

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 01/Sep/2016 12:30 PM
Date of Receipt: 01/Sep/2016

Receipt No: 2630

Serial No. of the Document: 4288

Nature of Document: Sale

Received the following amounts from Sri Rajendra Narayan Talak for Registration of
above Document in Book-1 for the year 2016

Registration Fee

Processing Fees

Rs.Ps

600000.00

350.00

600350.00



Total:

Amount in words: Rupees Six Lakh Three Hundred Fifty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL
Please handover the Registered Document to the person named below:

Name of the Person Authorized:

Stanley D. Solke

Signature of the Presenter

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to

on 1/9/2016

Signature of the person receiving the Document
Designed and Developed by C- DAC, ACTS Pune.

Signature of the Sub-Registrar

(Rupees Seven lakhs Fifty Thousand One Hundred Only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BERRIER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 16388
136428



NON JUDICIAL गोवा
SEP 01 2016

zero seven five zero one zero zero 10:41

Rs.0750100/- PB7223

सत्यमेव जयते

INDIA

STAMP DUTY

GOA

Name of Purchaser Ramraj Enterprises
Rep. By Rajendra N. Talak

For CITIZEN CREDIT CO-OP. BANK LTD.



Asfour
Authorized Signatory

Rajendra Talak. Rajendra

Jaiy fernandes

4288

Jai



DEED OF SALE

For Jaiy fernandes

THIS DEED OF SALE is executed at Margao on this 1st day of **September**, of the Christian Year **2016**



BETWEEN

1. Mrs. **ANTONIO JOAO FERNANDES** alias **ANTHONY JOHN FERNANDES** (PAN ACRPF2248Q) son of Sebastiao Fernandes, aged 72 years, married, landlord; represented by duly constituted attorney his wife Mrs. **JANCI LUCINTA CARLOTA FERNANDES** alias **JOYCE FERNANDES** alias **JOICY FERNANDES** by Power of Attorney dated 31/08/2016 executed before the Notary, **RAJIV MUKUND SHINKRE** under registration No. 89808 and his wife
2. Mrs. **JANCI LUCINTA CARLOTA FERNANDES** alias **JOYCE FERNANDES** alias **JOICY FERNANDES** (PAN ACRPF6346D) daughter of Antonio Jose Lourenco Santana Fernandes and wife of Antonio Joao Fernandes alias Anthony John Fernandes, aged 70 years, married, housewife, both resident of H.No. 117 Dodebale, Grande, Vanelim, Salcete, Goa and presently residing at Cuelim, Borsulem, Cansaulim, Goa
3. Mrs. **ROSADA FERNANDES**, daughter of Sebastian Fernandes, aged 75 years, married, landlady and her husband
4. Mr. **JOAO SEQUEIRA**, son of Pedro Santana Sequeira, aged 85 years, married, landlord, both residents of 351, Gonsoim, Maina, Curtorim, Salcete, Goa both are represented by duly constituted attorney Mr. **RAJENDRA N. TALAK** by Power of Attorney dated 10/01/2009 executed before the Notary, **RAJIV MUKUND SHINKRE** under registration No. 41612 (hereinafter called "the **VENDORS**" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**

For Joicy Fernandes

AND



M/s. **RAMRAJ ENTERPRISES**, (PAN No: AAFRR1062A) a partnership firm having its office at Aashiyana, Comba, Margao, Goa, represented by its Managing Partner (1) **Shri. RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 58 years, married, businessman, resident of Comba, Margao, Goa and (2) Smt. **VIMLABAI NARAYAN TALAK**, wife of late Narayan Talak, aged 79 years, widow, Indian National, resident of Comba, Margao, Goa (hereinafter called "the **PURCHASERS**" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include its partners, successors and assigns) of the
SECOND PART

All the parties hereto are Indian Nationals.

WHEREAS there exists at Aquem Alto in the city of Margao of the taluka of Salcete, a property known as "**RUMBORACHEM CANTORAVELLEM BHATTA**" or "**RUMBOTACHEM CANTONEM**" or "**RUMBORACHEM CANTORAVELLEM BATTA**" or "**TARACHO BANDO**" which property shall hereinafter be called 'the said property' and is more particularly described in Schedule appended herein under;

WHEREAS said property originally belonged to Januario D'Silva who was married twice to Vicentina Gracias D'Silva in first nuptials and Margarita Dias e D'Silva in second nuptials;

WHEREAS Inventory Proceedings bearing Inventario No.23/2004/D were instituted in the Court of Civil Judge Junior Division, Margao, on the death of the said Januario D'Silva, Vicentina Gracias D'Silva and Margarita Dias e D'Silva;

WHEREAS the said property was described as the sole asset in the said Inventory Proceedings;

Rm

Jai Fernandes

WHEREAS in the Final Chart of Partition drawn up in the said proceedings, one-third of the said property was allotted to the **VENDORS** herein, the Final Chart of Partition having been confirmed by Judgment and Decree dated 22/02/2010;

WHEREAS the **VENDORS** are thus entitled to one-third of the said property;

WHEREAS by various Memorandum of Understanding, the **VENDORS NOS. 1 to 4** agreed to sell their one-third right in the said property to the **PURCHASER** herein for a total price of Rs. **1,50,00,000/-**;

WHEREAS by Memorandum of Understanding dated 4th September, 2008 the **VENDOR Nos. 1 & 2** agree to receive an amount of Rs **1,20,00,000/-** towards their share in the said property and by Memorandum of Understanding dated 10th January, 2009 **VENDOR Nos. 3 & 4** agree to receive an amount of Rs **30,00,000/-** towards their share in the said property.

WHEREAS the **PURCHASER** has now approached the **VENDORS** with a request that they execute a sale deed in respect to the said one-third right in the said property in its favour;

AND WHEREAS the **VENDORS** have acceded to the said request.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance to the Memorandum of Understandings and in consideration of the sum of Rs. **1,50,00,000/-** (RUPEES ONE CRORE FIFTY LAKHS ONLY) an amount of Rs. **1,20,00,000/-** is already paid by the **PURCHASER** to the **VENDORS 1 & 2** by various cheques/cash and balance by post dated cheques and an amount of Rs. **30,00,000/-** is already paid by the **PURCHASER** to the **VENDORS 3 & 4** by various cheques/cash and balance by post dated cheques, receipt whereof is hereby admitted and acknowledged by the **VENDORS**, the **VENDORS** do hereby sell, transfer, grant, release, convey and assure UNTO the **PURCHASERS** ALL THAT their one-third right in the said property named as "**RUMBORACHEM CANTORAVELLEM BHATTA**" or

For Jaicy fernandes



"RUMBOTACHEM CANTONEM" or "RUMBORACHEM CANTORAVELLEM BATTA" or "TARACHO BANDO" situated at Aquem Alto in the city of Margao of the taluka of Salcete, more particularly described in SCHEDULE appended herein under and better identified and delineated in the plan annexed hereto and which shall form part of this deed, along with all right, title, interest, claim, use, benefit and demand whatsoever of them the **VENDORS** into and out of the said property so that the **PURCHASERS** may hereafter HAVE AND HOLD the same unto itself absolutely and forever together with all action, domain, appurtenances and hereditaments whatsoever.

2. The market value of the said rights is Rs.1,50,00,000/- (RUPEES ONE CRORE FIFTY LAKHS ONLY).
3. The **VENDORS** covenant that they have good right and absolute title to the said rights in the said property and that the same is free from all charges, liens and encumbrances whatsoever.
4. The **VENDORS** further covenant that the **PURCHASERS** shall hereafter enjoy and possess the said property without any interference or interruption from them the **VENDORS** or any person claiming by or under them.
5. The **VENDORS** shall compensate the **PURCHASERS** fully and adequately in case it is deprived of the possession of the said property due to any defect in the title of the **VENDORS**.
6. The **VENDORS** shall, at the request and cost of the **PURCHASERS**, do and execute all such further acts, deeds, matters and things as may be necessary to more effectively transfer the said rights in the said property to the **PURCHASERS** or to transfer the same onto its name in the various records.

Ra

Jai Fernando

7 In terms of Notification No.RV/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue), Government of Goa, it is declared that none of the **VENDORS** belongs to any Scheduled Caste or Scheduled Tribe and hence the prior permission of the Collector of South Goa is not required for the registration of the present deed.

8 The **VENDORS** hereby authorize the **PURCHASERS** to get its name included in the survey records by way of mutation without any notice to them the **VENDORS**.

9 None of the **VENDORS, PARTNERS** of the **PURCHASERS** belong to any Scheduled Caste or Scheduled Tribe.

SCHEDULE

Property named "**RUMBORACHEM CANTORAVELLEM BHATTA**" or "**RUMBOTACHEM CANTONEM**" or "**RUMBORACHEM CANTORAVELLEM BATTA**" or "**TARACHO BANDO**" situated at Aquem Alto in the city of Margao within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, district of South Goa and State of Goa, described in the Land Registration Office of Salcete under No.33394 of Book B 86 of the new series, corresponding to one-ninth part of the property enrolled in the land revenue roll under Matriz number 92, surveyed under Chalta Nos.1 to 13 & 126 to 128 of P.T. Sheet No.225 and Chalta Nos. 46 to 51 of P.T. Sheet No.226, with an area of 5441 square metres and bounded on the EAST by the property of the same name of Jose Antonio Barreto Xavier or by the property bearing Chalta No. 14 of P.T Sheet No. 225, on the WEST by the property of the same name (one-third) of Augusto Constancio Gomes or by the property bearing Chalta No. 38 & 41 of P.T Sheet No. 226 on the NORTH by the property of the same name of Ana Petronila Gracias and Marcos Antonio Caetano Gomes or by the property Chalta No. 91 of P.T Sheet No. 221 and on the SOUTH by Public Road. This property is better identified and delineated in the plan annexed hereto and which shall form part of this deed.

