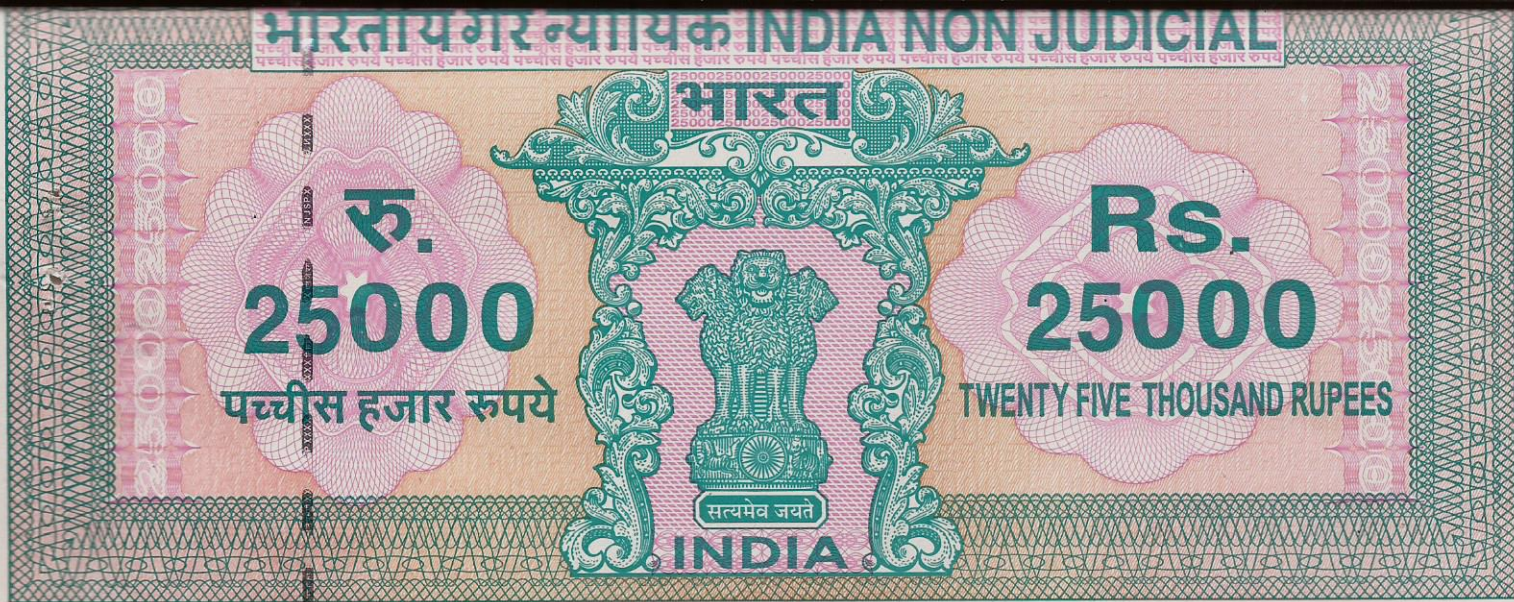




गोवा GOA

Sl. No. 23 Place of vend. STO Vasco Date of issue 28/4/10 024984
 Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand only)
 Name of the purchaser Prime Builders
 Residing at Vasco son of
 As there is no one single stamp paper for the value of Rs. 171,100/-
 Additional stamp paper for the completion of the value is attached along
 with

8
 Signature of the Re-officio vendor

[Signature]
 Signature of Purchaser

Serial No. 778/10
 Presented at the Office of the
 Sub-Registrar of Mormugao
 between the hours of 10.45 on 28/4/10 to 2.30

Received fees for: Rs. 136880
 Registration 60
 Copying (Folios) 50
 Copying endorsements 10
 Postage
 Total Rs. 137000

[Signature]
 SUB-REGISTRAR
 MORMUGAO

[Signature]
 SUB-REGISTRAR
 MORMUGAO

- 1 -

DEED OF SALE

<u>[Signature]</u>	S.K.	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>[Signature]</u>	SR	SPS	<u>[Signature]</u>	<u>[Signature]</u>
<u>[Signature]</u>	A-U	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>[Signature]</u>	MSK	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये



सत्यमेव जयते

INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

No. 23 Place of issue STO Vasco Date of issue 26/4/10 024985
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand)
Name of the purchaser Prime Builders
Residing at Vasco son of 171,100/-
As there is no one single stamp paper for the value of Rs. 171,100/-
Additional stamp paper for the completion of the value is attached along
with.

Signature of the Sub-Registrar

Signature of Purchaser



- 2 -

THIS DEED OF SALE is made at Vasco da Gama on this the 28th day of April 2010

BETWEEN

[Signature]

S. K.

[Signature]

[Signature]

[Signature]

[Signature]

SR

[Signature]

[Signature]

[Signature]

[Signature]

A. V.

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये



INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

024986

Sl. No. 23 Place of issue STO Vasco Date of issue 26/4/10
Value of stamp paper Rs. 25000/- (Rupees Twenty five thousand)
Name of the purchaser Prime Builders
Residing at Vasco son of
As there is no one single stamp paper for the value of Rs. 1,71,100/-
Additional stamp paper for the completion of the value is attached along
with

S
Signature of the Sub-Registrar

[Signature]
Signature of Purchaser



- 3 -

(1-a) UMESH DATTARAM SINAI KUVELKAR, [PAN NO. ADVPK6534B] son of late Dattaram Xamba Sinai Kuvelkar, aged 70 years, married, landlord, and his wife (1-b) SINDHU UMESH SINAI KUVELKAR, [PAN NO. AMJPK0847Q] aged 66 years, landlady, both residents of Margao, Salcete, Goa;

[Signature] S. K. [Signature] [Signature] [Signature]
[Signature] [Signature] [Signature] [Signature]
[Signature] [Signature] [Signature] [Signature]
[Signature] [Signature] [Signature] [Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

024987

No. 23 Place of issue: STO Vasco Date of issue 26/4/10
Value of stamp paper Rs. 25000/- Rupees Twenty five thousand only
Name of the purchaser Prime Builders
Residing at Vasco son of
As there is no one single stamp paper for the value of Rs. 1,71,100/-
Additional stamp paper for the completion of the value is attached
with

Signature of the Re-officer vendor

Signature of Re-officer



- 4 -

(2) PUSHPA DATTARAM SINAI KUVELKAR alias
PUSHPABAI DATTARAM KUVELKAR, daughter of late
Dattaram Xamba Sinai Kuvelkar, spinster, aged 68 years, landlady,
resident of House No. 396, Talybhand, Ward Carvota, Loutolim,
Salcete, Goa, represented herein by her duly constituted Attorney,

S. K. amale HMC S. K.
SR. SRS S. K.
A. V. S. K. S. K.
M. S. S. K. S. K.



गोवा GOA

010889

Sl. NO. 23 Place of issue, STo Vasco Date of issue 26/4/10
 Value of stamp paper Rs. 20000/- Rupees Twenty thousand only
 Name of the purchaser Prime Builders
 Residing at Vasco son of
 As there is no one single stamp paper for the value of Rs. 1,71,900/-
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the Notary Public

Signature of Purchaser



- 7 -

(4-a) SANTOSH DATTARAM SINAI KUVELKAR, [PAN NO. AFJPK1314B], son of late Dattaram Xamba Sinai Kuvelkar, aged 61 years, landlord, and his wife (4-b) MEENA SANTOSH SINAI KUVELKAR, [PAN NO. AFJPK1315A] aged 55 years, landlady, both residents of Fatorda Margao, Salcete, Goa.

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099009

No. 23 Place of issue, Goa Vasco Date of issue 26/4/10
 Value of stamp paper Rs. 1000/- (Rupees one thousand only)
 Name of the purchaser Prime Builders
 Residing at Vasco son of
 As there is no one single stamp paper for the value of Rs. 1,71,100/-
 Additional stamp paper for the completion of the value is attached along
 with.



8
 Signature of the Ra-officio holder

[Signature]
 Signature of Purchaser

- 8 -

(5) SHAILAJA KUVELKAR alias SUMEETA R. RAMANI,
 [FORM 60], daughter of late Chanda Sinai Kuvelkar, wife of late
 Ramesh Ghanashyam Ramani, widow, aged 61 years, landlady,
 resident of G/18, B-1, Munjvihar, Gogla, Margao, Goa.

<u>[Signature]</u>	S. K.	<u>amul</u>	<u>MHC</u>	<u>Sole</u>
<u>MR</u>	SR	SPS	<u>[Signature]</u>	SN
<u>JW</u>	CA.U	<u>[Signature]</u>	SPS.	b.
<u>[Signature]</u>	Msk	<u>[Signature]</u>	<u>[Signature]</u>	



गोवा GOA

222599

No. 23 Piece of stamp paper 570 Vasco Date of issue 26/4/10
 Value of stamp paper Rs. 100/- (Rupees hundred only)
 Name of the purchaser Prime Builders
 Residing at Vasco son of
 As there is no one single stamp paper for the value of Rs. 1,71,100/-
 Additional stamp paper for the completion of the value is attached along
 with



Signature of the Sub-official vendor

Signature of Purchaser

- 9 -

(6-a) SARITA KUVELKAR alias SARITA PANDURANG
 SHIRVOICAR alias SARITA J. SHIRWAIKAR, [FORM 60],
 daughter of late Chanda Sinai Kuvelkar, aged 57 years, married,

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	SR		SR	

landlady, and her husband (6-b) **PANDURANG GANGADHAR SHIRVOICAR** alias **JAGDISH GANGADHAR SHIRWAIKAR**, [PAN NO. AHTPS4428C], aged 60 years, Service, both residents of Shirwaikar House, Behind DCI Factory, Gogol, Margao, Goa.

(7-a) **SUREKA SINAI KUVELKAR** alias **SUREKHA J. NADKARNI**, [PAN NO. ABHPN7004P], daughter of late Chanda Sinai Kuvelkar, aged 56 years, landlady, and her husband (7-b) **JAYANT VASUDEV NADKARNI**, [PAN NO. AAZPN5019K], aged 60 years, businessman, both residents of H. No. 178, A-10, Near MES College, Zuarinagar, Goa.



(8-a) **SMITA SINAI KUVELKAR** alias **SMITA AVINASH USGAONKAR** alias **ARYA A. USGAONKAR**, [PAN NO. AAKPU6878L], daughter of late Chanda Sinai Kuvelkar, aged 52 years, landlady, married, and her husband (8-b) **AVINASH BALCHANDRA SINAI USGAONCAR** alias **AVINASH B. USGAONKAR**, [PAN NO. AAKPU6877F], aged 60 years, Doctor, both residents of Shivam Apartments, Upper Bazaar, Ponda, Goa.

