

5000RS.



Sr No. 19373. Place of Vend Bicholim Date of issue 25/08/08
Value of stamp paper Rs. 5000/-
Name of the party Yeshwant K. Pralhad Desai
Residing at Sangulim
As the value of the property is more than Rs. 10000/-
complete stamp paper is affixed to the deed.
Signature of the party
Rohidas W. Desai
LIC. No. AC/STP/VEN, 95/144/LIC 23-03-1997

808 / 2008

Registered at the Office of
Registrar of Bicholim
on the 26-8-2008
X Bhimrao D. P. Desai

12000 = 00
60 = 00
10 = 00

12070 = 00
Bhimrao

Bhimrao

SUB-REGISTRAR,
BICHOLIM

DEED OF SALE

THIS DEED OF SALE is executed at Bicholim-Goa on the 25th day
of August, in the year 2008.

[Signature]

5000RS.



Sr No. 40273 Place of Vend Bicholim Date of issue 25/08/08
Value of stamp paper Rs. 500/-

Name of the person to whom issued Yeshwant. D. Prabhu Desai
residing at Sangulim, Soni B.

As the person to whom issued stamp paper for the value of
Rs. 1,000/- has not affixed stamp paper for the
complete value of Rs. 1,000/- the stamp paper is void.

Signature of the

Signature of the

Rohidas Vishnu Carudakar

U.C. No. AC/SIP, VEN, 86/1442 dtd 23-03-1997

: 2 :

BETWEEN

(1) SHRI MABLESHWAR MANJUNATH NAIK, son of Manjunath
Naik, aged 61 years, married, business and his wife (2) SMT.
KAVERI MABLESHWAR NAIK, wife of Mableshwar M. Naik, aged



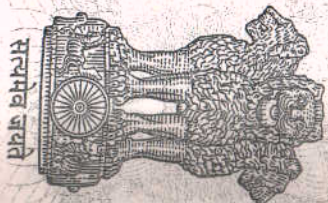

भारतीय नैसर्गिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



सत्यमेव जयते

RS. 500

INDIA NON JUDICIAL

गोवा GOA

10373

25/08/08

124784

Value of the

500/-

Yeshwant

G. Prabhakar

Rs. 12,000/-

As the value of the property is Rs. 12,000/-

Completion of the property is Rs. 12,000/-

Signature of the

Vendor

Room No. 10373, VEN, 80/164, 1st 23-03-1997

U.C. No. 10373, VEN, 80/164, 1st 23-03-1997

: 3 :

57 years, housewife, both Indian Nationals, resident of Valpoi, Sattari-Goa hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, successors, administrators and assigns) of the ONE PART;

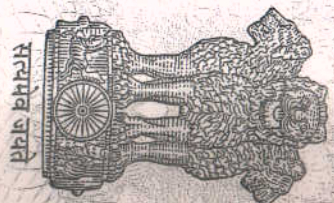
भारतीय नैऋत्यिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



RS. 500

INDIA NON JUDICIAL

मिना GOA

124785

Sr. No. 10373 Date of Validation Date of issue 25/08/08

Value of the bond Rs. 500/-

Name of the person Yeshwant B. Prabhu Desai

residing at Sanguelim

As the person has deposited the sum of Rs. 12,000/- for the value of Rs. 12,000/- for the purpose of the

completion of the work as attached along with.

Signature of the

holder

Signature of the

holder

Rohidas Vishnu Sardaekar

U.C. No. AC/STP. VEN. 96/1442 dt. 29-08-1997

: 4 :

AND

SHRI. YESHWANT BHIMRAO PRABHU DESAI, son of Shri.
Bhimrao D. Prabhu Desai, aged 40 years, married, Business,
Indian National, resident of H. No. 1188, Tara Nagar, Sanguelim,

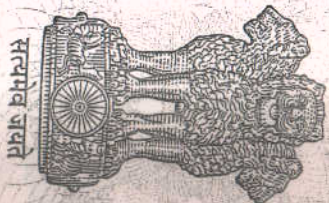
भारतीय नैऋत्यिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



RS. 500

INDIA NON JUDICIAL

गोवा GOA

124786

Sr No 103373 Place of Vendigolm Date of issue 25/08/08
Value of stamp Rs 500/-
Name of the person Yehoon + B. Poothy Deou
Residence Senguelim
As to the stamp duty for the value of
Rs 19,000/-
Completion of stamp is attached herewith.

