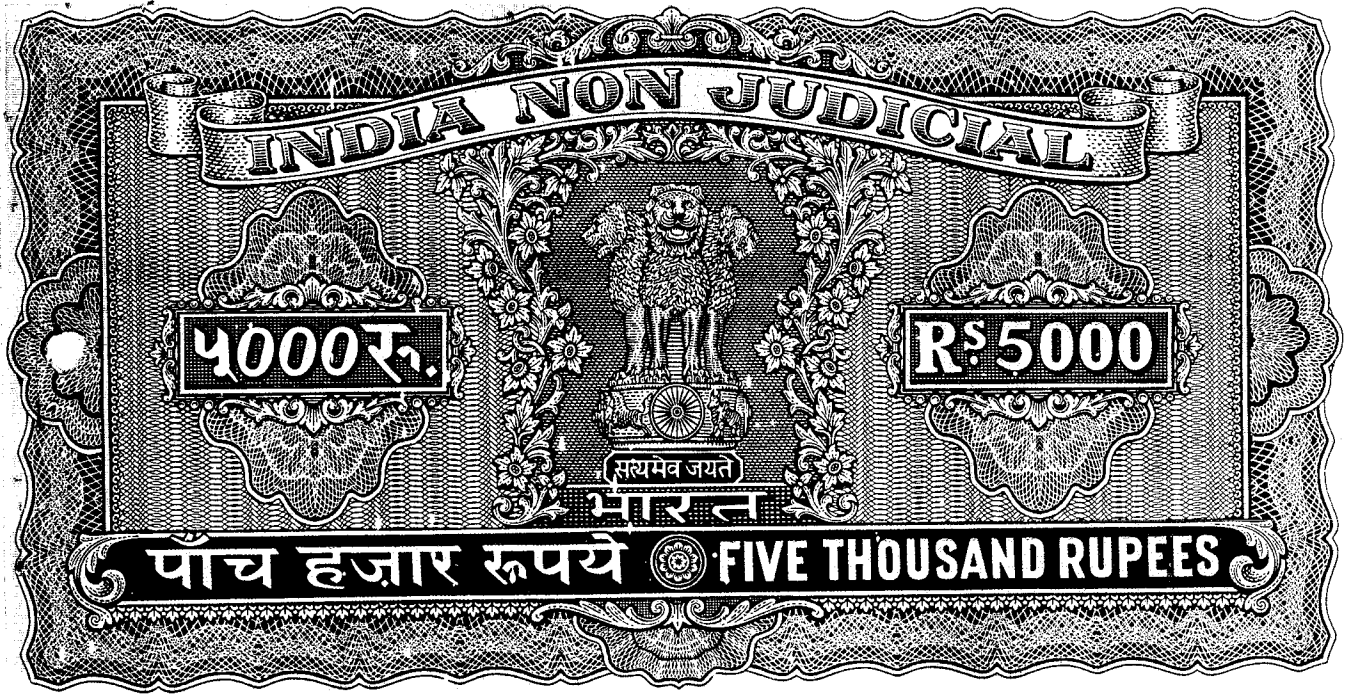


5000Rs.



243 /
 Vasco de Gama
 16/4/1996
 Dependence

SUB-REGISTRAR
 VASCO DE GAMA

CS 208/04.
 Ex-16
 Addl. District Judge (TD)
 South Goa, Margao
 1450 = 10
 Copy 45 = 10
 Postage 32 = 0
 Total Rs. 2478 = 10

SUB-REGISTRAR
 VASCO DE GAMA

-----DEED OF SALE-----

THIS DEED OF SALE is made at Vasco de Gama, Goa on the
 11th day of APRIL, 1996, B E T W E E N :-

