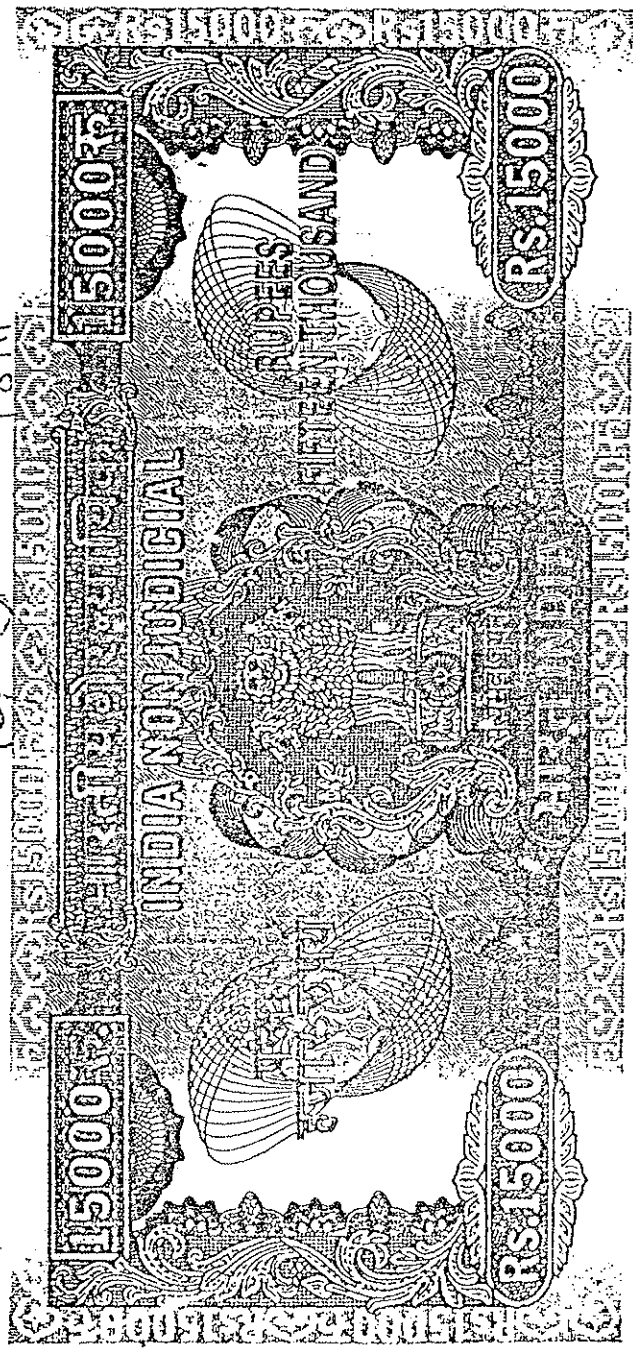


18/11/05 3628



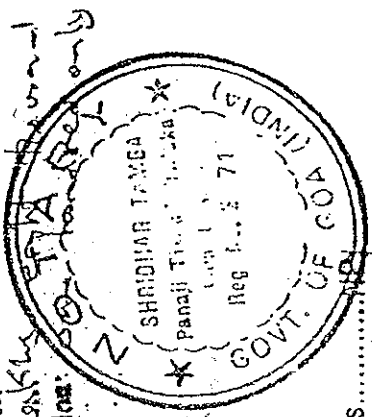
00BB 8J8424

879. Place of issue Panaji, 16/11/05
Value of stamp paper Rs. 15000/-
Name of the purchaser Jai Bhawan Builders Pvt. Ltd.
Residing at Panaji, Goa.
There is no one surety, as the value is attached along with the stamp paper for the value of the property.

[Signature]

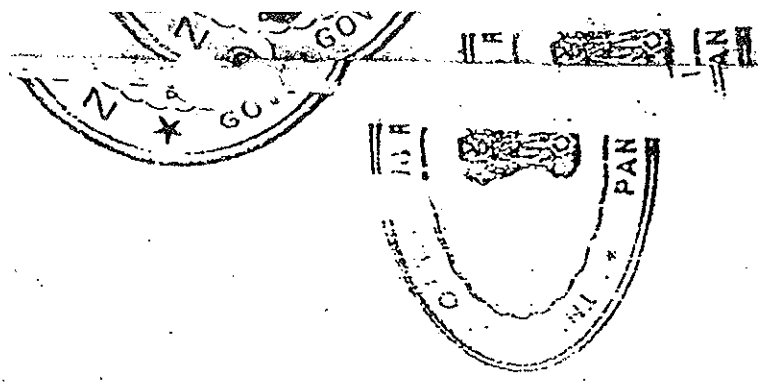
For Jai Bhawan Builders (P) Ltd.

Serial No. 3517
Presented at the Office of the
Sub-Registrar, Ilhas
between 12am and 18/11/2005
For Jai Bhawan Builders (P) Ltd.



Received fees for Rs.
Registration
Copying (Folios) 2 @ 800/-
Copying Endorsement 110
Postage 10
Total Rs. 2,04,120/-

[Signature] DIRECTOR
SUB-REGISTRAR Ilhas
ILHAS (18/11/05)
DEED OF SALE
SUB-REGISTRAR
ILHAS 18/11/05

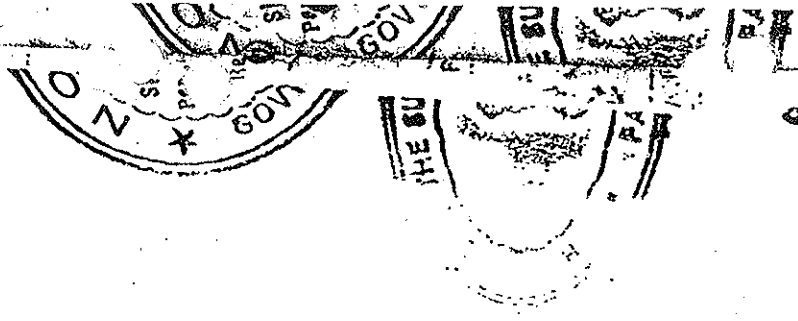


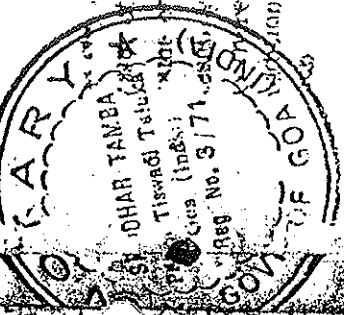
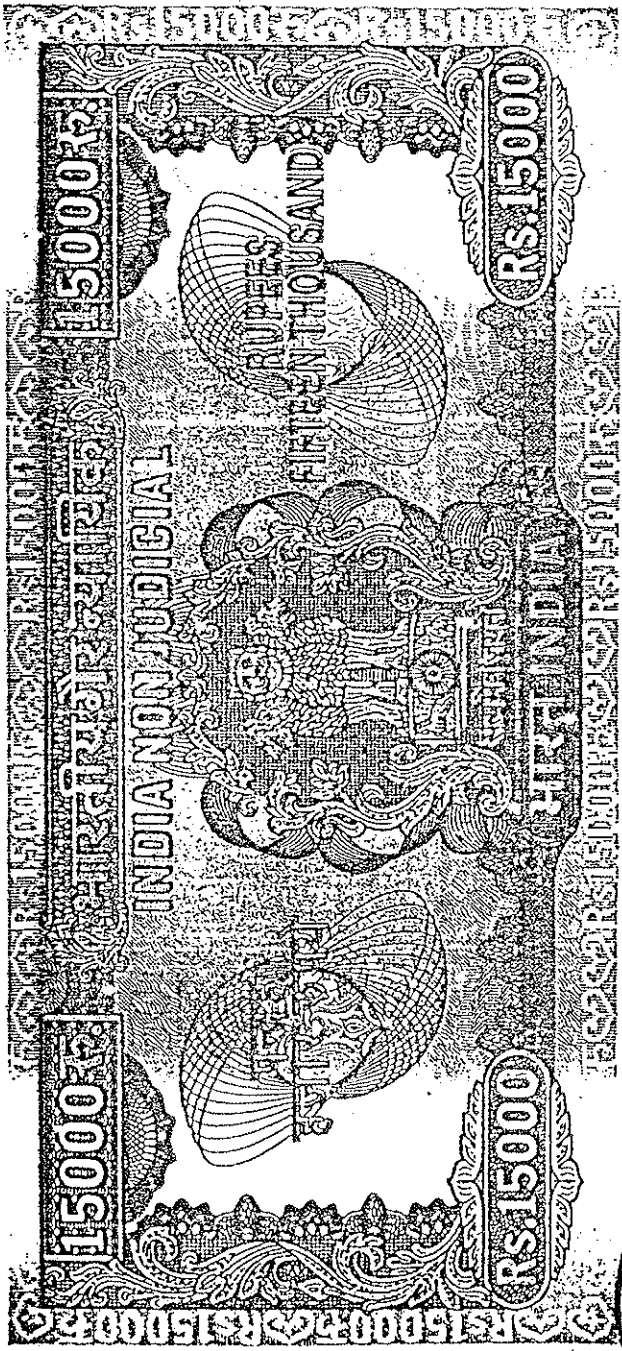
-2-

THIS DEED OF SALE is made at Panama
on this 18th day of November in the

-4-

Smt. Shirley Anne Marie Botelho, aged
43 years, occupation Bank Employee,
both residing at F2-La Terrace
Apartments, La Campala Colony Miramar-
Panaji, hereinafter referred to as the





8701
Stamp of the
The Government of India
Ministry of Law
1989 No. 3/71 dated 1989

00BB 818426

BY

Signature of the Purchaser

Signature of the Vendor

Rs. 15000/- (Fifteen thousand only) is the amount of the bill in the attached statement.

-5-

"VENDORS" (which expression shall
unless repugnant include their heirs
successors, legal representatives and
assigns) of the FIRST PART AND M/s.