Rn

for of owners



IN WITNESS WHEREOF the parties hereto have hereunto set their respective
hands on the day month and year first hereinabove written

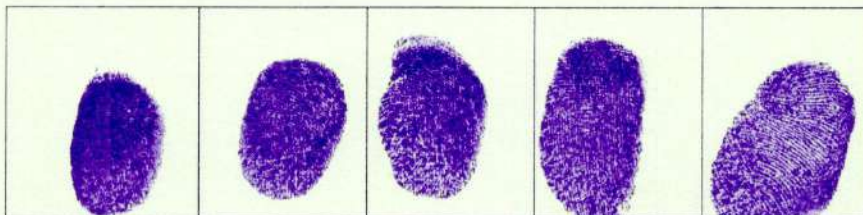


Joicy Fernandes

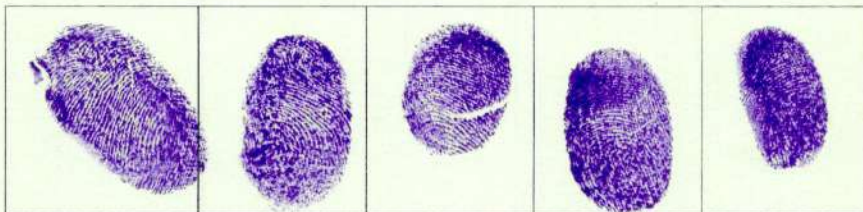
VENDORS No. 1 & 2

Joicy Fernandes

JANCI LUCINTA CARLOTA FERNANDES
alias **JOYCE FERNANDES** alias **JOICY**
FERNANDES for self and as Power of
Attorney holder for her husband **ANTONIO**
JOAO FERNANDES alias **ANTHONY JOHN**
FERNANDES



LEFT HAND FINGERS IMPRESSION



RIGHT HAND FINGERS IMPRESSION

Rm

Joicy Fernandes



Rajendra N. Talak

Rosada Fernandes

VENDORS No. 3 & 4

Mr. RAJENDRA N. TALAK, Power of
Attorney holder for ROSADA FERNANDES &
JOAO SEQUEIRA



LEFT HAND FINGERS IMPRESSION



RIGHT HAND FINGERS IMPRESSION

Rm Joao fernandes



PURCHASERS

[Handwritten signature]

(Mr. RAJENDRA NARAYAN TALAK
as Managing Partner of M/s.
RAMRAJ ENTERPRISES)



LEFT HAND FINGERS IMPRESSION



RIGHT HAND FINGERS IMPRESSION

WITNESSES

1. *[Signature]* STANLEY D'SOUZA
Flat No B/S-4 ALPESITA RESIDENCY
BORDA MARGAO.
2. *[Signature]* Balwant B. Talwar
AMARAL COIMBA
[Signature] f errades
Rm



GOVERNMENT OF GOA
Directorate of Settlement & Land Records
Office of The Inspector of Survey & Land Records
MARGAO - GOA



Plan showing plots situated at

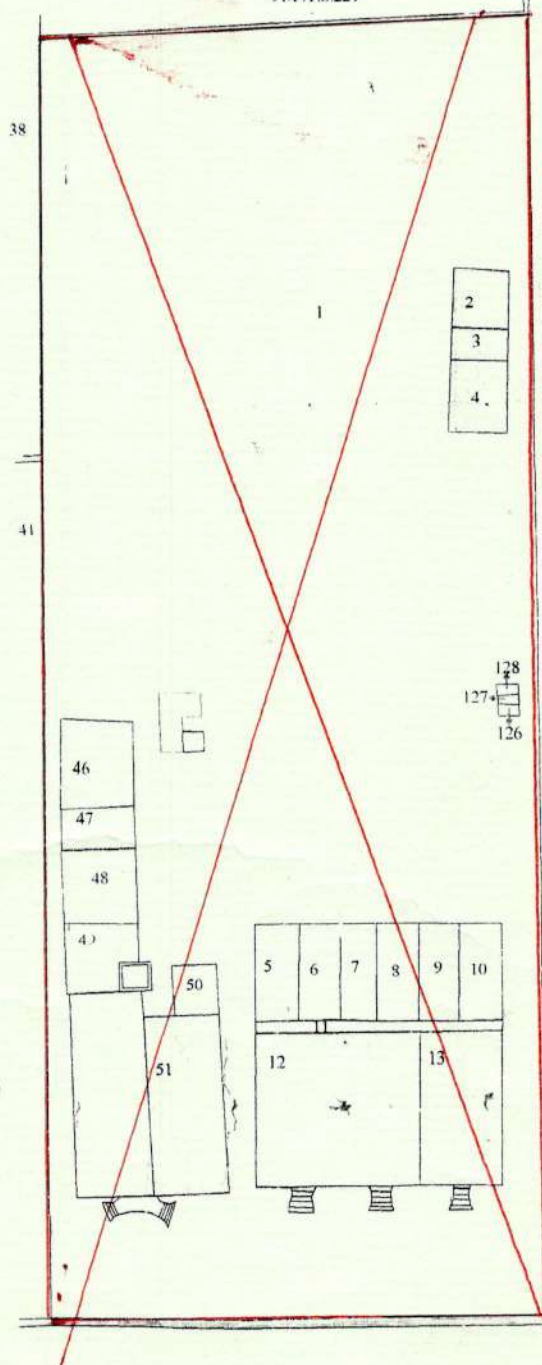
Margao City

P.T. Sheet No. ²²⁵~~223~~ / Chalta No. ~~20~~ 1 To 13. & 126 To 128

P.T. Sheet No. ²²⁶~~224~~ / Chalta No. ~~39~~ 46 To 51.

Scale 1:500

91 P.T.S. 221



महाराष्ट्र
Margao

Benny

jaicy female

COMPUTER GENERATED ON 11-11-2005

COMPILED BY

J.C. GODINHO
H.S.

REG_1_44500_7**Office of Sub-Registrar Salcete/Margao****Government of Goa**

Print Date & Time : 01-09-2016 12:29:44 PM

Document Serial Number : 4288

Presented at 11:52:00 AM on 01-09-2016 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No.	Description	Rs. Ps
1	Registration Fee	600000.00
2	Processing Fees	350.00
	Total :	600350.00

Stamp Duty Required: 750000.00

Stamp Duty Paid: 750100.00

Rajendra Narayan Talak presenter

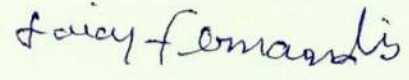
Name	Photo	Thumb Impression	Signature
Rajendra Narayan Talak, S/o. Narayan Talak , Married, Indian, age 58 Years, Business, r/o Comba, Margao, Goa Forself & as the POA for the other Partner and for the Vendor No.3 and 4 vide POA dtd:10/1/2009 executed before Notary Rajiv M. Shinkre, Margao, Goa Reg No.41612 and POA dtd: 28/3/2005 executed before Notary A.V. Prabhudessai, Margao, Goa Reg No.3669/05			

Endorsements**Executant**

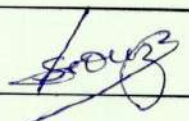
1 . Rajendra Narayan Talak, S/o. Narayan Talak, Married, Indian, age 58 Years, Business, r/o Comba, Margao, Goa Forself & as the POA for the other Partner and for the Vendor No.3 and 4 vide POA dtd:10/1/2009 executed before Notary Rajiv M. Shinkre, Margao, Goa Reg No.41612 and POA dtd: 28/3/2005 executed before Notary A.V. Prabhudessai, Margao, Goa Reg No.3669/05

Photo	Thumb Impression	Signature
		

2. Janer Lucina Carlota Fernandes alias Joyce Fernandes alias Joicy Fernandes, D/o. Antonio Joao Lourenco Santana Fernandes, Married, Indian, age 70 Years, House-Wife, r/o Hno. 117, Dodebale, Grande, Vanelim, Salcete, Goa Forself as the POA for Vendor No.1) vide POA dtd: 31/8/2016 executed before Notary Rajiv M. Shinde, Margao, Goa Reg No. 89808

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Stanley D'Souza , S/o. Jose R. D'Souza, Married, Indian, age 48 Years, Service, r/o R/o. Margao, Salcete, Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
CIVIL REGISTRAR
 - CUM -
SUB-REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-04148-2016
CD Number MGOD95 on
Date 01-09-2016

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE

5A



गोवा GOA

46306

01/04/2009

170823

No. Place of Vendor: Margao Date of issue
Value of Stamp Paper 100/- (One hundred only)
Name of the Purchaser M/s. Ramraj Enterprises
Residing at Conba Margao - Goa
Son of
As there is no one single stamp paper for the value of Rs
Additional stamp paper for the completion of the value is attached along with

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 601
Tel: 2713280/9049934837
L.No.JUD/STP/13/2003/AG.



Signature of the Vendor

Signature of Purchaser

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed on this 1st day of April, of
the Christian Year TWO THOUSAND NINE

Bilva
Siwa
King Bhatu

BETWEEN

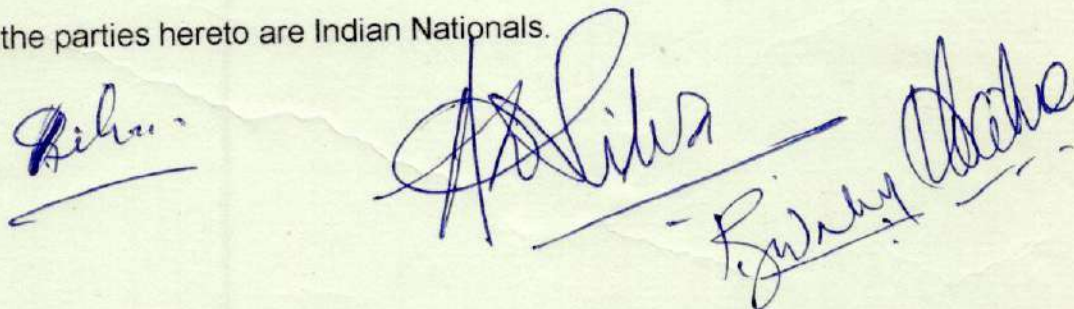
1. Mr. **MENINO MARIANO D'SILVA**, son of late Januario D'Silva, aged 69 years, married, retired Indian National, residing at Aquem Alto, Margao, Goa.
2. Mr. **ANTONIO FILOMENO DA'SILVA**, alias **ANTHONY DA SILVA** son of Menino Mariano D'Silva, aged 42 years, married, service, Indian National, residing at Aquem Alto, Margao, Goa.
3. Mr. **VALENTE BENEDICTO D'SILVA**, son of Menino Mariano D'Silva aged 40 years, service Indian National residing at Aquem, Alto, Margao, Goa.



