



गोवा GOA

No. 288 Place of Vend Mapusa Date 22/10/08
 Value of Stamp Paper Rs. 20,000/-
 Name of the purchaser Boshan Developments Pvt. Ltd.
 As there is no stamp duty payable for the value of Rs. 37,730/- of the value of the property for the value of the stamp is attached

012565

Signature of the
 Notary Public

Signature of Purchaser



DEED OF SALE

This Deed of Sale is executed at Mapusa,
 on this 22nd day of October, year 2008;

[Handwritten signatures]
 Boshan Developments Pvt. Ltd.



गोवा GOA

008157

Dr. No. 299 Place of Vend Mapula Date 10/10/02

Value of Stamp Paper Rs. 15000/- (Rupees Fifteen thousand only)

Name of the purchaser Sushan Devdhar Patil

residing at Mapula, Dist. of ...

As there is no one single stamp paper for the value of Rs. 15000/- it stamp paper for the value of Rs. 15000/- is attached

alongwith.

Signature of the ex-officio Vendor

Signature of Purchase.

BETWEEN

(I) (1) MR. JOSE FILIPE P. BRAGANZA, aged 61 years, son of Late Joao M. Braganza, married, landlord and his wife;

Signature of Mr. Jose Filipe P. Braganza

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

वा GOA

St. No. 288 Place of Vend Mapus Date of
Issue 03/10/02 Value of Stamp Paper
Rs. 1000/ (Reason One thousand only)
Name of the purchaser Goshan Developers Pvt. Ltd.
residing at Mapusa
As there is no stamp paper for the
value of Rs. 33720/- National stamp paper
for the discharge of the value is attached
alongwith.

Signature of the
ex-officio Vendor

Signature of Purchaser

068779

- (2) MRS. WILMA JACQUES BRAGANZA, aged 55
years, daughter of L.J. Jacques,
married, occupation housewife;

Signature of Wilma Jacques Braganza

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

गोवा GOA

No. 288 Place of Vend Manuza Date 07.12.08

Value of Stamp Paper Rs. 1000/-

Name of the purchaser Bashan Developers Pvt. Ltd.

Residing at Mobius

As there is no stamp paper for the value of Rs. 3772/-

for the additional stamp paper for the value of Rs. 3772/-

Signature of the ex-officio Vendor

Signature of Purchaser

068778

(3) MR. ANTONIO M.J. PEGADO BRAGANZA, aged 58 years, son of late Joao M. Braganza, Lawyer, and his wife;

Braganza



मोबा 008

No. 228 Place of Valid Stamp Duty
 Date 27/10/02 Value of Stamp Paid
 Rs. 500 (Stamp Five Hundred Rupees)
 Name of the purchaser Deviwon Developers Pvt. Ltd.
 residing at Mumbai and of Mumbai
 As there is no other stamp paper for the
 value of Rs. 500 the stamp paper for the
 for the completion of the value is cancelled
 accordingly.
 Signature of the
 ex-officio Magistrate
 Signature of Purchaser

062561

(4) MRS. MARIA FATIMA A. AFONSA BRAGANZA,
 aged 53 years, daughter of late
 Dr. Alberto Afonso, housewife, all
 Indian Nationals and all residing at
Braganza

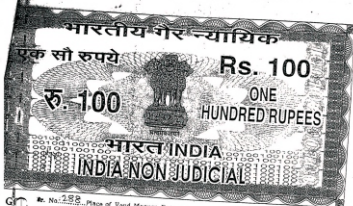


St. No. 188 Place of Vend Mapusa Date 27/10/08
 Value of Stamp Paper Rs. 100/-
 Name of the purchaser Bhagwan Devendra
 residing at Mapusa
 As there is no one single stamp paper for the
 value of Rs. 100/-, the value is attached
 for the completion of the value is attached
 stamp.

Signature of the Signature of Vendor
 Signature of Purchaser

Angod, Mapusa, Goa, hereinafter
 referred to as "VENDORS" (which
 expression unless repugnant to the
 context and meaning thereof shall mean

Signature Signature Signature



St. No. 288 Place of Bond Manus Date

Here, 08/10/08, Value of Stamp Paper

Rs. 100/- (Rupees One Hundred only)

Name of the purchaser: Bhatnagar Development Pvt. Ltd.

residing at: Bhatnagar, son of: Bhatnagar

As there is no one single stamp paper for the

value of Rs. 34,720/- Additional stamp papers

for the execution of the value is attached

herewith.

Signature of the

ex-officio Vendor

Signature of Purchaser

082998

and include their heirs, successors,
administrators, executors and
assigns), OF THE ONE PART;

[Handwritten signatures]

registered office at C-501/502, Boshan Home, opposite Shree Bodgewhar Temple, Mapusa Goa, being represented for the purpose of execution of this Deed of Sale by DIRECTORS:-

1. MR. AMIR SADASHIV GAITONDE, aged 60 years, son of late Sadashiv Gaitonde, married, business, Indian National, residing at House No.38, Kutta Waddo, Ucassaim, Barder, Goa 403507 and;
2. MR. VIDYASAGAR S. THALI, aged 27 years, son of Shripad Thali, married, business, Indian National, residing at House No.58, Vaz Waddo, Ucassaim, Barder, Goa 403507, hereinafter referred to as the "PURCHASERS" (which expression unless repugnant to the context and meaning thereof shall mean and include their heirs, successors, administrators, executors and assigns), OF THE OTHER PART;

WHEREAS the Vendors are co-owners in possession of immovable property known as "NOVOT" or "PEREM" situated opposite Shri Bodgewhar Temple, surveyed under Survey No.3 Sub-division No. 7, 9 and 14 of P.T. Sheet

[Handwritten signatures and initials]
Bhaganga

No.161 of Mapusa City, admeasuring 481 sq. mts., 288 sq. mts. and 37 sq. mts. respectively and totally admeasuring about 806 sq. mts., hereinafter referred to as the 'said property'. The said property is neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, Mapusa and is more specifically described in Schedule 'A' hereunder.

AND WHEREAS the Vendors are having full right, title and interest to the said property and also having peaceful possession of the same as they have inherited the said property from their parents viz. late Mr. Joao Martinho Lilio Braganza and late Mrs. Ida Joseph das Doreas Pegado Braganza who hailed from Mapusa and the same is confirmed as per the Succession Deed executed on 27/04/1971.

AND WHEREAS by virtue of Deed of Relinquishment dated 13/12/1983, the co-owners 1) Mrs. Ida Alice Braganza Nazareth and 2) Mr. Alfeu Martinho Nazareth, from Calangute, Barder, Goa, 3) Mrs. Zulema Vitoria Pegado Braganza Almeida and 4) Mr. Antonio Peregrino Wellington de Jesus Almeida alias Tony Almeida, from Carmona, Salcete, Goa, 5) Mrs. Maria Prelqueira P. Braganza e Melo, and 6) Mr. Joao

Handwritten signatures:
1. *Ida*
2. *Alfeu*
3. *Zulema*
4. *Antonio*
5. *Maria*
6. *Joao*

da Cruz de Melo, 7) Mrs. Ida Fernandes
Pudiciana Pegado Braganza e Mascarenhas and
8) Mr. Antonio Inocento Mascarenhas, from Colva
Salcette, have relinquished their right and
title in respect of the said property under
Article 2029 of Portuguese Civil Code.

AND WHEREAS the Vendors hereby sell
and the Purchasers hereby purchase the said
property for a total consideration of
Rs. 18,85,900/- (Rupees Eighteen lacs eighty
five thousand nine hundred only), being its
present market value and the Purchasers have
paid the Vendors a token amount as part
consideration being Rs. 2,85,000/- (Rupees Two
lacs eighty five thousand only) in respect of
the said property and have made the balance
payment of Rs. 16,00,900/- (Rupees Sixteen Lacs
Nine Hundred Only) today vide four cheques
first of Rs. 5,00,000/- (Rupees Five lacs only)
vide Cheque No. 826113, dated 22/10/2008, drawn
on Syndicate Bank, Mapusa Branch in favour of
Mr. Jose Filipe Pegado Braganza, second of
Rs. 3,00,450/- (Rupees Three lacs Four hundred
and fifty only) vide Cheque No. 826114, dated
22/10/2008, drawn on Syndicate Bank, Mapusa
Branch in favour of Mr. Jose Filipe Pegado
Braganza, third of Rs. 5,00,000/- (Rupees Five
lacs only) vide Cheque No. 826115, dated
22/10/2008, drawn on Syndicate Bank, Mapusa
Branch in favour of Mr. Antonio M. J. Pegado
Braganza, and fourth of Rs. 3,00,450/- (Rupees
Three lacs four hundred and fifty only) vide
Cheque No. 826116, dated 22/10/2008, drawn on
Syndicate Bank, Mapusa Branch in favour of
Mr. Antonio M. J. Pegado Braganza, more
specifically described in Schedule 'B'
hereunder mentioned.

all *Antonio* *R* *Braganza*

AND WHEREAS the Vendor No. 2, Mrs. Wilma Jacques Braganza, has executed a Power of Attorney, dated 3rd October 2006, in favour of her husband, herein Vendor No. 1, Mr. Jose Filipe Pegado Braganza for the purpose of executing this Deed of Sale and presenting the same for registration before the Sub-Registrar of Barder at Mapusa and further admit its execution.

AND WHEREAS the Vendors declare that they are the rightful owners in title and possessing the said property and they have not done any act on account of which they are precluded from conveying the said property in favour of the Purchaser and further declare that the said property is free from any liability, charges liens, encumbrances of whatsoever nature.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. That pursuant to the intentions of the parties mentioned hereinabove, the Vendors hereby sell and the Purchasers hereby purchase from the Vendors the said property

[Handwritten signatures: Jose Filipe Pegado Braganza, Wilma Jacques Braganza]

totally admeasuring 806 sq. mts. which is presently surveyed under Survey No.3 Sub-division No. 7, 9 & 14 of P.T. Sheet No.161 of Mapusa City, admeasuring 481 sq. mts., 288 sq. mts. and 37 sq. mts. respectively and 'totally admeasuring 806 sq. mts. more specifically described in the Schedule 'A' hereunder for a total consideration of sum of Rs. 18,85,900/- (Rupees Eighteen lacs eighty five thousand nine hundred only), the Vendors hereby acknowledge the receipt of having received the sum of Rs. 18,85,900/- (Rupees Eighteen lacs eighty five thousand nine hundred only).

2. The Vendors hereby declare that the Purchasers had paid a token amount of Rs. 2,85,000/- (Rupees Two lacs eighty five thousand only) by issuing two Cheques one of Rs. 1,42,500/- (Rupees One lac forty two thousand five hundred only) by Cheque No. 537792 dated 24/10/2007 drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Jose Filipe Pegado Braganza and the other of Rs. 1,42,500/- (Rupees One lac forty two thousand five hundred only) by Cheque No. 537794 dated 24/10/2007 drawn on Syndicate Bank, Mapusa Branch, in favour of Mr. Antonio M. J. Pegado Braganza in respect of the said property and that the

[Handwritten signatures]

Braganza

balance amount of Rs. 16,00,900/- (Rupees Sixteen lacs nine hundred only) has been paid today by issuing four cheques first of Rs. 5,00,000/- (Rupees Five lacs only) vide Cheque No. 826113, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Jose Filipe Pegado Braganza, second of Rs. 3,00,450/- (Rupees Three lacs Four hundred and fifty only) vide Cheque No. 826114, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Jose Filipe Pegado Braganza, third of Rs. 5,00,000/- (Rupees Five lacs only) vide Cheque No. 826115, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Antonio M. J. Pegado Braganza, and fourth of Rs. 3,00,450/- (Rupees Three lacs four hundred and fifty only) vide Cheque No. 826116, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Antonio M. J. Pegado Braganza, more specifically described in Schedule 'B' hereunder mentioned. The Vendors hereby acknowledge the receipt of the total consideration amount having received the same from the Purchasers in respect of the said property.

3. That in pursuance to the above referred consideration the Vendors jointly and severally sell, convey, transfer and assign all their undivided share in the said property described in the Schedule 'A' together with exclusive right, title, interest and put the Purchasers in possession of the said property.

dy *M. J. Pegado* *L. Braganza*

4. The Vendors hereby transfer their right, title, interest and possession in respect of the said property in favour of the Purchasers together with all ways, paths, passages, easements, privileges, trees, appurtenances whatsoever to the said property or in anywise appertaining thereto, now or at anytime heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and to be appurtenant thereto free from encumbrances or charges of any kind whatsoever, and TO HAVE AND TO HOLD the said right, title, share and interest hereby granted, conveyed, sold, transferred and assured UNTO AND TO THE USE of the Purchaser to hold and enjoy forever.

5. The Vendors further warranty and declare that the property which is the subject matter of this Deed of Sale is in their direct physical enjoyment and possession up to this day continuously and no person is having any claim towards the same or any part thereof under any tenancy, lease or otherwise and they transfer such possession along with the right and title to the said property free from all encumbrances without creating any third party right or interest to the Purchasers.

[Signature]

[Signature]

6. The Vendors and each of them warrant the Purchasers that the property described in Schedule 'A' hereunder or any part thereof is not affected by the notice or rule of requisition or acquisition and that the property is freehold and free from encumbrances.

7. All payments mentioned in this Deed of Sale to be effected by cheques issued of bank at Mapusa branch in favour of Mr. José Filipe P. Braganza and Mr. Antony P. Braganza in equal share and such payment shall be considered as received by all Vendors.



Handwritten signatures:
J. P. Braganza
Antony P. Braganza
Braganza

SCHEDULE 'A'

All immovable property known as 'PEREM' or 'NOVOT' situated at Mapusa which is within the limits of Mapusa Municipal Council, Sub-district of Bardez Taluka, District of North Goa. The said property is presently surveyed under Survey No. 3 Sub-division Nos. 7, 9, 14 of P.T. Sheet No.161 of Mapusa City, admeasuring 481 sq. mts., 288 sq. mts. and 37 sq. mts. respectively and totally admeasuring 806 sq. mts. and is neither described in the Land Registration Office nor in Land Revenue Office of Mapusa and bounded as follows:

Property surveyed under S.No.3 Sub-div.No.7 of P.T. Sheet No.161 Mapusa City, admeasuring 481 sq. mts.

East: By property surveyed under Survey No.3 Sub-division No.8 of P.T. Sheet No.161

West: By property surveyed under Survey No.3 Sub-division No.6 of P.T. Sheet No.161

North: By property surveyed under Survey No.4 Sub-division No. 10 of P.T. Sheet No.161

South: By property surveyed under Survey No. 3 Sub-division No.3 of P.T. Sheet No.161

daly *John* *to* *L* *Braganza*

Property surveyed under S.No.3 Sub-div. No.9 of
P.T. Sheet No.161, Mapusa City, admeasuring 288
sq. mts.

East: By property surveyed under Survey No. 3
Sub-division No.10 of P.T. Sheet No.161

West: By property surveyed under Survey No. 3
Sub-division No.8 of P.T. Sheet No.161

North: By property surveyed under Survey No. 4
Sub-division No.10 of P.T. Sheet No.161

South: By property surveyed under Survey No. 3
Sub-division No.3 of P.T. Sheet No.161

Property surveyed under S.No.3 Sub-div. No.14
of P.T. Sheet No.161, of Mapusa City,
admeasuring 37 sq. mts.

East: By Mapusa - Calangute Road.

West: By property surveyed under Survey No. 3
Sub-division No.13 of P.T. Sheet No.161.

North: By property surveyed under Survey No. 4
Sub-division No.10 of P.T. Sheet No.161.

South: By Calangute Road.

The above three properties herein referred
to as 'said property' are totally admeasuring
806 sq. mts.

Handwritten signatures:
J. J. Fernandes, [Signature], [Signature] Baraganga

SCHEDULE 'B'

PAYMENT SCHEDULE

Total market value of the said property is Rs.18,85,900/- and payment breakup is as follows:

1. The Purchasers had paid a sum of Rs. 2,85,000/- (Rupees Two lacs eighty five thousand only) by issuing two cheques one of Rs. 1,42,500/- (Rupees One lac forty two thousand five hundred only) by Cheque No. 537792 dated 24/10/2007 drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Jose Filipe Pegado Braganza and the other of Rs. 1,42,500/- (Rupees One lac forty two thousand five hundred only) by Cheque No. 537794 dated 24/10/2007 drawn on Syndicate Bank, Mapusa Branch, in favour of Mr. Antonio M. J. Pegado Braganza.

Handwritten signatures and initials:
J. F. Pegado Braganza
Antonio M. J. Pegado Braganza

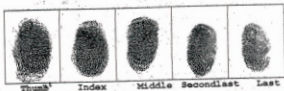
2. Today on 22/10/2008, i.e. the day of signing and executing this Deed of Sale the Purchasers have paid the balance amount of Rs. 16,00,900/- (Rupees Sixteen lacs nine hundred only) by issuing first of Rs. 5,00,000/- (Rupees Five lacs only) vide Cheque No. 826113, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Jose Filipe Pegado Braganza, second of Rs. 3,00,450/- (Rupees Three lacs Four hundred and fifty only) vide Cheque No. 826114, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Jose Filipe Pegado Braganza, third of Rs. 5,00,000/- (Rupees Five lacs only) vide Cheque No. 826115, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Antonio M. J. Pegado Braganza, and fourth of Rs. 3,00,450/- (Rupees Three lacs four hundred and fifty only) vide Cheque No. 826116, dated 22/10/2008, drawn on Syndicate Bank, Mapusa Branch in favour of Mr. Antonio M. J. Pegado Braganza.