-6-

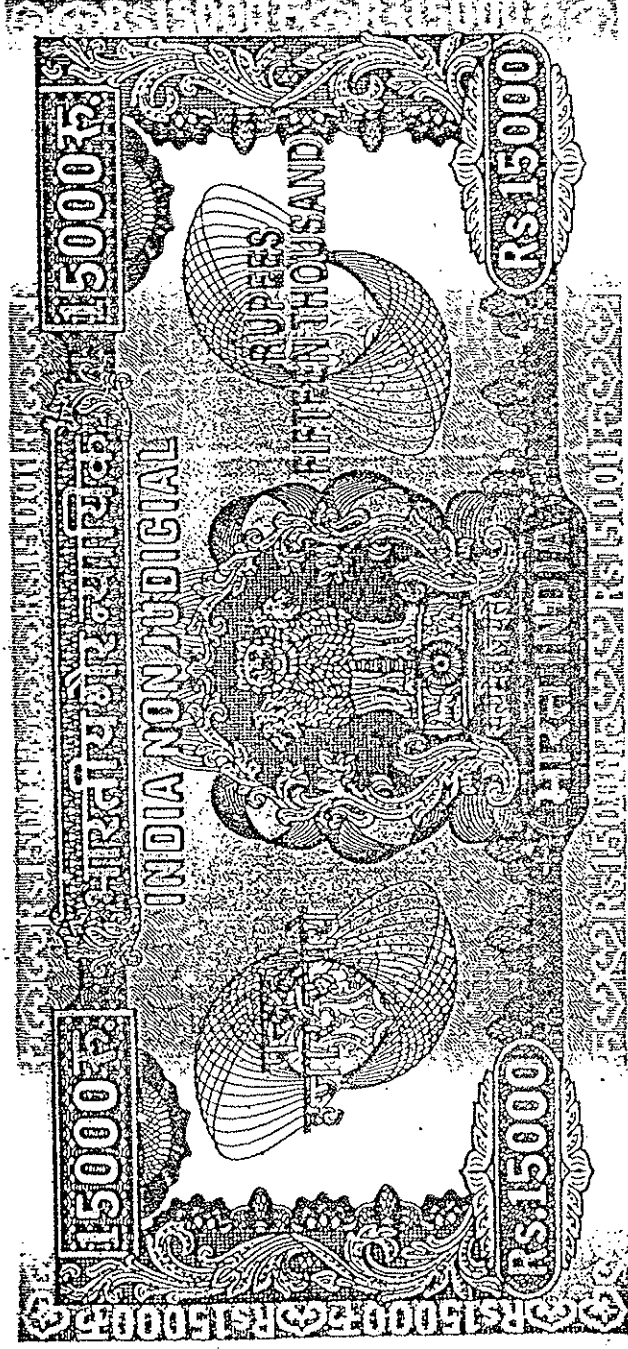
Jai Bhuvan Builders Pvt. Ltd., a
Company incorporated under the
Companies Act hereinafter represented
by its Director Shri. Rajesh Sheth,



-8-

"PURCHASER" (which expression shall include its heirs, successors, administrators and assigns) of the
SECOND PART.

All Indian Nationals.



00BB 818428

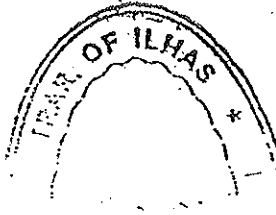


879 16/11/20
Panchajanya
Big 15000
Jai Bhawan Bidera P. Office

From Lakhs eight thousand
attached along one hundred only.

BY

Signature of the Officer

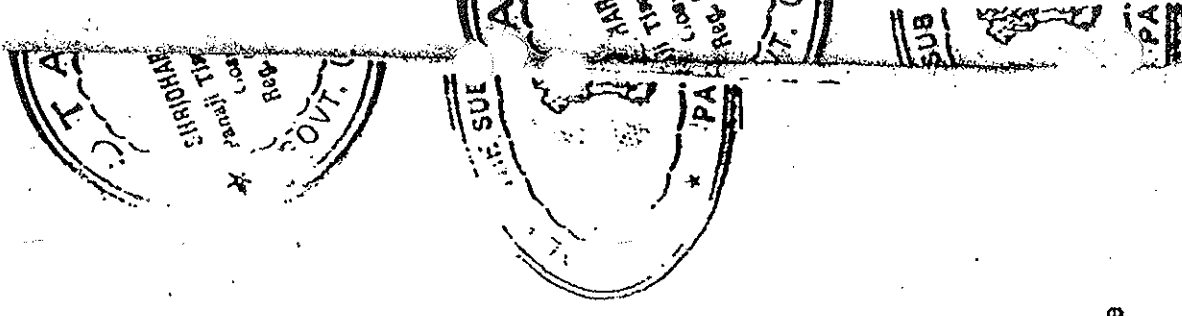


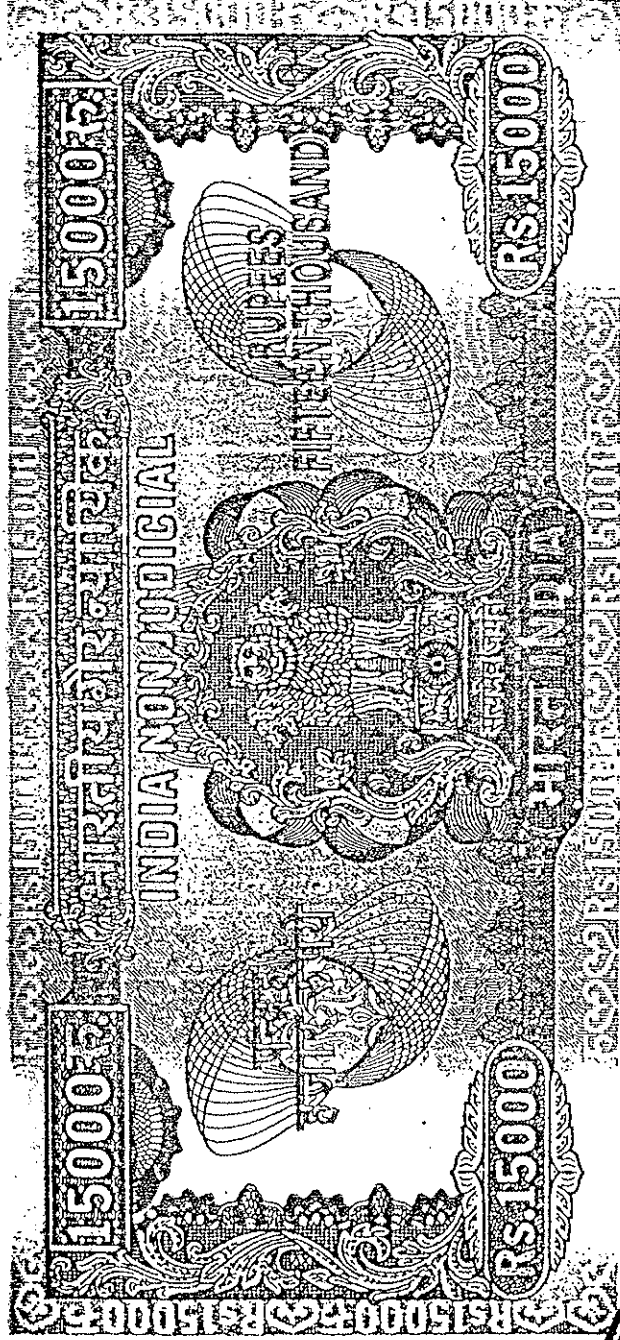
-9-

WHEREAS there exists a part and
parcel of land admeasuring 2,47,925 m2
identified as GOMBEACHEY GALLI or
SAUNRICHI GALLY situated at

-10-

Carambolim, within the limits of
Village Panchayat Carambolim, Taluka
Tiswadi, Registration Sub District of
Ilhas, District North Goa in the State





00BB 818429

379
 Pany
 16/1/50
 For fifteen thousand rupees
 Jas Bhuvan Builders Pvt. Ltd.
 Caramolim

four lakhs eight thousand
 and one hundred only

RM

RECEIVED AT GOA



-11-

of Goa bearing survey no. 291/1 of
 Carambolim which property is
 hereinafter referred to as the SAID
 WHOLE PROPERTY and is described in
 detail in the Schedule I hereunder.

-12-

WHEREAS the said property
originally belonged to Shri. Jose
Luis Antonio Excelso D'Silva who died
on 9-10-1948.



00BB 818430

879. Panaji 16/10/51
Rs. fifteen thousand
Jai Bhawan Builders Pvt. Ltd.
Bombay

four lakhs eight thousand
and one hundred only.

RM

RECEIVED BY BANK

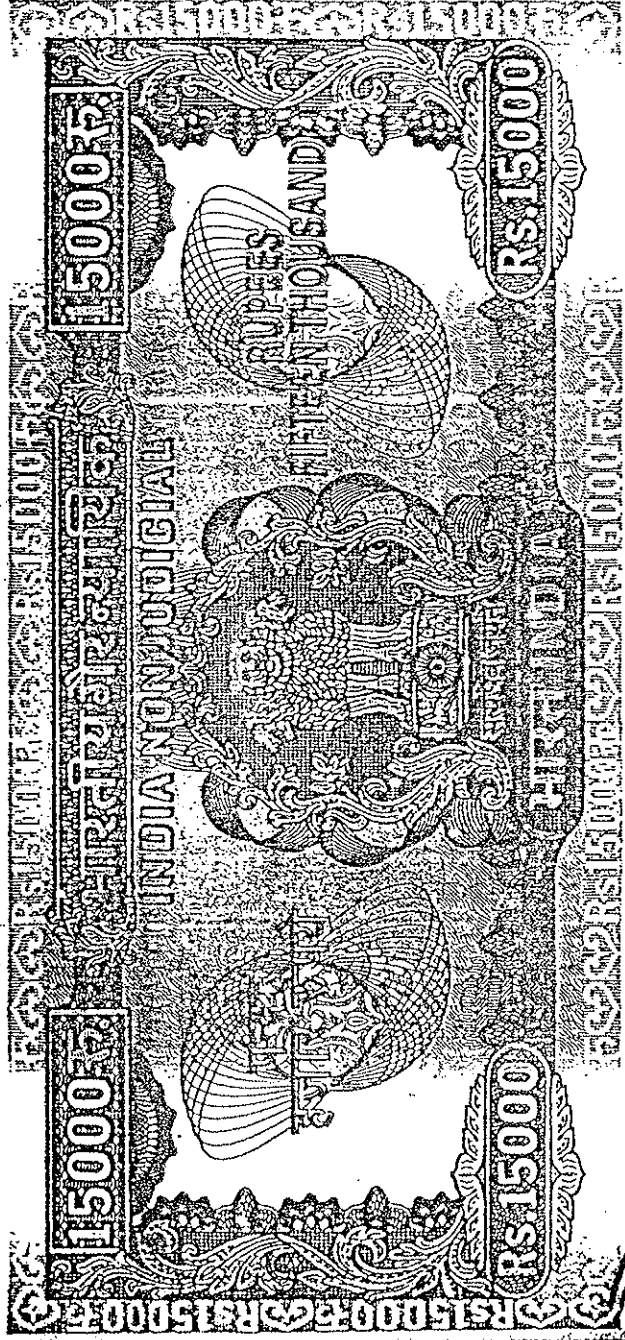


-13-

WHEREAS by Order of Homologation
dated 11-7-1951 in the Inventory
proceedings no.45/69 filed on the
demise of the said Jose Luis Antonio

-14-

Excelsio D'Silva in the Court of Civil
Judge Senior Division at Mapusa the
said Property listed at item no.8,9



00BB 818431

Pangji 12/1/105
Re: Fifteen thousand only
Jai Bhawan Builders Pvt. Ltd.
Panaji

Payable eight thousand
and one hundred only.

