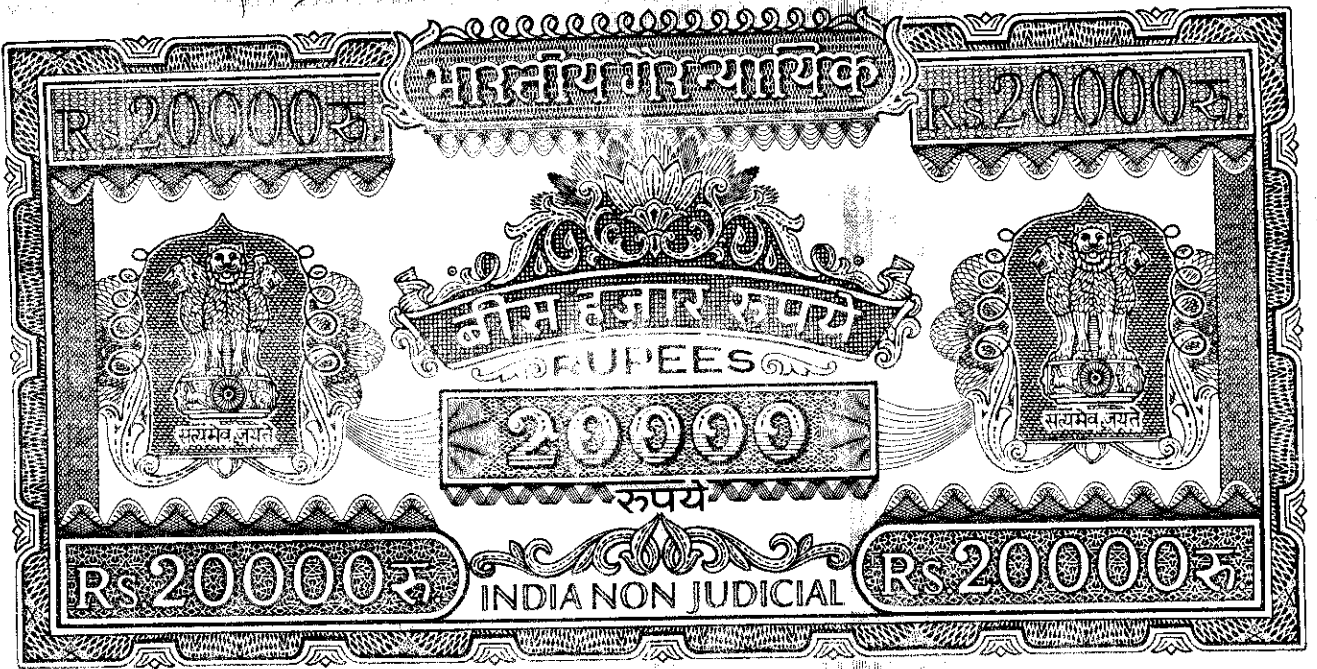


@ 22/2/06 Nov P/Adm

0213107



गोवा GOA Sr. No. 1910 Place of Vend - Panaji Date of issue 10-11-06

005074

Value of stamp paper 2000/-
Name of the purchaser Alcon Construction (Goa) Pvt. Ltd.
Residing at Panaji
As there is no stamp paper of value of Rs. 265900/-
Additional stamp paper of the value of Rs. attached along with.

7000/-
1/12/2006
265900/-

Serial No. 3010/2006
Presented at the Office of the
Sub-Registrar of Ilhas
between the hours of 11:00 AM
and 11:10 on 14/11/2006

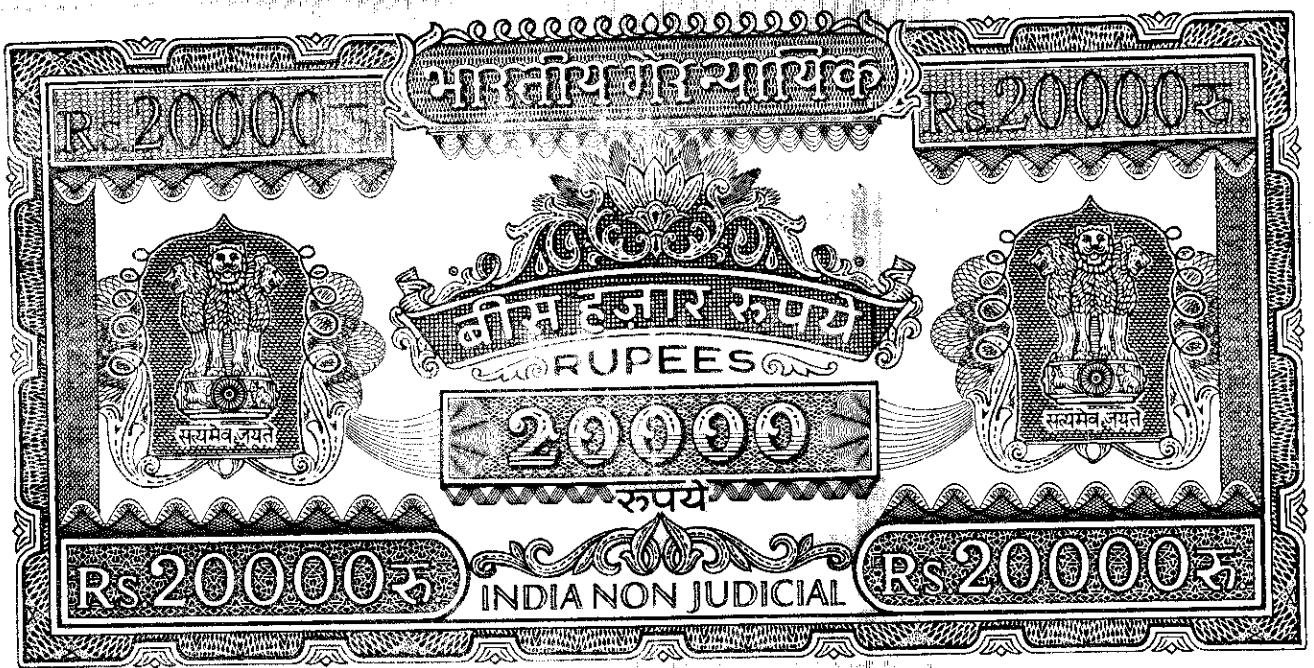
Received fees for Rs.
Registration 265860.00
Copying (Folio) 60.00
Copying Endorsement 10.00
Postage 265930.00
Total Rs.

DEED OF SALE

**SUB-REGISTRAR
ILHAS**

THIS DEED OF SALE is executed on this 14th day of November of the year

Two Thousand and Six (14/11/2006) by and Mrs. Arjali N. Karpe
Nules a. Gunte Nules N. Gunte



गोवा GOA No. 1910. Place of Vendor Panaji Date of issue 10-11-06

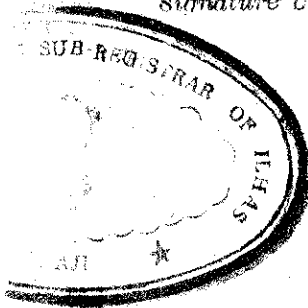
005075

Value of stamp paper 20000
 Name of the purchaser Alcon construction (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no other stamp paper the value of Rs. 265900/-

Additional stamp papers for the completion of the work is attached along with.

Signature of the official vendor

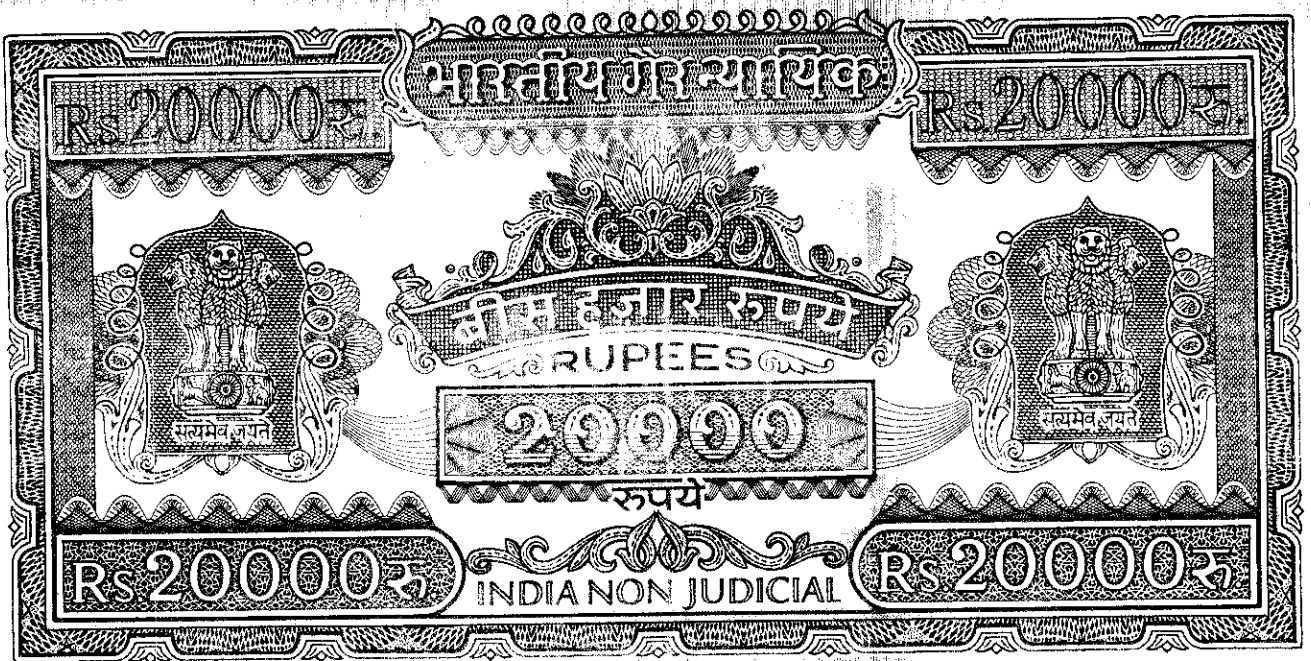
Signature of the Purchaser



BETWEEN

I. MRS. ANJALI NAGUESH KARPE, widow of Mr. Naguesh alias Sagar Ramnath Karpe, 52 years of age, housewife, residing at Aquem, Margao - Goa, hereinafter referred to as the 'VENDOR' (which expression shall unless

See Mrs. Anjali N. Karpe.
 Nagesh N. Goate

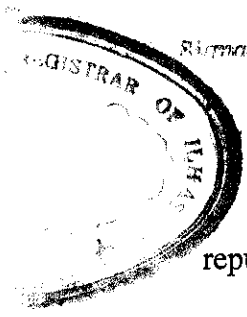


गोवा GOA

005076

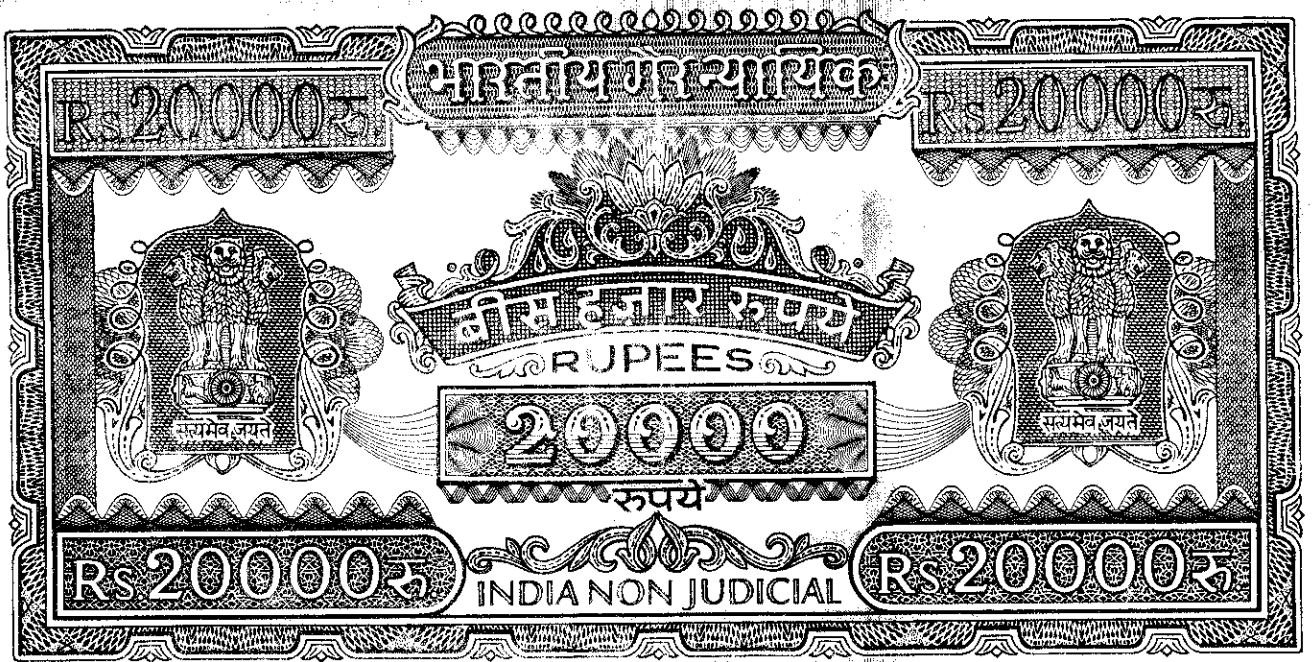
Cr. No. 1910 Place of Vend : Panaji Date of issue ... 10-11-06 ...
 Value of stamp paper 20,000
 Name of the purchaser Alcan construction (Goa) Pvt. Ltd.
 Residing at Panaji of
 As there is no single stamp paper of the value of Rs. 265900
 Additional stamp paper for the execution of this deed is attached along with.

Signature of the Vendor
 Signature of the Purchaser



repugnant to the context or meaning thereof, be deemed to include her heirs, legal representatives, executors, administrators and/or assigns) of the **FIRST PART**;

BY MRS. Anjali N. Kanpe
 Nules & Gunte **AND**



गोवा GOA No. 1910 Date of Issue Panaji Date of issue 10-11-06 005077

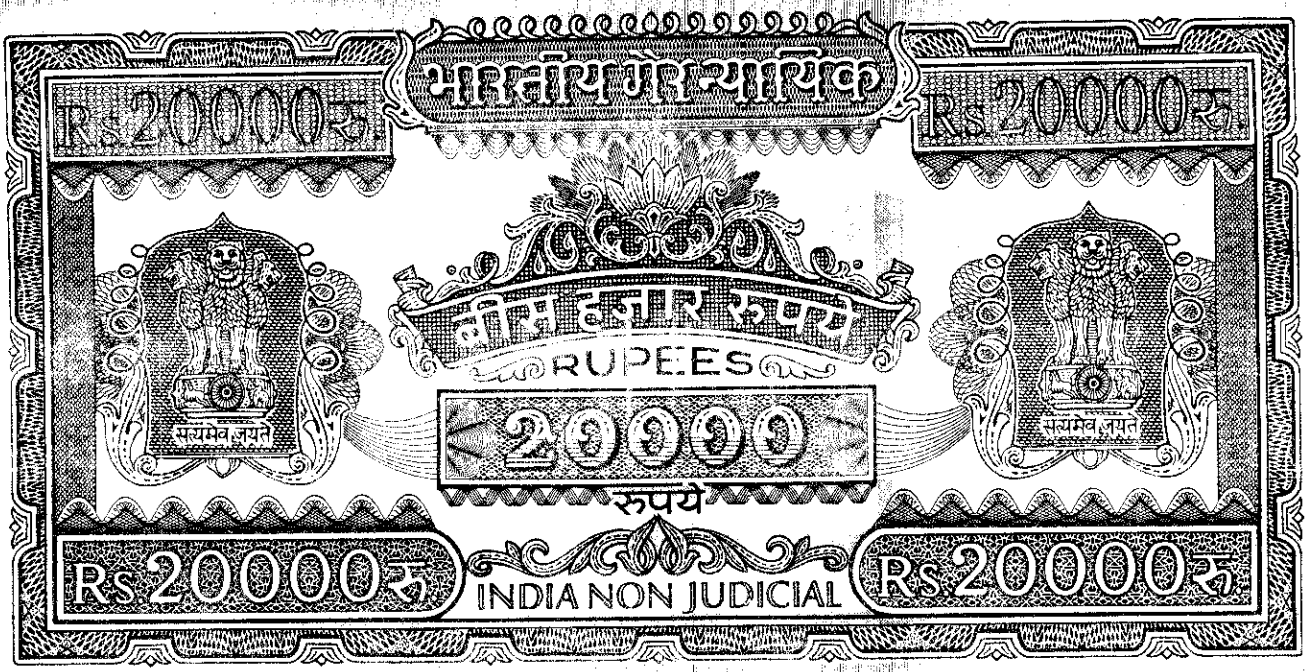
Value of stamp paper 20,000/-
 Name of the purchaser Alcon Construction (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no single stamp paper the value of Rs. 2,65,900/-

Additional stamp paper for the completion of the act is attached along with.

Signature of the purchaser
 Signature of the Registrar



II. M/s. ALCON CONSTRUCTIONS (GOA) PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, with its registered office at Sukerkar Mansion, First Floor, Panaji - Goa, represented in this act by its Director, MR. NANDA SADASSIVA NAIQUE COUNTO, 62 years of age, son of MRS. Anjal N. Karjee.
 Nanda N. Counto



गोवा GOA

005078

Sr. No. 1910 Place of Vend: Panaji Date of issue 10-11-06

Value of stamp paper 2000/-

Name of the purchaser Alcan constructions (Goa) Pvt. Ltd.

Residing at Panaji

As there is no stamp paper of the value of Rs. 2,65,900/-

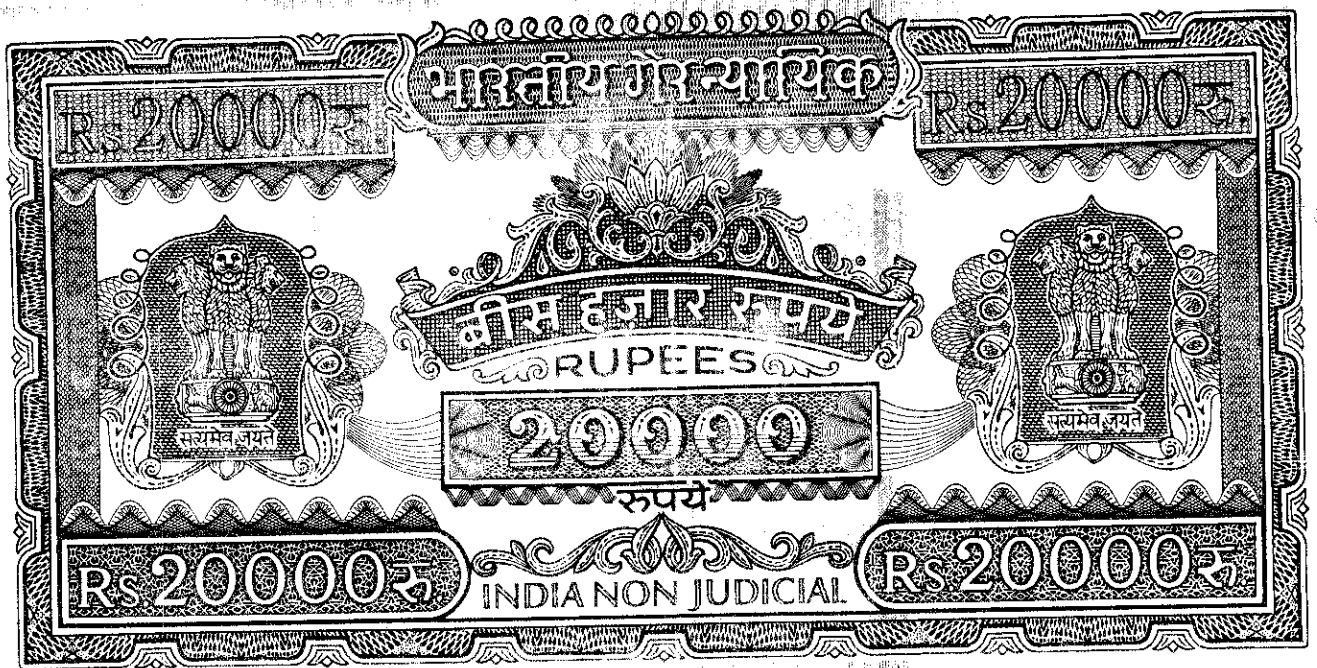
Additional stamp paper for the registration of the same is attached along with.