The Vendors hereby acknowledge the receipt of the entire consideration amount paid to them by the Purchasers in respect of the said property and have no claims against the Purchaser of whatsoever nature.

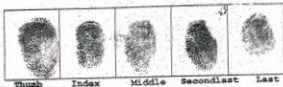
[Handwritten signatures]
J. Pegado Braganza

IN WITNESS WHEREOF the Parties to this Deed
of Sale have set their hands on the day month
and year first hereinabove mentioned;

L.H.F.P.



R.H.F.P.



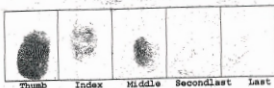
JOSE FILIPE P. BRAGANZA

VENDOR NO. 1

(For self and as Power of Attorney Holder
For Mrs. WILMA JACQUES BRAGANZA,
VENDOR NO. 2)

[Handwritten signatures] Braganza

L.H.F.P.



R.H.F.P.



Mr. ANTONIO M. J. PEGADO BRAGANZA
VENDOR NO. 3

Antonio M. J. Pegado Braganza
dy *St...* *Braganza*

L.H.F.P.



R.H.F.P.



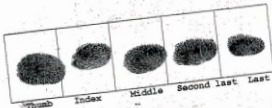
Maria Fatima A. Afonso Braganza

Mrs. MARIA FATIMA A. AFONSO BRAGANZA

VENDOR No. 4

dy *Afonso* *Braganza*

L.H.F.P.



R.H.F.P.



dd faitoude
For M/s. Boshan Developers Private Limited
Mr. AMIR S. GAITONDE.
PURCHASER NO.1

ddy *sothani* *de* *foraganz*

L.H.F.P.



R.H.F.P.



For M/s. Boshan Developers Private Limited
Mr. VIDYASAGAR S. THALI.
PURCHASER NO. 2

dy *Sharma* *Sharma* *Pragatya*

WITNESS:

1. F. Liles

2. Donner

eddy. H. Hunt

Donaganza

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 04-11-2008 12:19:51 PM

Document Serial Number : 5201




Presented at 11:47:00 AM on 04-11-2008 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sl. No.	Description	Rs. Ps
1	Registration Fee	37720.00
2	Processing Fees	290.00
	Total :	38010.00

Stamp Duty Required: 37720.00

Stamp Duty Paid: 37720.00




Mr Amir Sadashiv Galtonde presenter

Name	Photo	Thumb Impression	Signature
Mr Amir Sadashiv Galtonde, S/o Late Sadashiv Galtonde, Married, Indian, age 60 Years, Business, r/oH.No.38, Kutta-Goa, Ucasalm, Bardez-Goa District of M/s Boshan Developers Pvt. Ltd., Margao			




Endorsements

Executants

1. Jose Filipe Pegado Braganza, S/o. Late Joao Martinho Braganza, Married, Indian, age 61 Years, Business, r/oAngod, Mapusa, Bardez, Goa. PAN Card No. ACPPB1169K. For self & as POA holder for the vendor no.2 through POA dated 03/10/2008.

Photo	Thumb Impression	Signature
		

2. Antonio M.J. Pegado Braganza, S/o Late Joao M. Braganza, Married, Indian, age 38 Years, Adm., r/o Angod, Mapusa, Bardez-Goa

Photo	Thumb Impression	Signature
		

3. Maria Fatima A. Afonso Braganza, D/o Late Dr. Alberto Afonso, Married, Indian, age 53 Years, House-Wife, r/o Angod, Mapusa, Bardez-Goa

Photo	Thumb Impression	Signature
		



4. Amir Sadashiv Gaitonde, S/o Late Sadashiv Gaitonde, Married, Indian, age 60 Years, Business, r/o H.No.38, Kurta Waddo, Ucasaim, Bardez-Goa Director of M/s Boshan Developers Pvt. Ltd., Mapusa

Photo	Thumb Impression	Signature
		

5. Vinayakar S. Thali, S/o Shripad Thali, Married, Indian, age 27 Years, Business, r/o H.No.58, Vaz Waddo, Ucasaim, Bardez-Goa Director of M/s Boshan Developers Pvt. Ltd., Mapusa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Abhay G. Gaitonde, S/o Gurusdas Gaitonde, UnMarried, Indian, age 26 Years, Service, r/o Ucasaim, Bardez-Goa	
2	Peljad Manohar Rawool, S/o Manohar Rawool, Married, Indian, age 37 Years, Service, r/o Bhargol, Pernem-Goa	

SUB - P

Book-1 Document
Registration Number BR2-SK1-05254-2008
CD Number: SK2D13 on
Date 04-11-2008

Sub-Register (Barcode)

SUB-REGISTER
BARCODE

Scanned By: Pannal

Signature: *[Signature]*

Designed and Developed by C-SAC, ACTS, Pune



HDFC BANK LTD
CORPORATE TOWERS
N.E. GOVERNMENT BLDG.
OPP. ICB BANK
MAROOLA GOA-403 567
D-4(STR)/CA./25/8/2004-403567

भारत 01882 NON JUDICIAL नोंद
162515 NOV 19 2000
12:49
R.0040000/- PB6677
STAMP DUTY GOA

Name of Purchaser: Nb Boshan Davel
HDFC Bank Ltd. Tel HS
Authorised Signatory: [Signature]



Serial No. 2505/09
Presented at the office of the
Sub-Reg. Bardiz
whereon 1/10/10

1/10/10
19/11/09
[Signature]

Received term for: Rs. 16000
Register: 90/-
Copying: (50)
Copying ch.: 10/-
Postage: 10/-
Total Rs. 16050

19/11/09
[Signature]
DEED OF SALE
SUB-REGISTRAR
BARDIZ
[Signature]

19/11/09
[Signature]
[Signature]



OA

No. 2222 Place of Issue Date of Issue 17/11/82 Value of Stamp Paper

Rs. 20,000 (Rupees Twenty thousand only)

Name of the purchaser Mr. Subramanian

Residing at 17/11/82

As there is no due stamp paper for the value of Rs. 20,000

for the completion of the value is attached

along with

Signature of the Submitter

Signature of Purchaser

022537

BETWEEN

1. Mr. RANGKANT SUBRAO SHETTY, son of Subrao Shriram Shetty, 36 years of age, business, married, proprietor of SHETTY ESTATES,

[Signature]

[Signature] *[Signature]*



वा GOA

022538

St. No. 880 Place of Vend Mapusa Date 17.11.83 Value of Stamp Paper

Rs. 20,000/- (Twenty Thousand Rupees)

Name of the purchaser Mr. Boshan Davelpe (B) Ltd.

residing at Mapusa son of

As there is no due stamp paper for the value of Rs. 20,000/- additional stamp papers for the balance of the value is attached alongwith

Signature of the venditor

Signature of Purchaser



having his office Near Municipality Bicholim,
Goa - 403 504 and holding PAN : AJEP5523R and
his wife;

Bh...

del B...



GOA

St. No. 17111 Place of Vend Stamp Date 17/11/03

02253

Value of Stamp Paper Rs. 20000

Name of the purchaser M/s. Ashish Developers (P) Ltd.

residing at M/s. Ashish Developers (P) Ltd.

As there is no single stamp paper for the

value of the 20000 Rs. Additional stamp paper

for the completion of the value is attached

alongwith.

Signature of Vendor

Signature of Purchaser



2 Mrs. SUPRIYA RAMAKANT SHETYE, daughter of Avinash Raiturkar, aged about 34 years, Occupation housewife, holding PAN: AJQPS4668H both Indian Nationals and both

[Signature]

[Signature]

residing at House No. 9, Borden, Bicholim,
Goa, hereinafter referred to as "VENDORS"
(which expression unless repugnant to the
context and meaning thereof shall mean and
include its executors, administrators and
assigns) of the FIRST PART;

AND

1. M/s. BOSHAN DEVELOPERS PRIVATE LIMITED, a
Company registered under the provisions of
Companies Act, 1956 and having its registered
office at C-501/502, Boshan Home, Opposite
Shree Bodgeswar Temple, through its Directors
Mr. Amir S. Gaitonde, son of late Shri.
Sadashiv Gaitonde, aged about 61 years,
married, business, Indian National and
residing at Kuttawdo, Ucassaim, Bardez - Goa
and Mr. Vidyasagar S. Thali, son of Shri.
Shripad G. Thali, aged about 27 years, Indian
National, residing at Vazwado, Ucassaim,
Bardez - Goa, hereinafter called "PURCHASERS"
(which expression unless repugnant to the
context and meaning thereof shall mean and
include its executors, administrators and
assigns) of the SECOND PART;



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WJ *V. Thali*

WHEREAS in the city of Mapusa there exist following properties:

1. All that immovable property known as "ORACHO CUNTO", situated in the village of Corlim and Parish of Mapusa, surveyed under Survey No. 3 Sub-Division No. 8 of P.T. Sheet No. 161, admeasuring 1019 sq. mts., bounded on the East by the Survey No. 3 Sub-division No. 9, on the West by Survey No. 3 Sub-division No. 7, on the North by Survey No. 4 Sub-division No. 10 and on the South by Survey No. 3 Sub-division No. 3⁴ and described in the Land Registration Office under twenty three thousand and thirty seven at folios one hundred and thirty five reverse of B fifty nine, and;

2. All that immovable property known as "ORACHO CUNTO", situated in the village of Corlim and Parish of Mapusa, surveyed under Survey No. 3 Sub-Division No. 13 of P.T. Sheet No. 161, admeasuring 75 sq. mts., bounded on the East by the Survey No. 3 Sub-division No. 14, on the West by Survey No. 3 Sub-division No. 12, on the North by Survey No. 4 Sub-division No. 10 and on the South by road and described in the Land Registration Office under twenty



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three thousand and thirty six at folios one hundred and thirty five of B fifty nine, and both the above properties are hereinafter referred to as "Said Properties" and more specifically described in Schedule 'A' mentioned hereunder.

AND WHEREAS the above referred said properties are situated within the Mapusa Municipality Taluka of Bardez and District and Sub-District of North Goa.

AND WHEREAS by Deed of Sale dated 21/08/2006, Mrs. Gloria Etiene Albertina De Souza alias Gloria Albertina Etesna D'Souza alias Gloria D'Souza and Mr. Amiano Marcos De Souza alias Amiano D'Souza with Shri. Gurudas Arjun Salgaonkar, and Mrs. Gitesha Gurudas Salgaonkar as Confirming Party, sold the said properties to the Vendor No. 1 herein.

AND WHEREAS the above referred Deed of Sale dated 21/08/2006, is duly registered before the Sub-Registrar of Bardez at Mapusa under Registration No. 4005 at pages 248 to 268 in Book I Volume No. 2702 dated 05/08/2008.

[Signature] *[Signature]* *[Signature]*

AND WHEREAS the Vendors declare that they are the rightful owners in title and possessing the said properties and they have not done any act on account of which they are precluded from entering into this Deed of Sale and further declare that the said properties are free from any liability, charges liens, encumbrances.

AND WHEREAS the Vendors have agreed to sell all their right, title and interest in the said properties in favour of the Purchasers and the Purchasers have hereby agreed to purchase the said properties for the total consideration of Rs. 80,00,000/- (Rupees Eighty Lacs only) which is its market value and the stamp duty is paid on the market value.

AND WHEREAS the Vendors had executed an Agreement for Sale in respect of the said properties with the Purchasers on 23/09/2009 duly registered before the Sub-Registrar of Bardez at Mapusa under Registration No. 1760 at pages 01 to 20 of Book No. I Volume No. 2851 dated 25/09/09 and thereby the Vendors have already received part consideration of Rs. 40,00,000/- (Rupees Forty Lacs only) from the Purchasers which the Vendors

Shw. *df* *V. S. Thakur*

hereby acknowledge. A stamp duty of Rs. 80,000/- (Rupees Eighty Thousand only) is paid at the time of execution and registration of the said Agreement for Sale.

AND WHEREAS the Purchasers have made full and final balance payment of Rs. 40,00,000/- (Rupees Forty lacs only) to the Vendors, receipt of which the Vendors hereby acknowledge.

AND WHEREAS the Vendor No. 2 has executed a Power of Attorney in favour of Vendor No. 1 dated 12/05/2009 before notary Adv. Shashikant Anant Prab, Bicholim Goa bearing Registration No. 951/09 thereby authorising Vendor No. 1 to sign and execute this Deed of Sale on behalf of Vendor No. 2.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS
UNDER:

In pursuance of the intentions of the parties mentioned hereinabove and for the total consideration of Rs. 80,00,000/- (Rupees Eighty Lacs only) which is paid to the Vendors by the Purchasers, the Vendors hereby sell,

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convey, transfer to the Purchasers free from encumbrances the said properties more particularly described in the Schedule 'A' hereunder mentioned together with all fences, ways, water courses, lights and privileges, easement and appurtenances whatsoever to the said properties belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the Vendors into or upon said properties hereby conveyed to the Purchasers and every party thereof TO HAVE UNTO AND HOLD THE SAME to the use of the Purchasers together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The Vendors and all the persons claiming under them do hereby Covenant with the Purchasers that the Vendors have been lawfully in possession of the said properties as described in Schedule 'A' mentioned hereunder, free from encumbrances or defects whatsoever and they all have absolute authority to sell the said properties described in Schedule 'A' hereunder.



[Signature]

[Signature]

[Signature]

3. The Vendors had executed an Agreement for Sale in respect of the said properties with the Purchasers on 23/09/2009 duly registered before the Sub-Registrar of Bardex at Mapusa under Registration No. 1760 at pages 01 to 20 of Book No. I Volume No. 2851 dated 25/09/09 and the Vendors have already received part consideration of Rs. 40,00,000/- (Rupees Forty Lacs only) from the Purchasers which the Vendors hereby acknowledge. A stamp duty of Rs. 80,000/- (Rupees Eighty Thousand only) is paid at the time of execution and registration of the said Agreement for Sale dated 23/09/09 mentioned hereinabove.

4. The Purchasers have made full and final balance payment of Rs. 40,00,000/- (Rupees Forty Lacs only) to the Vendors, receipt of which the Vendors hereby acknowledge.



The Purchasers hereafter shall peacefully and quietly possess enjoy the said properties without any claim or demand whatsoever from the Vendors or any person claiming through or under them.

[Signature] *[Signature]* *[Signature]*

The Vendors further covenant that they shall at the request of the Purchasers and cost by the Purchasers do or execute all lawful acts and things whatsoever for further more perfectly conveying and ensuring the said properties and part thereof in the manner aforesaid as also putting the Purchasers in enjoyment of the same, according to true intents and meaning of this Deed.

7. The Vendor No. 2 has executed a Power of Attorney in favour of Vendor No. 1 dated 12/05/2009 before notary Adv. Shashikant Anant Parab, Bicholim, Goa bearing Registration No. 9951/09 thereby authorising Vendor No. 1 to sign and execute this Deed of Sale on behalf of Vendor No. 2.



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SCHEDULE A

Both the above immovable properties herein referred to as "said properties", existing in the city of Mapusa are described as follows:

1. All that immovable property known as "ORACHO CUNTO", situated in the village of Corlim and Parish of Mapusa, surveyed under Survey No. 3 Sub-Division No. 9 of P.T. Sheet No. 161, admeasuring 1019 sq. mts., bounded on the East by the Survey No. 3 Sub-division No. 9, on the West by Survey No. 3 Sub-division No. 7, on the North by Survey No. 4 Sub-division No. 10 and on the South by Survey No. 3 Sub-division No. 3 and described in the Land Registration Office under twenty three thousand and thirty seven at folios one hundred and thirty five reverse of B fifty nine, and;
2. All that immovable property known as "ORACHO CUNTO", situated in the village of Corlim and Parish of Mapusa, surveyed under Survey No. 3 Sub-Division No. 13 of P.T. Sheet No. 161, admeasuring 75 sq. mts., bounded on the East by the Survey No. 3 Sub-division No. 14, on the West by Survey No. 3 Sub-division No. 12, on the North by Survey No. 4 Sub-division No. 10 and on the South by road and described in the Land Registration Office under twenty three thousand and thirty six at folios one hundred and thirty five of B fifty nine.

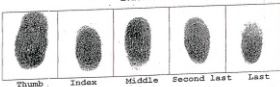


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IN WITNESS WHEREOF the parties to this Deed of Sale have set their hands on the day, month and year first hereinabove mentioned.

L.H.F.P.

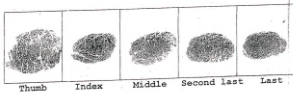


R.H.F.P.

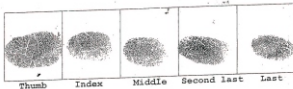


Shetty
MR. RAMKANT SURRAO SHETTY
VENDOR No. 1
(For Self and P.O.A holder for
Mrs. SUPRIYA RAMAKANT SHETTY
VENDOR No. 2)
Shetty *Shetty*

L.H.F.P.



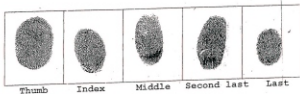
R.H.F.P.



Amir Sadashiv Gaitonde
For M/s. Beshan Developers Private Limited
Mr. AMIR SADASHIV GAITONDE
PURCHASER No. 1

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L.H.F.P.



R.H.F.P.



For M/s. Boshan Developers Private Limited
 Mr. VIDYASAGAR S. THALI
 PURCHASER No. 2

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GOVERNMENT OF GOA
Directorate of Industries and Land Records
Inspector of Survey and Land Records, Mapara

The survey plan number is

Survey No.