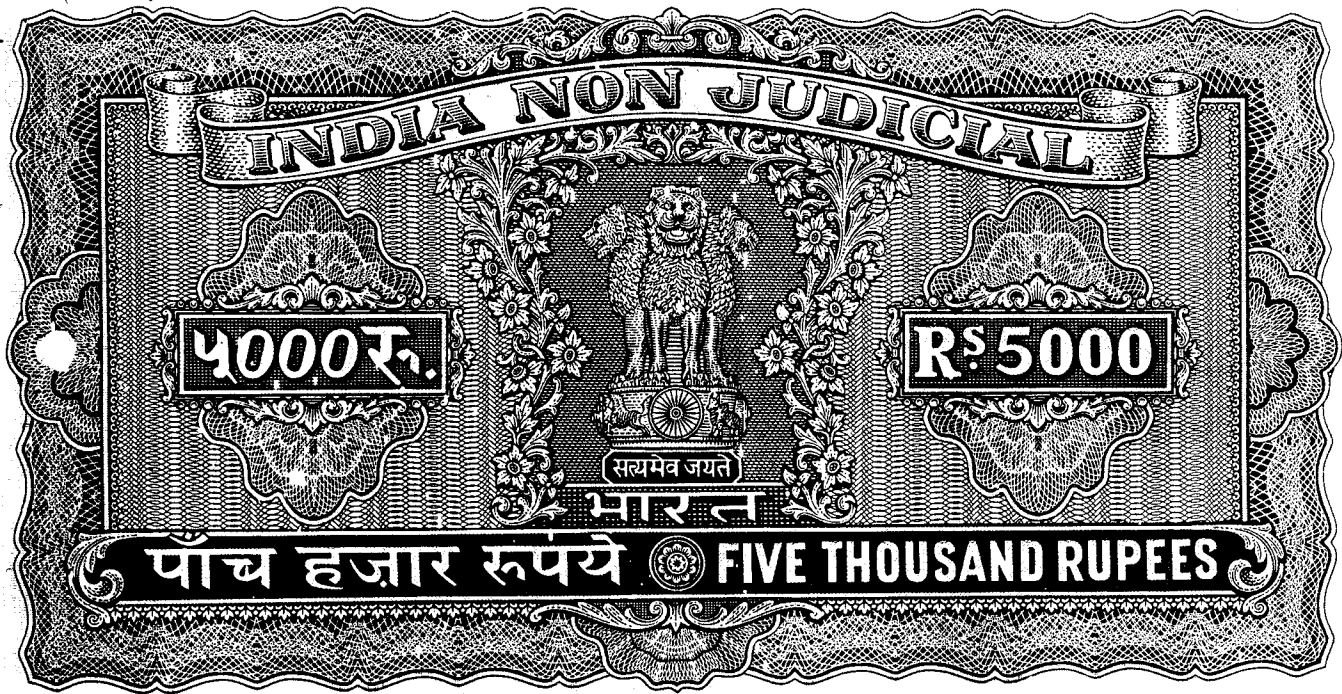
Faint handwritten text, possibly a signature or name.

Handwritten text in Devanagari script, including the name 'Atmaram Narayan' and a date '19/12/2012'.

Shopdhar

1.- Mr. ATMARAMA DATTARAM MAINCAR, son of Atmaram Narayan Maincar, of 96 years of age, widower, of Sitabai Dattaram Maincar, landlord, residing near Chowgule Hospital, Baina Vasco de Gama (Hereinafter called the VENDOR) of the ONE PART.-

