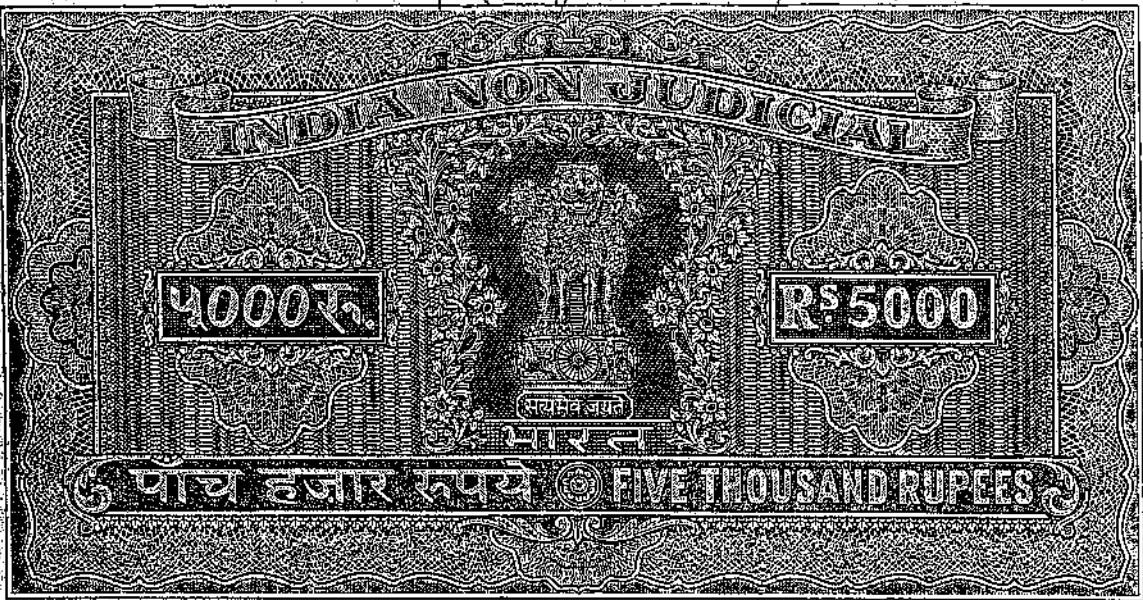


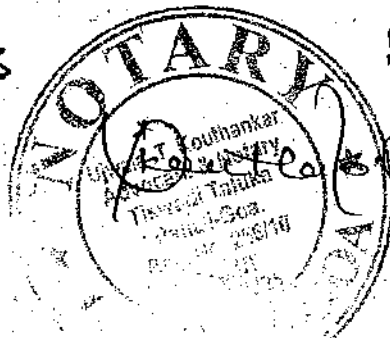


Serial No 973
Presented at the Office of the
Sub-Registrar of Ilhas
between the hours of 12-00
and 12-30 on 3-6-2008

Stamp Duty Rs. 9050
41 62
3
Postage
Total Rs 9115/-

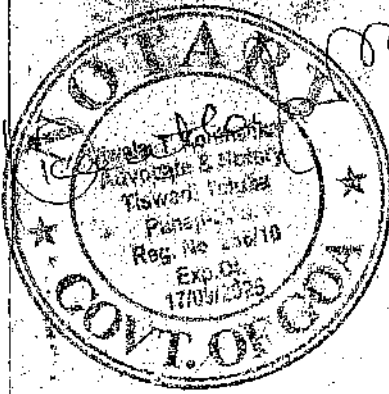
Permanente

REGISTRAR
GOA



Permanente

REGISTRAR
GOA



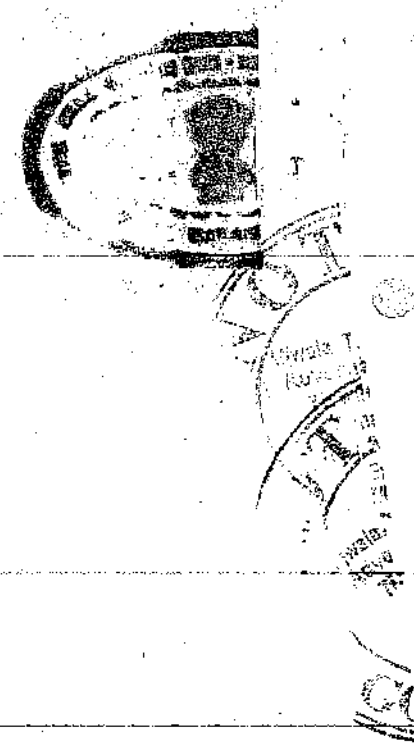
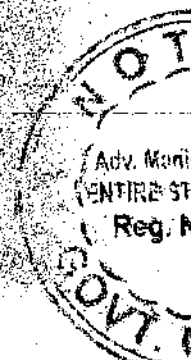
DEED OF SALE
This deed of sale is executed, on this 27th day
of May of the year one thousand nine hundred
and ninety six by:

Kasungu

No. 941 Place of vend. Goa Date of issue 05 JAN 1996
 Value of stamp paper Rs 5000/-
 Name of the purchaser Susie Manhu
 Residing at P.S. ... son of ...
 As there is no single stamp paper for the value of 72000/-
 Additional stamp paper for the completion of the value is attached along
 with

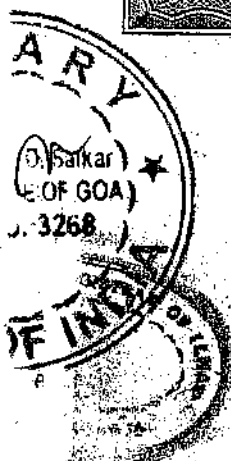
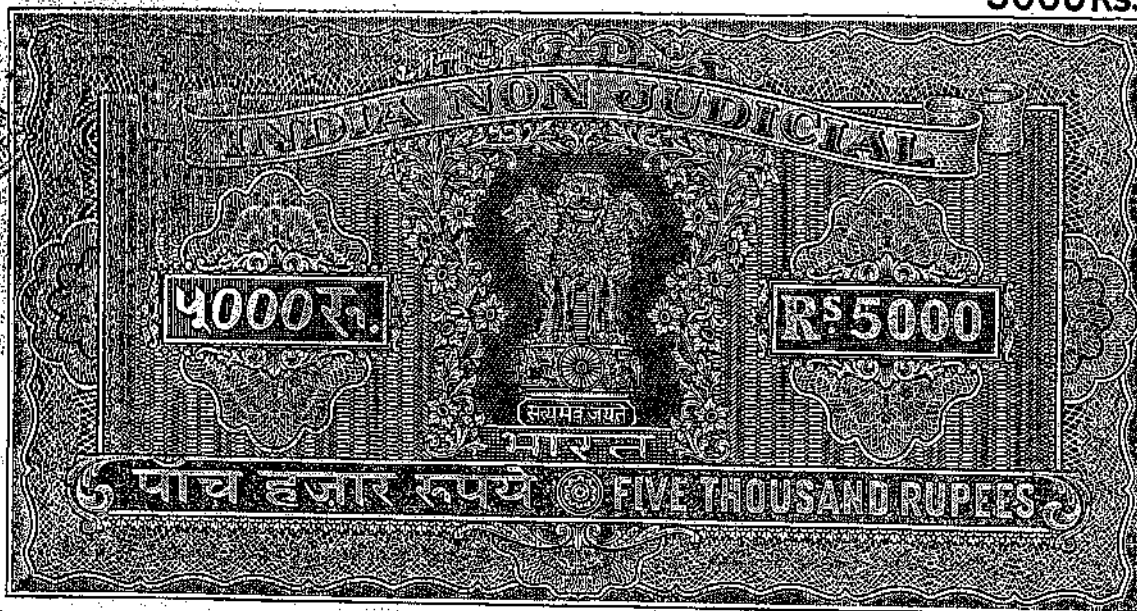
Signature of the Director