PT. Block No. 35, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 35AA, 35AB, 35AC, 35AD, 35AE, 35AF, 35AG, 35AH, 35AI, 35AJ, 35AK, 35AL, 35AM, 35AN, 35AO, 35AP, 35AQ, 35AR, 35AS, 35AT, 35AU, 35AV, 35AW, 35AX, 35AY, 35AZ, 35BA, 35BB, 35BC, 35BD, 35BE, 35BF, 35BG, 35BH, 35BI, 35BJ, 35BK, 35BL, 35BM, 35BN, 35BO, 35BP, 35BQ, 35BR, 35BS, 35BT, 35BU, 35BV, 35BW, 35BX, 35BY, 35BZ, 35CA, 35CB, 35CC, 35CD, 35CE, 35CF, 35CG, 35CH, 35CI, 35CJ, 35CK, 35CL, 35CM, 35CN, 35CO, 35CP, 35CQ, 35CR, 35CS, 35CT, 35CU, 35CV, 35CW, 35CX, 35CY, 35CZ, 35DA, 35DB, 35DC, 35DD, 35DE, 35DF, 35DG, 35DH, 35DI, 35DJ, 35DK, 35DL, 35DM, 35DN, 35DO, 35DP, 35DQ, 35DR, 35DS, 35DT, 35DU, 35DV, 35DW, 35DX, 35DY, 35DZ, 35EA, 35EB, 35EC, 35ED, 35EE, 35EF, 35EG, 35EH, 35EI, 35EJ, 35EK, 35EL, 35EM, 35EN, 35EO, 35EP, 35EQ, 35ER, 35ES, 35ET, 35EU, 35EV, 35EW, 35EX, 35EY, 35EZ, 35FA, 35FB, 35FC, 35FD, 35FE, 35FF, 35FG, 35FH, 35FI, 35FJ, 35FK, 35FL, 35FM, 35FN, 35FO, 35FP, 35FQ, 35FR, 35FS, 35FT, 35FU, 35FV, 35FW, 35FX, 35FY, 35FZ, 35GA, 35GB, 35GC, 35GD, 35GE, 35GF, 35GG, 35GH, 35GI, 35GJ, 35GK, 35GL, 35GM, 35GN, 35GO, 35GP, 35GQ, 35GR, 35GS, 35GT, 35GU, 35GV, 35GW, 35GX, 35GY, 35GZ, 35HA, 35HB, 35HC, 35HD, 35HE, 35HF, 35HG, 35HH, 35HI, 35HJ, 35HK, 35HL, 35HM, 35HN, 35HO, 35HP, 35HQ, 35HR, 35HS, 35HT, 35HU, 35HV, 35HW, 35HX, 35HY, 35HZ, 35IA, 35IB, 35IC, 35ID, 35IE, 35IF, 35IG, 35IH, 35II, 35IJ, 35IK, 35IL, 35IM, 35IN, 35IO, 35IP, 35IQ, 35IR, 35IS, 35IT, 35IU, 35IV, 35IW, 35IX, 35IY, 35IZ, 35JA, 35JB, 35JC, 35JD, 35JE, 35JF, 35JG, 35JH, 35JI, 35JJ, 35JK, 35JL, 35JM, 35JN, 35JO, 35JP, 35JQ, 35JR, 35JS, 35JT, 35JU, 35JV, 35JW, 35JX, 35JY, 35JZ, 35KA, 35KB, 35KC, 35KD, 35KE, 35KF, 35KG, 35KH, 35KI, 35KJ, 35KK, 35KL, 35KM, 35KN, 35KO, 35KP, 35KQ, 35KR, 35KS, 35KT, 35KU, 35KV, 35KW, 35KX, 35KY, 35KZ, 35LA, 35LB, 35LC, 35LD, 35LE, 35LF, 35LG, 35LH, 35LI, 35LJ, 35LK, 35LL, 35LM, 35LN, 35LO, 35LP, 35LQ, 35LR, 35LS, 35LT, 35LU, 35LV, 35LW, 35LX, 35LY, 35LZ, 35MA, 35MB, 35MC, 35MD, 35ME, 35MF, 35MG, 35MH, 35MI, 35MJ, 35MK, 35ML, 35MM, 35MN, 35MO, 35MP, 35MQ, 35MR, 35MS, 35MT, 35MU, 35MV, 35MW, 35MX, 35MY, 35MZ, 35NA, 35NB, 35NC, 35ND, 35NE, 35NF, 35NG, 35NH, 35NI, 35NJ, 35NK, 35NL, 35NM, 35NN, 35NO, 35NP, 35NQ, 35NR, 35NS, 35NT, 35NU, 35NV, 35NW, 35NX, 35NY, 35NZ, 35OA, 35OB, 35OC, 35OD, 35OE, 35OF, 35OG, 35OH, 35OI, 35OJ, 35OK, 35OL, 35OM, 35ON, 35OO, 35OP, 35OQ, 35OR, 35OS, 35OT, 35OU, 35OV, 35OW, 35OX, 35OY, 35OZ, 35PA, 35PB, 35PC, 35PD, 35PE, 35PF, 35PG, 35PH, 35PI, 35PJ, 35PK, 35PL, 35PM, 35PN, 35PO, 35PP, 35PQ, 35PR, 35PS, 35PT, 35PU, 35PV, 35PW, 35PX, 35PY, 35PZ, 35QA, 35QB, 35QC, 35QD, 35QE, 35QF, 35QG, 35QH, 35QI, 35QJ, 35QK, 35QL, 35QM, 35QN, 35QO, 35QP, 35QQ, 35QR, 35QS, 35QT, 35QU, 35QV, 35QW, 35QX, 35QY, 35QZ, 35RA, 35RB, 35RC, 35RD, 35RE, 35RF, 35RG, 35RH, 35RI, 35RJ, 35RK, 35RL, 35RM, 35RN, 35RO, 35RP, 35RQ, 35RR, 35RS, 35RT, 35RU, 35RV, 35RW, 35RX, 35RY, 35RZ, 35SA, 35SB, 35SC, 35SD, 35SE, 35SF, 35SG, 35SH, 35SI, 35SJ, 35SK, 35SL, 35SM, 35SN, 35SO, 35SP, 35SQ, 35SR, 35SS, 35ST, 35SU, 35SV, 35SW, 35SX, 35SY, 35SZ, 35TA, 35TB, 35TC, 35TD, 35TE, 35TF, 35TG, 35TH, 35TI, 35TJ, 35TK, 35TL, 35TM, 35TN, 35TO, 35TP, 35TQ, 35TR, 35TS, 35TT, 35TU, 35TV, 35TW, 35TX, 35TY, 35TZ, 35UA, 35UB, 35UC, 35UD, 35UE, 35UF, 35UG, 35UH, 35UI, 35UJ, 35UK, 35UL, 35UM, 35UN, 35UO, 35UP, 35UQ, 35UR, 35US, 35UT, 35UU, 35UV, 35UW, 35UX, 35UY, 35UZ, 35VA, 35VB, 35VC, 35VD, 35VE, 35VF, 35VG, 35VH, 35VI, 35VJ, 35VK, 35VL, 35VM, 35VN, 35VO, 35VP, 35VQ, 35VR, 35VS, 35VT, 35VU, 35VV, 35VW, 35VX, 35VY, 35VZ, 35WA, 35WB, 35WC, 35WD, 35WE, 35WF, 35WG, 35WH, 35WI, 35WJ, 35WK, 35WL, 35WM, 35WN, 35WO, 35WP, 35WQ, 35WR, 35WS, 35WT, 35WU, 35WV, 35WW, 35WX, 35WY, 35WZ, 35XA, 35XB, 35XC, 35XD, 35XE, 35XF, 35XG, 35XH, 35XI, 35XJ, 35XK, 35XL, 35XM, 35XN, 35XO, 35XP, 35XQ, 35XR, 35XS, 35XT, 35XU, 35XV, 35XW, 35XX, 35XY, 35XZ, 35YA, 35YB, 35YC, 35YD, 35YE, 35YF, 35YG, 35YH, 35YI, 35YJ, 35YK, 35YL, 35YM, 35YN, 35YO, 35YP, 35YQ, 35YR, 35YS, 35YT, 35YU, 35YV, 35YW, 35YX, 35YY, 35YZ, 35ZA, 35ZB, 35ZC, 35ZD, 35ZE, 35ZF, 35ZG, 35ZH, 35ZI, 35ZJ, 35ZK, 35ZL, 35ZM, 35ZN, 35ZO, 35ZP, 35ZQ, 35ZR, 35ZS, 35ZT, 35ZU, 35ZV, 35ZW, 35ZX, 35ZY, 35ZZ



SURVEY No. 4

SURVEY No. 4

SURVEY No. 4



My note

Survey No. 4

WITNESSES:

1. Pooja
(POOJA V. TELP)

2. V
(VIVEKHA MORATKAR)

Shirish

Aditya

Vishal

1) Mr. Ramakant Subras Shetye,
s/o. Subras Shrinan Shetye,
36 years of age, business,
married, proprietor of Shetye
Estates, PAN: AJEP55523R
For self and as attorney holder
for his wife

a) Mrs. Supriya Ramakant Shetye,
d/o. Arinash Rasturkar, aged about
34 years, housewife, PAN: AJGP5
4668H, both Indian Nationals
and both Ho. H. No. 9, Borden,
Bicholim, Goa.

2) M/s. Boshan Developers Private
Ltd. represented through its
Directors:
Mr. Anir S. Gaitonde, s/o late
Shri. Sadashiv Gaitonde, aged
about 61 years, married, business
Indian National, Ho. Kuttawda,
Ucchaim, Bardg - Goa.

AND

3) Mr. Vidyasagar S. Thali, Ho. Shri
Sripad G. Thali, aged about
27 years, Indian National Ho.
Vazwado, Ucchaim, Bardg - Goa

executing party - 1/53

attestation of the so called
Sale

1. Shri. Ramakant S. Sherga

2. Alfaiyade

3. Alfaiyade

Witnesses

1. Abay Goundar, Gaidondo 870
Gaidondo Gaidondo, age 31 years
married, serving, R/o Udisam, Gaidondo

2. Chandrasekhar Talwar 870
Talwar, age 37 years, Officer, R/o
Majura, Talwar, Gaidondo

State: know

Signature:

Signature: him/their

Alfaiyade

Certified that this is a True Copy

Majura Dt. 09/07/2017

Shri. D. S. Pethar
D. S. PETHAR
B.A.L.L.B.

NOTARY Reg. No. 67/55

Sr. No. 123



Registered No. 2483

at present So to So

Buy No. Volume No.

upto 20-11-2009



BETWEEN

1. Smt. UDAYBALA DWARKANATH JOSHI, alias Smt. Udaybala Sadashiv Gaitonde, daughter of late Shri Sadashiv Rauji Gaitonde and wife of late Shri. Dwarkanath Vaikunth Joshi, aged about 69 years, retired, Indian National and residing at House No. 59, Madhlowado, Sal, Taluka Bicholim, Goa and holding PAN card No. ACDFG7364A;

2. MRS. RITA ALIAS MINAL MANGESH VERNEKAR, daughter of late Shri. Dwarkanath Vaikunth Joshi, aged about 44 years, married, Service, Indian National and residing at Flat No. C4,F2, ESSAR RESIDENCY, Taligao, Tiswadi, Goa, holding PAN card No. ABSPV6385P and her husband,

3. Mr. MANGESH YESHWANT VERNEKAR, son of late Shri. Yeshwant Vernekar, aged about 46 years, Business, Indian National and residing at Flat No. C4,F2, Essar Residency, Taligao, Tiswadi, Goa, holding PAN card No. ACERV1043N;

507 *Dr. M. S. Joshi*

507 *Dr. M. S. Joshi*

1 *all*

4. Smt. RUPA ALIAS GAURI PRAKASH SHETYE, daughter of late Shri. Dwarkanath Vaikunth Joshi and wife of late Dr. Prakash Shambhu Shetye, aged about 42 years, housewife, Indian National and residing at "Mogra", Deolai, Marcel, Ponda Taluka, Goa, holding PAN card No. CQFPS3263L,

5. Miss. AYUSHI PRAKASH SHETYE, daughter of late Dr. Prakash Shambhu Shetye, aged about 17 years minor, student, Indian National and

Mr. ADITYA PRAKASH SHETYE, son of late Dr. Prakash Shambhu Shetye, aged about 12 years minor, student, Indian National both residing at residing at "Mogra", Deolai, Marcel, Ponda Taluka, Goa, through their administrator Mr. Dilip Shambhu Shetye, son of late Shri. Shambhu Shetye, aged about 47 years, married, service, Indian National and residing at Betquim, Ponda Taluka, Goa, holding PAN card No. BZCPS1461F;

505 *to N/A* *Q* *Set*

505 *to* *Q* *Set*

residing at B4 - 502, Fifth Floor, Boshan Home, Opp. Shree Bodgeswar Temple, Mapusa, Bardez Taluka, Goa, holding PAN card No. ANPPJ9465N, all hereinafter referred to as the "VENDORS", (which expression unless repugnant to the context shall mean and include their legal representatives, heirs, administrators, executors and assigns) Of the FIRST PART;

BETWEEN

11. M/s. BOSHAN DEVELOPERS PRIVATE LIMITED, a registered company bearing Registration No. 24-02037 of 1996 and having its registered office at 501/502, Boshan Homes, Opposite Shree Bodgeswar Temple, Mapusa, Bardez, Goa, holding PAN card No. AABCB3472H, through its Director Mr. Amir Sadashiv Gaitonde, son of late Shri. Sadashiv Rauji Gaitonde, aged about 63 years, married, business, Indian National and residing at H. No 38, Kuttawado, Ucassaim, Bardez, Goa, holding PAN card No. AEWPG3035M, hereinafter referred to as the "PURCHASER", (which expression unless repugnant to the context
- TO M/s. Boshan Developers Private Limited
By M/s. Boshan Developers Private Limited
By M/s. Boshan Developers Private Limited

shall mean and include its executors,
administrator and assign) Of the OTHER PART;

WHEREAS the Vendors are owners of the
immovable property known as 'PEREM' or 'NOVOT'
situated at ward Khorlim of city of Mapusa,
Taluka Bardes, District and sub District of North
Goa, within the Mapusa Municipal Council Limits
and not bearing any Land Registration number but
enrolled in the Land Revenue Office under Matrix
Certificate number 238, and surveyed under Survey
No. 4 Sub-Division Nos. 9 and 10 of P. T. Sheet
No. 161 of City Survey Mapusa, Survey No. 3 Sub-
Division Nos. 3, 5, 6, 10 and 12 of P. T. Sheet
No. 161 of City Survey Mapusa, and Survey No. 2
Sub-Division No. 8 of P. T. Sheet No. 161 of
City Survey Mapusa, all hereinafter referred to
as "said entire property".

WHEREAS the Vendors are owners of the
immovable property known as 'PEREM' or 'NOVOT'
situated at ward Khorlim of city of Mapusa,
Taluka Bardes, District and sub District of North
Goa, within the Mapusa Municipal Council Limits
and not bearing any Land Registration number but
enrolled in the Land Revenue Office under Matrix
Certificate number 238, and surveyed under Survey

TO Mada G. 20/11

20/11 20/11 20/11 20/11

No. 3 Sub-Division Nos. 5 of P. T. Sheet No. 161 of City Survey Mapusa admeasuring 375 sq. mts. Survey No. 3 Sub-Division No. 6 of P. T. Sheet No. 161 of City Survey Mapusa admeasuring 350 sq. mts., and Survey No. 3 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa admeasuring 156 sq. mts., all hereinafter referred to as "said properties" and more specifically described in Schedule 'A' mentioned hereunder.

AND WHEREAS the said entire property being registered under Matriz No. 238 was purchased by Mr. Dwarkanath Vaikunth Joshi from Mr. Jose Augusto Luis Santana Fernandes and his wife Mrs. Margaret Joyce Irene Mathias E Fernandes by Deed of Sale dated 24th November 1971, duly registered before Sub-Registrar of Bardez at Mapusa, under Registration No. 5108 at Book I of Volume 57 at pages 158 to 161 dated 10/01/1972.

AND WHEREAS Mr. Dwarkanath Vaikunth Joshi expired on 08/10/2003 leaving behind his wife, moiety holder, the Vendor No. 1 herein and Vendor No. 2 to Vendor No. 4 and Vendor No. 7 to Vendor No. 9 along with late Dr. Prakash Shambhu Shteye as his legal heirs.

PO Mps G dtd

BM d 20 shi u/f

AND WHEREAS succession proceedings were initiated upon death of late Dwarkanath Valkunth Joshi, and by Deed of Succession dated 08/02/2005, duly registered in the Office of the Civil Registrar cum Sub-Registrar and Notary Ex-Officio, of Sattari Goa and recorded in Notarial Book under No. 11 at page 51 V dated 08/02/2005, the Vendors were declared and confirmed as his Successors who inherited the estate of late Dwarkanath V. Joshi along with the said entire property.

AND WHEREAS Dr. Prakash Shambhu Shetye expired on 24/08/2009 leaving behind the Vendor No 4 as his moiety holder and the minors, Vendors No. 5 and 6 as legal heirs to his estate. Upon the death of said Dr. Prakash Shambhu Shetye, due Inventory Proceeding bearing No. 314/2011/A were initiated in the Civil Court Senior Division at Mapusa, and Mr. Dilip Shambhu Shetye, vide the order of the Court, dated 05/02/2011, was appointed as Administrator/ curator for minors Vendor No. 5 Miss Ayushi Prakash Shetye and Vendor No. 6 Master Aditya Prakash Shetye and was specifically empowered to transfer the said entire property as listed in the said inventory proceedings in favour of the Purchaser.