RN

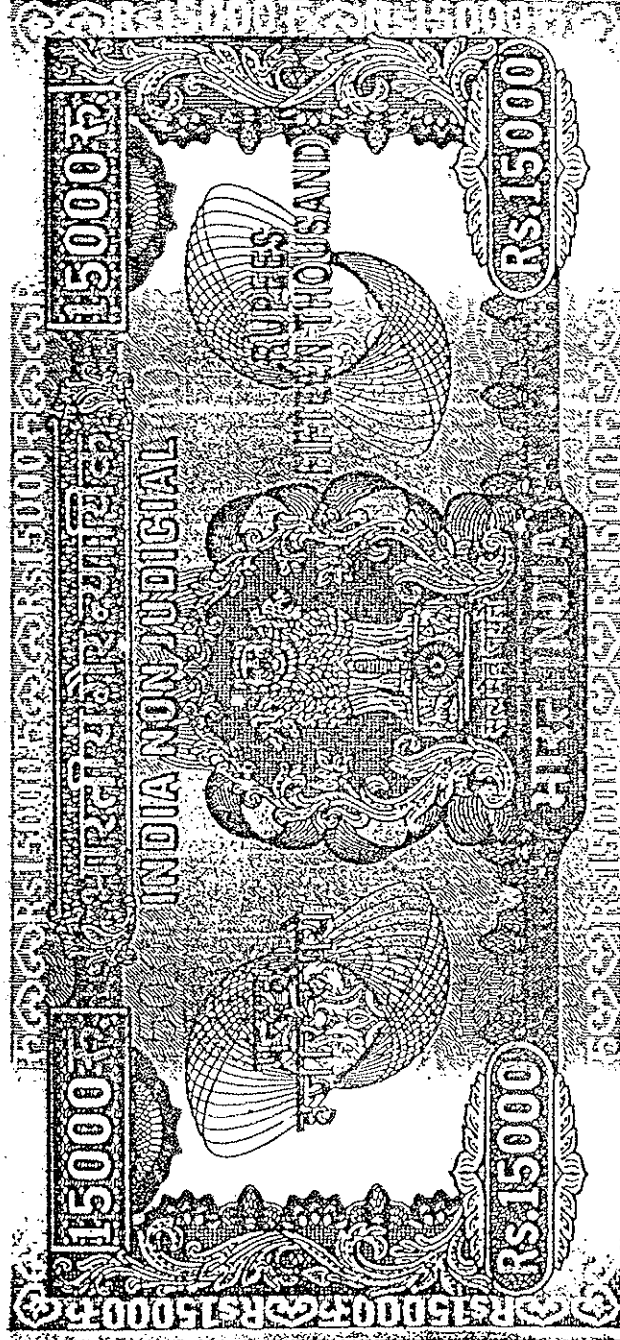
-15-

and 10 was allotted to the following in
the following shares:-

- (i) Smt. Olinda Josepha Fernandes-widow
of the deceased-1/6th share.
- (ii) Nelson D'Silva-son-1/6th share.

-16-

- (iii) Clotilde Carlotta Prescilla Luiza
D'Silva-daughter-1/8th share.
- (iv) Romulo Saluzinho D'Silva-son-1/6th
share.



00BB 818432

879

Panaji 16/11/07
Rs. fifteen thousand only.
Jai Bhawan Builders Pvt. Ltd.
Per vendor

Payee gets eight thousand
and one hundred only.

PNY

Amount as per invoice



-17-

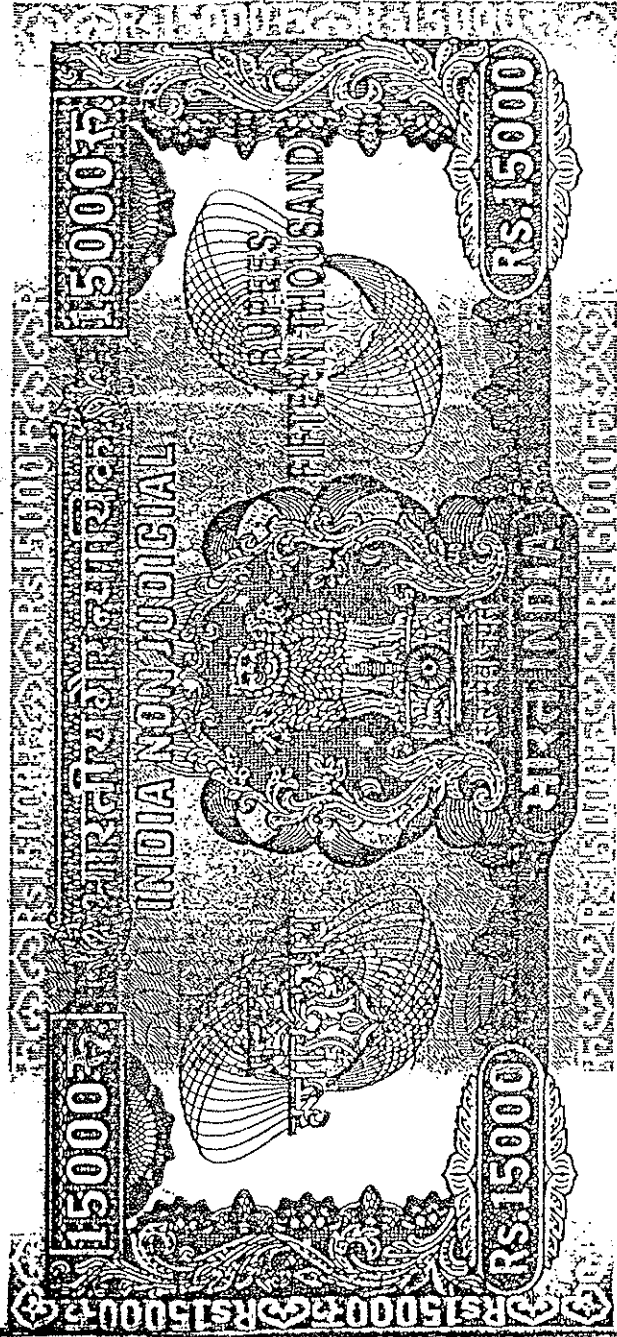
- (v) Venusto Agnelo Augusto D'silva-son-
1/6th share.
- (vi) Miniato Jose Agnelo D'silva-son-1/6th
share.

-18-

WHEREAS by a Deed of Gift and
Acceptance dated 2-3-1957 Smt.
Clotildes Carlota Prescila Luiza

-20-

WHEREAS by a Will dated 1-9-1982,
Smt. Olinda Fernandes e Silva
bequeathed all her disposable share to
her son Miniato Jose Agnelo da Silva



879.

Barney's
Rs. Fifteen thousand only,
Jai Bhawan Builders Pvt. Ltd.

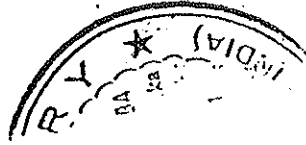
Remission

00BB 818434

16/11/68

four lakh eight thousand
no one hundred only.

RN

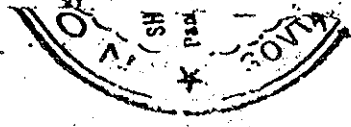


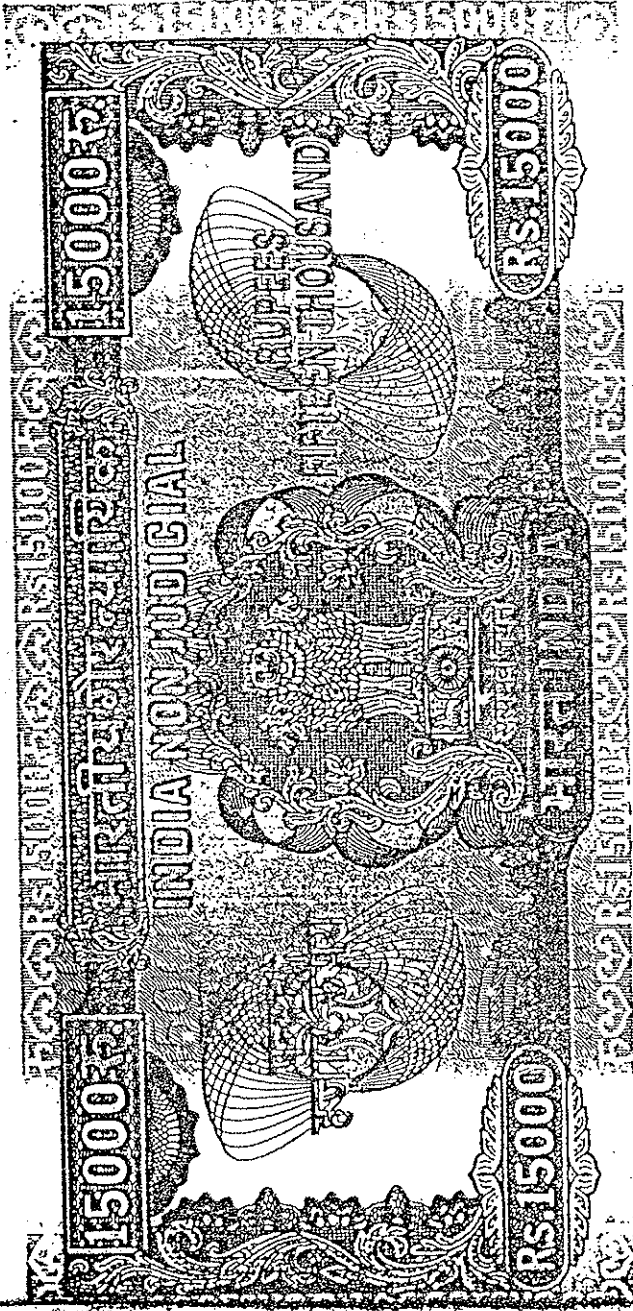
-21-

and to her daughter-in-law Alzira
Varadiana Rosalia Viegas e Silva;
widow of Venusta Agnelo de Souza.