(9-a) **SUCHETA CHANDA KUVELKAR** alias **SUCHETA VINAYKUMAR SADEKAR** alias **SUCHITA V. SADEKAR**, [PAN NO. AHMPS5318Q], daughter of late Chanda Sinai Kuvelkar, aged 51 years, landlady, married, and her husband

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(9-b) VINAYKUMAR YESHWANT SADEKAR alias VINAY YESHWANT SADEKAR, [PAN NO. AHMPS5316A], aged 55 years, businessman, both residents of Sadekar House, Pajifond, Margao, Goa.

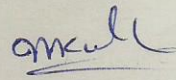
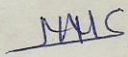
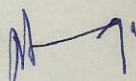
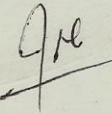
(10-a) SHAILENDRA SINAI KUVELKAR, [PAN NO. ADGPK3498R], son of late Chanda Sinai Kuvelkar, aged 59 years, married, landlord, and his wife (10-b) MEENA SHAILENDRA KUVELKAR, [PAN NO. AKPPK2137H], aged 55 years, landlady, both residents of F-1, Laxmi Apartments, Tisk-Ponda, Goa.



(11-a) RAJENDRA SINAI KUVELKAR, [PAN NO. AELPK8364A], son of late Chanda Sinai Kuvelkar, aged 55 years, married, landlord, and his wife (11-b) ANITA RAJENDRA KUVELKAR, (PAN NO. ACBPR0294A), aged 50 years, landlady, both residents of Kuvelkar House, Toliaband, Loutolim, Salcete, Goa, represented herein by her duly constituted Attorney, Rajendra Sinai Kuvelkar (Vendor No. 11-a) vide Power of Attorney dated 2.5.2000 executed before the Notary Nelson Soares at Ponda, Goa.

all above named persons hereinafter collectively referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, administrators, executors and assigns) of the ONE

PART

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AND

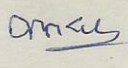
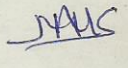
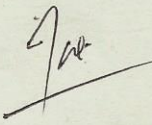
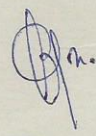
PRIME BUILDERS, having its Office at 2nd Floor, "Prime Corner", Vasco da Gama, Goa, represented herein by its Sole Proprietor, Mr. Anthony Cedric Dias, son of late Albert T. Dias, [PAN NO. ABQPD4957Q], aged 48 years, married, businessman, residing at Chicalim, Goa, hereinafter referred to as the "**PURCHASER**" (which expression shall, unless repugnant to the context or meaning thereof be deemed to include their successors-in-interest, administrators, executors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.

WHEREAS there is a property known as "PIXANCHI TONQUI" or "PICHAN TOQUI" situated at Vasco da Gama, Mormugao, Goa, described in more detail in the Schedule I hereinbelow written and hereinafter referred to as the "SAID BIGGER PROPERTY".

AND WHEREAS the SAID BIGGER PROPERTY belonged to one Xamba Crisna Sinai Kuvelkar and his wife Parvotibai Sinai Kuvelkar.

AND WHEREAS the said Xamba Crisna Sinai Kuvelkar and his wife Parvotibai Sinai Kuvelkar both expired and left behind the following children as their universal heirs, namely,

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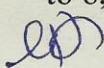
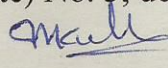
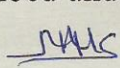
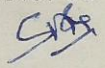
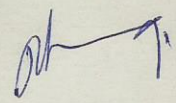
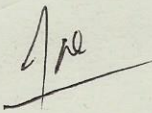
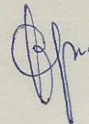


- a) Siuram Sinai Kuvelkar married twice, i.e., in the first nuptial to Laxmibai Kuvelkar and on her death in the second nuptial to Paschibai Kuvelkar.
- b) Dattaram Sinai Kuvelkar married to Xantabai Kuvelkar
- c) Anand Sinai Kuvelkar married to Premabai Kuvelkar
- d) Chanda Sinai Kuvelkar married to Cussumbai Kuvelkar
- e) Crisna Sinai Kuvelkar married to Suman Kuvelkar



AND WHEREAS upon the death of Siuram Sinai Kuvelkar, and Chanda Sinai Kuvelkar Inventory Proceedings were initiated being Inventory Proceedings No. 79/1960 before the Court of the Civil Judge, Sr. Division, Margao, by his surviving spouse Paschibai Kuvelkar. In the said Inventory Proceedings, the said Paschibai Kuvelkar was appointed as Head of the Family.

AND WHEREAS based on the statement of the Head of the Family in the said Inventory Proceedings, the Civil Judge, Sr. Division, Margao, conducted the Inventory Proceedings enlisting all the properties left behind by the said original owners, namely, Xamba Crisna Kuvelkar and his wife Parvotibai Kuvelkar. The Hon'ble Court then prepared the List of Assets left behind by the said couple. According to the said Inventory Proceedings, the SAID BIGGER PROPERTY was divided into eight plots (Lotes) serially numbered 1 to 8, one of which was Plot (Lote) No. 3, described under Item No. 68

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	MSK			

in the said Inventory Proceedings and the same is described in more detail in Schedule II hereinbelow written and hereinafter referred to as the "SAID PLOT".

AND WHEREAS by Order dated 1.11.1965, the Hon'ble Civil Judge, Sr. Division, Margao, partitioned the assets left behind by the said couple, namely, Xamba Crisna Sinai Kuvelkar and his wife Parvotibai Kuvelkar.

AND WHEREAS, as per the said partition, the SAID PLOT described under Item No. 68 was allotted to the following persons in the following proportions :



- A) To Anand Sinai Kuvelkar married to
Premabai Kuvelkar - 86/150 parts
- B) To Dattaram Sinai Kuvelkar married to
Shantabai Kuvelkar - 21/150 parts
- C) To the children of Chanda Sinai Kuvelkar
married to Cussumabai Kuvelkar - 37/150 parts
- D) To Crisna Sinai Kuvelkar married to
Suman Kuvelkar - 6/150 parts

AND WHEREAS Anand Sinai Kuvelkar expired on 12.7.1973 and his wife Premabai Kuvelkar expired on 5.8.2002 leaving behind their three children, namely, Xamba Ananda Kuvelkar alias Satish Sinai Kuvelkar, Subhash Sinai Kuvelkar and Uxabai Ananda Kuvelkar alias Usha Laxmikant Naik Karmali all three of whom are married

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and are fully qualified as successors of said Anand Sinai Kuvelkar and Premabai Kuvelkar by a Deed of Succession dated 16.5.2006 drawn before the ex-Officio Notary of Mormugao at Vasco da Gama on his Book of Deeds No. 171 at pages 110 to 113.

AND WHEREAS Dattaram Sinai Kuvelkar expired on 16.6.1986 and his wife Shantabai Kuvelkar expired on 19.4.2000 leaving behind seven children as their successors, namely, Santosh Sinai Kuvelkar, Umesh Sinai Kuvelkar, Mahesh Sinai Kuvelkar, Kishori Sinai Kuvelkar, Pushpa Sinai Kuvelkar, Milan Sinai Kuvelkar and Vimal Sinai Kuvelkar. They have been qualified as successors of Dattaram Sinai Kuvelkar by Deed of Succession dated 12.11.1986 drawn before the Ex-Officio Notary of Salcete at Margao at Folio 25 onwards of Book of Deeds No. 1308.

AND WHEREAS Milan Sinai Kuvelkar with her husband Jairam Sadassiva Naique Counto, by a Deed of Relinquishment dated 8.10.1998 drawn before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 664 at page 24 onwards relinquished their rights in favour of other co-heirs.

AND WHEREAS Vimal Sinai Kuvelkar, with her husband Premanand Vishnu Borkar, by a Deed of Relinquishment dated 8.10.1998 drawn before the Ex-Officio Notary of Ilhas at Panjim on Notary Book No. 664 on page 23 onwards relinquished their rights in favour of other co-heirs.

AND WHEREAS Kishori Sinai Kuvelkar with her husband Vithal Kamat Mamai, by a Deed of Relinquishment dated 4.8.1998 drawn

[Handwritten signatures and initials]

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<i>[Signature]</i>	SR	SPS	<i>[Signature]</i>	SL
<i>[Signature]</i>	R.O.	<i>[Signature]</i>	SPS	b.
<i>[Signature]</i>	MSK	<i>[Signature]</i>	<i>[Signature]</i>	

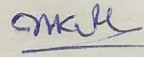
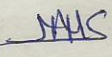
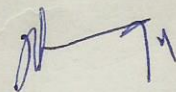
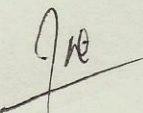
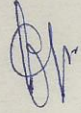
before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 663 at page 44 onwards relinquished their rights in favour of other co-heirs.

AND WHEREAS on the demise of their mother Shantabai Kuvelkar on 19.4.2000, Milan Sinai Kuvelkar with her husband Jairam Sadassiva. Naique Counto and Vimal Sinai Kuvelkar with her husband Premanand Vishnu Borkar, by another Deed of Relinquishment dated 24.4.2002 drawn before the Ex-Officio Notary of Ilhas at Panjim, at page no. 30 onwards on Notary Book No. 676 relinquished their illiquid rights acquired through their mother, the said Shantabai, in favour of other co-heirs.

AND WHEREAS Kishori Sinai Kuvelkar with her husband Vithal Kamat Mamai, likewise by another Deed of Relinquishment dated 15.3.2002 drawn before the Ex-Officio Notary of Ilhas at Panjim on his Notary Book No. 676 at page 10 onwards, relinquished their rights acquired through her mother, the said Shantabai, in favour of other co-heirs.

AND WHEREAS the share of 21/150 of Dattaram Sinai Kuvelkar now thus vests in Umesh Sinai Kuvelkar, Pushpa Sinai Kuvelkar, Mahesh Sinai Kuvelkar and Santosh Sinai Kuvelkar, i.e., the Vendors No. 4, 5, 6 & 7 herein, with their respective spouses.

AND WHEREAS Chanda Sinai Kuvelkar expired on 13.5.1963 and his wife Cussumabai Kuvelkar expired on 24.2.1997 leaving behind eight children namely, Shailendra Sinai Kuvelkar, Sarita Sinai

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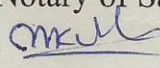
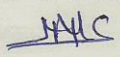
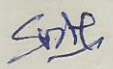
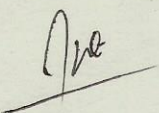
Kuvelkar, Surekha Sinai Kuvelkar, Rajendra Sinai Kuvelkar, Smita Sinai Kuvelkar, Suchita Sinai Kuvelkar, Satyendra Sinai Kuvelkar and Shailaja Sinai Kuvelkar as their successors.

