



गोवा GOA

2698

Date of issue 24/11/08 007711

Value of stamp: Fifteen Thousand only
 Purchaser: Devedra Sardesai

Residing at Panaji

As there is a stamp of Thirty Four Thousand and Three Hundred only

Additional stamp papers for ... attached along with.

Serial No. of the officio vendor
 Presented at the Office of the Sub-Registrar, Ilhas between the hours of 10 am

Received fees for Rs. ... NP
 Registration 34200/-
 Copying Charges 60/-
 Drawing Endorsements 10/-
 Postage ...

and 12:pm on 24/11/2008

Total Rs. 34270/-

[Signatures]
 THIS DEED OF SALE is made at Panjim on this 11 day of APRIL of the year 2008.

REGISTRAR
 ILHAS

SUB-REGISTRAR
 ILHAS



गोवा GOA 2698 24/11/08 007712

Value of Fifteen Thousand only
 Name of Debtor D. Vendra Sar. de. de.
 Residing at Panaji
 As
 Thousand and Three Hundred only
 Address of
 along with
 attached

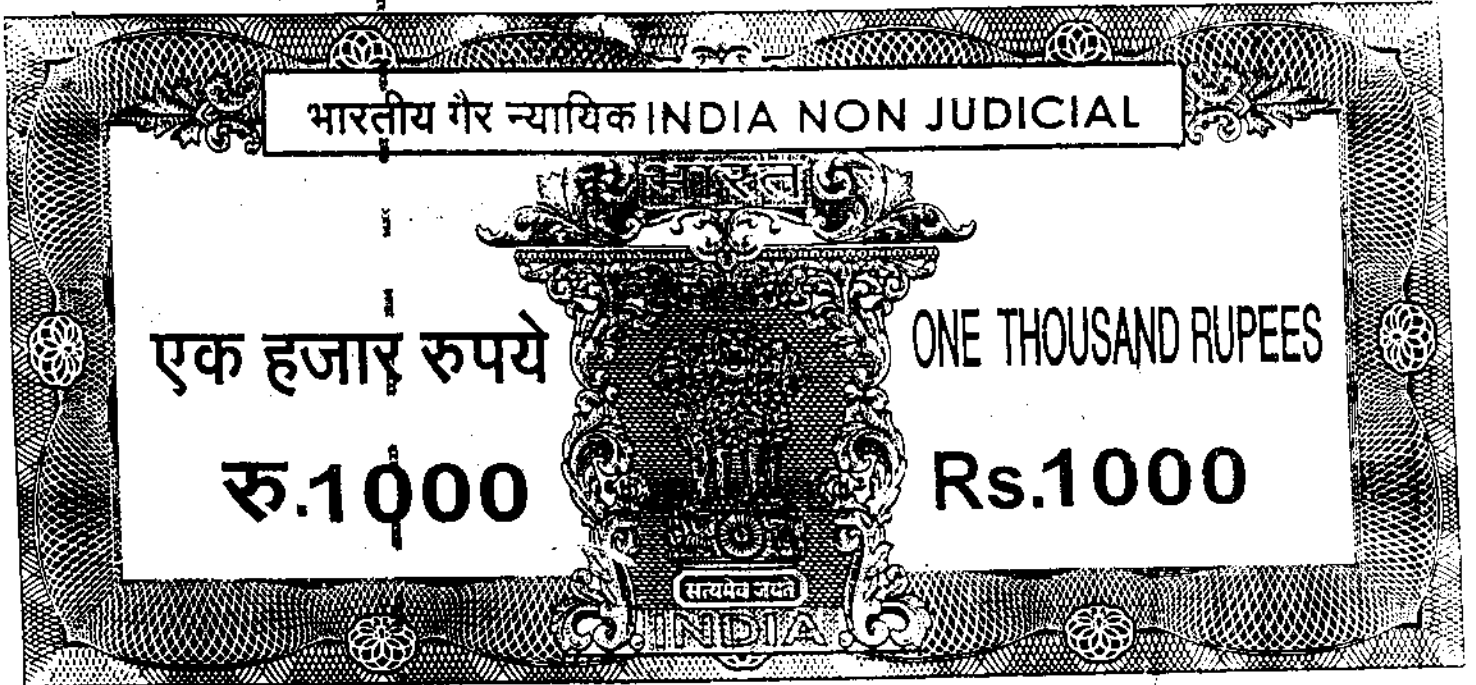
Signature Purchase

- 2 -

BETWEEN

1. M/S. DEMPO PROPERTIES & INVESTMENTS PVT. LTD., a company registered under the companies Act 1956, and having its registered office at Casa Dempo, M. G Road, Panaji -