[Handwritten signatures]

of late Sadassiva Naique Counto, Indian National, residing at Panaji - Goa, hereinafter referred to as the 'PURCHASERS' (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its successors, legal heirs and assigns) of the **SECOND PART**;

Sh. Mrs. Anjali N. Kempe
Nutan N. Counto



गोवा GOA. ...1910. Place of Vend. ... Date of issue ... 10-11-06

005079

Value of stamp paper 20000

Name of the purchaser Alcon constructions (Goa) Pvt. Ltd.

Residing at Panaji

As there is no stamp paper of the value of Rs. 265900/-

Additional is attached along with

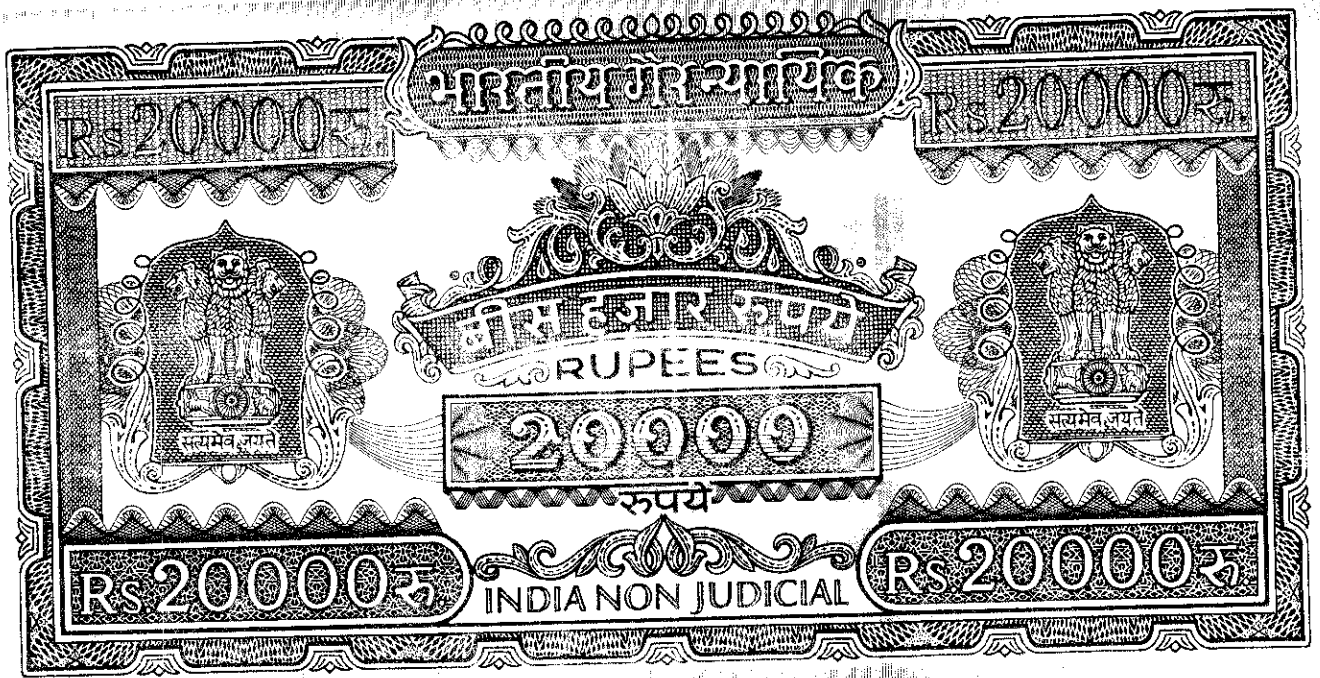
[Signature]

[Signature]



AND

III. M/s. ALCON DEVELOPERS, a Partnership Firm, registered under No. 42/95 with the Registrar of Firms under the Indian Partnership Act, 1932, with its office at Sukerkar Mansion, First Floor, M. G. Road, Panjim - Goa,
or Mrs. Arjali N. Karpe
 Nulca n. Genta



गोवा GOA 1910

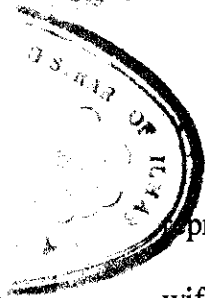
10-11-06

005080

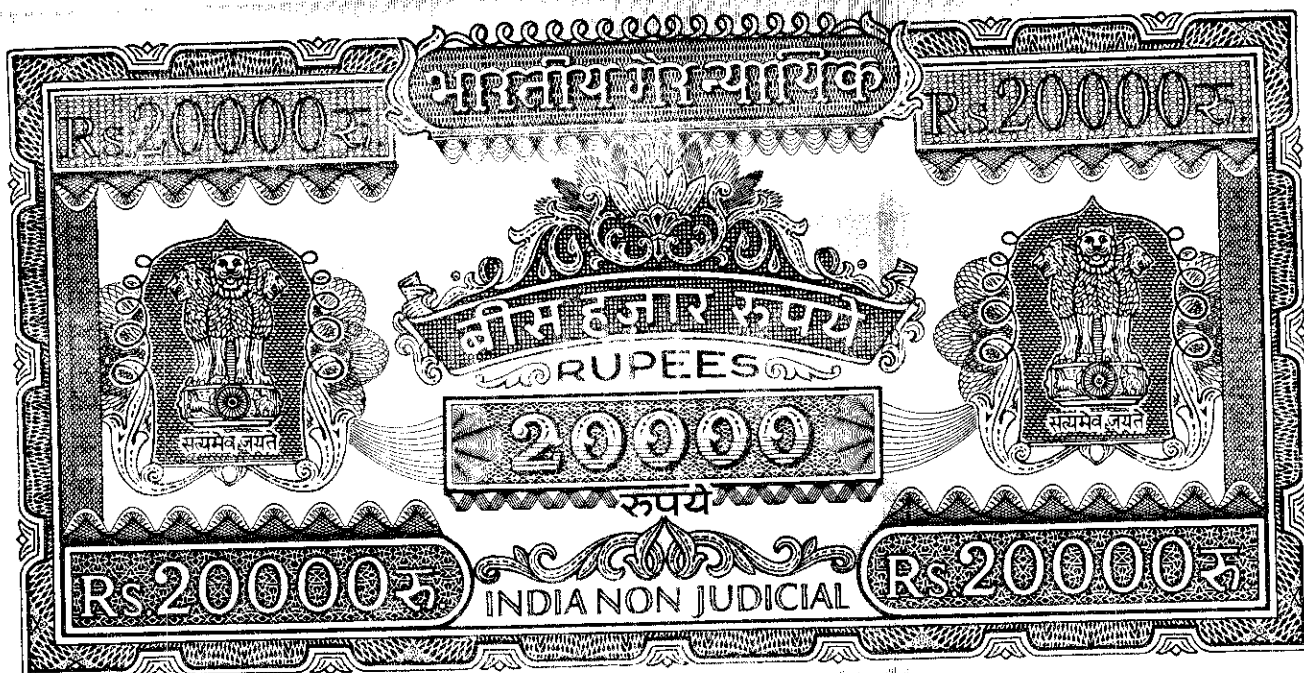
Value of the instrument 20000/-
 Name of the party Alcon construction Pvt. Ltd.
 Residing at panjim
 An amount of 265,900/- in the form of Rs 20000/-
 Additional stamp paper for the completion of the act is attached along with.

[Signature]
 Signature of the Official vendor

[Signature]
 Signature of the Purchaser



presented in this act by its Partner, **MRS. NUTAN NANDA N. COUNTO**, wife of Mr. Nanda S. N. Counto, 53 years of age, married, Occupation Business, Indian National, residing at Panjim, Goa, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall mean and include its Partners for the time being constituting the firm and its survivors or survivor of or Mrs. Anjali N. Lape
Nutan N. Counto



गोवा GOA

1910

Date of issue 10-11-06

005081

Value of the instrument 20000
 Name of the instrument Alcon Construction (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no duty stamp paper the value of Rs. 265,900/-

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

Signature of the official of the

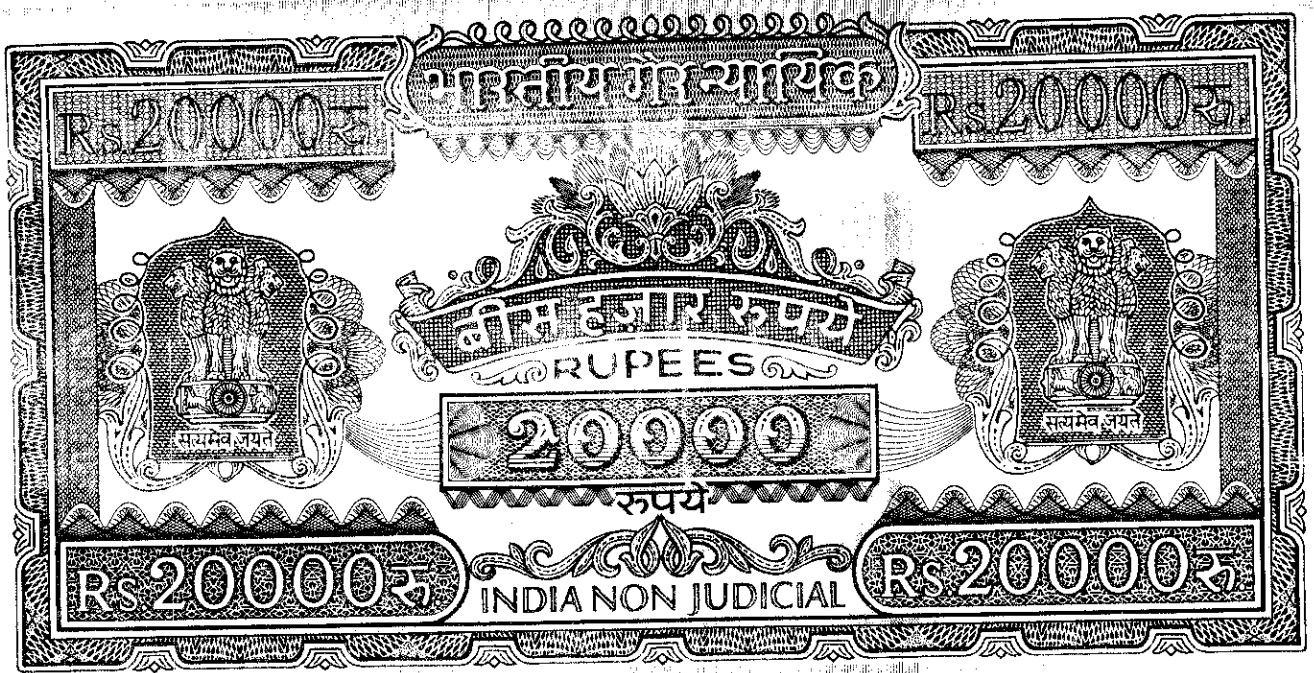
Signature of the Registrar

them and the legal representatives, administrators, executors, successors-in-interest and assigns of the last surviving partners, of the **THIRD PART**;

WHEREAS there exists a property known as "CAVATEACHEM XETT", situated at Taleigao, within the jurisdiction of the Village Panchayat of Taleigao, Sub-District of Ilhas of the District of Goa, surveyed under Survey No. 112/1 and

by Mrs. Anjali N. Karpe

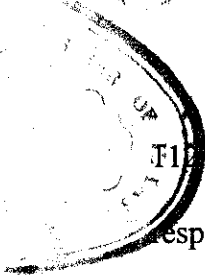
Nutan at Goate



गोवा GOA No. ... 1910. Place of Vend - Panaji Date of issue 10.11.06 005082

Value of stamp paper 20000
 Name of the purchaser Alcan construction (GoA) Pvt. Ltd.
 Residing at Panaji
 As there is no single stamp paper of the value of Rs. 265,900/-
 Additional stamp papers for the completion of the value is attached along with.

Signature of the Vendor Signature of the Purchaser



Plot measuring about 362.00 square meters and 12,931.00 square meters respectively and registered in the Land Registration Office of Ilhas under No. 11645 at page 180V, of Book B-39 New and enrolled in the Taluka Revenue Office of Ilhas under No. 77, which property is better described in Schedule I hereto and is delineated in the plan hereto annexed with red boundary line, which shall be hereinafter referred to as the 'Said Property'.

Mrs. Anjali N. Lape
 Nules de Gunte



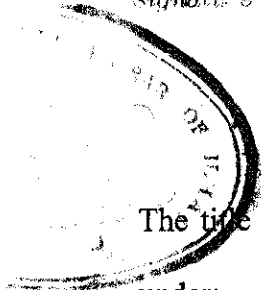
गोवा GOA 1910 Date of issue 10-11-06 005083

Value of stamp paper 2000/-
 Name of the purchaser Alcan construction (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no single stamp paper for the value of Rs. 265,900/-

Additional stamp papers for the completion of the value attached along with.

Signature of the officio vendor

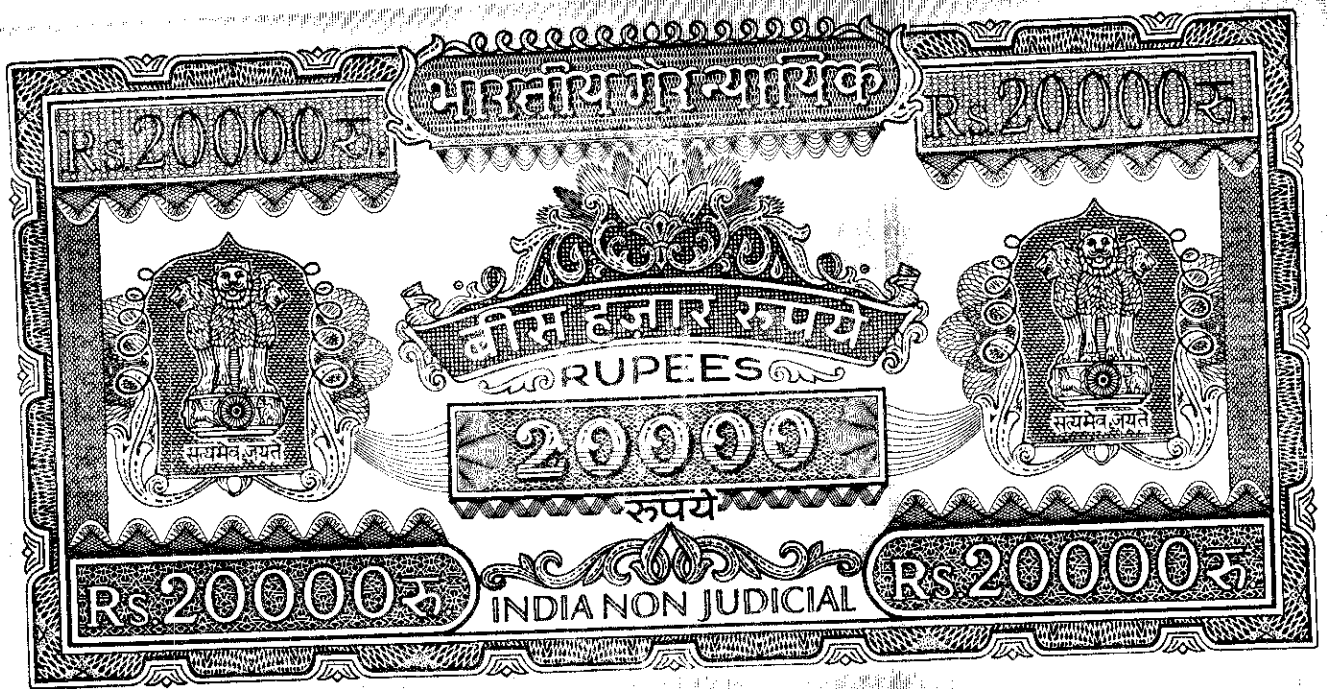
Signature of the Purchaser



The title of the said property better described in Schedule I hereunder traces as under:

The said property is found inscribed in favour of one Ernesto Francisco de Carvalho, he having acquired the right to the said property vide Public Deed dated

2- Mrs. Anjali N. Lape
 Nulca N. Gunte



गोवा GOA

005084

Sr. No. ... 1910 ... Place of Vend. Panaji Date of issue 10-11-06
 Value of stamp paper Rs. 20,000/-
 Name of the purchaser Aken Construction (Goa) Pvt. Ltd.
 Residing at Panaji ...
 As there is no single stamp paper of the value of Rs. 265,900/-

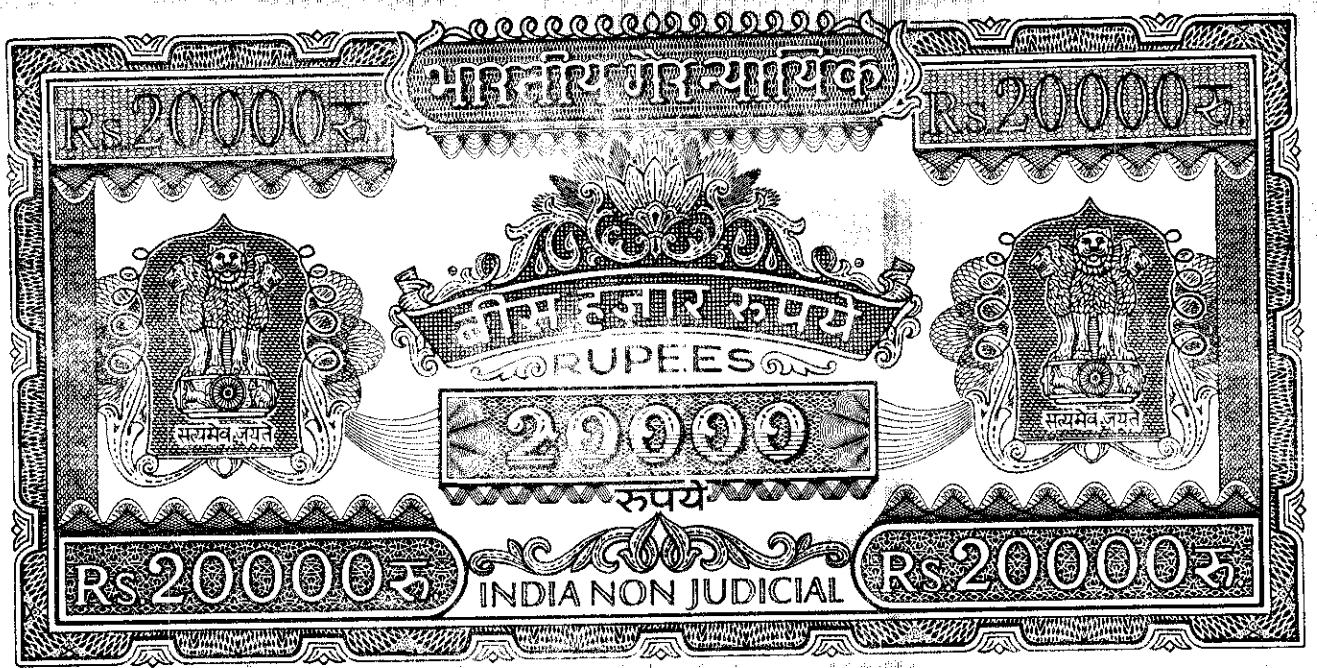
Additional stamp papers for the completion of the value attached along with.