AND WHEREAS one of the sons of Chanda Sinai Kuvelkar, namely Satendra Sinai Kuvelkar, expired on 3.1.1986 as a bachelor without executing any will or gift or any other disposition of his last wish, leaving behind his mother Cussumabai Kuvelkar who was then living as his universal heiress.



AND WHEREAS the said Cussumabai Kuvelkar thereafter expired on 24.2.1997 as mentioned above and her share in the moiety of her husband and that which she acquired through her deceased son Satyendra Sinai Kuvelkar devolved upon the remaining seven children, namely, Shailendra Sinai Kuvelkar, Sarita Sinai Kuvelkar, Surekha Sinai Kuvelkar, Rajendra Sinai Kuvelkar, Smita Sinai Kuvelkar, Suchita Sinai Kuvelkar and Shailaja Sinai Kuvelkar who have been qualified as the successors of the said Chanda Sinai Kuvelkar and Cussumabai Kuvelkar by Deed of Succession dated 8.10.2003 drawn before the Ex-Officio Notary of Salcete at Margao on his Book of Deeds No. 1454 at page No. 95 onwards.

AND WHEREAS by the same Deed of Succession dated 8.10.2003 drawn before the Ex-Officio Notary of Salcete at Margao on his Book

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	SR	SPS		SR
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	MSK			

of Deeds No. 1454 at page No. 95 onwards, Shailaja has also been qualified as the sole successor of her deceased husband as they did not leave any issues to succeed them and there being no other successors.

AND WHEREAS in the said Deed of Succession dated 8.10.2003, the name the deceased Satyendra Sinai Kuvelkar was omitted and this anomaly was subsequently corrected by a Deed of Addendum dated 27.3.2006 drawn before the ex-Officio Notary of Salcete at Margao.

AND WHEREAS the share of 37/150 now thus vests in Shailaja Kuvelkar alias Sumeeta R. Ramani, Sarita Kuvelkar alias Sarita J. Shirwajkar, Surekha Sinai Kuvelkar alias Surekha J. Nadkarni, Smita Sinai Kuvelkar alias Arya A. Usgaonkar, Sucheta Chanda Kuvelkar alias Suchita V. Sadekar, Shailendra Sinai Kuvelkar and Rajendra Sinai Kuvelkar.

AND WHEREAS Crisna Sinai Kuvelkar expired on 27.5.1994 and his wife Suman Kuvelkar expired on 28.8.2008 without having any issues and their 6/150 undivided share has devolved upon their successors.

AND WHEREAS the SAID PLOT which is surveyed under Chalta Nos. 37, 38 & 39 of P. T. Sheet No. 89 of City Survey of Vasco da



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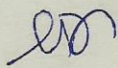
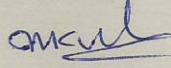
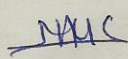
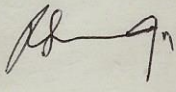
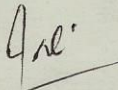
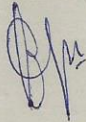
Gama, has an area of 1820 sq. mtrs. as per the area statement (Form D) of the Inspector of Surveys and Land Records, City Survey, Vasco da Gama.

AND WHEREAS the SAID PLOT was further sub-divided by the VENDORS and other co-owners and/or their predecessors into five smaller plots serially numbered 1 to 5 after obtaining approval from the Town and Country Planning Department, Panjim, vide letter No. DH/651/2129/71/72 dated 24.9.1971.



AND WHEREAS, Plot No. 1 out of the above sub-division, admeasuring 325 sq. mtrs., was sold by the VENDORS along with other co-owners and/or their predecessors-in-title to Felix Antonio Herculano Fernandes, Ranganath Laxman Gadekar and Vishnum Ramchandra Naik by Deed of Sale dated 22.5.1976, registered with the Sub-Registrar of Mormugao at Vasco da Gama under No. 58 of Book I, Vol. 35.

AND WHEREAS the remaining four plots, namely Plot Nos. 2 to 5 were amalgamated vide Order No.MPDA/1-K-5/06-07/538 dated 20.06.2006 of Mormugao Planning & Development Authority, to form a single plot identified as Plot No. 2 admeasuring 1495 sq. mtrs., hereinafter referred to as the "SAID PLOT NO. 2" and

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described in more detail in Schedule III hereinunder written and outlined in red in the plan annexed hereto as Annexure "A".

AND WHEREAS the Purchaser is aware that there is a legal case bearing Case No. MUND.REV.APPLN.No.117/04 presently going on in the Administrative Tribunal of Goa at Panaji, between one Shri Gurudas Kanekar & Another as Applicants and Shri Satish Kuvelcar & Others as Respondents, in respect of a structure surveyed under Chalta No. 39 of P. T. Sheet No. 89 of City Survey of Vasco da Gama, being part of the Said Property. The Purchaser hereby confirms that after execution of this Deed of Sale, the Purchaser shall bear full responsibility, if any, on behalf of the VENDORS, towards the Court and towards the said Mr. Gurudas Kanekar, in respect of the above mentioned legal case.



AND WHEREAS the VENDORS herein have represented to the PURCHASER that their title to the SAID PLOT NO. 2 is clear and marketable and have offered to sell their combined undivided 59.50/150 share in the same (hereinafter referred to as the "SAID UNDIVIDED SHARE" more particularly described in Schedule IV hereinunder written) to the PURCHASER, free from encumbrances on as-is-where-is basis, for a total consideration of Rs. 68,44,000/- (Rupees Sixty-eight Lakhs Forty-four Thousand Only) and the PURCHASER has agreed to buy the same for the said consideration.

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AND WHEREAS the PURCHASER shall deal separately with the other co-owners of the SAID PLOT NO.2 to purchase their undivided share therein and the VENDORS herein hereby give their unconditional consent to the PURCHASER to purchase the said remaining undivided share belonging to the other co-owners of the SAID PLOT NO. 2 and waive their right of pre-emption or any other such rights to which they may be deemed to be entitled.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :

1. That in consideration of the sum of Rs. 68,44,000/- (Rupees Sixty-eight Lakhs Forty-four Thousand Only) paid by the PURCHASER to the VENDORS herein as per details in Schedule V herein-below written, the receipt of which amounts the Vendors do hereby jointly and severally admit and acknowledge and of, from the same and every part thereof acquit, release and discharge the Purchaser, the Vendors do hereby unconditionally grant, convey, sell, transfer, assign and assure unto and to the use and benefit of the PURCHASER absolutely and forever their SAID UNDIVIDED SHARE in the SAID PLOT NO. 2, more particularly described in Schedule IV hereunder written, together with all privileges,



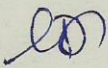
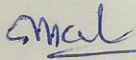
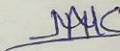
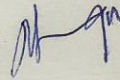
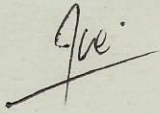
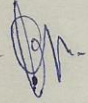
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advantages, rights, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever of the VENDORS into and upon the SAID UNDIVIDED SHARE.

2. The VENDORS do hereby covenant with the PURCHASER as follows :

- i) That the VENDORS had/have never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the VENDORS and the VENDORS, alongwith other co-owners are fully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the SAID PLOT NO. 2 hereby granted as an absolute and indefeasible estate equivalent thereto, free from all encumbrances and charges whatsoever, and that the VENDORS have full powers and absolute and indefeasible right and authority to sell, grant, convey and transfer their SAID UNDIVIDED SHARE hereby granted unto the PURCHASER in the manner aforesaid and according to the true intent and meaning of these presents.



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- ii) That it shall be lawful for the PURCHASER at all times hereafter to peacefully and quietly enter into and upon and hold and enjoy the SAID UNDIVIDED SHARE hereby granted and receive the rents, issue and profits thereof, without any hindrance, interruption, disturbances, claim or demand whatsoever by the VENDORS or any person or persons claiming any estate, right, title or interest from, under, through or in trust for the VENDORS and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended, kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made, done, executed or occasioned by the VENDORS.

- iii) That the SAID PLOT NO. 2 is not affected by any attachment, including attachment under any certificate, case or any proceedings started at the instance of the Income Tax or Estate Duty Authorities or any Acts or otherwise whatsoever and that there is no certificate, case or proceedings against the VENDORS for realization of arrears of Income Tax or Estate Duty or other Taxes or otherwise under the Public Demand and



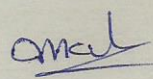
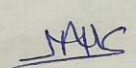
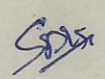
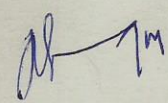
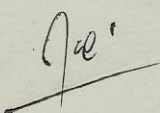
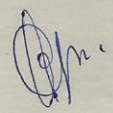
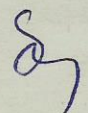
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Recovery Act and/or other Acts for the time being in force and that the SAID PLOT NO. 2 is not otherwise charged, mortgaged or encumbered.

iv) The VENDORS further agree and undertake as and when called upon by the PURCHASER to do, execute and/or perform all such further acts, deeds and things whatsoever at the request and cost of the PURCHASER for the purpose of more perfectly conveying and assuring the SAID UNDIVIDED SHARE hereby conveyed and every part thereof unto the PURCHASER as also for placing the PURCHASER in possession of the same, according to the true intent and meaning of this Deed as shall or may be reasonably required.



3. The PURCHASER herein covenants with the VENDORS that after execution of this Deed of Sale, the PURCHASER shall bear full responsibility, if any, on behalf of the VENDORS, towards the Court and towards the said Gurudas Kanekar in respect of the above mentioned legal case and to save them harmless and keep them indemnified from or against any claims by the occupants of the houses on the SAID PLOT NO. 2 who the PURCHASER shall settle on his own terms and at his own cost.

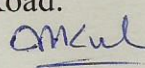
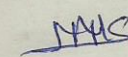
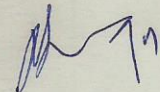
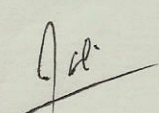
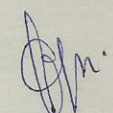
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5. The VENDORS hereby give their no-objection and consent to the Inspector of Surveys and Land Records, City Survey, Vasco da Gama, to carry out the mutation in respect of the SAID UNDIVIDED SHARE hereby sold and the VENDORS hereby waive their right to receive separate notices from the Inspector of Surveys and Land Records in this regard.