Mandhari



गोवा GOA

क्र. सं. 2628... 24/11/08 048285

Value One Thousand only

Name of Debtor Desonda Sardesai

Residing at Panga

AS THE DEBTOR This

Four Thousand and Three Hundred only

Additional documents are attached

Signature of the Purchaser

[Handwritten signature]



Goa hereinafter referred to as THE VENDOR (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators, executors and assigns) represented in this act by its Chairman, SHRI VISHNU V. DEMPO, son of Late Vithal V. Dempe, major, married,

[Handwritten signature]



गोवा GOA

2678

24/1/08

048288

one Thousand only
Devendra Sar Desai

Panaji

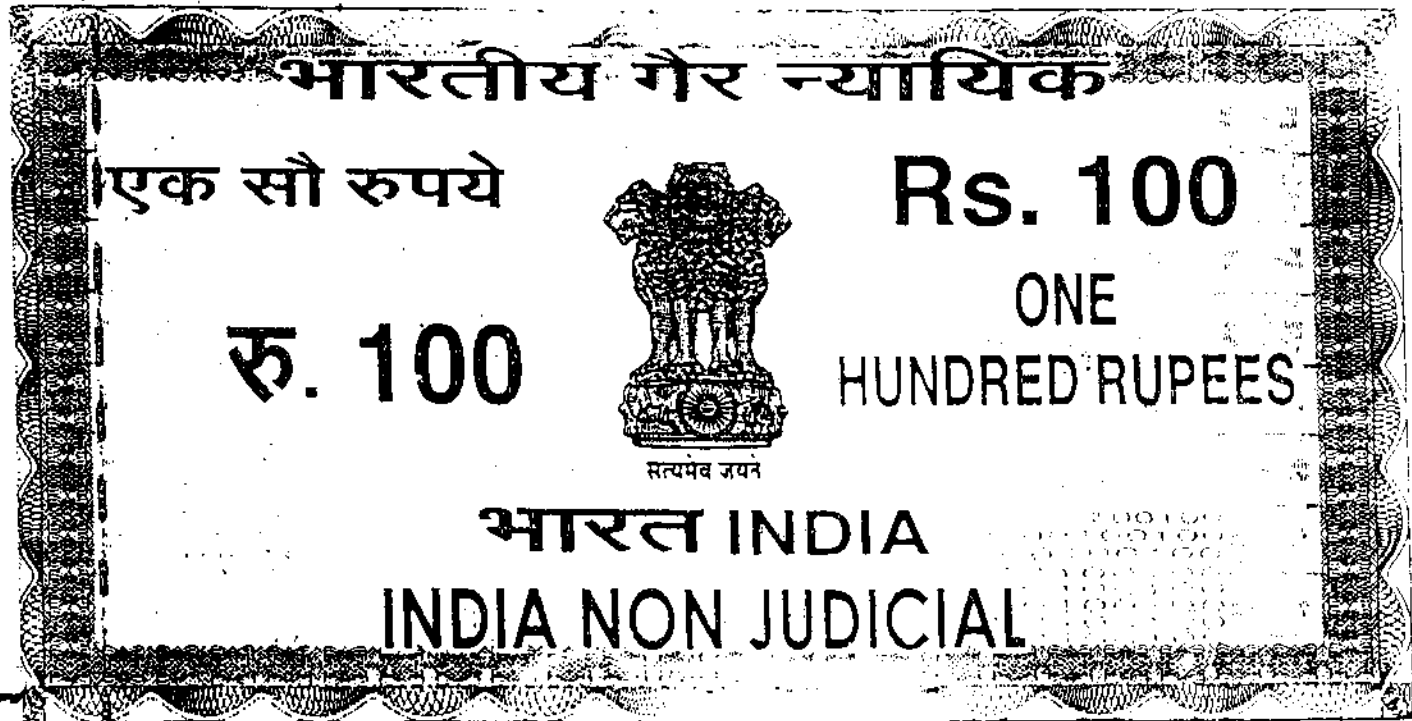
Thousand and Three hundred only
Thirty four

Sharma

- 6 -

resident of U/G/4, Phase 4 Bldg. No. 7, Kamat Classic,
Caranzalem, Tiswadi - Goa, hereinafter referred to as THE
PURCHASER (which expression shall unless repugnant to the
context or meaning thereof be deemed to mean and include his