-22-

WHEREAS the said Smt. Olinda
Fernandes e Silva died on 16-10-1986.





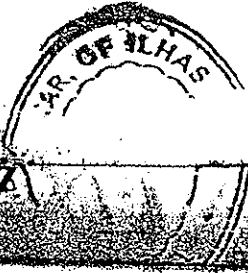
00BB 818435

879. Panaji 16/11/2003
Rs. Fifteen Thousand only.
Jai Bhavan Builders Pvt. Ltd.

Four lakhs eight thousand
and one hundred only.

PNV

16/11/2003



-23-

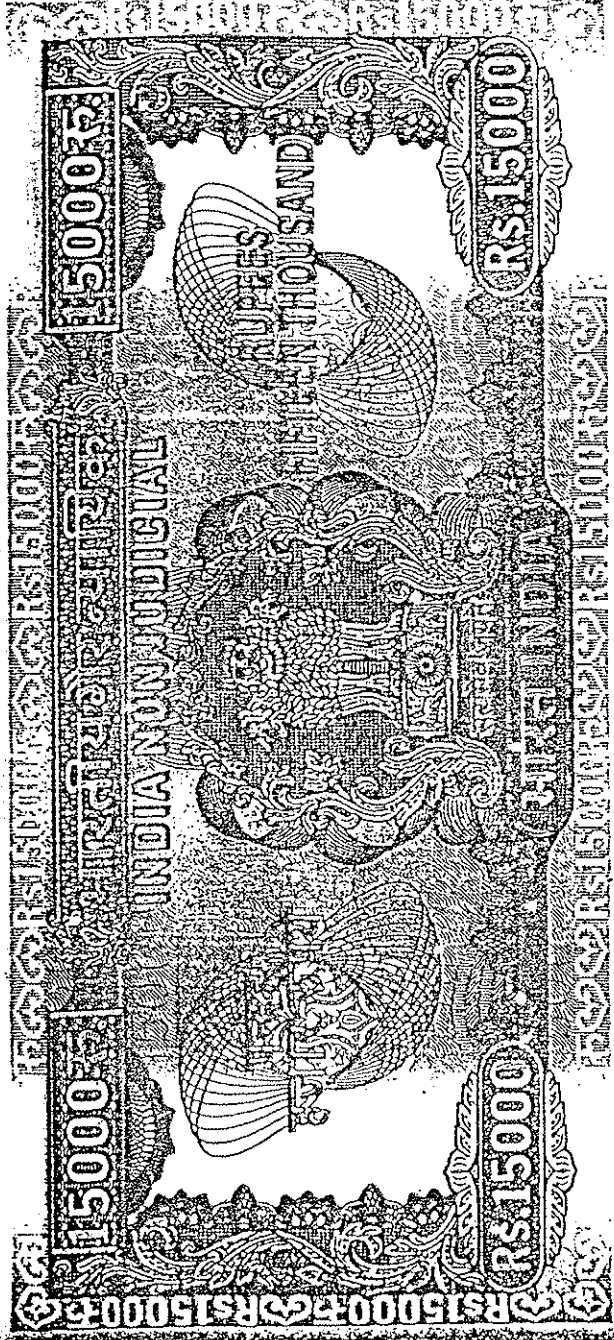
WHEREAS by a Deed of Sale dated
19-8-2003; (i) Smt. Arminda Clara
Jacqueline Tomas Esperanca da Cruz a
da Silva; widow of Jose Nelson Excelso

-24-

Anunciacao da Silva with his legal
heirs; (ii) Smt. Maria Antonietta
Angela da Silva widow of Romuldo
Saluzinho da Silva with his legal

-26-

Miniato Jose Agnelo da Silva sold an
area of 1,10,000 m2 identified as
Plot "A" out of the said whole
property to Shri. Selwyn Botelho



00BB 818437

... 87.9 ... *Panaji* ... *16/1/19* ...
... *16/1/19* ... *16/1/19* ...
... *16/1/19* ... *16/1/19* ...

... *16/1/19* ... *16/1/19* ...
... *16/1/19* ... *16/1/19* ...
... *16/1/19* ... *16/1/19* ...

ON

... *16/1/19* ...



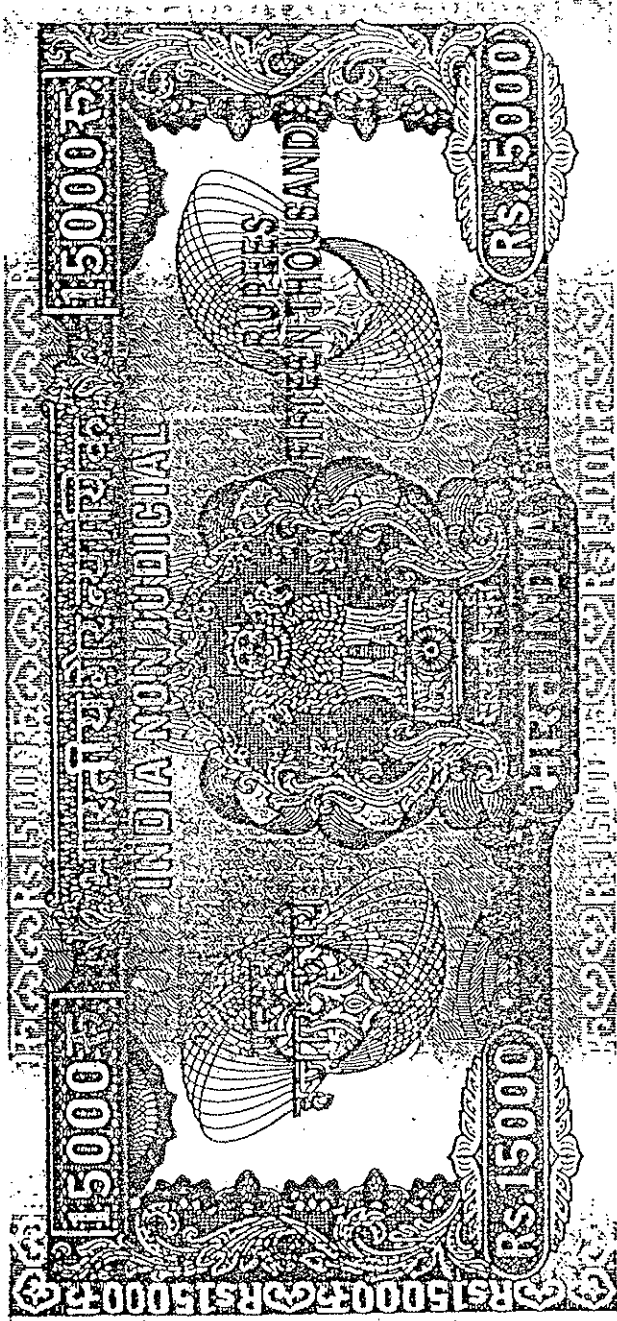
which Deed is registered under no.1114
of Book I Vol.1308 in the office of
Sub Registrar Ilhas.

-28-

WHEREAS by another Deed of sale
dated 25-8-2003 (i) Smt. Armina Clara
Jacqueline Tomas Esperanca da Cruz e
da Silva; widow of Jose Nelson Excelso

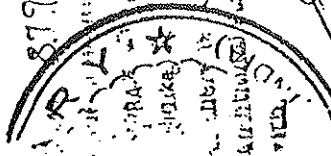
-30-

heirs; (iii) Smt. Alzira Verediana
Rosalia Viegas e da Silva, widow of
Venusto Agnelo Augusto da Silva with
his legal heirs; and iv) Shri. Miniato



00BB 818439

879
 Pargi...
 Rs. Fifteen...
 Jain Bhawan...
 P...
 four... only...
 one hundred only.



879

Signature of the... of...

OF ILHAS

-31-

Jose Agnelo da Silva sold an area of
 1,10,000 m2 identified as Plot "B" out
 of the said whole property to Shri.
 Selwyn Botelho which Deed is

-32-

Registered under no. 1115 of book I
Vol. 1308 in the office of Sub
Registrar Ilhas.





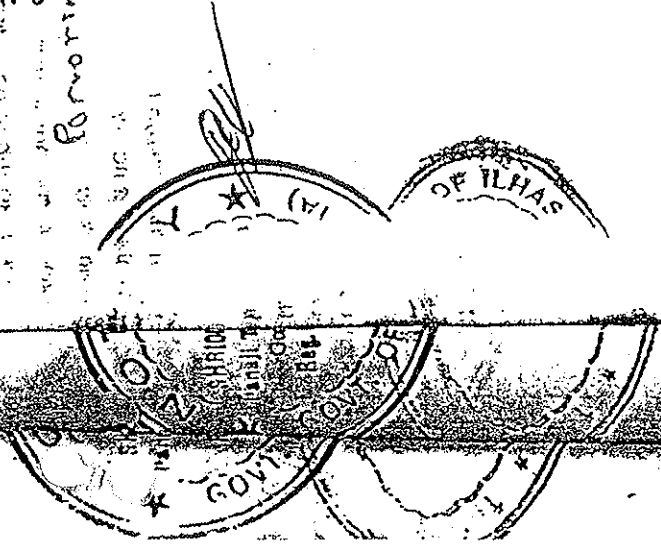
00BB 818440

879, 15,000/-
Punji, 15,000/-
Rs. fifteen thousand
Jai Bhuro Builders, P.O. Ltd.
Roorkee.

Four lakhs eight thousand
one hundred only.

