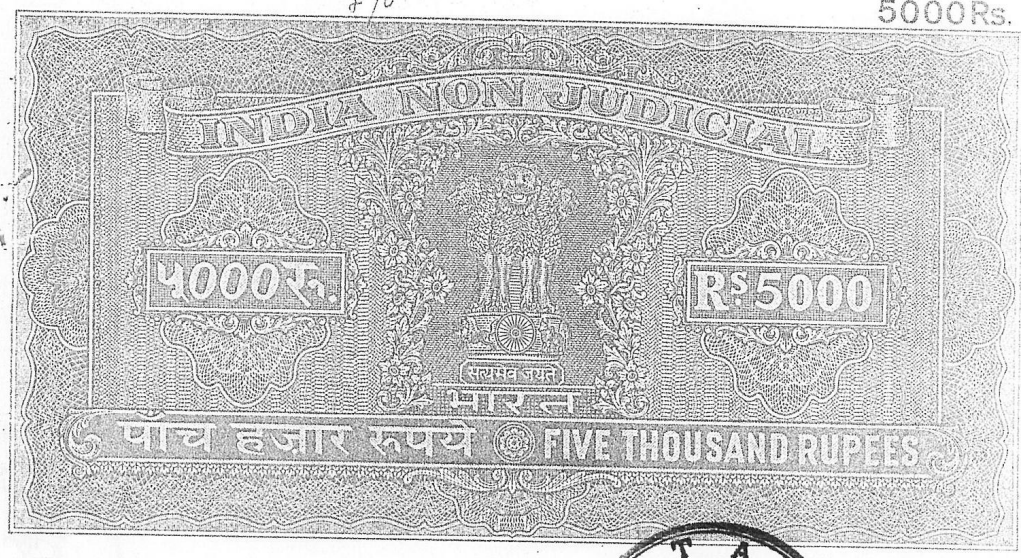
216/03

5000Rs.





1146/91

2 1/2 of the 3.30 pm. and 4.00 pm. 7/11/91

1382.50
40.00
40
02.00
1867.00

SUB-REGISTRAR
BARDEZ

SUB-REGISTRAR
BARDEZ

DEED OF SALE

THIS DEED OF SALE made at Panaji, on this 7th day of the month of November, 1991 BETWEEN SHRI.

...2

Sr. No. 541 Place of vend. Panaji Date of issue 06.11.1991
Value of stamp paper Rs. Five Hundred
Name of the purchaser A. Reis
Residing at Panaji son of Reis
As there is no one single stamp paper for the value of Rs. 165.00/-
Additional stamp paper for the completion of the value is attached along with

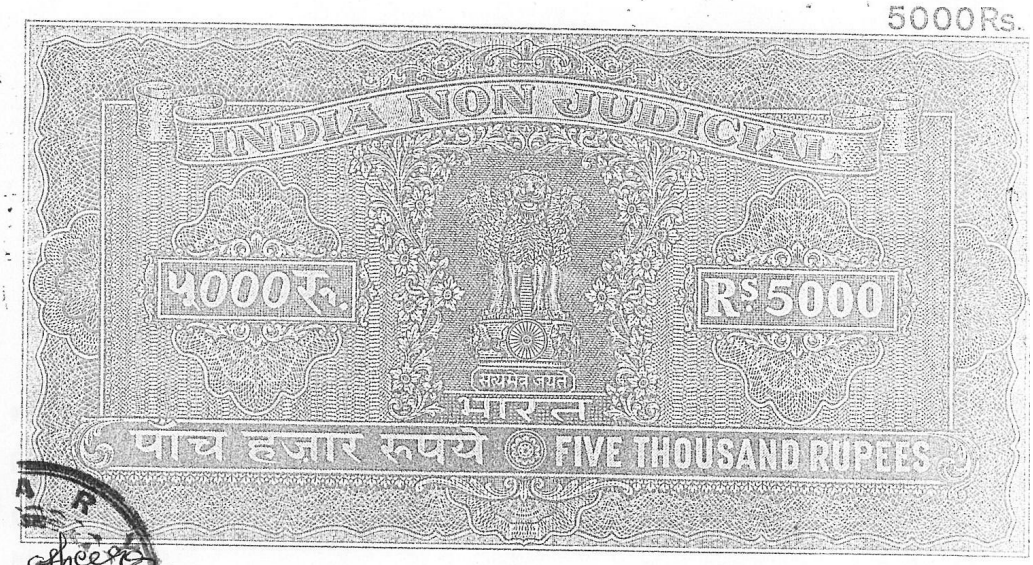
Signature of the Ex-officio vendor Signature of Purchaser



HILARIO RENATO ASSUMCAO DIAS, son of late Antonio Jose Roque Tolentino Dias, of major age, widower, Indian National, residing at Boa-Vista, Bastoram Bardez-Goa, hereinafter called the Vendor (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and

...3

5000Rs.





... 3 ...

include his heirs, executors, administrators and assigns) OF ONE PART and M/s. GOAN REAL ESTATE AND CONSTRUCTION LIMITED, a company incorporated under the Companies Act, 1956, represented by its Managing Director Shri Eric Francis Saqueira, son of late

...4

Sr. No. 541 Place of vend Panaji Date of issue 26.11.199

Value of stamp paper Rs. Five Thousand

Name of the purchaser A. Reis

Residing at Panaji son of Reis

As there is no one single stamp paper for the value of Rs. 165000/-

A Notarial stamp paper for the completion of the value is attached along-

with

Signature of the Ex-officio vendor Signature of Purchaser

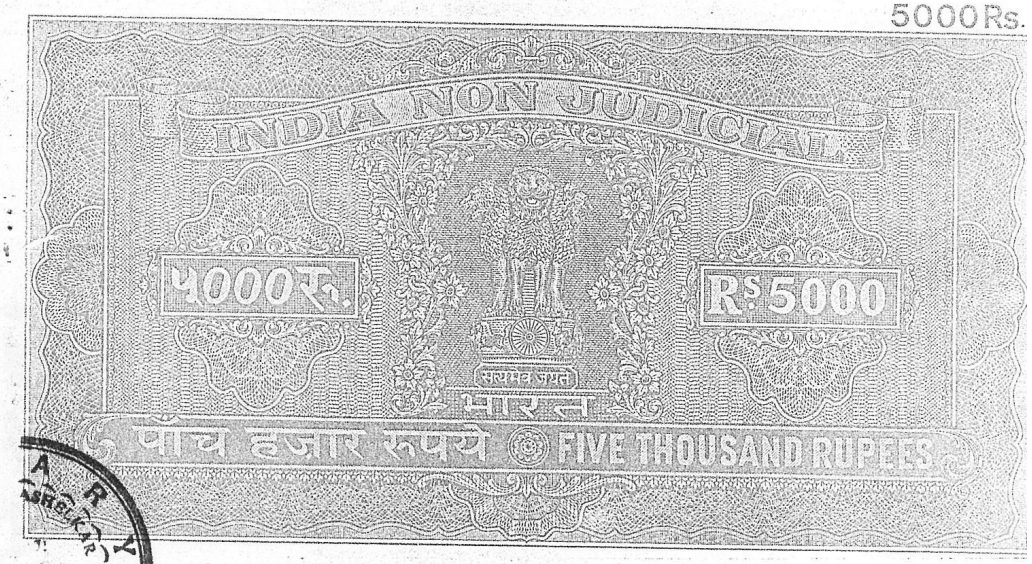


... 4 ...

Josepy Sequeira, major of age, married, Indian National, residing at G-1, Vasant Smruti, Tonca Caranzalem, Goa, hereinafter called the Purchaser (which expression shall, unless it be repugnant to the context or meening thereof, be deemed to

...5

5000Rs.



mean and include their heirs, executors, administrators and assigns) who has been authorised for the present act by the Board of Director's Resolution dated 2nd December 1989 OF THE OTHER PART.

...6

Sr. No. 554 Place of vend. Panaji Date of issue 06/11/199
Value of stamp paper Rs. Five Hundred Only
Name of the purchaser A. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 165000/-
Additional stamp paper for the completion of the value is attached along with.

(N Rao)

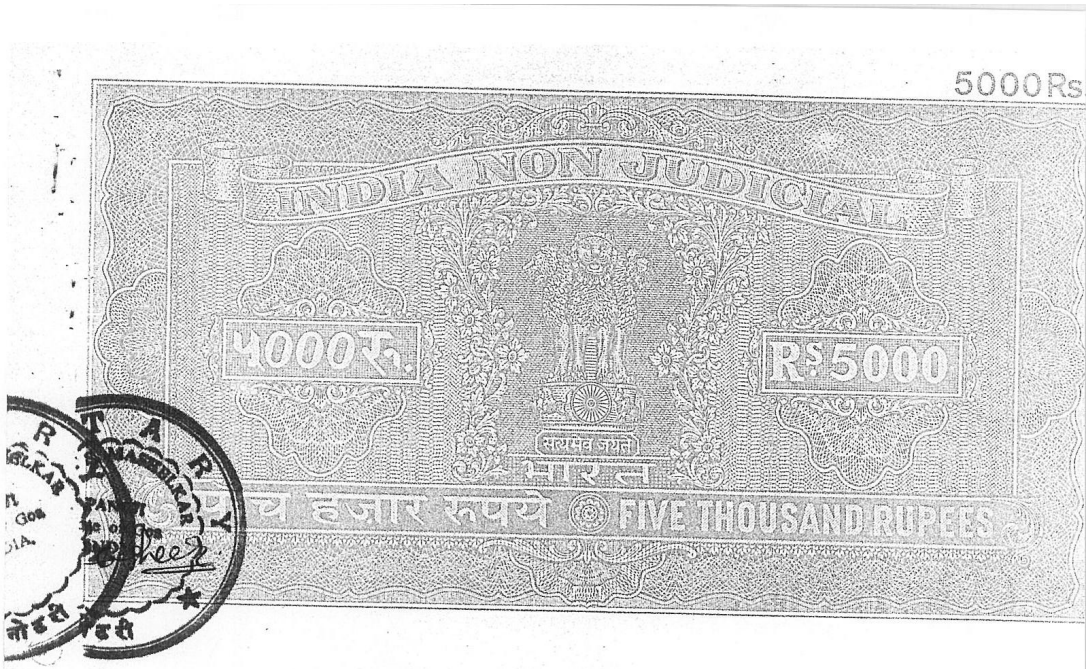
Signature of the Ex-officio vendor *Signature of Purchaser*



... 6 ...