Sharma



गोवा GOA

St. No. 2578. Place of Vendor: Pond. Date of Issue 21/10/80
 Value of stamp paper One hundred only
 Name of the purchaser Devendra Sarda
 Residing at D. Sarda
 Amount of stamp paper Thirty
 Four thousand three hundred only
 Stamp attached
 Signature of the Vendor

089707

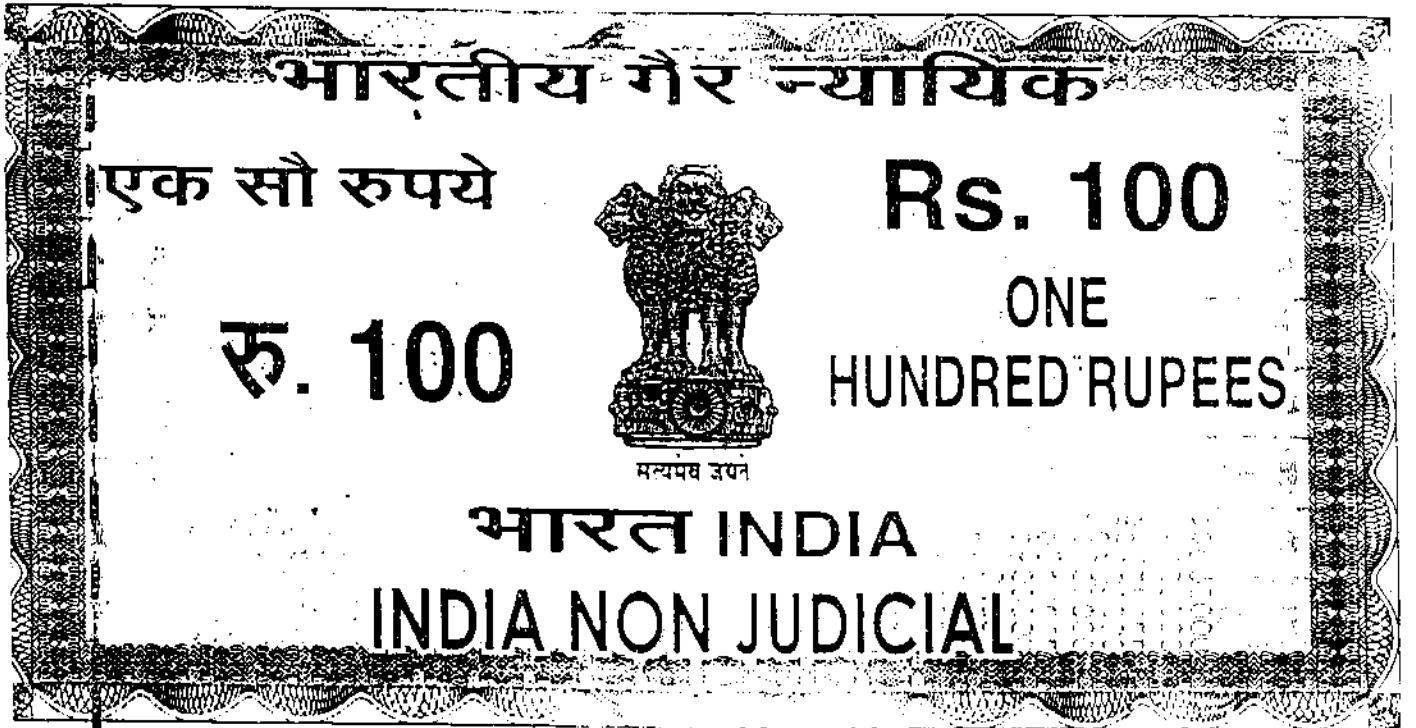
- 7 -

heirs, successors representatives, administrators, executors and assigns) OF THE SECOND PART.

WHEREAS the VENDOR is the owner in title and possession of a huge property known as "Odlem Batta", with the hill, situated at

Signature

00
00
00



गोवा GOA

2678

24/1/08

089708

one hundred only

Devendra Sardesai

Panaji

Rs. No.

four thousand three hundred only

Documents attached along with this stamp

Signature

Stamp of the Government of India

- 8 -

Calapur (Santa Cruz), Santa Cruz Panchayat area, sub-District of Ilhas, District of Goa, described in the Land Registration office of the Judicial Division of Ilhas of Goa under No. 1704 of book B-5, new, and enrolled in the land revenue records under No. 299 in the Revenue Office of Ilhas of Goa, inclusive the house property

Signature

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

गोवा GOA

2678

Date of issue

24/10/08

089709

Rupees One hundred only
Devendra Sardesai

Rangaj

AS PER THE

four thousand three hundred only

Additional ...
along with

Signature

Signature of the official vendor

Signature of the purchaser

- 9 -

existing therein enrolled in the land revenue records under No. 103. This property is hereinafter referred to as the SAID PROPERTY

WHEREAS the said property originally belonged to the joint

Signature

Signature

1538

154 ORIGINAL

FORM "T"

Receipt No. 34/11

Serial No.

