

09th / May 2006

6

TRUE COPY



गोवा GOA ... 646 ... Payim ... 5/5/06
 Value of stamp paper ... Rupees Fifteen Thousand only ... 000573
 Name of the purchaser Prudential Developer
 Residing at Margao Goa.
 As there is no one single stamp paper for the value of Rs. Two lakh seventy thousand eight hundred twenty only
 Additional stamp paper for the ... of the value in ...



Presented at the Office of the
 Sub-Registrar of Salcete
 between the hours of 9.00pm
 and 11.30 pm on 10/05/2006
 Parash A.S. Samantkar
 Ch. Damruje

Received fees for Rs. N. 24
 Registration ... 27072000
 Copying ... 50000
 Copying Endorsements ... 1000
 Postage ...
 Total ... 27103000

[Signature]
 SUB-REGISTRAR
 SALCETE

[Signature]
 SUB-REGISTRAR
 SALCETE

DEED OF SALE

THIS DEED OF SALE is made at Margao, Goa, on this

[Handwritten signature]



गोवा GOA

Serial No. 515106. Value of stamp paper Rupees fifteen thousand only 000574
 Name of the purchaser Prudential Developers
 Residing at Margao Goa
 As there is no one single stamp of the value of Rs. 15000/- the value of the stamp paper is Rs. 15000/- only
 Additional stamp paper for the value of Rs. 15000/- only

[Signature]
 Secretary of the Board of Revenue
[Signature]
 Secretary of the Board of Revenue



2

09th day of the month of May of the Gregorian Calendar Year
 Two Thousand Six (09/05/2006),



[Signature]
[Signature]
 Ats



गोवा GOA

... G.L.B. ... name of value Panyim ... value of stamp paper Rupees fifteen thousand ... 5506
 name of the purchaser Prudential Developers ... 000575
 residing at Margao Goa
 there is no one single stamp ... the value of Rs. Two lakh seventy thousand eight
 additional stamp paper for the ... of the value is attached at hundred twenty only
 with

[Signature]

[Signature]



3

BETWEEN

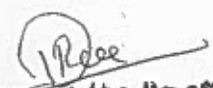
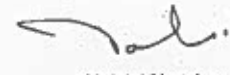
1. Mr. RAMNATH GOVIND KARE, son of late Govind Ramnath Kare, aged about 72 years, businessman; and his wife,



[Handwritten initials]



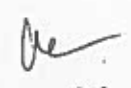

as per 6/4/6... Place of issue Salcete Value in words RS. 15,000
 गोवा GOA / Value of stamp paper Rs. 15,000 000576
 Name of the purchaser Prudential Development
 Residing at MARGAO - Goa
 If there is no one single stamp paper of the value of Rs. Two lakh seventy thousand
 additional stamp paper for the balance of the value is eight hundred twenty only


 Revenue Officer of the Salcete Taluka

 Collector



2. Mrs. SHARADA RAMNATH KARE, daughter of
 Yeshwant Datta Pai Raiturkar, aged about 70 years,
 housewife; both residing at Abade Faria Road, Margao,
 Goa;





गोवा GOA

... 546 ... VALUE OF STAMP PAPER ... PANJIM ... VALUE OF STAMP PAPER 546
 value of stamp paper Rs. Fifteen Thousand Only
 name of the purchaser Prudential Developments
 residing at Margao, Goa
 If there is no one single stamp paper of the value of Rs. Two Lakh Seventy Thousand
 additional stamp paper for the ... of the value is attached Eight hundred Twenty
 only

000577

[Signature]
 ...
[Signature]
 ...



3. Mr. SURESH GOVIND KARE, son of late Govind Ramnath Kare, aged about 67 years, businessman; and his wife,



[Signature]
[Signature]



गोवा GOA

666 Panyim 5/5/06

Rs. Fifteen Thousand Only

000578

Prudential Developer

Margao Goa.

the value of Rs. Two Lakh Seventy Thousand Eight Hundred Twenty only

[Signature]

[Signature]



6.

4. Mrs. ARUNA SURESH KARE, daughter of late Dinanath Dalal, aged about 64 years, housewife; both residing at 6th Floor, Regent Avenue, Main Avenue, Santa Cruz, Mumbai - 400 098;



[Signature]



646. Place of issue Panaji Date of issue 5/5/06
गोवा GOA stamp paper, Rupees Fifteen thousand only 000579
Name of the purchaser Prudential Developer
Margao Goa.

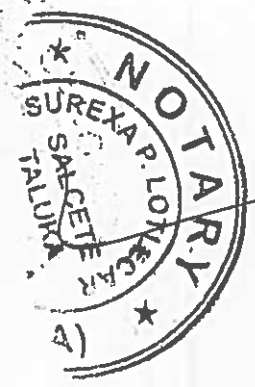
This is one single stamp paper for the value of Rs. Two lakh, Seventy thousand eight hundred and twenty only
with paper for the completion of the value is attached also.