Signature of the Notario vendor _____
 Signature of the Purchaser _____

19/02/1907, drawn at Folio 67 overleaf of Book 145 in the Office of the Notary Public of the Judicial Division of Bardez.

AND WHEREAS by a Public Deed, part of the said property was purchased by one Duarte Sebastiao Pereira from said Ernesto Francisco de Carvalho and his wife Adelaide Augusta Ferreira Martins de Castro Carvalho.

By M/s. Anjali N. Kape
 Notary Public



गोवा GOA 1910 Date of issue 10.11.06 005086
 Value of stamp paper Rs. Twenty thousand only
 Name of the purchaser Alcon Construction (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no single stamp paper for the value of Rs. Two Lakh
 Sixty five thousand nine hundred only
 Additional stamp papers for the completion of the deed attached
 along with:

Signature of the official vendor

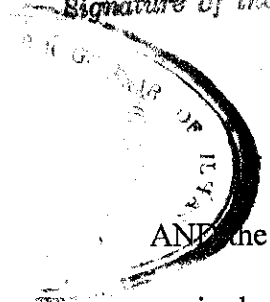
of Maria Anna Faria, which Deed is drawn up by the Notary Public, Teodoro de
 Miranda and is found recorded in his Book under No. 142 at Folios 28 to 29
 overleaf, as such, the said Manuel Alves and his wife Anna Faria became the
 absolute owners in respect of the said property described under No. 11645.

MRS. Anjali N. Karpe
 Nules. N. Gante



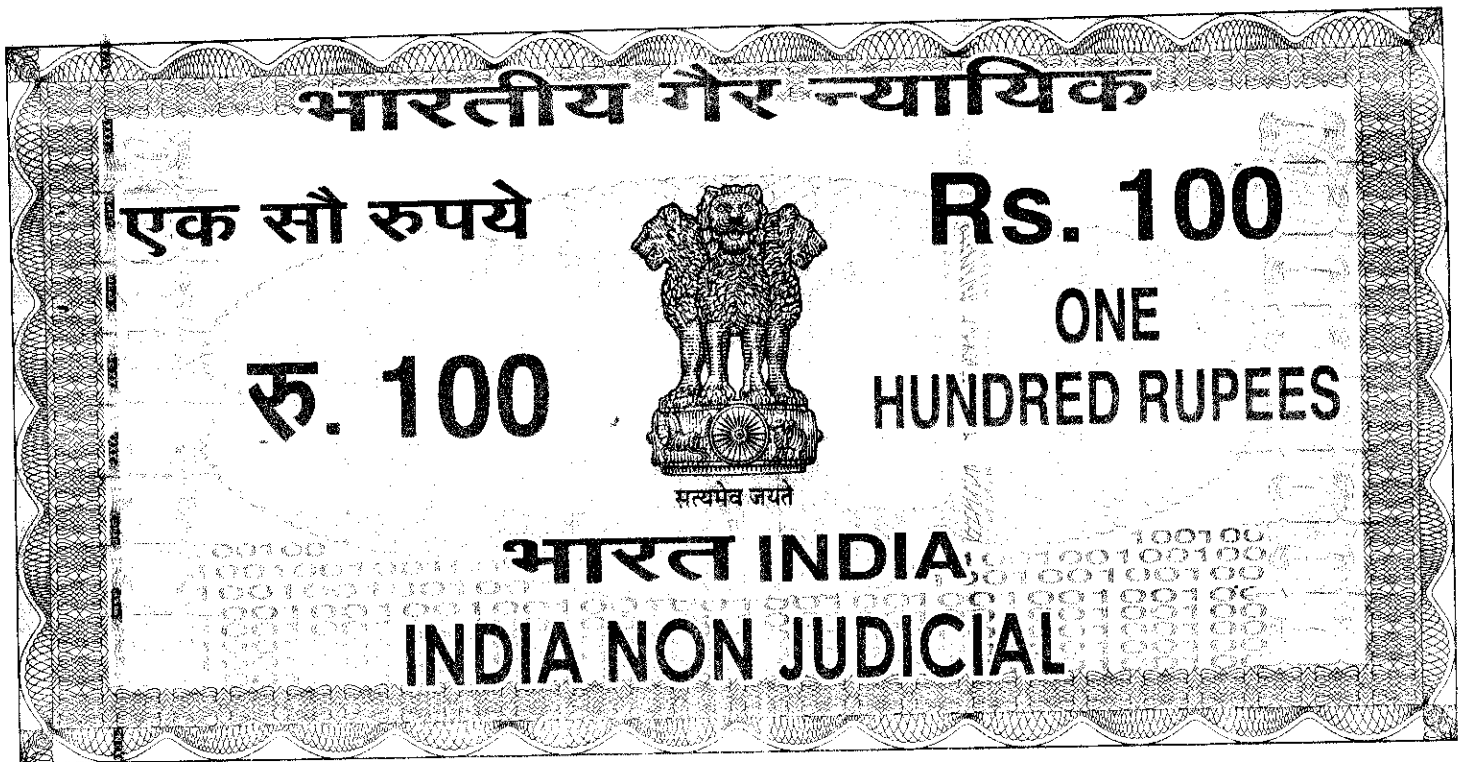
Dr. No. 1910 Place of V and (Dist) _____ Date of issue ... 10-11-06
 Value of stamp paper Sour
 Name of the purchaser ALCON construction (Govt) Pvt. Ltd
 Residing at Perrays Cor. of
 As there is no single stamp paper for the value of Rs. 26500/-
 Additional stamp paper for the completion of the same
 along with:

Signature of the *de officio* vendor



AND the said Manuel Alves and his wife, Maria Anna Alves or Maria Anna Faria expired on 07/04/1948 and 21/01/1953 respectively, without leaving any Will or Gift and without leaving behind any issues, however leaving behind descendants of both sides.

Mrs. Anjali N. Karpe
Nules N. Gunte



031261

गोवा GOA Cr. No. 1910 Place of Vend - Panaji Date of issue 10-11-06

Value of stamp paper 100/-
 Name of the purchaser Alcon construction (Goa) Pvt Ltd
 Residing at Paug...

As there is no single stamp paper for the value of Rs. 265900/-

Additional stamp papers for the completion of the value is attached along with.

Signature of the official vendor

Signature of the purchaser



AND WHEREAS on the death of the said Manuel Alves and his wife Maria Anna Faria, Inventory Proceedings were instituted in the Court of Civil Judge, Senior Division, at Panaji, bearing No. 7/54.

sd/ MRS. Anjali N. Karpel
 Alcon at Goan



गोवा GOA

031262

No. 1910 Date of Issue - 10-11-06

Value of stamp paper 100

Name of the purchaser Alex construction (Goa) Pvt Ltd

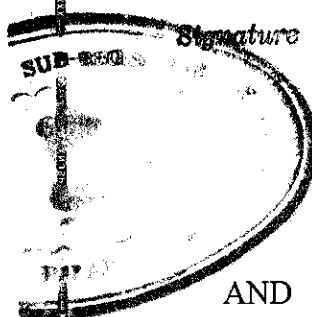
Residing at Panaji

As there is no other stamp paper the value of Rs. 265900

Additional stamp paper for the purpose of this stamp is attached along with.

Signature of the official vendor

Signature of the purchaser



AND in the said Inventory Proceedings, the said property described under No. 11645 was allotted to Manuel Sebastiao Fernandes, as such, the said Manuel Sebastiao Fernandes became the sole and exclusive owner in respect of the said property.

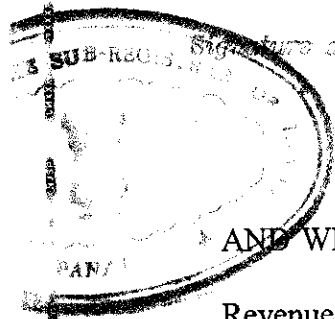
Mrs. Anjali N. Kampe
Mukul H. Gante



गोवा GOA

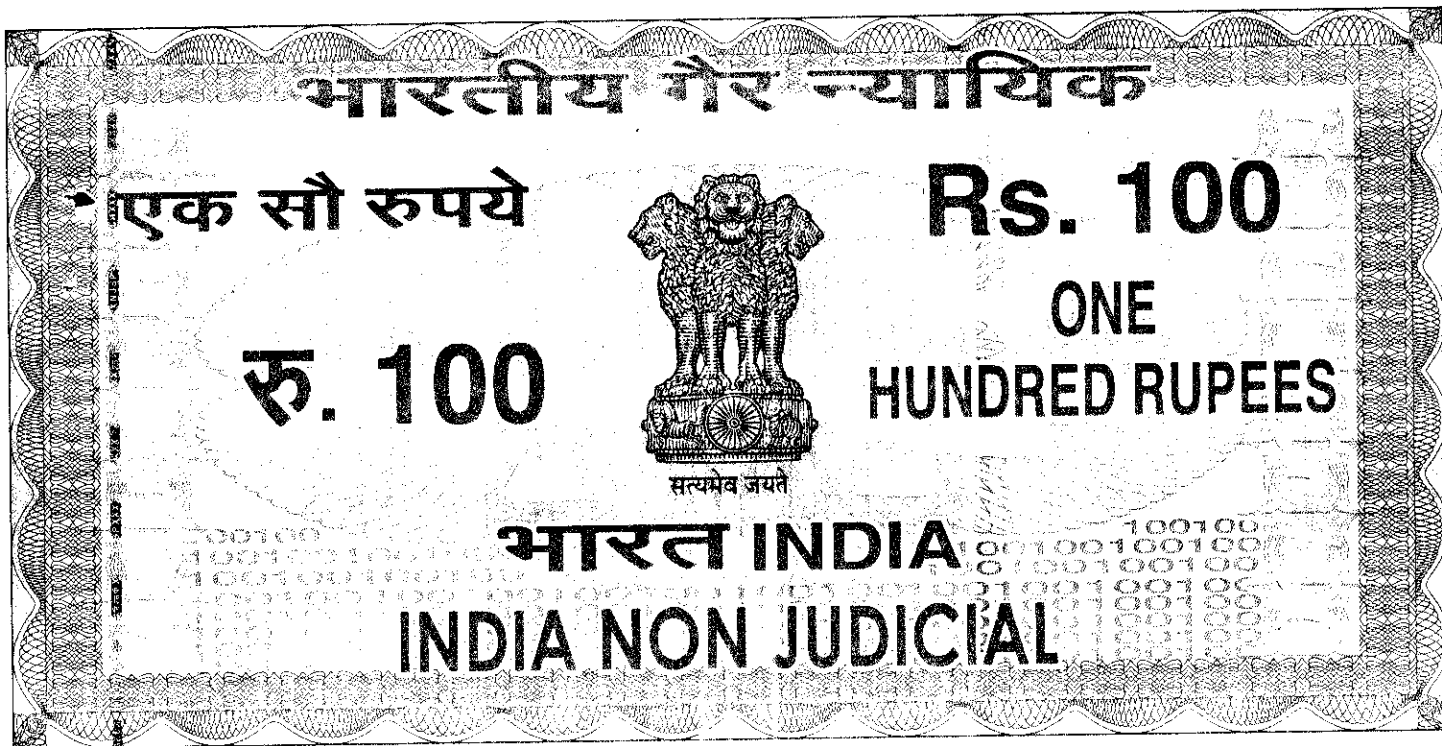
031263

Sr. No. 1910 Place of Vend: Panaji Date of issue 10-11-06
 Value of stamp paper 100/-
 Name of the purchaser Alcon construction (Goa) Pvt Ltd,
 Residing at Panaji
 As there is no stamp of the purchaser the value of the stamp is 265900/-
 Additional stamp of the purchaser is attached along with.



AND WHEREAS on survey being promulgated under the provisions of the Land Revenue Code, the said property described under No. 11645 was surveyed under Survey Nos. 112/1 and 112/2 of the Village of Taleigao. The property bearing Survey No. 112/1 admeasures 362.00 square meters and the property bearing Survey No. 112/2 admeasures 12,931.00 square meters.

Mrs. Anjali N. Karpe
Nitesh N. Gunte



गोवा GOA

Cr. No. 1910 Place of issue Panaji Date of issue 10-11-06

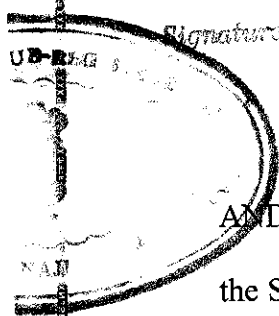
031264

Value of stamp 100
 Name of the purchaser Alcon construction (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no stamp paper of the value of 100

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

Signature of the official

Signature of the Purchaser



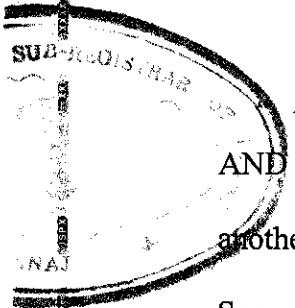
AND WHEREAS by a Deed of Sale dated 18/04/1986, registered in the Office of the Sub-Registrar of Ilhas, at Panaji, under No. 46, at pages 210 to 216 of Book I, Vol. 38, the said Manuel Sebastiao Fernandes and his wife, Blandina Costam, sold part of the said property, namely property surveyed under Survey No. 112/2, admeasuring 12,931.00 square meters to one, Mr. Jose Alphonso.

Mrs. Anjali N. Icarpe
 Anjali N. Gunte



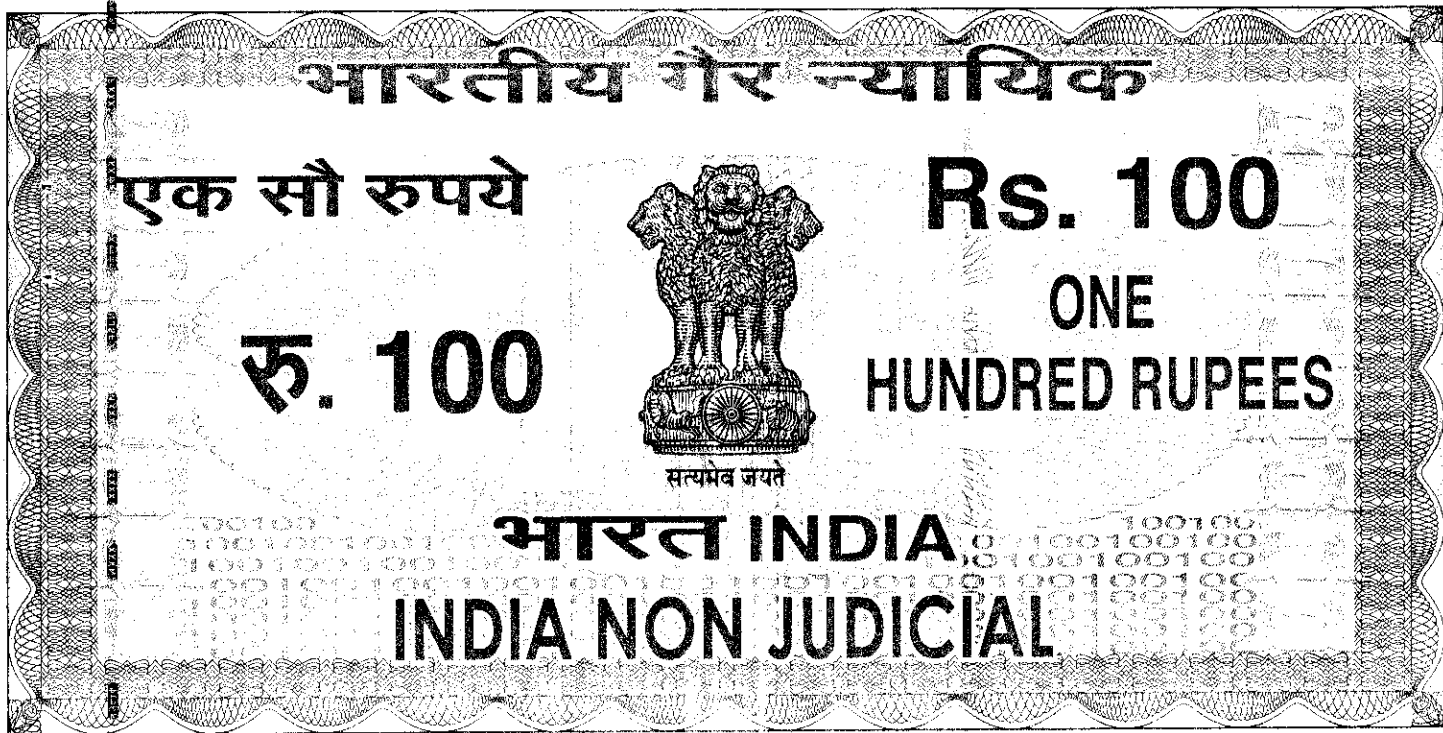
गोवा GOA Sr. No. 1910 Date of issue 10-11-86 031265

Value of stamp Rs. 100
 Name of the purchaser Alcon construction (Goa) Pvt Ltd
 Reading of stamp 100
 As there is no other stamp paper attached
 Additional stamp for the stamp duty is attached
 along with.
 Signature of the purchaser
 Signature of the Treasurer



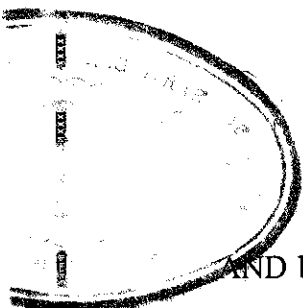
AND by a Deed dated 21/04/1986, the said Manuel Fernandes sold another portion of the said property, namely the property surveyed under Survey No. 112/1 admeasuring 362.00 square meters to late Sagar alias Naguesh Ramnath Karpe, husband of the Vendor herein and Mr. Vassudev Dhakuli Shirodkar.

for Mrs. Anjali N. Karpe
 Nules, N. Goate



गोवा GOA No. 1910 Date of issue 10-11-06 031266

Value of stamp paper 100/-
 Name of the purchaser ALcon construction (Goa) Pvt. Ltd.
 Residing at Panaji
 To have in receipt stamp paper of the value of Rs. 265,900/-
 Additional stamp paper for the completion of the value attached along with.
 Signature of the official [Signature]
 Signature of the purchaser [Signature]



AND by another Deed of Sale dated 21/04/1986, the said Jose Alphonso and his wife sold the balance portion of the said property i.e. property surveyed under Survey No. 112/1, admeasuring 12,931.00 square meters to late Sagar alias Naguesh Ramnath Karpe and Mr. Vassudev Dhakuli Shirodkar.

or MRS. Anjali N. Karpe
 N. Karpe & Co.



गोवा GOA Sr. No. 1910 Place of Vend :- Panaji Date of issue 10-11-86 031267

Value of stamp paper 100/-
 Name of the purchaser Alcon construction (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no single stamp paper for the value of Rs. 265900/-
 Additional stamp papers for the completion of the value is attached along with.

