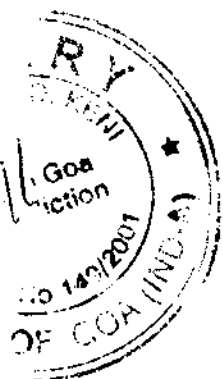
to Old Goa and on the west by property "Xir" of Comunidade of Gancim, property without any special name of heirs of Antonio Jose Menezes, property "Xir" of Maria Francisca Vaz and predio "Xir" of Comunidade of Gancim.

SCHEDULE B

(Description of the said property hereby sold)

All that Plot C of the property surveyed under No.32/1 of Gancim village of Ilhas and forming part of the property. described in the SCHEDULE "A" above, which Plot C has an area of 22,915 sq.mts, shown in the plan annexed hereto and bounded on the east by road, on the west by Plot B of the same property, on the north by Plot D of the same property and on the south by a road and property bearing Survey No.33 of Village Batim.

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



[Signature]

[Signature]

[Signature]

[Signature]

SIGNED AND DELIVERED
BY THE VENDORS:



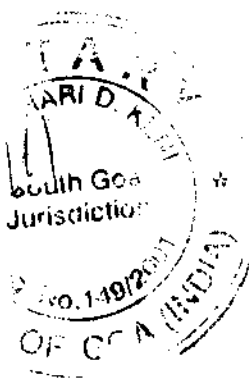
[Signature]
SEAL OF
Mariano Lucas Fernandes
★ MARIANO LUCAS FERNANDES
P.A. J.



right hand finger prints



left hand finger prints



MPS

[Signature]

[Signature]

[Signature]



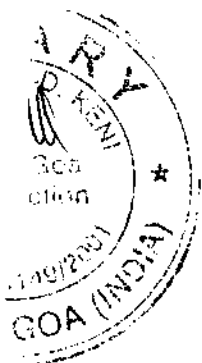
Maria Fatima Fernandes
Maria Fatima Fernandes
MARIA FATIMA FERNANDES



right hand finger prints



left hand finger prints



MF

Maria Fatima

Q

FF



1

Francis Fernandes

FRANCIS FERNANDES



right hand finger prints



left hand finger prints

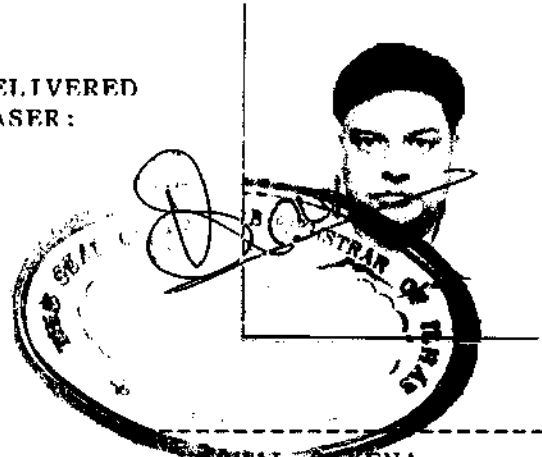


Handwritten signatures and initials:

- Handwritten signature*
- Handwritten signature*
- Handwritten signature*
- Handwritten initials 'FJS'*

SIGNED AND DELIVERED
BY THE PURCHASER:

Vishal Saxena



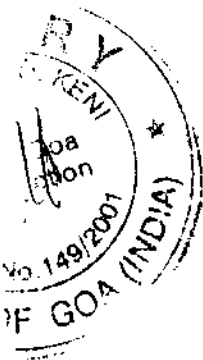
VISHAL SAXENA
For M/s. SIR BIOTECH INDIA LTD



right hand finger prints



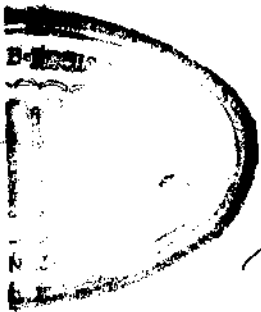
left hand finger prints



[Handwritten signatures]

WITNESSES:

1. Zigraah Moham
2. Bose (SUBROTO BOSE)

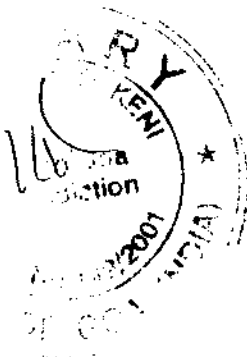


J J H

MBP

Pleasant

J



J

① Mr. Mariano Lucas Fernandes, s/o
Francis Fernandes, 44 yrs, married and
his wife;

② Mrs. Maria Fatima Fernandes,
d/o Joao Dias, 41 yrs and

③ Mr. Francis Fernandes, s/o late
Mariano Fernandes, widower, all Indian
National, s/o Bahm, Ilhas - Goa. -

④ M/s. S.R. BIOTECH INDIA LTD.,
registered office at Delhi and local
office at Muvem, Salcete represented by
its Director Mr. Vishal Saxena, s/o R.K.
Saxena, major, Indian National, s/o
Borda, Margao - Goa. -