WHEREAS the Vendor abovenamed is the absolute owner in an possession of animmovable property situated at Village Bambolim, Taluka Tiswadi, Goa known as Rautalem Zin and described in the Office of the Land Registrar under No. 2350 at page 255v of Book B-27 old and bearing Matriz Nos. 169, 170, and 171 and in recent survey surveyed under No.

...7



... 7 ...

16/1, of Village Bambolim, totally admeasuring 39425 sq. mts. better described in the Schedule hereunder written.

...6

Sr. No. 541 Place of vend. Panaji Date of issue 06.11.199
Value of stamp paper Rs. Five Hundred
Name of the purchaser U. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 165.00/-
Additional stamp paper for the completion of the value is attached herewith.

(1) Rao

Signature of the Ex-officio vendor Signature of Purchaser

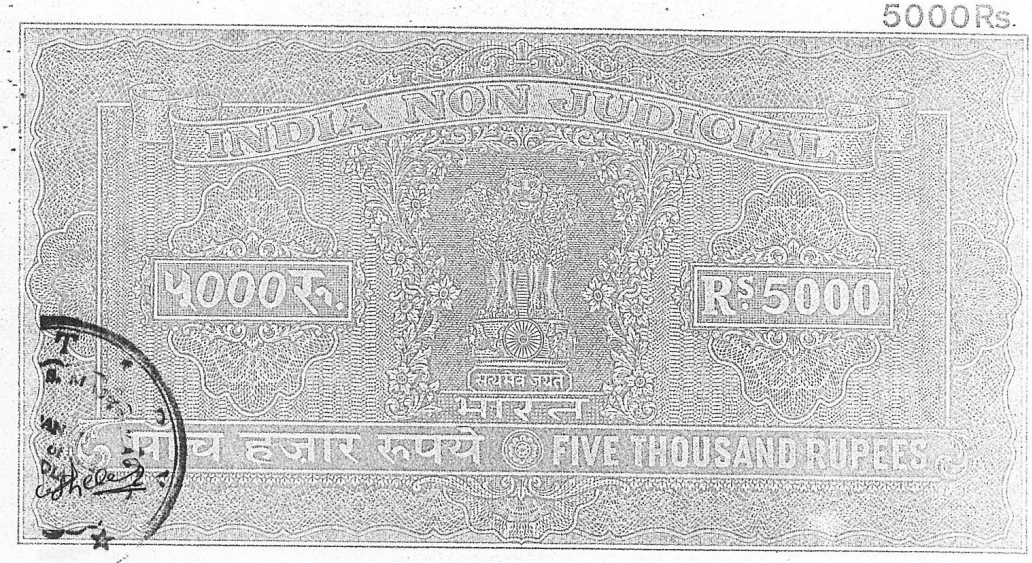


... 8 ...

AND WHEREAS the above-mentioned property originally belonged to late Antonio Jose Roque Tolentino Dias and his wife late Maria Carmina Dias, who were of Santa Cruz, and upon her death on 19th December 1918, at Panaji, an orphanological inventario proceedings were initiated before

...9

5000Rs.



the learned Civil Judge Senior Division at Panaji. The said inventario in which the partition was decreed by order of 19th June 1919, became final for want of appeal wherein the vendor above named was

...10

Sr. No. 541 Place of vend. Panaji Date of issue 26.11.1958
Value of stamp paper Rs. Five thousand only
Name of the purchaser U. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 1,65,500/-
Additional stamp paper for the completion of the value is annexed along-
with.

(1) Rao

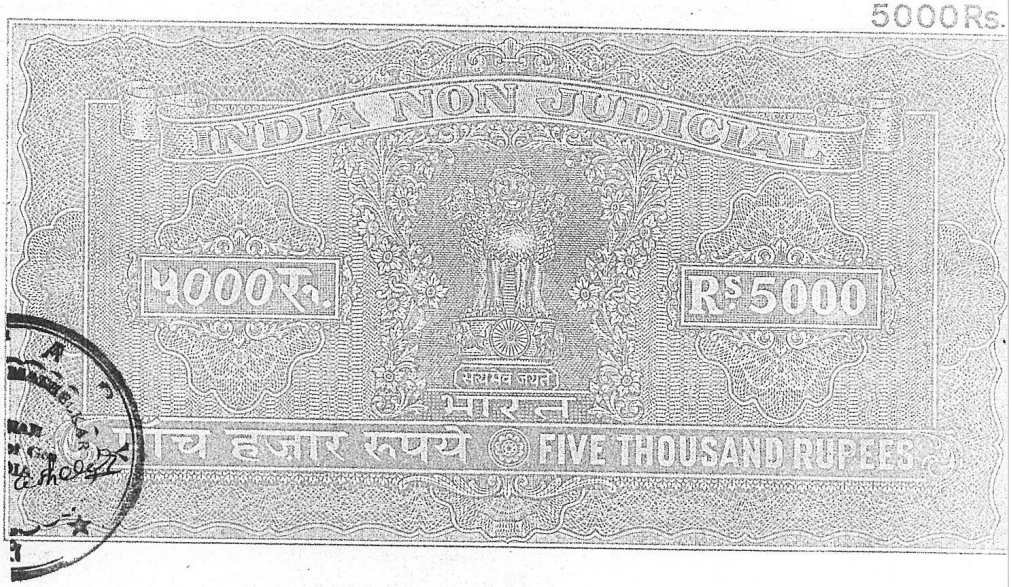
Signature of the Ex-officio vendor Signature of Purchaser



alloted one fourth share of the dominion and use of the property on account of his maternal legitime described under No. 350 at page 255 v of the book B-27 old. The transmission of the said 1/4 right to the above property was inscribed in the Office of Land Registrar under No. 22,454 on 28th July, 1952.

...11

5000Rs.



... 11 ...

AND WHEREAS upon the death of Antonio Jose Roque Tolentino Dias, another orphanological inventario took place before the Civil Judge Senior Division at Panaji, in which partition was decreed

...12

Sr. No. 541 Place of vend. Panaji Date of issue 06.11.199?
Value of stamp paper Rs. Ten thousand only
Name of the purchaser U. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 16500/-
Additional stamp paper for the completion of the value is attached herewith

Signature of the Ex-Officio Vendor Signature of Purchaser



... 12 ...

by the order of the 15th February, 1930 which became final for want of appeal. In the said inventory the vendor above named was allotted another 1/4 th share of the dominion and use of the property described under No. 2350 at page

...13



255 v of the Book B-27 old, as it was alloted to him an account to his paternal legitime and which was inscribed in the Office of the Registrar of the Land Registration Office of Tiswadi under No.

...14

Sr. No. 541 Place of vend. Panaji Date of issue 26/11/1992
Value of stamp paper Rs. Five Hundred only
Name of the purchaser M. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 1,65,000/-
Additional stamp paper for the completion of the value is attached herewith.

Signature of the Ex-officio vendor Signature of Purchaser

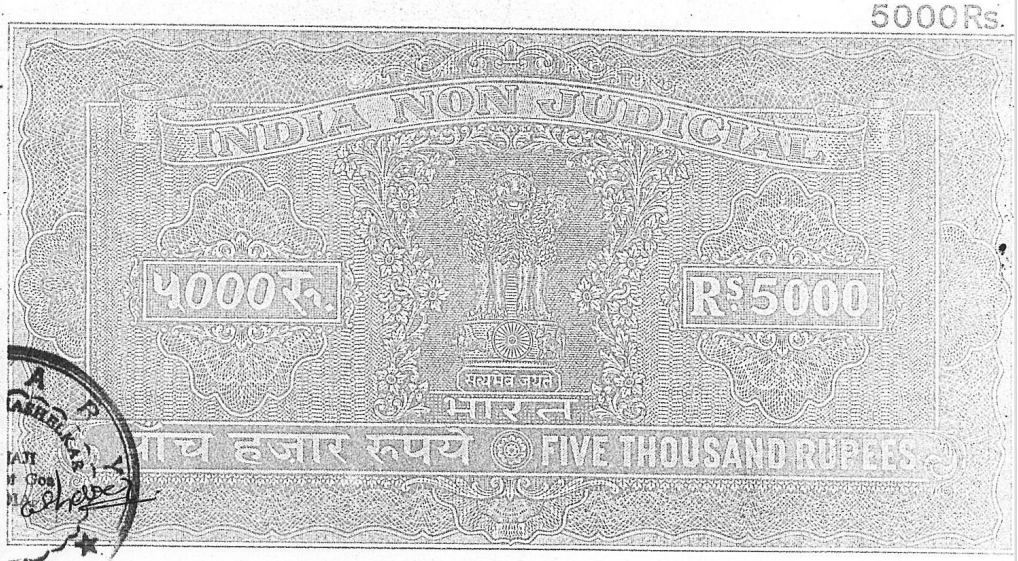


22457 on 28th July, 1952.

AND WHEREAS by a Deed of Sale executed on 27th January 1933, before the Notary Shri Carlos Oliveira Pegado, in the Book No. 278 at page 5 v of the Vendor above named Shri Hilario Renato Assumcao and his wife late Clorinda Efiginia

...15

5000Rs.



Apolinda D'Sa Dias purchased 1/4 th right of the dominion and use of the property, described under ...

No. 2350 at page 255 v of Book B-27 old for a price of Rs. 500/- from his/her sister/sister-in-

...16

Sr. No. 541 Place of vend. Panaji Date of issue 06/11/199
Value of stamp paper Rs. Five Hundred Only
Name of the purchaser [illegible]
Residing at Panaji son of [illegible]
As there is no one single stamp paper for the value of Rs. 1,65,002/-
Additional stamp paper for the completion of the value is attached along with it.