Signature of the

Yehoon

Signature of the
Purchaser

Robidas Vishnu Sataraker

LIC. No. AC/SIP, VEN, 80/1442 dt 29-08-1997

: 5 :

Goa hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, legal representatives, successors, administrators and assigns) of the ANOTHER PART;

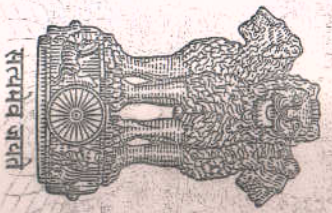
भारतीय नैसर्गिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये



RS. 500

INDIA NON JUDICIAL

नेवा GOA

124787

Sr No 10373 Plat. of Vendiholm Date of issue 25/08/08
Value of Rs. 500/-
Name of the person Yeshwant B. Prabhu Desai
residing at Sanguelim
As the person is a resident of the place for the value of
Rs. 12,000/-
Completion of the document is hereby certified.
Signature of the
Rohidas Vishnu Caradakar
LIC. No. AC/STP, VEN, 93/1442 dtd 29-03-1997

: 6 :

WHEREAS the Vendor No. 1 & 2 are represented by their lawful
Attorney SHRI BHIMRAO DAJISAHEB PRABHU DESAI, son of late
Dajisaheb Prabhu Desai, aged 75 years, married, business, Indian
National, resident of H. No. 1188, Tara-Nagar, Sanguelim,
Taluka Bicholim-Goa by Power of Attorney executed in the office of

: 7 :

Advocate & Notary Public S. A. Parab, Bicholim-Goa under registration No. 10750/08 dated 29th April 2008.

WHEREAS there exists a property called "PANDOVACHE VONVORECODIL BORODO" situated at Harvalem, in Village Harvalem, Taluka of Bicholim, District of North Goa, State of Goa, described in the Land Registration Office of Bicholim under No. 550 of Book B-New and not registered in the Taluka Revenue Office of Bicholim for Matriz Predial and now surveyed under Survey No. 69/2-A-S of Village Harvalem, vide Partition Case No. 8-53-2001/part/BICH/87 dated 05-09-2001 in the office of Deputy Collector, Bicholim-Goa; and by virtue of the Inventory Proceedings instituted on the death of the Original owner of entire property of Shri Vassant Sinai Budkule, the father of the Vendor late Shri Dinkar Vasant Sinai Budkule, in the court of Civil Judge, Bicholim, in the year 1934.

AND WHEREAS the entire property under Survey Number 69/2 belongs to late Shri Dinkar Vasant Sinai Budkule who developed part of the aforesaid property into residential plots by obtaining necessary final N.O.C. from the Municipal Council of Sanquelim, Harvalem and Viridi vide their letter No. VP/SHV/Final NOC/1016/97-98 dated 28-08-97 by sub-dividing the part of the aforesaid property into small plots and numbered them as plots No. 1, 2, 3 and so on.

AND WHEREAS THE Vendors have acquired the ownership right to the five developed plots of the property in terms of Deed of Sale



: 8 :

dated 03-10-1997 registered in the office of Sub-registrar, Bicholim under Reg. No. 697, Book No. 1, Volume No. 150 dated 22/10/1997.

AND WHEREAS the above VENDORS as the absolute owners in peaceful possession and enjoyment of the part of property have now agreed to sell and the Purchaser has agreed to purchase five such plots bearing numbers 21, 22, 23, 24 and 25 of 315. Sq.mts. each totally admeasuring 1575 Sq.mts. forming part of the aforesaid property called "PANDOVACHE VONVORECODIL BORODO" situated at Harvalem, in Harvalem Village, Taluka of Bicholim, District of North Goa, State of Goa, of Survey Number 69/2-A-S of Village Harvalem, more particularly described in the Schedule hereunder written and shown with red coloured boundary line in the Plan annexed to this deed, at or for the total price of Rs. 6,00,000/- (Rupees Six Lakhs only) which is equivalent to the present market value.



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the said agreement and in consideration of the sum of Rs. 6,00,000/- (Rupees Six Lakhs only) paid by the Purchaser to the Vendors, payment and receipt whereof the Vendors do hereby admit and acknowledge to the Purchaser, the Vendors do hereby convey by way of sale all those five plots bearing numbers 21, 22, 23, 24 and 25 admeasuring 315 Sq. mts. each totally admeasuring 1575 Sq.mts. forming part of

the property called "PANDOVACHE VONVORECODIL BORODO" situated at Harvalem, in Village Harvalem, Taluka of Bicholim, District of North Goa, State of Goa of Survey number 69/2-A-S of Village Harvalem, more particularly described in the Schedule hereunder written and shown with red coloured boundary lines in the plan annexed to this deed, TOGETHER WITH all the trees, fences, hedges, ditches, waters, watercourses, lights, liberties, easements, privileges and appurtenances whatsoever to the said plots belonging and all the rights, title and interest, claims and demands whatsoever of the said claims and demands whatsoever of the said plots hereby conveyed and every part thereof TO HAVE and to HOLD the same to the PURCHASER absolutely.

2. The VENDORS hereby covenant with the Purchaser as follows:

- a) That the plots of land hereby sold are free from encumbrances.
- b) That the title of the Vendors to the Plots of land hereby sold is subsisting and the VENDORS have absolute authority to convey the same in the manner aforesaid.
- c) That the plots of land hereby sold shall at all times hereafter be peaceably and quietly possessed and enjoyed by the Purchaser without any claim or demand whatsoever by the Vendors or by any other person or persons whomsoever.