RM

Signature of Punji

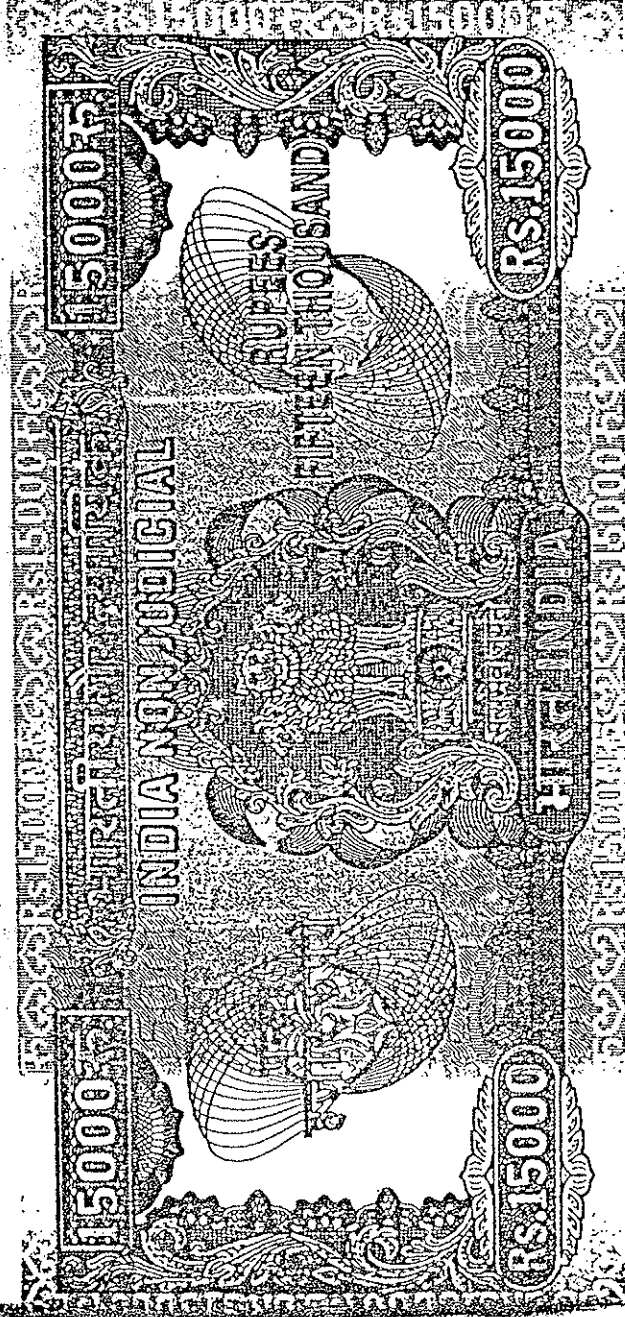


-33-

WHEREAS by another Deed of Sale
dated 20-8-2003, the said Smt. Arminda
Clara Jacqueline Tomas Esperanca de
Cruz e Da Silva, widow of Jose Nelson

-34-

Excelso Anunciacao da Silva with his
legal heirs; (ii) Smt. Maria
Antonietta Angela da Silva, widow of
Romulo Saluzinho da Silva with his



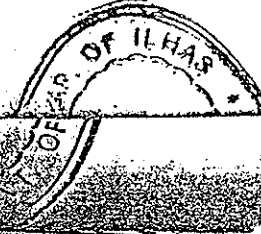
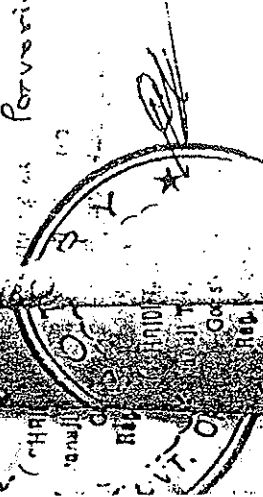
00BB 818441

879
Pany
Re fifteen thousand only
Jai Bhawan Builders Pvt. Ltd.
Conversion

Four Lakhs eight thousand
and one hundred only.

2011

RECEIVED AT PUNJAB

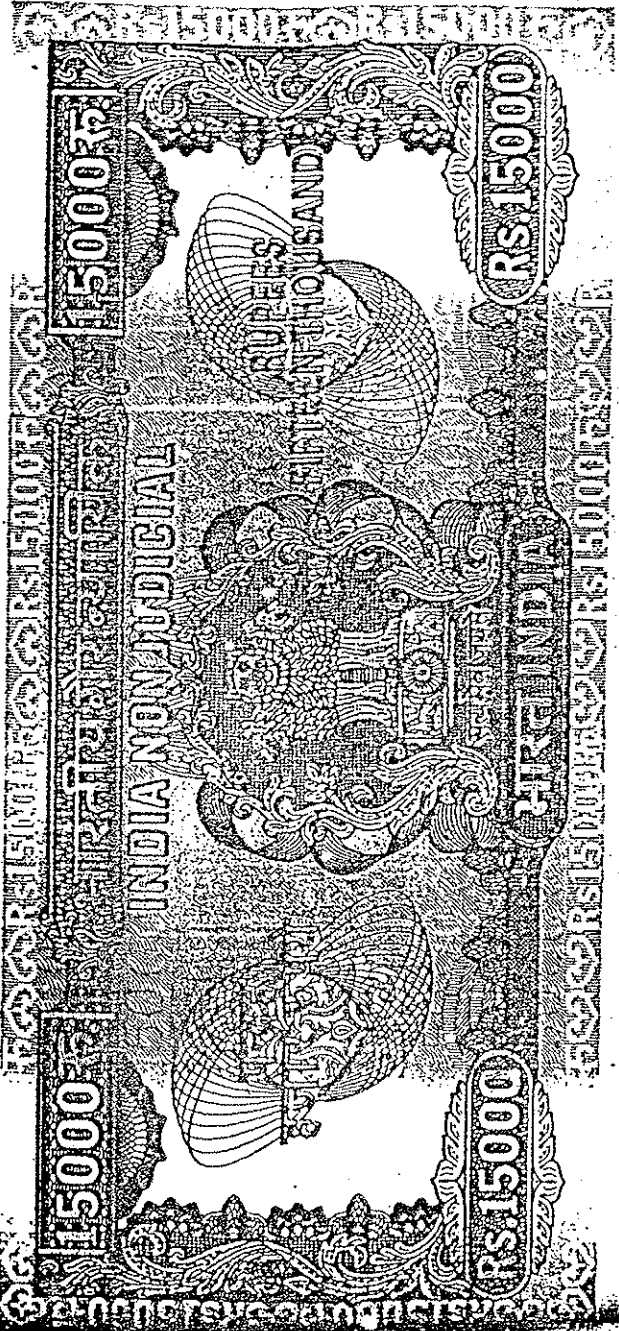


-35-

legal heirs; (iii) Smt. Alzira
Verediana Rosalia Viegas e da Silva
widow of Venusto Agnelo Augusto da
Silva with his legal heirs and (iv)

-36-

Shri. Miniato Jose Agnelo da Silva
sold an area of 27,925 m2 identified
as Plot "C" out of the said whole
property to Shri. Ghanashyam Satoskar

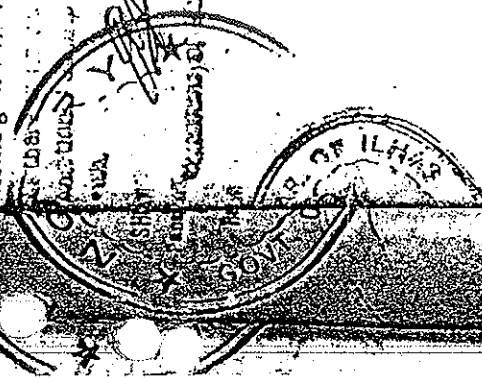


00BB 818442

879 Panaji 16/11/05
Re. Ffizer Thongand Only
Jai Bhuvan Builders P.F. Ltd.

For 8 Lakhs eight thousand
one hundred only.

ON



-37-

also known as Shri. Joao Fernandes;
which Deed is registered under no.1112
of Book I Vol.1308 in the office of
Sub Registrar Ilhas.

-38-

WHEREAS by an agreement dated
1-11-2004 the Purchaser have agreed to
purchase from the vendors and one
Ghanashyam Sadashiv Satoskar an area



00BB 8J8443

879... Panaji 16/11/07
Rs. fifteen Thousand only
Jai Bhavan Builders Pvt. Ltd.,
Pernem.

Four lakhs eight thousand
and seven hundred only.

PM

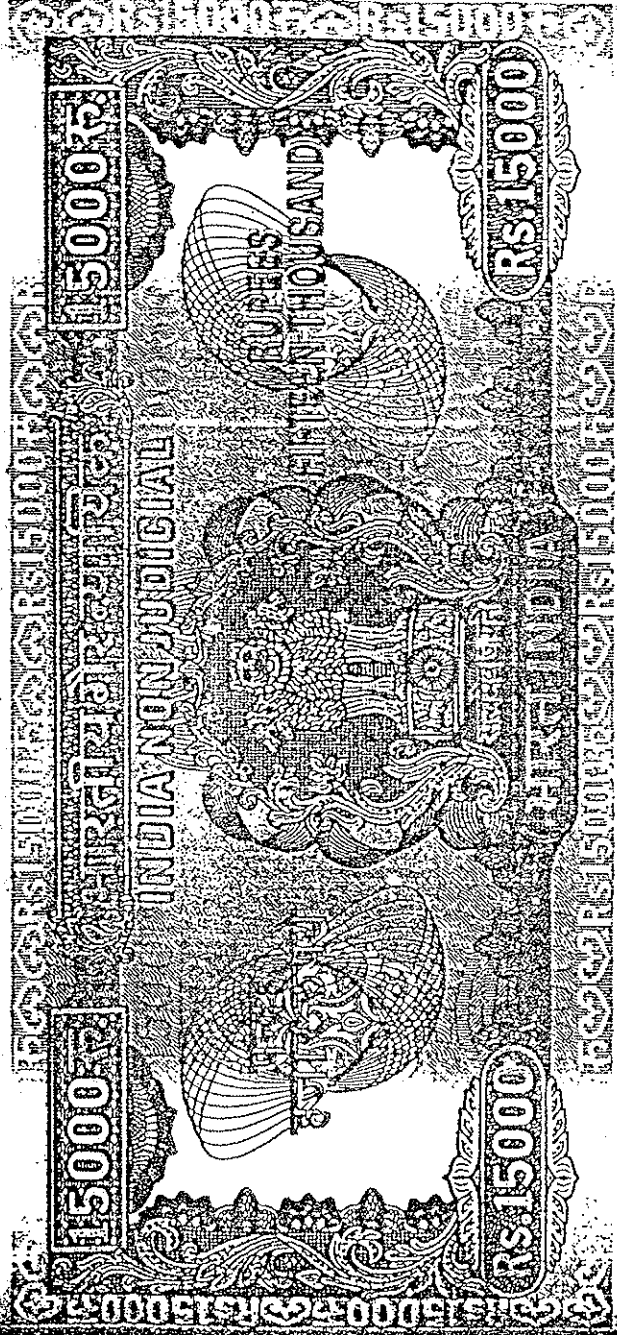
Signature of the owner

-39-

approximately 2,00,000 m2 out of the
said Plots A, B and C being an area of
85000 m2 out of Plot A and 87,075 m2
out of Plot B making a total of

-40-

1,72,075 m2 and the total area of
27925 m2 being the entire Plot "C"
hereinafter referred to as the SAID
PROPERTY described in detail in the
Schedule I hereunder.