SCHEDULE I
(THE SAID BIGGER PROPERTY)

All that property known as "PIXANCHI TONQUI" or "PICHAN TOQUI", described in the Land Registration Office of Salcete at Margao under No. 22819 of Book B-58 New Series which was originally described under Nos. 2918, 2919 & 2920 (Old Series Book B-13) and is enrolled under Matriz Nos. 19, 22, 36, 37, 42 & 46 and bounded as under :

East : by the property of Zoirama Bicago Neugi
West : by the properties of Social House of Dempo, Maria Elvina Lopes Pereira and Plot No. 8
North : by properties belonging to Maria Joana Almeida and Confraternity of Our Lady of Guia of Marmagoa Church
South : by Municipal Road.

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SCHEDULE II
(THE SAID PLOT)

All that plot of land admeasuring 1820 sq. metres, surveyed under Chalta Nos. 37, 38 & 39 of P. T. Sheet No. 89 of City Survey of Vasco da Gama, situated at Vasco da Gama, Goa, being Plot (Lote) No. 3 of a bigger property known as "PIXANCHI TONGUI" or "PICHAN TOGUI", and bounded as under :

East : by property surveyed under Chalta No. 48 of P. T. Sheet No. 89
West : by properties surveyed under Chalta Nos. 32, 42 & 47 of P. T. Sheet No. 48
North : by properties surveyed under Chalta Nos. 20, 23 & 36 of P. T. Sheet No. 89
South : by Fr. Luis Gomes Road.



SCHEDULE III
(THE SAID PLOT NO. 2)

All that amalgamated portion of land admeasuring 1495 sq. mtrs. originally comprising Plot Nos. 2, 3, 4 & 5 of the sub-division of the Said Plot described in Schedule II above, surveyed under Chalta Nos. 37 (Part), 38 & 39 (Part) of P. T. Sheet No. 89 of City Survey of Vasco da Gama, situated at Vasco da Gama and bounded as under :

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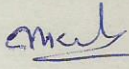
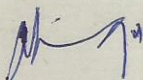
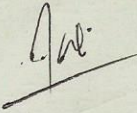
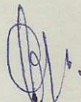
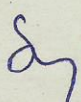
- East : by property surveyed under Chalta No. 48 of P. T. Sheet No. 89
- West : partly by properties surveyed under Chalta Nos. 32 & 42 of P. T. Sheet No. 48 and partly by Plot No. 1 of the sub-division.
- North : by properties surveyed under Chalta Nos. 20, 23 & 36 of P. T. Sheet No. 89
- South : partly by Plot No. 1 of the sub-division and partly by Fr. Luis Gomes Road.



SCHEDULE IV
(THE SAID UNDIVIDED SHARE)

All that combined 59.50/150 undivided share corresponding to 593.017 sq. mtrs. of land in the SAID PLOT NO. 2 admeasuring 1495 sq. mtrs., described in Schedule III hereinabove written.

SCHEDULE V
(DETAILS OF PAYMENTS MADE TO VENDORS)

<u>Sr. No.</u>	<u>Name of Vendors</u>	<u>Amount</u>
1.	Umesh Dattaram Sinai Kuvelkar and his wife Sindhu Umesh Sinai Kuvelkar	Rs 6,19,500/-
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2. Mahesh Dattaram Sinai Kuvelkar
and his wife Madhavi Mahesh
Sinai Kuvelkar Rs 6,19,500/-
3. Pushpa Dattaram Sinai Kuvelkar Rs 6,19,500/-
4. Santosh Dattaram Sinai
Kuvelkar and his wife
Meena Santosh Sinai Kuvelkar Rs 6,19,500/-
5. Shailaja Kuvelkar alias
Sumeeta R. Ramani Rs 5,90,000/-
6. Sarita Kuvelkar alias Sarita
J. Shirwaikar and her husband
Jagdish Gangadhar Shirwaikar Rs 5,90,000/-
7. Sureka Sinai Kuvelkar alias
Surekha J. Nadkarni and her
husband Jayant Vasudev
Nadkarni Rs 5,90,000/-
8. Smita Sinai Kuvelkar alias
Arya A. Usgaonker and her
husband Avinash B. Usgaonker Rs 5,90,000/-
9. Sucheta Chanda Kuvelkar alias
Suchita V. Sadekar and her
husband Vinay Yeshwant Sadekar Rs 5,90,000/-
10. Shailendra Sinai Kuvelkar and
his wife Meena Shailendra
Kuvelkar Rs 7,08,000/-



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	A.O		SR	

11. Rajendra Sinai Kuvelkar and his
wife Anita Rajendra Kuvelkar
TOTAL

Rs 7,08,000/-

Rs.68,44,000/-

IN WITNESS WHEREOF the VENDORS and the PURCHASER
have signed this deed on the date, month and year first hereinbefore
written in the presence of attesting witnesses.



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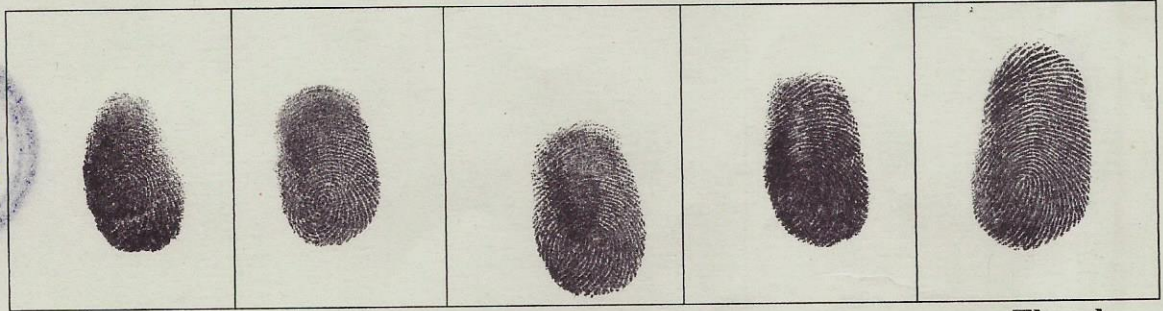
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Signed, sealed and delivered by the
withinnamed **UMESH DATTARAM**
SINAI KUVELKAR
[VENDOR NO. (1-a)]

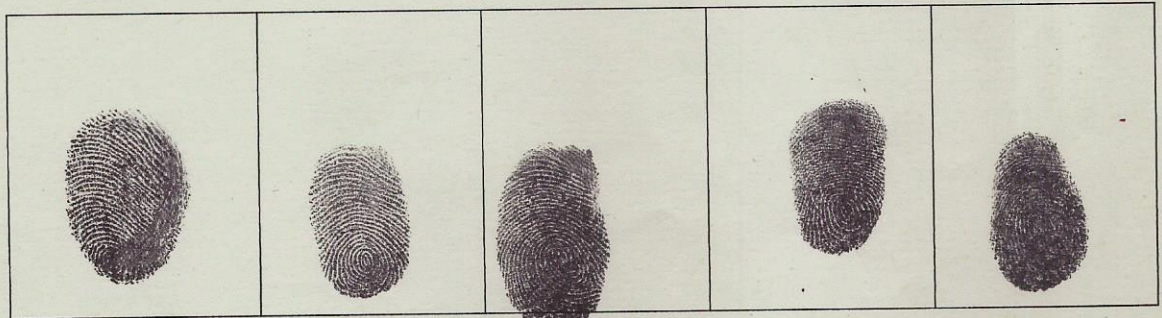
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KUVELKAR [VENDOR NO. (1-b)]

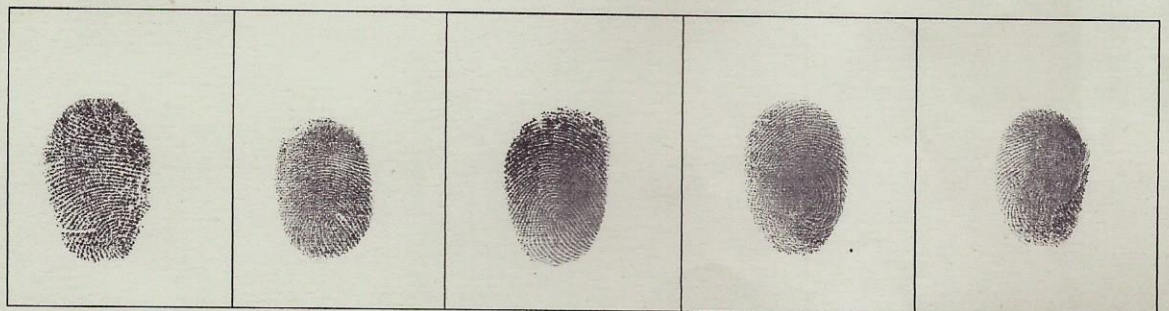
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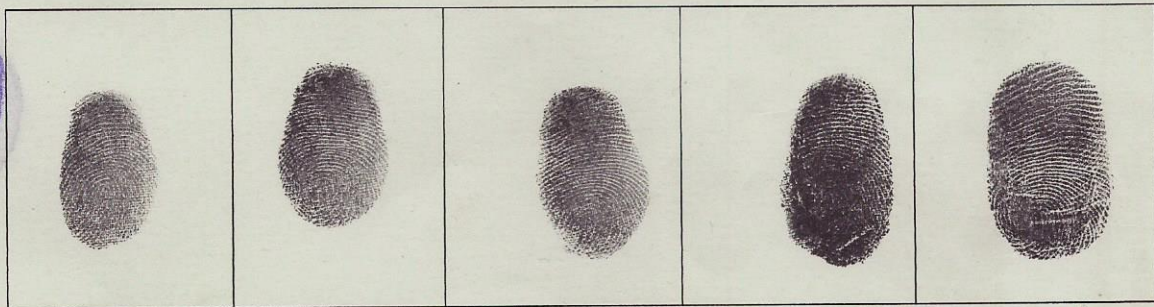
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withinnamed **MAHESH DATTARAM**)
SINAI KUVELKAR [VENDOR)
NO. (3-a)] for Self and as Attorney of)
PUSHPA DATTARAM)
SINAI KUVELKAR alias)
PUSHPABAI DATTARAM)
KUVELKAR [VENDOR NO. (2)])



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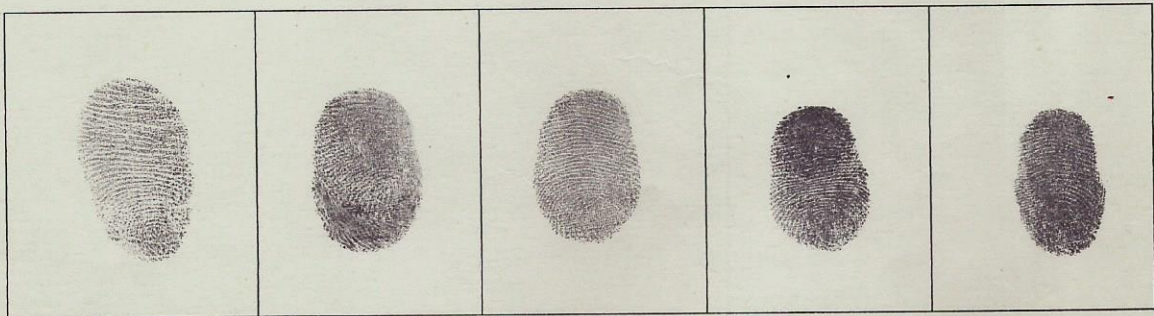


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S. K.