: 10 :

3. That in case, if any person or persons claim any right or interest in the plots of land hereby sold, then the vendors do hereby agree to answer his or their claim and to indemnify the Purchaser, if any.

SCHEDULE

(Description of the plots hereby sold)

All those five plots bearing numbers 21, 22, 23, 24 and 25 admeasuring 315 Sq.mts. each totally admeasuring 1575 Sq.mts. forming parts of the property called "PANDOVACHE VONVORECODIL BORODO" situated at Harvalem, in Village Harvalem, Taluka of Bicholim, District of North Goa, State of Goa forming part of the original larger property described in the Land Registration office of Bicholim under No. 550 of Book B-new, not registered in the Taluka Revenue Office for Matriz Predial, forming part of Survey Number 69/2-A-S of Village Harvalem.

All the plots are shown with red coloured boundary line in the Plan annexed and each plot admeasures 14 mts. each on the eastern and western sides; and 22.50 mts. each on the northern and southern sides.

The plots No. 21 is bounded on the East by internal service road; on the west by the Plot No. 30; on the North by the Plot No. 22; and on the south by remaining part of the property.

The Plot No. 22 is bounded on the East by the internal service



: 11 :

road; on the west by the Plot No. 29; on the North by the Plot No. 23; and on the South by the Plot No. 21.

The plot No. 23 is bounded on the East by internal service road; on the West by the Plot No. 28; on the North by the Plot No. 24 and on the South by the Plot No. 22

The Plot No. 24 is bounded on the East by internal service road; on the West by the Plot No. 27; on the North by the Plot No. 25; and on the south by the Plot No. 23;

The Plot No. 25 is bounded on the East by internal service road; on the West by the Plot No. 26; on the North by internal service road and access for road widening beyond which lies main Bicholim-Onda road; on the South by the Plot No. 24; as shown in the plan annexed.

Boundaries of Survey No. 69/2-A-S:-

To the East	:	By 6.00 mts. wide service road.
To the West	:	By Survey No. 69/2-A-Q
To the North	:	By 6.00 mts. wide service road.
To the South	:	By Survey No. 69/2 Part

IN WITNESS WHEREOF the Vendor No. 1 and Vendor No. 2 vide power of Attorney dated 29th April 2008 and the Purchaser have signed this deed on the day, month and the year first hereinabove written.



: 12 :



SIGNED, SEALED AND DELIVERED)
By within named)
SHRI BHIMRAO D. PRABHU DESAI)
Attorney holder for Vendors)

Bhimrao D. P. Desai



LEFT HAND FINGER PRINTS OF SHRI. BHIMRAO D. PRABHU DESAI



RIGHT HAND FINGER PRINTS OF SHRI. BHIMRAO D. PRABHU DESAI

Desai



: 13 :

SIGNED, SEALED AND DELIVERED)

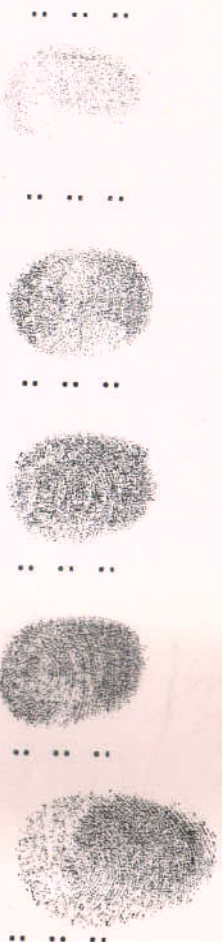
By within named SHRI YESHWANT)

BHIMRAO PRABHU DESAI)

PURCHASER)



[Signature]



LEFT HAND FINGER PRINTS OF SHRI YESHWANT BHIMRAO PRABHU DESAI



RIGHT HAND FINGER PRINTS OF SHRI YESHWANT BHIMRAO PRABHU DESAI

In the presence of two witnesses :-

1. Prashant Sawant

2. Dnyaneshwar. Gavas

[Signature]

[Signature]

Shri. Bhimrao Dajisahab Prabhu Desai,
s/o late Dajisahab Prabhu Desai, 75
years, married, business, Indian National,
s/o H.No. 1188, Tara-nagar, Sangulim -
Richolim - Goa, as attorney for -
Shri. Mablesheoar Mangunath Naik, s/o
Mangunath Naik, 61 years, married,
business, & his wife,
(b) Smt. Kaveri Mablesheoar Naik,
57 years, housewife, both Indian
Nationals, s/o Valpoi - Sattari - Goa.

Sale

Bhimrao D. P. Desai



(a) Shri. Suresh Balkrishna Salunkhe, s/o
Balkrishna Salunkhe, married, 61 years
business, s/o Velus, Sattari - Goa.

.....
state that he/she personally knows
the above executants

..... and identify him / them. ✓

[Signature]

Richolim, dated 26th August, 2008

[Signature]

SUB-REGISTRAR
RICHOLIM