00BB 818444

879

16/11/05
Rs. Fifteen thousand only
Jai Bhawan Builders, P.F. H.
Bhopal

Rs. Eight thousand
only

only

-41-

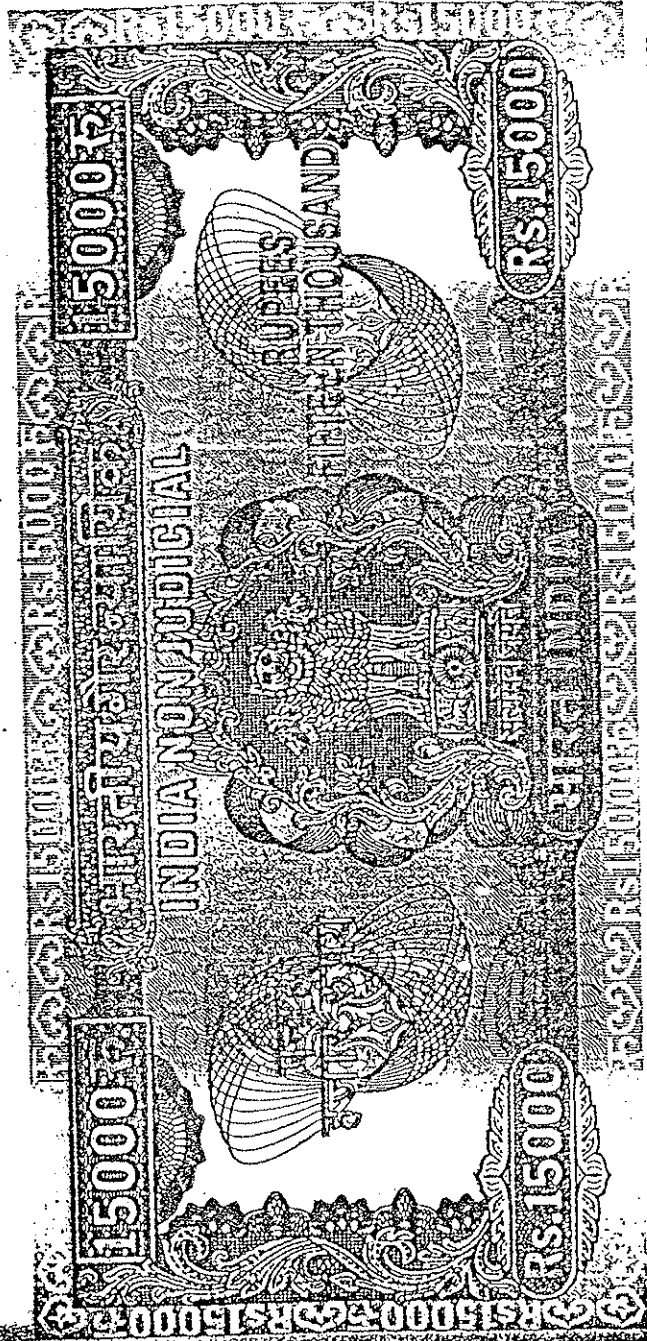
WHEREAS in terms of the Agreement
dated 1-11-2004 the Vendor hereto have
agreed to sell to the Purchaser the
said portion admeasuring 85,000 m2 out

16/11/05

-42-

of the plot "A" of the said whole
property for a total consideration of
Rs.1,02,00,000/- (Rupees one crore two
lakhs only) on the terms and





00BB 818445

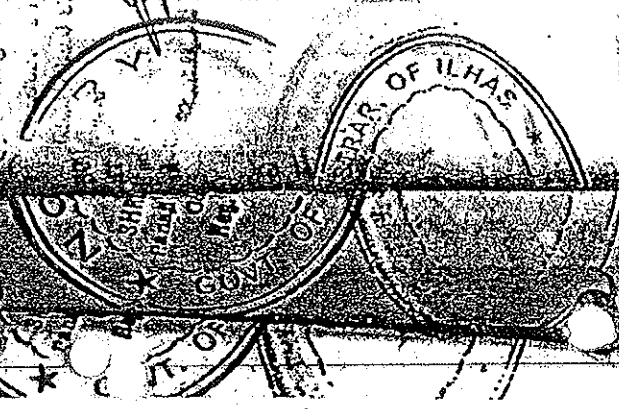
879 Paraji 16/11/05
Rs. fifteen thousand only
Jai Shree Builders Pvt. Ltd.
Pondicherry

Four lakhs eight thousand
and one hundred only.

ON

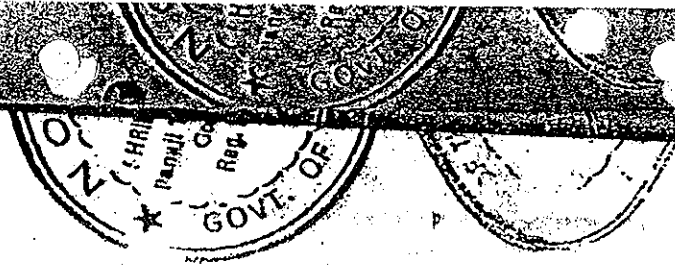
-43-

conditions stipulated therein which Agreement is registered under no.3099 of Book I Vol.1391 in the office of Sub Registrar Ilhas and which property is more fully described in Schedule II hereunder as shown in the plan annexed hereto in red colour.



-44-

WHEREAS the Parties hereto have jointly measured the plots at site and have by mutual consent amicably modified the said plan.





00BB 818446

877 Panaji 16/11/07
Rs. fifteen thousand only
Jai Bhavan Builders Pvt. Ltd.

For: Lakshmi very 1/2 thousand
one hundred 0

RW

-45-

RW RB

WHEREAS the Vendors and the
Purchaser hereto modified the said
Agreement dated 1-11-2004 under an
Addendum dated 6-10-2005 executed
before Notary Wilfred Boadita of
Panaji.

1/2

-46-

NOW THIS INDENTURE WITNESSETH:-

1.- That in consideration of the amount of Rs. 1,02,00,000/- (Rupees one crore two lakhs only) paid by the purchaser to the vendors, which amount

88

10

11



879

Rs fifteen thousand
Jai Sharan Builders Pvt Ltd,
Paraji

00BB 818447

16/11/95

four Lakhs eight thousand
one hundred only.

RMV

-47-

the Vendors do hereby admit and
acknowledge and of and from the same
and every part thereof do hereby
acquit, release and discharge the

-48-

Purchaser; they the Vendors do hereby
grant, transfer, assign, assure and
convey the said plot admeasuring 85000
m2 and more particularly described in



879

00BB 818448

Rs. fifteen thousand only
Pangji Builders Pvt. Ltd.
Porvorim

Four lakhs eight thousand
and one hundred only.

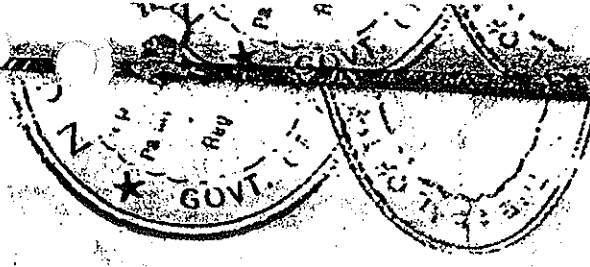
RNY

-49-

the Schedule hereunder written
TOGETHER WITH all trees, drains, ways,
paths, passages, common gullies,
waters, water courses, lights,

-50-

liberties, privileges, easements,
advantages and appurtenances to the
said Plots belonging to and in anywise
appertaining or usually held or





00BB 818449

879
Raj. fifteen thousand only
Jai Shivan Builders Pvt. Ltd.
Borvorim

Four Lakhs eight thousand
one hundred only.