All are Indian Nationals, (hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**.

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 50 year, married, businessman, resident of Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.



WHEREAS there exists a property situated at Aquem of the city of Margao bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 hereinafter called the "**said property**" and the same is more particularly described in Schedule '**A**' appended herein under:

WHEREAS Mr. **MENINO MARIANO D'SILVA** along with (1) Mr. **JOHN PHILOMEN** alias **PHIL VAZ** (2) Mrs. **ROMALDINA VAZ E DIAS** and (3) Mrs. **REMEGIA CLARINA ANNA ROSADA D'SILVA/RODRIGUES** (4) **JULIANA RODRIGUES/FERNANDES** (5) Mr. **DOMNIC FERNANDES** are together 1/3rd share holder of the **said property**.

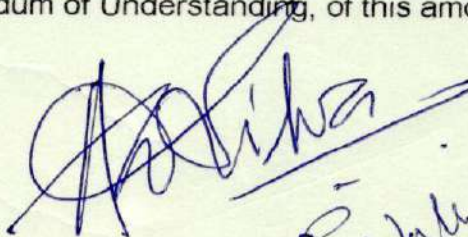
WHEREAS the **PROMISORS** agrees hereby to sell their share in the said 1/3 rights of the said property.

NOW THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase their share in the said 1/3 rights of the said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 better described in Schedule '**A**' appended herein under on the terms and conditions hereinafter specified:
2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** a total sum of Rs. **60,00,000/-** (Rupees **SIXTY LAKHS** Only) towards their entire share in the said 1/3 rights in the said property and the same will be paid as follows:

- a. Rs. **10,00,000/-** (Rupees **TEN LAKHS** Only) at the time of signing of Memorandum of Understanding, of this amount







(i) Rs. 2,00,000/- (Rupees **TWO LAKHS** Only) to be paid to Mr. **ANTONIO FILOMENO DA'SILVA**, alias **ANTHONY DA SILVA**

(ii) Rs. 2,00,000/- (Rupees **TWO LAKHS** Only) to be paid to Mr. **VALENTE BENEDICTO D'SILVA**

(iii) Rs. 6,00,000/- (Rupees **SIX LAKHS** Only) to be paid to Mr. **MENINO MARIANO D'SILVA** for his share and two daughters share.

b. Rs. 10,00,000/- (Rupees **TEN LAKHS** Only) at the time of signing of Agreement with Sub-Registrar.

c. The balance amount within six months after signing of Agreement with Sub-Registrar.

d. In addition to this the **PROMISEE** agrees to give one three bedroom flat of 110 square metres on the first floor facing the main road and two shops of 15 square metres each carpet area with double height and facing the main road.

3. The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.

4. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.



Silva

Antonio Filomeno da Silva
Valente Benedicto D'Silva
Menino Mariano D'Silva

5. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.
6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.
7. The Present Memorandum shall be specifically enforceable at the option of either party.
8. The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.
9. It has been agreed that the project name will be '**SILVA JEWELS**'.
10. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

Bihar

6.
Bihar
Bihar

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Memorandum.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.



PROMISORS

1. Mr. MENINO MARIANO D'SILVA,

2. Mr. ANTONIO FILOMENO DA'SILVA,
alias ANTHONY DA SILVA

...7.

[Signature]

3. Mr. VALENTE BENEDICTO D'SILVA,

PROMISEE

[Signature]

RAMRAJ ENTERPRISES, rep. by
RAJENDRA N. TALAK



WITNESSES:

1. _____

2. _____



EXECUTED BEFORE ME
WHICH I ATTEST

[Signature]

RAJIV MUKUND SHINKRE
NOTARY, MARGACH
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)

Reg No. 46 43375

Date: 11/04/2009



गोवा GOA

41928

04/09/08

181017

Place of Vendor-Margao Date of Issue

Value of Stamp Paper

100/- (One hundred only)

Name of the Purchaser

Ramraj Kulkarni & Co

Residing at

Mayas - Goa

Son of

As there is no one single stamp paper for the value of Rs. 100/-

Additional stamp paper for the completion of the value is attached along with

Signature of the Vendor

Signature of the Purchaser

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Amodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 601.
Tel: 2713280/9822981417
L.No.JUD/STP/13/2003/AC.

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed at Margao on this 4th day of September, of the Christian Year TWO THOUSAND EIGHT;

BETWEEN

1. Mr. ANTHONY JOHN FERNANDES, son of Sebastian Fernandes, age 64 years, married, and his wife
2. Mrs. JOICY FERNANDES wife of Anthony J. Fernandes, age 62 years, married, Both resident of Kuailim, Cansaulim, Goa.

By Joicy Fernandes



Both are Indian Nationals (hereinafter called "the **PROMISORS**" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**

AND

M/s **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa represented by its Managing Partner, Mr. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 50 years, married, businessman, resident of Comba, Margao, Goa (hereinafter called "the **PROMISEE**" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include its respective partners, successors and assigns) of the **OTHER PART**

All the parties hereto are Indian nationals.

WHEREAS there exists at Aquem of the city of Margao,

WHEREAS the **PROMISORS** are 1/3 share holder of the property situated at Aquem bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46, 48, 50 and 51 of P.T. Sheet No. 226 hereinafter called the said property and the same is more particularly described in Schedule "A" appended herein under.

NOW, THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase the 1/3 rights of the said property bearing Chalta Nos. 1 to 13 of

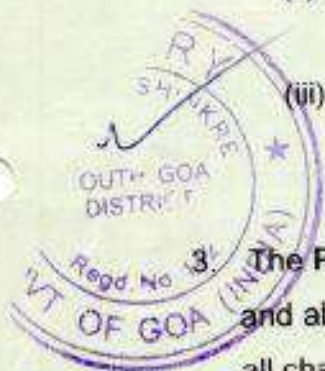
For Rajendra Narayan Talak



P.T. Sheet No. 225 and Chalta No. 46, 48, 50 and 51 of P.T. Sheet No. 226 better described in Schedule "A" appended herein under, on the terms and conditions hereinafter specified.

2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** a total sum of Rs. 1 Crore and 50 lakhs and the same will be paid as follows:

- (i) Rs. 10,00,000/- (Rupees **TEN LAKHS** Only) at the time of signing of Memorandum of Understanding.
- (ii) Rs. 40,00,000/- (Rupees **FORTY LAKHS** Only) at the time of signing of Agreement with Sub-Registrar.
- (iii) Rs. 1,00,00,000/- (Rupees **ONE CRORE** Only) within six months after signing of Agreement with Sub-Registrar.



The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.

4. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.
5. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.

For Jaiy Fernando



6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.
7. The Present agreement shall be specifically enforceable at the option of either party.
8. The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.
9. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.



SCHEDULE "A"

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46, 48, 50 and 51 of P.T. Sheet No. 226 and bounded as follows:

- On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.
- On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.
- On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.
- On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Agreement

For Jaiy Fernandes



IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written

PROMISORS



1. Left Hand finger Impression of
Mr. ANTHONY JOHN FERNANDES



Joicy Fernandes

2. **JOICY FERNANDES**

PROMISEE

Rajendra Narayan Talak

**M/s RAMRAJ ENTERPRISES, rep by
Mr. RAJENDRA NARAYAN TALAK,**



EXECUTED BEFORE ME
WHICH I ATTEST

Rajiv Mukund Shinkre
RAJIV MUKUND SHINKRE
NOTARY, MARGAC
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)
Reg. No. 39172
Date: 4/09/2008

3-A4



गोवा GOA

46302

01/04/2009

170819

No. Place of Vendor: Madgaon Date of issue:
Value of Stamp Paper 100/- (One hundred only)
Name of the Purchaser M/s. Ramraj Enterprises
Residing at Comba, Madgaon - Goa
Son of
A* there is no one single stamp paper for the value of Rs
Additional stamp paper for the completion of the value is attached along with

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 601
Tel: 2713280/9049934837
L.No.JUD/STP/13/2003/AC.



Signature of the Vendor

Signature of Purchaser

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed on this 6th day of April, of
the Christian Year TWO THOUSAND NINE

John
Waz R

BETWEEN

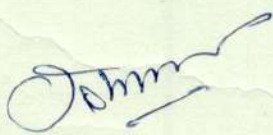
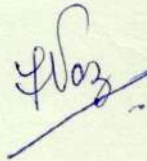
1. Mr. **JOHN PHILOMEN alias PHIL VAZ**, son of late Roque Menino Vaz and Late Vicentina Vaz, aged 56 years, married, businessman, Indian National, residing at Aquem Alto, Margao, Goa and his wife
2. Mrs. **FLAVIA PLACIDA VAZ**, wife of John Philomen alias Phil Vaz, aged 52 years, married, Housewife, Indian National, residing at Aquem Alto, Margao, Goa.

Both are Indian Nationals, (hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**.

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 50 year, married, businessman, resident of Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.

...3.

WHEREAS there exists a property situated at Aquem of the city of Margao bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 hereinafter called the "**said property**" and the same is more particularly described in Schedule 'A' appended herein under:

WHEREAS Mr. **MENINO MARIANO D'SILVA** along with (1) Mr. **JOHN PHILOMEN** alias **PHIL VAZ** (2) Mrs. **ROMALDINA VAZ E DIAS** and (3) Mrs. **REMEGIA CLARINA ANNA ROSADA D'SILVA/RODRIGUES** (4) **JULIANA RODRIGUES/FERNANDES** (5) Mr. **DOMNIC FERNANDES** are together 1/3rd share holder of the **said property**.

WHEREAS the **PROMISORS** agrees hereby to sell their share in the said 1/3 rights of the said property.

NOW THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

The **PROMISORS** shall sell and the **PROMISEE** shall purchase their share in the said 1/3 rights of the said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 better described in Schedule 'A' appended herein under on the terms and conditions hereinafter specified:

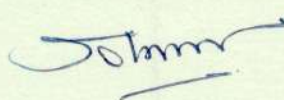
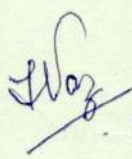
2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** a total sum of Rs. **30,00,000/-** (Rupees **THIRTY LAKHS** Only) towards their entire share in the said 1/3 rights in the said property and the same will be paid as follows:
 - a. Rs. **5,00,000/-** (Rupees **FIVE LAKHS** Only) at the time of signing of Memorandum of Understanding.