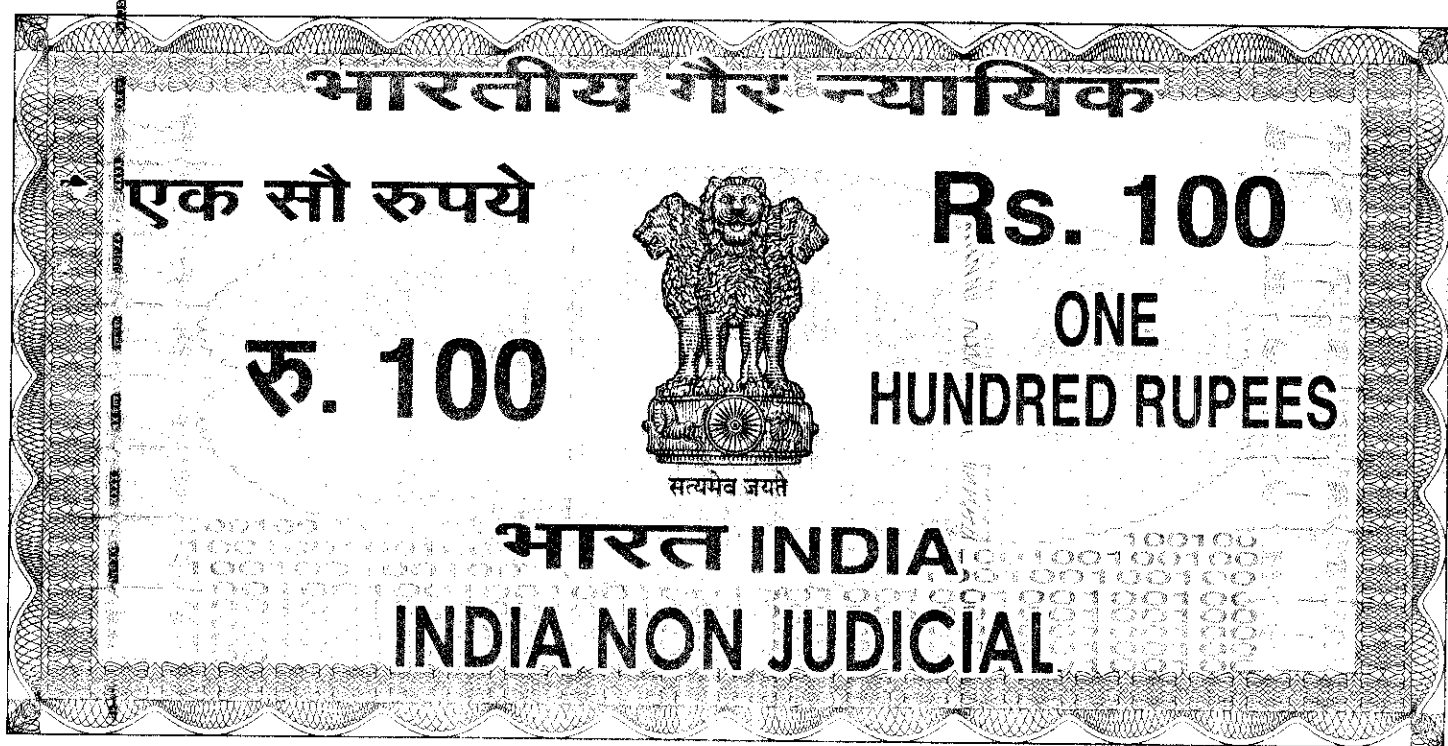
Signature of the official vendor

Signature of the purchaser



AND by virtue of the said Deeds the said late Sagar alias Naguesh Ramnath Karpe and the said Mr. Vassudev Dhakuli Shirodkar acquired full title and ownership in respect of the said property surveyed under Survey Nos. 112/1 and 112/2 of the Village of Taleigao.

at MYS. Anjali N. Karpe
 Nules N. Ganta



गोवा GOA Sr. No. 1910 Place of Vendor: Panaji Date of issue 10-11-07 031268

Value of stamp paper 100/-
 Name of the purchaser Alcon construction (Goa) Pvt. Ltd.
 Residing at Canay.

As there is no single stamp paper for the value of Rs. 265900/-

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

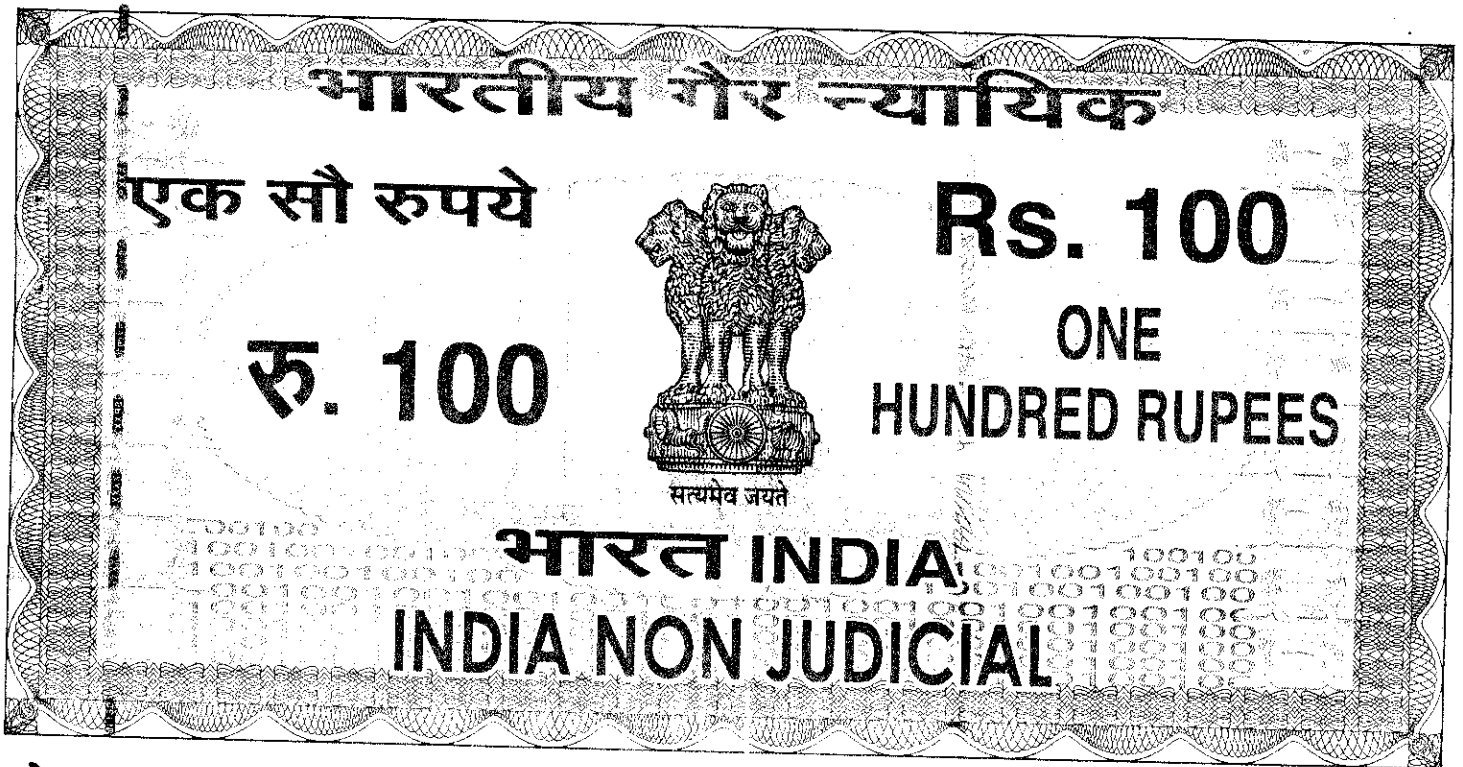
Signature of the official vendor

Signature of the Purchaser



AND WHEREAS the Vendor herein is the widow of late Sagar alias Naguesh Ramnath Karpe, who expired on 18/11/1999.

AND WHEREAS by an Award dated 15/04/1998, rendered by Smt. S. H. N. Gaunekar, Chartered Accountant, who was acting as sole Arbitrator in the matter of MYS. Anjali N. Karpe
Nutan & Co. etc.



गोवा GOA

No. 1910 Place of Vend. Panaji Date of issue 20.11.06

031269

Value of stamp paper 100

Name of the party Alcon construction (Goa) Pvt. Ltd.

Residing at Panaji

As there is no single stamp paper of the value of Rs. 265,000

Additional stamp paper for the completion of the value, attached along with.

Signature of the official number

Signature of the Director



of Arbitration between the parties of Alcon Group, the development of the said property surveyed under Survey Nos. 112/1 and 112/2 was allotted to Alcon Developers, the Confirming Party herein.

or Mrs. Anjali N. Kapse
Nitesh N. Gante

AND WHEREAS the said Sagar alias Naguesh Ramnath Karpe expired on 18/11/1999 leaving behind the Vendor as his moiety holder and his only heirs his two daughters, namely, Spurti Naguesh Karpe and Chaitanya Naguesh Karpe as his sole and universal heirs.

AND by a Deed of Gift of Illiquid Rights executed at Margao, on 15/05/2003 and registered in the office of the Sub-Registrar of Salcete, the said heirs of late Sagar alias Naguesh Ramnath Karpe, namely Spurti Naguesh Karpe and Chaitanya Naguesh Karpe, surrendered and/or relinquished their right, title and claim in respect of the said property in favour of the Vendor and as such, the Vendor is the sole owner of 50% of the undivided share in the property described in Schedule I hereto and said Vassudev Dhakuli Shirodkar and his wife Surekha Vassudev Shirodkar are the owners of the balance 50% of the undivided share in the said property to the extent of 6646.50/13293.

AND by an Addendum dated 03/10/1994 to the Agreement dated 04/10/1987, the parties thereto varies the terms agreed between them under the Agreement dated 14/10/1987 which terms are set out in the said Addendum and by a further Addendum dated 23/02/2005 the entrustment of the said property and/or the said project was acknowledged by the Vendor and the said, Mr. Vasudev D. Shirodkar and his wife Mrs. Surekha V. Shirodkar, as having been allotted to the

or Mrs. Anjali N. Karpe
Shri. D. G. G. G.

Confirming Party and all the rights and obligations under the Agreement dated 14/10/1987 were vested and allotted to the M/s. Alcon Developers, the Confirming Party herein.

AND WHEREAS by an Agreement dated 06/09/2005, executed between the Vendor and the said Mr. Vassudev D. Shirodkar and Mrs. Surekha V. Shirodkar on one end and M/s. Alcon Developers and the Purchasers herein on the other end, the Vendor and the said Mr. Vasudev D. Shirodkar and his wife Mrs. Surekha V. Shirodkar, with the concurrence of Confirming Party agreed to sell the said property to the Purchasers herein for a total consideration of Rs. 2,25,00,000/- (Rupees two crore twenty five lakhs only) as agreed under the said Agreement and under the said Agreement the Confirming Party also agreed to assign its rights in favour of the Purchaser for a consideration of Rs. 1,00,00,0000/- (Rupees one crore only) and on terms and conditions stipulated in the said Agreement.

AND under the said Agreement the consideration of Rs. 2,25,00,000/- (Rupees two crores twenty five lakhs only) was agreed to be paid to the Vendor i.e.

or Mrs. Anjali N. Icarpe
Anurag N. Gunte

Mrs. Anjali Naguesh Karpe and the said Mr. Vasudev D. Shirodkar and his wife,
Mrs. Surekha V. Shirodkar in the following proportion:

- i) Rs.1,12,50,000/- to the Vendor.
- ii) Rs.1,12,50,000/- to the said Vassudev D. Shirodkar and his wife,
Mrs. Surekha V. Shirodkar.

AND WHEREAS by Notification dated 29/12/2005 issued under the Land Acquisition Act, the Government of Goa, declared that the portion of the said property, namely, an area of 13051.00 square meters is required for the purpose of setting up Integrated Sanitary Landfill and Solid Waste Management Plant and accordingly Notifications were issued under provisions of the Land Acquisition Act.

AND WHEREAS the Vendor along with the said Mr. Vassudev D. Shirodkar and his wife, Mrs. Surekha V. Shirodkar herein preferred a Writ Petition bearing No. 54/06 before the Hon'ble High Court, inter alia, challenging the said Notification for acquisition of the portion of the said land on the ground that the said land cannot be used for the purpose for which it was sought to be acquired.

AND WHEREAS the State of Goa, by a Notification dated 25/08/2006 published in the Official Gazette, dropped the acquisition proceedings in respect of the portion of the property sought to be acquired.

for Mrs. Anjali N. Karpe
Anula N. Gunte

AND WHEREAS the Vendor has approached the Purchasers and requested the Purchasers to effect payment of the balance amount of consideration due and payable to the Vendor and has expressed her willingness to execute the a Deed of Sale in respect of the 6646.50/13293 undivided share owned by the Vendor in the said property i.e. 50% undivided share in the said property.

NOW THIS DEED WITNESSETH AS UNDER:

That out of total consideration of a sum o Rs. 1,12,50,000/- (Rupees one crore twelve lakhs fifty thousand only) payable to the Vendor, a sum of Rs. 12,50,000/- is paid by Cheque No. 6732087 dated 06/09/2005 by the Purchasers to the Vendor at the time of execution of Agreement dated 06/09/2005 which is drawn on Dena Bank, Panaji branch, receipt of which the Vendor has acknowledged and an amount of Rs. 10,00,000/- paid by Cheque No. 019606 dated 10th November 2006, drawn on The Saraswat Co-operative Bank Ltd., Panaji branch, receipt of which the Vendors hereby acknowledge and the balance consideration of Rs. 90,00,000/- (Rupees ninety lakhs only) is paid by three installments i.e. first installment of Rs. 24,00,000/- (Rupees twenty four lakhs only) paid by Cheque No. 019607 dated 09th November 2007, second installment of Rs. 33,00,000/-

MRS. Anjali N. Icarpe

Anita N. Gante

(Rupees thirty three lakhs only) paid by Cheque No. 019608 dated 09th November 2008 and the third and the last installment of Rs. 33,00,000/- (Rupees thirty three lakhs only) paid by Cheque No. 019609 dated 09th November 2009, all drawn on The Saraswat Co-operative Bank Ltd., Panaji branch, in favour of the Mrs. Anjali Naguesh Karpe, the Vendor herein, the receipt of which she acknowledges, and the Vendor as beneficial owner of all that part an parcel of the property described in Schedule I, to the extent of 6646.50/13293 undivided share, do hereby convey, sell and/or transfer unto the Purchasers, the undivided right, title and interest to the extent of 6646.50/13293 undivided share in the said property described in Schedule I, to have and to hold the same unto the Purchasers, as absolute owners in possession thereof, free from any encumbrances and/or defect in title. The said post dated cheques shall be deposited by the Vendor on prior intimation to the Purchasers of the intention of the Vendor to deposit the said cheques.



VENDOR'S COVENANTS:

The Vendor hereby covenant with the Purchasers as follows:

1. That the Vendor has absolute right, title to sell their undivided share in the said property described in Schedule I and that the same is free from any encumbrances and/or defect in title and is in direct enjoyment and possession of the Vendor.

Mrs. Anjali N. Karpe

Nutan N. Gunte

2. That there are no tenants and/or care-takers in respect of the said property described in Schedule I and that the said property described in Schedule I has been directly possessed and enjoyed by the Vendor.
3. That if at any time any defect is found in the title of the Vendor in respect of their undivided share in the said property described in Schedule I, the Vendor shall at all times remedy the said defect at their own cost and keep the Purchasers indemnified for any loss and/or defect sustained on account thereof.
4. The Vendor shall at the cost and expense of the Purchasers, do all that is required for better assuring and/or convening the title in respect of their undivided share in the said property described in Schedule I in favour of the Purchasers
5. The Vendor hereby declare that they have not entered into any other agreement with any party in respect of their undivided share in the said property described in Schedule I and that the said property is free from any encumbrances and/or defect in title.
6. The Purchasers shall be entitled to claim the compensation, if any, payable by the Land Acquisition Officer for acquisition of the said property and the compensation so fixed and/or the enhancement thereto shall accrue to the Purchasers and the Vendor shall not be liable to claim the same.

sd/ MVS. Anjali N. Karpur
Nitesh N. Gunte



7. All the expenses for execution of the Sale Deed including stamp papers and registration fees shall be borne by the Purchasers. The market value of the 6646.50/13293 undivided share in the said property described in Schedule I is Rs. 1,32,93,000/- (Rupees one crore thirty two lakhs ninety three thousand only) and stamp duty of Rs. 2,65,900/- (Rupees two lakh sixty five thousand nine hundred only) is paid herewith.

At Mys. Anjali N. Karpe
Hulas W. Gunte



SCHEDULE - I

A

ALL THAT part and parcel of property known as "CAVATEACHEM XETT", situated at Taleigao, within the jurisdiction of the Village Panchayat of Taleigao, Sub-District of Ilhas and District of North Goa and surveyed under Survey No. 112, Sub-Division 2 and enrolled in the Taluka Revenue Office of Ilhas under No. 77 and registered in the Land Registration Office of Ilhas under No. 11645 at page 180 V, of Book B-39, admeasuring about 12,931.00 M2 (twelve thousand nine hundred and thirty one square metres) and bounded as under :

On the North : By rivulet of salt water;

On the South : By the property Palmar of Minuel Antonio Abreu and paddy field of Francisco Antonio de Carvalho;


On the East : By the property of Francisco Antonio de Carvalho, Rafael Maria da Costa and others; and

On the West : By the property of Jose Antonio de Carvalho.

Mrs. Anjali N. Kaye
Nules a. G. G. G.

B

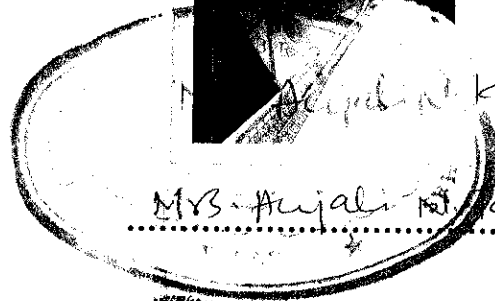
ALL that part and parcel of property known as "CAVATEACHEM XETT", situated at Taleigao, within the jurisdiction of the Village Panchayat of Taleigao, Sub-District of Ilhas and District of North Goa and surveyed under Survey No. 112, Sub-Division 1, enrolled in the Taluka Revenue Office under No. 77 and registered in the Land Registration Office of Ilhas under NO. 11645 at pages 180 of book B-39, admeasuring about 362.00 M2 (three hundred and sixty two square metres) and bounded as under :

- 
- On the North : By rivulet of salt water;
- On the South : By the remaining part of the paddy field, Cavateachem Xett surveyed under Survey No. 112/2;
- On the East : By the property of Francisco Antonio de Carvalho, Rafael Maria de Costa and others; and
- On the West : By the property of Joao Antonio de Carvalho.