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MAHC

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SK

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A. V.

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Signed, sealed and delivered by the
 within named **MADHAVI MAHESH**
SINAI KUVELKAR
 [VENDOR NO. (3-b)]

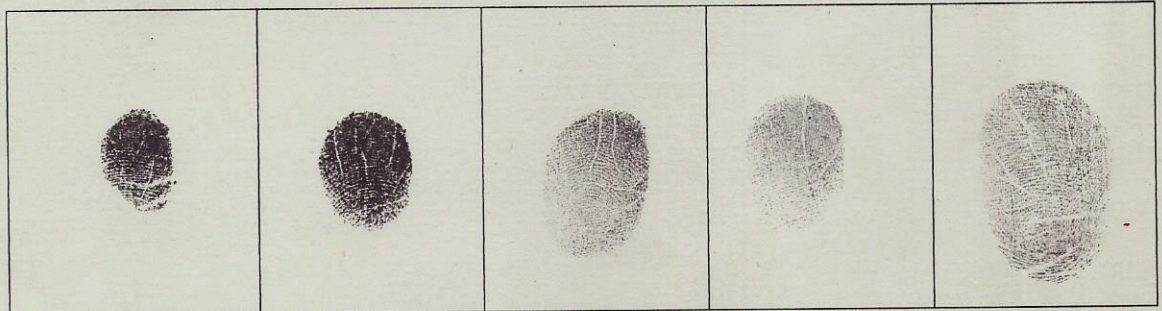
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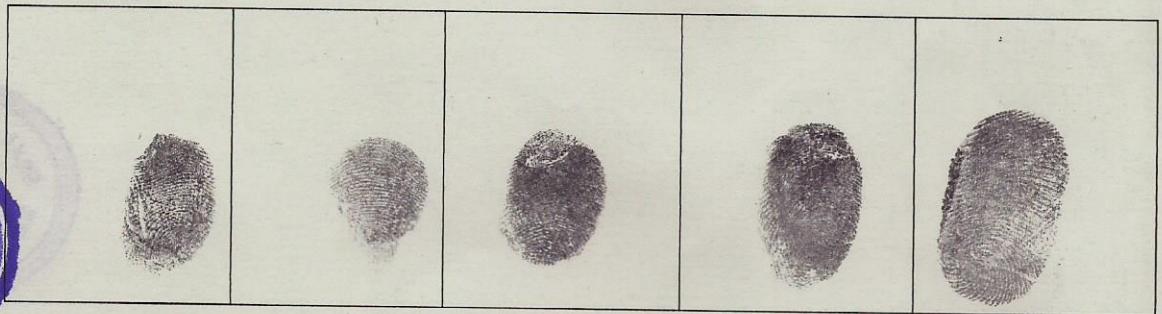
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Signed, sealed and delivered by the)
with in named **SANTOSH DATTARAM**)
SINAI KUVELKAR)
[VENDOR NO. (4-a)])

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<i>lca</i>	<i>AO</i>	<i>Opni</i>	<i>sr8</i>	<i>b.</i>
<i>Er</i>	<i>msr</i>	<i>L</i>	<i>⊗</i>	

Signed, sealed and delivered by the
withinnamed **MEENA SANTOSH**
SINAI KUVELKAR
[VENDOR NO. (4-b)]

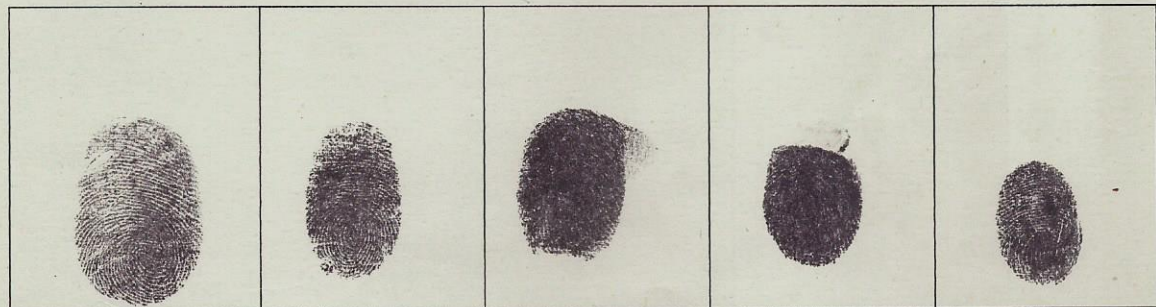


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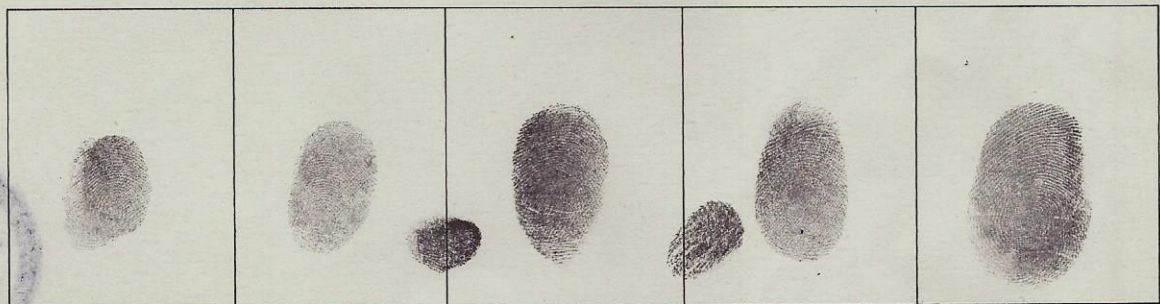
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	A-U		SPS	h.
	MSK			



Signed, sealed and delivered by the)
 within named **SHAILAJA KUVELKAR**)
 alias **SUMEETA R. RAMANI**)
 [VENDOR NO. (5)]

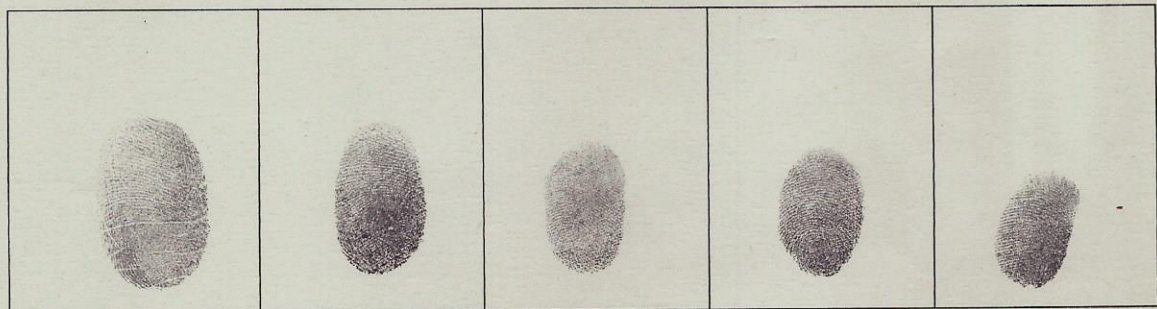
) Sumeeta Ramani

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<u>200</u>	S. K.	<u>ancul</u>	<u>RAHC</u>	<u>STOR</u>
<u>MR</u>	SR	SPS	<u>ph 7</u>	SR
<u>4a</u>	ck-u	<u>P/m</u>	SES	h.
<u>8y</u>	msk	<u>E</u>	<u>⊗</u>	

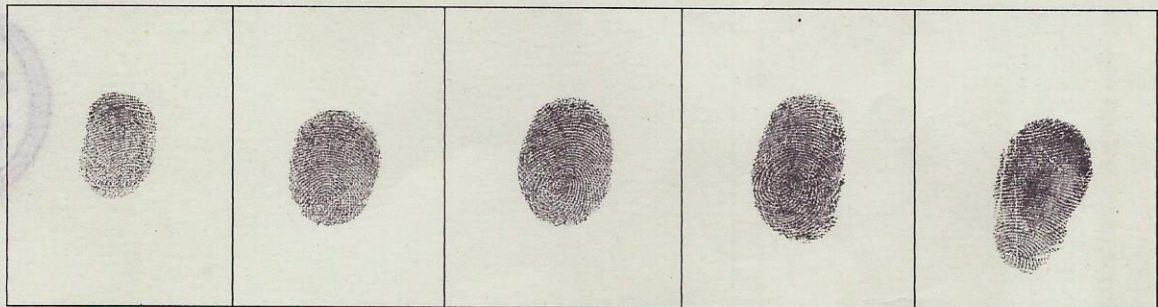
Signed, sealed and delivered by the
withinnamed **SARITA KUVELKAR**
alias **SARITA PANDURANG**
SHIRVOICAR alias **SARITA**
J. SHIRWAIKAR
[VENDOR NO. (6-a)]



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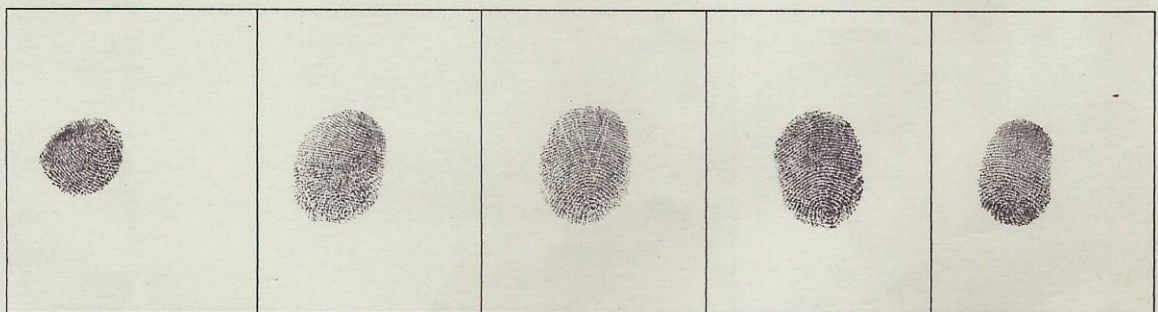
CP Shrivastava