~~Executing Party~~ 1 to 4

~~admits execution of the so called~~

~~Sale~~

~~1. Handed~~

epic card no 6412100 dt 14-9-94
Batim

2 ~~Handed~~

epic card no 21365

dt 14-9-94 Batim

3 ~~Handed~~

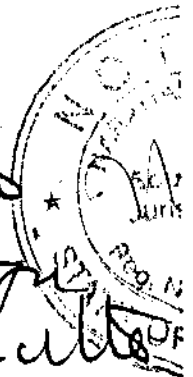
epic card no 21211

dt 14-9-94 Batim

4. ~~Handed~~

Vishal Saxena

Mr. Subrato Bora, s/o
late B.R. Bora, major,
Sene, s/o Colva. Salcete



Plan showing plots situated at
Gandim Village
TISWADI Taluka
S. No./ Sub. Div. No. 32/

registered No. 181
at pages 578
Book No. 191
date 16/05/03

Sub-Registrar

350 m² E

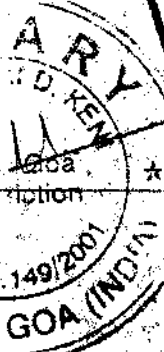
PLOT A
22694.00m²

PLOT D
22694.00m²

S.No. 32

PLOT B
22915.00m²

PLOT C
22915.00m²



Handwritten signatures and text:
Vishal Sarna
M. P. S.

2- Sh Rajnesh Mohan
 Sh Jaisingh Lal
 Shivanta, ~~So~~ major
 Senior No Colva
 Salcette Goa

State that they personally know the
 above executants and identify him/her

1. Bose (SUBRAT BOSE)

2. Rajnesh Mohan

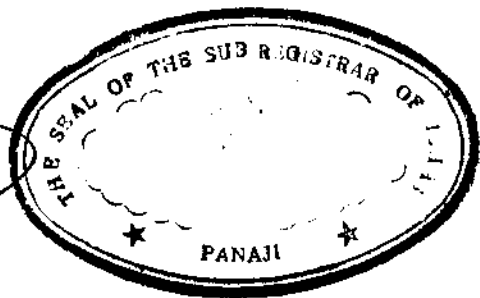
[Signature]
 Tgt/8
 SUB-REGISTRAR
 ILHAS



Registered No. 181
 at pages 578 to 605
 Book No. I
 date 16-1-08 1903

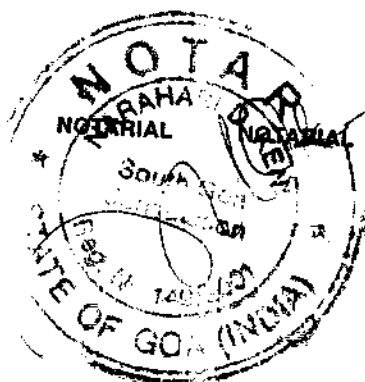
[Signature]
 Sub-Registrar

Note of Return:-



This document will be returned on 16/1/08

[Signature]
 SUB-REGISTRAR
 ILHAS



NOTARIAL NOTARIAL

CERTIFIED TO BE A TRUE
 COPY OF THE ORIGINAL/
 CERTIFIED TRUE COPY.

[Signature]
 NARAHARI D. KENI
 NOTARY
 SOUTH GOA

Place Marga Date 22/1/12
 Reg. No. 14342/12

CERTIFIED TO BE TRUE COPY



गोवा GOA

021011

Sl. No. 869 Place of Issue: Panaji, Goa Date of issue: 18 MAR 2008

Value of Stamp Paper: 25000

Name of the Purchaser: Sr. Rio Tech India Ltd

Residing at: Nuvem

As there is no one single stamp of the value of Rs. 25000

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

Signature of the Ex-officio Vendor

Signature of Purchaser

Serial No. 933

Presented at the Office of the

Sub-Registrar

between the date of 10/03/2008

and 12/03/2008 on 19/3/2008

Received for Rs. 2,74,980/-

Registration

Certifying

Certifying Enclosures

Postage

Total Rs. 2,750,500/-

SUB-REGISTRAR

DEED OF SALE

SUB-REGISTRAR

ILHAS

THIS DEED OF SALE is made at Panaji, Goa, on the
Nineteenth day of March of the year two thousand
and eight (19-03-2008) - BETWEEN -

Delai

Ades

Principals

Ades

Ades

Marema

Ades





गोवा GOA

Sl. No. 869 Date of Value of Stamp Paper Rs 25000 Date of issue 18 MAR 2008
 Name of the Purchaser Sr. Nro Tech India Pte
 Residing at Nuvem
 As there is no one single stamp paper for the value of Rs. 25000
 Additional stamp paper for the completion of the value is attached along with