Signature of Purchaser



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

5000Rs.



at Calangute, Bardez, Goa, hereinafter called
the VENDOR (which expression shall mean, and
include, unless repugnant to the context, its
heirs, sole successors and their legal
representatives) IN FAVOUR OF and for the use of
MR. SAVIO ANTHONY MARTINS, major in age of

Handwritten signature/initials

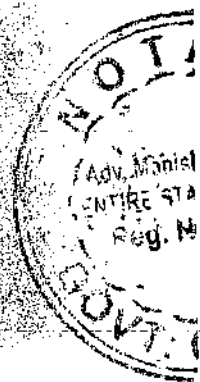
Prasanna



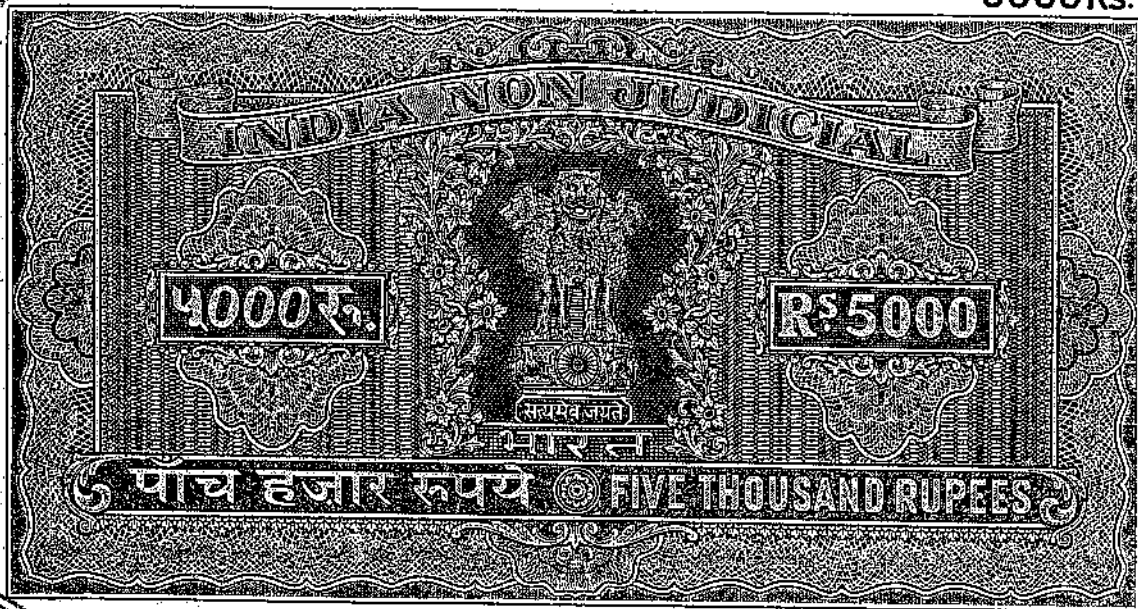
Dr. No. 34 Place of vend. Kenya Date of issue 05 JAN 1986
Value of stamp paper Sh 50.00
Name of the purchaser Sau. M. M. M. M.
Residing at Kenya son of Kenya
As there is no one single stamp paper for the value of 72.000
Additional stamp paper for the completion of the value of 72.000
with

[Signature]
Signature of the Officer in Charge

[Signature]
Signature of the Purchaser

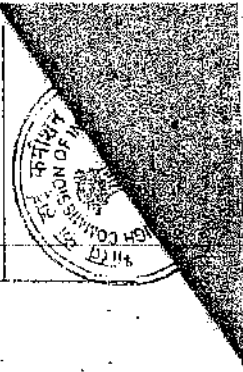


State Mr. Christopher Martins and his wife,
MRS. ANNE MARTE MARTINS, major in age, residing
at Kampala, Uganda - East Africa, hereinafter
called the VENDEES (which expression shall
mean and include unless repugnant to the
context their heirs, successors and their legal
representatives)



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

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



1936-1937

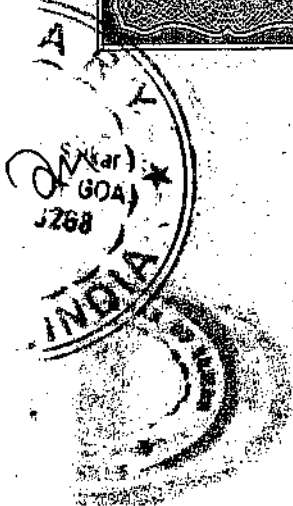
941 Place of vend. Pouy Date of issue 15 JAN 1936
Value of stamp 0.5000
Name of the p. Sans Nom
Residing Pouy
as there is no one else: man power for the value of 7.2000
Additional stamp paper for the completion of the stamp 0.5000
with
Signature of the Receiver
Signature of the Receiver



Mrs. Adelia dos Remedios Furtado e Pinto

1.000 of the plot and in bed to the

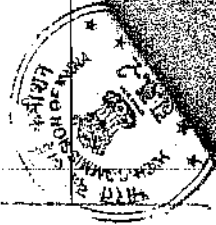
AND WHEREAS the plot bearing No.152 was constituted on account of the Sub-division of the property known as Nagally and approved by the Town and Country Planning Department vide letter No.DE/1481/5044/78-79 dated 16/7/78.



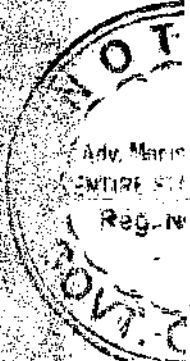
WHEREAS the said Mr. Luciano D. Francisco
Pinto and his wife sold the said plot to
Mr. Clement Vaz by a deed of sale dated 16/11/76
registered on 2/3/1977 with the Sub-Registrar
of Ilhas at pages 134 to 143 of Book I Volume
113. and to the Sub-Registrar of Ilhas.