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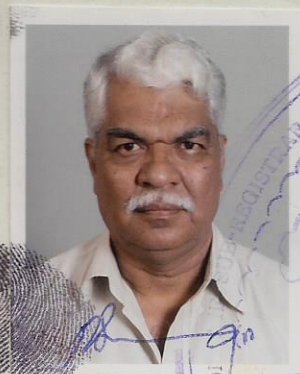
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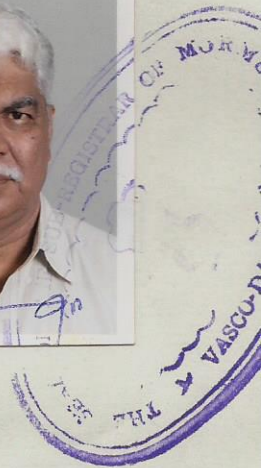


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<u>NR</u>	SR	SPS	<u>MT</u>	<u>8</u>
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<u>87</u>	<u>MSK</u>	<u>Q</u>	<u>Q</u>	

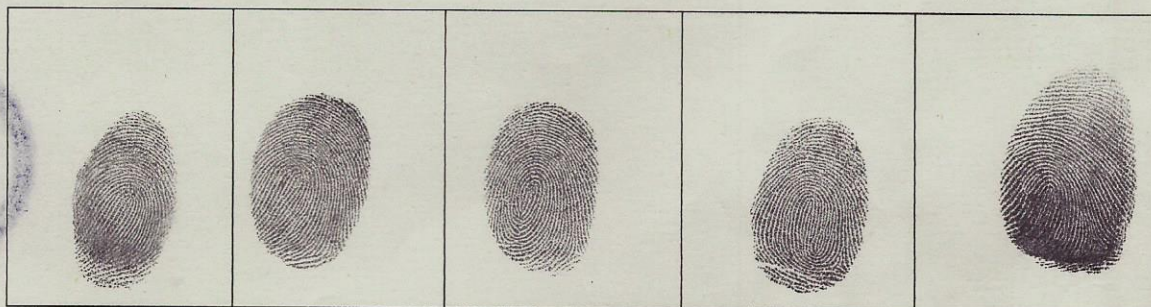


Signed, sealed and delivered by the
withinnamed **PANDURANG**
GANGADHAR SHIRVOICAR)
alias **JAGDISH GANGADHAR**)
SHIRWAIKAR [VENDOR NO. (6-b)])



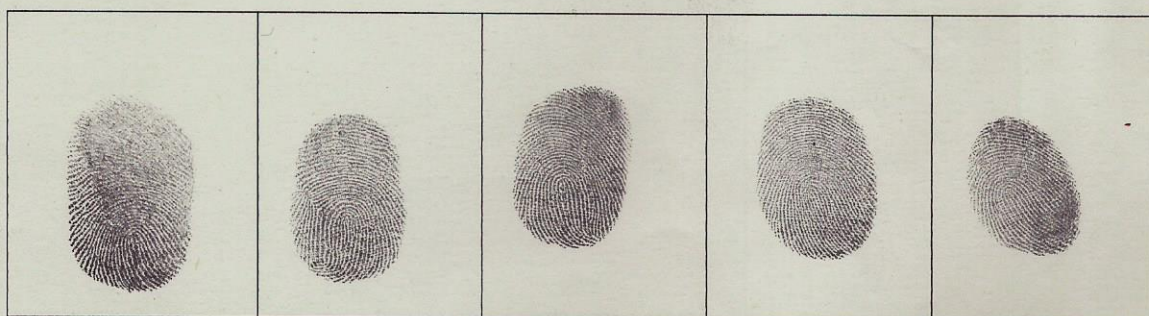
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<i>[Signature]</i>	MSK	<i>[Signature]</i>	<i>[Signature]</i>	



Signed, sealed and delivered by the
Within named **SUREKA SINAI**
KUVELKAR alias SUREKHA
J. NADKARNI [VENDOR NO. (7-a)]

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Surekha

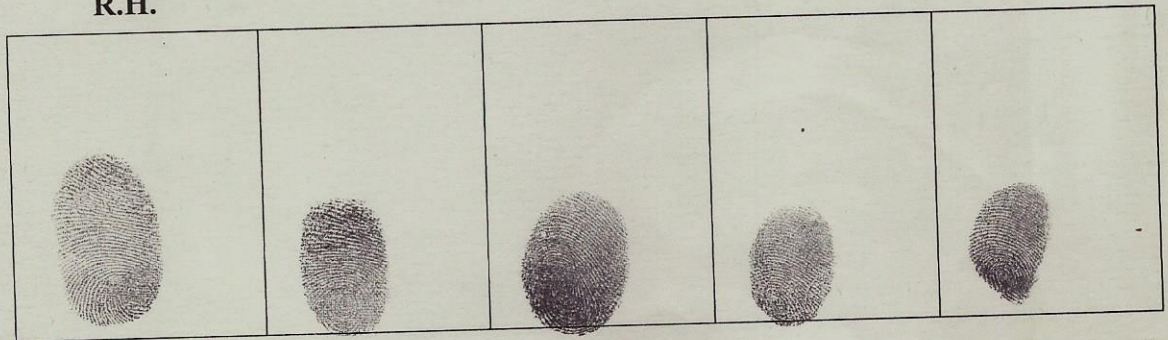


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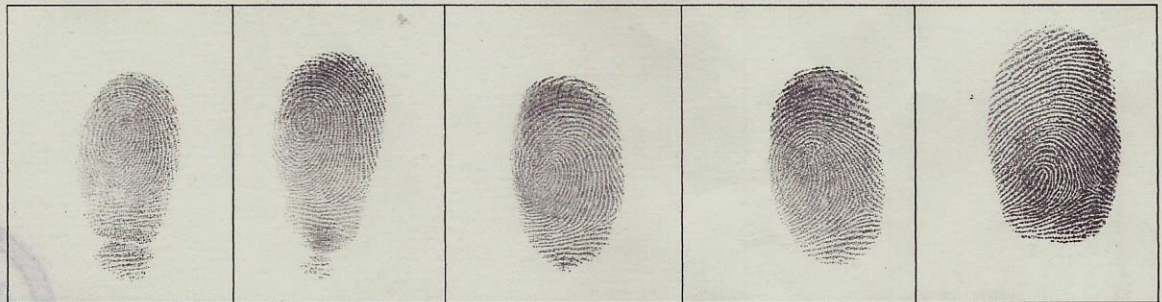
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Signed, sealed and delivered by the
withinnamed **JAYANT VASUDEV**
NADKARNI [VENDOR NO. (7-b)]

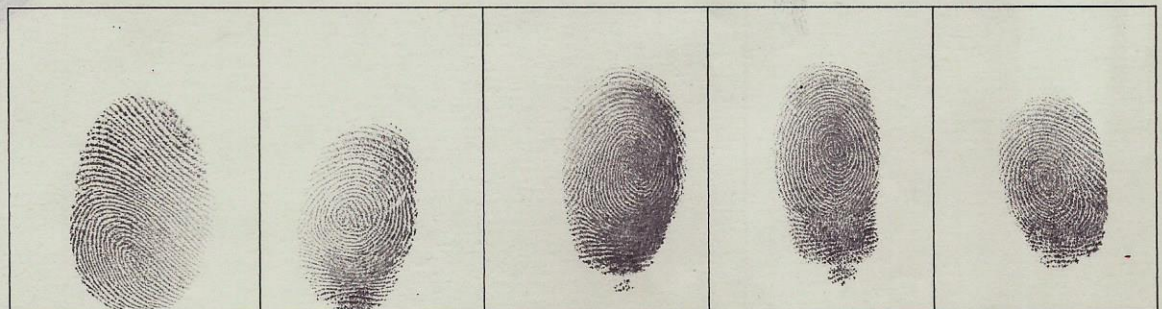
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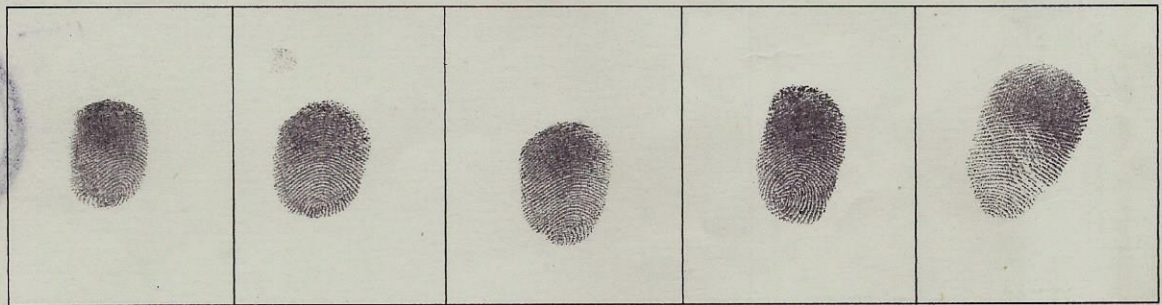
SR

Signed, sealed and delivered by the
withinnamed **SMITA SINAI**
KUVELKAR alias **SMITA**
VINASH USGAONKAR alias
ARYA A. USGAONKAR
[VENDOR NO. (8-a)]



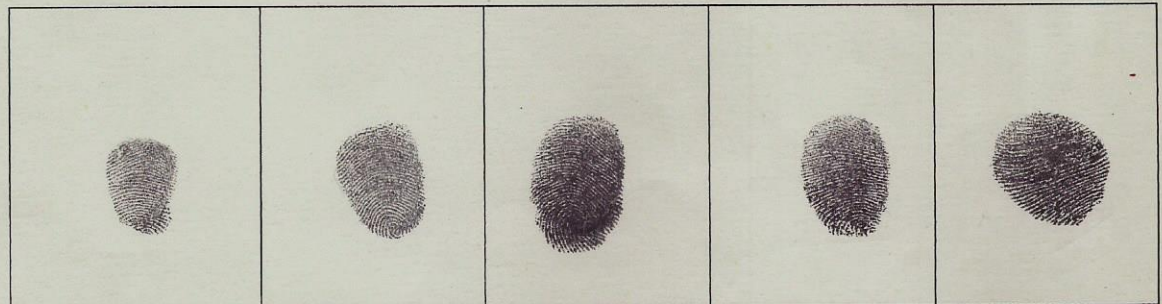
A. usgaonker.