...4



- b. Rs. **5,00,000/-** (Rupees **FIVE LAKHS** Only) at the time of signing of Agreement with Sub-Registrar.
- c. The balance amount within six months after signing of Agreement with Sub-Registrar. In case any delay of payment **PROMISEE** agrees to pay an interest of 10% per annum till the date of payment.
- d. In addition to this the **PROMISEE** agrees to give one shop of 15 square metres carpet area with double height facing the main road.
3. The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.
4. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.
5. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.
6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.

...5.

7. The Present Memorandum shall be specifically enforceable at the option of either party.
8. The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.
9. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

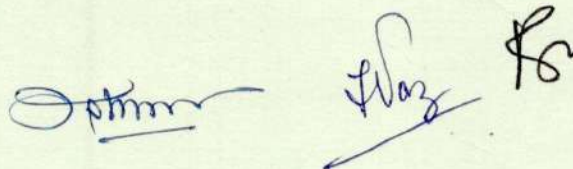
On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Memorandum.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

...6.

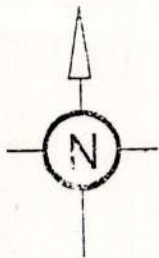
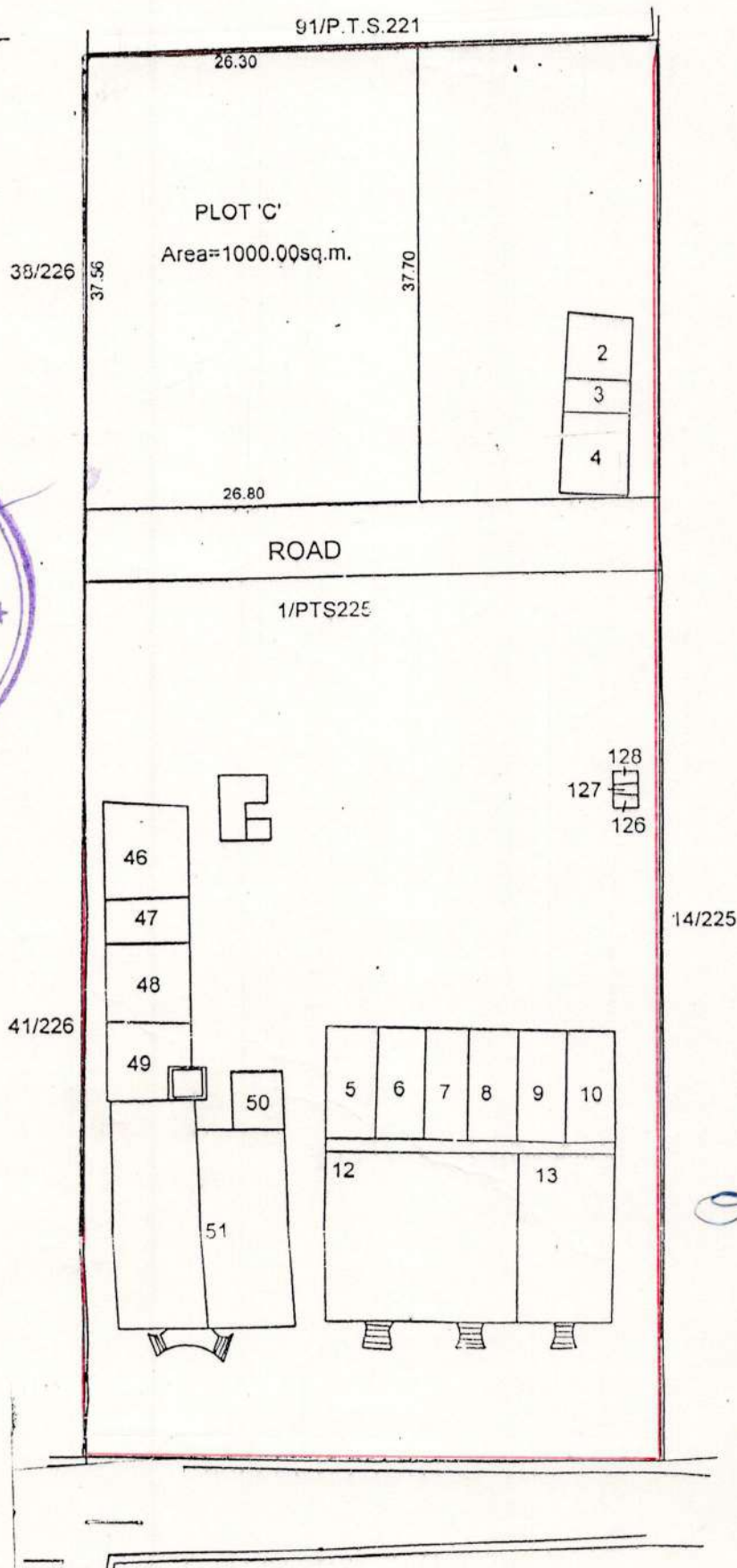


Plan Showing Plots Situated at MARGAO CITY
Salcete Taluka

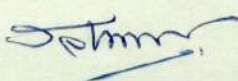
P.T.S. No.225/Chalta No. 1 To 13

P.T.S. No.226/Chalta No. 46,48,50 & 51

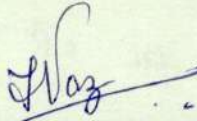
Scale 1:500



-6-
PROMISORS

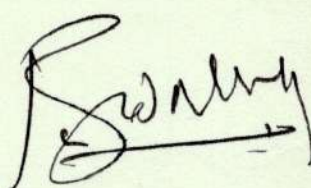

1. **JOHN PHILOMEN alias PHIL VAZ**




2. **FLAVIA PLACIDA VAZ**

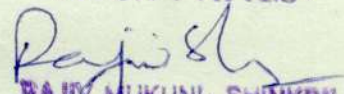


PROMISEE


RAMRAJ ENTERPRISES, rep. by
RAJENDRA N. TALAK



EXECUTED BEFORE ME
WHICH I ATTEST


RAJIV MUKUND SHINKRE
NOTARY, MARGAO
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)
Reg No 43450
Date: 6/04/2009

3 B



गोवा GOA

46304

01/04/2009

170821

Place of Vendor: Margao Date of Issue: 01/04/2009
Value of Stamp Paper: 100/- (One Hundred only)
Name of the Purchaser: M/s. Ramsaj Enterprises
Residing at: Conda, Margao, Goa
Son of: _____
As there is no one single stamp paper for the value of Rs. _____
Additional stamp paper for the completion of the value is attached along with

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 601
Tel: 2713280/9049934837
L.No.JUD/STP/13/2003/AC.



Signature of the Vendor

Signature of Purchaser

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed on this 6th day of April, of
the Christian Year TWO THOUSAND NINE

Diak *San*

BETWEEN

1. Mrs. **ROMALDINA VAZ E DIAS**, daughter of late Roque Menino Vaz and late Vicentina Vaz , aged 52 years, married, Housewife, Indian National, and her husband
2. Mr. **JOAQUIM D.G.A. DIAS**, son of late Sebastiao S. Dias, aged 54 years, married, service, Indian National, both residing at Dongorim Navelim, salcete- Goa

Both are Indian Nationals, (hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**.

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak , aged 50 year, married, businessman, resident of Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.

...3.



WHEREAS there exists a property situated at Aquem of the city of Margao bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 hereinafter called the "**said property**" and the same is more particularly described in Schedule '**A**' appended herein under:

WHEREAS Mr. **MENINO MARIANO D'SILVA** along with (1) Mr. **JOHN PHILOMEN** alias **PHIL VAZ** (2) Mrs. **ROMALDINA VAZ E DIAS** and (3) Mrs. **REMEGIA CLARINA ANNA ROSADA D'SILVA/RODRIGUES** (4) **JULIANA RODRIGUES/FERNANDES** (5) Mr. **DOMNIC FERNANDES** are together 1/3rd share holder of the **said property**.

WHEREAS the **PROMISORS** agrees hereby to sell their share in the said 1/3 rights of the said property.

NOW THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase their share in the said 1/3 rights of the said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 better described in Schedule '**A**' appended herein under on the terms and conditions hereinafter specified:

2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** a total sum of Rs. **30,00,000/-** (Rupees **THIRTY LAKHS** Only) towards their entire share in the said 1/3 rights in the said property and the same will be paid as follows:

a. Rs. **5,00,000/-** (Rupees **FIVE LAKHS** Only) at the time of signing of Memorandum of Understanding.

...4.

Dias *Rv*

- b. Rs. 5,00,000/- (Rupees **FIVE LAKHS** Only) at the time of signing of Agreement with Sub-Registrar.
- c. The balance amount within six months after signing of Agreement with Sub-Registrar.
- d. In addition to this the **PROMISEE** agrees to give one shop of 15 square metres carpet area with double height facing the main road.
3. The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.
4. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.
5. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.
6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.

[Handwritten signatures]

...5.

7. The Present Memorandum shall be specifically enforceable at the option of either party.
8. The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.
9. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Memorandum.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

..6.