DOCUMENTS
of APPLICATION

Date of 12 May 2008.

Nature of document—

By whom presented—

Received fees as follows

Registration fee ...

Copy fee (folios) ... (sides) ...

Copy fee for endorsements

Postage

Copies or memoranda (sections 64 to 67)

Searches or inspection

Fines

Section 25

Section 34

Certified copies (section 59) folios

Other fees and payments

Item (on reverse) No:

No.

No.

No.

Total

The documents will be ready on 07/05/08 and

copy will be sent by registered post delivered at this office to

Please send the documents by registered post to the person named below: hand it over SUB-REGISTRAR

Presenter: Devenar Sarda

Rs.	Ps.
34	27

1000

family or to Sociedade Familiar do Dempo and is inscribed in favour of said joint family or Sociedade Familiar de Dempo in the Land Registration office/conservatoria.

WHEREAS the said family or society was dissolved by a Deed of Dissolution dated 6th May 1967 registered before the Notary Dr. Fernando Jorge Colaco in his book No. 590 at pages 77 reverse and thereby the said property described above got vested in the family members comprising Sociedade Familiar do Dempo.

WHEREAS the said family members assigned their rights in the said property to or in favour of the VENDOR i.e. M/s Dempo Properties and Investments Pvt. Ltd., by a Deed of Assignment dated 6/5/1967 duly registered on 8/6/1967 before the Sub - Registrar of Ilhas at Panaji under No. 569 at pages 132 to 165 of Volume 26 of Book No. 1 of the year 1967 whereby the VENDOR M/s. Dempo Properties and Investments Pvt. Ltd. came to own and possess the said property amongst other properties.

WHEREAS by Deed dated 22nd March 1973, the VENDOR M/s Dempo Properties and Investments Pvt. Ltd. have sold unto M/s. ZUARI REAL ESTATE CO PVT. LTD. the said property

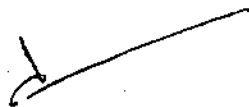


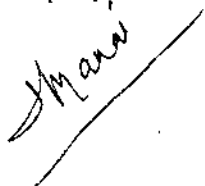

referred to above and the said deed is registered on 22/2/1978 under No. 101 at pages 48 to 69 of Book No. 1 Volume 125.

WHEREAS under the scheme of Amalgamation sanctioned by the order of the Hon'ble High Court of Bombay at Panaji on 19/10/2001, the two companies which were 100% subsidiary companies of M/s. Dempo Properties and Investments Pvt. Ltd. namely M/s. Zuari Real Estate Co. Pvt. Ltd. and M/s. Siridha Estate Pvt. Ltd. have been amalgamated with the M/s. Dempo Properties & Investments Pvt. Ltd. i.e. the VENDOR abovenamed by virtue of which all the assets and liabilities of the subsidiary companies stands transferred and vested with M/s. Dempo Properties and Investments Pvt. Ltd. Therefore by virtue of Amalgamation order of the Hon'ble High Court of Bombay the said property now belongs to the VENDOR abovenamed.

WHEREAS the VENDOR is the exclusive owner in title and possession of the SAID PROPERTY more specifically described hereinabove.

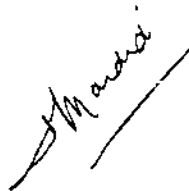
WHEREAS vide Agreement for Sale cum- development executed between the VENDOR and the PURCHASER on 10/11/2006, the PURCHASER has agreed to develop a part of the SAID





PROPERTY either by constructing commercial and residential buildings and all other essential amenities or Row Houses or by sub dividing the same into plots entirely or partly as per the convenience and suitability of the PURCHASER and the PURCHASER had also agreed to the VENDOR to purchase a piece and parcel of land carved out from the SAID PROPERTY comprising an area of 2865 sq. mtrs. along with the area shown adjacent to the plot measuring 127 x 6 = 144. which is 906 sq. mtrs. which will be utilized as an access exclusively by the PURCHASER for the construction of the project and the PURCHASER shall not have any objection in near future for the use of the access if requested by the VENDOR on their representative and the Village Panchayat of Calapur. The total area comes to $2865 + 906 = 3771$ sq. mtrs., situated at Calapur, Goa bearing Survey No. 81/1 of Calapur Village which is more particularly described in Schedule I herein below written and delineated in red colour boundary mark on the plan annexed hereto which hereinafter shall form and integral part of this deed on AS IS WHERE IS AND WHAT IT IS BASIS which shall hereinafter be referred to as the SAID PLOT for a total sum consideration of Rs. 17,09,500/- (Rupees seventeen lakhs nine thousand five hundred only).