L.H.



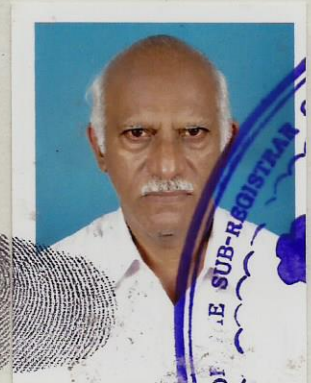
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R.H.



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<u>SM</u>	S.K.	<u>mail</u>	<u>SAUC</u>	<u>code</u>
<u>MR</u>	<u>SK</u>	<u>SPS</u>	<u>g</u>	<u>su</u>
<u>for</u>	<u>A.O</u>	<u>Bpm</u>	<u>scs</u>	<u>h</u>
<u>87</u>	<u>msu</u>	<u>E</u>	<u>⊗</u>	



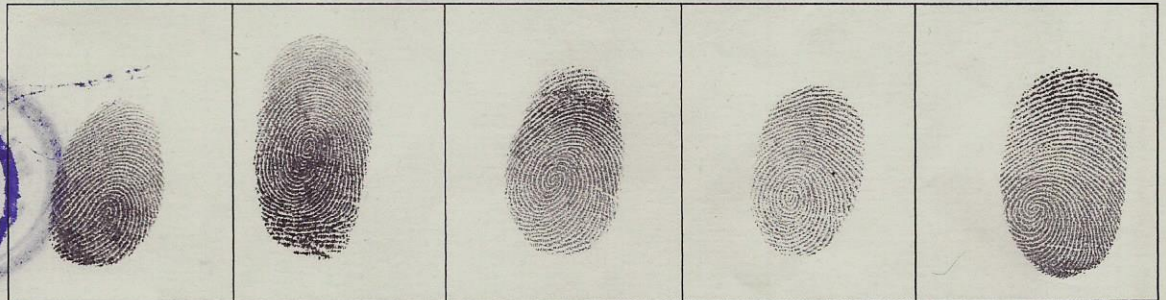
Signed, sealed and delivered by the
 within named **AVINASH**
BALCHANDRA SINAI
USGAONCAR alias **AVINASH B.**
USGAONKAR [VENDOR NO. (8-b)]



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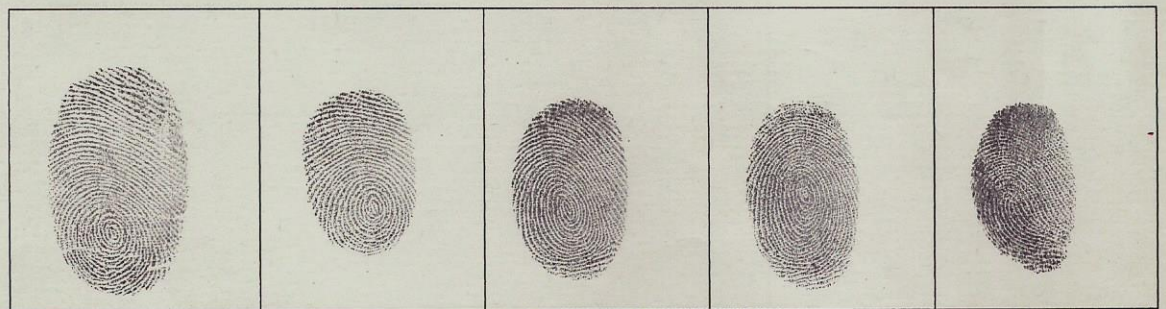


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<i>[Signature]</i>	CA-U	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	MSK	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

Signed, sealed and delivered by the
withinnamed **SUCHETA CHANDA**
KUVELKAR alias **SUCHETA**
VINAYKUMAR SADEKAR alias
SUCHITA V. SADEKAR
[VENDOR NO. (9-a)]



S. Sadekar

L.H.



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<i>SD</i>	<i>S. K.</i>	<i>encub</i>	<i>MAE</i>	<i>SDR</i>
<i>SR</i>	<i>SR</i>	<i>SR</i>	<i>SR</i>	<i>SR</i>
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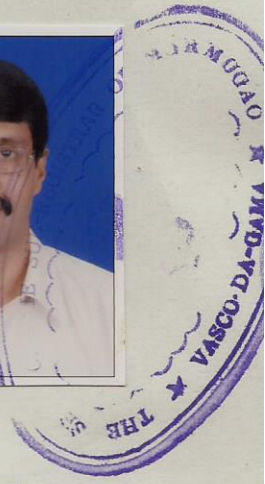


Signed, sealed and delivered by the
withinnamed **VINAYKUMAR**
YESHWANT SADEKAR alias
VINAY YESHWANT SADEKAR
[VENDOR NO. (9-b)]



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<i>[Handwritten signature]</i>	SK	<i>[Handwritten signature]</i>	<i>[Handwritten signature]</i>	h.
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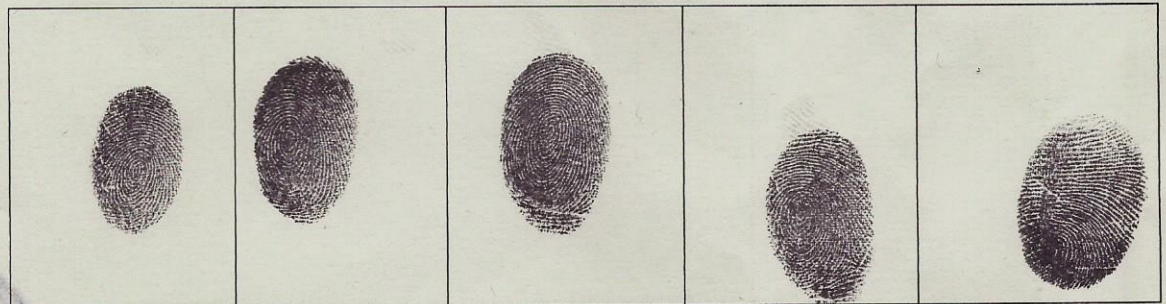
Signed, sealed and delivered by the
withinnamed **SHAIENDRA SINAI**)
KUVELKAR [VENDOR NO. (10-a)])



Shailendra Sinai

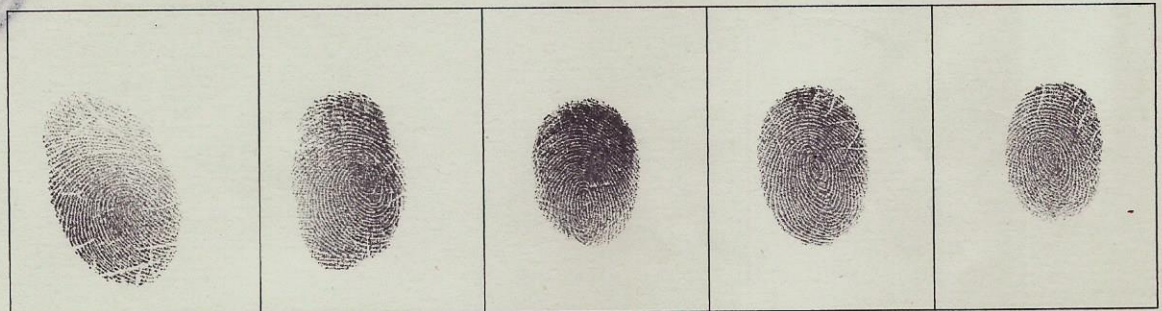


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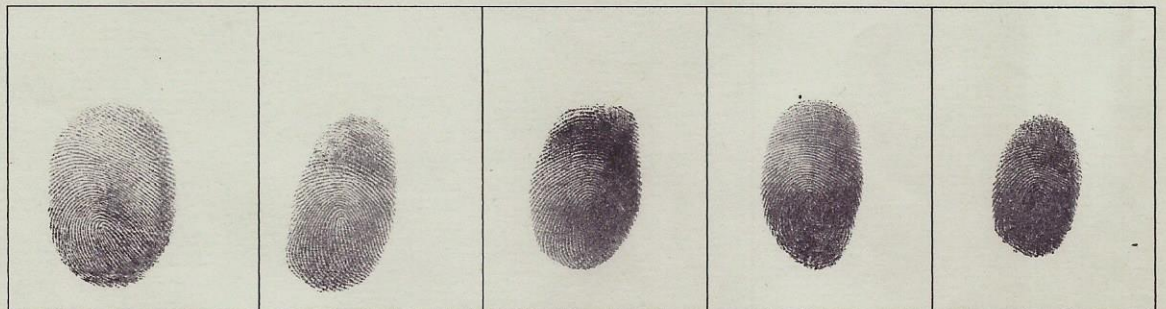
Signed, sealed and delivered by the)
 within named **MEENA SHAIENDRA**)
KUVELKAR [VENDOR NO. (10-b)]) mskuvella

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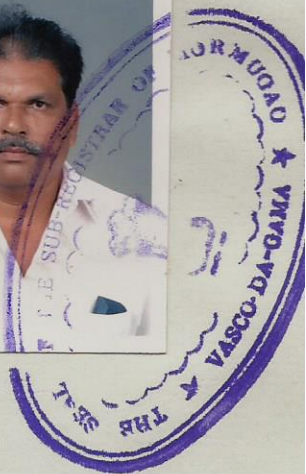
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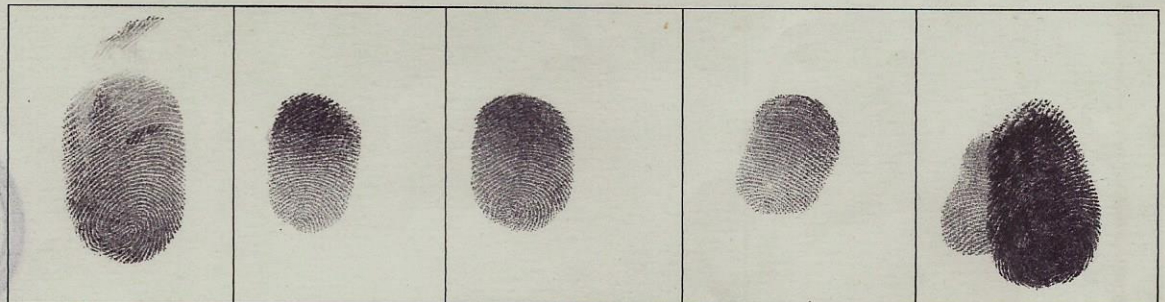
<u>lpr</u>	S.K.	<u>amule</u>	<u>name</u>	<u>Coke</u>
<u>RK</u>	sh	pos	<u>th</u> TM	cm
<u>Qui</u>	A.U	<u>Q/m</u>	sees	h.
<u>Sy</u>	msk	<u>h</u>	<u>h</u>	