1/11/76

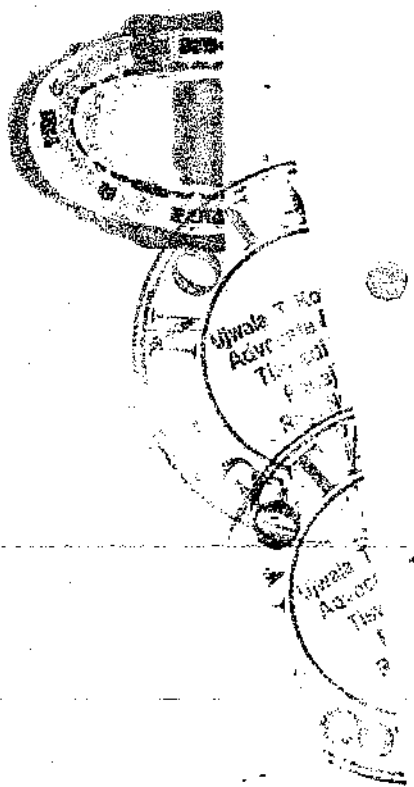
Brazanza

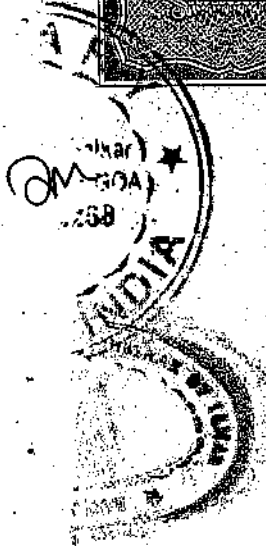
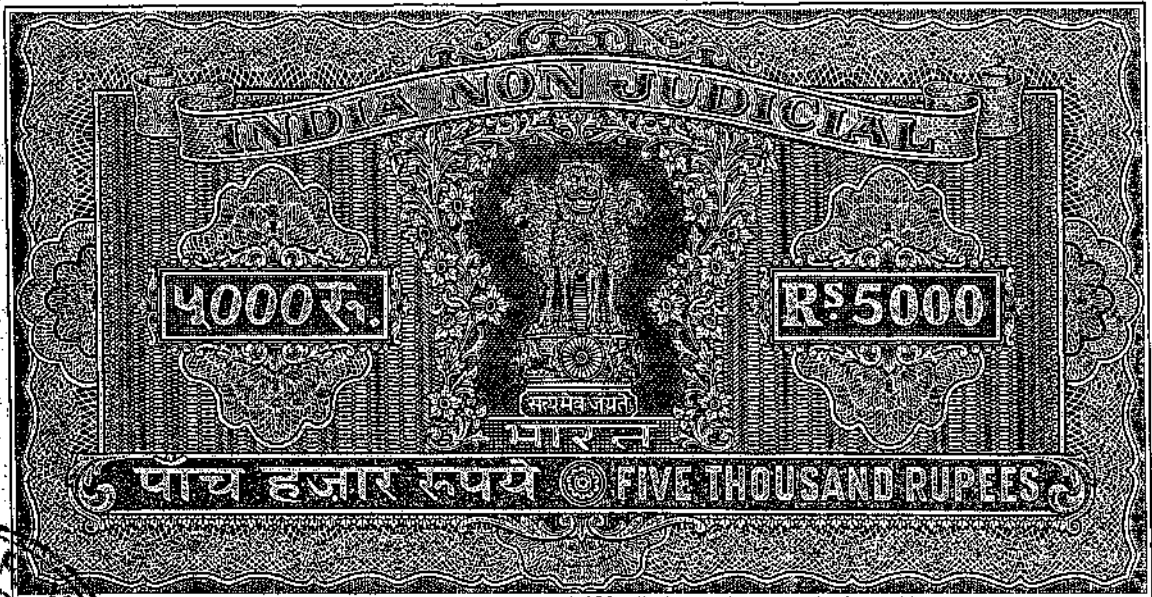


05 JAN 1996
Place of birth: ...
Date of issue: ...
Value of stamp: ...
Name of the ...
Residing ...
As there is no one ...
Additional stamp ...
You ...
Signature of the ...
Signature of the ...



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





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

Braganya

441
COMMO
27
92

No. 941 Place of vend. Quincy Date of issue 05 JAN 1996
Value of stamp paper 00.5000
Name of the purchaser Santo Marhu
Residing at D. V. V. son of
As there is no one single stamp paper for the value of 71000
Additional stamp paper for the completion of the value is attached along
with.

M. V. V.
Signature of the purchaser

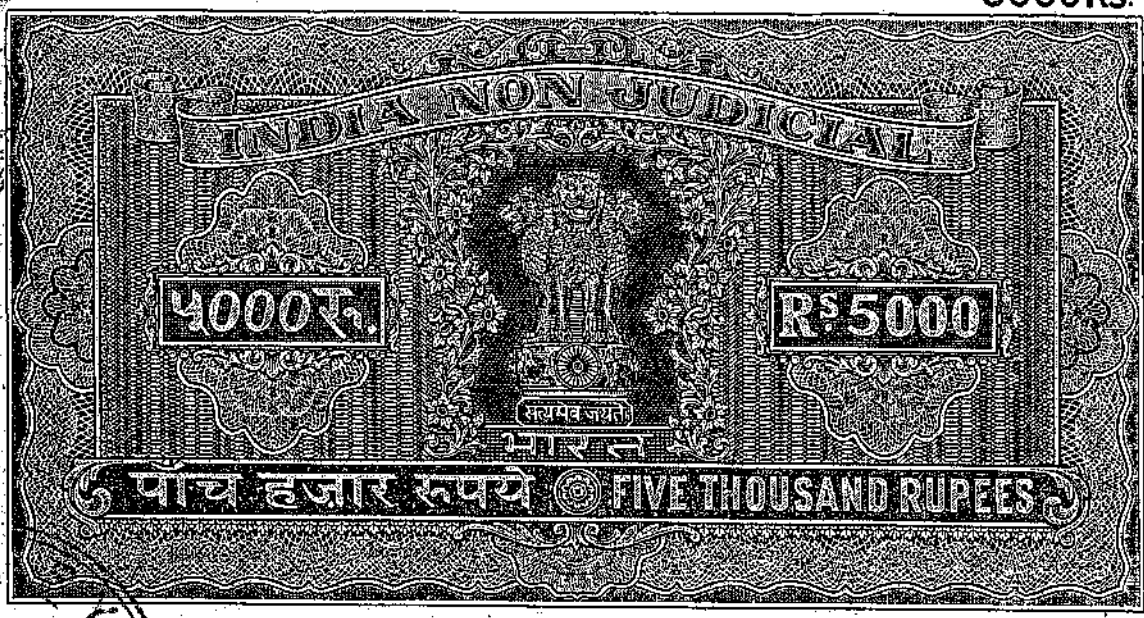
Am
Signature of the purchaser

NO
* Adv. M.
ENTIRE
A. Reg.
GOVT



WHEREAS the VENDOR is the owner in possession of the property described in the Schedule No. I.
WHEREAS the VENDOR had agreed in the year 1994 vide an agreement dated 17/1/94 to sell the property described in the schedule No. I. to