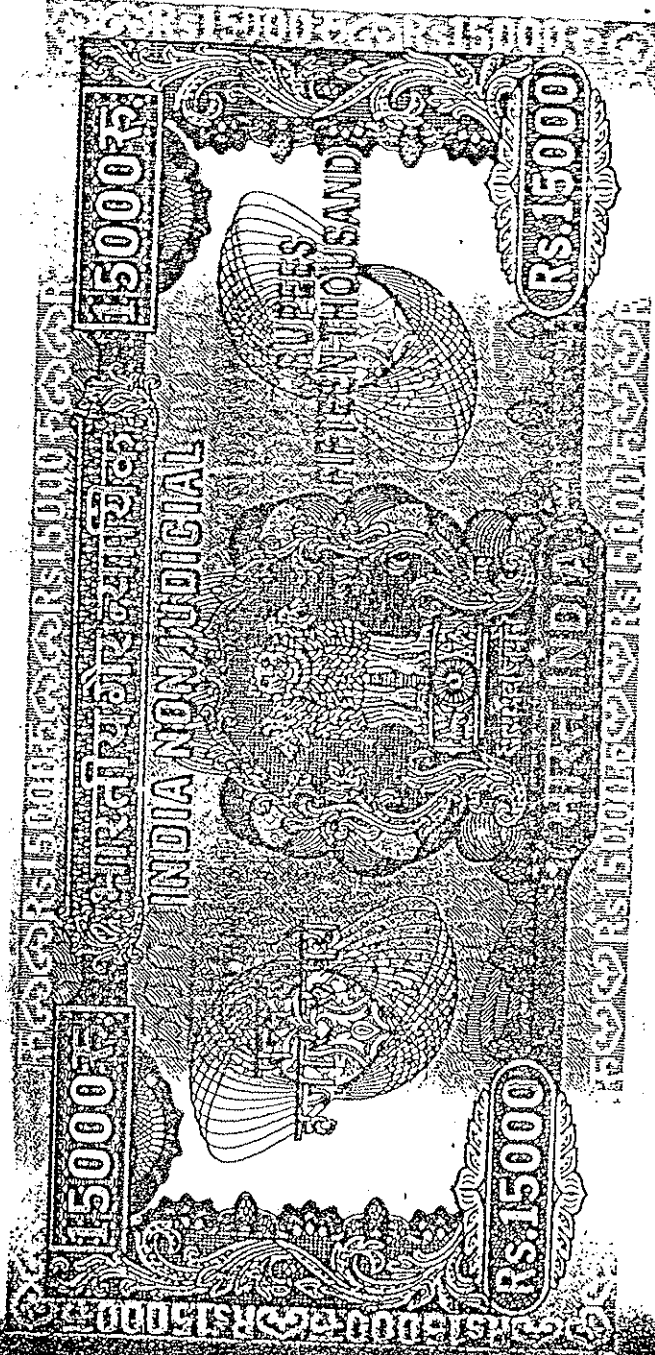
00

-51-

occupied therewith or reputed to
belong or be appurtenant thereto AND
ALL the estate, right, title,
interest, property, use, possession,

-52-

claim and demand whatsoever of the
Vendors into and upon the said Plots
and every part thereof hereby granted
and conveyed and expressed so to be



879

Panaji
Rs. Fifteen thousand only. 16/11/05
Joy Bhuvan Builders Pvt. (P.)
Porvorim

00BB 818450

four lakhs eight thousand
one hundred only.

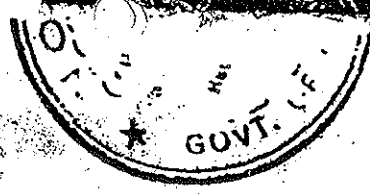
RV

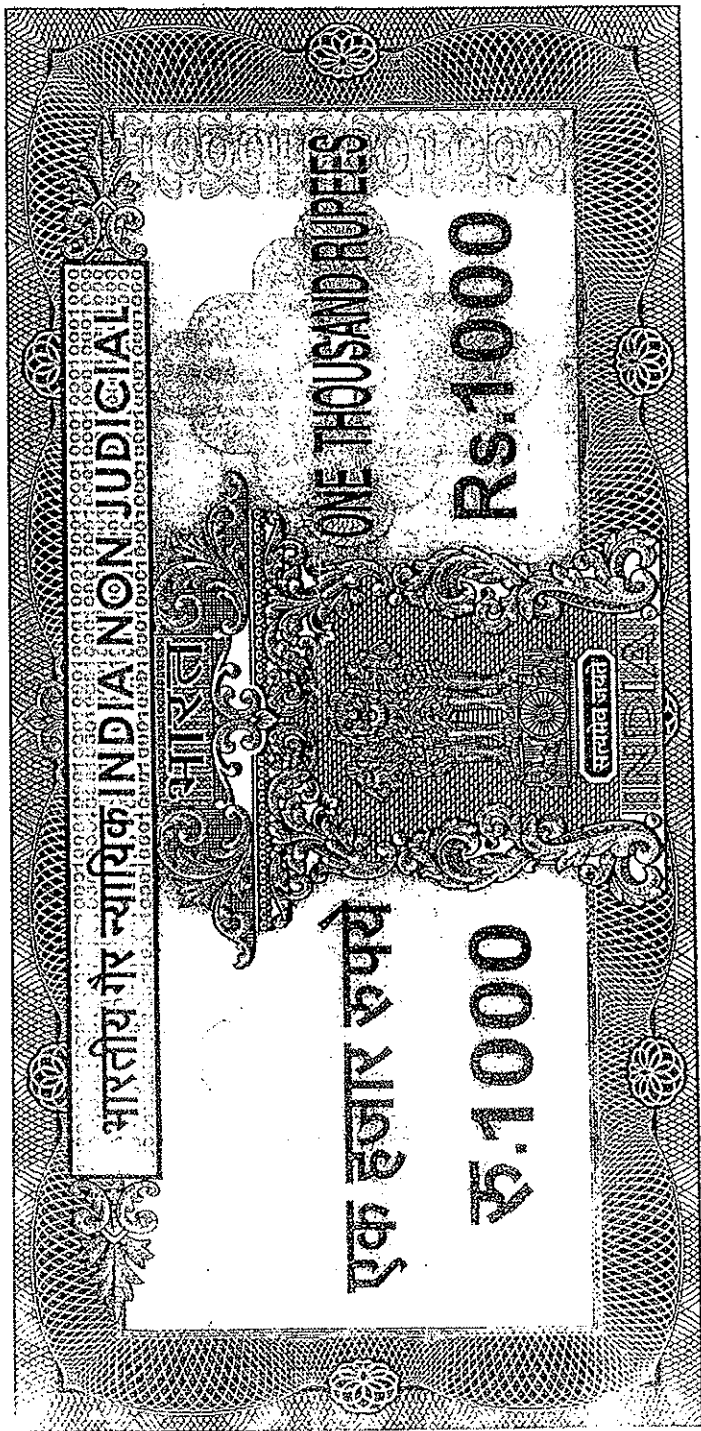
-53-

UNTO AND TO THE USE OF THE PURCHASER
forever, as distinct and disannexed
from the Vendors remaining land SUBJECT
HOWEVER to payment of all taxes,

-54-

rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE





गोवा GOA

000683

अ. नं. 879. रकम रु. 1000. पंजी. - 16/11/05
मूल्य रु. 1000. पंजी. - 16/11/05. 000683
मूल्य रु. 1000. पंजी. - 16/11/05. 000683

मूल्य रु. 1000. पंजी. - 16/11/05. 000683
मूल्य रु. 1000. पंजी. - 16/11/05. 000683

000683

--55--

VENDORS DO HEREBY COVENANT WITH THE
PURCHASER that notwithstanding any
act, deed or things done or executed
by the vendors or knowingly suffered

-56-

to the contrary they the vendors now
have in themselves good rights, full
power and absolute authority to grant
the said plots hereby granted and





COA

000684

Rs. 8.75... Langali ... 16/11/1973
Value of stamp paper ... Rs. One thousand only
Name of the purchaser Jal. Bhuvan. Builders Pvt. Ltd.
Address ... for rent ... Rs. Four lakhs eight thousand
... only ... one hundred only

[Handwritten signature]

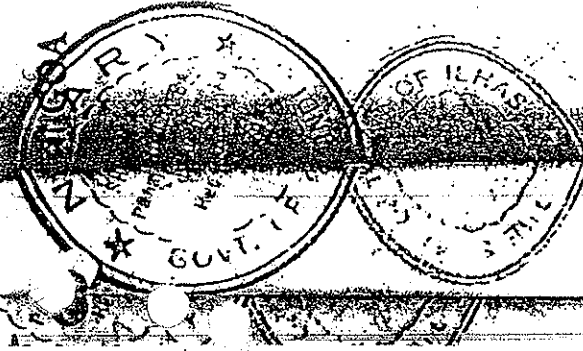
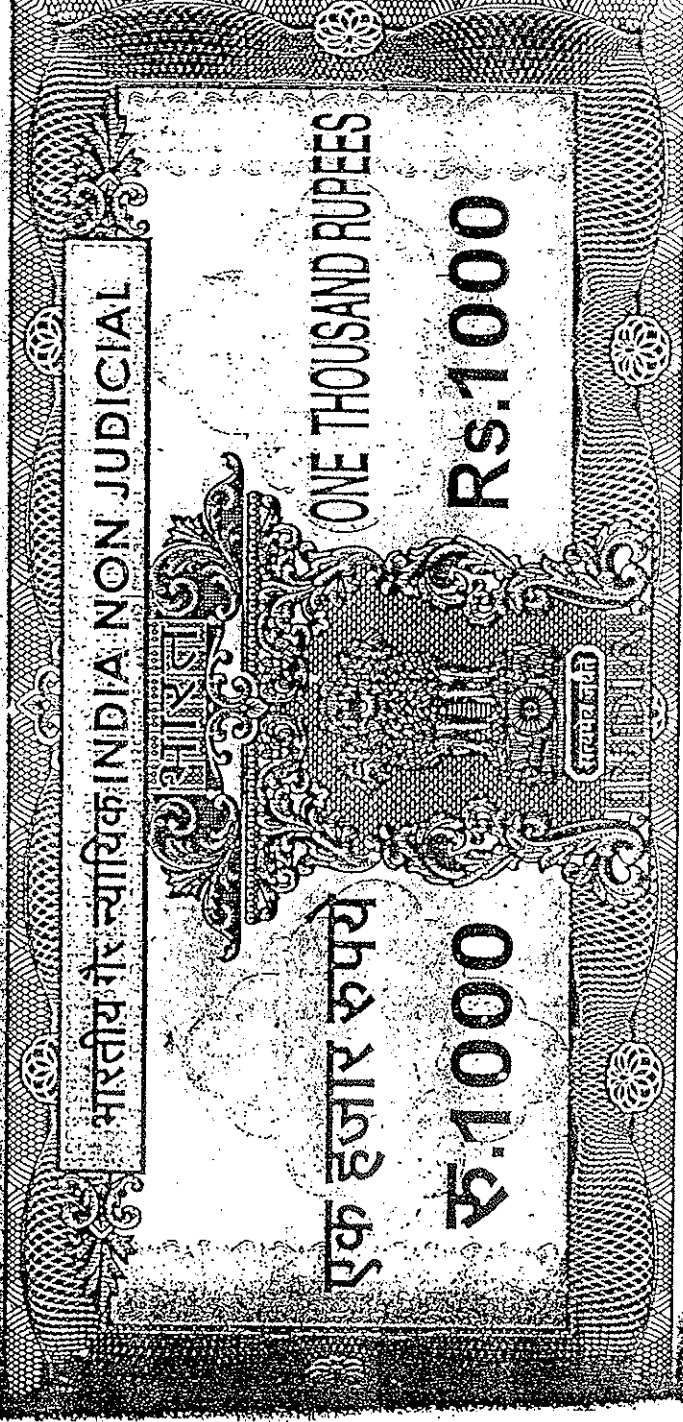
[Handwritten initials]