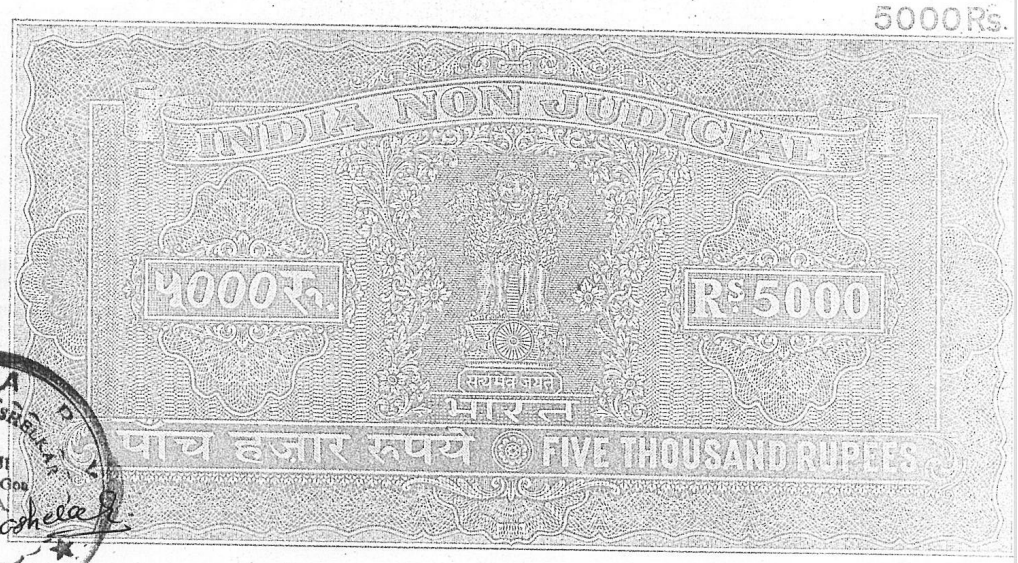
Signature of the Ex-officio vendor Signature of Purchaser



law Dona Maria Guia Guilhermina Dias and her husband Cristovam Joaquim Antonio Goncalves, land owners of Santa-Cruz, who were alloted the said share in their parents/parents-in-laws inventario. The transmission of the said 1/4 th right of domi-

...17

5000 Rs.





nion and use of the said property is inscribed in the favour of the Vendor named un der No. 29,458 on 28th July 1952, in the Office of Registrar of Land Registration of Tiswadi.

... 18

Sr. No. 541 Place of vend. Pauri Date of issue 26.11.199

Value of stamp paper Rs. Five Hundred/-

Name of the purchaser U. Rao

Residing at Pauri son of Rao

As there is no one single stamp paper for the value of Rs. 1,65>00/-

Additional No. of paper for the completion of the value is affixed along with it.

Signature of the Ex-officio vendor

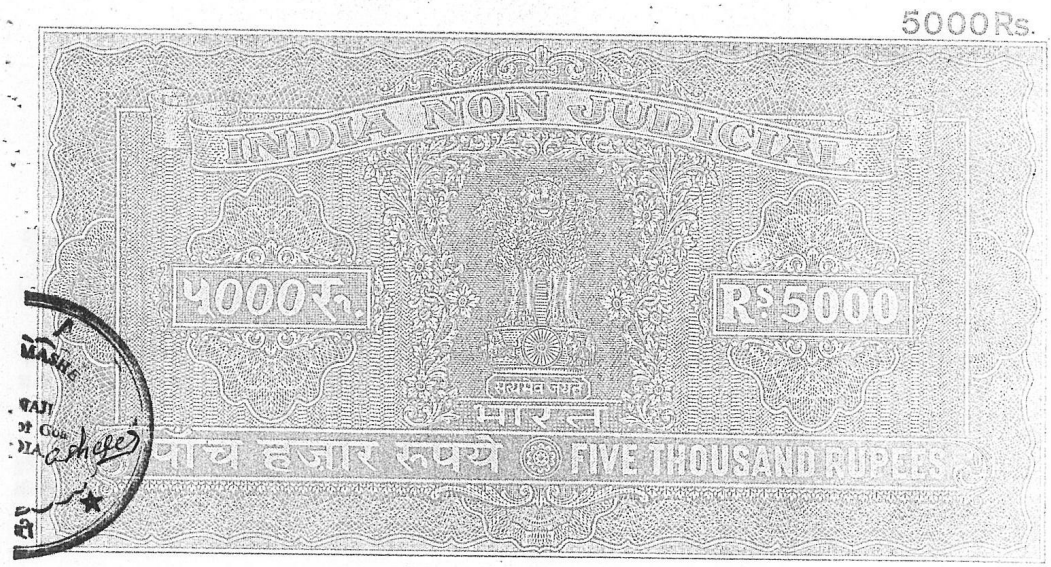
Signature of Purchaser



AND WHEREAS the vendor above named and his wife purchased another 1/4 th share of the dominion and use of the property described under No. 2350 at page 255 v of the Book B-27 old for a price of Rs. 400/- by a public sale deed executed

...19

5000Rs.



on 27th February 1937 and executed before the Notary of this Judicial Division Shri Socrates D'Costa, in book 318 at page 7 from Smt. Basilia Clementina Dias, land owner from Santa Cruz, who was alloted the said share in her parents inventario and the

...20

Sr. No. 541 Place of vend. Pune Date of issue 26.11.1991
Value of stamp paper Rs. Five Hundred only
Name of the purchaser Mr. Rao
Residing at Pune son of Rao
As there is no one single stamp paper for the value of Rs. 165200/-
Additional stamp paper for the completion of the value is affixed along with.

Signature of the Ex-officio vendor Signature of Purchaser



transmission of the said 1/4th right is inscribed in the name of the Vendor above named under No. 22459 on 28th July, 1952.

...21



AND WHEREAS Dona Clarinda Efiginia Apolinda D'Sa Dias, the wife of the vendor above named expired on 31st December, 1981, leaving behind her husband the vendor above named, Shri. Hilario Renato Assuncao Dias as her widower and with right to mole-

...22

Sr. No. 5M1 Place of vend. Panaji Date of issue 06.11.199

Value of stamp paper Rs. Five Thousand

Name of the purchaser A. Rao

Residing at Panaji son of Rao

As there is no one single stamp paper for the value of Rs. 1,65,209/-

A set of such stamp paper for the completion of the value is returned to him

with

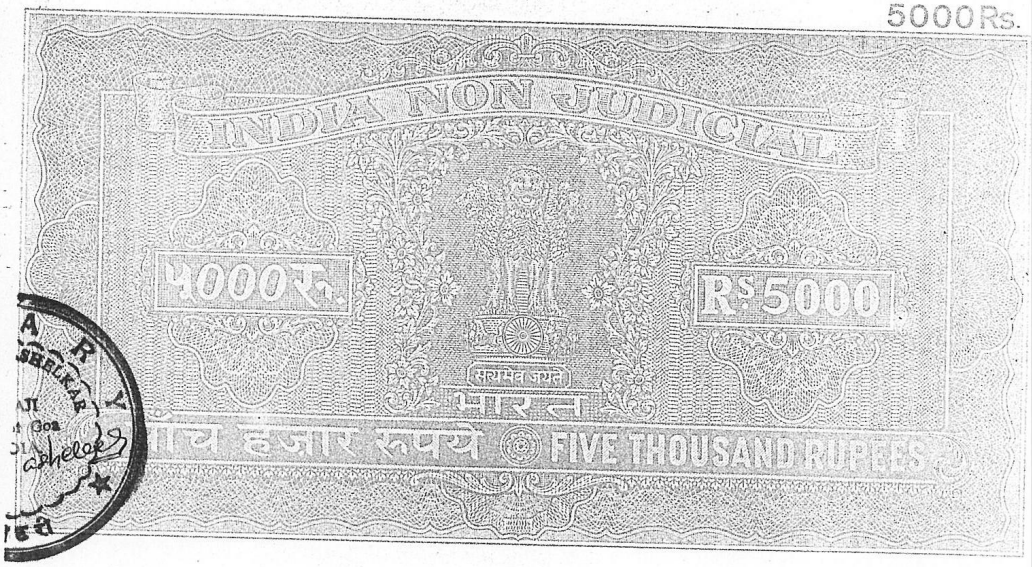
Signature of the Sub-Office Senior Signature of Purchaser



ty and her six children as her heirs, inventario proceedings No. 76/1990 was instituted before the Civil Judge Senior Division Mapusa and which ended with the order of Mr. G.V. Ratnam, on 20th June, 1990, wherein the properties describ-

...23

5000Rs.



ed in the Land Registration Office under No. 2350 at page 255 v of Book - 27 old were alloted to the vendor above named in the auction (licitacao) for a value of Rs. 42,000/- and the vendor above named

... 24

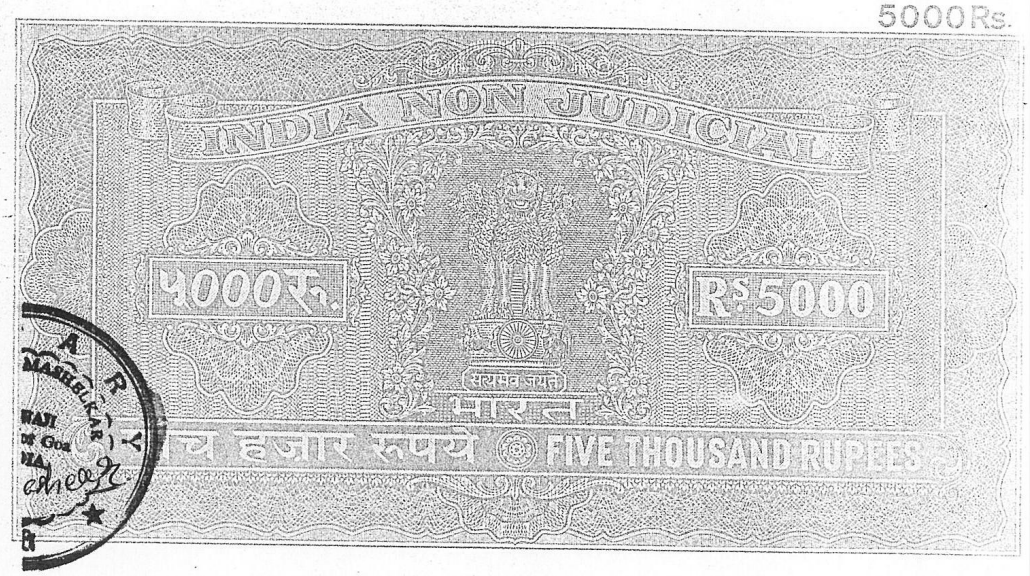
Sr. No. 541 Place of vend. Panaji Date of issue 26.11.85
Value of stamp paper Rs. Five Thousand only
Name of the purchaser A. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 16500/-
Affix one stamp paper for the completion of the value is allowed using
this.

Signature of the Ex-officio vendor Signature of Purchaser



having paid owelty money of Rs. 21,000/- to his six children reteined the properties for himself which are now described in the Schedule "A" below. And consequently the vendor above-named is seized and is the absolute owner in possession

5000Rs.



of the said properties, surveyed under No. 16/1, of Village Bambolim and described in the Land Registration office under No. 2350 at folio 255 v of Book B-27 old and otherwise is sufficiently entitled to the same.