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2011 2011 2011 2011

AND WHEREAS late Mr. Dwarkanath Vaikunth Joshi and his wife had entered into Agreement for Development cum Sale with the Purchaser M/s. Boshan Developers Private Limited by an Agreement for Development cum Sale dated 11/03/1996 for consideration of house to be constructed by the Purchaser for late Mr. Dwarkanath Vaikunth Joshi and his wife Smt. Udaybala Dwarkanath Joshi, Vendor No. 1 herein in the property surveyed under Survey No.4 Sub-Division No. 10 of P. T. Sheet No. 161, of city survey Mapusa.

AND WHEREAS the Purchaser on basis of said Agreement for Development cum Sale obtained due conversion certificate, and also obtained permission for construction of commercial cum residential building in the property surveyed under No 4 Sub-Division No. 10 and Survey No. 3 Sub-Division Nos. 5 and 6 of P. T. Sheet No. 161 of City Survey Mapusa, being part of said entire property and sold constructed flats, shops except a few unsold premises which are in the possession of the Purchaser. The Vendors hereby confirm the act of the Purchaser selling the constructed premises in the said entire property in favour of respective occupants who have purchased the constructed premises from M/s. Boshan Developers Private Limited, the Purchaser herein.

TO
BY
Sd/-
Sd/-
Sd/-
Sd/-

AND WHEREAS the Vendor No. 1 Smt. Udaybala Dwarakanath Joshi alias Udaybala Sadashiv Gaitonde is allotted a 2BHK flat bearing Flat No. B4 - 102 admeasuring 86 sq. mts. on the First Floor of Building, No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of city Survey Mapusa, Goa and hereinafter referred to as 'said flat' and more specifically described in Schedule 'B' mentioned hereunder. The said flat is valued at Rs. 17,62,000/- (Rupees Seventeen Lacs Sixty Two Thousand only) being its construction cost. The said flat has been handed over to the Vendor no. 1 on 28/12/2005 and as per the Memorandum of Understanding dated 26/12/2005 executed among the Vendors against the transfer of right, title and possession in the said properties in favour of the Purchaser as well as for confirmation of the Purchaser having agreed with their customers to sale from time to time, the constructed premises and or under construction premises in the form of flats, offices and shops along with proportionate right, title and interest in the immovable property transferred hereto and surveyed under Survey No. 3 Sub-Division No. 5, 6 and 10 of P. T. Sheet No. 161, of city survey Mapusa and totally admeasuring about 881 sq. mts. and the constructed and or under construction premises in the form of flats, offices and shops constructed

Dr. Nagesh

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the plot surveyed under Survey no. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of city survey of Mapusa. All Vendors hereby acknowledge the receipt of consideration valued at Rs. 17,62,000/- "(Rupees Seventeen Lacs Sixty Two Thousand Only) received by all the Vendors, in the form of the said flat allotted to the Vendor no. 1 and hereby confirm the sale and transfer of the said properties in favour of the Purchaser.

AND WHEREAS by order dated 07/03/2006 of Civil Court Senior Division, Mapusa under Case bearing Regular Civil Suit No. 32/2006/F, the survey records were corrected in respect of portion of said entire property bearing Survey No. 2 sub-Division No. 8 of P.T. Sheet No. 161, of City Survey, Mapusa, in respect of part of the said properties surveyed under Survey No. 3 Sub-Division No. 6 and 10 of P.T. Sheet No. 161, of City Survey, Mapusa, and further by order dated 24/09/2008 in Regular Civil Suit No. 103/2007/E survey records were corrected in respect of part the said entire property bearing Survey No. 3 Sub-Division No. 3 of P.T. Sheet No. 161, of City Survey, Mapusa and further by order dated 29/10/2009 in Civil Suit No. 44/2009 filed in District Court, Panaji, survey records were corrected in respect of part of the said entire

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2009 *2009* *2009* *2009* *2009*

property bearing Survey No. 4 Sub-Division No. 9
of P.T. Sheet No. 161, of City Survey, Mapusa.

AND WHEREAS the Vendors hereby declare that
they shall co-operate with the Purchaser for due
mutation proceedings from time to time and get
the name of the Purchaser recorded in city survey
of Mapusa, in respect of the said properties.

AND WHEREAS the Vendors herein declare that
they have full right, title and interest to the
said properties acquired by them and that they
are the absolute owners having peaceful
possession of the said properties.

AND WHEREAS the Vendors hereby desire to sell
all their undivided right, title, interest along
with possession of the said properties in favour
of the Purchaser for the consideration in kind in
the form of constructed premises received by the
Vendors from the Purchaser. The consideration in
kind in the form of constructed premises i.e.
constructed flat received by the Vendors from the
Purchaser is valued at Rupees Seventeen Lacs
Sixty Two Thousand only, being the construction
cost which corresponds to the market value of the

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BM *Q* *SD* *SH* *Ulf*

and transferred hereunder and more specifically described in **Schedule 'B'** mentioned hereunder and the Vendors have accepted the possession of the said-constructed flat and are occupying the same lawfully as their own having right, title, interest and possession TO HAVE AND HOLD the same as and by way of consideration received for transferring their right, title and interest in the said properties described in **Schedule 'A'** hereunder unto the Purchaser for its market value being Rs. 17,62,000/- (Rupees Seventeen Lacs Sixty two Thousand only), the receipt of which the Vendors acknowledge having received the same in kind as and by way of constructed premise in the form of a 2BHK flat bearing Flat No. B4-102 admeasuring 86 sq. mts. on the first floor of building B4 constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa and, more specifically described in **Schedule 'B'** mentioned hereunder.

AND WHEREAS the Vendors declare that they are the rightful owners in title and possessing the said properties and they have not done any act on account of which they are precluded from conveying the said properties in favour of the Purchasers and further declare that the said

For Vendor *For* *For*

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properties are free from any liability, charges
liens, encumbrances of whatsoever nature.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. Pursuant to the intention of the parties the Purchaser has taken possession of the 'said entire property' under Agreement for Development cum Sale dated 11/03/1996 from late Shri. Dwarkanath Vaikunth Joshi and Smt. Udaybala Dwarkanath Joshi, the Vendor No. 1 herein and constructed building consisting of residential flats, offices and shops in each of the buildings being identified as Building A, Building B1, Building B2, Building B3, Building B4, Building C, Building D1 and Building D2.
2. The Purchaser on behalf of the Vendors have taken due permission and licenses, conversions sanad as mentioned hereunder in name of the Vendors and constructed buildings as listed hereinabove and agreed to sale transfer the possession of flats, offices and shop in buildings so constructed, in favour of prospective purchasers/ customers by

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reserving the building B4 having built up area of 988 sq mts. in favour of the Vendors. The Purchaser have some constructed premises unsold for their exclusive use and or for selling by the Purchaser to their prospective customers/ Purchasers.

3. As per the mutual understanding between the Vendors and the Purchaser, the Vendors filed Regular Civil Suit No. 32/2006/F in the Court of Civil Judge Senior Division, Mapusa and obtained an order dated 07/03/2006 and corrected survey records in respect of part of said entire property bearing Survey No. 2 Sub-Division No. 8 of P.T. Sheet No. 161, of city Survey Mapusa, in respect of part of the said properties surveyed under Survey No. 3 Sub-Division No. 6 and 10 of P. T. Sheet No. 161, of city Survey Mapusa and further by order dated 24/09/2008 in Regular Civil Suit No. 103/2007/E corrected the Survey records in respect of part of the said entire property bearing Survey No. 3 Sub-Division No. 3 and further by order dated 29/10/2009 in Civil Suit No. 44/2009 filed in District Court, Panaji, corrected survey records in respect of part of the said entire property

SDJ
P. H. G. J. J.

BN Q SDJ J. J.

bearing Survey No. 4 Sub-Division No. 9 of
P.T. Sheet No. 161, of City Survey, Mapusa.

4. In the inventory proceedings bearing No. 314/2011/A instituted at Civil Court, Senior Division at Mapusa, on the death of Dr. Prakash Shambu Shetye, Mr. Dilip Shambhu Shetye has been appointed as the "Curator" by an order of the Court dated 05/02/2011 to look after the interest of the minor children of late Dr. Prakash Shambu Shetye, namely Miss. Aayushi Prakash Shetye, Vendor No. 5 herein and Master Aditya Prakash Shetye Vendor No. 6 herein and to execute the present Deed of Sale in favour of the Purchaser to confer a better title in favour of the Purchaser and to receive the consideration in the form of constructed premise on behalf of the Vendor No. 5 and Vendor no. 6 and acknowledge the receipt thereof.

5. The Vendor No. 1 is given a 2BHK flat bearing Flat No. B4 - 102 admeasuring 86 sq. mts. on the First Floor of Building No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 and the flat being valued at

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Rs. 17,62,000/- (Rupees Seventeen Lacs Sixty Two Thousand only) being its construction cost and hereinafter referred to as 'said flat' and more specifically described in Schedule 'B' mentioned hereunder, for the Vendors TO HAVE AND HOLD the same as theirs forever. The said flat is handed over to the Vendor no. 1 on 28/12/2005 and as per the Memorandum of Understanding dated 26/12/2005 executed among the Vendors against the transfer of right, title and possession in the said properties in favour of the Purchaser as well as for confirmation of the Purchaser having agreed with their customers to sale from time to time, the constructed premises and or under construction premises in the form of flats, offices and shops along with proportionate right, title and interest in the immovable property transferred hereto and surveyed under Survey No. 3 Sub-Division No. 5, 6 and 10 of P.T. Sheet No. 161, of city survey Mapusa and totally admeasuring about 881 sq. mts. and the constructed and or under construction premises in the form of flats, offices and shops constructed in the plot surveyed under Survey no. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of city survey of Mapusa. All Vendors hereby acknowledge the receipt of consideration valued at

1762000/-

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1762000/-

1762000/-

1762000/-

1762000/-

Rs. 17,62,000/- (Rupees Seventeen Lacs Sixty two Thousand Only) received by all the Vendors, in the form of the said flat hereby transferred and possession of which is given to the Vendor no. 1 and hereby confirm the sale and transfer of the said properties in favour of the Purchaser.

The Vendors shall not have any right to seek partition of their undivided right in the property surveyed under Survey No. 4 Sub-Division No. 10 of P.T. Sheet No. 161 wherein building B4 exists and within which the said flat is situated.

The Vendors having contributed the maintenance expenses and have confirm having agreed to be member of housing/ maintenance co-operative society that will be formed by all occupants of the complex, and the Vendors will be entitled for the common facilities so provided by the society for the maintenance of the building and complex and shall be bound by the rules and regulation as well as the by terms of such society and the decision taken thereof shall be binding upon the Vendors to which the Vendors hereby agree.

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P. M. S. S. S.

The Vendors hereby acknowledge having received the total consideration amount from the Purchaser in respect of the said properties in the form of constructed premise more specifically mentioned in Schedule 'B' hereunder and hereby declare that they do not have any further claim, in respect of the said properties, from the Purchaser. The Vendor No. 2 to Vendor No. 10 shall not claim any right to the said flat transferred hereby in favour of the Vendor No. 1.

8. The Vendors hereby sell and transfer their undivided right, title, interest, share and possession in respect of the said properties in favour of the Purchaser together with all ways, paths, passages, easements, privileges, trees, existing in the said properties, appurtenances whatsoever, to the said properties or in otherwise appertaining thereto, now or at anytime herein after usually held, used, occupied or enjoyed therewith or reputed to belong and to be appurtenant thereto free from encumbrances or charges of any kind whatsoever, and TO HAVE AND TO HOLD the said right, title, share, interest and possession hereby granted,

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Pro *[Signature]* *[Signature]* *[Signature]* *[Signature]*

[Signature] *[Signature]* *[Signature]* *[Signature]*

conveyed, sold, transferred and assured UNTO
AND TO THE USE of the Purchaser to hold and
enjoy forever.

9. The Vendors undertake to keep the said
constructed premises so allotted to them in
tenable and habitable condition and shall not
store any explosive or combustible items
endangering the said constructed premises
detrimental to the other occupants thereof.
10. The Vendors shall be entitled for the use of
common access to the road and parking places
provided for its legitimate use.
11. The Purchaser shall be entitled for
development of the said properties hereby
transferred by the Vendors, by raising any
structures, premises by law, to sell the
constructed residential and commercial
permissible to the prospective customers of
the Purchaser. The Vendors shall not object
the Purchaser for transferring of the
residential premises or shops and offices
that are in possession of the Purchaser, and
further hereby express their no objection for

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SCHEDULE 'A'

(Description of "said properties")

the above referred to as 'said properties' known as "PEREM" or "NOVOT", situated at Mapusa, within the Municipal area of the town of Mapusa, Bardex Taluka, Sub-District of Bardex and District of Goa, and not described in the Land Registry of Bardex and registered in the Revenue Office under No. 238 of the first division and surveyed under city survey of Mapusa as follows:

1. Survey No. 3 Sub-Division No. 5 of P.T. Sheet No. 161, admeasuring 375 sq. mts and bounded;

On East:

By property surveyed under Survey No. 3 Sub-Division No. 6, of P.T. Sheet No. 161, of city Survey Mapusa.

On West:

By property surveyed under Survey No. 3 Sub-Division No. 4, of P.T. Sheet No. 161, of city Survey Mapusa.

On North:

By property surveyed under Survey No. 4 Sub-Division No. 10 of P.T. Sheet No. 161, of city Survey Mapusa.

On South:

By property surveyed under Survey No. 3 Sub-Division No. 3 of P.T. Sheet No. 161, of city Survey Mapusa.

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Mapusa

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GOA
Survey No. 3 Sub-Division No. 6 of P.T. Sheet
No. 161, admeasuring 350 sq. mts and bounded;

On East: By property surveyed under Survey
No. 3 Sub-Division No. 7 of P.T.
Sheet No. 161, of city Survey
Mapusa.

On West: By property surveyed under Survey
No. 3 Sub-Division No. 5 of P.T.
Sheet No. 161, of city Survey
Mapusa.

On North: By property surveyed under Survey
No. 4 Sub-Division No. 10 of P.
T. Sheet No. 161, of city Survey
Mapusa.

On South: By property surveyed under Survey
No. 3 Sub-Division No. 3 of P. T.
Sheet No. 161, of city Survey
Mapusa.

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003524 (0-3-11)
GOA

Survey No. 3 Sub-Division No. 10 of P.T. Sheet No. 161, admeasuring 156 sq. mts and bounded;

On East:

By property surveyed under Survey No. 3 Sub-Division No. 11 of P. T. Sheet No. 161, of city Survey Mapusa.

On West:

By property surveyed under Survey No. 3 Sub-Division No. 9 of P. T. Sheet No. 161, of city Survey Mapusa.

On North:

By property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161, of city Survey Mapusa.

On South:

By property surveyed under No. 3 Sub-Division No. 3 of P. T. Sheet No. 161, of city Survey Mapusa.

All the above referred properties referred to as 'Said Entire Property' were originally bounded by:

- East: By Luis Manuel Aguiar and others,
- West: By Joao Martinho Braganca and others,
- North: By the boundary of Canca, and
- South: By Parvoti Xetanim or Anuncia, widow of Xambu Vasu Xete Pernecar.

Handwritten signatures and initials:
P.W. Mula Gp. [Signature]

SCHEDULE 'B'

(Description of "Said Flat")

The abovereferred 'said flat' consisting of two bedrooms, hall and kitchen bearing Flat No. B4-102 admeasuring 86 sq. mts. on the first floor of Building 'B4', Boshan Home, Opp. Shree Bodgeshwar Temple, Mapusa, Goa, situated in property surveyed under Survey No. 4 Sub-Division No. 10 of P.T. Sheet No. 161, of city survey Mapusa and which is allotted to Vendor No. 1 Smt. Udaybala Dwarkanath Joshi and valued at Rs. 17,62,000/- (Rupees Seventeen Lacs Sixty two Thousand Only) as consideration in respect of the said properties which is the market value of the said properties. All the Vendors, hereby acknowledge having received the consideration in respect of the said properties.

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100 1000 100 1000

IN WITNESS WHEREOF the parties to this Deed of Sale have set their hands on the day and date hereinabove mentioned.

L.H.F.P.



R.H.F.P.



Mr. SIDDHARTH DWARKANATH JOSHI

(Power of Attorney Holder for

Smt. UDAYBALA DWARKANATH JOSHI

alias UDAYBALA SADASHIV GAITONDE - VENDOR NO.1)

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L.H.F.P.



R.H.F.P.



Vernekar

Mrs. RITA MANGESH VERNEKAR
alias MINAL MANGESH VERNEKAR.

VENDOR NO.2

for blue GP

BY . Q. 07

L.H.F.P.



R.H.F.P.

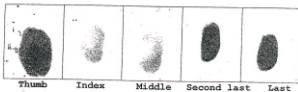


Signature

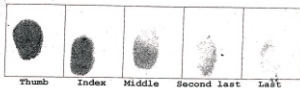
MR. MANGESH YESHWANT VERNEKAR
VENDOR NO. 3

Handwritten signatures and initials:
At the bottom of the page, there are several handwritten signatures and initials in ink, including what appears to be "At the" followed by a signature, and several other initials and marks scattered below.

L.H.F.P.



R.H.F.P.