SE Mrs. Anjali N. Carpe
Nulos W. Gunte

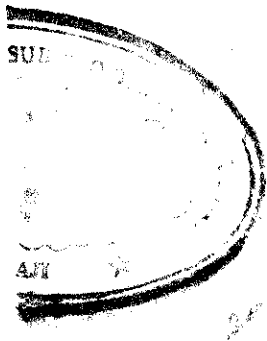
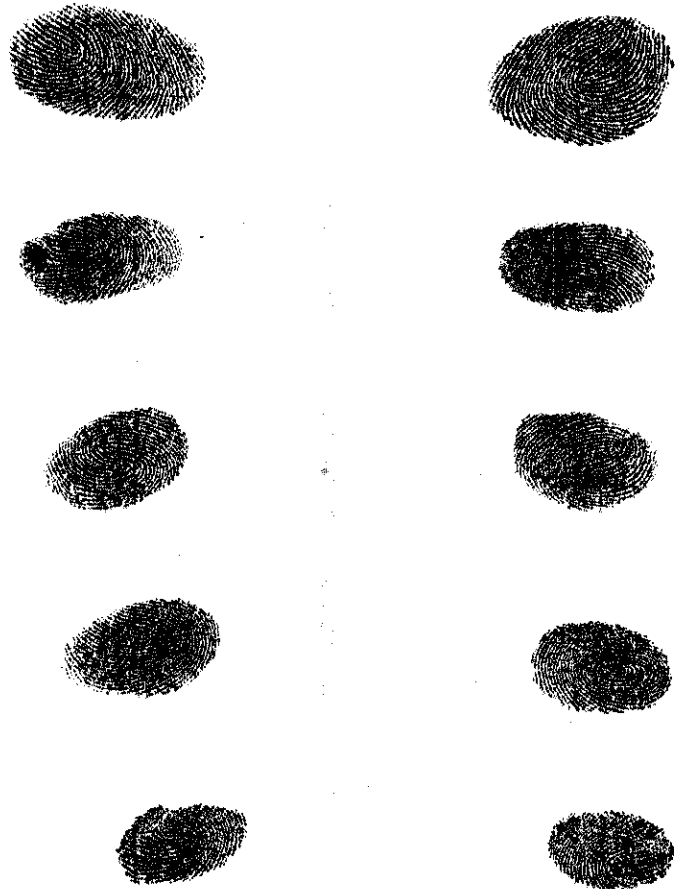
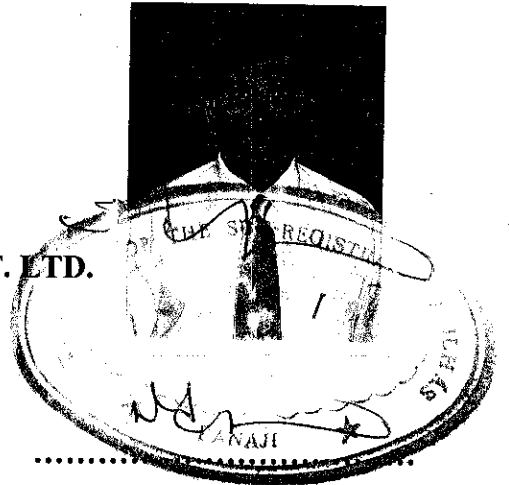
IN WITNESS WHEREOF the parties hereto have signed this Deed on the day,
month and year first hereinbefore written.

SIGNED AND DELIVERED by the
withinnamed VENDOR
of the FIRST PART:
MRS. ANJALI NAGESH KARPE

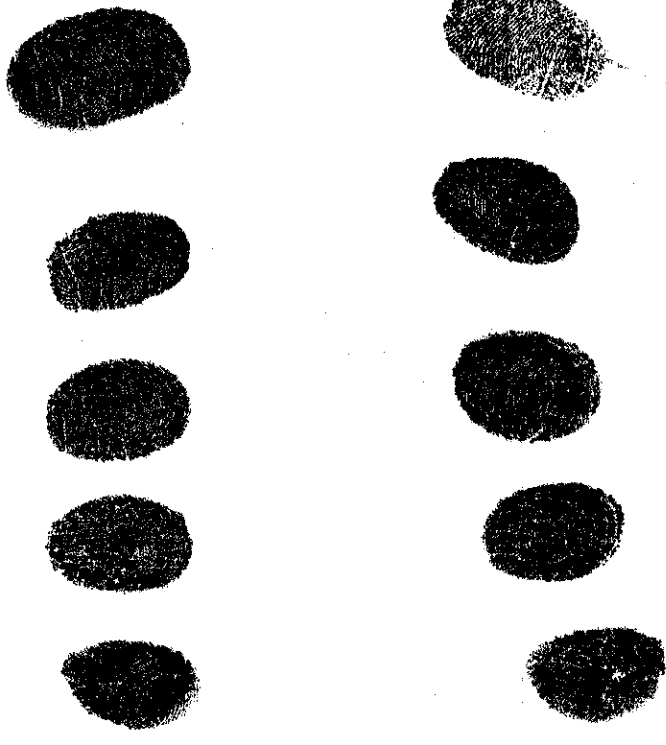
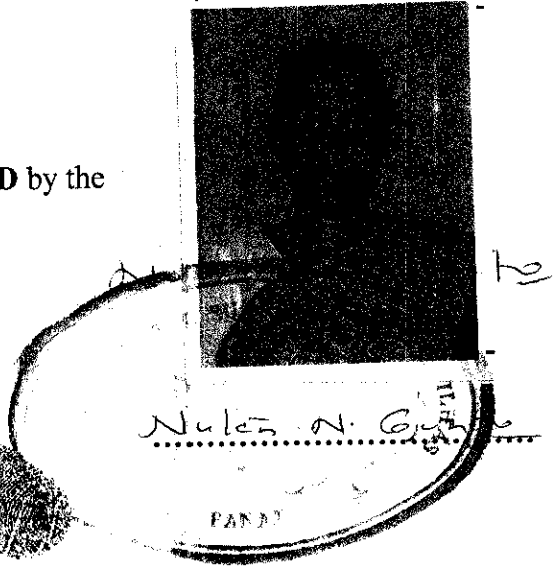


or

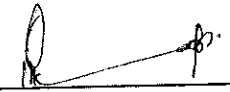
SIGNED, SEALED AND DELIVERED by the
withinnamed **PURCHASERS**
of the **SECOND PART**:
M/S ALCON CONSTRUCTIONS (GOA) PVT. LTD.
represented by its **Director**:
MR. NANDA S. N. COUNTO



SIGNED, SEALED AND DELIVERED by the
withinnamed DEVELOPERS
of the THIRD PART:
M/S ALCON DEVELOPERS
represented by its Partner:
MRS: NUTAN NANDA N. COUNTO



IN THE PRESENCE OF WITNESSES:

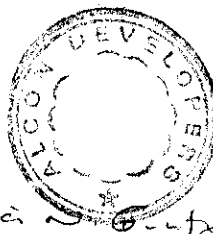
1.  (One Partner of Rounath Kerkar)
2. Anjali Walakar



GOVERNMENT OF GOA
Directorate of Settlement and Land Records

PANAJI - GOA

Plan showing plots situated at
Taleigao Village
TISWADI Taluka
S.No./Sub Div No. 112 / 1 & 2
Scale 1:500



Mula Route



gdy

Mrs. Arjalin. Icape

SURVEY No. 112



Computer Generated On 11-11-2005

Compared by: *[Signature]*
11/11/05

Registered No. 575
at pages 233 to 271
Book No. P Volume No. 1759
Date: 02-03-2007

[Signature]
Sub-Registrar

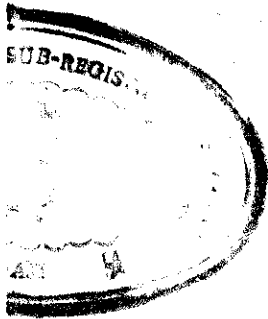
Andrea fernandes, major service
do Panaji - Goa

.....
and known to the Sub-Registrar
..... personally known
the content and identify
him.

Andrea Fernandes *ffds*

Power of Attorney is filed today

14th November 2006



ffds
SUB-REGISTRAR
ILHAS

① Shri. Nanda Sadassiva
Coento, 62yrs, Sp Late Sadassiva
Nadqueer Coento, Indian National,
do Panaji - Goa as Director of ops.
Alcon constructions (Goa) Pvt Ltd,
Panaji. — Executing party

.....
admission of the so called
sale deed

ffds

26th December 2006

ffds
SUB-REGISTRAR
ILHAS

ffds

Andrea fernandes, major service
do Panaji - Goa

.....
and known to the Sub-Registrar
.....
the above content and identifies him.

Andrea Fernandes *Adls*

Power of Attorney is filed today

14th November 2006

Asl — c
SUB-REGISTRAR
ILHAS

(1) Shri. Nanda Sadassiva M.
Coento, 62 yrs, Sp late Sadassiva
Nadque Coento, Indian National,
do Panaji - Goa as Director of m/s.
Alcon constructions (Goa) Pvt Ltd,
Panaji. —

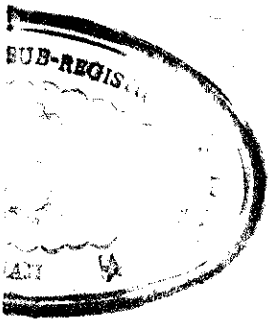
Executing party
.....
admission of the so called
sale deed

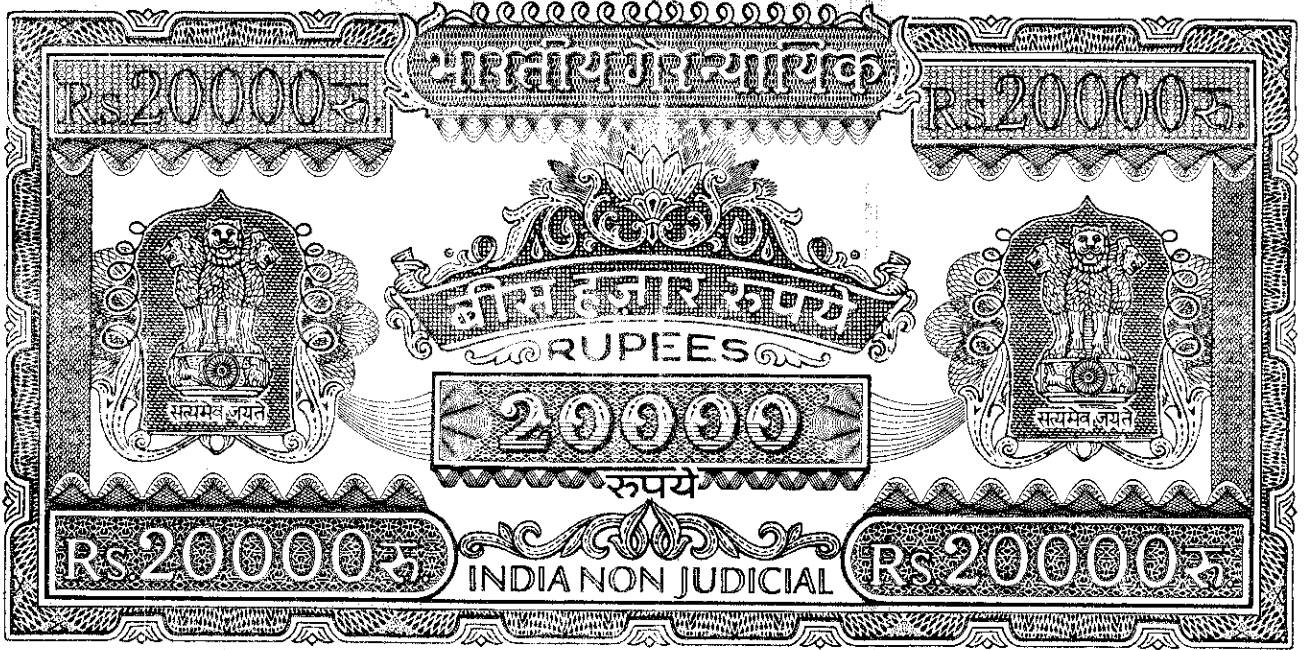
Wd

26th December 2006

— c
SUB-REGISTRAR
ILHAS

Wd





गोवा GOA

004979

Sr. No. 2867 Place of Vend: Panaji Date of issue 16/2/07
 Value of stamp paper Rupees Twenty Thousand only
 Name of the purchaser Alcon Constructors (GoA) Pvt Ltd.
 Residing at Panaji - Goa
 As there is no 2,65,900/-
 Additional stamp is attached
 along with.

Talag...
182-23200/-
265900/-

[Signature]
 Signature of the officer in charge

[Signature]
 Signature of the purchaser

Serial No. 606/07
 Presented at the Office of the
 Sub-Registrar of Ilhas
 between 3:30 pm
 and 3:45 on 2/3/2007

DEED OF SALE

Received fees for Rs.....
 Registration 265960.00
 Copying (Copies) 70.00
 Copying Endorsements 10.00
 Postage 266040.00
 Total Rs.

THIS DEED OF SALE is executed on this 01st day of March of the year Two

Thousand and Seven (01/03/2007) by and

S.V. Shivadas

**SUB-REGISTRAR
 ILHAS**


[Signature]
**SUB-REGISTRAR
 ILHAS**




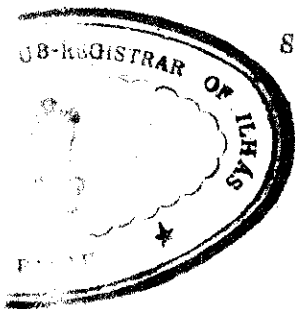
गोवा GOA

004978

Sr. No. 2867 Place of Vend :- Panaji Date of issue 16/2/62
 Value of stamp paper M. 20000
 Name of the purchaser Alcon constructions (GOA) Pvt. Ltd.
 Residing at Panaji
 As there is no stamp on the instrument, the value of the instrument is 2,65,900/-
 Additional stamp paper of the value of Rs. 2,65,900/- is attached along with.


 Signature of the ex officio vendor


 Signature of the Purchaser



BETWEEN

I. (1) MR. VASSUDEV DHAKULI SHIRODKAR, son of
 Mr. Dhakuli Bhikaro Shirodkar, 70 years of age, businessman and his wife

 S.V. Shirodkar



गोवा GOA

004977

Sr. No. 2867 Place of Vend :- Panaji Date of issue 16/2/07


Value of stamp paper M. 20000/-

Name of the purchaser Aicon constructions (Goa) Pvt. Ltd.

Residing at

As there is no single stamp 265900/-

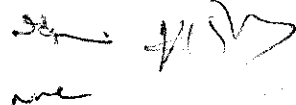
Additional stamp paper is attached along with,

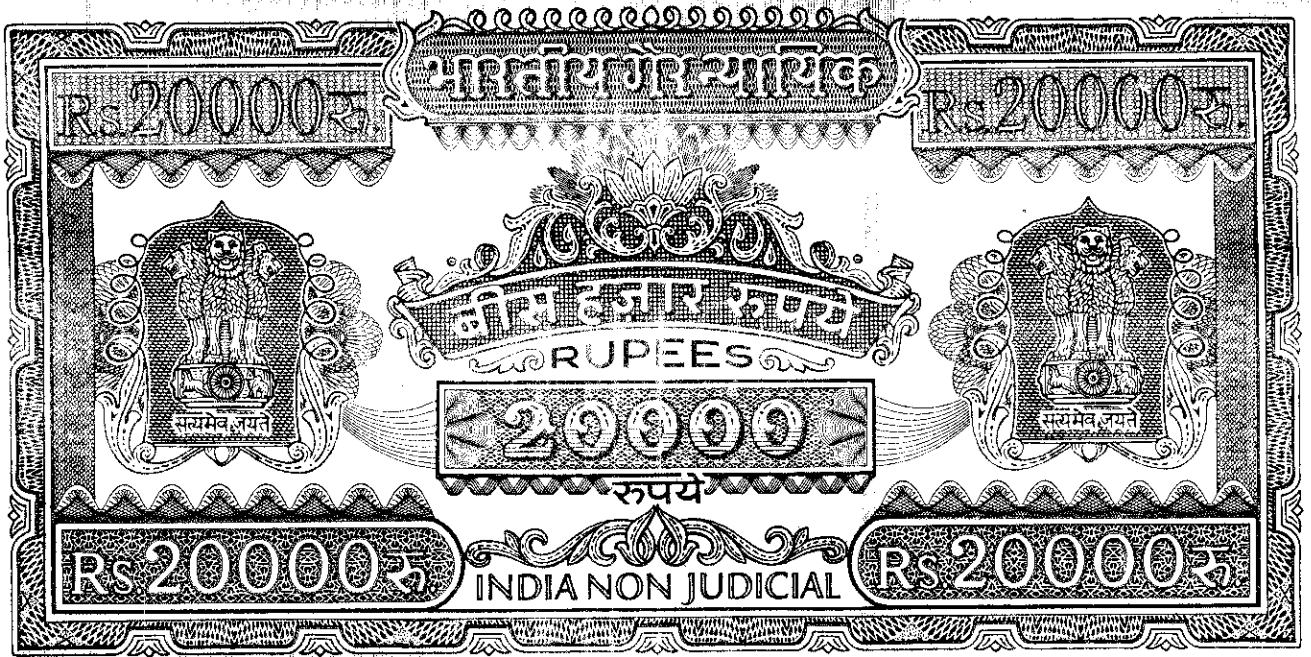

Signature of the ex officio vendor


Signature of the Purchaser



(1a) MRS. SUREKHA VASSUDEV SHIRODKAR, daughter of Ramnath Karpe, 59 years of age, housewife, both Indian Nationals, residing at Dhuler, Mapusa - Goa, hereinafter referred to as the 'VENDORS' (which

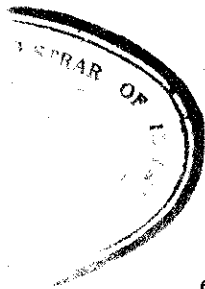
 S.V. Shirodkar



गोवा GOA

004976

Sr. No. 2867 Place of Vend :- Paraji Date of issue 16/2/07
 Value of stamp paper Rs. 20000
 Name of the purchaser Alcon constructions (GOA) Pvt. Ltd.
 Residing at Pauna
 As there is no single st. 2659 CM
 Additional stamp papers for the above value is attached along with.