Signature of the Ex-officio Vendor

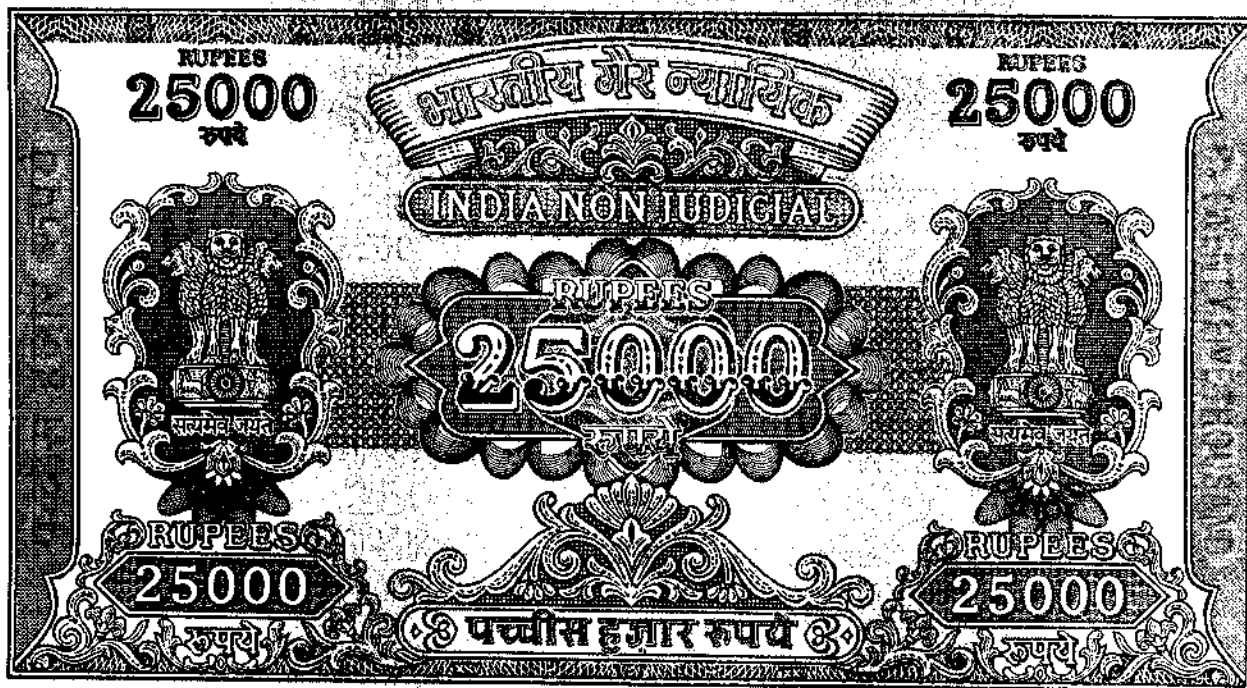
Signature of Purchaser

- 2 -

(1)(a) MR. MARIO FERNANDES, aged 42 years, son of late Joao Fernandes, occ: service, married and his wife (b) MRS. MILAGRINA FERNANDES, daughter of Luis Phillip Dias, aged 35 years. (c) MR. EDUARDO FERNANDES, aged 39 years, son of late Joao Fernandes, married and his wife (d) MRS. MARIA FLAVIANA BRIGIDA PEREIRA, daughter of Jose Pereira, aged 33 years, all residents of Batim, Goa Velha, Goa. (e) MRS. ROSY FERNANDES E DIAS, aged 36 years, housewife, daughter of late Joao Fernandes, married and her husband (f) MR. DIOGO



Fillai
Heles
Romualdo
Mdes
Wales
Monica
Alina
Maria



गोवा GOA

118 MA 021002

Sl. No. 869 Date of issue.....

Value of Stamp Rs. 25000/-

Name of the Party Shri. Mo Teek India Ltd

Residing at. Xuvemy

As there is no one else, the value of Rs. 25000/-

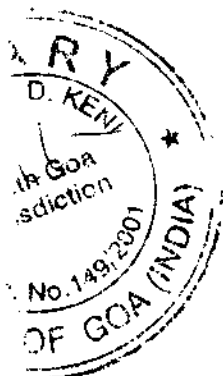
Additional stamp paper for the completion of the value is attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

- 3 -

ANTONIO JOAO DIAS, son of Salu Dias, aged 45 years, occ: service, both residing at H.No.358, Grand Mercurim, St. Lawrence, Agasaim, Goa, (g)
MRS. SARITA FERNANDES, daughter of Joao Fernandes, aged 31 years, housewife, and her husband (h) MR. ROMEO FERNANDES, son of Sebastiao Fernandes, aged 42 years, occ: service, both residing at Poriel Bhat, Bhatim, Goa Velha, (i) MRS. LUCY LOBERCO FERNANDES, daughter of late Joao Fernandes, aged 37



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गोवा GOA

Sl. No. 869 Place of Issue Goa Date of Issue 18 MAR 2008 021003
 Value of Stamp Paper Rs. 25000
 Name of the Purchaser Sir Bio Tech India Ltd
 Residing at Nuvem
 As there is no onerous transaction, the value of Rs. 25000
 Additional stamp paper for the completion of the value is attached along with
 Signature of the Ex-officio Vendor [Signature] Signature of Purchaser [Signature]

years. housewife, and her husband (1) MR. FRANCISCO INACIO PILLAY, son of Jeronio Pillay, aged 40 years, occ: service, both residing at Portel Bhat, Batim Goa Velha, all Indian Nationals and hereinafter collectively referred to as the "VENDORS" of the ONE PART - AND -