Signed, sealed and delivered by the)
 within named **RAJENDRA SINAI**)
KUVELKAR [VENDOR NO. (11-a)] for)
 Self and as Attorney of **ANITA**)
RAJENDRA KUVELKAR [VENDOR)
 NO. (11-b)])



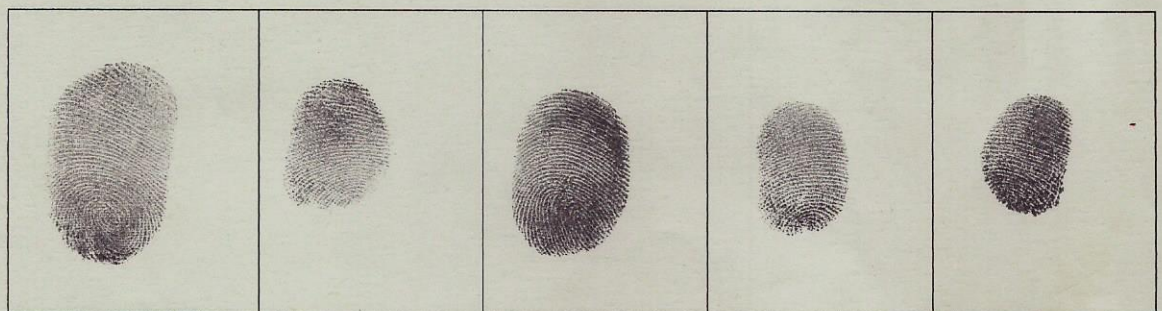
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<i>[Signature]</i>	sn	SPS	<i>[Signature]</i>	sn
<i>[Signature]</i>	A.O	<i>[Signature]</i>	sus	h.
<i>[Signature]</i>	MSK	<i>[Signature]</i>	<i>[Signature]</i>	



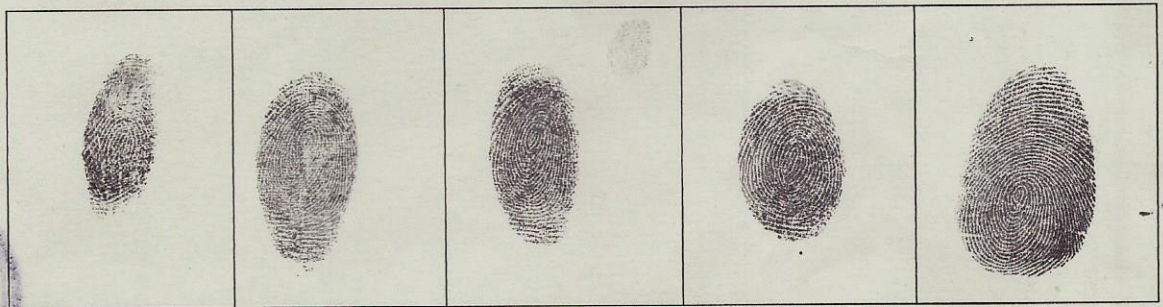


Signed, sealed and delivered by the
 within named PURCHASER,
PRIME BUILDERS, through its
 Sole Proprietor,
 MR ANTHONY CEDRIC DIAS

or **Prime Builders**

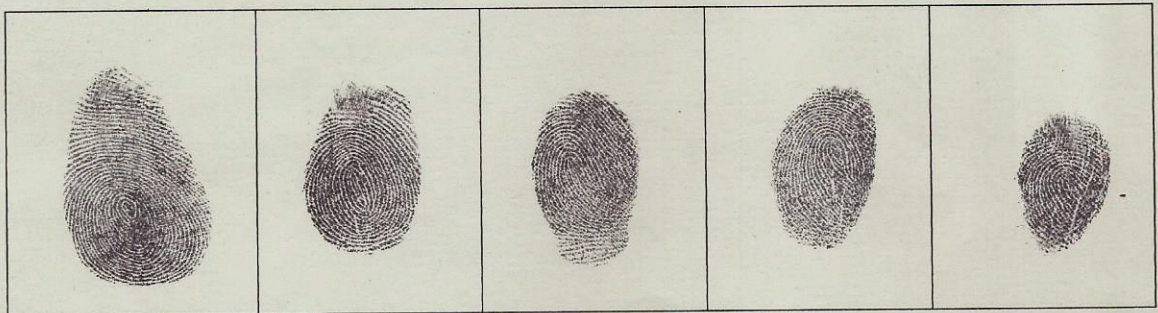
(A. Cedric Dias)
 Proprietor

L.H.



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S. K.

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IN THE PRESENCE OF WITNESSES :

1) SIGNATURE : Allen Henriquez
NAME : ALLEN HENRIQUEZ

2) SIGNATURE : Nichlas D'Silva
NAME : Nichlas D'Silva



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- ① Mr. Umesh Dattaram Sinai Kuvelkar, son of late Dattaram Xamba Sinai Kuvelkar, 70 years of age. married. landlord and his wife
- ② Mrs. Sindhu Umesh Sinai Kuvelkar, 66 years of age, landlady and both resident of Margao, Goa.
- ③ Mr. Mahesh Dattaram Sinai Kuvelkar, son of late Dattaram Xamba Sinai Kuvelkar, 66 years of age. married, landlord, and resident of H.N.º 396. Talybhand, ward Carvota, Loutolim, Salcete, Goa. for self and as Attorney for.
 - (a) Pushpa Dattaram Sinai Kuvelkar, alias Pushpabai Dattaram Kuvelkar.
- ④ Mrs. Madhavi Mahesh Sinai Kuvelkar, wife of Mr. Mahesh Dattaram Sinai Kuvelkar, 61 years of age. landlady, and resident of House N.º 396. Talybhand, ward Carvota. Loutolim, Salcete, Goa.
- ⑤ Mr. Santosh Dattaram Sinai Kuvelkar, son of late Dattaram Xamba Sinai Kuvelkar, 61 years of age. landlord, and his wife.
- ⑥ Mrs. Meena Santosh Sinai Kuvelkar, 55 years of age. landlady, both residents of Fatorda, Margao, Salcete, Goa.
- ⑦ Mrs. Shailaja Kuvelkar, alias Sumeeta R. Ramani, daughter of late Chanda Sinai Kuvelkar, wife of late Ramesh Ghanashyam Ramani, widow, 61 years of age. landlady and resident of G/18, B-1, Mumjrihar, Gogol, Margao, Goa.
- ⑧ Mrs. Sarita Kuvelkar, alias Sarita Pandurang Shiswarcar, alias Sarita J. Shiswarcar, daughter of late Chanda Sinai Kuvelkar, 57 years of age, married. landlady and her husband.
- ⑨ Mr. Pandurang Gengadhar Shiswarcar alias Jagdish Gengadhar Shiswarcar, 60 years of age. owner, and both residents of Shiswarcar Home, Behind DCI, Factory. Gogol, Margao, Goa.
- ⑩ Mrs. Surekha Sinai Kuvelkar, alias Surekha J. Nadkarni, daughter of late Chanda Sinai Kuvelkar, 56 years of age. landlady, and her husband.
- ⑪ Mr. Jayant Vasudev Nadkarni, 60 years of age. businessman, both residents of H.N.º 178. A-10. Near MES College, Zuarinagar, Goa.



(12) Smt. Smita Sinai Kuvelkar, alias Smita Avinash Usgaonkar, alias Arya A. Usgaonkar, daughter of late Chanda Sinai Kuvelkar, 52 years of age, landlady, married, and her husband.

(13) Shri. Avinash Balchandra Sinai Usgaonkar, alias Avinash B. Usgaonkar, 60 years of age, doctor, and both residents of Shivam Apartments, Upper Bazaar, Ponda, Goa.

(14) Mrs. Sucheta Chanda Kuvelkar, alias Sucheta Vinaykumar Sadekar alias Suchita V. Sadekar, daughter of late Chanda Sinai Kuvelkar, 51 years of age, landlady, married, and her husband.

(15) Mr. Vinaykumar Yeshwant Sadekar alias Vinay Yeshwant Sadekar, 55 years of age, businessman, both residents of Sadekar House, Pijitand, Margao, Goa.

(16) Mr. Shailendra Sinai Kuvelkar, son of late Chanda Sinai Kuvelkar, 59 years of age, married, landlord, and his wife.

(17) Mrs. Meena Shailendra Kuvelkar, 55 years of age, landlady, both residents of P-1, Laxmi Apartments, Tisk Ponda, Goa.

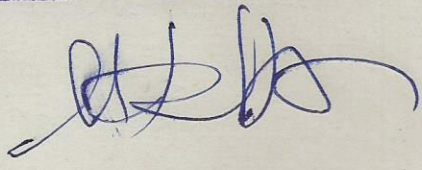
(18) Mr. Rajendra Sinai Kuvelkar, son of late Chanda Sinai Kuvelkar, 55 years of age, married, landlord, and resident of Kuvelkar Home, Toliaband, Lautolim, Salcete, Goa. for self and as Attorney for his wife. (a) Mrs. Anita Rajendra Kuvelkar.

(19) Prime Builders, having its office at 2nd floor, "Prime Corner" Vasco da Gama, Goa, represented by its sole Proprietor, Mr. Anthony Cedric Dias. Son of late Albert T. Dias, 48 years of age, married, businessman, and residing at Chicallim, Goa.

And all parties are Indian Nationals.



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Sindhu u. Kuvellkar.



Amresh Linai Kuvellkar



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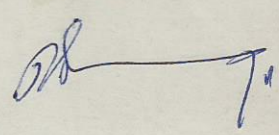


Sumanta Ramani



Sarita Shrivastava







Sumanta



JMK



A. usgaonker.

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1. Mantesh Kally 510 Mallikonyan
Kally, Major, Bachelor, service
210 Borneo Vasco-da-Lama Lee.

2) Mr. Nicolas D'Silva. son of Mr Lawrence
D'Silva. Major of age, married, service,
Indian National, and residing at
Chicalim, Vasco-da-Gama Goa.

State that they personally know
the above persons and identify him/them

[Signature]

[Signature]

Mormugao, dated 28th April, 2010.

SUB-REGISTRAR
MORMUGAO

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29-04-2010



Note of Return:
This document will be returned On. 29/4/2010

[Signature]
SUB-REGISTRAR
MORMUGAO