Galtys

Smt. RUPA PRAKASH SHETYE
alias GAURI PRAKASH SHETYE.
VENDOR NO. 4

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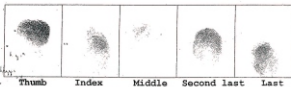
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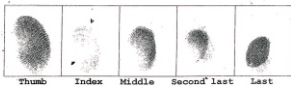
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L.H.F.P.



R.H.F.P.



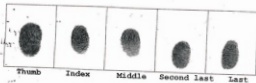
Dilip

Mr. DILIP SHAMBU SHETTY
(Administrator/ Curator
appointed by the civil court
for representing
Miss AYUSHI PRAKASH SHETTY - VENDOR No.5
Master ADITYA PRAKASH SHETTY - VENDOR No. 6)

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ni - *all*

L.S.F.P.



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R.S.F.P.



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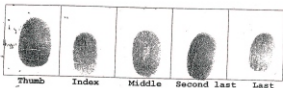
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Deepa
Mrs. DEEPA CHANDRASEEKHAR MANTRI.
VENDOR NO. 7

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L.H.F.P.



R.H.F.P.



Mantri

Mr. CHANDRASHEKHAR VINAYAK MANTRI
VENDOR NO. 8

AD *Mantri* *Sp* *Mantri*

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L.B.F.P.



R.H.F.P.



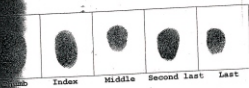
Mr. SIDDHARTH DHANAKANATH JOSHI

VENDOR NO. 9

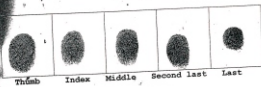
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R.H.F.P.



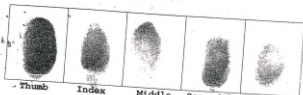
Hoshi
Mrs. SHAMBEHAVI SIDDHARTHE JOSHI

VENDOR NO. 10

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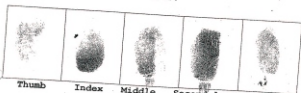
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R.H.F.P.



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Amir S. Gaitonde

(For M/S. BOSHAN DEVELOPERS PRIVATE LIMITED)
Mr. AMIR S. GAITONDE
(DIRECTOR/DEVELOPER)

PURCHASER

PD

Mux

211

WITNESSES:

1. WD
(Vidha Morajkar)

2. Pole
(Manashree Pole)

RD . Wade GA Wade

Wade



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapusa



Plan showing plots situated at

Mapusa city

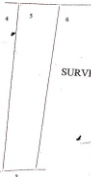
P.T. Sheet No. 161 / S. No./Sub. Div. 3 / 5

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Allyant
Inspector of Surveys &
Land Records
City Survey, Mapusa,
जमीन व नगरिक विभाग
मपुसा, गोवा

S. No.4

10



SURVEY No.3



S.B.

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Pranika S.
Compared by :



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapusa



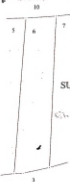
Plan showing plots situated at

Mapusa city

P.T. Sheet No. 161 / S. No./Sub. Div. 3 / 6

Scale 1:500

S. No.4



SURVEY No.3



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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapusa



Plan showing plots situated at

Mapusa city

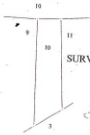
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Scale 1:500

Dejanth
Inspector of Survey
Land Records
City Survey, Mapusa,
and all other surveys
and maps



S. No.4



SURVEY No. 3

At *line* *of* *300* *ft* *on* *the* *old*

SB

Computer Generated On 23-02-2012

P. Pravin Kumar
Compared by :

1 - Mr. Harth Dwarkanath Joshi, son of late
Dwarkanath Vaikunth Joshi, 35 years
Pan No. ANPPJ9464P
ed, business Indian National and
Opp. Shree Bodgeshwar Temple Mapusa.
self and as attorney of Smt. Udaybala
Dwarkanath Joshi alias Udaybala Sadashiv
Chaitonde 64 years retired, plomathlowado, Sal.
Bicholim Indian National

2 - Mangesh Yeshwant Vernekar, 50 late Yeshwant
Vernekar, 46 years, business, Indian National, do
Taligao Triswadi area Pan No. ACERV 1043N for
self and as attorney of: (a) Rita alias Minal
Mangesh Vernekar 44 years, married, do Taligao
Pan No. ABBPV 6385P (b) Smt. Rupa alias Chauri
Pankash Shetye, 42 years, housewife, do Mared
Ponda Pan No. CQFPS 3263L, both Indian National.
(c) Mr. Dilip Shambhu Shetye, 46 years married
Service, do Bokrim Ponda as recital for the purpose
of executing.

3 - Mrs. Deepa Chandrashekhar Mantri, do late
Shri. Dwarkanath Vaikunth Joshi, 40 years
housewife, do Kolhapur. Pan No. ARJPM 0523E
and her husband Mr. Chandrashekhar Vas Vismay
Mantri, do Viseyak Mantri, 45 years, Service, do
Kolhapur, Pan No. AADPM 6884H both are repre-
sented by their ~~law~~ attorney holder at the mentioned
at Sr. No. 1 said Siddharth Dwarkanath Joshi.
Indian National.

4 - Mrs. Shambhaji Siddharth Joshi, do Gopalteshma
Kamat, 33 years, married, teacher, Indian National
do Opp. Shree Bodgeshwar Temple Mapusa Pan No.
ANPPJ9465-N. She represented by her attorney
holder. ~~at Sr. No. 1 said~~ above mentioned at Sr. No. 1 said
Siddharth D. Joshi.

5 - M/s BOSHAN DEVELOPERS PRIVATE LIMITED a
registered company bearing Reg. No. 24-02037 of
1996 and its reg. office at 501/502, Boshan Homes
Opp. Shree Bodgeshwar Temple Mapusa Pan No.
ABBCB3472H through its Director Mr. Amir
Sadashiv Chaitonde, do late Shri Sadashiv Rajji
Gaitonde 63 years, married, business, do Vcastwin
Bardol Indian National Pan No. ANPP63055P

- 1) Siddhant Dwarkanath Joshi Sapori
- 2) Mangesh Yeshwant Vernesai Muskar
- 3) Amir Sadashiv Gaitonde M. Gaitonde

Witnesses

1) Abhaipaitonde
2) P. P. W. Sain, Bandy. Gov. Paitonde

Grableudon
2) Mr. Prabhakar Prabhakar (Sd/-) Grableudon
S-4, Vikrant Co. op. Hq. Society,
Alto Bhatnagar-Bandy - Gov.

Mugshot dated 19/6/2012

divi N. D.
Sd/- P. M. TRAN
BARING

209/12
1 to 42
Book No. 2 Volume 2999
5/9/12



Note of Return:- This document will be returned on 5/12

Atty
Sd/- REGISTRAR
BARING

Dehurydy
5/12/12

7. ✓ Mrs. DEEPA CHANDRASHEKHAR MANTRI, daughter of late Shri. Dwarkanath Vaikunth Joshi, aged about 40 years, married, housewife, Indian National and residing at Flat No. B/F-1, Gajlaxmi Park, Near Crusher Chowk, Radhanagari road, Kolhapur, holding PAN card No. ARJPM9523E, and her husband,

8. ✓ Mr. CHANDRASHEKHAR VINAYAK MANTRI, son of Mr. Vinayak Mantri, aged about 45 years, married, Service, Indian National and residing at Flat No. B/F-1, Gajlaxmi Park, Near Crusher Chowk, Radhanagari road, Kolhapur, holding PAN card No. AGDFM6884H;

9. Mr. SIDDHARTH DWARKANATH JOSHI, son of late Shri. Dwarkanath Vaikunth Joshi, aged about 35 years, married, business, Indian National and residing at B4 - 502, Fifth Floor, Boshan Home, Opp. Shree Bodgeswar Temple, Mapusa, Bardez Taluka, Goa, holding PAN card No. ANPPJ9464P and his wife,

✓ 10. Mrs. SHAMBHAVI SIDDHARTH JOSHI, daughter of Mr. Gopalkrishna Kamat, aged about 33 years, married, teacher, Indian National and

SPJ BH SPJ SPJ SPJ SPJ



GOA

No. 81865 Place of Vend Mapusa, Date of Issue 05/04/2011
Rs. 15000 Rupees Fifteen thousand only
Name of the Purchaser Goshan Developers Pvt. Ltd.

013822

son / daughter / wife of Mapusa
residence of Mapusa

As there is no one single stamp paper for the value of Rs. 24700/-
additional stamp papers for the completion of the value are attached
alongwith.

Signature of Ex-Officio
Notary

Signature of Purchaser

Vendor Name : H. S. Nayek
Lic. No.: AC/STPVEN/96/2005



DEED OF SALE

1692/1011
5/4/2011

This Deed of Sale is executed at
Mapusa on this 5th day of April year
2011;

Ricardo de Souza

[Signature]
2/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

051210

GOA

Gr. No. 1/885 Place of Vend. Mapusa. Date of Issue 05/04/2011
Rs. 5000 Rupees Five Thousand Only
Name of the Purchaser Easton Developers Pvt. Ltd.

son / daughter / wife of

resident of

As there is no one single stamp paper for the value of Rs. 24700/-
noted stamp papers for the completion of the value are attached
alongwith.

Signature of Sub-Office
District Collector

Signature of Purchaser

Vendor Name : H. S. Nayak
Lic. No. AC/STPHVN/96/2003

-2-

BETWEEN

1. Mr. RICARDO JOAQUIM INACIO
MARTINIANO DE SOUZA, son of late
Mr. Jorge alias George Hipolito
Richardso Romualdo De Souza, aged
Ricardo de Souza

H. S. Nayak 31/3

भारतीय गैर न्यायिक INDIA NON JUDICIAL
एक हजार रुपये
रु.1000
ONE THOUSAND RUPEES
Rs.1000

GOA

Dr. No. 21534 Place of Vend. Mapusa. Date of issue 07/04/2011
Rs. 1000/- Rupees One thousand only
Name of the Purchaser Babbar Developers Pvt. Ltd.
son / daughter / wife of Mapusa

resident of Mapusa
As there is no one single stamp paper for the value of Rs. 24700/-
and there is no one single stamp paper for the value of the stamp
stamp.

Signature of Ex-Officio

Signature of Purchaser

Vendor Name: M. S. Nayak
Lic. No.: AD/ST/11/EN/08/000

193670

-3-

holding non one No. 3006897

66 years, married, retired
Holder of Overseas Citizen
of India Certificate of
Registration No. 306897 issued on
12/09/2008 at Paris and

Rajan K. de Souza

-4/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000

गोवा GOA

Sl. No. 2/554 Date of Validity 05/04/2011 193671

Rs. One Thousand Only

Name of the Purchaser Easton Developers Pvt Ltd

Son / daughter / wife of Mr. P. S. Nayak

As there is no one single stamp paper for the value of Rs. 4700/-

additional stamp papers for the completion of the value are attached

Signature of the Office

Signature of Purchaser

REGD. PARTS - H. S. Nayak
REG. NO. LAC/STR/VEN/98/2005

-4-

holding French Passport No.

03KD41752 issued on 18/09/2003

and his wife;

Ricardo de Souza

Signature

..5/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

Gr. No. 21885 Place of Vend Mapusa, Date of Issue 05/04/2011 193672
Rs. 1000 Rupees One thousand Only
Name of the Purchaser Babbar Development At. Hd.
son / daughter / wife of Mapusa
resident of Mapusa
As there is no one single stamp paper for the value of Rs. 24700/-
additional stamp papers for the completion of the valuable document
alongwith Mapusa
Signature of Official Mapusa Signature of Purchaser Mapusa

Vendor Name : H. S. Nayak
L.E. No. AG/STP/VEN/96/2005

-5-

2. Mrs. BLOSSOM INDIRA DE SOUZA,
daughter of late Mr. Luis
Nascimento D'Souza, aged 62
years, housewife, Holder of

Blossom Indira de Souza

Mapusa
..6/-



Sl. No. 21855 Place of Issue Mapusa Date of Issue 05/11/2011 193672
Rs. 1000/- Rupees One Thousand Only
Name of the Purchaser Mapusa Developments Pvt. Ltd.
son / daughter / wife of Mapusa
residence of Mapusa
As there is no one stamp paper for the value of Rs. 24700/-
additional stamp papers for the completion of the value are attached
separately. [Signature]
Signature of Officer [Signature] Signature of Purchaser
Stamp of Office

Vendor Name : M. S. Nayak
L.E. No. AC/STP/VEN/11/2011

-5-

2. Mrs. BLOSSOM INDIRA DE SOUZA,
daughter of late Mr. Luis
Nascimento D'Souza, aged 62
years, housewife, Holder of
Picard Indira Souza [Signature]
..6/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000

BOX

Gr. No. 21585 Place of Validity Mapusa, Date of Issue 25/04/2011
No. 2000 Rupees One thousand Only
Name of the Purchaser Sashan Developers Pvt. Ltd.
son / daughter / wife of Mapusa
resident of Mapusa
As there is no one single stamp paper for the value of Rs. 24700/-
additional stamp papers for the completion of the value are affixed
separately.
Signature of Sub-Office
Signature of Purchaser

193673

Vendor Name : H. S. Nayak
Lic. No. AC/STP/VEN/SH/2005

-6-

Overseas Citizen of India
Certificate No. A613421 issued
on 11/06/2010 at Paris and
holding French Passport No.
01BD73407 issued on 18/01/2002
Rimoldi Souza
H. S. Nayak



Vendor Name : H. S. Nayak
Lic. No.: AC/STP/VEN/96/2008

Vendor Name : H. S. Nayak
Lic. No.: AC/STP/Village/2008

-2-

at Meaux, both French Nationals
and both residing at 8, Allée de
Fayel, 77230 Dammarville en Goele,
France, hereinafter referred to

Pedro de Souza

✓ 8/11



277904

Dr. No. 81585 Place of Validity Delhi Date of Issue 25/04/2011

No. 100/- (Rupees) One Hundred Only

Name of the Purchaser Bashan Developers. Pvt. Ltd.

Son / Daughter / wife of _____

Resident of Mapusa

As there is no single stamp paper for the value of Rs. 4700/-

Signature of Purchaser [Signature]

Signature of Vendor [Signature]

Vendor Name: H. S. Nayak
Lic. No.: AC/ST/VEN/02/2008

as the "VENDORS", (which expression
unless repugnant to the context and
meaning thereof shall mean and

Piccolo de Souza

[Signature] ..9/-

भारतीय गैर न्यायिक
एक सौ रुपये
Rs. 100
ONE
HUNDRED RUPEES
भारत INDIA
INDIA NON JUDICIAL

277905

GOA

S. No. 21885 Place of Vendor Mapusa, Date of Issue 05/04/2011
Rs. 100 / Rupees One Hundred only
Name of the Purchaser Goshen Developments Pvt. Ltd.

Son / daughter / wife of

resident of

Mapusa
As there is no single stamp paper for the value of Rs. 24700/-
additional stamp papers for the completion of the value are attached
separately.

Signature of Vendor
Kamraj Vemul

Signature of Purchaser

Vendor Name: H. S. Nayak
Lic. No.: AC/STP/VEN/96/2003

-9-

include his legal heirs, executants,
administrators and assigns) of the FIRST

PART;

Ricembode Souza

AND

Signature

1. M/s. BOSHAN DEVELOPERS PRIVATE LIMITED - a Company duly registered under the Provisions of The Companies Act, 1956 and having its registered office at C - 501/ 502, Boshan Home, Opposite Shree. Bodgeshwar Temple, represented through its Director Mr. Vidyasagar S. Thali, aged about 29 years, Indian National, residing at Kuttawaddo, Ucassaim, Bardez, Goa, hereinafter referred to as the, "PURCHASER" (which expression unless repugnant to the context and meaning thereof shall mean and include its executors, administrators and assigns) of the SECOND PART;

WHEREAS the Vendors are Owners having absolute right, title, interest and possession of the immovable property known as "ORANCHO CUNTO", surveyed under Survey No. 3 Sub- Division No. 11 of P.T. Sheet No. 161 of City Survey of Mapusa, admeasuring 156 sq. mts., situated within the Municipal limits of Mapusa of Taluka Bardez, District North Goa, State of Goa, and which is bearing the Land Registration Number 7759 at folio 286 of Book B-20 (N), Bardez, not enrolled in the Taluka Revenue Office and hereinafter referred to as "said property", and more specifically described in the Schedule 'A' mentioned hereunder.

Ricardo de Souza

[Signature]

AND WHEREAS by virtue of Gift Deed dated 07/08/1909 drawn up at folio 31 reverse of Book No. 256 of the Notary Public of Judicial Division of Bardez, Pinto de Menezes, the said property was gifted by Mr. Jose Caetano De Souza and his wife Mrs. Maria Especiosa De Souza to their son Mr. George alias Jorge Hipolito Ricardo Romualdo De Souza. Mr. Jose Caetano De Souza and his wife Mrs. Maria Especiosa De Souza are the grandparents of the Vendor No. 1 herein and Mr. George alias Jorge Hipolito Ricardo Romualdo De Souza is the father of the Vendor No. 1 herein.

AND WHEREAS Mr. George alias Jorge Hipolito Ricardo Romualdo De Souza and his wife Mrs. Maria Francisca Nina De Santa Quiteria do Rosario Rodrigues had two sons namely Mr. Jose Caetano De Souza and Mr. Ricardo Joaquim Inacio Martiniano De Souza and one daughter namely, Sister Maria Melita Especiosa Alexandrina De Souza alias Sister Caritas. Mr. Ricardo Joaquim Inacio Martiniano De Souza is the Vendor No. 1 herein.