A N D



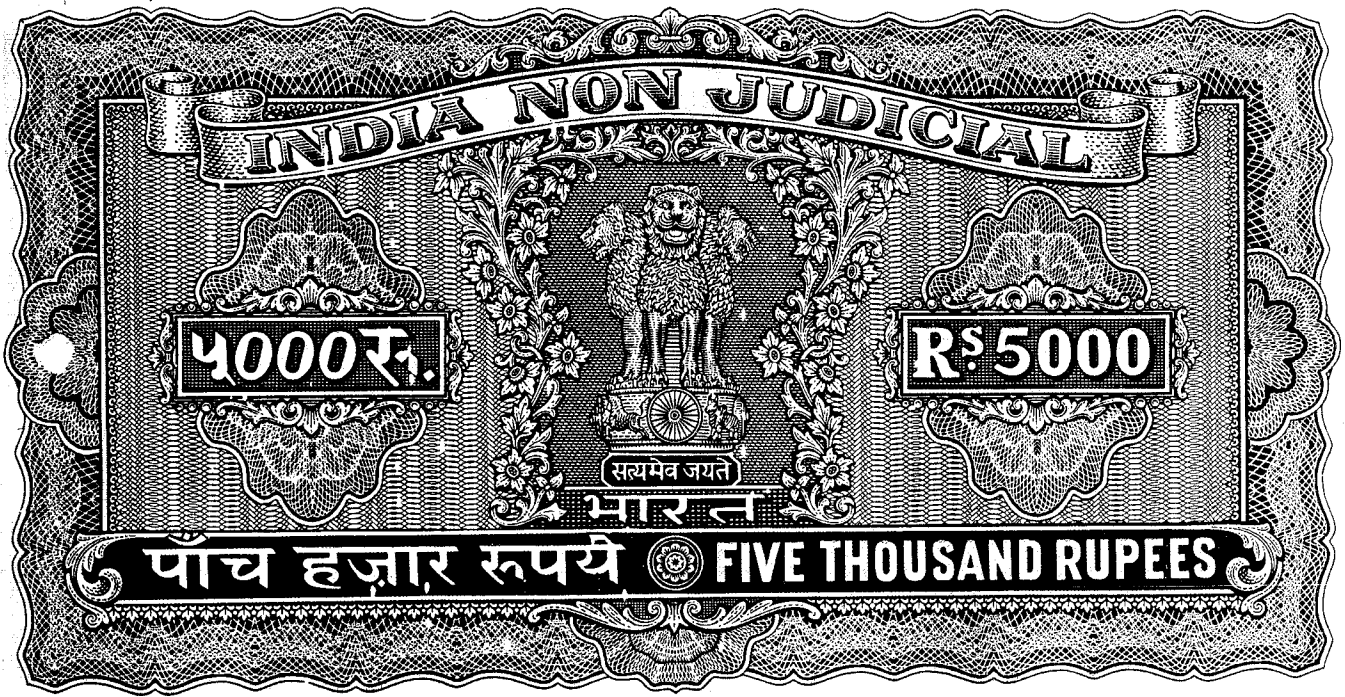
2.- Mr. SHARAD CHANDRAKANTA CHOPDECAR, son of Chandrakanta Sitaram Chopdecar, bachelor of 32 years of age, residing at Baina, Near Ice Factory, House No.27, (Hereinafter called the PURCHASER) of the Other Part.-

Both the Parties are INDINA NATIONALS.

The expressions the Vendor and the Purchaser unless repugnant to the context or meaning thereof shall mean and include the heirs executors, administrators and assigns, etc.

4
 Vendor
 Date of sale 14/4/96
 To Sir J. F. V. ...
 ...
 ...
 Signature of the Vendor
 Signature of the Purchaser

WHEREAS the Vendor and his predecessors-in title were and are in possession and occupation of the property known as "PREDIO MIXTO", situated at Baina of Vasco de Gama, Taluka and Sub-District of Mormugao of District of Goa and Registration District of South Goa, state of Goa Not described in the Land Registration Office of Salcete but enrolled in the Matriz under No.1204 (rustic) and No. 265 (Urbano), and surveyed under Chalta No.43 of P.T. Sheet No.135, situated at Baina of Vasco de Gama, within the limits of the Mormugao Municipal Council, and is bounded as under:-