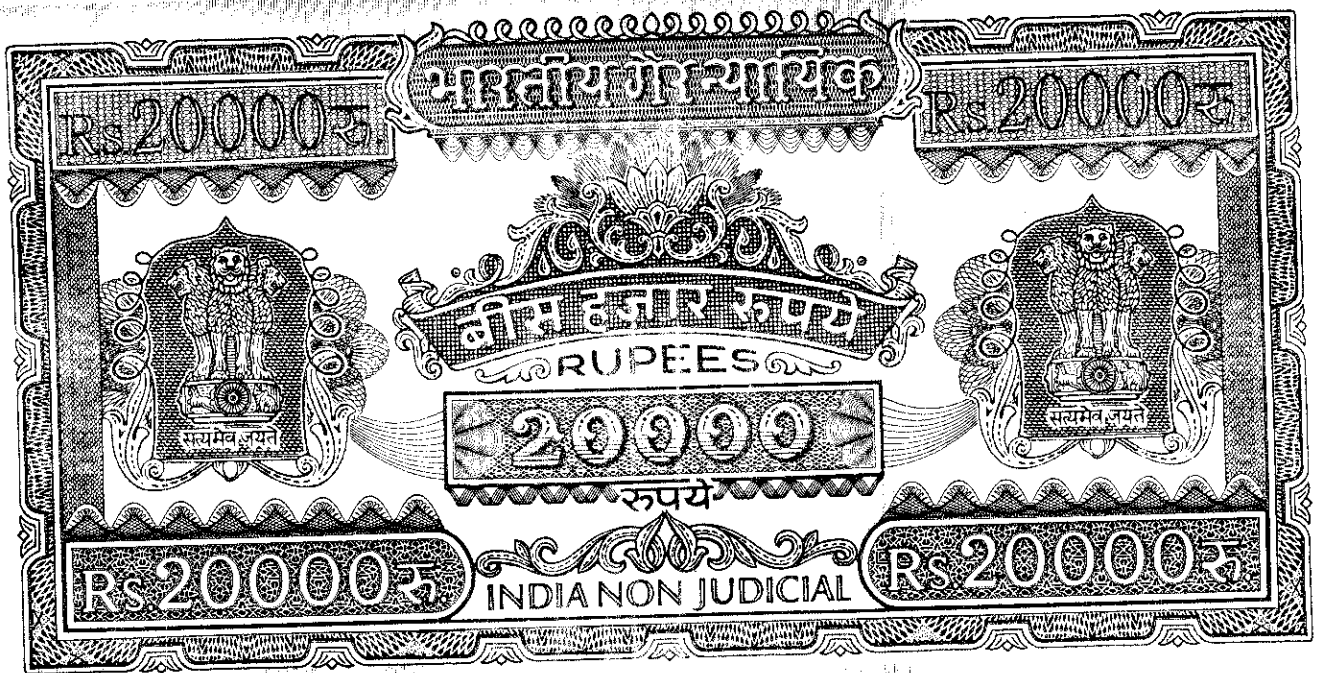
(Signature)
 Signature of the ~~ex~~ officio vendor

(Signature)
 Signature of the Purchaser

expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, legal representatives, executors, administrators and/or assigns)

of the **FIRST PART;**

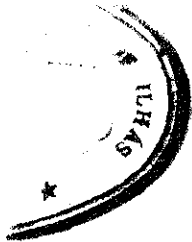
(Signature) s V. Shirodker



गोवा GOA

004975

Sr. No. 2867 Place of Vend : Paraji Date of issue 16/2/07
 Value of stamp paper Rs 20000
 Name of the purchaser Alcon constructions (GOA) Pvt. Ltd.
 Residing at Paraji
 As there is no single stamp paper of the value of Rs 20000 -
 Additional stamp papers for the charge of the value is attached along with,



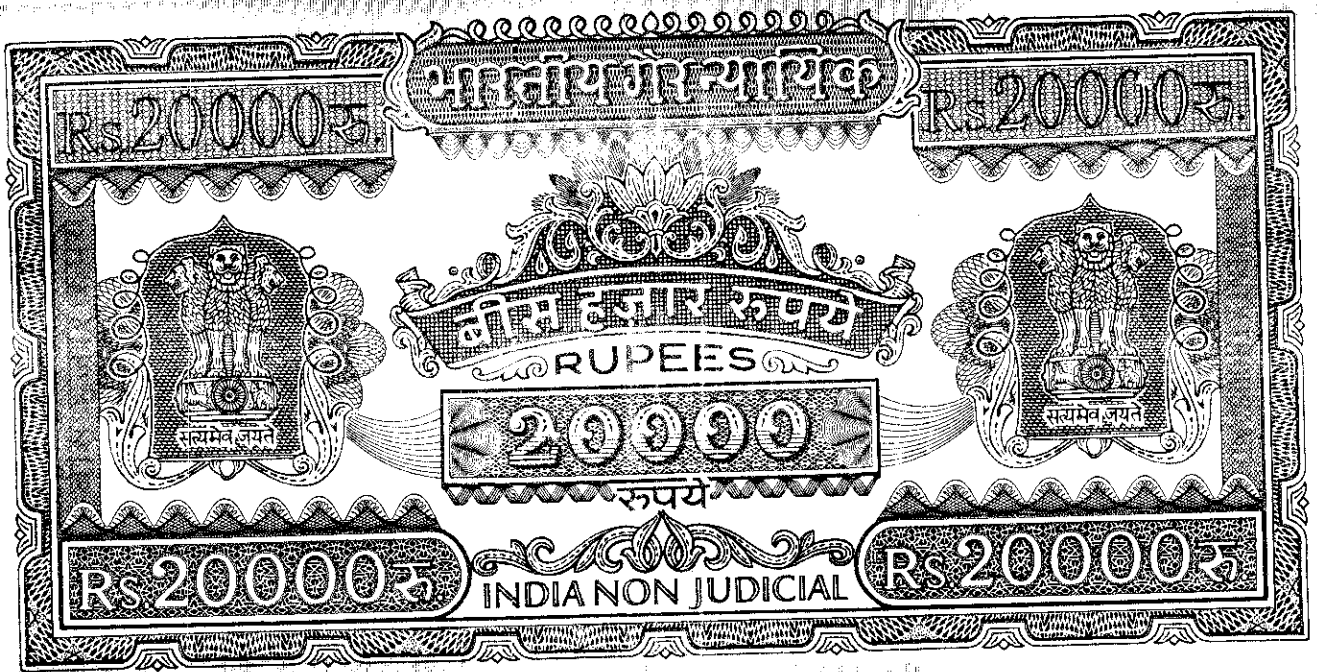
[Signature]
 Signature of the ~~ex~~ officio vendor

[Signature]
 Signature of the Purchaser

AND

II. M/s. ALCON CONSTRUCTIONS (GOA) PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, with its registered office at

[Signature] S.V. Shirodkar
[Signature]



गोवा GOA

004974

Sr. No. 2867 Place of Vend :- Panaji Date of issue 16/2/07
 Value of stamp paper Rs. 2000/-
 Name of the purchaser Alcon Constructions (GOA) Pvt. Ltd.
 Residing at Panaji
 As there is no single stamp paper of value of Rs. 20000/-
 Additional stamp papers for the complete of the value is attached along with.

[Signature]
 Signature of the ex officio vendor

[Signature]
 Signature of the Purchaser



Sukerkar Mansion, First Floor, Panaji – Goa, represented in this act by its Director, MR. NANDA SADASSIVA NAIQUE COUNTO, 62 years of age, son of late Sadassiva Naique Counto, Occupation Business, Indian National, residing at Panaji – Goa, hereinafter referred to as the 'PURCHASERS' (which

[Signature] #11

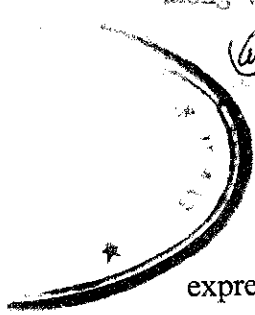
S.V. Shirocker



गोवा GOA

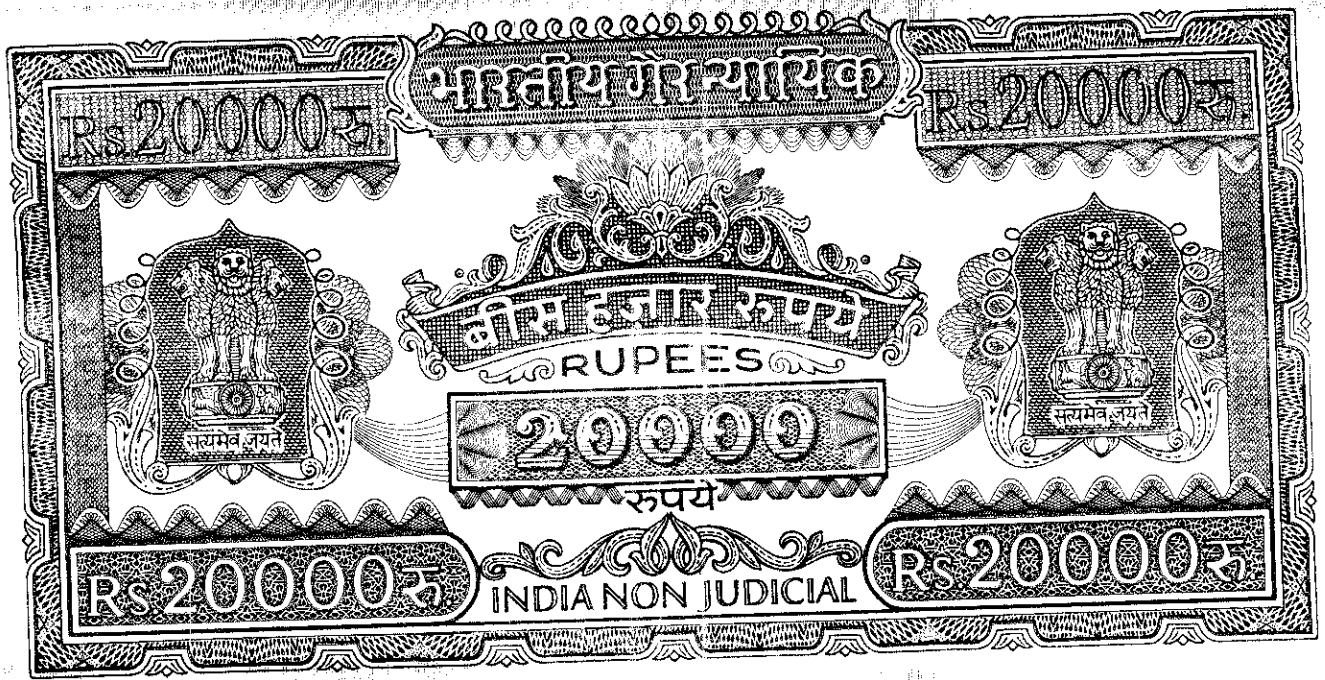
004973

Sr. No. 2867 Place of Issue Goa Date of issue 16/2/07
 Value of stamp paid RS. 20,000
 Name of the party Ation constructions (Goa) Pvt. Ltd.
 Residing at Panaji
 As there is no 265909-
 Additional stamp along with,



expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors, legal heirs and assigns) of the **SECOND PART;**

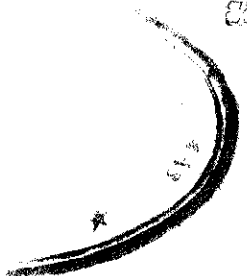
[Signature] S.U. Shirodker
[Signature]



004972

गोवा GOA

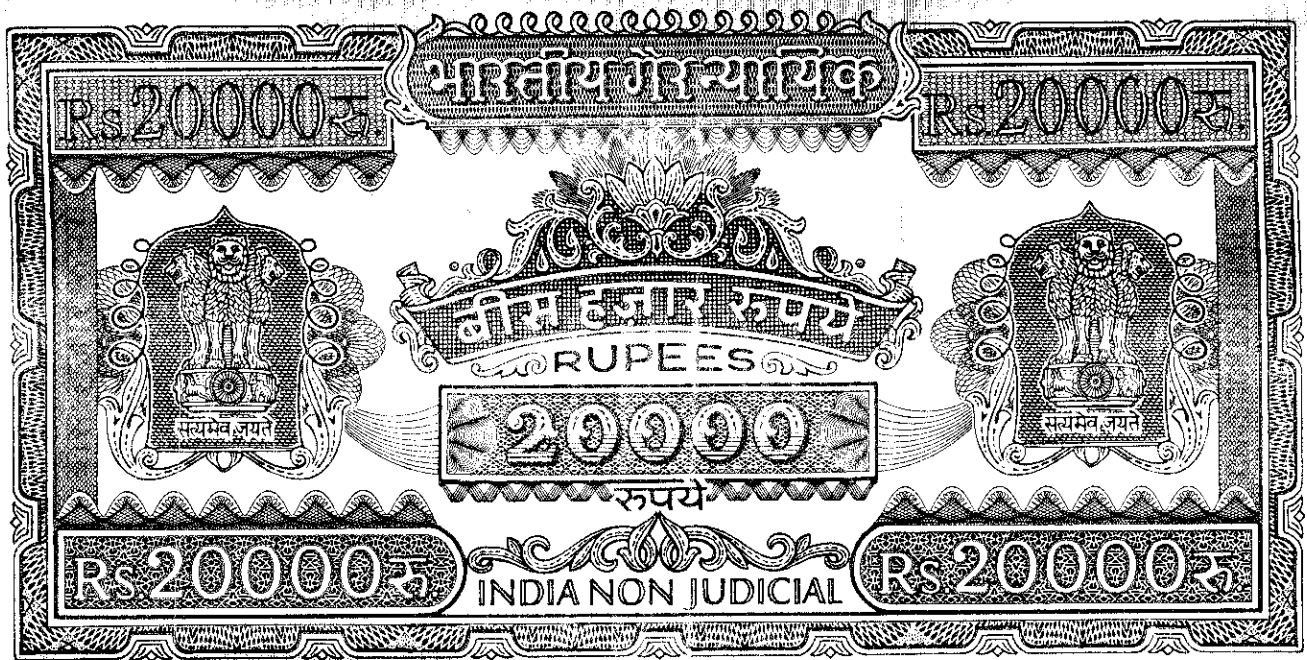
Sr. No. 2867 Place of Vendor's Resid. Goa Date of Issue 16/2/07
 Value of stamp paper Rs. 20000
 Name of the party Alcon constructors Pvt. Ltd.
 Residing at Nanay
 As there is no stamp 2,65,900/-
 Additional stamp along with
 Signature of the offeror [Signature] Signature of the receiver [Signature]



AND

III. M/s. ALCON DEVELOPERS, a Partnership Firm, registered under No. 42/95 with the Registrar of Firms under the Indian Partnership Act, 1932,

[Signature] [Signature] S.V. Shiroker



गोवा GOA

004971

Dr. No. 2867 Date of this 16/2/07
 Value of stamp paper Rs 2000/-
 Name of the party Alcon Constructions (Goa) Pvt. Ltd.
 Building Penang
 Situated at 2659081
 District Goa
 Sub-District Goa
 Taluk Goa
 Village Goa
 Name of the officer S.V. Shiroker



with its office at Sukerkar Mansion, First Floor, M. G. Road, Panjim - Goa,
 represented in this act by its Partner, **MRS. NUTAN NANDA N. COUNTO**,
 wife of Mr. Nanda S. N. Counto, 53 years of age, married, Occupation Business,

S.V. Shiroker
S.V. Shiroker



गोवा GOA

2867
 No. 2867
 Value of stamp Rs. 20000
 Name of the party ALCON constructions (GOA) Pvt. Ltd
 Address Panaji
 Additional stamp along with 265900/-
 Signature of the official of the party
 Signature of the Receiver

Indian National, residing at Panjim, Goa, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall mean and include its Partners for the time being constituting the firm and its survivors or survivor of

 S.V. Shirodker


गोवा GOA

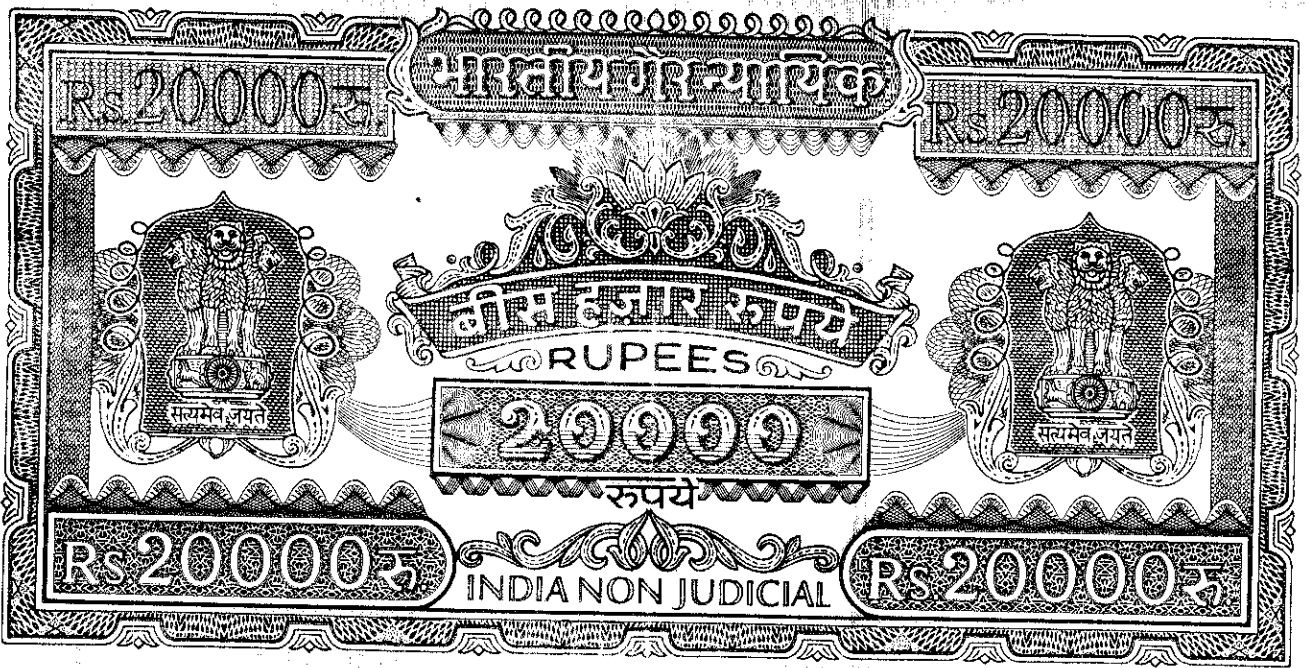
004969



Sr. No. 2867 Date of Validity 16/2/07
 Value of stamp 20000/-
 Name of the party Alcon Constructions (GOA) Pvt. Ltd
 Address Panaji
 Additional stamp 265900/-
 Along with [Signature]
 Signature of the official [Signature]

them and the legal representatives, administrators, executors, successors-in-interest and assigns of the last surviving partners) of the **THIRD PART**;

[Signature] [Signature] S-V Shirodker
[Signature]



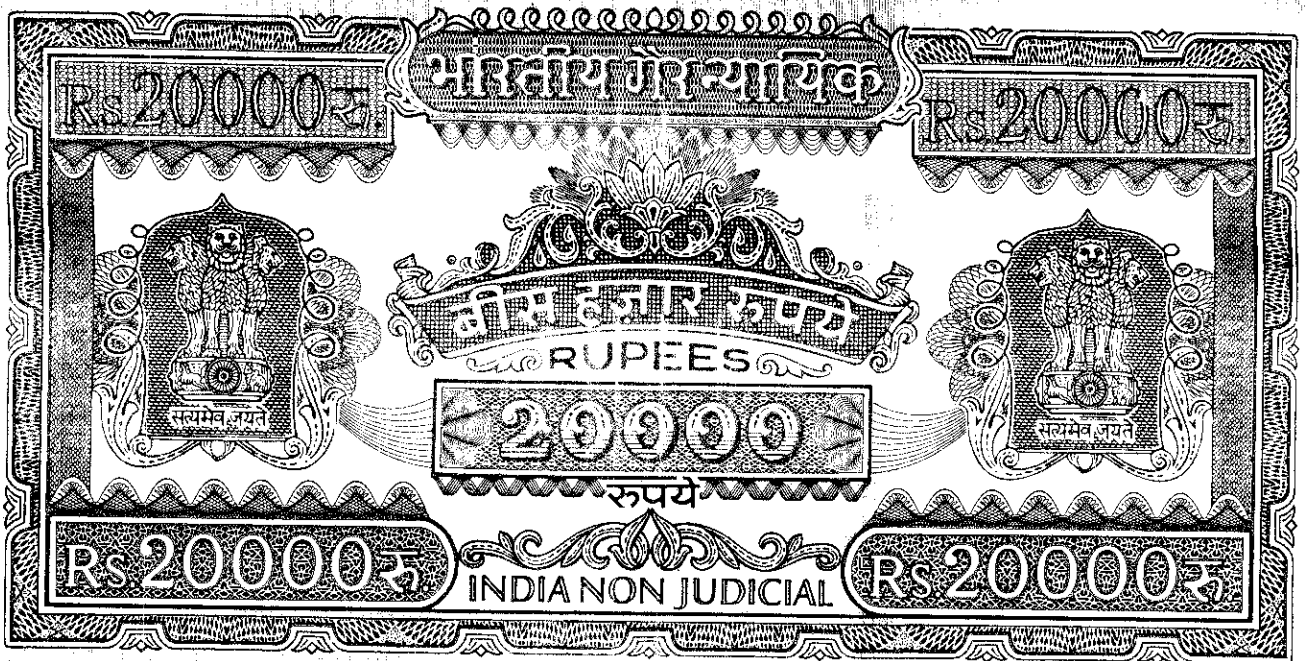
गोवा GOA

004968

Ser. No. 2867 Date of issue 16/2/62
 Value of stamp Rs. 20000/-
 Name of the party Alcon Constructions (GoA) Pvt. Ltd.
 Reading Ponaz
 As there is no stamp 265900
 Additional stamp along with
 Signature of the official [Signature] Signature of the party [Signature]

WHEREAS there exists a property known as "CAVATEACHEM XETT",
 situated at Taleigao, within the jurisdiction of the Village Panchayat of Taleigao,
 Sub-District of Ilhas of the District of Goa, surveyed under Survey No. 112/1 and

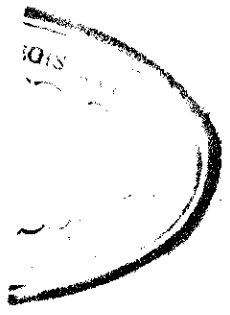
[Signature] S.V. Shirodker
[Signature]



गोवा GOA

004967

Ser. No. 2867
 Date of Issue 16/12/2017
 Rupee 20000
 Alcon constructions (Goa) Pvt. Ltd.
 Panaji
 265901
 Signature of the applicant
 Dist. Secy of the District



112/2 admeasuring about 362.00 square meters and 12,931.00 square meters respectively and registered in the Land Registration Office of Ilhas under No. 11645 at page 180V, of Book B-30 New and enrolled in the Taluka Revenue

S.V. Shiroker
 S.V. Shiroker



गोवा GOA

003602

2867

M. Sood -
Alcon constructions (Goa) Pvt. Ltd.

Sanjay

16/12/17
265900/-

Additional stamp
along with,

Signature of the contractor

Signature of the Officer

Office of Ilhas under No. 77, which property is better described in Schedule I hereto and is delineated in the plan hereto annexed with red boundary line, which shall be hereinafter referred to as the 'Said Property'.