-6-
PROMISORS

Dias

Mrs. ROMALDINA VAZ E DIAS,

Dias

Mr. JOAQUIM D.G.A. DIAS,

PROMISEE

Ramraj

RAMRAJ ENTERPRISES, rep. by
RAJENDRA N. TALAK



EXECUTED BEFORE ME
WHICH I ATTEST

Rajiv Shinkre

RAJIV SHINKRE
NOTARY, MARGAC
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)

Reg No. 43452

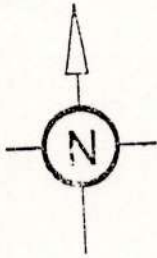
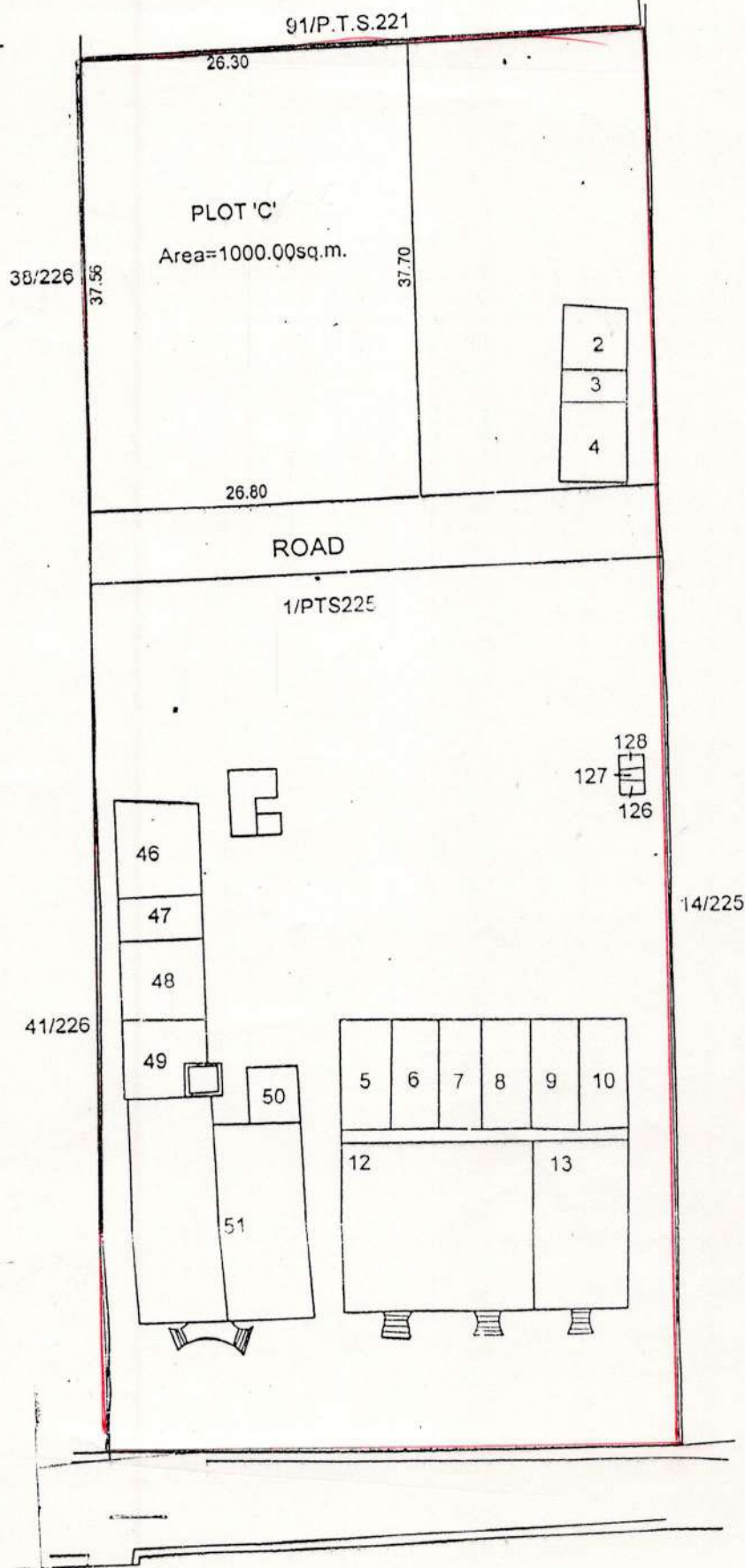
Date: 6/04/2009

Plan Showing Plots Situated at MARGAO CITY
Salcete Taluka

P.T.S. No.225/Chalta No. 1 To 13

P.T.S. No.226/Chalta No. 46,48,50 & 51

Scale 1:500



Handwritten signature and initials.



गोवा GOA

46300

01/04/2009

170817

Place of Vendor Signature Date of issue

Value of Stamp Paper

100/- (One hundred only)

Name of the Purchaser

M/s. Ramraj Enterprises

Residing at

Cotiba, Mayas - Goa.

Son of

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

Additional stamp paper for the completion of the value is attached along with

Signature of the Vendor

Signature of Purchaser

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr.
Near Central Bank/Police Station,
MADGAON, GOA-403 601
Tel: 2713260/9049934837

L.No.JUD/STP/13/2003/AC.

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed on this 6th day of April, of the Christian Year TWO THOUSAND NINE

...2.

For



BETWEEN

1. **Ms. REMEGIA CLARINA ANNA ROSADA alias RUZARINA D'SILVA/RODRIGUES**, aged about 72 years, resident of Victor Santos Chawl, Tank View Sahar Village, R. No. 3, Mahatar Pakhadi, Andheri (E), Mumbai-99.
2. **Mrs. JULIANA RODRIGUES/FERNANDES**, daughter of Remegia Clarina Anna Rosada alias Ruzarina D'Silva Rodrigues, aged 49 years and her husband
3. **Mr. DOMNIC FERNANDES**, aged 52 years, Indian Inhabitant of Mumbai, resident of B-203, Mayur Plaza, Military road, Marol, Anderi (E) Mumbai 59. All are represented by **Mrs ROMALDINA VAZ E DIAS** daughter of late Vincentina Vaz age 52 years, resident of House No. 558, Dongorim, Navelim, Salcete, Goa by Power of Attorney dated 4th April, 2009 made before Notary C.L. SHARMA regd. No. 482 Brihan Mumbai.

All are Indian Nationals, (hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**.

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 50 year, married, businessman, resident of

Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.

WHEREAS there exists a property situated at Aquem of the city of Margao bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 hereinafter called the "**said property**" and the same is more particularly described in Schedule 'A' appended herein under:

WHEREAS Mr. **MENINO MARIANO D'SILVA** along with (1) Mr. **JOHN PHILOMEN** alias **PHIL VAZ** (2) Mrs. **ROMALDINA VAZ E DIAS** and (3) Mrs. **REMEGIA CLARINA ANNA ROSADA D'SILVA/RODRIGUES** (4) **JULIANA RODRIGUES/FERNANDES** (5) Mr. **DOMNIC FERNANDES** are together 1/3rd share holder of the **said property**.

WHEREAS the **PROMISORS** agrees hereby to sell their share in the said 1/3 rights of the **said property**.

NOW THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase their share in the said 1/3 rights of the **said property** bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 better described in Schedule 'A' appended herein under on the terms and conditions hereinafter specified:

...4.

[Handwritten signatures]

2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** a total sum of Rs. 30,00,000/- (Rupees **THIRTY LAKHS** Only) towards their entire share in the said 1/3 rights in the said property and the same will be paid as follows:

a. Rs. 10,00,000/- (Rupees **TEN LAKHS** Only) at the time of signing of Memorandum of Understanding.

b. Rs. 10,00,000/- (Rupees **TEN LAKHS** Only) at the time of signing of Agreement with Sub-Registrar.

c. The balance amount within six months after signing of Agreement with Sub-Registrar. In case any delay of payment **PROMISEE** agrees to pay an interest of 10% per annum till 31st March, 2010 and no further time will be granted to the **PROMISEE** and Memorandum Of Understanding will be liable to be rescinded by the **PROMISORS**.



3. The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.

4. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.

5. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.

...5.

[Handwritten signatures]

6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.
7. The Present Memorandum shall be specifically enforceable at the option of either party.
8. The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.
9. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Memorandum.

...6.

Pras. Rn

-6-

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

PROMISORS



Dias

PROMISORS No. 1, 2 and 3 rep. by
ROMALDINA VAZ E DIAS

PROMISEE

Ramraj

RAMRAJ ENTERPRISES, rep. by
RAJENDRA N. TALAK



EXECUTED BEFORE ME
WHICH I ATTEST

Raju Shinkre
RAJU SHINKRE
NOTARY, MARGAO
SOUTH GOA DISTRICT
STATE OF GOA, INDIA
Reg No. 43455
Date: 6/04/2009

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



सत्यमेव जयते

Rs.

INDIA NON JUDICIAL

General Stamp Office, Mumbai

L.S.V. No. 205

महाराष्ट्र MAHARASHTRA

क्र. 645 दिनांक

विक्रेती सौ. ज्योती प्र. दुआ

६, कोडांजी चाळ नं.-३, वासुदेव पेंडणेकर मार्ग,

टाटा हॉस्पिटल जवळ, मुंबई - १२

जी श्रीमती... Joaquim D'Silva

पांस न्यायिकेतर मुद्रांक पत्र विकला.

L.S.V. No. 205

K 313582

9 FEB 2009

4 FEB 2009

Proper Officer

Smt. T. S. Sawant

MEMORANDUM OF AGREED TERMS

परेल, मुंबई



This MEMORANDUM OF AGREED TERMS (M.O.A.T.) is executed at
Mumbai on this 9 day of February, of the Christian Year TWO
THOUSAND NINE,

BETWEEN

1. Mr. Joaquim Manuel D'Silva, son of Mr. Januario D'Silva, aged 79 years, married, Indian National, residing at 501 Joylyn, 26, Rebello Road, Bandra (West), Mumbai 400050;
2. Mr. Cosmas Domingos D'Silva, son of Mr. Joaquim Manuel D'Silva, aged 51 years, married, Indian National, residing at 501 Joylyn, 26, Rebello Road, Bandra (West), Mumbai 400050, presently at Kuwait;

[Signature]

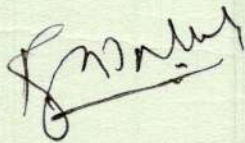
[Signature]

MEMORANDUM OF AGREED TERMS

This **MEMORANDUM OF AGREED TERMS (M.O.A.T.)** is executed at Mumbai on this 9th day of February, of the Christian Year TWO THOUSAND NINE;

BETWEEN

1. Mr. Joaquim Manuel D'Silva, son of Mr. Januario D'Silva, aged 79 years, married, Indian National, residing at 501 Joylyn, 26, Rebello Road, Bandra (West), Mumbai 400050;
2. Mr. Cosmas Domingos D'Silva, son of Mr. Joaquim Manuel D'Silva, aged 51 years, married, Indian National, residing at 501 Joylyn, 26, Rebello Road, Bandra (West), Mumbai 400050, presently at Kuwait;



3. Mrs. Dorothy Carmeline Perpetua D'Silva, Wife of Mr. Cosmas Domingos D'Silva, aged 51 years, married, Indian national, residing at 501 Joylyn, 26, Rebello Road, Bandra (West), Mumbai 400050, presently at Kuwait;
4. Mrs. Vicentina Norbert Noronha, daughter of Mr. Joaquim Manuel D' Silva and Wife of Mr. Norbert Thomas Noronha, aged 45 years, married, Indian National, residing at 501 Joylyn, 26, Rebello Road, Bandra (West), Mumbai 400050;
5. Mr. Norbert Thomas Noronha, son of Mr. Thomas X. Noronha, aged 44 years, married, Indian National, residing at 501 Joylyn, 26, Rebello Road, Bandra (West), Mumbai 400050.