...26

Sr. No. 541 Place of vend. Panaji Date of issue 28.11.1989
Value of stamp paper Rs. Five Hundred
Name of the purchaser U. Rao
Residing at Panaji son of Rao
A. There is no one single stamp paper for the value of the 165>00/-
A. Additional stamp paper for the completion of the value is attached herewith.

Signature of the Ha-Offices vendor Signature of Purchaser

AND WHEREAS the vendor above named by an agreement of sale dated 14th December, 1989, signed with the Purchaser above named agreed to sell the properties described in the Schedule below and in token of the said agreement accepted as earnest money

...27

5000Rs.



deposit from the Purchaser a sum of Rs. 2,00,000/-
(Rupees Two Lakhs only) by a demand draft.

AND WHEREAS the vendor by Sale Deed executed
on 7th February, 1991 before the Sub-Registrar of

...28

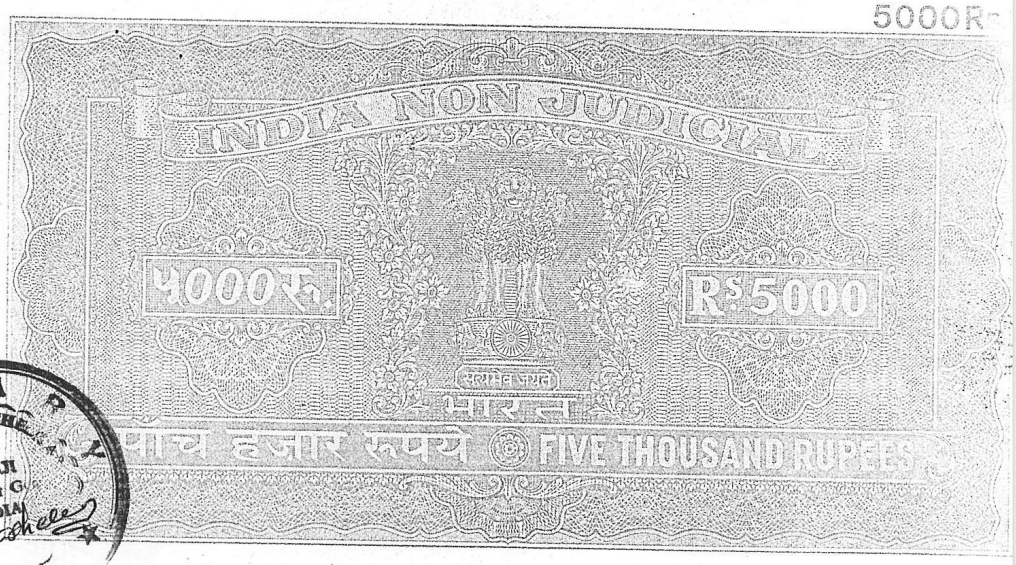
Sr. No. 541 Place of vend. Pune Date of issue 06.11.199[illegible]
Value of stamp paper Rs. Hundred
Name of the purchaser M. Rao
Residing at Pune son of Rao
As there is no one single stamp paper for the value of Rs. 165.00/-
Additional stamp paper for the completion of the value is affixed
with

Signature of the Ex-officio vendor Signature of Purchaser



Tiswedi sold his 3 (Three) other properties survey-ed under Nos. 15/1, 35/1, 37/1 for a market value of Rs. 32,77,750/- (Rupees Thirty Two Lakhs seventy Seven Thousand Seven Hundred Fifty Only).

5000R-



AND WHEREAS the Vendor is desirous to sell and the Purchaser is desirous to purchase the said properties described in the schedule below at or for the market price of Rs. 27,59,750/- (Rupees Twenty Seven Lakhs Fifty Nine Thousand Seven Hund-

...30

Sr. No. 541 Place of vend. Pondy Date of issue 9.6.11.1997
Value of stamp paper Rs. Five thousand /-
Name of the purchaser M. Rao
Residing at Pondy son of Rao
As there is no one single stamp paper for the value of Rs. 165000/-
Additional stamp paper for the completion of the value is purchased along with.

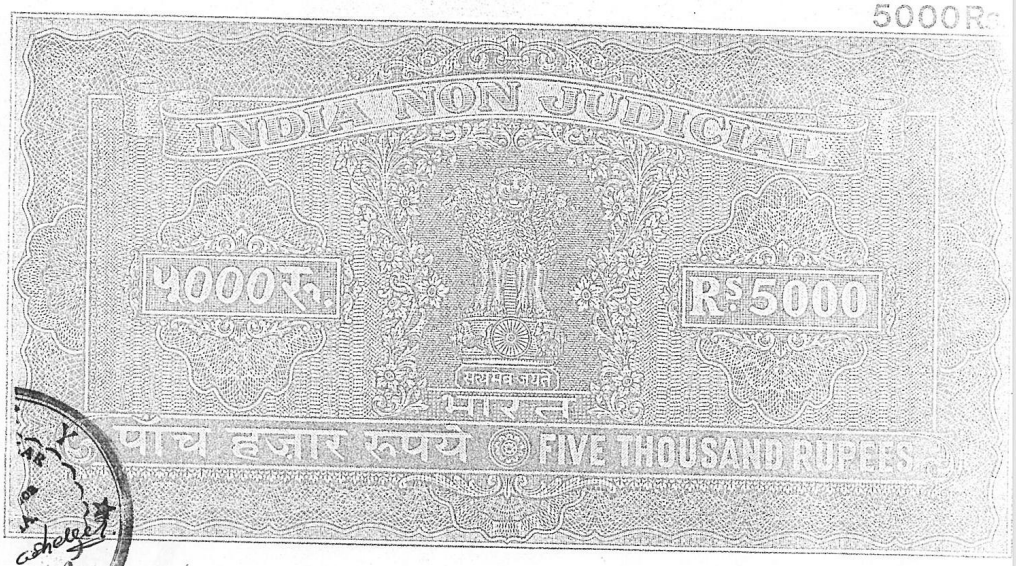
Signature of the Stamp Vendor Signature of Purchaser



red fifty Only) free from encumbrances and that being the market value of the said property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,000/-



(Rupees Two Lakhs only) paid on 14th December, 1980 and a sum of Rs. 1,59,750/- (Rupees One Lakh Fifty nine Thousand Seven Hundred fifty only) paid today as detailed in Schedule "B" below, before the execution of this presents paid by the Purchaser to the Vendor (the receipt and payment of which sum of Rs.

...32

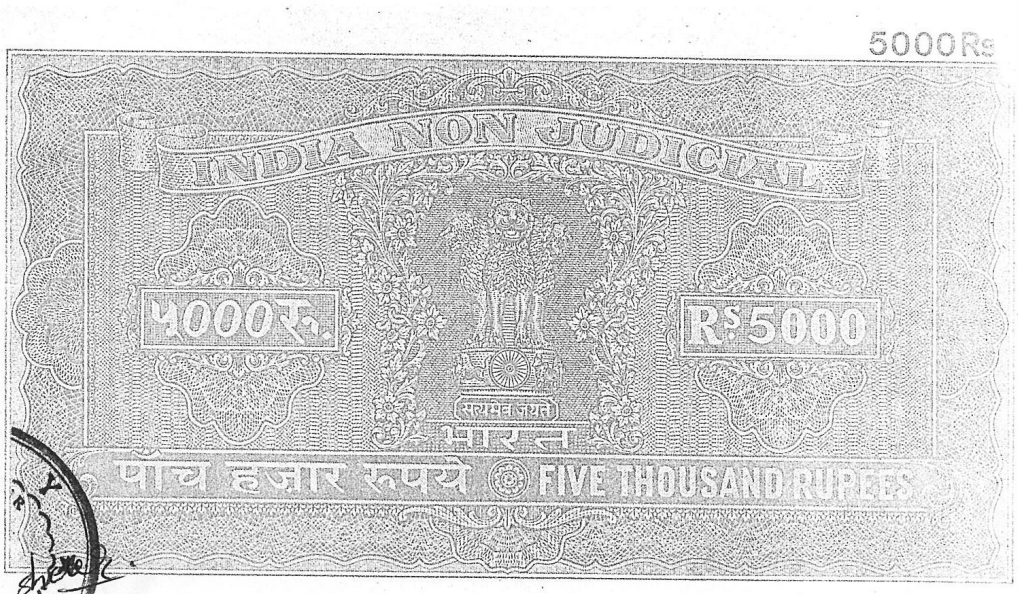
Sr. No. 591 Place of vend. Panaji Date of issue 8.6.1995
Value of stamp paper Rs. Five Hundred
Name of the purchaser M. Rao
Residing at Panaji son of Rao
As there is no single stamp paper for the value of Rs. 1,62,000/-
additional six stamp paper for the completion of the value is used to comply with.

Signature of the Ex-Officio Notary Signature of Purchaser



3,59,750/- (Rupees Three Lakhs Fifty Nine Thousand Seven Hundred Fifty only) and post dated cheques for Rs. 24,00,000/- (Rupees Twenty Four Lakhs only) do hereby admit and acknowledge of and from the same and every part therefore do hereby acquit, release and forever discharge the purchasers, the Vendor doth hereby grant, convey, sell, transfer and assure

... 33



unto the purchaser, their heirs, executors, administrators and successors in interest, the said property described in Schedule "A" hereunder written together with all ways, paths, passages, easements, previleges and appurtenances whatsoever

... 34

Sr. No. 551 Place of vend. Panaji Date of issue 06.10.93

Value of stamp paper Rs. Three hundred

Name of the purchaser V. R. Rao

Residing at Panaji son of Rao

As there is no one single stamp paper for the value of Rs 165.20/- A combined stamp paper for the completion of the value is [illegible] purchased.