S.V. Shirodker



गोवा GOA

046553

Sr. No. 2867 Date of issue 16/2/03
 Value of stamp Rs. 50
 Name of the person Alcon constructions (Goa) Pvt Ltd.
 Residing at Quay
 As there is no stamp duty 265,900/-
 Additional stamp duty Rs. 50 is to be paid along with.
 Signature of the Purchaser [Signature]
 Signature of the Purchaser [Signature]

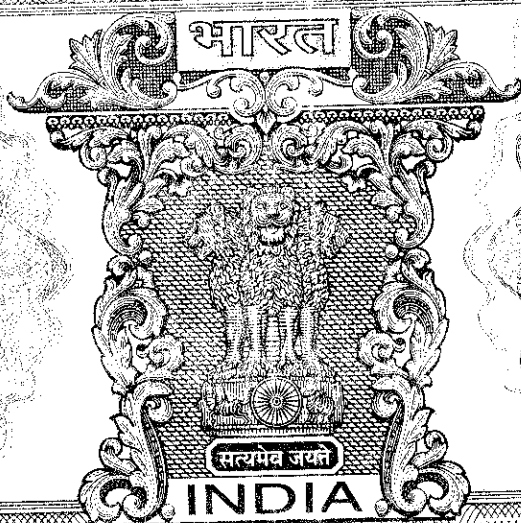
The title of the said property better described in Schedule I hereunder traces as under:

[Signature] S.V. Shiroker

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50



FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

गोवा GOA

Dr. No. 2867 Place of Vendor's Residence ... 16/2/97

046552

Value of stamp paper

Name of the purchaser

Residence of

As there is no objection

Additional stamp paper

to be affixed with,

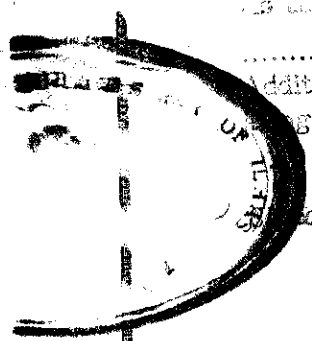
Signature of the ex officio vendor

Alcon constructions (Goa) Pvt. Ltd.

panay

265,900.-

Signature of the Purchaser



The said property is found inscribed in favour of one Ernesto Francisco de Carvalho, he having acquired the right to the said property vide Public Deed dated 19/02/1907, drawn at Folio 67 overleaf of Book 145 in the Office of the Notary Public of the Judicial Division of Bardez.

S.V. Shirodkar



गोवा GOA

046551

Sr. No. 2867 Place of Vendor Alcan Date of issue 16/2/07
 Value of stamp Rs. 50
 Name of the purchaser Alcan constructions (Govt) Pvt. Ltd.
 Residing at Goa
 As there is no stamp duty value of Rs. 2659000/-

Additional stamp of the same value is attached along with.

Signature of the Official vendor

Signature of the Purchaser

AND WHEREAS by a Public Deed, part of the said property was purchased by one Duarte Sebastiao Pereira from said Ernesto Francisco de Carvalho and his wife Adelaide Augusta Ferreira Martins de Castro Carvalho.

[Handwritten signature]

[Handwritten signature]

S.V. Shiroker



गोवा GOA

046550

Sr. No. 2867 Place of Vend: Goa Date of issue 16/2/67
 Value of stamp paper Rs 50
 Name of the purchaser Alex Construction (Goa) Pvt. Ltd.
 Residing at Kavay
 As there is no single stamp 265901
 Additional stamp paper None is attached along with.
 Signature of the *ex officio* vendor [Signature] Signature of the Purchaser [Signature]

AND WHEREAS the other half of the said property described under No. 11645

was purchased by Maria Anna Faria, wife of Manuel Alves.

[Signature] [Signature] S.U. Shiroker
[Signature]



गोवा GOA

046549

Sr. No. 2867 Place of Vend: Goa Date of issue 16/2/07
 Value of stamp paper RS. 50/-
 Name of the purchaser Alcom constructions (Pvt) Ltd. Urf.
 Residing at Panaji 2659087
 As there is no single stamp paper attached to this document, the value of stamp paper is attached.
 Additional stamp paper is attached along with.
 Signature of the official vendor [Signature]
 Signature of the purchaser [Signature]

AND WHEREAS by a Public Deed dated 27/09/1921, the said Duarte Sebastiao Pereira sold half of the said property purchased by him to Manuel Alves, husband of Maria Anna Faria, which Deed is drawn up by the Notary Public, Teodoro de

[Signature] [Signature] S.V. Shirodker



गोवा GOA

046548

Sr. No. 2867 Place of Vendor Goa Date of issue 16/2/02
 Value of stamp paper Rs 50/-
 Name of the purchaser Alcon constructions (Govt) Ltd. Goa.
 Residing at Panaji
 As there is no single stamp Value of Rs. 265900/-
 Additional stamp papers for the same purpose is attached
 along with.

[Signature]
 Signature of the ex officio vendor

[Signature]
 Signature of the Proprietor

Miranda and is found recorded in his Book under No. 142 at Folios 28 to 29 overleaf, as such, the said Manuel Alves and his wife Anna Faria became the absolute owners in respect of the said property described under No. 11645.

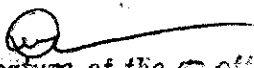
[Signature] S.V. Shirrocker
[Signature]




गोवा GOA

046547

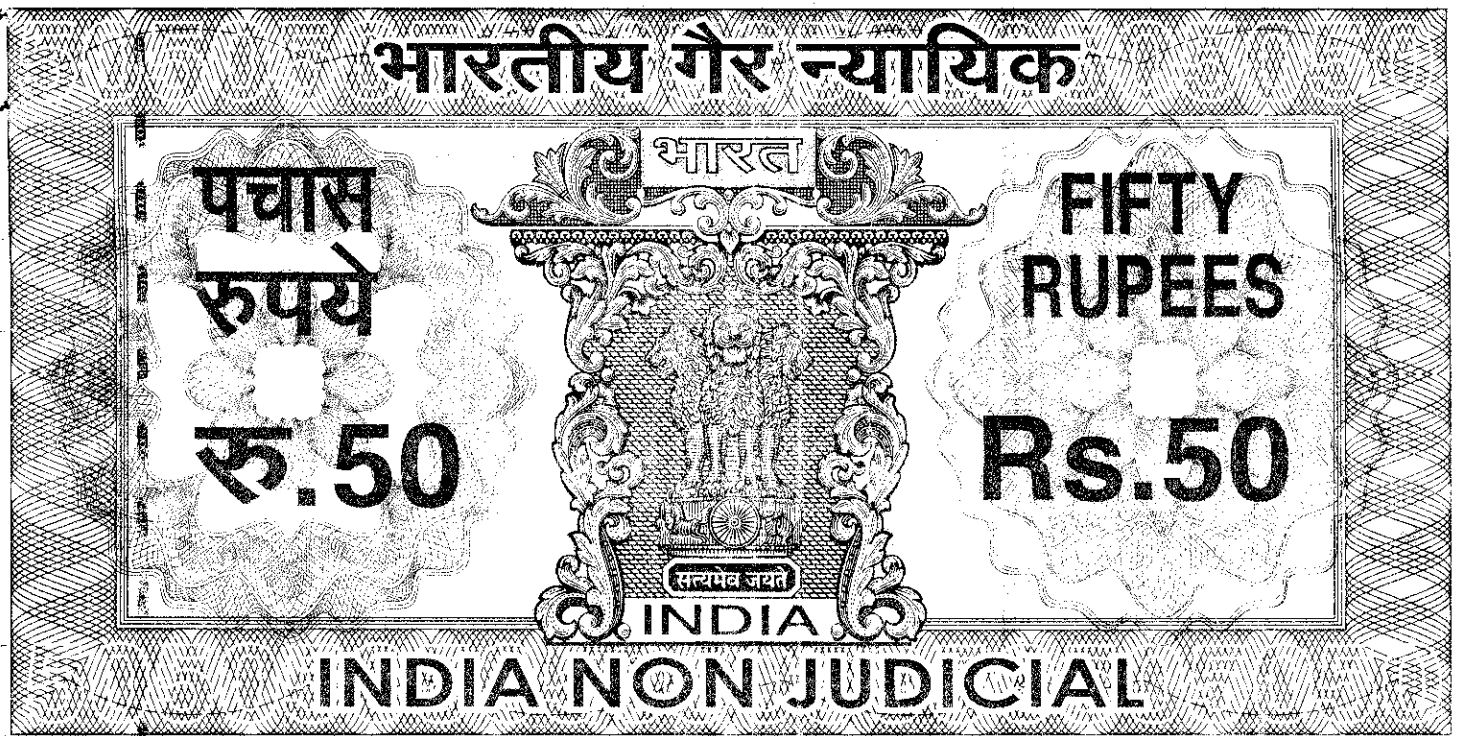
Sr. No. 286 Place of Vend: Goa Date of issue 16/2/07
 Value of stamp paper ₹. 50/-
 Name of the purchaser Alcon constructions (Goff) Pvt. Ltd.
 Residing at Goa
 As there is no single stamp value of ₹. 265900/-
 Additional stamp papers for the value of the value is attached along with.


 Signature of the officio vendor


 Signature of the Purchaser


AND the said Manuel Alves and his wife, Maria Anna Alves or Maria Anna Faria expired on 07/04/1948 and 21/01/1953 respectively, without leaving any Will or Gift and without leaving behind any issues, however leaving behind descendants of both sides.


 717 S. U. Shiredkar

गोवा GOA

Sr. No. 2867 Place of Vend :- Panaji Date of issue 16/2/67 046546
 Value of stamp paper M. 8/-
 Name of the purchaser Alcon constructions (Goa) Pvt. Ltd
 Residing at Panaji
 As there is no single stamp paper of value of Rs. 265,900/-
 Additional stamp papers for the completion of the value is attached along with.


 Signature of the officio vendor


 Signature of the Purchaser

AND WHEREAS on the death of the said Manuel Alves and his wife Maria Anna Faria, Inventory Proceedings were instituted in the Court of Civil Judge, Senior Division, at Panaji, bearing No. 7/54.

 S.V. Shiroker



गोवा GOA

018032

No. 2867 Value of Stamp Rs. 500 Date of issue 16/2/02
 Name of the purchaser M. Sanyal
 Residing at Alcon constructions (Goa) Ltd. Udy.
 As there is no single stamp 265901-
 Additional stamp none is attached
 along with.
 Signature of the purchaser [Signature] Signature of the Fiscal [Signature]

AND in the said Inventory Proceedings, the said property described under No. 11645 was allotted to Manuel Sebastiao Fernandes, as such, the said Manuel Sebastiao Fernandes became the sole and exclusive owner in respect of the said property.

[Signature] [Signature] S.V. Shirodker
[Signature]

AND WHEREAS on survey being promulgated under the provisions of the Land Revenue Code, the said property described under No. 11645 was surveyed under Survey Nos. 112/1 and 112/2 of the Village of Taleigao. The property bearing Survey No. 112/1 admeasures 362.00 square meters and the property bearing Survey No. 112/2 admeasures 12,931.00 square meters.

AND WHEREAS by a Deed of Sale dated 18/04/1986, registered in the Office of the Sub-Registrar of Ilhas, at Panaji, under No. 46, at pages 210 to 216 of Book I, Vol. 38, the said Manuel Sebastiao Fernandes and his wife, Blandina Costa, sold part of the said property, namely property surveyed under Survey No. 112/2, admeasuring 12,931.00 square meters to one, Mr. Jose Alphonso.

AND by a Deed dated 21/04/1986, the said Manuel Fernandes sold another portion of the said property, namely the property surveyed under Survey No. 112/1 admeasuring 362.00 square meters to Mr. Vassudev Dhakuli Shirodkar, the Vendor at Serial No. (1) herein and late Sagar alias Naguesh Ramnath Karpe.

AND by another Deed of Sale dated 21/04/1986, the said Jose Alphonso and his wife sold the balance portion of the said property i.e. property surveyed under Survey No. 112/2, admeasuring 12,931.00 square meters to Mr. Vassudev Dhakuli Shirodkar, the Vendor at Serial No. (1) herein and late Sagar alias Naguesh Ramnath Karpe.

SA
MC

AVD


S.V. Shirodkar

AND by virtue of the said Deeds the said Mr. Vassudev Dhakuli Shirodkar, the Vendor at Serial No. (1) herein and the said late Sagar alias Naguesh Ramnath Karpe acquired full title and ownership in respect of the said property surveyed under Survey Nos. 112/1 and 112/2 of the Village of Taleigao.

AND WHEREAS the Vendor at Serial No. (1a) herein is the wife of Mr. Vassudev Dhakuli Shirodkar, the Vendor at Serial No. (1) herein.

AND WHEREAS by an Agreement dated 14th October 1987 the said Mr. Vassudev Dhakuli Shirodkar alongwith his wife, Mrs. Surekha Vassudev Shirodkar and Mr. Sagar alias Naguesh Karpe alongwith his wife, Mrs. Anjali Naguesh Karpe entered into an Agreement for Development of the said property surveyed under Survey Nos. 112/1 and 112/2 of the Village of Taleigao with Alcon Real Estates Pvt. Ltd. on terms and conditions therein contained.

AND WHEREAS by an Award dated 15/04/1998, rendered by Smt. S. H. N. Gaunekar, Chartered Accountant, who was acting as sole Arbitrator in the matter of Partition/Arbitration between the parties of Alcon Group, the development of the said property surveyed under Survey Nos. 112/1 and 112/2 was allotted to Alcon Developers, the Confirming Party herein.


S.V. Shirodkar
S.V. Shirodkar

AND WHEREAS the said Sagar alias Naguesh Ramnath Karpe expired on 18/11/1999 leaving behind his widow, Mrs. Anjali Naguesh Karpe as his moiety holder and his only heirs his two daughters, namely, Spurti Naguesh Karpe and Chaitanya Naguesh Karpe as his sole and universal heirs.

AND by a Deed of Gift of Illiquid Rights executed at Margao, on 15/05/2003 and registered in the office of the Sub-Registrar of Salcete, the said heirs of late Sagar alias Naguesh Ramnath Karpe, namely Spurti Naguesh Karpe and Chaitanya Naguesh Karpe, surrendered and/or relinquished their right, title and claim in respect of the said property in favour of their mother, Mrs. Anjali Naguesh Karpe and as such, the Mrs. Anjali Naguesh Karpe is the sole owner of 50% of the undivided share in the property described in Schedule I hereto and said Vassudev Dhakuli Shirodkar and his wife, Surekha Vassudev Shirodkar are the owners of the balance 50% of the undivided share in the said property to the extent of 6646.50/13293.

AND by an Addendum dated 03/10/1994 to the Agreement dated 04/10/1987, the parties thereto varied the terms agreed between them under the Agreement dated 14/10/1987 which terms are set out in the said Addendum and by a further Addendum dated 23/02/2005 the entrustment of the said property and/or the said project was acknowledged by the Vendors and the said, Mrs. Anjali Naguesh Karpe, as having been allotted to the Confirming Party and all the rights and

  S.V. Shirodkar


obligations under the Agreement dated 14/10/1987 were vested and allotted to the M/s. Alcon Developers, the Confirming Party herein.

AND WHEREAS by an Agreement dated 06/09/2005, executed between the Vendors and the said Mrs. Anjali Naguesh Karpe on one end and M/s. Alcon Developers and the Purchasers herein on the other end, the Vendors and the said Mrs. Anjali Naguesh Karpe, with the concurrence of Confirming Party agreed to sell the said property to the Purchasers herein for a total consideration of Rs. 2,25,00,000/- (Rupees two crore twenty five lakhs only) as agreed under the said Agreement and under the said Agreement, the Confirming Party also agreed to assign its rights in favour of the Purchasers for a consideration of Rs. 1,00,00,000/- (Rupees one crore only) and on terms and conditions stipulated in the said Agreement.

AND under the said Agreement the consideration of Rs. 2,25,00,000/- (Rupees two crores twenty five lakhs only) was agreed to be paid to the Vendors i.e. Mr. Vassudev Dhakuli Shirodkar and his wife, Mrs. Surekha Vassudev Shirodkar and the said Mrs. Anjali Naguesh Karpe in the following proportion:

- i) Rs.1,12,50,000/- to the Vendors.
- ii) Rs.1,12,50,000/- to the said Mrs. Anjali Naguesh Karpe.

 S.V. Shirodkar

AND WHEREAS by Notification dated 29/12/2005 issued under the Land Acquisition Act, the Government of Goa, declared that the portion of the said property, namely, an area of 13051.00 square meters is required for the purpose of setting up Integrated Sanitary Landfill and Solid Waste Management Plant and accordingly Notifications were issued under provisions of the Land Acquisition Act.

AND WHEREAS the Vendors along with the said Mrs. Anjali Naguesh Karpe herein preferred a Writ Petition bearing No. 54/06 before the Hon'ble High Court, inter alia, challenging the said Notification for acquisition of the portion of the said land on the ground that the said land cannot be used for the purpose for which it was sought to be acquired.

AND WHEREAS the State of Goa, by the Notification dated 25/08/2006 published in the Official Gazette, dropped the acquisition proceedings in respect of the portion of the property sought to be acquired.

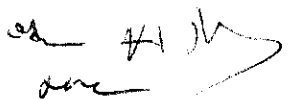
AND WHEREAS by a Deed of Sale dated 10/11/2006, the said Mrs. Anjali Naguesh Karpe sold her 50% undivided share i.e. to the extent of 6646.50/13293 undivided right, title and interest in the said property to M/s. Alcon Constructions (Goa) Pvt. Ltd., the Purchasers herein

  S. V. Shirodkar

AND WHEREAS the Vendors have approached the Purchasers and requested the Purchasers to effect payment of the balance amount of consideration due and payable to the Vendor and have expressed their willingness to execute the a Deed of Sale in respect of the 6646.50/13293 undivided share owned by the Vendors in the said property i.e. 50% undivided share in the said property.