3,00,000

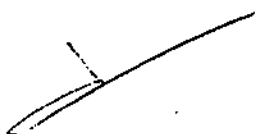


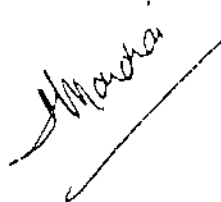
WHEREAS the VENDOR is willing to sell the SAID PLOT to the PURCHASER and the PURCHASER is willing to purchase the SAID PLOT on as is WHERE IS BASIS AND WHAT IT IS BASIS for the total sum consideration of Rs.17, 09,500/- (Rupees seventeen lakhs nine thousand five hundred only).

AND WHEREAS the PURCHASER has inspected, verified, read and understood all the relevant title documents proving the title of the VENDOR to the said plot and its marketability before the execution of Agreement for Sale cum Development dated 10/11/2006.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in pursuance to the Agreement for Sale cum Development dated 10/11/2006 and in consideration of the price of Rs.17, 09,500/- (Rupees seventeen lakhs nine thousand five hundred only) as full and final payment, the receipt of which sum the VENDOR hereby admit and acknowledge, the VENDOR hereby convey, transfer unto the PURCHASER by way of Sale the SAID PLOT admeasuring an area of $2865 + 906 = 3771$ sq. nitrs. bearing Survey No. 81/1 of Village Calapur, Tiswadi Goa,





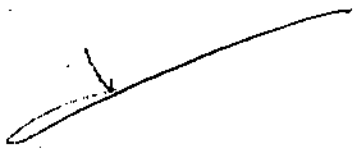
surveyed under land survey registration No. 1704 of Book 5 (new) and enrolled in the Land Revenue Record under No. 299 of Village Calapur and more particularly described in Schedule I hereunder. written absolutely and forever together with all easements liberties, privileges and appurtenances whatsoever to the said plot belonging of any way appertaining of reputed to belong or be appurtenant thereto AND ALL the right, estate, title, interest, claim, Demand and advantages whatsoever of the VENDOR in the said plot hereby conveyed and every part thereof to have and to hold the same unto and to the PURCHASER absolutely and forever.

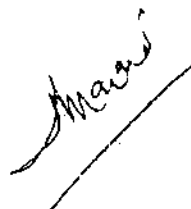
2. The total consideration is paid at the request of the VENDOR as under:

a) Cheque bearing No. 794874 dated 14/07/2004 for Rs. 2,00,000/- (Rupees Two Lakhs Only) drawn on Karnataka Bank.

b) Cheque bearing No. 449944 dated 10/07/2005 for Rs. 3,00,000/- (Rupees Three Lakhs only) drawn on HDFC Bank.

c) Cheque bearing No. 460593 dated 05/12/2005 for Rs. 3,00,000/- (Rupees Three Lakhs Only) drawn on Canara Bank.





d) Cheque bearing No. 727155 dated 02/01/2005 for Rs. 2,00,000/- (Rupees Two Lakhs only) drawn on Canara Bank.

e) Cheque bearing No. 5619450 dated 30/01/2007 for Rs. 3,54,000/- (Rupees Three Lakhs Fifty Four Thousand Only) drawn on HDFC Bank.

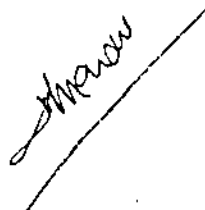
f) Cheque bearing No. 850403 dated 19/11/2007 for Rs. 3,00,000/- (Rupees Three Lakhs only) drawn on Canara Bank.

g) D.D. bearing No. 087746 dated 18/01/2008 for Rs. 49,000/- (Rupees Forty Nine Thousand only) drawn on Canara Bank Panaji.

h) Rs. 6500/- (Rupees Six Thousand Five Hundred only) by cash acknowledged by Receipt No. 152 dated 19/01/2008 by M/s. Dempo Properties & Investments Pvt. Ltd.