(2) M/s. STR BIOTECH INDIA LTD., a limited company, incorporated under Companies Act, 1956 having registered office at 6926, Jaspur

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गोवा GOA

021004

Sl. No. 869 Place of Vendor Goa Date of issue 18 MAR 2008
 Value of Stamp Paper Rs. 25000
 Name of the Purchaser Sr. Bro. Teeb India Ltd
 Residing at Nuvem

As there is no one stamp of value of Rs. 2.75000
 Additional stamp paper for the completion of the value is attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

Mills, Clock Tower, Subzi Mandi, Delhi and local office at Nuvem, Salcete, Goa, represented herein through its Director, MR. VISHAL SAXENA, son of Shri R.K. Saxena, major of age, Indian National, resident of Borda, Margao, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART.

Each of the expressions "THE VENDORS" and "THE PURCHASER" herein used shall unless repug-



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गोवा GOA

Sl. No. 869 Date of issue 18 MAR 2008 021005
 Value of Stamp Rs. 25000
 Name of the Purchaser Sr. Bso Tech India
 Residing at Nurem
 As there is no onus of Rs. 2.75.050
 Additional stamp paper for the amount of Rs. value is attached along with
 Signature of the Ex-officio Vendor - 6 - Signature of Purchaser

nant to the context or meaning thereof be deemed to include their respective heirs, executors administrators and assigns.

WHEREAS -

a) There exists two properties, both adjoining one another, namely (i) Property known as "SEMPEDUCO DO PREDIO SEM DENOMINACAO QIT 1-1 DO MATILS GUTHERME GOMES", described in the Land Registration Office of Ilhas at Panaji under



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गोवा GOA

18 MAR 2006

Sl. No. 869 Place of Vend. D. 20 Margao Date of issue.....

Value of Stamp Rs. 25000

Name of the Purchaser Sir B. C. Teoh India Ltd

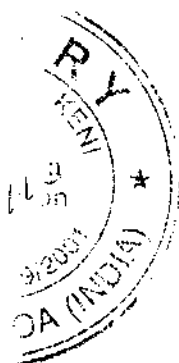
Residing at. Newem

As there is no stamp, the value of the stamp is 2.75-0.502
Additional stamp paper of the same value is attached along with

Signature of the Ex-officio Vendor

Signature of Purchaser

No. 4910 at folios 111 of Book B-13 of new series, enrolled in the Land Revenue Office at Panaji under Matriz No. 309 and surveyed under cadastral Survey No. 309 and (ii) Property known as "LAJAL QUE SEXTO LOTE DE OITEIRO DE GANCIM" denominated "SURVING VALLY", described in the Land Registration office of Ilhas under No. 1709 at folios 110 of Book 20 of Old series and in the Taluka Revenue office under Matriz No. 56 and surveyed in the old survey office at Panaji under Old Survey No. 24 and



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गोवा GOA

Sl. No. 869 Place of Use 1570, Mirgaon Date of issue 18 MAR 2008
Value of Stamp Rs. 25000
Name of the Purchaser Sr. Boolech Indira
Residing at Nurom
As there is no one single receipt of the value of Rs. 25000
Additional stamp paper for the completion of the value is attached along with
Signature of the Ex-officio Vendor [Signature] - 8 - Signature of Purchaser [Signature]

both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No. 87/1 and 87/2 of Gancim village and more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property":



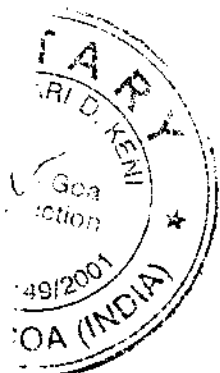
Dr. Jose Maximo Manuel Pedro Andre Guadalupe
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गोवा GOA

Sl. No. 809 Place of Vendor Margao Date of issue 18 MAR 2008
 Value of Stamp Paper Rs. 25000
 Name of the Purchaser Sr Bro Teeb Frolic Ho
 Residing at Nuxem
 As there is no one else, the value of Rs. 2.75 crn
 Additional stamp paper of the value is attached along with
 Signature of the Ex-officio Vendor [Signature] - II Signature of Purchaser [Signature]

Panaji, being Reg. Civil Suit No. 119/99/B against the other co-owners, the said entire property was partitioned among the said co-owners by Consent Decree passed on 11.10.1999, whereby the Plot B of the portion surveyed under No. 33/1 of Gancim village, admeasuring 22.915 sq. mts alongwith the proportionate part of the reserved access to the extent of share of 384 sq. mts was allotted to the said Mrs. Milagrina Fernandes and her husband Joao Fernandes:

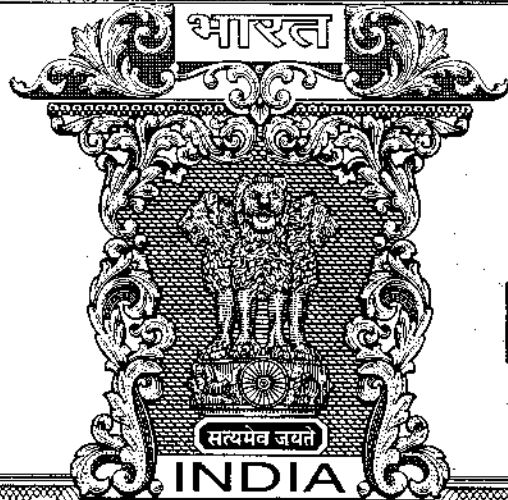


[Signature] [Signature] [Signature] [Signature] [Signature]
[Signature] [Signature] [Signature] [Signature] [Signature]
[Signature] [Signature] [Signature] [Signature] [Signature]

भारतीय गैर न्यायिक

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INDIA NON JUDICIAL

गोवा GOA

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Sl. No. 869 Place of Vend. D.T.O. Margao Date of Issue 18 MAR 2008

Value of Stamp Paper Rs. 50/-

Name of the Purchaser Sir B. C. Teeb Indira P.

Residing at Nurem

As there is no one finger stamp paper for the completion of the value of the stamp paper along with Additional stamp paper for the completion of the value of the stamp paper along with

2. 25.05.08

Signature of the Ex-officio Vendor

Signature of Purchaser

- 12 -

e) The said Mrs. Milagrina Cunha alias Milagrina Fernandes expired on 23rd October 2006 and her husband Mr. Joao Fernandes expired on 6th November 2006 leaving behind the Vendors herein as their only heirs and successors and they have been qualified so by Deed of Succession drawn on 16.01.2008 at page 4 onwards of Deeds Book No.695 by Notary Public Ex-officio of Ilhas;



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f) The said Plot B is more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said property":

g) the VENDORS are now sole owners and possessors of the said property:

AND WHEREAS the VENDORS have represented to the PURCHASER that -

i) the said property is free from all encumbrances, charges, liens, attachments etc:

ii) they are sole owners and possessors of the said property and have absolute authority and power to deal with the same in any manner as they like:

iii) the said property is not subject to any agricultural tenancy rights or any other rights from any other person/s;

iv) the VENDORS have clear and marketable title



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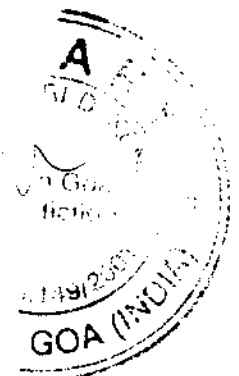
to the said property.

AND WHEREAS believing the said representations as true, the PURCHASER has approached the VENDORS for purchase of the said property;

AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of Rs.1,37,49,000/- (Rupees one crore thirty seven lakhs fortynine thousand only) which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuant to the said agreement and in consideration of the sum of Rs.1,37,49,000/- (Rupees one crore thirty seven lakhs forty nine thousand only) out of which an amount of Rs.5,00,000/- (Rupees five lakhs only) has been already paid by the PURCHASER to the VENDORS before the execution of this deed by two Cheques and balance amount of Rs.1,32,49,000/- (Rupees



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one lakh thirty two lakhs forty nine thousand only) is paid today at the time of execution of these presents by four demand drafts and six cheques drawn on Axis Bank, Margao, as mentioned in SCHEDULE "C" hereunder, the receipt whereof the VENDORS hereby admit and acknowledge and discharge the PURCHASER absolutely and forever. they the VENDORS as owners and possessors hereby convey, sell, transfer, assign and assure by way of sale ALL THAT the said property, namely Plot B of the property surveyed under No.32/1 of Gancim village, situated at Gancim village, within the area of Village Panchayat of Batim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, having an area of 22.915 sq. mts and more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto, TOGETHER WITH all the things permanently attached thereto or standing thereon and proportionate part of the reserved access and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenant thereto AND ALL the estate, right,

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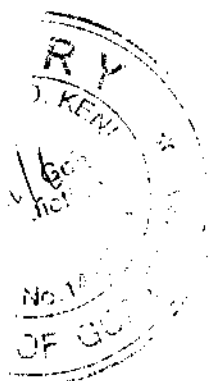
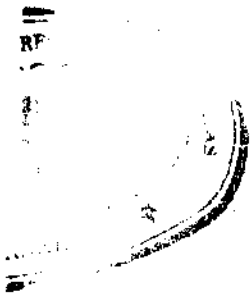
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title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASER that -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand



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c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, their executors, or administrators and assigns shall be reasonably required.