NOW THIS DEED WITNESSETH AS UNDER:

That out of total consideration of a sum of Rs. 1,12,50,000/- (Rupees one crore twelve lakhs fifty thousand only) payable to the Vendors, a sum of Rs. 36,03,925.00 (Rupees thirty six lakhs three thousand nine hundred twenty five only) has already been paid to the Vendors, details of which are set out at Annexure I, receipts of which the Vendors have acknowledged and an amount of Rs. 10,00,000/- (Rupees ten lakhs only) is paid by Cheque No. 198146 dated 24/02/2007, drawn on The Saraswat Co-operative Bank Ltd., Panaji branch, receipt of which the Vendors hereby acknowledge and the balance consideration of Rs. 66,46,075/- (Rupees sixty seven lakhs forty six thousand seventy five only) is paid by three installments i.e. first installment of Rs. 15,48,692/- (Rupees fifteen lakhs forty eight thousand six hundred ninety two only) paid by Cheque No. 198147 dated 09/11/2007, second installment of Rs. 25,48,691.50 (Rupees twenty five lakhs forty eight thousand six hundred ninety one and paise fifty only) paid by Cheque No. 198148 dated 09/11/2008 and the third and the last



S.V. Shirodkar

installment of Rs. 25,48,691.50 (Rupees twenty five lakhs forty eight thousand six hundred ninety one and paise fifty only) paid by Cheque No. 198149 dated 09/11/2009, all drawn on The Saraswat Co-operative Bank Ltd., Panaji branch, in favour of the Vendors herein, the receipt of which the Vendors hereby acknowledge and the Vendors as beneficial owners of all that part and parcel of the property described in Schedule I, to the extent of 6646.50/13293 undivided share, do hereby convey, sell and/or transfer unto the Purchasers, the undivided right, title and interest to the extent of 6646.50/13293 undivided share in the said property described in Schedule I, to have and to hold the same unto the Purchasers, as absolute owners in possession thereof, free from any encumbrances and/or defect in title. The said post dated cheques shall be deposited by the Vendors on prior intimation to the Purchasers of the intention of the Vendors to deposit the said cheques.

VENDOR'S COVENANTS:

The Vendors hereby covenant with the Purchasers as follows:

1. That the Vendors have absolute right, title to sell their undivided share in the said property described in Schedule I and that the same is free from any encumbrances and/or defect in title and is in direct enjoyment and possession of the Vendors.

ve *4/11/09* *sushirakey*
me

2. That there are no tenants and/or care-takers in respect of the said property described in Schedule I and that the said property described in Schedule I has been directly possessed and enjoyed by the Vendors.
3. The Vendors hereby declare that they have not entered into any other agreement with any party in respect of their undivided share in the said property described in Schedule I and that the said property is free from any encumbrances and/or defect in title.
4. The Purchasers shall be entitled to claim the compensation, if any, payable by the Land Acquisition Officer for acquisition of the said property and the compensation so fixed and/or the enhancement thereto shall accrue to the Purchasers and the Vendors shall not be liable to claim the same.
5. All the expenses for execution of the Sale Deed including stamp papers and registration fees shall be borne by the Purchasers. The market value of the 6646.50/13293 undivided share in the said property described in Schedule I is Rs. 1,32,93,000/- (Rupees one crore thirty two lakhs ninety three thousand only) and stamp duty of Rs. 2,65,900/- (Rupees two lakh sixty five thousand nine hundred only) is paid herewith.

 #11 > S.V. Shirokar
me

SCHEDULE - I

A

ALL THAT part and parcel of property known as "CAVATEACHEM XETT", situated at Taleigao, within the jurisdiction of the Village Panchayat of Taleigao, Sub-District of Ilhas and District of North Goa and surveyed under Survey No. 112, Sub-Division 2 and enrolled in the Taluka Revenue Office of Ilhas under No. 77 and registered in the Land Registration Office of Ilhas under No. 11645 at page 180 V, of Book B-30 New, admeasuring about 12,931.00 M2 (twelve thousand nine hundred and thirty one square metres) and bounded as under :

- On the North : By rivulet of salt water;
- On the South : By the property Palmar of Minuel Antonio Abreu and paddy field of Francisco Antonio de Carvalho;
- On the East : By the property of Francisco Antonio de Carvalho, Rafael Maria da Costa and others; and
- On the West : By the property of Jose Antonio de Carvalho.

all #112 S.V. Shiroker

B

ALL that part and parcel of property known as "CAVATEACHEM XETT", situated at Taleigao, within the jurisdiction of the Village Panchayat of Taleigao, Sub-District of Ilhas and District of North Goa and surveyed under Survey No. 112, Sub-Division 1, enrolled in the Taluka Revenue Office under No. 77 and registered in the Land Registration Office of Ilhas under NO. 11645 at pages 180 of book B-30 New, admeasuring about 362.00 M2 (three hundred and sixty two square metres) and bounded as under :

- On the North : By rivulet of salt water;
- On the South : By the remaining part of the paddy field, Cavateachem Xett surveyed under Survey No. 112/2;
- On the East : By the property of Francisco Antonio de Carvalho, Rafael Maria de Costa and others; and
- On the West : By the property of Joao Antonio de Carvalho.

  S.V. Shiroker


ANNEXURE 'I'

ALCON CONSTRUCTIONS (GOA) PVT. LTD., PANAJI-GOA			
PAYMENTS MADE TO MR. VASSUDEV SHIRODKAR UPTO 24/02/2007			
DATE	CHEQUE NO.	BANK DETAILS	AMOUNT
20/05/2005	266166	Dena Bank, Panjim	Rs. 5,000/-
23/05/2005	6727144	Dena Bank, Panjim	Rs. 20,000/-
30/05/2005	6727162	Dena Bank, Panjim	Rs. 15,000/-
30/05/2005	6727163	Dena Bank, Panjim	Rs. 15,000/-
13/06/2005	873123	Bank of India, Campal	Rs. 20,000/-
20/06/2005	873124	Bank of India, Campal	Rs. 25,000/-
06/07/2005	6730551	Dena Bank, Panjim	Rs. 25,000/-
23/07/2005	6730579	Dena Bank, Panjim	Rs. 25,000/-
11/08/2005	6732025	Dena Bank, Panjim	Rs. 35,000/-
29/08/2005	6732052	Dena Bank, Panjim	Rs. 15,000/-
02/09/2005	6732067	Dena Bank, Panjim	Rs. 15,000/-
06/09/2005	6732088	Dena Bank, Panjim	Rs. 10,35,000/-
22/05/2006	84	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
03/07/2006	4802	The Saraswat Co-op. Bk., Panaji	Rs. 25,000/-
19/07/2006	8016	The Saraswat Co-op. Bk., Panaji	Rs. 25,000/-
11/08/2006	9272	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
11/09/2006	11789	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
03/10/2006	15424	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
16/10/2006	17966	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
23/10/2006	19002	The Saraswat Co-op. Bk., Panaji	Rs. 1,00,000/-
27/10/2006	15452	The Saraswat Co-op. Bk., Panaji	Rs. 1,00,000/-
20/11/2006	19641	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
22/11/2006	19642	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
11/01/2007	25684	The Saraswat Co-op. Bk., Panaji	Rs. 1,00,000/-
09/02/2007	28533	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
14/02/2007	28534	The Saraswat Co-op. Bk., Panaji	Rs. 50,000/-
TOTAL			Rs. 20,50,000/-

sd/- H.V.
ms

S.V. Shirodkar


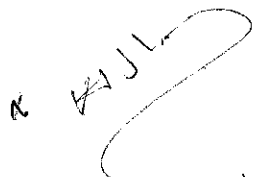
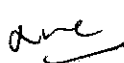
**AMOUNT PAID BY ALCON GROUP OF COMPANIES ON BEHALF OF THE
PURCHASERS TO MR. VASSUDEV D. SHIRODKAR**

1. Amount adjusted by way of consideration due and payable by Mr. Vassudev Shirodkar to Alcon Developers for development of property at Karapur-Sarvona		Rs. 7,23,925.00
2. Amount paid on account		
a. Alcon Constructions (Goa) Pvt. Ltd.:		
Vassudev Shirodkar A/C	2,70,000.00	
D. B. Shirodkar A/C	<u>2,00,000.00</u>	Rs. 4,70,000.00
b. Alcon Developers:		
1998-1999	85,000.00	
1999-2000	40,000.00	
2000-2001	60,000.00	
2001-2002	1,00,000.00	
2004-2005	40,000.00	
2005-2006	<u>35,000.00</u>	Rs. 3,60,000.00

TOTAL AMOUNT PAID BY ALCON GROUP OF COMPANIES Rs. 15,53,925.00
=====

**∴ TOTAL AMOUNT PAID TO MR. VASSUDEV D. SHIRODKAR & MRS. SUREKHA V. SHIRODKAR = Rs. 20,50,000/- + Rs. 15,53,925/-
= Rs. 36,03,925/-**

(Rupees Thirty Six Lakhs Three Thousand Nine Hundred Twenty Five Only)

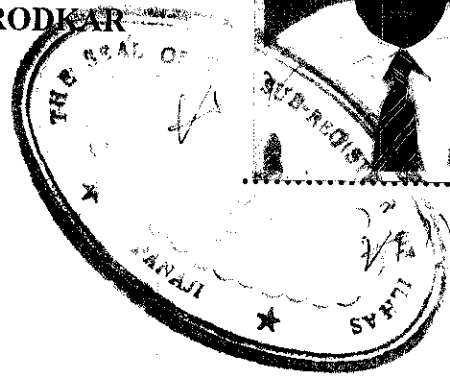
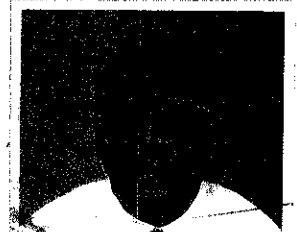




 S.V. Shirodkar

IN WITNESS WHEREOF the parties hereto have signed this Deed on the day,
month and year first hereinbefore written.

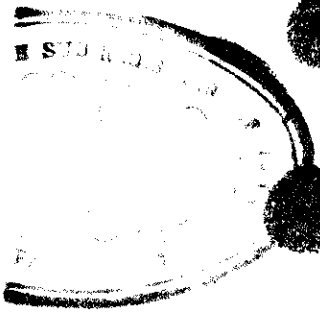
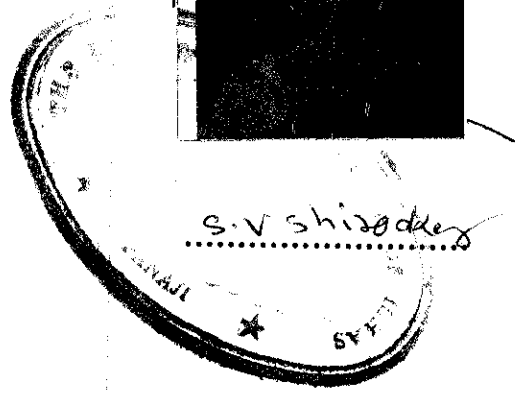
I. SIGNED AND DELIVERED by the
withinnamed VENDORS
of the FIRST PART:

(1) MR. VASSUDEV DHAKULI SHIRODKAR



edg
me
" s.v. shirodkar

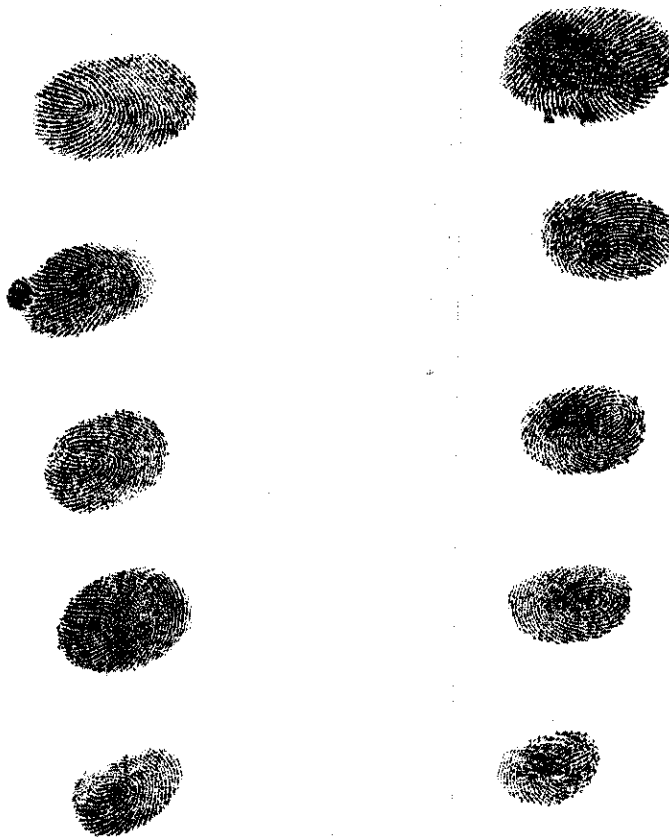
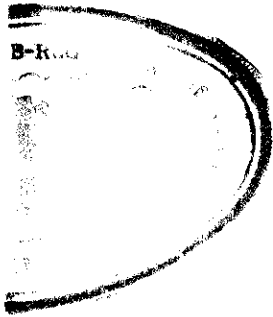
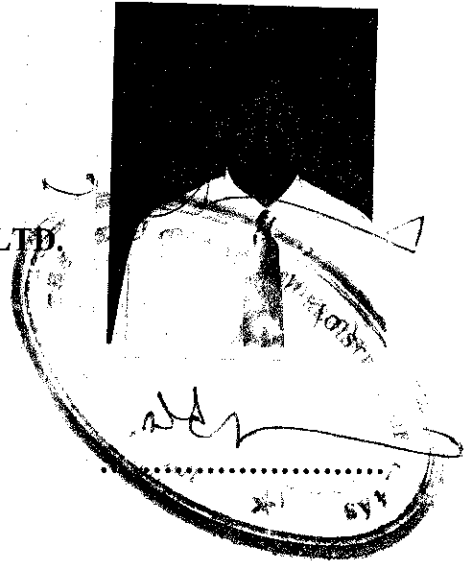
(1a)MRS. SUREKHA VASSUDEV SHIRODKAR



addr
me

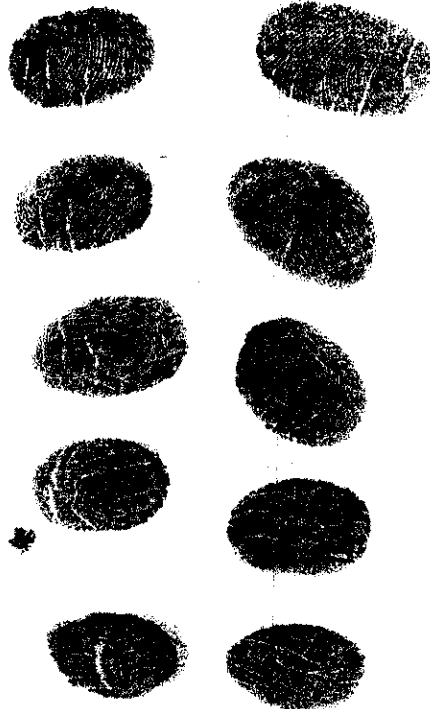
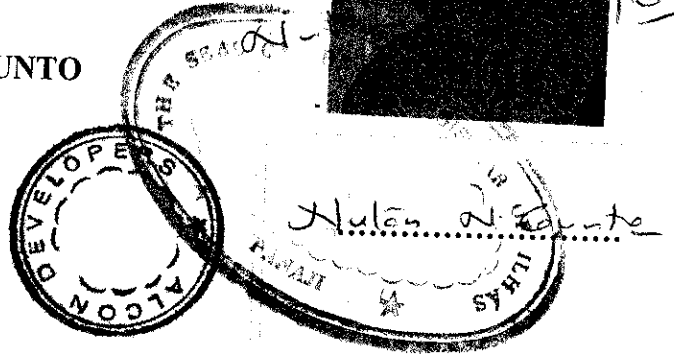
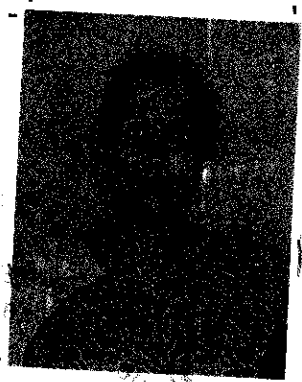
#115

SIGNED, SEALED AND DELIVERED by the
withinnamed **PURCHASERS**
of the **SECOND PART**:
M/S ALCON CONSTRUCTIONS (GOA) PVT. LTD.
represented by its **Director**:
MR. NANDA S. N. COUNTO



AIM
are
S.V. Shirockas

SIGNED, SEALED AND DELIVERED by the
withinnamed CONFIRMING PARTY
of the THIRD PART:
M/S ALCON DEVELOPERS
represented by its Partner:
MRS. NUTAN NANDA N. COUNTO



IN THE PRESENCE OF WITNESSES:

1. *[Signature]* (C.P.A. Lotlikar)
2. *[Signature]* (Cindaela M. Monteiro)

[Signature] S.V. Shirodkar
39

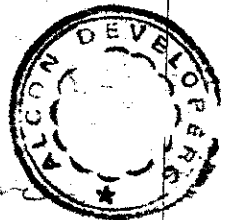


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI - GOA

Plan showing plots situated at
 Taluqa Village
 TISWADI Taluka
 S.No./Sub Div No. 112 / 1 & 2
 Scale 1:500



S. U. Shirodkar



SURVEY No. 112

PANAJI CITY

S.No. 111

Computer Generated On 11-11-2005

Checked by: *[Signature]*
 11/11/05

Registered No. 1212
 at pages 234 to 276
 Book No. Volume No. A91
 Date 8-5-2007

[Signature]
 Sub-Registrar

① Mrs. Andrea Fernandes, major,
married, Goan, Indian National, do
Panaji as attorney admits execution
on behalf of Mrs. Netai N. V. Couto,
partner of M/s. Akon Developers,
Panjim, 53 yrs, do Panaji - Goa. -

② Mr. Vassudev Dhakali Shirad-
bar, do Dhakali Shikaro Shiradbar,
70 yrs, businessman and his wife;

③ Mrs. Serepha Vassudev Shi-
rodbar, do Ramnath Parpe, 59
yrs, housewife, both Indian Na-
tionals, do Dherau, Mapusa -
Goa. -

executing party 1 to 3
personally known
do SR
admits execution of the so called
sale

Attest
S.V. Shiradkar

S.V. Shiradkar

2nd March 07

Attest

SUB-REGISTRAR

① M/s. Alcon Constructions (Goa) Pvt. Ltd., a company having office at Suburban Mansions, 1st floor, Panaji - Goa represented by its Director Mr. Nanda Sadassiva Naique aunto, 62 yrs, do late Sadassiva Naique aunto, business, Indian National, do Panaji - Goa. —

executing party personally
known to SA
admits execution of the so called
sale
deed



ILHAS

23rd March 07

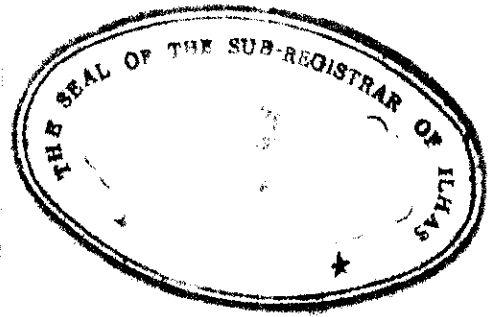
ILHAS
SUB-REGISTRAR
ILHAS

NOC No NGPDA / 419 (6) / 817 / 3518 / 07
dt 22/2/2007 is furnished today

19th April 07

ILHAS
SUB-REGISTRAR
ILHAS

Registered No. 1217
at pages 234 to 276
Book No. I Volume No. 191
Date 8-5-2007




.....
Sub-Registrar

Note of Return :- This document

will be returned on :- 8/5/07


SUB-REGISTRAR
ILHAS