3. The VENDOR hereby convent with the PURCHASER that notwithstanding any act or deed by the VENDOR they, at all material time had and now have, good right, full power and absolute authority to transfer their right, title and interest in the said plot hereby conveyed unto the PURCHASER by way of Sale





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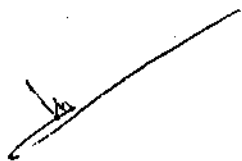


and that the PURCHASER may at all time hereinafter own, whole, occupy posses and enjoyed the said plot conveyed as their own.

4. The said plot shall be held and enjoyed by the PURCHASER without any interruption or disturbance whatsoever by the VENDOR or any other person acclaming under, through or in trust ifor them or any one of them and that the PURCHASER is put in physical possession of the said plot on the date of the signing of this deed

5. The VENDOR declare that there are no charges attachedment, previous agreement, mortagage, contractual agreement, contract, collaterals, demands, liens, injunction, executive demand etc. on the said plot and that the said plot are not subject to any notice or scheme or notification of proceeding under the Land Acquisition Act or requisition Administration of Revenue Properties Act or any other claims, demands, charges, penalty by any statutory authorities.

6. The VENDOR further convenent with the PURCHASER that any claim in further by any person, whomsoever, as against the said plot shall be settled by the VENDOR alone and the





PURCHASER shall be kept indemnified against third party claims as against the said plot.

7 The VENDOR covenant that there are no pending taxed or any other dues payable to any public authorities in respect of the said plot. The PURCHASER shall hereafter pay all the taxes, cesses, assessments, dues, duties, fines and penalties that may be levied or imposed upon the said plot by the local authority, Government other authorities like the State Taxation Department etc. from time to time.

8. The said plot better described in Schedule I hereby conveyed is free from any encumbrances whatsoever.

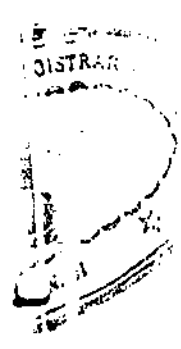
9. The VENDOR agree and under take to do or cause to be done, from time to time, at the cost of the PURCHASER all such further act, deeds and things as may be reasonably required for the purpose of more perfectly conveying, transferring and assuring to the PURCHASER the said plot.

10 The PURCHASER is hereby indemnified and absolutely kept indemnified by the VENDOR at any cost or damaged whatsoever on account of any defect in the title to "the said plot"





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• better described in Schedule I or any part thereof or any other reason attributable to the VENDOR.

11. The VENDOR do hereby covenant to give the no objection to the Notice in Form No. X and/or XII that will be issued by the Talathi concerned, as required under the Land Revenue Code, at the time of carrying out the mutation.

12. The said plot though admeasures $2865 + 906 = 3771$ sq.mts., and is accordingly shown as such in the survey Record.

13. The said plot is shown in red coloured boundary line in plan annexed to this Deed.

14. The fair market price of the said plot is Rs. 17, 09,500/- and it is conveyed for the same price i.e. Rs. 17, 09,500/- only. The Deed of Sale is executed on the stamp paper of Rs.34, 300/- only which is paid by the PURCHASER.

SCHEDULE I

All that piece and parcel of a plot of land carved out in the portion of the SAID PROPERTY which portion admeasures an



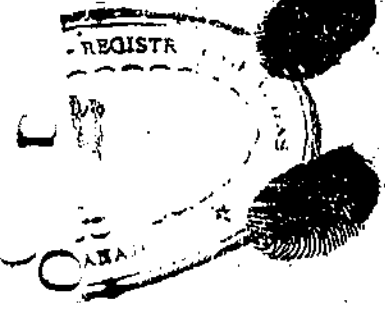


SIGNED SEALED AND DELIVERED
BY THE WITHNAMED PURCHASER
M/S. SHARANG CONSTRUCTION

Sharma


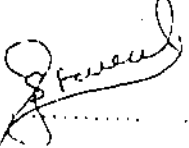


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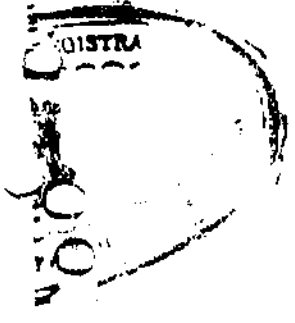


Sharma

IN THE PRESENCE OF WITNESSES

1.  Vishant Naik
2.  Suchan Sawant

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Shankar