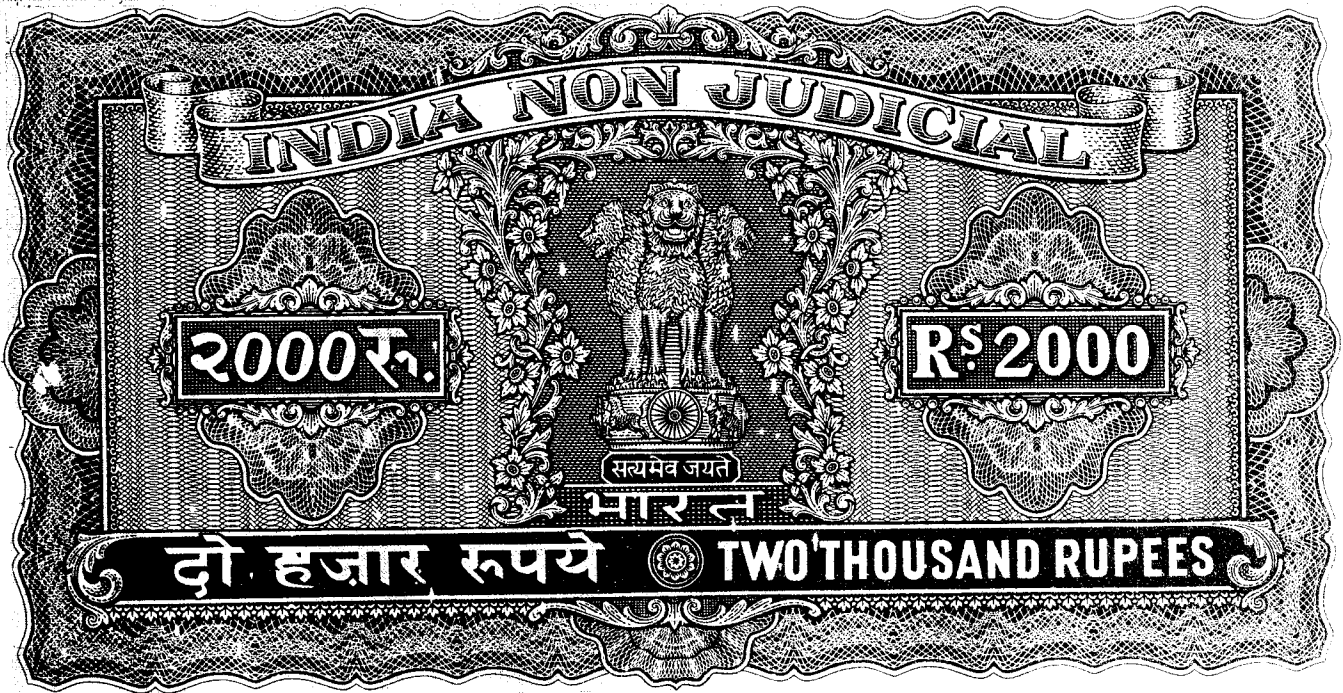


On the East, West and North:- By the Palm grove of the Fazenda, and on the South:-By the Palm grove Borchtoloy of Antonio C. Coelho, existing in the said property a House which now passed on ruins. This property at present is bounded as under:-On the East:- By the Chalta No.35-G & 54 of P. T. Sheet No.135, On the West:- By Chalta No. 42 of P. T. Sheet No. 135, On the North:- By Chalta No.

LIST OF TOBACCO
 Name of Vendor
 Residence
 As being to be sold
 Additional stamp
 with
 Signature of the Vendor
 Signature of the Purchaser

35-G, of P. T. Sheet No. 135, and on the South:- By Chalta No.28 of P. T. Sheet No.153.

AND WHEREAS the said property originally was registered in the name of the said late Datarama Narayan Ma-incer, who father of the Vendor, and on his death the said property was continuously, uninterruptedly was possessed by the said Vendor.



-4-

AND WHEREAS the Vendor and the Purchaser have agreed to sell and purchase respectively the said property described above, and situated at Baina of Vasco de Gama, for the price of Rs. 2. 40.000/- (Rupees Two lakhs forty thousand only), that being its Market value, considering that the said property was agreed to be sold by the Vendor to the Purchaser since long time, and the said property is not accessible by motorable road, being this property has an area of 1657.00 square metres.