AND WHEREAS Mr. Jose Caetano De Souza, the brother of the Vendor No. 1 expired on 17/01/1990 as a bachelor and after his death a Deed of Succession dated 13/03/1990 bearing Registration No. 744 at pages 71 to 74 dated 30/03/1990 was executed.

Ricardo de Souza

[Signature]

AND WHEREAS by virtue of Deed of Renunciation dated 21/12/1992, and duly drawn at page No. 7 of Book No. 765 of the Judicial Division of Mapusa and in the Notarial Office situated at St. Francis Road, Mapusa on 21/12/1992, Sister Maria Melita Especiosa Alexandrina De Souza alias Sister Caritas, daughter of late Mr. George alias Jorge Hipolito Ricardo Romualdo De Souza and his wife Mrs. Maria Francisca Nina De Santa Quiteria do Rosario Rodrigues and sister of Vendor No. 1, renounced and relinquished all her rights to the said property in terms of Article 2029 of the Portuguese Civil Code.

AND WHEREAS the Vendors have obtained the Conversion Sanad in respect of the said property.

AND WHEREAS the Vendors shall execute a Power of Attorney in favour any person so duly authorised by M/s. Boshan Developers Private Limited, thereby authorising the Company to carry out all the transactions needed to be done to convey a better title in favour of M/s. Boshan Developers Private Limited in respect of the said property.

Ricardo de Souza

[Signature]

AND WHEREAS the Vendors are the absolute and sole owners in respect of the said property and the said property is exclusively in the possession of the Vendors free of all encumbrances.

AND WHEREAS the Vendors are desirous of selling the said property to the Purchaser and the Purchaser is desirous of purchasing the said property from the Vendors for a total consideration of Rs. 12,35,000/- (Rupees Twelve Lacs Thirty Five Thousand Only). The Purchaser has made a part payment of Rs. 35,000/- (Rupees Thirty Five Thousand Only) out of the total consideration amount vide Cheque No. 113969 dated 19/03/2011 drawn on Corporation Bank, Bastora Branch, receipt of which the Vendors hereby acknowledge and the balance consideration shall be paid by the Purchaser to the Vendors in the form of an office premise bearing Office No. A-310, admeasuring 27.92 sq. mts. of built up area, situated on the Third floor of the building A 'Dwarkanath Centre' at the Boshan Home and Commercial Complex, Mapusa, Goa, in property bearing Survey No. 4 Sub-division No. 10 of P. T. Sheet No. 161, Mapusa, hereinafter referred to as the "said office premise" and the said total consideration amount is the market value of the said property. The possession of the said office premise shall be handed over by the

S. de Figue

[Signature]

Purchaser to the Vendors at the time of execution of this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That Pursuant to the intension of the parties to this Deed of Sale, the Vendors hereby sell all the immovable property known as "ORANCHO CUNTO", surveyed under Survey No. 3 Sub-Division No. 11 of P.T. Sheet No. 161 of City Survey of Mapusa, admeasuring 156 sq. mts., situated within the Municipal limits of Mapusa of Taluka Bardes, District North Goa, State of Goa, and which is bearing the Land Registration Number 7759 at folio 286 of Book B-20 (N), Bardes, not enrolled in the Taluka Revenue Office and herein referred to as "said property", and more specifically described in the Schedule 'A' mentioned hereunder.

2. The Vendors hereby sell, convey, transfer to the Purchaser free from all encumbrances the said property more particularly described in Schedule 'A' hereunder mentioned together with all fences, ways, water courses, lights, and privileges, easements and appurtenance

Ricardo de Souza

W. J. Thomas

whatsoever to the said property and appurtenances belonging thereto or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title interest, claim and demand of the Vendors into or upon said property hereby conveyed to the Purchaser and every party thereof TO HAVE UNTO AND HOLD THE SAME to the use of the Purchaser, its heirs, executors, administrators, assigns, absolutely and forever together with title, deeds, writings monuments and other evidence of the title as originally pass on such sale and free from all encumbrances.

3. The Vendors hereby sold the said property to the Purchaser for a total consideration of Rs. 12,35,000/- (Rupees Twelve Lacs Thirty Five Thousand Only). The Purchaser has made a part payment of Rs. 35,000/- (Rupees Thirty Five Thousand Only) out of the total consideration amount vide Cheque No. 113969 dated 19/03/2011 drawn on Corporation Bank, Bastora Branch, receipt of which the Vendors hereby acknowledge and the balance consideration shall be paid by the Purchaser to the Vendors in the form of an office premise bearing Office No. A-310, admeasuring 27.92 sq. mts. of built-up area, situated on

Picard de Souza

[Signature]

the Third floor of the building A 'Dwarkanath Centre' at the Boshan Home and Commercial Complex, Mapusa, Goa, in property bearing Survey No. 4 sub-division No. 10 of P. T. Sheet No. 161, Mapusa, hereinafter referred to as the "said office premise" and the total consideration amount is the market value of the said property and the stamp duty is paid on the market value. The specification of the said office premise given to the Vendors is more specifically described in Schedule 'B' mentioned hereunder. The possession of the said office premise shall be handed over by the Purchaser to the Vendors at the time of execution of this Deed of Sale.

4. The Vendors do hereby covenant with Purchaser, his heirs, ^{co}executors, administrators, representatives and assigns that notwithstanding any acts, deed or contrary, the Vendors are now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in manner aforesaid and further declare that the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand

Ricardo de Souza

V. J. [Signature]

whatsoever from the Vendors or any person claiming through or under them.

The Vendors further declare that the Vendors, their heirs, executors, administrators or assigns, covenant assigns to save harmless, indemnify and keep indemnified the Purchaser, its heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever and the Vendors, his heirs, administrators or assigns further covenant that he or they shall at the request and costs of the Purchaser, his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner foresaid as also putting the Purchaser in enjoyment of the same, according to the true intent and meaning of this Deed.

6. The Vendors have obtained the Conversion Sanad in respect of the said property.

7. The Vendors shall execute a Power of Attorney in favour any person so duly authorised by M/s. Boshan Developers Private Limited, thereby authorising the Company to carry out

Ricardo de Souza

[Signature]

all the transactions needed to be done to convey a better title in favour of M/s. Boshan Developers Private Limited in respect of the said property.

The Vendors hereby indemnify the Purchaser for any or all losses, damages if ever they suffer on account of any fault on the part of the Vendors in respect of their right, title and share so transferred in respect of the said property.

The Vendor No. 2 has executed a Power of Attorney, dated 27th August 2010 and bearing No. 66743 dated 30/08/2010 executed before Advocate Jean Martin, duly authenticated by the Embassy of India Mr. Alok Bhatnagar, in favour of her husband, the Vendor No. 1 herein, who shall be representing the Vendor No. 2 for the purpose of execution of this Deed of Sale and presenting the same for registration before the Sub-Registrar of Bardez at Mapusa.

Picardo de Souza

Notary

SCHEDULE A

All the immovable property known as "CRANCHO CUNTO", surveyed under Survey No. 3 Sub- Division No. 11 of P.T. Sheet No. 161 of City Survey of Mapusa, admeasuring 156 sq. mts., situated within the Municipal limits of Mapusa of Taluka Barder, District North Goa, State of Goa, and which is bearing the Land Registration Number 7759 at folio 286 of Book B-20 (N), Barder, not enrolled in the Taluka Revenue Office and herein referred to as "said property", and bounded as follows:

ON EAST: By the property bearing Survey No. 3 Sub-Division No. 12 of P. T. Sheet No. 161, Mapusa.

ON WEST: By the property bearing Survey No. 3 Sub-Division No. 10 of P. T. Sheet No. 161, Mapusa.

ON NORTH: By the property bearing Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161, Mapusa.

ON SOUTH: By the property bearing Survey No. 3 Sub-Division No. 3 of P. T. Sheet No. 161, Mapusa.

Ricardo de Souza

✓ J. H. M.

SCHEDULE B

The office premise bearing Office No. A-310 admeasuring 27.92 sq. mts. of built up area situated on the Third floor of the building 'Dwarkanath Centre' at the Boshan Home and Commercial Complex, Mapusa, Goa, in property bearing Survey No. 4 Sub-division No. 10 of P. T. Sheet No. 161, Mapusa, herein referred to as the "said office premise".

Picardo de Souza

V. H. H.

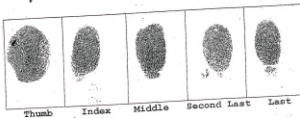


IN WITNESS WHEREOF the parties to this Deed Sale have set their respective hands on the d. month and year first hereinabove mentioned in the presence of two witnesses.

L.H.F.P.



R.H.F.P.



Ricardo de Souza



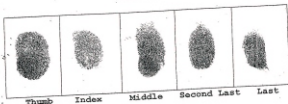
Mr. RICARDO JOAQUIM INACIO MARTINIANO DE SOUZA
VENDOR No. 1

(For Self and as Power of Attorney Holder for his wife Mrs. BLOSSOM INDIRA DE SOUZA, the VENDOR No. 2)

Ricardo de Souza

Attest

L.H.F.P.



R.H.F.P.



V. Thani
For M/s. BOSEAN DEVELOPERS PRIVATE LIMITED
MR. VIDYASAGAR S. THALI
(DIRECTOR)
PURCHASER

Picard & de Fuge

V. Thani

WITNESSES:

1. Kishor Nagri Tukkar
Kishor Nagri Tukkar

2. 
(Vividha V. Monarkar)

Ricardo de Souza





GOVERNMENT OF LAOS
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapaisa



Plan showing plots situated at

Mapaisa city

P.T. Sheet No. 161 / S. No./Sub. Div. 3 11

Scale 1:500



SURVEY No.4

10



SURVEY No.3

12

Signature
SILVIA S. PACHECO

Computer Generated On 28-12-2009

Signature

24

Compared by:

Signature

Signature
30/12/09



Government of Goa

Print Date & Time : 05-04-2019 05:24:00 PM

Document Serial Number : 1692

Presented at 05:02:00 PM on 05-04-2011 in the office of the Sub-Registrar(Bardz) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	24700.00
2	Processing Fees	310.00
	Total :	25010.00

Stamp Duty Required: 24790.00

Stamp Duty Paid: 24700.00

Vidyasagar S. Thakkar, presenter

[illegible]

Endorsements

Executives

1. Ricardinho de Souza, s/o Jorge alias George Hipolito Ricardo Romualdo, De Souza, Married, Indian Nationality, born India, age 66 Years, retired, s/o B, Allee de Fayel, 77230 Damman, Daman, India. PAN No. BBDPO5422N, for self and as POA holder for the vendor.No.2 Vide POA dtd. 27/9/2010, signed by the said Mr. Ricardinho, duly authenticated by the Embassy of India Nr., Alekhatnagar, Panaji, Goa. The said Mr. Ricardinho is the son of the late Mr. George Hipolito de Souza, who was the Chairman of North Goa dtd. 30/09/2010. PAN No. BBDPO5422N.

Stamps/Impression	Signature
-------------------	-----------



Original of
the original
of the original





Ricardo de Suga



Mr. Vijayagar S. Thakur, s/o Mr. ... married, Indian, age 29 Years, Business, r/o Vazwado, Ucasaim Bardez
 Pse. Director of M/s Bardez ... Ltd. vide Board resolution dtd. 30/03/2011 and having office at C-
 101/302, Boshan Home ... Temple, Mapusa Bardez Goa. Pan Card no AACBE3472H.

Photo	Thumb Impression	Signature
		

Attestation

Sr No.	Witness Details	Signature
1	Mr. Kishore H. Tupkar, s/o Rajji Tupkar, Married, Indian, age 58 Years, Service, r/o ... Bardez Goa.	
2	Mr. Abhay Galitande, s/o Gurusdas Galitande, Married, Indian, age 30 Years, Service, r/o ... Bardez Goa.	

WITNESSES
 SUB-REGISTRAR
 P. N. ...

Scanned By: 

Designed and Developed by C-GAC, ACTS, Pune

REGISTRAR
DEZ.

Scanned By:-

Signature: _____

Designed and Developed by: www.vijaykumar.com

(Rupees One Lakh forty thousand one hundred and eighty four)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 138
NEAR TEEN BUILDING
ALTO, PORVOREM
BARDEZ - GOA - 403521

D-5/STR(V)/C.R./35/34/2011-RD

श्रीरूप 00066
151937

NON JUDICIAL
FEB 23 2012



100 200 300 400 500 600 700 800 900 1000
R.0140184/- PB7147

INDIA

STAMP DUTY

GOA

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser: M/s. BISHAN DEVELOPERS PRIVATE
LTD/1768

YES BANK LTD
SHEP NO. 4 & 5
CITIZEN COMMERCIAL CENTRE
OPP. MAPUSA MUNICIPALITY
MAPUSA - GOA - 403 507

D-5/STR(V)/C.R./35/34/2011-RD

श्रीरूप 00346
151385

NON JUDICIAL
JUN 19 2012



100 200 300 400 500 600 700 800 900 1000
R.0035046/- PB7105

INDIA

STAMP DUTY

GOA

Name of Purchaser: BISHAN DEVELOPERS PVT. LTD.
YES Bank Ltd.

Authorized Signatory



2773
20/6/12
DEED OF SALE

THIS DEED OF SALE is executed at Mapusa on
this 23rd day of February year 2012;

SPJ TW LK G SPJ
BQ Q SPJ SPJ SPJ

BETWEEN

1. **Smt. UDAYBALA DWARKANATH JOSHI**, alias Smt. Udaybala Sadashiv Gaitonde, daughter of late Shri Sadashiv Rauji Gaitonde and wife of late Shri. Dwarkanath Vaikunth Joshi, aged about 69 years, retired, Indian National and residing at House No. 59, Madhlowado, Sal, Taluka Bicholim, Goa and holding PAN card No. ACDPG7364A;
2. **Mrs. RITA ALIAS MINAL MANGESH VERNEKAR**, daughter of late Shri. Dwarkanath Vaikunth Joshi, aged about 44 years, married, Service, Indian National and residing at Flat No. C4,F2, ESSAR RESIDENCY, Taligao, Tiswadi, Goa, holding PAN card No. ABBPV6385P and her husband,
3. **Mr. MANGESH YESHWANT VERNEKAR**, son of late Shri. Yeshwant Vernekar, aged about 46 years, Business, Indian National and residing at Flat No. C4,F2, Essar Residency, Taligao, Tiswadi, Goa, holding PAN card No. ACERV1043N;

SPJ Pto Hake GP JJP

DM (M) SPJ JJP

Gajlaxmi Park, Near Crusher Chowk,
Radhanagari road, Kolhapur, holding PAN card
No. ARJPM9523E, and her husband,

8. Mr. CHANDRASHEKHAR VINAYAK MANTRI, son of
Mr. Vinayak Mantri, aged about 45 years,
married, Service, Indian National and
residing at Flat No. B/F-1, Gajlaxmi Park,
Near Crusher Chowk, Radhanagari road,
Kolhapur, holding PAN card No. AGDPM6884H;
9. Mr. SIDDEARTH DWARKANATH JOSHI, son of late
Shri. Dwarkanath Vaikunth Joshi, aged about
35 years, married, business, Indian National
and residing at B4 - 502, Fifth Floor,
Boshan Home, Opp. Shree Bodgeshwar Temple,
Mapusa, Bardes Taluka, Goa, holding PAN card
No. ANPPJ9464P and his wife,
10. Mrs. SHAMBHAVI SIDDHARTH JOSHI, daughter of
Mr. Gopalkrishna Kamat, aged about 33 years,
married, teacher, Indian National and
residing at B4 - 502, Fifth Floor, Boshan
Home, Opp. Shree Bodgeshwar Temple, Mapusa,
Bardes Taluka, Goa, holding PAN card No.
ANPPJ9465N, all hereinafter referred to as
the "VENDORS", (which expression unless
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4. **Smt. RUPA ALIAS GAURI PRAKASH SHETYE**, daughter of late Shri. Dwarkanath Vaikunth Joshi and wife of late Dr. Prakash Shambhu Shetye, aged about 42 years, housewife, Indian National and residing at "Mogra", Deolai, Marcel, Ponda Taluka, Goa, holding PAN card No. CQFPS3263L,
5. **Miss. AYUSHI PRAKASH SHETYE**, daughter of late Dr. Prakash Shambhu Shetye, aged about 17 years minor, student, Indian National and
6. **Mr. ADITYA PRAKASH SHETYE**, son of late Dr. Prakash Shambhu Shetye, aged about 12 years minor, student, Indian National both residing at residing at "Mogra", Deolai, Marcel, Ponda Taluka, Goa, through their administrator Mr. Dilip Shambhu Shetye, son of late Shri. Shambhu Shetye, aged about 47 years, married, Service, Indian National and residing at Betquis, Ponda Taluka, Goa, holding PAN card No. BECP51461F;
7. **Mrs. DEEPA CHANDRASHEKHAR MANTRI**, daughter of late Shri. Dwarkanath Vaikunth Joshi, aged about 40 years, married, housewife, Indian National and residing at Flat No. B/F-1,
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repugnant to the context shall mean and include their legal representatives, heirs, administrators, executors and assigns) Of the FIRST PART;


BETWEEN

11. M/s. BOSHAN DEVELOPERS PRIVATE LIMITED, a registered company bearing Registration No. 24-02037 of 1996 and having its registered office at 501/502, Boshan Homes, Opposite Shree Bodgeswar Temple, Mapusa, Bardez, Goa, holding PAN card No. AABC83472H, through its Director Mr. Amir Sadashiv Gaitonde, son of late Shri. Sadashiv Rauji Gaitonde, aged about 63 years, married, business, Indian National and residing at H. No 38, Kuttawado, Ucassaim, Bardez, Goa, holding PAN card No. AEWPG3035M, hereinafter referred to as the "PURCHASER", (which expression unless repugnant to the context shall mean and include its executors, administrator and assign) Of the OTHER PART;

WHEREAS the Vendors are owners of the immovable property known as 'PEREM' or 'NOVOT' situated at ward Khorlim of city of Mapusa, Taluka

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Bardez, District and sub District of North Goa, within the Mapusa Municipal Council Limits and not bearing any Land Registration number but enrolled in the Land Revenue Office under Matriz Certificate number 238, and surveyed under Survey No. 4 Sub-Division Nos. 9 and 10 of P. T. Sheet No. 161 of City Survey Mapusa, Survey No. 3 Sub-Division Nos. 3, 5, 6, 10 and 12 of P. T. Sheet No. 161 of City Survey Mapusa, and Survey No. 2 Sub-Division No. 8 of P. T. Sheet No. 161 of City Survey Mapusa, all hereinafter referred to as "said entire property".