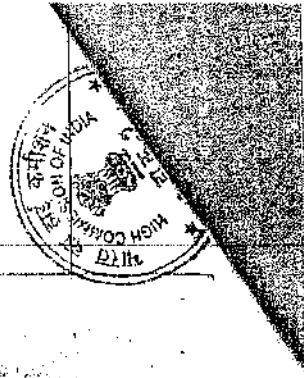
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1996
17
1996



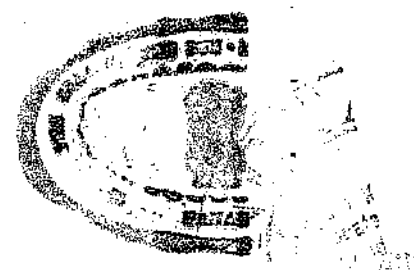
the VENDEES herein for a price of Rs. 9,00,000/-
(Rupees Nine Lakhs Only) which in fact the
VENDEES have already paid to the VENDOR, and
the VENDOR has accepted the same and thereon
NOW THIS DEED WITNESSES AS UNDER: The
VENDOR has released and discharged the VENDEES
from all and sundry claims and demands in
consideration of the above agreement.

[Signature]

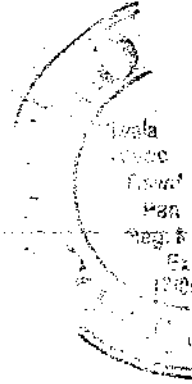
Pragya

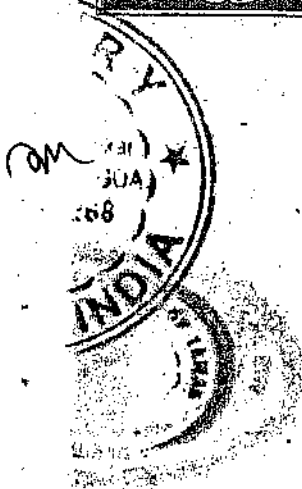


Dr. No. 941 Place of vend. Delhi Date of issue 15 JAN 1991
Value of stamp paper Rs. 5000/-
Name of the purchaser Savitri Menon
Residing at Delhi son of ...
As there is no single stamp paper for the value of 72000/-
Additional stamp paper for the completion of the value is attached along
with
Signature of the Officer ... Signature of the Purchaser ...

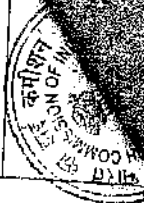


and payment of Rs. 9,00,000/- (Rupees Nine Lakhs
Only) has been paid in this act to the VENDOR by the
VENDEES and the VENDOR hereby acknowledges and
admits having received the same and therefrom
grants full discharge and release and
releases and discharges the VENDEES, the VENDOR
does hereby sell, assign,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





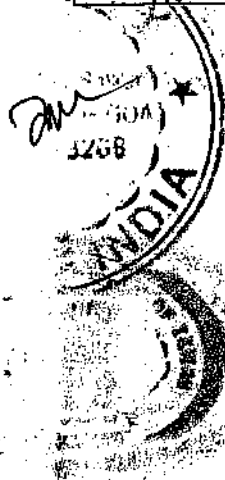
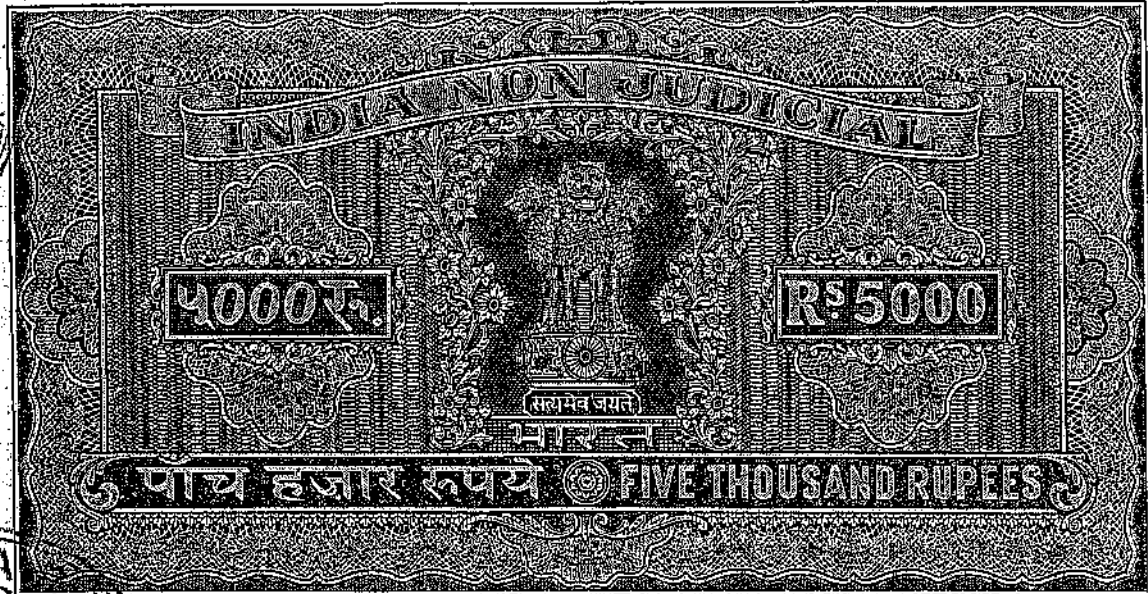
unto the ~~VENDEES~~ forever all that property described in the annexed Schedule Now together with all plants, trees, liberties, advantages, easements, profits, privileges, rights, and appurtenances, whatsoever to the said property belonging or in any way appertaining to or with the same property or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



Gr. No. 961 Place of vend. P. A. M. Date of issue 11 5 JAN 1936
Value of stamp paper 10 50 00
Name of the purchaser S. V. N. M. A. M.
Residing at P. A. M. son of
As there is no one single stamp paper for the value of 720 00
Additional stamp paper for the completion of the value of 720 00
with
Signature of the Officer in Charge
Signature of the Vendor



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



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

Braganza

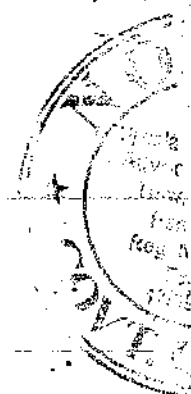
Sr. No. 341 Place of vend. Pany Date of issue 0-5 JAN 1936
 Value of stamp paper Rs 2.00
 Name of the purchaser S. V. S. N. U. P. U.
 Residing at Pany
 As there is no single stamp paper for the value of Rs 7.50.00
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the Officer in Charge

Signature of the Officer in Charge



to the payment of taxes, assessments, rates,
 duties now chargeable upto the same or which
 may hereafter become payable in any respect
 thereof to the Government or the Panchayat or
 any other local authority, which taxes, rates,
 assessments and duties shall be exclusively
 payable by the VENDEES.