-57-

conveyed or expressed so to be UNTO
AND TO THE USE OF THE PURCHASER in the
manner aforesaid AND THAT the
purchaser shall and may at all times

-58-

hereafter quietly and peacefully
possess and enjoy the said plots and
receive the rents and profits thereof
without any lawful eviction,



000685

879 Panaji 16/1/05
Rs. One thousand only
Jai Bhuvan Builders Pvt. Ltd.
Kerala of Porvenir
AS L...
Ad...
ed...

of Rs. four lakhs eight thousand
in value is attached along one hundred on

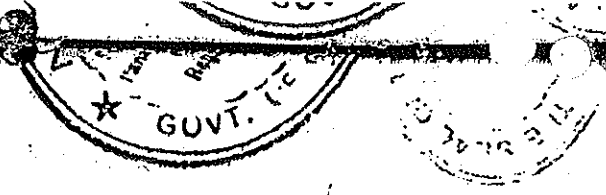
[Signature]
16/1/05
16/1/05

-59-

interruption and claim and demand
whatsoever from or by the vendors or
any person or persons lawfully or
equitably claiming from, under or in

-60-

trust for them AND THAT FREE FROM
ALL ENCUMBRANCES WHATSOEVER MADE OR
suffered by the Vendors or any person
or persons lawfully or equitably



or

-62-

the request and cost of the Purchaser
do and execute and cause to be done
and executed all such acts, deeds and
things whatsoever for further and more

perfectly assuring the said Plots UNTO
AND TO THE USE OF THE PURCHASER in the
manner aforesaid as shall or may be
reasonably required.

2.- The Vendors do hereby give their
exclusive consent and no objection to
the Purchaser to get Mutation
proceedings conducted in the survey
records of rights and get the name of
the Purchaser rendered in the Form I &
XIV under the provisions of Land
Revenue Code.

3.- The market value of the said plots
is Rs.1,02,00,000/- and as such Stamp
duty of Rs.4,08,100/- is affixed
hereto which is borne by the
Purchaser.

SCHEDULE-I

(Description of the whole property)

All that part and parcel of land
admeasuring 2,47,925 m² known as
GOMBEACHY GALLI, Saunrichy Galli
and/or "GOMBEACHY GALLI" situated at
Carambolim, within the limits of
Village Panchayat Carambolim, Taluka
Tiswadi and Registration Sub District
of Ilhas, District North Goa in the

State of Goa not described in the land Registration Office of Ilhas and enrolled in the Taluka Revenue Office of Tiswadi under Matriz no.111 and surveyed under no.291/1.

The said whole property is bounded as under-

On the North : By Ella Village Boundary and Survey no.2 of Carambolim Village.

On the South : Survey no.289 of Village Carambolim.

On the East : By survey no.290/1, 292/1 and 2 of Carambolim.

On the West : By survey no.289 of Carambolim Village and road from Se Old Goa to Pilar.

SCHEDULE -II

(Description of the plot sold hereunder)

That part measuring 85,000 m2 out of plot "A" of the whole property described in Schedule I hereinabove.

The said plot sold hereinabove is bounded as under:-

Towards the North : Remaining portion of plot "A".

Towards the South : Plot "C" of the same property.

-65-

Towards the East : Plot "B" of the
same property.

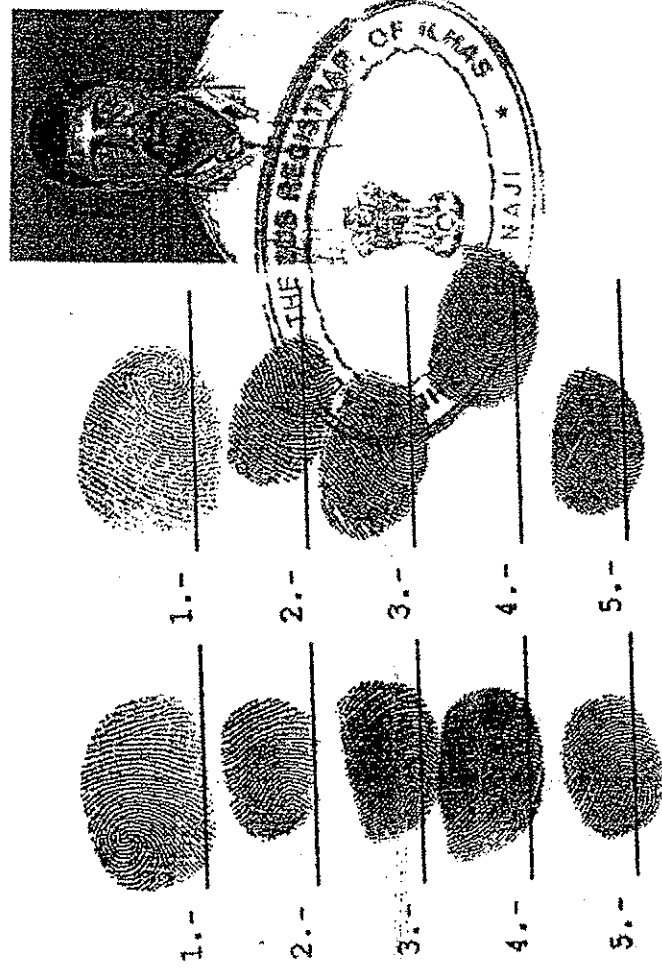
Towards the West : Road from Se Old
Goa to Pilar and
Survey no.289 of
Carambolim
Village.

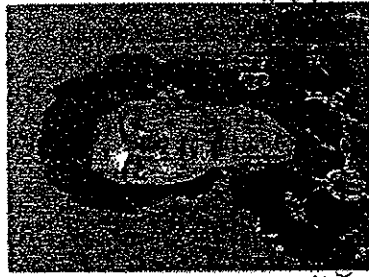
IN WITNESS WHEREOF the Parties
hereto have signed this Sale deed on
the day, month and year first
hereinabove written.

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDORS IN THE
PRESENCE OF

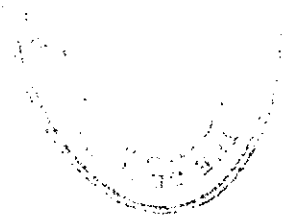
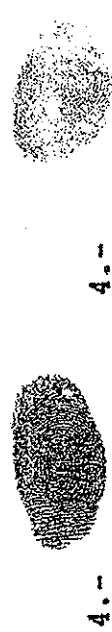
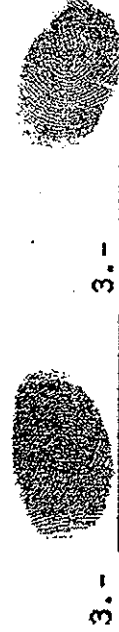
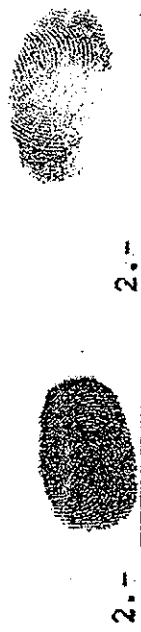
Botelho

Shri. Selwyn Agnelo
Botelho.





-66-
Shirley Anne
Smt. Shirley Anne
Marie Botelho.



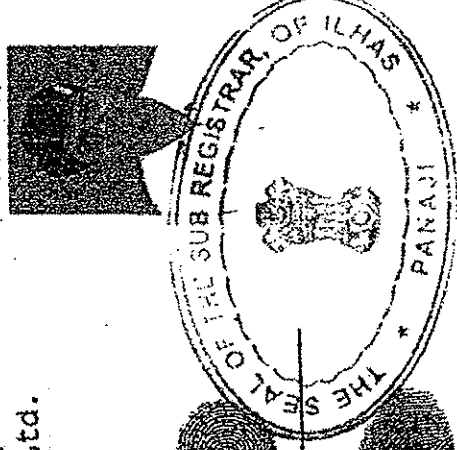
SIGNED AND DELIVERED
BY THE WITHINNAMED FOR JAI BHUVAN BUILDERS (P). LTD.

PURCHASER IN THE

PRESENCE OF

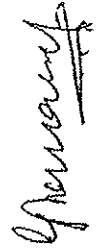
DIRECTOR

Shri. Rajesh Shet
Authorised Signatory
M/s. Jai Bhuvan
Builders Pvt. Ltd.
PURCHASER



1.-		1.-	
2.-		2.-	
3.-		3.-	
4.-		4.-	
5.-		5.-	

WITNESSES:-

1.- Gnanadnyan s. satomban 

2.- JOSEPH AZAVEDO 

① Shri. Selwyn Agnel Botelho, 47 yrs, 80 Lte Lee's Courtam Ricardo Botelho, business and his wife;

② Smt. Shirley Anne Marie Botelho, 43 yrs, Bank employee, both s/o Minamor, Panaji. —

③ M/s. Jai Bhuvan Builders Pvt. Ltd., a company represented by its Director Shri. Rajesh Sheth, 32 yrs, s/o Sadanand Sheth, s/o Minamor, Panaji. —

executing party 1 to 3

idm's execution of the so called

sale deed

S. Botelho

M. Botelho



FOR JAI BHUVAN BUILDERS (P). LTD.

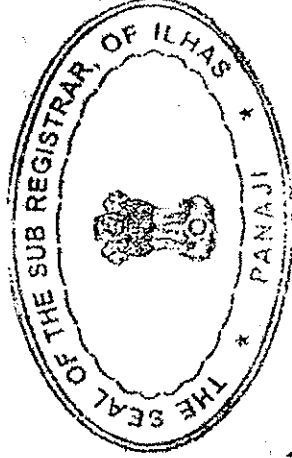
[Signature]
DIRECTOR

[Signature]
SUB-REGISTRAR
ALHAB 19/11/05



Registered No. 3628
at pages 322 to 323
Book No. 1569
Date 18/11/05

Deeellb
Sub-Registrar



Note of Return:-
This document will
be returned on:-
18/11/05
Deeellb

SUB-REGISTRAR
ILHAS