AND WHEREAS the Vendors are owners of the immovable property known as 'PEREM' or 'NOVOT' situated at ward Khorlim of city of Mapusa, Taluka Bardez, District and sub District of North Goa, within the Mapusa Municipal Council Limits and not bearing any Land Registration number but enrolled in the Land Revenue Office under Matriz Certificate number 238, and surveyed under Survey No. 2 Sub-Division Nos. 8 of P. T. Sheet No. 161 of City Survey Mapusa admeasuring 306 sq. mts. Survey No. 3 Sub-Division No. 3 of P. T. Sheet No. 161 of City Survey Mapusa admeasuring 2980 sq. mts. and Survey No. 3 Sub-Division No. 12 of P. T. Sheet No. 161 of City Survey Mapusa admeasuring 225 sq. mts., all hereinafter referred to as "said

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properties" and more specifically described in Schedule 'A' mentioned hereunder.

AND WHEREAS the said entire property being registered under Mattiz No. 238 was purchased by late Mr. Dwarkanath Vaikunth Joshi from Mr. Jose Fausto Luis Santana Fernandes and his wife Mrs. Margaret Joyce Irene Mathias E Fernandes by Deed of Sale dated 24th November 1971, duly registered before Sub-Registrar of Bardez at Mapusa, under Registration No. 5108 at Book I of Volume 57 at pages 158 to 161 dated 10/01/1972.

AND WHEREAS Mr. Dwarkanath Vaikunth Joshi expired on 08/10/2003 leaving behind his wife, moiety holder, the Vendor No. 1 herein and Vendor No. 2 to Vendor No. 4 and Vendor No. 7 to Vendor No. 9 along with late Dr. Prakash Shambhu Shteye as his legal heirs.

AND WHEREAS succession proceedings were initiated upon death of late Dwarkanath Vaikunth Joshi, and by Deed of Succession dated 08/02/2005, duly registered in the Office of the Civil Registrar cum Sub-Registrar and Notary Ex-Officio, of Sattari Goa and recorded in Notarial Book under No. 11 at page 51 V dated 08/02/2005, the Vendors

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were declared and confirmed as his Successors who inherited the estate of late Dwarkanath V. Joshi along with the said entire property.

AND WHEREAS Dr. Prakash Shambhu Shetye expired on 24/08/2009 leaving behind the Vendor No 4 as his moiety holder and the minors, Vendors No. 5 and 6 as legal heirs to his estate. Upon the death of said Dr. Prakash Shambhu Shetye, due Inventory Proceeding bearing No. 314/2011/A were initiated in the Civil Court Senior Division at Mapusa, and Mr. Dilip Shambhu Shetye, vide the order of the Court, dated 05/02/2011, was appointed as Administrator/ curator for minors Vendor No. 5 Miss Ayushi Prakash Shetye and Vendor No. 6 Master Aditya Prakash Shetye and was specifically empowered to transfer the said entire property as listed in the said inventory proceedings in favour of the Purchaser.

AND WHEREAS late Mr. Dwarkanath Vaikunth Joshi and his wife had entered into Agreement for Development cum Sale with the Purchaser M/s. Boshan Developers Private Limited by an Agreement for Development cum Sale dated 11/03/1996 for consideration of house to be constructed by the Purchaser for late Mr. Dwarkanath Vaikunth Joshi and his wife Smt. Udaybala Dwarkanath Joshi,

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Vendor No. 1 hereig in the property surveyed under Survey No.4 Sub-Division No. 10 of P. T. Sheet No. 161, of city survey Mapusa.

AND WHEREAS the Purchaser on basis of said Agreement for Development cum Sale obtained due conversion certificate, and also obtained permission for construction of commercial cum residential building in the property surveyed under No. 4 Sub-Division No. 10 and Survey No. 3 Sub-Division Nos. 5 and 6 of P. T. Sheet No. 161 of City Survey Mapusa, being part of said entire property and sold constructed flats, shops except a few unsold premises which are in the possession of the Purchaser. The Vendors hereby confirm the act of the Purchaser selling the constructed premises in the said entire property in favour of respective occupants who have purchased the constructed premises from M/s. Boshan Developers Private Limited, the Purchaser herein.

AND WHEREAS the Vendor No. 2 Mrs. Rita alias Minal Mangesh Vernekar and Vendor No. 3 Mr. Mangesh Yeshwant Vernekar are allotted a 2BHK flat bearing Flat No. B4 - 202 admeasuring 86 sq. mts. on the Second Floor and two Shops bearing Shop No. B4/G4A and B4/G4B on the ground floor, totally admeasuring 32sq.mts. situated in Building No. B4,

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PM Q SD HJ HJ

constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 16 of City Survey Mapusa. The value of the flat bearing Flat No. B4 - 202 and the value of the said shops bearing Shop No. B4/G4A and B4/G4B is Rs. 23,36,400/- (Rupees Twenty Three Lacs Thirt Six Thousand Four Hundred only) being its construction cost.

AND WHEREAS the Vendor No. 4 Mrs. Rupa ali Gaeri, Prakash Shetye, Vendor No. 5 Miss Ayush Prakash Shetye and Vendor No. 6 Master Adit Prakash Shetye are allotted a 2BHK flat bearing Flat No. B4 - 302 admeasuring 86 sq. mts. on the Third Floor and two Shops bearing Shop No. B4/G and B4/G3B on the ground floor, total admeasuring 32 sq. mts. situated in Building N B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa. The value of the flat bearing Flat No. B4 - 302 and the value of the said shops bearing Shop No. B4/G3A and B4/G is Rs. 23,36,400/- (Rupees Twenty Three Lacs Thirty Six Thousand Four Hundred only) being its construction cost.

AND WHEREAS the Vendor No. 7 Mrs. Devid Chandrashekhar Mantri and Vendor No. 8 Mr. Chandrashekhar V. Mantri are allotted a 2B

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flat bearing Flat No. B4 - 402 admeasuring 86 sq. mts. on the Fourth Floor and two Shops bearing Shop No. B4/G2A and B4/G2B on the ground floor, totally admeasuring 32 sq. mts. situated in Building No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa. The value of the flat bearing Flat No. B4 - 402 and the value of the said shops bearing Shop No. B4/G2A and B4/G2B is Rs. 23,36,400/- (Rupees Twenty Three Lacs Thirty Six Thousand Four Hundred only) being its construction cost.

All the above referred flats and shops are hereinafter referred to as "said flats and said shops" and more specifically described at Schedule 'B' mentioned hereunder. The said flats and the said shops are being totally valued at Rs. 70,09,200/- (Rupees Seventy Lacs Nine Thousand Two Hundred only) being its construction cost. The said flats and the said shops are handed over to the Vendor no. 2 ~~to~~ Vendor No. 8 on 28/12/2005 and as per the Memorandum of Understanding dated 26/12/2005 executed among the Vendors against the transfer of right, title and possession in the said properties in favour of the Purchaser as well as for confirmation of the Purchaser having agreed with their customers to sale from time to time, the constructed premises and or under construction premises in the form of flats, offices and shops

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along with proportionate right, title and interest in the immovable property transferred hereto and surveyed under Survey No. 2 Sub-Division No. 8 of P. T. Sheet No. 161, of city survey Mapusa and Survey No. 3 Sub-Division No. 3 and 12 of P. T. Sheet No. 161, of city survey Mapusa and totally admeasuring about 3511 sq. mts. and the constructed and or under construction premises in the form of flats, offices and shops constructed in the plot surveyed under Survey No. 3 Sub-Division No. 5 and 6 of P.T. Sheet No. 161, of city Survey Mapusa and Survey no. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of city survey of Mapusa. All Vendors hereby acknowledge the receipt of consideration valued at Rs. 70,09,200/- (Rupees Seventy Lacs Nine Thousand and Two Hundred Only) received by all the Vendors, in the form of the said flats and said shops allotted to the Vendor no. 2 to Vendor No. 8 and hereby confirm the sale and transfer of the said properties in favour of the Purchaser.

AND WHEREAS by order dated 07/03/2006 of Civil Court Senior Division, Mapusa under Case bearing Regular Civil Suit No. 32/2006/F, the survey records were corrected in respect of part of said properties surveyed under Survey No. 2 sub-Division No. 8 of P.T. Sheet No. 161, of city Survey Mapusa, and in respect of part of said

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entire property surveyed under Survey No. 3 Sub-Division No. 6 and 10 of P.T. Sheet No. 161, of city Survey Mapusa, and further by order dated 24/09/2008 in Regular Civil Suit No. 103/2007/E survey records were corrected in respect of part of the said properties bearing Survey No. 3 Sub-Division No. 3 of P.T. Sheet No. 161, of city Survey Mapusa and further by order dated 29/10/2009 in Civil Suit No. 44/2009 filed in District Court, Panaji, survey records were corrected in respect of part of said entire property bearing Survey No. 4 Sub-Division No. 9 of P.T. Sheet No. 161, of City Survey, Mapusa.

AND WHEREAS the Vendors hereby declare that they shall co-operate with the Purchaser for due mutation proceedings from time to time and get the name of the Purchaser recorded in city survey of Mapusa, in respect of the said properties.

AND WHEREAS the Vendors herein declare that they have full right, title and interest to the said properties acquired by them and that they are the absolute owners having peaceful possession of the said properties.

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AND WHEREAS the Vendors hereby desire to sell all their right, title, interest along with possession of the said properties in favour of the Purchaser for the consideration in kind in the form of constructed premises received by the Vendors from the Purchaser. The consideration in kind in the form of constructed premises i.e. said flats and said shops received by the Vendors from the Purchaser is valued at Rupees Seventy Lacs Nine Thousand and Two Hundred only, being the construction cost which corresponds to the market value of the said properties transferred hereunder and more specifically described in Schedule 'B' mentioned hereunder and the Vendors have accepted the possession of the said flats and the said shops and are occupying the same lawfully as their own having right, title, interest and possession TO HAVE AND HOLD the same as and by way of consideration received for transferring their right, title and interest in the said properties described in Schedule 'A' hereunder unto the Purchaser for its market value being Rs. 70,09,200/- (Rupees Seventy Lacs Nine Thousand and Two Hundred only), the receipt of which the Vendors acknowledge having received the same in kind as and by way of constructed premise in the form of a 2BHK flat bearing Flat No. B4 - 202 admeasuring 86 sq. mts. on the Second Floor and two Shops bearing Shop No. B4/G4A and B4/G. Bon the

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ground floor, totally admeasuring 32 sq. mts. allotted to Vendor No. 2 and Vendor No. 3, a 2BHK flat bearing Flat No. B4 - 302 admeasuring 86 sq. mts. on the Third Floor and two Shops bearing Shop No. B4/G3A and B4/G3B on the ground floor, totally admeasuring 32 sq. mts. allotted to Vendor No. 4, Vendor No. 5 and Vendor No. 6 and a 2BHK flat bearing Flat No. B4 - 402 admeasuring 86 sq. mts. on the Fourth Floor and two Shops bearing Shop No. B4/G2A and B4/G2B on the ground floor, totally admeasuring 32 sq. mts. allotted to Vendor No. 7 and Vendor No. 8. All the above referred said flats and said shops are situated in Building No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa and more specifically described in Schedule 'B' mentioned hereunder.

AND WHEREAS the Vendors declare that they are the rightful owners in title and possessing the said properties and they have not done any act on account of which they are precluded from conveying the said properties in favour of the Purchaser and further declare that the said properties are free from any liability, charges liens, encumbrances of whatsoever nature.

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[Signature] [Signature]

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. Pursuant to the intention of the parties the Purchaser has taken possession of the 'said entire property' under Agreement for Development cum Sale dated 11/03/1996 from late Shri. Dwarkanath Vaikunth Joshi and Smt. Udaybala Dwarkanath Joshi, the Vendor No. 1 herein and constructed building consisting of residential flats, offices and shops in each of the buildings being identified as Building A, Building B1, Building B2, Building B3, Building B4, Building C, Building D1 and Building D2.
2. The Purchaser on behalf of the Vendors have taken due permission and licenses, conversions sanad as mentioned hereunder in name of the Vendors and constructed buildings as listed hereinabove and agreed to sale transfer the possession of flats, offices and shop in buildings so constructed, in favour of prospective purchasers/ customers by reserving the building B4 having built up area of 988 sq. mts. in favour of the Vendors. The Purchaser have some constructed premises unsold for their exclusive use and or for selling by the Purchaser to their prospective customers/ Purchasers.

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3. As per the "mutual understanding between the Vendors and the Purchaser, the Vendors filed Regular Civil Suit No. 32/2006/F in the Court of Civil Judge Senior Division, Mapusa and obtained an order dated 07/03/2006 and corrected survey records in respect of part of said properties bearing Survey No. 2 Sub-Division No. 8 of P.T. Sheet No. 161, of city Survey Mapusa, and in respect of part of the said entire property surveyed under Survey No. 3 Sub-Division No. 6 and 10 of P. T. Sheet No. 161, of city Survey Mapusa and further by order dated 24/09/2008 in Regular Civil Suit No. 103/2007/E corrected the Survey records in respect of part of the said properties bearing Survey No. 3 Sub-Division No. 3 of P. T. Sheet No. 161, of city Survey Mapusa and further by order dated 29/10/2009 in Civil Suit No. 44/2009 filed in District Court, Panaji, corrected survey records in respect of part of said entire property bearing Survey No. 4 Sub-Division No. 9 of P.T. Sheet No. 161, of City Survey, Mapusa.
4. In the inventory proceedings bearing No. 314/2011/A instituted at Civil Court, Senior Division at Mapusa, on the death of Late Prakash Shambu Shetye, Mr. Dilip Shambhu Shetye has been appointed as the "Curator."
- SDJ [Signatures]
- [Signatures]

an order of the Court dated 05/02/2011, to look after the interest of the minor children of late Dr. Prakash Shambu Shetye, namely Miss. Aayushi Prakash Shetye, Vendor No. 5 herein and Master Aditya Prakash Shetye Vendor No. 6 herein and to execute the present Deed of Sale in favour of the Purchaser to confer a better title in favour of the Purchaser and to receive the consideration in the form of constructed premise on behalf of the Vendor No. 5 and Vendor no. 6 and acknowledge the receipt thereof.

5. (i) The Vendor No. 2 Mrs. Rita alias Minal Mangesh Vernekar and Vendor No. 3 Mr. Mangesh Y. Vernekar are given a 2BHK flat bearing, Flat No. B4 - 202 admeasuring 86 sq. mts. on the Second Floor and two Shops bearing Shop No. B4/G4A and B4/G4B on the ground floor, totally admeasuring 32 sq. mts. Building No. B4, constructed in the property surveyed under Survey No. Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa and the said flat and said shops are valued Rs. 23,36,400/- (Rupees Twenty Lacs Thirty Six Thousand and Four Hundred)
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Hundred only) being its construction cost.

- (ii) The Vendor No. 4 Mrs. Rupa alias Gauri Prakash Shetye, Vendor No. 5 Miss. Ayushi Prakash Shetye and Vendor No. 6 Master Aditya Prakash Shetye are given a 2BHK flat bearing Flat No. B4 - 302 admeasuring 86 sq. mts. on the Third Floor and two Shops bearing Shop No. B4/G3A and B4/G3B on the ground floor, totally admeasuring 32 sq. mts. of Building No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa, and the said flat and said shops are valued at Rs. 23,36,400/- (Rupees Twenty Three Lacs Thirty Six Thousand and Four Hundred only) being its construction cost.