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

Praganya



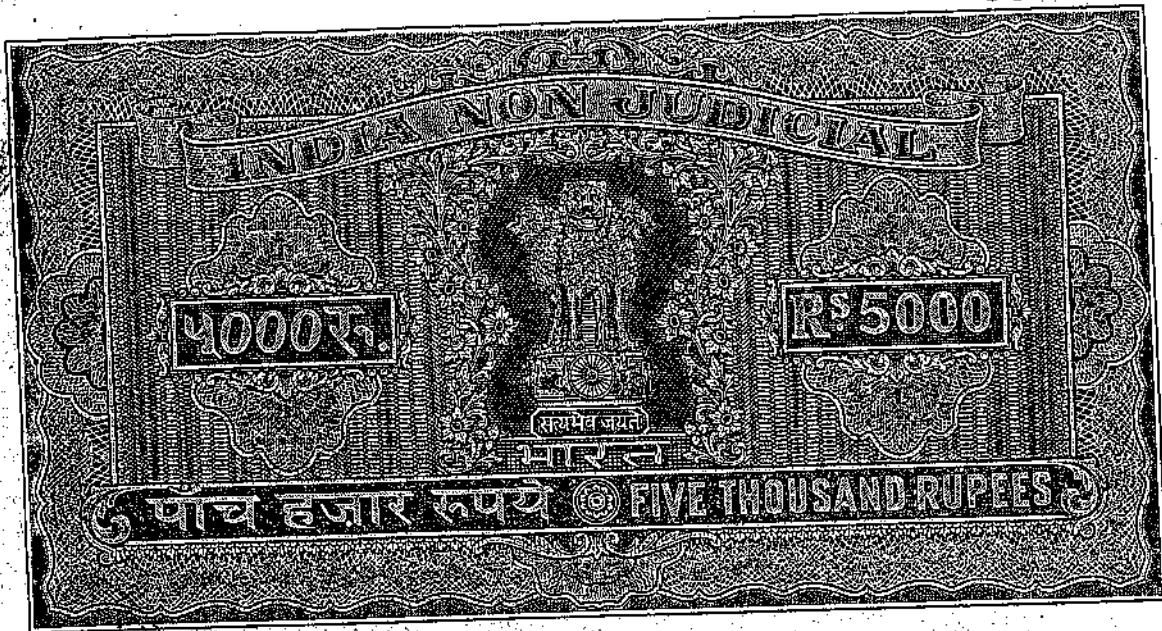
No. 941 Place of vend. Punjab Date of issue 05 JAN 1996
Value of stamp paper Rs. 50.00/-
Name of the purchaser Sonia Mathur
Residing at Punjab
As there is no stamp paper for the value 72000/-
Additional stamp paper for the completion of the value 72000/-
with

Signature of the Officer in Charge

Signature of the Purchaser



contrary as they the VENDOR know have in
themselves good right, power and absolute
authority to grant, sell, assign, convey and
assure the property hereby granted, sold,
assigned, released, conveyed, assured and
confirmed and intended so to be unto and to the
use of the VENDEES in the manner aforesaid and



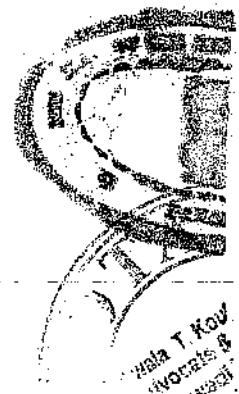
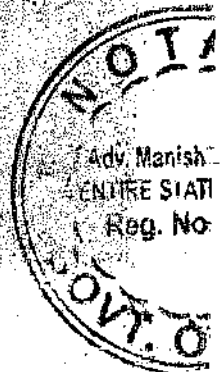
that, the VENDEES shall and may at all times hereafter, peaceably and quietly enter upon, have, occupy, possess, and enjoy the said plot and receive the rents, issues and profits thereof, and of every part thereof and for their own use and benefit without any suit or action, interruption, claim or demand



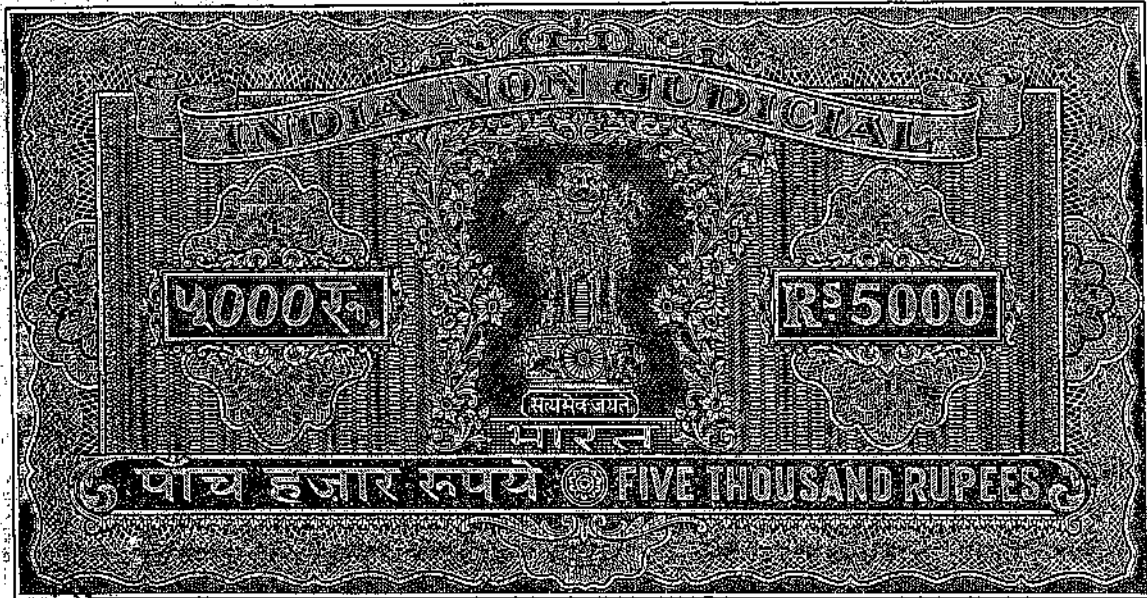
Sl. No. 341 Place of vend. Puvy Date of issue 05 JAN 1996
Value of stamp paper 50.00
Name of the purchaser Sava M. K. W.
Residing at Puvy
As there is no single stamp paper for the value 72000/-
Additional stamp paper for a retention of the value is attached along
with.