V. Rao

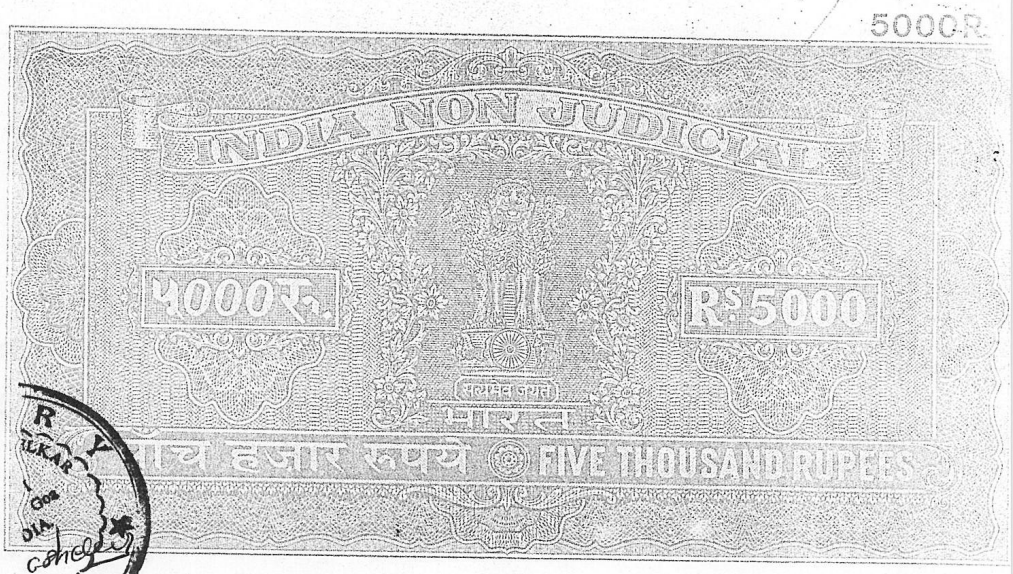
Signature of the Ex-officio vendor Signature of Purchaser



... 34 ...

to the said properties or in any wise appurtaining or with the same and/or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the

... 35



estate, right, title, interest, claim and demand whatsoever both at law or in equity of the vendor into or out of the said properties as described in Schedule "A" hereunder written and every part there-

... 36

Sr. No. 541 Place of vend. Panaji Date of issue 9.6.1992
Value of stamp paper Rs. Five Thousand
Name of the purchaser U. Rao
Resident of Panaji son of Rao
Affixed in my presence stamp paper for the value of Rs. 165.00/-
Additional stamp paper for the completion of the value is affixed subsequently.

Signature of the Ex-officio vendor Signature of Purchaser

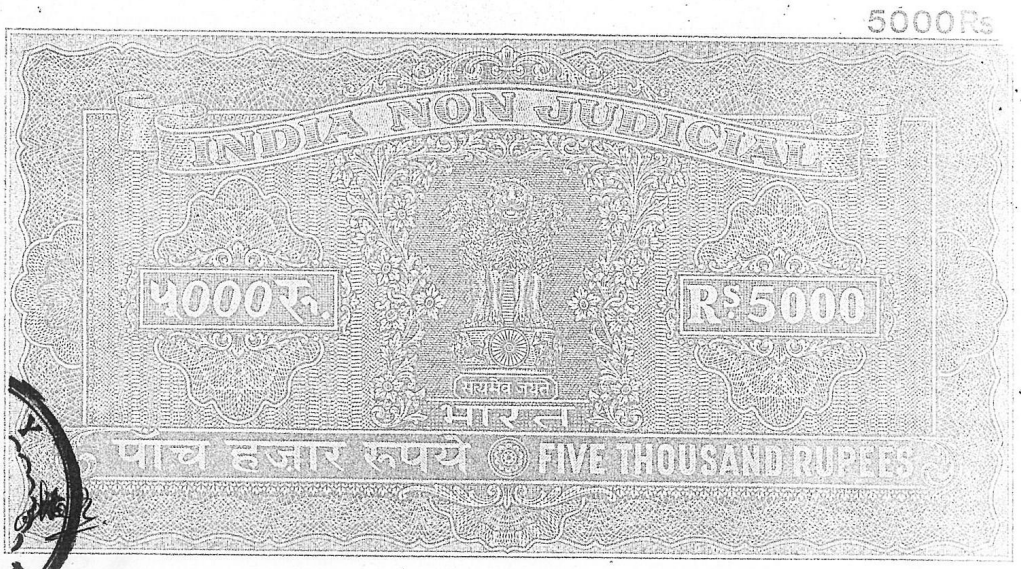


... 36 ...

of to have and to hold the said property hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so to be unto and to use of the purchaser absolutely forever subject however to the payment of all rates, taxes, assessments, dues and duties charge-

... 37

5000Rs



... 37 ...

able upon the said property and payable to the Government or the Village Panchayat or any other authority in respect thereof and the vendor doth hereby convey and covenant with the Purchaser that not-

... 38

Sr. No. 541 Place of vend. Pauri Date of issue 9.5.1997
Value of stamp paper Rs. Ten thousand only
Name of the purchaser M. Rao
Knowing at Pauri son of Rao
As there is no one single stamp paper for the value of Rs. 1657004/-
Additional stamp paper for the completion of the value is annexed herewith

Signature of the Ex-officio vendor Signature of Purchaser



withstanding any act, deed or thing by the vendor done or executed or knowingly suffered to the contrary the vendor now has in itself good right, full power and absolute authority to grant, convey, sell transfer and assure the said properties hereby con-

...39



veyed and assured or expressed and intended so to be unto and to the use of purchasers in the manner aforesaid. AND the purchasers shall and may at all times hereafter peaceably and quietly possess

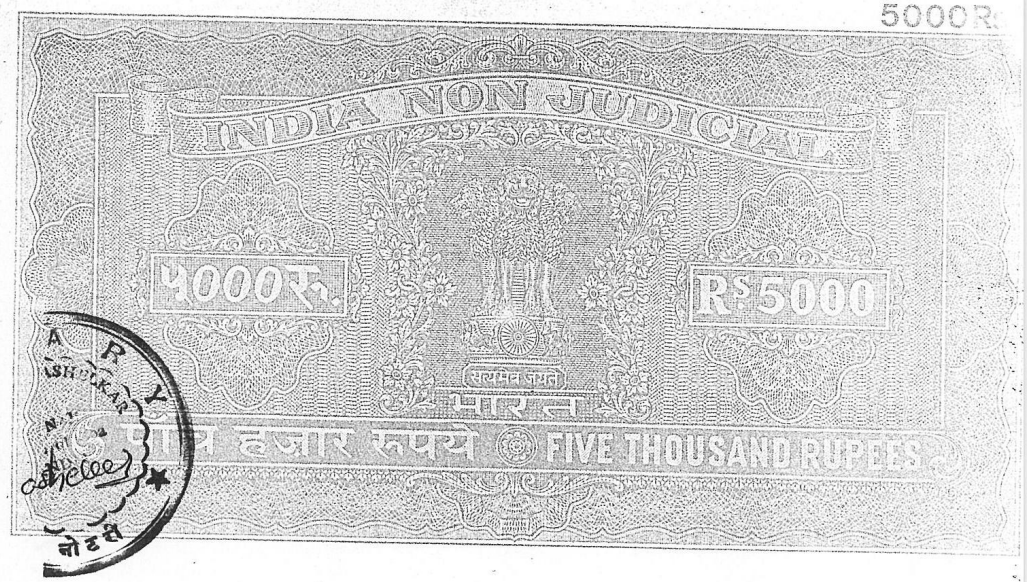
...40

Sr. No. 5411 Place of vend. Pune Date of issue 26.11.1997
Value of stamp paper Rs. Five Thousand only
Name of the purchaser M. Rane
Resident of Pune son of Rane
Applied to the Stamp paper for the value of Rs. 165000/-
Additional stamp paper for the completion of the value is ... vide ...

Signature of the Ex-officio vendor Signature of Purchaser

and enjoy the same and profits thereof without any lawful eviction, interruption, claim and demands whatsoever from or by the vendor or by another person or persons lawfully or equitably claiming by from under or in trust for it AND THAT FREE AND CLEAR AND FREELY AND CLEARLY AND ABSOLU—

5000Rs



TELY ACQUITTED EXONERATED, releved and forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept Harmless and inndmnified of from and against all estates, claims, cher-

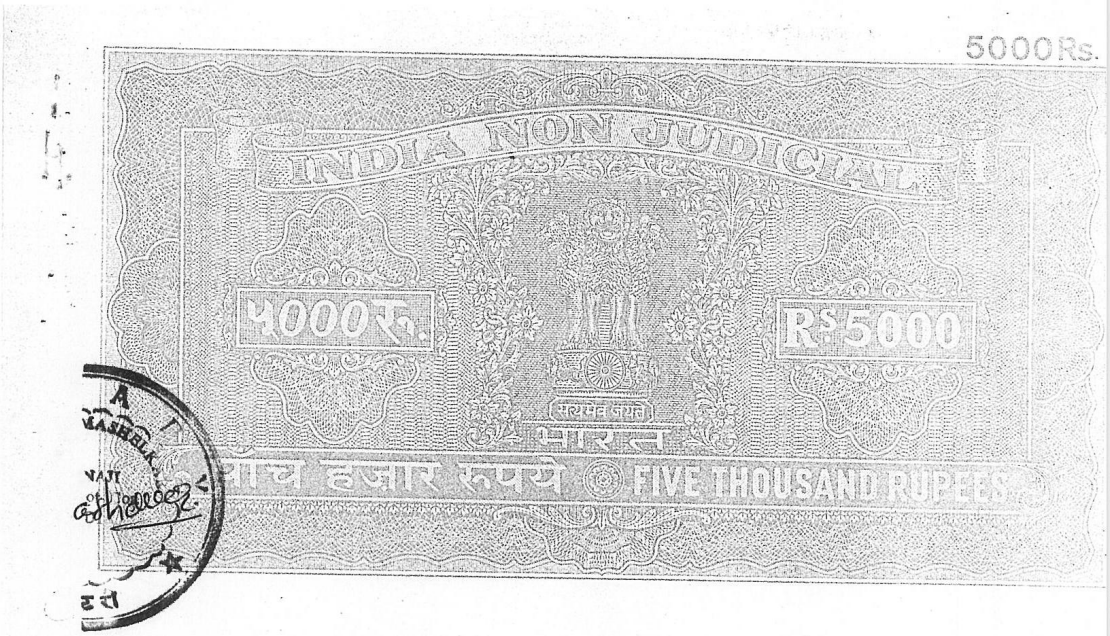
...42

Sr. No. 5-91 Place of vend. Panaji Date of issue 26/11/99
Value of stamp paper Rs. Five Thousand only
Name of the purchaser U. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs 1,65,200/-
Additional stamp paper for the completion of the value is used being
Pawar

Signature of the Sub-Registrar Vendor Signature of Purchaser



gee, encumbrances whatsoever heretofore, made, executed occassioned or suffered by the vendor or by any person or persons lawfully claiming or to claim by from under or in trust for it and the vendor and all the persons claiming by under it shall and will from time to time and at all



times hereafter at the request of the purchaser execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances, whatsoever for further or more