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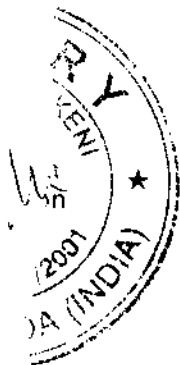
office under Matriz No.56 and surveyed in the Old Survey office at Panaji under Old Survey No.24 and both situated at Gancim village, within the area of Village Panchayat of Gancim, Taluka and Sub-District of Ilhas, District of North Goa, State of Goa, and jointly surveyed under No.57/1 and 32/1 of Gancim village and together forming one single property is bounded on the north by the public way, on the south by predio "Xir" of Maria Francisca Vaz and "Quinta" or "Aforamento Oiteral" of Jose Rodrigues, on the east by public way leading to Old Goa and on the west by property "Xir" of Comunidade of Gancim, property without any special name of heirs of Antonio Jose Menezes, property "Xir" of Maria Francisca Vaz and predio "Xir" of Comunidade of Gancim.



SCHEDULE B

(Description of the said property hereby sold)

All that Plot B of the property surveyed under No.32/1 of Gancim village of Ilhas and forming part of the property, described in the SCHEDULE "A" above, which Plot B has an area of 22.915



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sq.mts. shown in the plan annexed hereto and bounded on the east by internal road and Plot C of entire property. on the west by properties surveyed under Nos.33 and 34 of Batim village. on the north by Plot A of the same property and property surveyed under No.34 of Batim village and on the south by Plot C of the same property and property bearing Survey No.33 of Village Batim.

SCHEDULE "C"

(Details of the payment of consideration made by the PURCHASER to the VENDORS)

Name of the Vendor	Cheque/ D.D.No.	Date	Amount
Mr.Mario Fernandes	71085	26.09.07	Rs. 50,000/-
	174620	09.11.07	" 4,50,000/-
	400859	19.03.08	8,74,900/-
Mrs.Milagrina Fernandes	400843	19.03.08	13,74,900/-
Mr. Egidio Fernandes	400840	19.03.08	13,74,900/-
Mrs.Maria Flaviana Brigida Pereira	400844	19.03.08	13,74,900/-
Mrs.Rosy Fernandes	400842	19.03.08	13,74,900/-
Mr. Diogo Antonio Joao Dias	400845	19.03.08	13,74,900/-
Mrs.Sarita Fernandes	18431	18.03.08	13,74,900/-



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Mr. Romeo Fernandes	18430	18.03.08	13,74,900/-
Mr. Lucy Lourenco Fernandes	18432	18.03.08	13,74,900/-
Mr. Francisco Inacio Pillay	18433	18.03.08	13,74,900/-

All above cheques/DDs are drawn on AXIS Bank.
Margao.

IN WITNESS WHEREOF the parties hereto have here-
unto set and subscribed their respective hands and
signatures on the day, month, year and place first
hereinabove mentioned.

SIGNED AND DELIVERED
BY THE VENDORS:

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Ates



Ates
Ates



Mdes

MARIO FERNANDES

MARIO FERNANDES PA



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left hand finger prints



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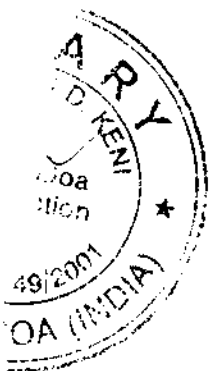
Milagrine Fernandes
MILAGRINA FERNANDES



right hand finger prints



left hand finger prints



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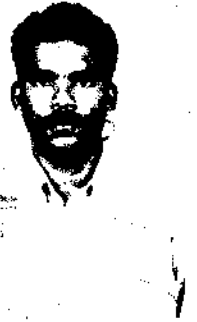
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Egidio Fernandes

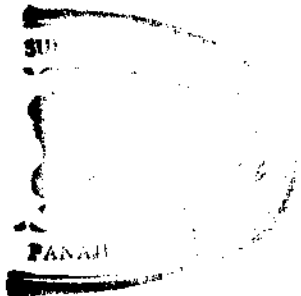
EGIDIO FERNANDES



right hand finger prints



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Maria



Maria Flaviana Brígida Pereira

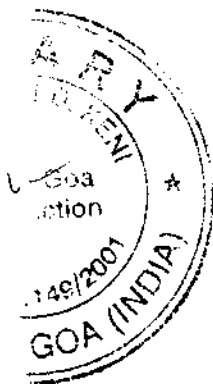
MARIA FLAVIANA BRIGIDA PEREIRA



right hand finger prints



left hand finger prints



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Miguel
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Bias



Rosy-Dial

ROSY FERNANDES E D S



right hand finger prints

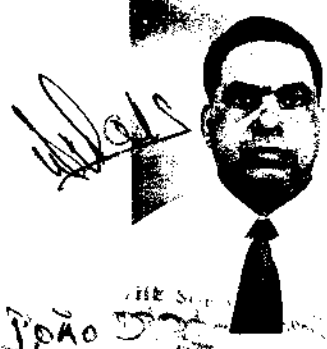


left hand finger prints

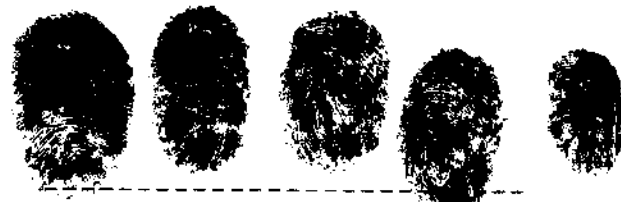


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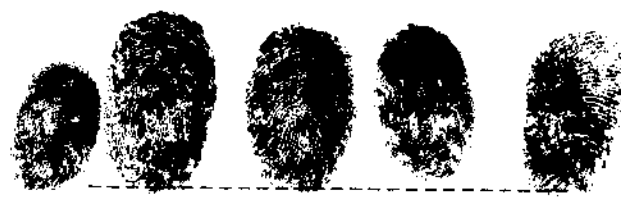
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Diogo Antonio João Dias
DIOGO ANTONIO JOAO DIAS