Signature of the Vendor

Signature of the Purchaser



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



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

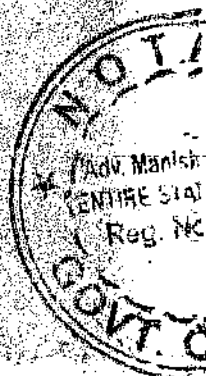
Sub
Maganya

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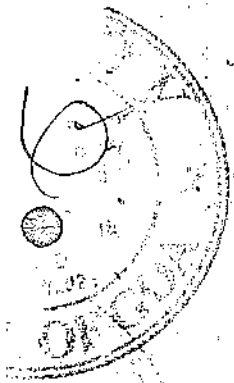
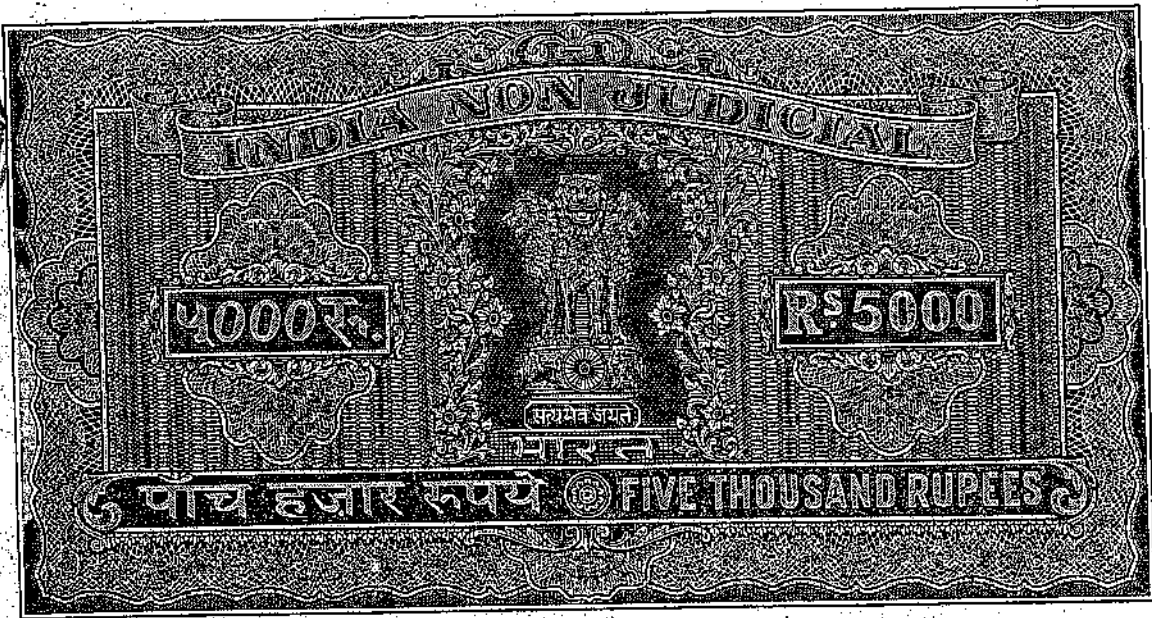
No. 941 Place of vend. P. J. Date of issue 11 JAN 1996
Value of stamp paper Rs. 5000/-
Name of the purchaser S. V. M. N. N.
Residing at P. J. son of
As there is no one single stamp paper for the value of Rs. 5000/-
Additional stamp paper for the completion of the value is attached along
with

Signature of the Ex-officio Vendor

Signature of Purchaser



further that they the VENDOR and all the
persons having lawfully or equitably claiming
any estate or interest whatsoever in the said
property or any part and will from time to time
and at all times hereafter at the request and
at the cost of the VENDEES do and execute or
cause to be done or executed all such further



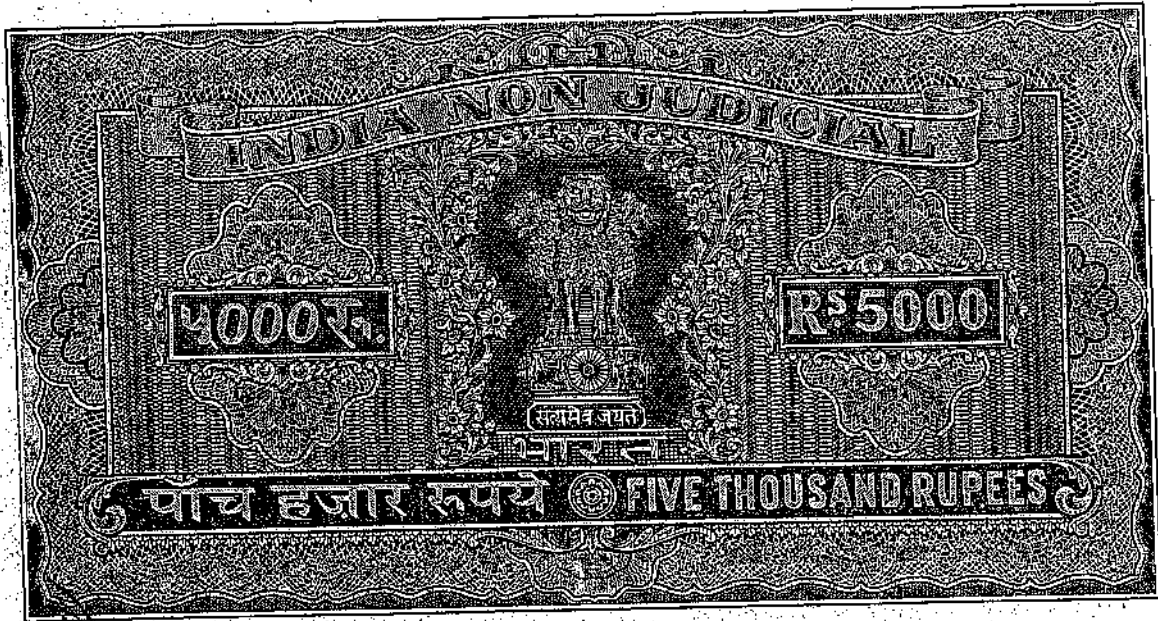
and other acts, deeds, writings, declarations,
conveyances and assurances, the law
whatsoever, for better and more perfectly
assuring the said property and every part
thereof, unto and to the use of the VENDEES, as
shall be reasonable required, as the price of the land
thereof shall bear proportion to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

[Handwritten signature]

Brayana.