...44

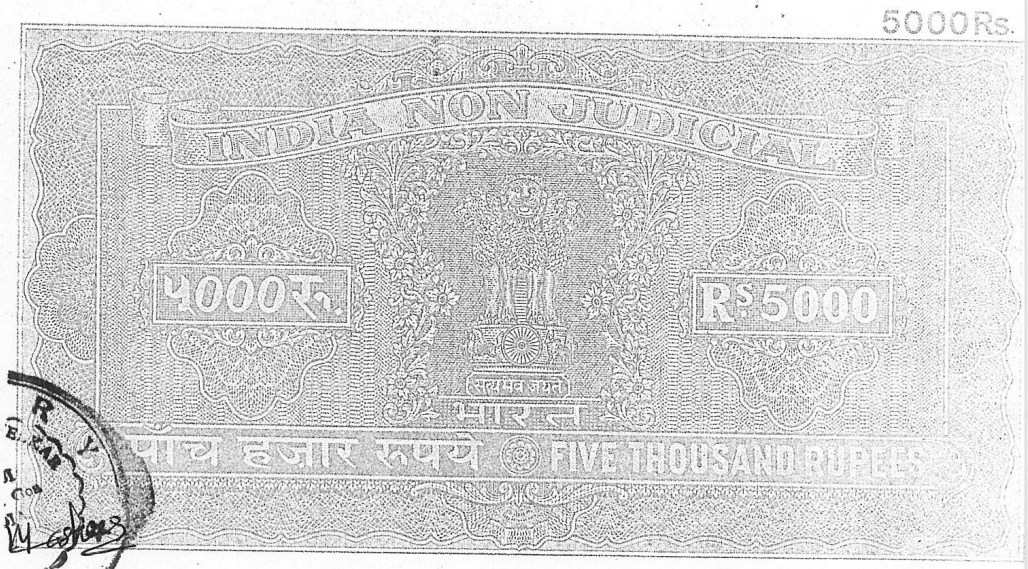
Sr. No. 541 Place of vend. Panaji Date of issue 06.11.[illegible]
Value of stamp paper Rs. Five thousand only
Name of the purchaser U. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 165000/-
[illegible] paper for the completion of the [illegible]

Signature of the Sub-Officials Vendor Signature of Purchaser

... 44 ...

perfecly assurint the said properties as afore-said and every part thereof UNTO AND TO THE USE of the purchasers as shall or may be reasonably required.

... 45



2. The vendor shall sign, execute, verify, file all documents, applications, plans, papers which may be necessary for recording, transferring and

...46

Sr. No. 541 Place of vend. Pondy Date of issue 06.11.199.
Value of stamp paper Rs. five thousand only
Name of the purchaser M. Rao
Residing at Pondy son of Rao
As there is no one single stamp paper for the value of Rs. 1,65,000/-
Additional Stamp paper for the completion of the value is affixed along with it.

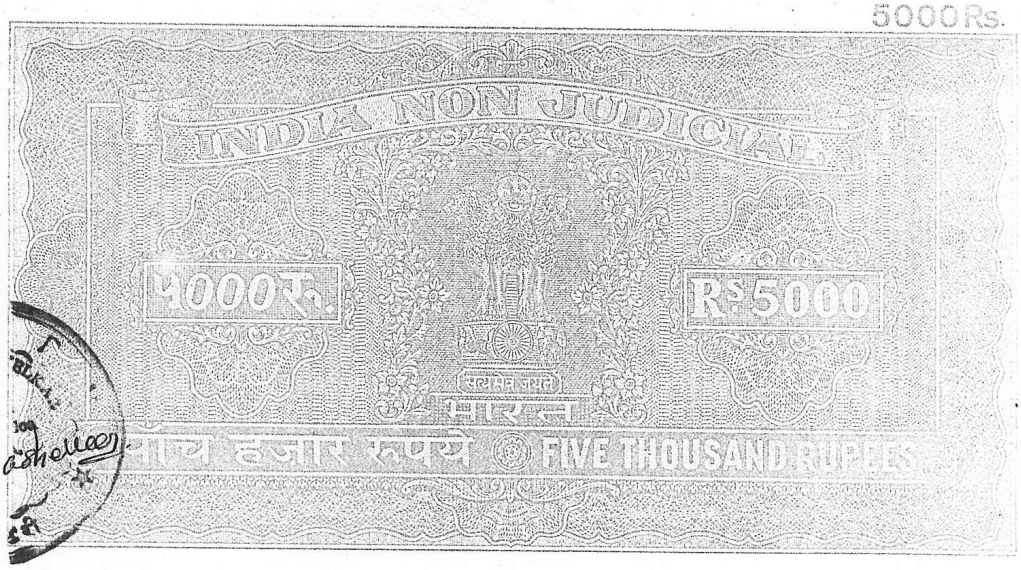
(P Rao)

Signature of the Ex-officio vendor Signature of Purchaser



registering in the purchaser's name property describedin Schedule "A" hereto for all Govern - ment records including land survey and land re- venue records.

5000Rs.



3. The Vendors hereby agree and undertake to sign, execute,, verify, file d: and perform from time to time all such further documents, acts,

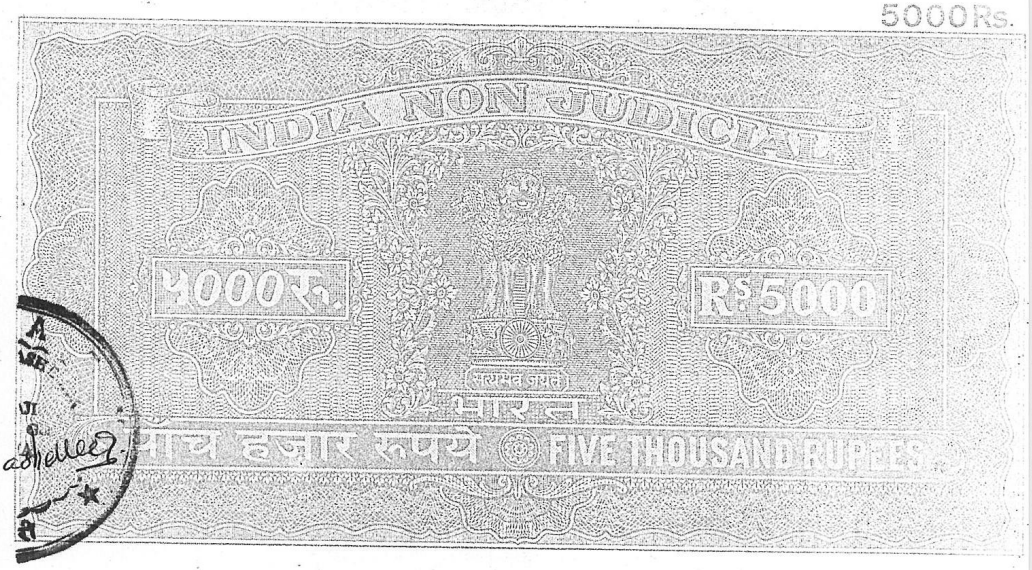
...48

Sr. No. 851 Place of vend. Panaji Date of issue 9.6.1992
Value of stamp paper Rs. Five thousand only
Name of the purchaser M. Rao
Residing at Panaji son of Rao
Affixed is an appropriate stamp paper for the value of Rs. 1,65,200/-
Additional stamp paper for the completion of the value is attached along with

Signature of the Ex-officio vendor Signature of Purchaser

deeds and things as in the opinion of the purchasers be necessary for the purpose of more perfectly conveying, assuring, transferring and selling in favour

5000Rs.



of the purchasers the said property.

Sr. No. 511 Place of vend. Panji Date of issue 06.11.1991
Value of stamp paper Rs. Five Thousand only
Name of the purchaser M. Rao
Residing at Panji son of Rao
As there is no one single stamp paper for the value of Rs. 1,65,000/-
Additional Stamp paper for the completion of the value is affixed to comply with.

Signature of the Ex-officio Vendor Signature of Purchaser

4. The Vendors agree and undertake to save harmless and keep indemnified the purchasers against all [illegible] costs, charges and losses incurred or suffered

5000Rs.



... 51 ...

by the purchasers by reason of any defect in the title of the vendors and/or by reason of any encumbrance found in the property conveyed hereunder

... 52

Sr. No. 541 Place of vend. Panaji Date of issue 06.11.1991
Value of stamp paper Rs. Ten thousand only
Name of the purchaser U. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 165000/-
Addl. Stamp paper for the completion of the value is furnished vide
vr. no.

Signature of the Ex-officio vendor Signature of Purchaser

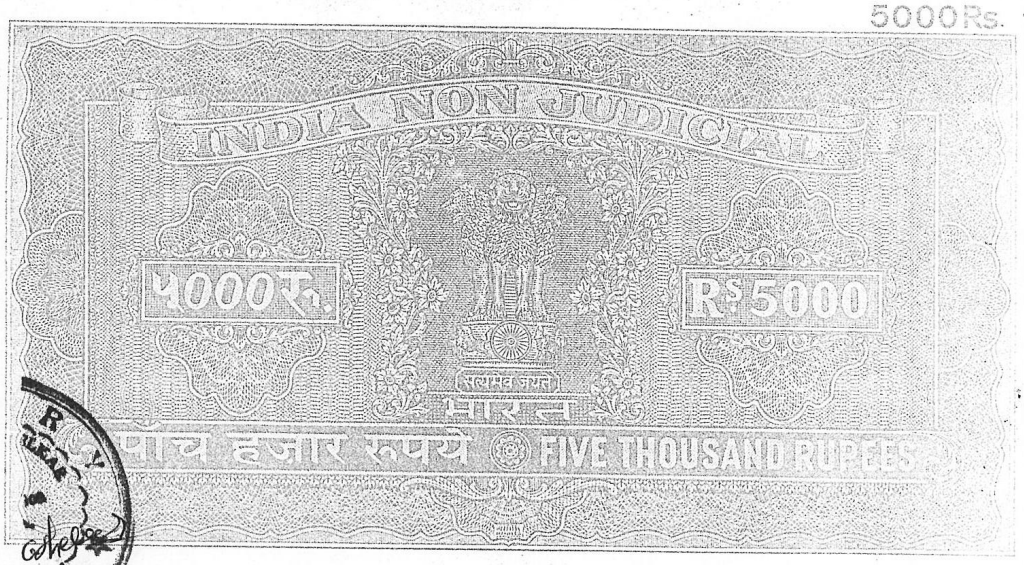


... 52 ...

and/or by reason of untruthfulness of any of the representations/declarations hereinabove made.