- (iii) The Vendor No. 7 Mrs. Debra Chandrashekhar Mantri and Vendor No. 8 Mr. Chanshekhar V. Mantri are given a 2BHK flat bearing Flat No. B4 - 302 admeasuring 86 sq. mts. on the Fourth Floor and two Shops bearing Shop No. B4/G2A and B4/G2B on the ground floor.
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totally admeasuring 32 sq. mts. c
Building No. B4, constructed in th
property surveyed under Survey No.
Sub-Division No. 10 of P. T. Sheet No
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flat and said shops are valued at Rs
23,36,400/- (Rupees Twenty Three Lac
Thirty Six Thousand and Four Hundre
only) being its construction cost and
all the above referred flats and shops
are herein referred to as "said flats
and said shops" and more specifically
described in Schedule 'B' mentioned
hereunder, for the Vendors TO HAVE AND
HOLD the same as theirs forever. The
said flats and said shops are handed
over to the Vendor No. 2 to Vendor No.
8 on 28/12/2005 and as per the
Memorandum of Understanding dated
26/12/2005 executed among the Vendors
against the transfer of right, title and
possession in the said properties in
favour of the Purchaser as well as the
confirmation of the Purchaser having
agreed with their customers to sale from
time to time, the constructed premises
and or under construction premises in
the form of flats, offices and shops
along with proportionate right, title and

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and interest in the immovable property transferred hereto and surveyed under Survey No. 2 Sub-Division No. 8 of P.T. Sheet No. 161 of city survey Mapusa and Survey No. 3 Sub-Division No. 3 and 12 of P. T. Sheet No. 161, of city survey Mapusa and totally admeasuring about 3511 sq. mts. and the constructed and or under construction premises in the form of flats, offices and shops constructed in the plot surveyed under Survey no. 3 Sub-Division No. 5 and 6 of P. T. Sheet No. 161 of city survey of Mapusa and Survey no. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of city survey of Mapusa. All Vendors hereby acknowledge the receipt of consideration valued at Rs. 70,09,200/- (Rupees Seventy Nine Thousand and Two Hundred) received by all the Vendors, in the of the said flats and said shops transferred and possession of which given respectively to the Vendor to Vendor No. 8 and hereby confirm sale and transfer of the said property in favour of the Purchaser.

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The Vendors shall not have any right to seek partition of their undivided right in the property surveyed under Survey No. 4 Sub-Division No. 10 of P.T. Sheet No. 161 wherein building B4 exists and within which the said flats and said shops are situated.

The Vendors having contributed the maintenance expenses and have confirmed having agreed to be member of housing/ maintenance co-operative society that will be formed by all occupants of the complex, and the Vendors will be entitled for the common facilities so provided by the society for the maintenance of the building and complex and shall be bound by the rules and regulation as well as the by-laws of such society and the decision taken thereon shall be binding upon the Vendors to whom the Vendors hereby agree.

The Vendors hereby acknowledge having received the total consideration amount from the Purchaser in respect of the said properties in the form of constructed premises more specifically mentioned in **Schedule** hereunder and hereby declare that they do not have any further claim, in respect of the said

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properties, from the Purchaser. The Vendor No. 1, Vendor No. 9 and Vendor No. 10 shall not claim any right to the said flats and said shops transferred hereby in favour of Vendor No. 2 to Vendor No. 8.

The Vendors hereby sell and transfer their right, title, interest, share and possession in respect of the said properties in favour of the Purchaser together with all ways, paths, passages, easements, privileges, trees, existing in the said properties, appurtenances whatsoever, to the said properties or in otherwise appertaining thereto, now or at anytime herein after usually held, used, occupied or enjoyed therewith or reputed to belong and to be appurtenant thereto free from encumbrances or charges of any kind whatsoever, and TO HAVE AND TO HOLD the said right, title, share, interest and possession hereby granted, conveyed, sold, transferred and assured UNTO AND TO THE USE of the Purchaser to hold and enjoy forever.

The Vendors undertake to keep the constructed premises so allotted to them in a tenable and habitable condition and shall store any explosive or combustible

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endangering the said constructed premises detrimental to the other occupants thereof.

10. The Vendors shall be entitled for the use of common access to the road and parking places provided for its legitimate use.

11. The Purchaser shall be entitled for development of the said properties hereby transferred by the Vendors, by raising any structures, premises by law, to sell the constructed residential and commercial permissible to the prospective customers of the Purchaser. The Vendors shall not object the Purchaser for transferring of the residential premises or shops and offices that are in possession of the Purchaser, and further hereby express their no objection to the Purchaser selling the unsold premises constructed in the said properties to the prospective customers of the Purchaser.

The market value of the said properties Rs. 70,09,200/- (Rupees Seventy Lacs Thousand and Two Hundred Only) and stamp duty is paid thereon.

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The Vendor No. 1 has executed a Power of Attorney dated 21/02/2012 duly executed before Notary S. A. Parab and registered at Serial No. 5796/12 in favour of her son Mr. Siddharth Dwarkanath Joshi, son of late Shri Dwarkanath V. Joshi, aged about 34 years, business, Indian National and residing at B4-501, fifth Floor, Boshan Homes, Opp. Shree Bodeshwar Temple, Mapusa, Goa, and Mr. Siddharth Dwarkanath Joshi, Vendor No. 9 herein, shall be representing the Vendor No. 1 for the purpose of executing this Deed of Sale and admitting its execution before the Sub-Registrar of Bardez at Mapusa.

Pro Map S. A. Parab

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SCHEDULE 'A'

(Description of "said properties")

All the above referred to as 'said properties' known as "FEREM" or "NOVOT", situated at Mapusa, within the Municipal area of the town of Mapusa, Bardez Taluka, Sub-District of Bardez and District of Goa and not described in the Land Registry of Bardez and registered in the Revenue Office under No. 238 of the first division and surveyed under city survey of Mapusa as follows:

1. Survey No. 2 Sub-Division No. 8 of P.T. Sheet No. 161, admeasuring 306 sq. mts and bounded;

On East: By property surveyed under Survey No. 4 Sub-Division No. 10, of P.T. Sheet No. 161, of city Survey Mapusa.

On West: By Mallah.

On North: By property surveyed under Survey No. 2 Sub-Division No. 7 of P.T. Sheet No. 161, of city Survey Mapusa.

On South: By property surveyed under Survey No. 2 Sub-Division No. 9 of P.T. Sheet No. 161, of city Survey Mapusa.

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Survey No. 3 Sub-Division No. 3 of P.T. Sheet
No. 161, admeasuring 2980 sq. mts and bounded;

On East: By Mapusa - Calangute Road.

On West: By property surveyed under Survey
No. 1 of P.T. Sheet No. 161, of
city Survey Mapusa.

On North: By property surveyed under Survey
No. 3 Sub-Divisions No. 1 to 4 of P.T. Sheet
No. 161, of city Survey Mapusa.

On South: By Mapusa - Calangute Road.

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3. Survey No. 3 Sub-Division No. 12 of P.T. Sheet No. 161, admeasuring 225 sq. mts. and bounded:

On East: By property surveyed under Survey No. 3 Sub-Division No. 13 of P. T. Sheet No. 161, of city Survey Mapusa.

On West: By property surveyed under Survey No. 3 Sub-Division No. 11 of P. T. Sheet No. 161, of city Survey Mapusa.

On North: By property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161, of city Survey Mapusa.

On South: By property surveyed under No. 3 Sub-Division No. 3 of P. T. Sheet No. 161, of city Survey Mapusa.

All the above referred properties referred to in the 'Said Entire Property' were originally bounded

By Luis Manuel Aguiar and others,

By Joao Martinho Braganca and others,

By the boundary of Canca, and

By Parvoti Xetinin or Anuncia, widow of Xambu Vasu Kete Pernecar.

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- SCHEDULE 'B'

(Description of "Said Flats and Said Shops")

The above referred "said flats and said shops" consisting of two Bedrooms, hall and kitchen is as consideration as follows:

2BHK flat bearing Flat No. B4 - 202 admeasuring 86 sq. mts. on the Second Floor and two Shops bearing Shop No. B4/G4A and B4/G4B on the ground floor, totally admeasuring 32 sq. mts. of Building No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa and the possession of which is given to Vendor No. 2 and Vendor No. 3 and is valued at Rs. 23,36,400/- (Rupees Twenty Three Lacs Thirty Six Thousand Four Hundred Only).

2BHK flat bearing Flat No. B4 - 203 admeasuring 86 sq. mts. on the Third Floor and two Shops bearing Shop No. B4/G3A and B4/G3B on the ground floor, totally admeasuring 32 sq. mts. of Building No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa and the possession of which is given to Vendor No. 4, Vendor No. 5 and Vendor No. 6.

507 9/10 11/10 12/10 13/10 14/10 15/10 16/10 17/10 18/10 19/10 20/10 21/10 22/10 23/10 24/10 25/10 26/10 27/10 28/10 29/10 30/10 31/10 1/11 2/11 3/11 4/11 5/11 6/11 7/11 8/11 9/11 10/11 11/11 12/11 13/11 14/11 15/11 16/11 17/11 18/11 19/11 20/11 21/11 22/11 23/11 24/11 25/11 26/11 27/11 28/11 29/11 30/11 31/11 1/12 2/12 3/12 4/12 5/12 6/12 7/12 8/12 9/12 10/12 11/12 12/12 13/12 14/12 15/12 16/12 17/12 18/12 19/12 20/12 21/12 22/12 23/12 24/12 25/12 26/12 27/12 28/12 29/12 30/12 31/12

No. 6 and is valued at Rs. 23,36,400/- (Rupees Twenty Three Lacs Thirty Six Thousand Four Hundred Only).

2BHK flat bearing Flat No. B4 - 402 measuring 86 sq. mts. on the Fourth Floor and two Shops bearing Shop No. B4/G2A and B4/G2B on the ground floor, totally measuring 32 sq. mts. of Building No. B4, constructed in the property surveyed under Survey No. 4 Sub-Division No. 10 of P. T. Sheet No. 161 of City Survey Mapusa and the possession of which is given to Vendor No. 7 and Vendor No. 8 and is valued at Rs. 23,36,400/- (Rupees Twenty Three Lacs Thirty Six Thousand Four Hundred Only).

The above referred said flats and shops are given to the Vendors in consideration in respect of the properties which is the market value of the said properties. All the Vendors hereby acknowledge having received the consideration in respect of the said properties.

207 To *[Signature]* *[Signature]* *[Signature]*

[Signature] *[Signature]* *[Signature]*

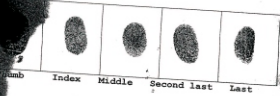
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JUL 13 1973
92-9873

IN WITNESS WHEREOF the parties to this Deed of
have set their hands on the day and date
above mentioned.

L.H.F.P.



R.H.F.P.



Siddharth

MR. SIDDHARTH DWARKANATH JOSHI

Power of Attorney Holder for

MR. UDAYBALA DWARKANATH JOSHI

MR. UDAYBALA SADASHIV GAITONDE - VENDOR NO. 1)

AA *Max* *Go* *[Signature]*

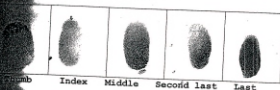
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111

L.H.F.P.



R.H.F.P.



Vernekar

MR. MANGESH VERNEKAR
MR. MANGESH VERNEKAR.

NO. 2

PA

MA

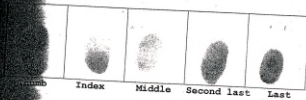
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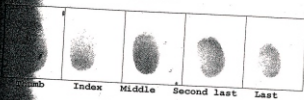
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L.H.F.P.



R.H.F.P.



ENGESH YESHWANT VERNEKAR
MAHESH YESHWANT VERNEKAR.
NO.3

PP

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FEB 23 2072

L.H.F.P.



R.H.F.P.



Shetty
S. D. PRAKASH SHETTY
S. D. PRAKASH SHETTY.
NO. 4

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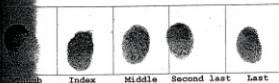
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L.H.F.P.



R.H.F.P.



MR. PHILIP SHAMBU SHETTY.

Administrator/ Curator

appointed by the Civil Court

representing

MR. YUSHI PRAKASH SHETTY - VENDOR No. 5

MR. ADITYA PRAKASH SHETTY - VENDOR No. 6)

PH

Mac.

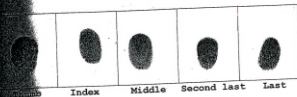
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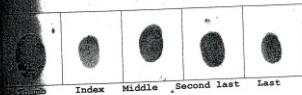
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L.H.F.P.



R.H.F.P.



DEEPA CHANDRASHEKHAR MANTRI.
FINGER NO. 7

PT

Murder

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31/11

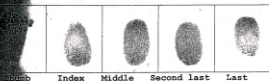
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L.H.F.P.



R.H.F.P.



Mantri

CHANDRASHEKHAR VINAYAK MANTRI.
VENDOR NO. 8

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Q-507

L.H.F.P.



R.H.F.P.



SJoshi

Mr. SIDDHARTH DWARKANATH JOSHI
VENDOR NO. 9

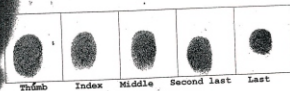
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DM *2* *503* *ST* *clly*

L.H.F.P.



R.H.F.P.



Joshi
Mrs. SHAMBHAVI SIDDHARTH JOSHI

VENDOR NO. 10

PO *Muse* *Go*

u/y

30 *Q* *50*

L.H.F.P.



R.H.F.P.



Amir S. Gaitonde



(For M/S. BOSHAN DEVELOPERS PRIVATE LIMITED)
Mr. AMIR S. GAITONDE.
(DIRECTOR/DEVELOPER)

PURCHASER

SPD

AD

Amir

GP

[Signature]

[Signature]

PM

[Signature]

WITNESSES:

1.

Polle
(Manashree Polle)

2.

(M)
(Vividha Morajkar)

SPJ

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GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapusa



Plan showing plots situated at

Mapusa city

P.T. Sheet No.161 / Survey No. /Sub-Div. 2/ 8

Scale 1:500

Deputy
Inspector of Revenue &
Land Records
City Survey, Mapusa,
Goa



S. No.4

SP

Computer Generated On 23-02-2012

Principal M.O. &
Compared by:
Ed



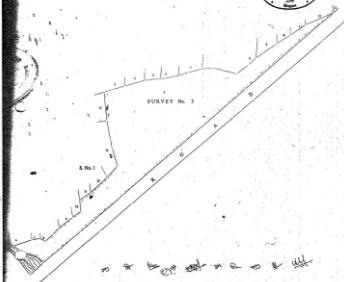
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office Of The Inspector Of City Survey And Land Records
MAPUSA - GOA

Plan showing plots situated at

Mapusa City

PT Sheet No. 141 / Survey No. 7 Sub-Site No. 3 / 3

Scale 1:100



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Original By



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records, Mapusa



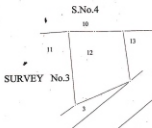
Plan showing plots situated at

Mapusa city

P.T. Sheet No. 161 / S. No./Sub. Div. 3 / 12

Scale 1:500

Signature
Inspector of Survey
Land Records
City Survey, Mapusa,
and with a valid license
and not, signed.



Signature *Signature* *Signature* *Signature* *Signature* *Signature* *Signature* *Signature*

Signature

Computer Generated On 14-02-2011

Signature
Compared by :

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 20-06-2012 02:13:50 PM

Document Serial Number : 2773




Presented at 01:56:00 PM on 20-06-2012 In the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	280370.00
2	Processing Fees	1180.00
	Total :	281550.00

Stamp Duty Required: 150250.00

Stamp Duty Paid: 175230.00

Amir Sadashiv Galtonde presenter

Name	Photo	Thumb Impression	Signature
Amir Sadashiv Galtonde, S/o Late Sadashiv-Rajli Galtonde, Married, Indian, age 63 Years, Business, r/o H/No 38, KuttaWada, Ucasaim Bardez Goa. Director of M/s Boshan Developers Private Limited, having office at 801/502, Boshan Homes, Opp. Shree Bodgeshree Temple, Mapusa Bardez Goa, PAN CARD NO AAACB3472H. Under resolution dated 2/6/2010.			

Endorsements

Executant

1. Siddharth Dwarkanath Joshi, S/o Late Dwarkanath Vaikunth Joshi, Married, Indian, age 35 Years, Business, r/o B4-502, 5th floor, Boshan home Opp. Shree Bodgeshree Temple, Mapusa Bardez Goa, PAN CARD NO ANPPJ9464P. For Self & As POA holder for Vendor no 1 dated 21/2/2012, executed before the Notary S.A Parab under Sr no 5796/12. & to Present for Vendor no 7, 8 & 10, by POA dated 24/2/2012. before Sub Registrar Bardez.

Photo	Thumb Impression	Signature




Spodini





2. Mangesh Yeshwant Vergekar, S/o Yeshwant Vernekar, Married, Indian, age 46 Years, Service, r/o H.No.145, Caranzalem, Tiswadi-Goa PAN No. ACEPV1043N, For Self & For Vendor no 2,4,5 & 6, dated 24/2/2012, executed before Sub registrar Bardez, & through Curator for Minors. Dilip Shambhu Shetye.

Photo	Thumb Impression	Signature
		

3. Amr Sadashiv Gaitonde, S/o Late Sadashiv Rajul Gaitonde, Married, Indian, age 63 Years, Business, r/o H.No. 38, Kuttawade, Uccasalm Bardez Goa, Director of M/s Boshan Developers Private Limited, having office at 501/502, Boshan Homes, Opp. Shree Bodegshree Temple, Mapusa Bardez Goa, PAN CARD NO AANCB3472H. Under resolution dated 2/6/2010.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Abhay Gurudas Gaitonde, S/o Gurudas Gaitonde, Married, Indian, age 32 Years, Service, r/o H.No 39, Uccasalm Bardez Goa	
2	Chandrashekar Talwar, S/o Yallappa Talwar, Married, Indian, age 33 Years, Service, r/o Ansabhat, Mapusa Bardez Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-02968-2012
CD Number BRZD336 on
Date 21-08-2012

Sub-Registrar (seal)
SUB - 11

Scanned By: Salarand

Signature: Empavelos

Designed and Developed by C-ONC, ACTS, Pune

Reviewed by
21/08/12