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ADV. MAIL
ENTIRE STA
Reg. M
GOVT. O

24



wherefrom the VENDEES are dispossessed and records of the VENDEES are kept and shall keep the VENDEES fully saved and indemnified.

4) The VENDOR has no objection whatsoever to the name of the VENDEES being entered by the Surveyor or in any other manner in the survey

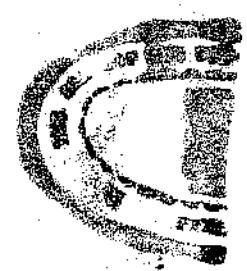
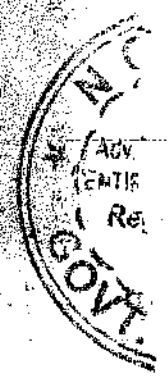
Draganza



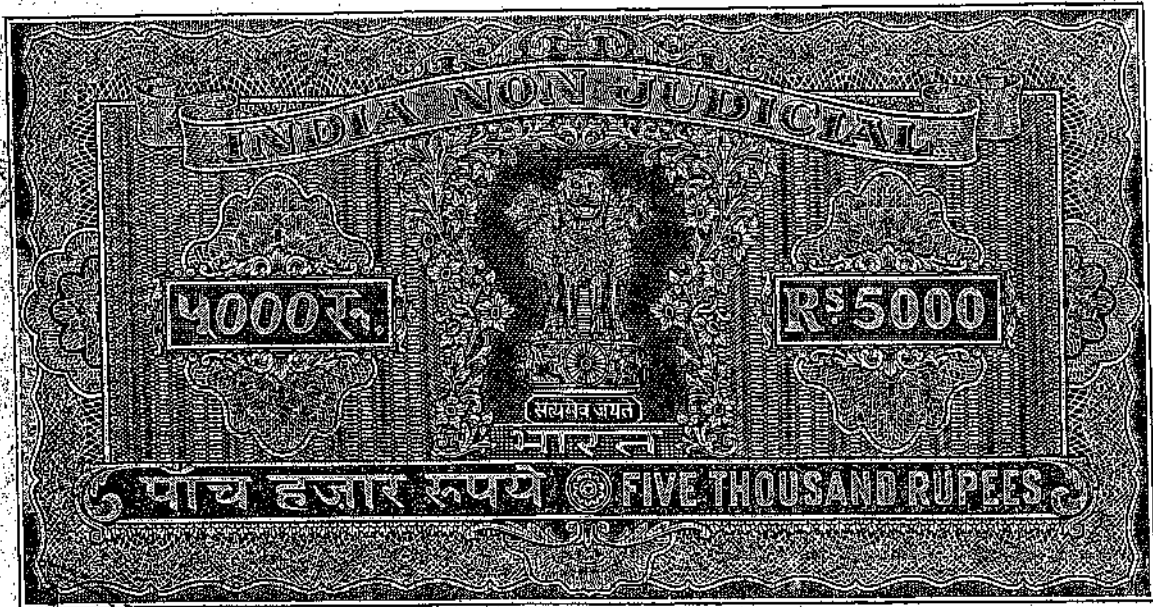
St. No. 3-16 Place of vend. Lowy Date of issue 05 JAN 1996
Value of stamp paper 500/-
Name of the purchaser Savio Nambiar
Residing Lowy son of
Is there any other stamp paper on the value of 720.00/-
Additional stamp paper for the completion of the value attached along

[Signature]
Signature of the Sub-Officer in Charge

[Signature]
Signature of Purchaser



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



purpose.

Registered in India.

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

6) The VENDEES are Indian Nationals and the

[Handwritten signature]

Basappa



Dr. No. 941 Place of vend. Lowy Date of issue 05 JAN 1996
Value of stamp paper Rs. 5000/-
Name of the purchaser Smt. Manu
Residing at Lowy son of
As there is no one single stamp paper for the value of 72,000/-
Additional stamp paper for the completion of the value is Rs. 72,000/- being
with

.....
Signature of the Officer in Charge

.....
Signature of Purchaser

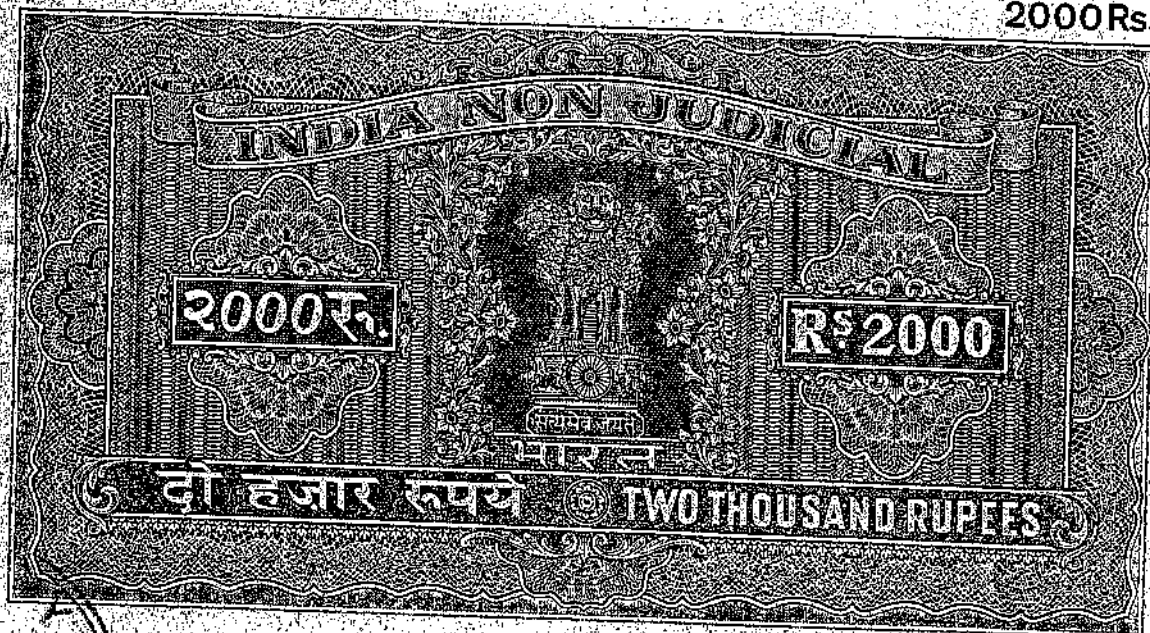


VENDOR is a Company incorporated and
registered in India.