The Vendor does hereby covenant with the Purchaser as under:-

- (a) That the said property hereby sold subsists and the Vendor being the lawful and absolute owner have full power and absolute authority to sell the same.

Date of issue *4-19-90*
 Place of issue *Massachusetts*
 Name of the purchaser *Chonizora Chuteo*
 Residing at *100 Park and Dr. Bldg*
 As there is no one single stamp the value of is *Rs. 19,200/-*
 Additional stamp paper of the value is demanded with.

[Signature]
 Signature of the Ex-officio vendor

[Signature]
 Signature of Purchaser

(b) That the Vendor covenant with the PURCHASER that the said property hereby sold subsists and is free from encumbrances, claims, charges, liens, lispenses, Mortgages, Leases, demands, land acquisition proceedings or any other litigations of civil or criminal in nature.

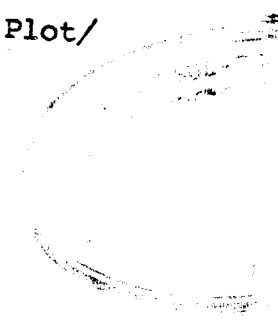


(c) That the Vendor further states and declares that the said property hereby sold is free from any Mundcar or Tenant and the posesion of the same has already been delivered to the Purchaser.

Handwritten notes and signatures in the top left corner, including the word 'Vendor' and some illegible scribbles.

Date of ...
Rs. one hundred ...
Shri ...
value of Rs. ...
value is a ...
Signature of ...

(d) That the Vendor further covenant with the PURCHASER that he has not heretobefore executed or comitted any act, deed, writings or things in favour of any third party other than the Purchaser hereto vis-a-vis the said Plot/property sold hereto.





(e) That the Vendor further covenant and declares with the Purchaser that the Vendor shall and will do all the acts, deeds, matters, affidavits and things to perfect the title of the PURCHASER in respect of the property hereby sold in mutation of survey records as in any Government records vis-a-vis the property hereby sold.

Handwritten notes and signatures at the top of the page, including names like 'Vijay', 'Raj', and 'Chopdekar'.

IN WITNESS WHEREOF the parties have signed this deed of sale on the day, month and year first hereinabove mentioned.-

THE VENDOR.- [Signature]
(Atmarama Dattaram Maincar)

The PURCHASER.- [Signature]
(Sharad Chandracanta Chopdekar)

- In the presence of:-
- 1.- shri Mohari Vishwanath shetye
 - 2.- shri Grand Mungga Polyan

executing parties

- 1- Mr Atnerama Sattaram Madner s/o Atneram Navayga Madner of 98 years, widower, of Sitalai Sattaram Madner, landlord of Barva Vascon.
- 2- Mr Sherad Chandrakanta Chopalekar s/o Chandrakanta Sitaran Chopalekar bachelor of 32 years of age of Barva Vascon.

executing party

 admits execution of the so called
 Jak deed

✓
 ✓
 J. D. M. ...
 Chopalekar



- 1- Shri Mohan Vishwanath Shetye
 agent, beneficiary, of late
 Janie.
- 2- Shri Anand M. Patil
 agent, beneficiary, of late
 Janie

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

✓ Mohan Vishwanath Shetye
 ✓ Anand M. Patil
 Moomaja, Dated 16/4/1976



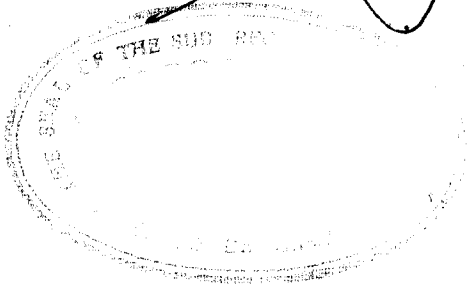
Registered No. 252

it pages 242 to 258

Book No. 7 Volume No. 172

Date 19/4/96

~~Sub-Registrar~~



note of return

~~This document will be return
on 19/4/96~~

~~SUB-REGISTRAR
MORMUNGAR~~