All are Indian Nationals and are represented by Mr. Norbert Thomas Noronha by two Power of Attorneys dated October 20, 2008 and October 21, 2008 (hereinafter called "the **PROMISORS**" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**

AND

M/s **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa represented by its Managing Partner, Mr. **RAJENDRA NARAYAN TALAK**, son of Mr. Narayan Talak, aged 50 years, married, businessman, resident of Comba, Margao, Goa (hereinafter called "the **PROMISEE**" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include its respective partners, successors and assigns) of the **OTHER PART**

Rajendra Narayan Talak
[Signature]

All the parties hereto are Indian nationals.

WHEREAS there exists at Aquem in the city of Margao, a property bearing Chalta Nos 1 to 13 of P.T.Sheet No 225 and chalta No 46, 48, 50 and 51 of P.T.Sheet No 226 thereafter called the "Said Property";

WHEREAS the **PROMISEE** has ascertained for himself that **PROMISORS** are 1/3rd share holder of the "Said Property" property bearing Chalta Nos. 1 to 13 of P.T.Sheet No. 225 and Chalta No. 46, 48, 50 and 51 of P.T.Sheet No. 226 and the same is more particularly described in Schedule "A" appended herein under.

NOW, THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:



1.1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase their 1/3rd rights of the said property bearing Chalta Nos. 1 to 13 of P.T Sheet No. 225 and Chalta No. 46, 48, 50 and 51 of P.T.Sheet No.226 better described in Schedule "A" appended herein under, on the terms and conditions hereinafter specified.

1.2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** NET a total sum of **Rs. 1,50,00,000/-** (Rupees One hundred fifty lakhs only) and the same will be paid by the **PROMISEE** to the **PROMISOR** as follows:

1.2.1.1. **Rs. 10,00,000/-** (Rupees **TEN LAKHS** Only) as Token by Demand Draft payable at Mumbai, at the time of signing of Memorandum of Agreed Terms.

A handwritten signature in black ink, appearing to be "Rajesh".

A handwritten signature in black ink, appearing to be "Gowd".

1.2.1.2. Rs. 65,00,000/- (Rupees SIXTY FIVE LAKHS Only) by Demand Draft payable at Mumbai within four months from the date of payment of the Token amount of Rs.10,00,000/- (Rupees TEN LAKHS only) at the time of signing of Agreement before the Sub-Registrar. During the four months, the **PROMISEE**' lawyer has to certify the **PROMISOR**' title to the property for which the **PROMISEES** will be available in Mumbai;

1.2.1.3. If by the end of four months, the **PROMISEE**' title is not accepted, the Memorandum of Agreed Terms comes to an end and the **PROMISOR** will payback Rs.6,00,000/- (Rupees SIX LAKHS only) received as token as specified in Clause 1.2.1.1 above to the **PROMISEE** and the **PROMISEE** will give full discharge receipt. The Memorandum of Agreed Terms will be "Self Destruct" on the appointed calendar date, Date: _____;

1.2.1.4. If the **PROMISEE** accepts the title, he makes the further payment of Rs.65,00,000/- (Rupees SIXTY FIVE LAKHS only) to the **PROMISOR** by Demand Draft payable at Mumbai and the **PROMISOR** will sign the Agreement to Sale in which the **PROMISEE** accepts the **PROMISOR**' title and covenants to pay the balance Rs.75,00,000/- (Rupees SEVENTY FIVE LAKHS only) within twelve months [the stipulated date] and register the same;

1.2.1.5. The **PROMISOR** will hand over the Power of Attorney to the **PROMISEE** when they receive Rs.65,00,000/- (Rupees SIXTY FIVE LAKHS only) to facilitate the **PROMISEE** to proceed with other formalities with respect to the said 1/3rd portion of the property.



[Handwritten signature]

[Handwritten signature]

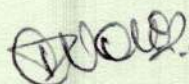
1.2.1.6. When the **PROMISEE** pays the balance **Rs.75,00,000/-** (Rupees **SEVENTY FIVE LAKHS** only) in full to the **PROMISOR** within twelve months after signing of Agreement to Sale before the Sub-Registrar the stipulated date, the **PROMISOR** will sign the SALE DEED;

1.2.1.7. The **PROMISEE** shall give the **PROMISOR** five "Allotment Letters / Assignment Letter" for fifty square metres each in full or in part in the project to be constructed in the Said Property and shall mark the same on the approved plans as per the choice of **PROMISOR** as collateral /guarantee for the balance payment of **Rs.75,00,000/-** (Rupees **SEVENTY FIVE LAKHS** only) valued at **Rs.15,00,000/-** (Rupees **FIFTEEN LAKHS** only) for each in full or in part of the "Allotment Letter / Assignment Letter"

1.2.1.8. During the tenure of twelve months, if the **PROMISEE** releases payment in part or full, the **PROMISOR** will return the "Allotment Letter's / Assignment Letter's" in full or in part as the case may be for the requisite amount of payment received from the **PROMISEE**.

1.2.1.9. If for any reason the **PROMISEE** defaults the payment of **Rs.75,00,000/-** (Rupees **SEVENTY FIVE LAKHS** only) or any part thereof, the **PROMISEE** shall honor the "Allotment Letters / Assignment Letter" for fifty square metres each in full or in part as the case may be, issued by the **PROMISEE** as collateral /guarantee for the balance payment of **Rs.75,00,000/-** (Rupees **SEVENTY FIVE LAKHS** only)

1.2.1.10. All expenses, stamp-duty, registration fees / charges, out of pocket expenses, etc to be borne and paid by the **PROMISEE** alone.



1.3. The **PROMISORS** covenant and declare that they have good rights and absolute title to their 1/3rd share of said Property and that the same is free from all charges, liens and encumbrances whatsoever.

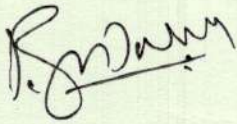
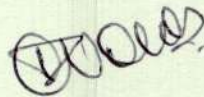
1.4. The final sale deed in respect of the said 1/3rd portion of the said Property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.

1.5. The **PROMISORS** shall facilitate and not create any hindrance to obtain the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the 1/3rd portion of the said Property.

1.6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their 1/3rd portion of their share in title to the said Property.

1.7. The present Memorandum of Agreed Terms shall be specifically enforceable at the option of either party subject to the date of payment as the time is the essence to Memorandum of Agreed Terms or any other writing in future pertaining to the 1/3rd share in the said Property.

1.8. The **PROMISORS** shall make out a clear and marketable title to the said 1/3rd share of the said Property to the satisfaction of the advocate of the **PROMISEE**.



1.9. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s or other documents or writing in respect of the 1/3rd share in the said Property whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne and paid by exclusively by the **PROMISEE**.

SCHEDULE "A"

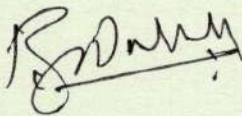
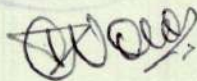
The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46, 48, 50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.



This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Agreement

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written

[Signature]

PROMISORS

9822487475

WITNESS:

[Signature]

PROMISEE

9820043681

WITNESS:

[Signature]
VILAS B. POKALE
M.A.L.L.B.

Advocate High Court
Kondaji Chawl No. 4, Shop No. 10,
Parel, Bhoiwada, Mumbai - 400 012.

Before me

[Signature]
9.2.09



D. J. KHATRI
B.Com., B.A., LL.B.
NOTARY, GREATER BOMBAY
31, Chitra Apartments, Gokuldas Pasta Road
Dadar, Bombay-400 014.
3/10, Kondaji Chawl, Near Tata Hospital,
Parel, Bombay-400 012.
Regn. No. 154



NOTED & REGISTERED
Sr. No. 102 103
Date 9/02/2009



189269

गोवा GOA

1733 Leg 22/1/21
Value of Stamp Paper ...
Name of Purchaser ...
Name of Father ...
Future ...
ence No. 8
R. D. Kare, Margao
Signature of ...



MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed at Margao on this 10th day of January, of the Christian Year TWO THOUSAND NINE.

Sgra

R. F. Desai ..2.

BETWEEN

1. Mr. **JOAO SEQUEIRA**, son of Pedro Santan Sequeira , age 79 years, married, and his wife
4. Mrs. **ROSADA FERNANDES** wife of Joao Sequeira, age 69 years, married, both resident of 351, Gonsoim, Maina, Curtorim, Goa.

Both are Indian Nationals. (hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**.

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner **Shri. RAJENDRA NARAYAN TALAK**, son of Narayan Talak , aged 50 year, married, businessman, resident of Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.

WHEREAS there exists at Aquem of the city of Margao.

WHEREAS the **PROMISORS** along with brother Anthony John Fernandes are 1/3 share holder of the property situated at Aquem bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51

..3.

J. S. Sequeira

R. Fernandes

of P.T. Sheet No. 226 hereinafter called the said property and the same is more particularly described in Schedule 'A' appended herein under:

NOW THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase their share in the said 1/3 rights of the said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 better described in Schedule 'A' appended herein under on the terms and conditions hereinafter specified:
2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** a total sum of Rs. **30,00,000/-** (Rupees **THIRTY LAKHS** Only) towards their entire share in the said 1/3 rights in the said property and the same will be paid as follows:
 - a. Rs. **5,00,000/-** (Rupees **FIVE LAKHS** Only) at the time of signing of Memorandum of Understanding.
 - b. Rs. **5,00,000/-** (Rupees **FIVE LAKHS** Only) at the time of signing of Agreement with Sub-Registrar.
 - c. The balance amount within six months after signing of Agreement with Sub-Registrar.
3. The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.
4. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make

..4.

available to the **PROMISEE'S** advocate any documents required for the purpose.

5. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.
6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.
7. The Present agreement shall be specifically enforceable at the option of either party.
8. The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.
9. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

..5.

[Signature] *R. Edes*

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

PROMISORS



[Signature]

1. Mr. JOAO SEQUEIRA
(election card No FNG0057331)

[Signature]

2. Mrs. ROSADA FERNANDES

PROMISEE
(election card No GA/02/031/048278)

[Signature]

RAMRAJ ENTERPRISES, rep. by
RAJENDRA N. TALAK

[Signature]

[Signature]



EXECUTED BEFORE ME
WHICH I ATTEST

[Signature]
RAJIV MUKUND SHINKRE
NOTARY, MARGAO
SOUTH GOA DISTRICT
STATE OF GOA, INDIA
Reg No. 41613
Date: 10-06-2003



गोवा GOA

51003

06/11/2009

190415

Place of Vendor: Margao Date of Issue

Value of Stamp Paper

100/- (One hundred only)

Name of the Purchaser

Residing at

Son of

As there is no one single stamp paper for the value of Rs

Additional stamp paper for the completion of the value is attached along with

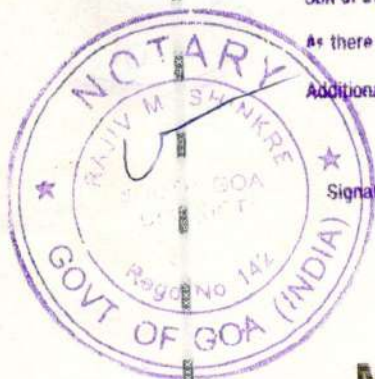
Signature of the Vendor

Signature of Purchaser

MILAGRES S. COUTINHO

Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr.
Near Central Bank/Police Station,
MADGAON, GOA-403 601
Tel: 2713280/9049934837

L.No.JUD/STP/13/2003/AC.



MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed on this 10th day of November, of the Christian Year TWO THOUSAND NINE

...2.

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BETWEEN

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 50 year, married, businessman, resident of Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **FIRST PART**.

AND

Mrs. **LORETTA VANESSA D'SILVA** wife of Antonio Filomena Da Silva alias Anthony Filomeno Da Silva, aged 37 years, married, service, Indian National, residing of S-1, Kurtarkar Classic, Near Power House, Aquem, Alto, Margao, Goa, represented by Mrs. **MARIA ELIZA RODRIGUES**, wife of Antonio Jose Pedro Rodrigues age 64 years, retired teacher, resident of Near Chowgule College, Gogol, Margao, Salcete, Goa as per Power of Attorney dated 20th August, 2009 executed before P.J. KUNKALIENKAR, Notary under Reg No. 19307/2009 (hereinafter called 'the **PROMISOR** which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **SECOND PART**.

All the parties hereto are Indian Nationals.

Rn
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NOW THEREFORE THIS AGREEMENT WITNESSETH as under:

1. In consideration for the services being rendered by the **SECOND PART** the **FIRST PART** shall construct and allot a flat of Built up area of 96 square metres on second floor and and a shop of built-up area of 15 square metres in the said property facing main road
2. The said flat to be constructed and allotted to the **SECOND PART** shall be constructed by the **FIRST PART** within a period of 30 months from the date of handing over vacant possession of the structure occupied by the **SECOND PART** with grace period of six months as per the specification annexed.
3. In case the **SECOND PART** desire any changes in the material, fixtures or fittings contained in the Specifications, the same shall be provided by the owner. However, extra cost, if any, shall be borne by the **SECOND PART** and the Extra Cost shall be settled in writing in advance.
4. The **FIRST PART** undertake that no additional amounts will be requested considering any aspects of steel, cement, wood etc.
5. The **FIRST PART** undertake that they shall not be at the liberty to sell this premises to a third party, transfer or assign her rights.
6. The **SECOND PART** will purchase a shop of built up area of 30 square metres facing the same road from the **FIRST PART** at total consideration of Rs. 7,00,000/- (Rupees **SEVEN LAKHS** Only).

...4.

[Handwritten signature]

7. Incase the **FIRST PART** fails to provide the flat within the period mentioned above from the signing of the agreement the **SECOND PART** shall pay to the **SECOND PART** Rs. 25,00,000/- (Rupees **TWENTY FIVE LAKHS** Only).
8. On completion of the premises to be allotted to the **SECOND PART**, the **FIRST PART** shall give 30 days notice of such completion to the **SECOND PART** who shall then take possession thereof within a period of fifteen days from the date of receipts of such notice and before completion of 45 days after inspect by a specified architect/Engineer.
9. The **SECOND PART** shall have no right in the said property other than the rights of ownership to the premises to be allotted to them as stipulated and proportionate right in share of the land.
10. The **SECOND PART** shall join any Co-operative Society or other entity which may be formed by the **FIRST PART** of Flats and other premises in the building proposed to be constructed in the said property and shall sign all necessary applications, declarations and papers required for the same and shall also contribute their proportionate share towards Share capital, expenses on the formation of the society. In case such society is not formed within a period of one year from the date of handing over possession of the said premises then the owner shall execute the deed of Sale/exchange of the said premises or and the sale of the proportionate rights in the land.
11. House Tax and Infrastructure Tax shall be paid by the **SECOND PART** only from the date of possession the said premises is given to them.

...5.

for
R.D.

12. In the event no society or other entity is formed within six months from the date of completion of building the **FIRST PART** agrees to execute Sale Deed in favour of **SECOND PART** in respect of the said premises. The costs and expenses arising out of or incidental to the execution of the said deed whether by way of Stamp duty, registration fees, typing charges, drafting charges, etc. shall be borne by the **SECOND PART**

13. The **SECOND PART** hereby agrees to all the terms mentioned above.

14. The Present Agreement shall be specifically enforceable by either party and time is the essence of this agreement.

SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Memorandum.

SPECIFICATION

1. The Building will be R.C.C. framed structure with 20 cms thick laterite or brick walls externally or blocks and single brick walls for partition.

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2. The walls will be finished with 12 mm cement plaster internally with neeru finish and with 18 mm thick cement plaster externally.
3. Flooring will be of Vitrified tiles.
4. The dado upto one meter high in the W.C. and full height in the bathroom shall be provided with glazed tiles or ceramic tiles.
5. The kitchen platform shall be provided with black granite stone on the top surface.
6. The frames of the doors and windows will be of Sal wood or aluminum or equivalent.
7. The main door will be 35 mm teak wood paneled door.
8. Remaining doors will be 35 mm paneled doors of teak wood style/rails and panels of block board 1/2" thick or commercial flush doors.
9. All the fixtures for doors and windows will be of Brass
10. The wiring shall be concealed and will be finolex/equivalent and three phase light should be provided.
11. The walls shall be painted with distemper internally and the external walls shall be painted with Snowcem.
12. The doors and windows shall be painted with oil paint/French polish.
13. The water shall be supplied through G.I./P.V.C. Rigid pipe lines.

Rm
Burt

14. Windows shall be provided with grills.

15. The drainage shall be supplied through Cast Iron and A. C. Pipes or P. V. C. rigid pipes.

16. A.C. provision in both bedrooms.

17. E.W.C in toilet.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

PROMISOR

Attorney



1. Mrs. LORETTA VANESSA D'SILVA rep. by
Mrs. MARIA ELIZA RODRIGUES

for
Dor

PROMISEE



Rajendra N. Talak

Rajendra N. Talak

M/s. RAMRAJ ENTERPRISES rep. by

RAJENDRA N. TALAK

WITNESSES:

1. *A. Ramadas*

2. *Dr. J. J. D. D.*

Dr. J. J. D. D.



EXECUTED BEFORE ME
WHICH I ATTEST

Rajendra N. Talak

RAJENDRA N. TALAK
NOTARY, MARGAO
SOUTH GOA DISTRICT
STATE OF GOA, INDIA

Reg. No. 47397

Date 10-11-2009

5D



गोवा GOA

#48862 Place of Vendor: Madgaon Date of issue: 10/6/09
Value of Stamp Paper: 100/- (One hundred only)

161671

Name of the Purchaser:

Residing at:

Son of:

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

Additional stamp paper for the completion of the value is attached along with

MILAGRES S. COUTINHO
Govt. Authorised Stamp Vendor
Damodar Bldg., Phase II, 105, 1st Flr,
Near Central Bank/Police Station,
MADGAON, GOA-403 601
Tel: 2713280/9049934837
L.No.JUD/STP/13/2003/AC.



Signature of the Vendor

Signature of Purchaser

MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed on this 12th day of June, of
the Christian Year TWO THOUSAND NINE

Signature *Rs*

BETWEEN

1. Mrs. **JANET ANNIE D'SILVA**, daughter of Menino Mariano D'Silva and Luiza D'Silva, aged ...years, married, service, Indian National, residing at Aquem Alto, Margao, Goa and her husband
2. Mr. **KEVIN FERNANDES**, son of Anthony D.P. Fernandes, aged ... years, married, service, Indian National, residing at Aquem Alto, Margao, Goa. Both are represented by Mr. **MENINO MARIANO D'SILVA**, son of late Januario D'Siva, aged 69 years, married, retired Indian National, residing at Aquem, Alto, Margao, Goa by Power of Attorney dated 21st April, 2009 made before Amar Jit Singh, Vice Consul, Consulate General of India, Dubai (U.A.E).

All are Indian Nationals, (hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**.

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 50 year, married, businessman, resident of Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.

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WHEREAS there exists a property situated at Aquem of the city of Margao bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 hereinafter called the "**said property**" and the same is more particularly described in Schedule '**A**' appended herein under:

WHEREAS Mr. **MENINO MARIANO D'SILVA** along with children and (1) Mr. **JOHN PHILOMEN alias PHIL VAZ** (2) Mrs. **ROMALDINA VAZ E DIAS** and (3) Mrs. **REMEGIA CLARINA ANNA ROSADA D'SILVA/RODRIGUES** (4) **JULIANA RODRIGUES/FERNANDES** (5) Mr. **DOMNIC FERNANDES** are together 1/3rd share holder of the **said property**.