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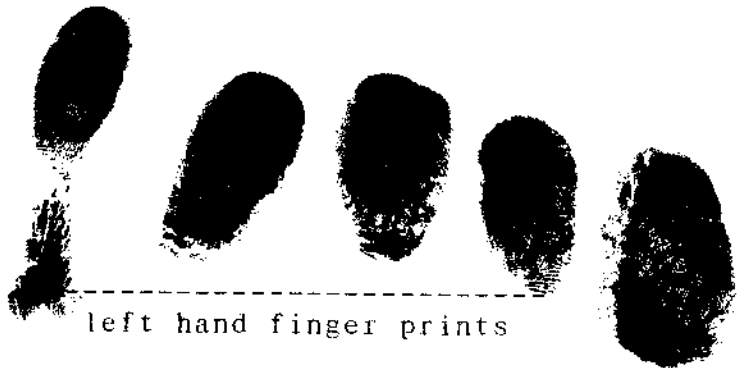
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Sarita Fernandes

SARITA FERNANDES



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left hand finger prints



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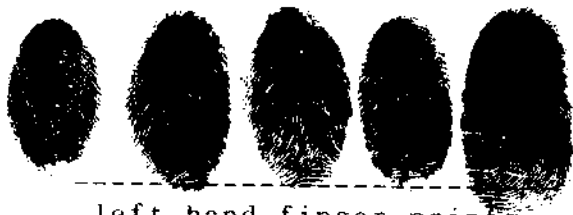
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ROMEO FERNANDES
ROMEO FERNANDES



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left hand finger prints



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Lucy Lourenco Fernandes

LUCY LOURENCO FERNANDES



right hand finger prints



left hand finger prints



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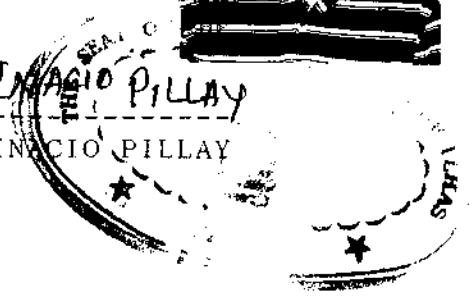
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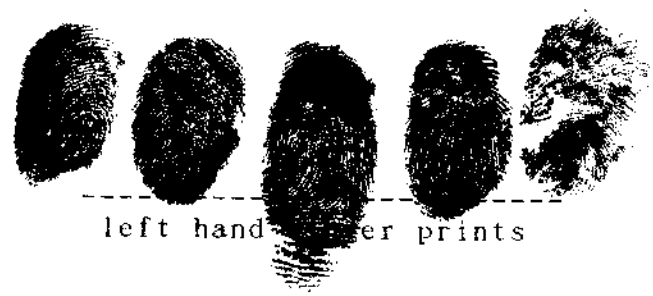
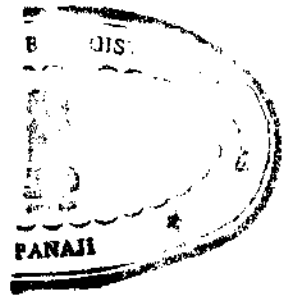


FRANCISCO INACIO PILLAY

FRANCISCO INACIO PILLAY



right hand finger prints



left hand finger prints



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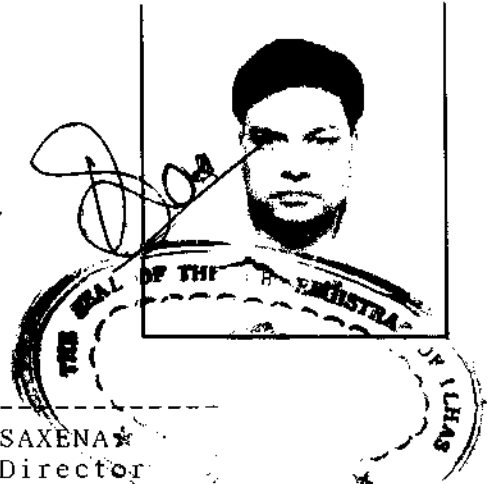
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SIGNED AND DELIVERED
BY THE PURCHASER:

Vishal Saxena

VISHAL SAXENA*
Director

For M/s. SIR BIOTECH INDIA LTD



right hand finger prints



left hand finger prints



Jillai
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Ramesh
Sdes
Ndes
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Wing & Bias

Plan showing plots situated at
Gancim Village
TISWADI Taluka
S. No./ Sub. Div. No. 32/-