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

All that plot of land bearing No. 152

2000Rs.



measuring 525.0089 mts forming part of the property known as Nagally or "Quandem" situated at Taleigao Village within the area of Gram Panchayat of Taleigao, Diswadi Taluka, Sub District, District of Goa under No. 1436 at Book 17 Old and registered in the Revenue Office (Matriz) under No. 216, 217, 219, 223,

Braspena

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

Signature of the Revenue Officer

Signature of the Revenue Officer

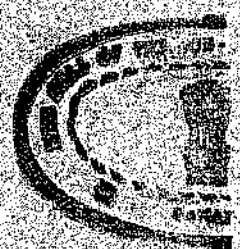


224, 225, 630, 642 standing registered in the
 Land Registration Office under No. 27891 of Book
 B, G-41. The plot is bounded on the North by
 6.00 meters wide road on the South by plot No.
 151 on the East by Pedestrian Road, and on the
 West by plot No. 153.



This plot formed part of the property known as "NAGALLY" and also known as "QUEENDEM" situated at Taleigao Village within the area of Grampanchayat of Taleigao, Talwadi Taluk, District of Goa, described in the Land Registration Office of Ilhas, under No. 1436 of Book B 17 (old) standing registered in the said Land Register office in favour of late Mr. Luciano J. Francisco Pinto, son of late Mr. Joao Pinto and Mrs. Adelia Dos Remedios Furtado e Pinto daughter of Mr. Caetano G. Mario Dionisio Dos Remedios Furtado and wife of the said Mr. Luciano J. Francisco Pinto under No. 27891 of Book G 41 and consisting of a hilly portion of coconut grove plantations and a paddy field portion and is bounded on the East by the Paddy field Damatulem of the Comunidade of Taleigao and the property "Posserem Batta" of D. Manuel De Carmo Lobo and the heirs of Dr. Antonio Miranda, on the West by the paddy field "Caranzalem" of the Mitra, on the North by the public road going to Caranzalem and on the South by the peak of the hill of the

Rozanga



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

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

SIGNED AND DELIVERED) FOR MODELS CONSTRUCTION
PVT. LTD.

BY THE WITHINNAMED)

VENDOR (DIRECTOR)
MR. EDGAR AFONSO

WITNESSES :

[Signature]

[Signature]

[Signature]

the south by the back of the hill of the

Edgar M. ... date ... Luisanto ...
... Balangute ...
... models construction ...



Executing party _____
admits execution of the so called _____ deed

Paraguay, 24 June 1956
M. ...

REGISTRAR
ALIAS

I T C C N° - 17030/A / II / P. 5 / 35 - A
at 24/6/56 issued by I T C C ...
... furnished

Decree

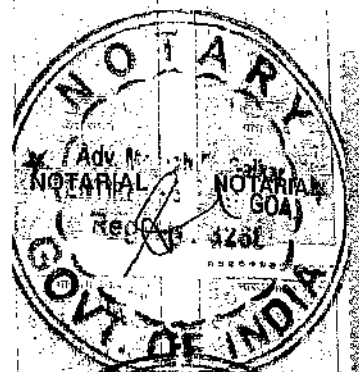
REGISTRAR
ALIAS

Registered No. 229
at pages 483 to 575
Book No. 4 Volume No. 5
Date 10/6/1956

Decree
Sub-Registrar

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Handwritten text at the bottom: "D. ..."



NOTARIAL NOTARIAL



Note of return - 10
This document will be return date: 10/6/1996

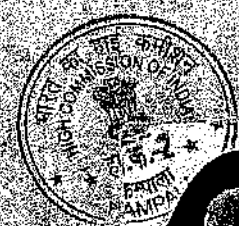
Recd
THE REGISTRAR
PANAJI

CERTIFIED TRUE COPY
Manish D. Sarkar

ADV. MANISH D. SARKAR
NOTARY
OFFICE NO. 1st FLOOR,
NAVELKAR TRADE CENTRE
M. G. ROAD, PANAJI, GOA
Reg. No. 201/2000
dt. 10/12/2002

No. Kar/cons/406/2000

16/10/2000



Beagala



Amal

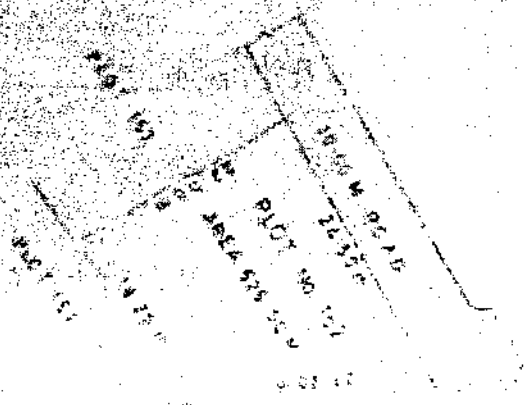
Sadhan
SADHAN CH. SADHUKHANI
Assistant Consular Officer
High Commission Of India
Kampala

While the documents and the signature(s) as per originals
of Mr. *Savio Anthony Martins*
is/are attested, the High Commission of India, Kampala
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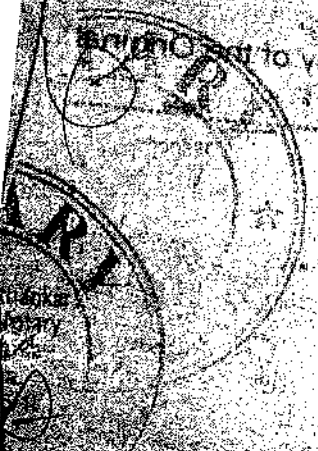


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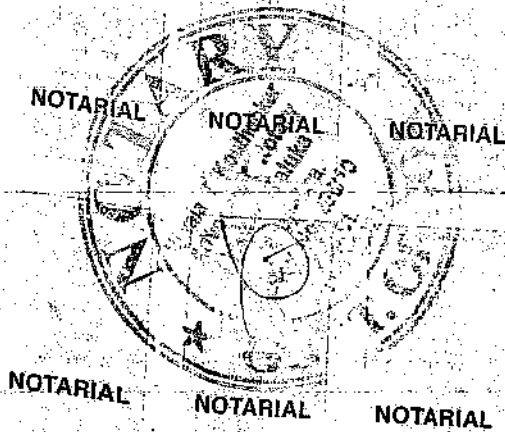
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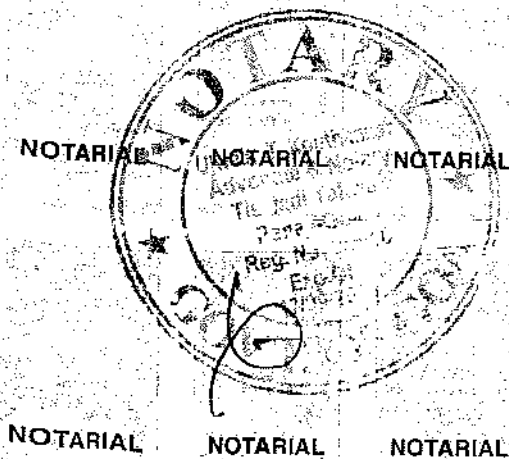


Ujjwal T. Kouthankar

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