... 53

5000Rs.



... 53

5. The Vendors have obtained permission to sell the above property from Panjim Planning and Development Authority under Section 49(6) of the Goa,

... 54

Sr. No. 541 Place of vend. Panaji Date of issue 06.11.199

Value of stamp paper Rs. five thousand only

Name of the purchaser U. Rao

Residing at Panaji son of Rao

As there is no one single stamp paper for the value of Rs. 1,05,200/-

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

Signature of the Ex-officio vendor Signature of Purchaser



Daman and Diu Town and Country Planning Act, 1974, so also N.O.C. under section 230 A of Income Tax Act, 1961 from the Income Tax Department for obtaining the registration of the

.... 55

5000Rs.



present deed of sale. Further a certificate from the Mamlatdar of Tiswadi that no land revenue is

Sr. No. 541 Place of vend. Ranchi Date of issue 26.11.1979
Value of stamp paper Rs. Five thousand only
Name of the purchaser U. Rao
Residing at Ranchi son of Rao
As there is no one single stamp paper for the value of Rs. 1,65,200/-
Additional value of paper for the completion of the value is attached herewith.

(N Rao)
Signature of the Ex-officio vendor Signature of Purchaser

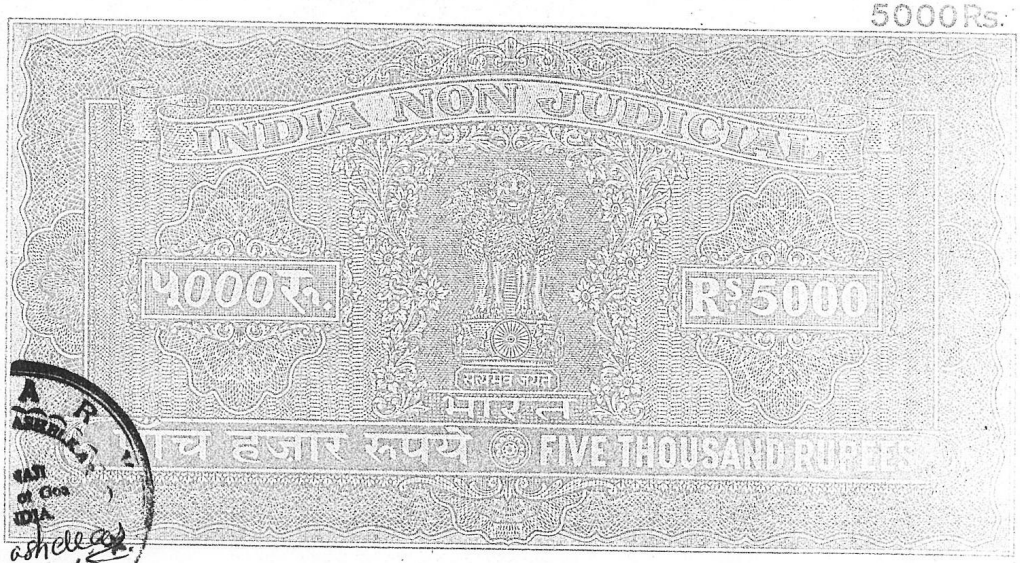


... 56 ...

due and payable in respect of the said property upto the date of the signing of the present deed of sale.

... 57

5000Rs.



... 5 ...

6. The Purchasers have agreed not to sell or

... 59

Sr. No. 951. Place of vend. Panaji Date of issue 06/11/1991
Value of stamp paper Rs. Five Thousand only
Name of the purchaser U. Rao
Residing at Panaji son of Rao
Certified to be one single stamp paper for the value of Rs. 1,65,000/-
Affixed to stamp paper for the consideration of the value as mentioned above
with

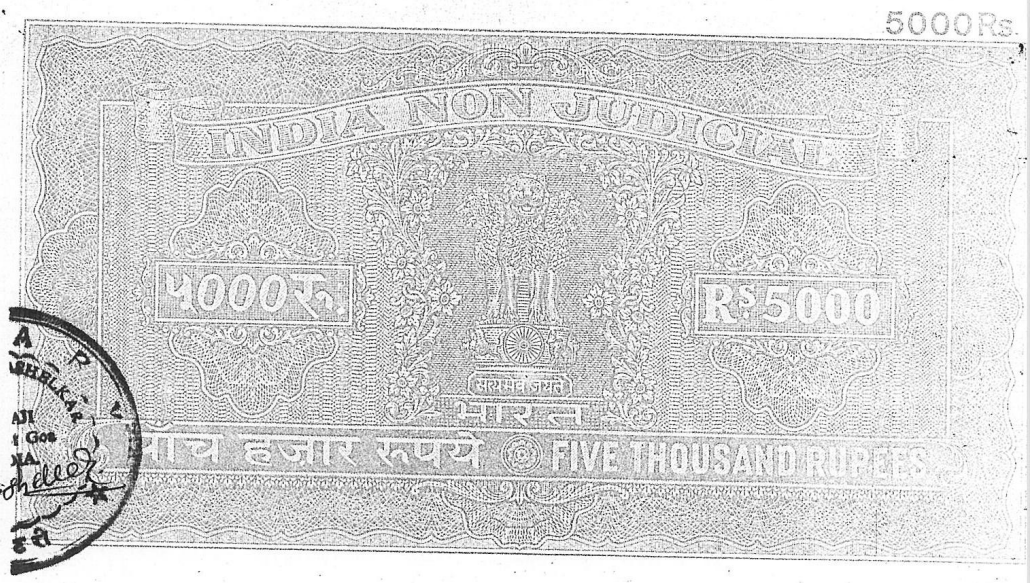
(U Rao)
Signature of the Ex-officio vendor Signature of Purchaser



... 58 ...

part with possession of any part of the proper-

... 59



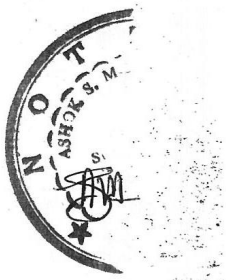
... 59 ...

ty thereon until last instalment of the purchase

... 60

Sr. No. 541 Place of vend. Lang Date of issue 06.11.128
Value of stamp paper One hundred only
Name of the purchaser U. Rao
Residing at Lang son of Rao
As stamp is no one single stamp paper for the value of Rs. 165.20/-
Additional stamp paper for the completion of the value is attached with this.

Signature of the Ex-officio vendor Signature of Purchaser

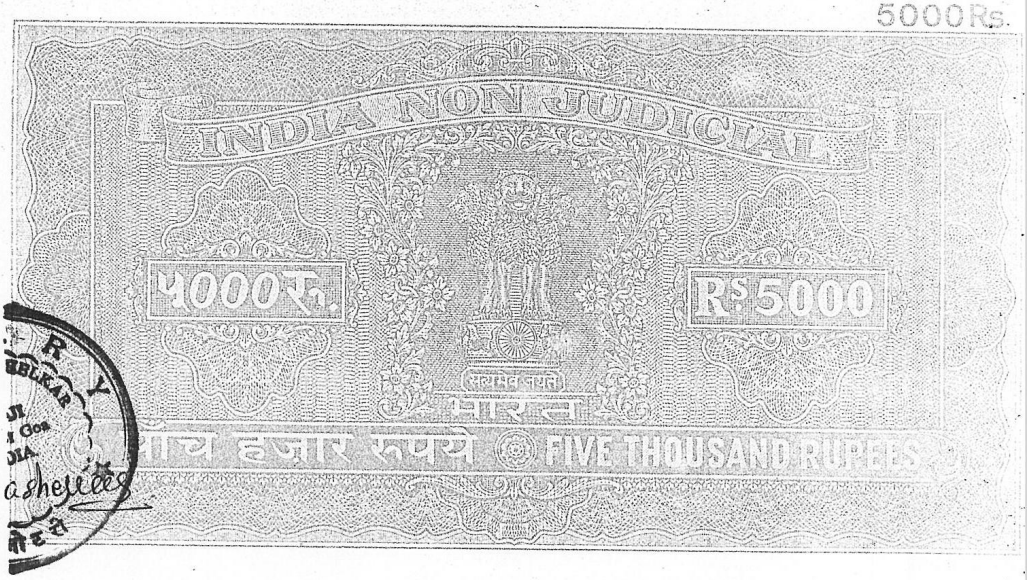


... 60,...

price is paid as set out in payment schedule below:

... 61

5000Rs.



... 61 ...

SCHEDULE "A"

ALL THAT PROPERTY called "RAUTA LEM ZIN" at Bamba-

lim Village, within the Panchayat of Curca Bamba-

lim, Santana, Tiswadi Taluka, Goa described in

sub-District Ilhas Dist

... 62

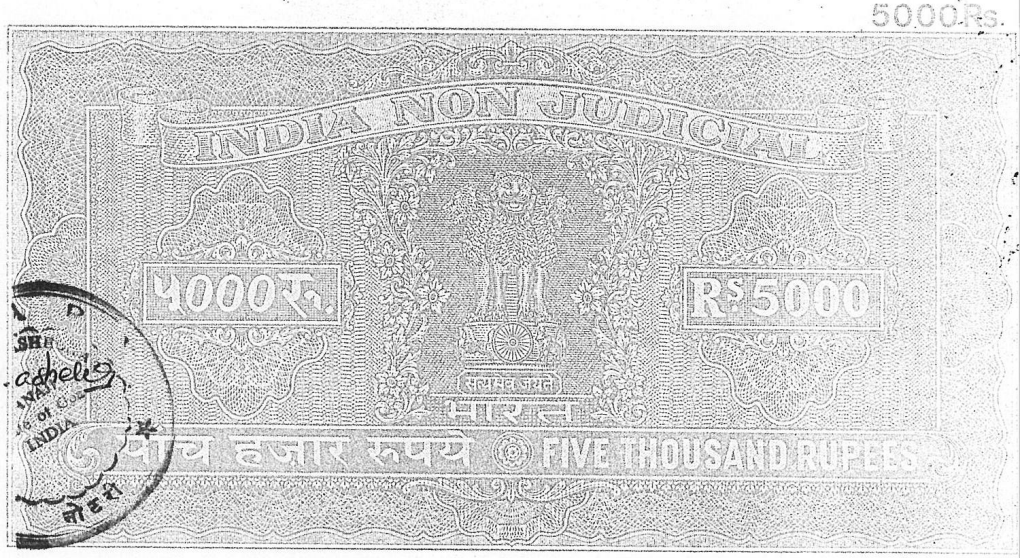
St. No. 541 Place of vend. Panaji Date of issue 26.11.1982
Value of stamp paper Rs. Five thousand only
Name of the purchaser U. Rao
Residing at Panaji son of Rao
As there is no one single stamp paper for the value of Rs. 1852.00
Additional stamp paper for the completion of the value is affixed along with

Signature of the Ex-officio vendor Signature of Purchaser



Land Registration Office under No. 2350 at folio 255 v of Book B-27 and enrolled in Matriz No. 169, 170 and 171 and in recent survey surveyed under

5000Rs.