Registered No. 952
of Pages 578 to 614
of No. 2 Volume No. 1936
Date 20/3/08

[Signature]
Sub-Registrar

350 m² E

PLOT A
22694.00m²

PLOT D
22694.00m²

S.No.32

PLOT B
22915.00m²

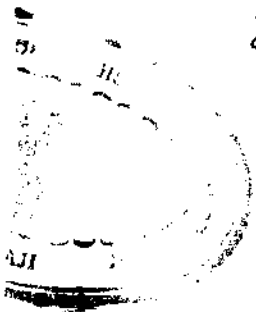
PLOT C
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WITNESSES:

1. Rajneesh Mohan Rajneesh Mohan
2. Boze SUBROTO BOSE



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Amma
sdas

Hdes

sdas

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Amma

sdas

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① Mr. Maria fernandes, 42 yrs, s/o late Joao fernandes, Seura and his wife,

② Mrs. Milagrina fernandes, d/o Luis Philipp Dias, 35 yrs, both d/o Batim - Goa. -

③ Mrs. Lasy fernandes e Dias, 36 yrs, housewife, d/o late Joao fernandes, and her husband.

④ Mr. Diogo Antonio Joao Dias, s/o Salu Dias, 45 yrs, Seura, both d/o H.No. 388, Grand Mercem, St. Lawrence, Agasaim - Goa. -

⑤ Mrs. Sarita fernandes, d/o Joao fernandes, 31 yrs, housewife and her husband;

⑥ Mr. Romao fernandes, s/o Sebastiao fernandes, 42 yrs, Seura, both d/o Patel Bhat, Batim, Goa Velha. -

⑦ Mrs. Lucy Laurence fernandes, d/o late Joao fernandes, 37 yrs, housewife and her husband;

⑧ Mr. Francisco Jacinto Pillay, s/o Jeronimo Pillay, 40 yrs, Seura, both d/o Patel Bhat, Batim, Goa Velha. -

⑨ M/s. Sir Biotech India Ltd., registered office at New Delhi and local office at Newem Suleti Goa represented by its Director Mr. Vishal Saxena, s/o R.K. Saxena, Major, Indian National, d/o Borda, Margao - Goa. -

⑩ Mr. Egidio fernandes, 39 yrs, s/o late Joao fernandes & his wife;

⑪ Mrs. Maria Flaviana Brigida Pereira, d/o Jose Pereira, 33 yrs, d/o Batim, Goa Velha. All parties are Indian Nationals. -

Executing party

admits execution of the so called

deed

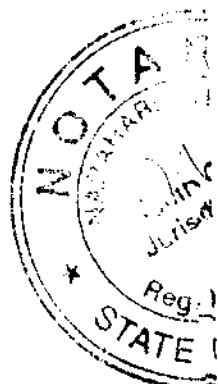
1 M/s



2 Mrs



3 M/s



4 Mick



5 Sidd



(faint)

6 Romoff



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2 Hale



8 Jillai



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Sania Maw

1) Mr Raghunath P. K. Maw
Cheitner Accountant
to Panaji



2) Mr Rajneesh Mohan
Shri Jaisingh Lal Srivastava
Maw, to Police

State that they personally know the above accountants and identify him/her

1 Ragie

2 Rajneesh Maw

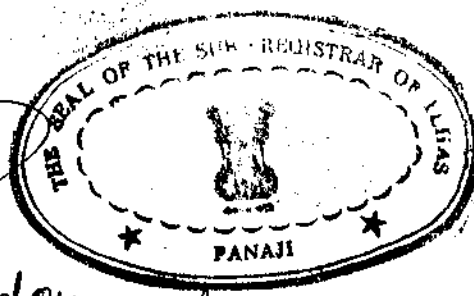
Deed

19/3/08

SUB-REGISTRAR
ILHAS

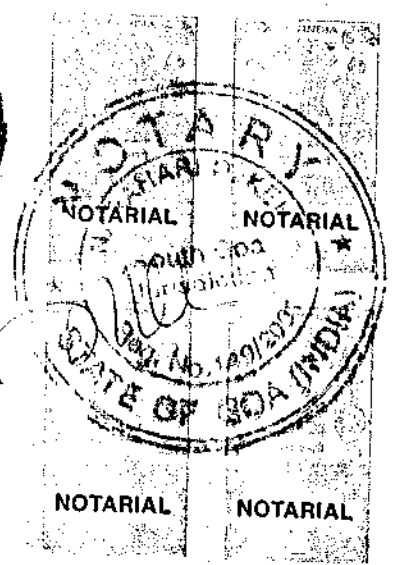


Registered No. 952
at pages 578 to 614
Book No 2 Vol. 11, 1936
Date 20/3/08



Note: If return this document
will be returned in 20/3/08.

[Signature]
SUB-REGISTRAR
ILHAS



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL/
CERTIFIED-TRUE-COPY

[Signature]
NARAHARI D. KENI
NOTARY
SOUTH GOA
Place Manga Date 22/11/12
Reg. No. 14340/12