WHEREAS the **PROMISORS** agrees hereby to sell their share in the said 1/3 rights of the said property.

NOW THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase their share in the said 1/3 rights of the said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 better described in Schedule '**A**' appended herein under on the terms and conditions hereinafter specified:

2. It is been agreed that the **PROMISEE** shall pay to the **PROMISOR** along with father and brothers a total sum of Rs. **60,00,000/-** (Rupees **SIXTY LAKHS** Only) towards their entire share in the said 1/3 rights in the said property as per Memorandum of Understanding dated 1/04/2009.
3. The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.

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4. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.
5. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.
6. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.
7. The Present Memorandum shall be specifically enforceable at the option of either party.



The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.

It has been agreed that the project name will be '**SILVA JEWELS**'.

10. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

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SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Memorandum.

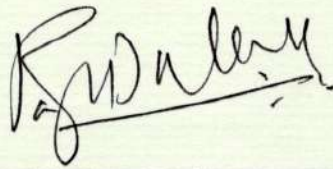
IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.



PROMISORS

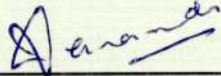
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1. PROMISORS No. 1 & 2 rep. by
Mr. **MENINO MARIANO D'SILVA,**

PROMISEE

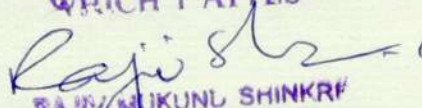


RAMRAJ ENTERPRISES, rep. by
RAJENDRA N. TALAK

WITNESSES:

1. 
2. 



EXECUTED BEFORE ME
WHICH I ATTEST

RAJIV MUKUND SHINKRE
NOTARY, MARGACH
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)
Reg. No. 44820
Date: 12/06/2009



गोवा GOA

Sl. No. 101 of Vendor: MA, Date of Issue: 12-8-09

120450

Value of Stamp Paper 100/-

Name of the Purchaser Ramraj Enterprises

Son of Residing at Comba

As there is no one single stamp paper for the value of Rs.
additional stamp paper
for the completion of the value is attached along with.

Signature of Vendor: [Signature]

Signature of Purchaser: [Signature]

Hermey U. D'Souza
Govt. Authorised Stamp Vendor
Maria Luiza Plaza, Shop No. S-6,
Comba, Margao-Goa
Ph: 2711449, 9637092619
L.No. JUD/VEN-Lic/2007/AC-1



MEMORANDUM OF UNDERSTANDING

MEMORANDUM OF UNDERSTANDING is executed on this 14th day of August,
of the Christian Year TWO THOUSAND NINE

[Signature]

[Signature]

BETWEEN

1. Mrs. **CARON D'SILVA** d/o. Menino Mariano D'silva, aged 38 years, married, service, residing at Elvira Apartments, Vidyanagar, Aquem Alto, Margao, Goa and her husband.
2. Mr. **JOHN MARIO FURTADO**, son of Benito Furtado, aged 39 years, married, businessman, Indian National, residing at Elvira Apartments, Vidyanagar, Aquem Alto, Margao, Goa Both are represented by Mr. **STEPHEN FERNANDES**, son of late Peter Fernandes, aged 49 years, married, businessman, resident of Peter Mansion, Behind Mahalaxmi Temple Road, Panjim, Goa by Power of Attorney dated 14th August, 2009 made before Adv. **RAJIV MUKUND SHINKRE**.

All are Indian Nationals, (hereinafter called 'the **PROMISORS**' which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**.

M/s. **RAMRAJ ENTERPRISES**, a partnership firm duly registered under the Partnership Act, having its office at Ashiyana, Comba, Margao, Goa, represented by its Managing Partner Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged 50 year, married, businessman, resident of Comba, Margao, Goa hereinafter called as "The **PROMISEE**" (which

expression shall unless be repugnant to the meaning or the context thereof, be deemed to mean and include its Partners, successors and assigns) of the **OTHER PART**.

All the parties hereto are Indian Nationals.

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WHEREAS there exists a property situated at Aquem of the city of Margao bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 hereinafter called the "**said property**" and the same is more particularly described in Schedule 'A' appended herein under:

WHEREAS We Mrs. **CARON D'SILVA** & Mr. **JOHN MARIO FURTADO** along with (1) Mr. **MENINO MARIANO D'SILVA** (2) Mr. **JOHN PHILOMEN** alias **PHIL VAZ** (3) Mrs. **ROMALDINA VAZ E DIAS** and (4) Mrs. **REMEGIA CLARINA ANNA ROSADA D'SILVA/RODRIGUES** (5) **JULIANA RODRIGUES/FERNANDES** (6) Mr. **DOMNIC FERNANDES** are together 1/3rd share holder of the **said property**.

WHEREAS the **PROMISORS** agrees hereby to sell their share in the said 1/3 rights of the said property.

NOW THEREFORE, THIS AGREEMENT TO SELL WITNESSETH AS UNDER:

1. The **PROMISORS** shall sell and the **PROMISEE** shall purchase their share in the said 1/3 rights of the said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 better described in Schedule 'A' appended herein under on the terms and conditions hereinafter specified:
2. The **PROMISEE** shall construct and give the **PROMISORS** two flats on the first floor of the building having a built up area of 120 m² each and a Shop of 15 m² all facing main road as per the specification attached.
3. For this consideration it has been agreed that the **PROMISORS** shall pay to the **PROMISEE** a sum of the Rs. **6,00,000/-** (Rupees **SIX**

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LAKHS Only) once the commencement of the work on the site and Rs. **4,00,000/-** (Rupees **FOUR LAKHS** Only) at the time of possession.

4. The **PROMISORS** covenant and declare that they have good rights and absolute title to the said property and that the same is free from all charges, liens and encumbrances whatsoever.
5. The final sale deed in respect of the said property shall be drawn by the advocate of the **PROMISEE** and the **PROMISORS** shall make available to the **PROMISEE'S** advocate any documents required for the purpose.
6. The **PROMISORS** shall obtain at their own cost, all the required permissions or clearances necessary for the purpose of execution or registration of the Sale Deed in respect of the said property.
7. The **PROMISORS** shall answer any requisites or interrogatories which may be posed by the advocate of the **PROMISEE** in respect of their title to the said property.
8. The Present Memorandum shall be specifically enforceable at the option of either party.
9. The **PROMISORS** shall make out a clear and marketable title to the said property to the satisfaction of the advocate of the **PROMISEE**.
10. It has been agreed that the project name will be '**SILVA JEWELS**'.
11. Two covered parking shall be provided by the **PROMISEE** to the **PROMISORS**.

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12. The flats shall be handed over within the period of 2 years from the date of approval of plans.

13. In case the **PROMISEE** fails to start the said project then the **PROMISEE** shall pay to **PROMISOR** a sum of Rs. **25,00,000/-** (Rupees **TWENTY FIVE LAKHS** Only)

14. All expenses incidental or arising out of the execution or registration of the present agreement or the Sale Deed/s in respect of the said plot, whether by way of Stamp Duty, registration fees, typing charges, drafting charges, etc. shall be borne exclusively by the **PROMISEE**.

SCHEDULE 'A'

The said property bearing Chalta Nos. 1 to 13 of P.T. Sheet No. 225 and Chalta No. 46,48,50 and 51 of P.T. Sheet No. 226 and bounded as follows:

On the East: by the property bearing Chalta No. 14 of P.T. Sheet No. 225.

On the West: by the property bearing Chalta No. 38 of P.T. Sheet No. 226.

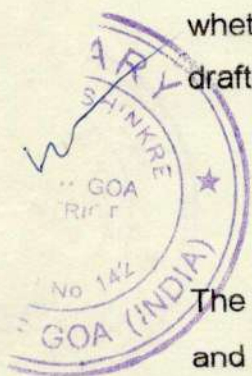
On the North: by the property bearing Chalta No. 91 of P.T. Sheet No. 221.

On the South: by road.

This plot is better identified and delineated in the plan annexed hereto and which shall form part of this Memorandum.

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SCHEDULE 'A'
SPECIFICATION

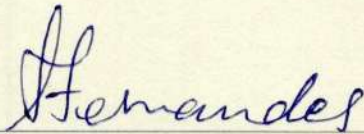
1. The Building will be R.C.C. framed structure or load bearing structure with 20 cms thick laterite or brick walls externally or blocks and single brick walls for partition.
2. The walls will be finished with 12 mm cement plaster internally with neeru finish and with 18 mm thick cement plaster externally.
3. Flooring will be of Vitrified tiles.
4. The dado upto one meter high in the W.C. and full height in the bathroom shall be provided with glazed tiles or ceramic tiles.
5. The kitchen platform shall be provided with black granite stone on the top surface.
6. The frames of the doors and windows will be of Sal wood or aluminum or equivalent.
7. The main door will be 35 mm teak wood paneled door.
8. Remaining doors will be 35 mm paneled doors of teak wood style/rails and panels of block board 1/2" thick or commercial flush doors.
9. All the fixtures for doors and windows will be of Brass
10. The wiring shall be concealed.

11. The walls shall be painted with distemper internally and the external walls shall be painted with Snowcem.
12. The doors and windows shall be painted with oil paint/French polish.
13. The water shall be supplied through G.I./P.V.C. Rigid pipe lines.
14. Windows shall be provided with grills.
15. The drainage shall be supplied through Cast Iron and A. C. Pipes or P. V. C. rigid pipes or equivalent.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day, month and year first hereinabove written.

PROMISORS



PROMISORS No. 1, 2 rep. by **STEPHEN FERNANDES**

PROMISEE

Rajendra N. Talak

RAMRAJ ENTERPRISES, rep. by
RAJENDRA N. TALAK



WITNESSES:

1. [Signature]
(SANTOSH D'SOUZA)
2. [Signature]
(WILMA FERNANDES)



EXECUTED BEFORE ME
WHICH I ATTEST
Rajendra N. Talak
NOTARY, MARGAO
SOUTH GOA DISTRICT
STATE OF GOA (INDIA)
Reg No. 45995
Date 14/8/09