... 63 ...

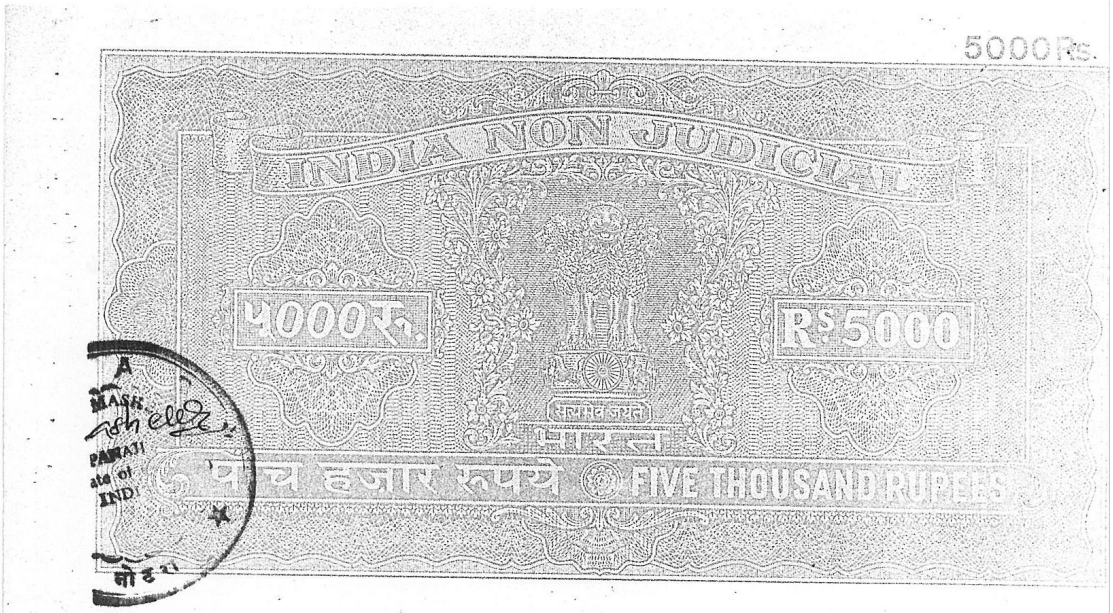
No. 16, sub-division 1 of Village Bambolim admeasuring 39425 sq. mtrs. and is bounded as per the Land Registration records.

... 64

Sr. No. 541 Place of vend. Panaji Date of issue 06.11.199
Value of stamp paper Rs. Five thousand only
Name of the purchaser W. Reis
Residing at Panaji son of Reis
As there is no one single stamp paper for the value of Rs. 165700/-
Additional stamp paper for the completion of the value is affixed along with this.

Signature of the Ex-officio vendor Signature of Purchaser

To the East : By Paddy field of the Communidade of Bambolim and by Public Road,



To the West : By the trench or Coconut garden Dondo.

To the North : By the hill of the said Bambolim.

Sr. No. 54 Place of vend. Panji Date of issue 06-11-1991
Value of stamp paper Rs. Two thousand only
Name of the purchaser U. Rao
Residing at Panji son of Rao
As there is no one single stamp paper for the value of Rs 16500/-
Additional stamp paper for the completion of the value is affixed over
and

Signature of the Ex-Officio vendor Signature of Purchaser



... 66 ...

To the South: Paddy field of the confraria of Senhora do Rosario of Morombi Grande Luis and Vicente Joao de Araujo.

... 67

200Rs.



... 67 ...

SCHEDULE "B" HEREINABOVE REFERRED TO

Sr.No.	Date of Payment	D.D./Cheque No.	Amount
1.	07-01-1992	SBI 799755	8,00,000
2.	07-03-1992	SBI 799756	8,00,000
3.	07-05-1992	SBI 799757	8,00,000

... 68

Sr. No. 541 Place of vend. Panaji Date of issue 26/11/19..

Value of stamp paper Rupees Two hundred

Name of the purchaser W. Reis

Description Panaji son of Reis

As there is no one single stamp paper for the value of Rs. 1,95,200/-

a non-judicial stamp paper for the completion of the value is purchased

each.

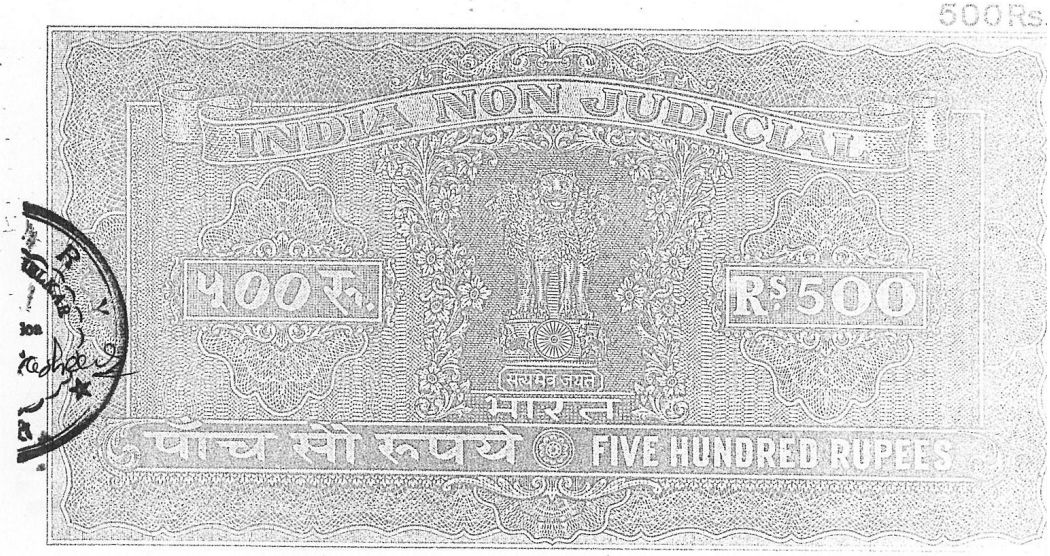
Signature of the Sub-office vendor Signature of Purchaser



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR RESPECTIVE HANDS AND SEALS, THE DAY, THE MONTH AND THE YEAR FIRST HEREINABOVE MENTIONED.

SIGNED, SEALED AND DELIVERED)
by the withinnamed Vendor)
Shri. Hilario Renato Ascurcao)
Dias.)

500Rs.



SIGNED,SEALED AND DELIVERED)
by the withinnamed Seller/)
Developers M/s. GOAN REAL) For Goan Real Estate
ESTATE AND CONSTRUCTION LI-) And Construction Li-
MITED, represented by their) mited,
DIRECTOR SHRI ERIC F. SEQUI-) (Authorised Signa-
RA.) tory)

DIRECTOR

...70

Sr. No. 544 Place of vend Panaji Date of issue 6/11/1991
Value of stamp paper Rs. One thousand /-
Name of the purchaser V. Rao
Residing at Panaji son of Rao
Certificate to be on the stamp paper for the value of Rs. 1,62,500/-
Signature of the Executing vendor Signature of purchaser



... 70 ...

IN THE PRESENCE OF:

1.

2.

R E C E I P T

Received from the withinnamed purchaser M/s. Goan Real Estate and Construction Limited, a sum of Rs. 159750/-(Rupees One Lakh Fifty nine Thousand Seven Hundred Fifty only) by demand draft No. 799754 dated 7-11-1991 drawn on State Bank of India (Panaji, Goa) amount hereinabove referred to.

Rs. 1,59,750/-

I say received

(H as)

1) Hilario Renato Assumcao Diad.
major of age. widower. s/o late.
Antonio Jose Rogue. Diad.
c/o Battorcem. Bardez Goa.
Indian national

2) M/s Goan Real Estate and Construction
Ltd. represented by its Managing
Director. Shri Eric Fraims.
Segueira married. major of age.
s/o late. Joseph Segueira. R/o
Tonca. Caranzalem. Goa. Indian
national.

Executing party admits the
execution of and otaul.

1)

2)

Umesh Rao. married. advocate
major of age. s/o Dinanath Rao.
R/o Miramar. Tiswadi. Indian national

Umesh Rao

7th November 1991

SUB REGISTRAR
PANJIM

N.O.C.

~~Income-Tax Clearance Certificate~~ under no PDM/S/MISC/3-2-91/91 dated 13/3/91 is filed in the office in the register file.

7th November 1991

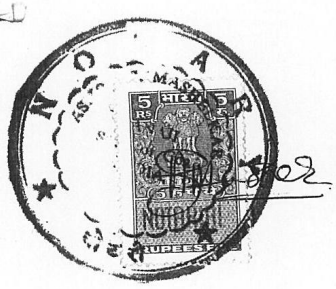


Income-Tax Clearance Certificate in form No. 34-A, under Section 230 A (1) of the Income Tax Act, 1961, issued by Income-Tax officer Ward III Panaji, under No. 153/W-3/91-92/PNJ dated 31-3-92 has been submitted to this office and the deed is ordered of registration on this date.

Panaji, 28th October '92.

Registered under No 249/93
Book No. I Volum 215
Dated:- 16/2/93

SEAL OF THE SUB REGISTRAR OF LAWS



Certified to be true copy of the original

Deed of Sale, dated 7th November, 1991, executed between (1) Shri. Hilario R. A. Dias, r/o Boa-Vista, Bastora, Bardez, Goa of one Part & (2) M/s Goan Real Estate and Construction Ltd., represented by its Managing Director Shri. Eric F. Sequeira r/o Tonca, Caranzalem, Goa, of other Part, registered under No. 271

(ASHOK S. MASHELKAR)
NOTARY
PANAJI - GOA
—INDIA—

4 FEB 1994