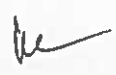

 Registrar of the Non-Judicial Stamps
 Registrar of Stamps



7

5. Mr. ASHOK GOVIND KARE, son of late Govind Ramnath Kare, aged about 65 years, businessman; and his wife,





गोवा GOA

Serial No. 566. Name of vendee Panjim Date of issue 5/5/06
 Value of stamp paper Rs Fifteen thousand only
 Name of the purchaser Prudential Developer
 Issued at Margao Goa

000580

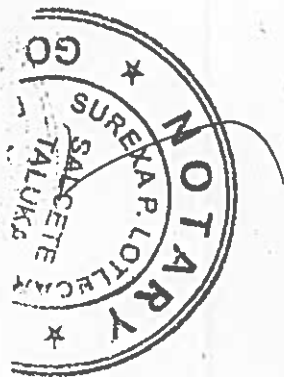
There is one single stamp of the value of Rs. 15,000 (Fifteen thousand only) attached to the stamp paper for the purpose of the value is attached hundred Twenty only

[Signature]
 Assistant of the Notary Public

[Signature]
 Assistant of the Notary Public



6. Mrs. PRATIBHA ASHOK KARE, daughter of late Atchut Datta Naik Dalal, aged about 60 years, housewife; both residing at Gogol, Margao, Goa; all Indian Nationals, hereinafter referred to as "the VENDORS" (which



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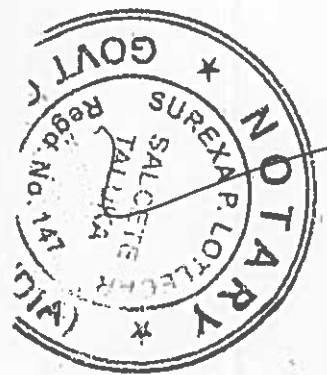
गोवा GOA 646.. VALUE OF STAMP PAPER Panyim VALUE OF UNDER 5/500
 value of stamp paper Rs. Fifteen Thousand only. 000581
 name of the purchaser Prudential Developers
 residing at Margao Goa.
 There is no one single stamp paper for the value of Rs. Two lakh Seventy Thousand Eight
 additional stamp paper for the completion of the value is attached amounting Twenty only

[Signature]

[Signature]



expression, unless repugnant or contrary to the meaning or context thereof, shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;



[Handwritten initials]



गोवा GOA No. 66 VALUE OF STAMP PAPER Pay in VALUE OF STAMP PAPER 5/5/06
 value of stamp paper Rs. Fifteen Thousand only 000582
 name of the purchaser Prudential Developers
 residing at Margao Goa

As there is no one single stamp paper for the value of Rs. Two lakh Seventy Thousand eight hundred Twenty only additional stamp paper for the completion of the value is attached.


 OF THE PURCHASER


 NOTARY

10

AND

7. M/s. PRUDENTIAL DEVELOPERS, a Partnership Firm registered with Registrar of Firms of Ilhas, duly constituted under The Indian Partnership Act, 1932,









गोवा GOA

No. 646 dated 15/05/2011 Panaji, value of stamp 515/06
 value of stamp paper Rs Fifteen Thousand only 000583
 name of the surety: Prudential Developers
 residing at Mangao Goa
 if there is no one signed on the back of the value of Rs 1000 lakh seventy thousand eight
 additional stamp paper of the value is Rs 1000 Hundred twenty out

[Handwritten signature]

[Handwritten signature]



having its principal place of business at 401, Fourth Floor,
 Durga Chambers, 18th June Road, Panaji, Goa; herein duly
 represented by its Partner, Mr. PARESH ATMARAM
 SINAI SAWARDEKAR, son of Atmaram Meghashyam
 Sinai Sawardekar, aged about 31 years, Indian National,



[Handwritten signature]



गोवा GOA ... 646 ... Panyim ...
 Value of stamp paper: Rs. Fifteen Thousand only ... 000584
 Name of the purchaser Prudential Developer

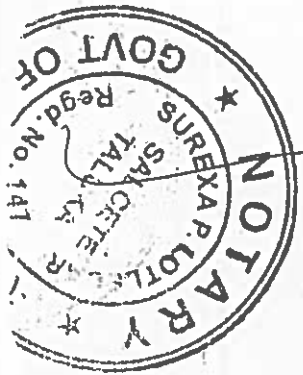
Residing at Margao Goa
 As there is no one single stamp of the value of Rs. Two lakh Seventy Thousand eight
 Hundred Twenty only
 Additional stamp order for the value of the value is ...

Dee
 Signature of the Beneficiary

[Signature]
 Signature of the Purchaser



resident of Adarsh Housing Co-operative Society,
 Caranzalem, Tiswadi, Goa; hereinafter referred to as "the
 PURCHASER" (which expression, unless repugnant or
 contrary to the context or meaning thereof, shall mean



At *[Signature]*



गोवा GOA ... Place of issue Panaji ... Date of issue 5/5/06
 value of stamp paper Rs. Fifteen thousand only 000585
 name of the purchaser Prudential Developers
 residing at Margao Goa
 If there is no one single stamp paper for the value of Two lakh Seventy thousand eight hundred twenty only
 additional stamp paper for the balance of the value is attached.

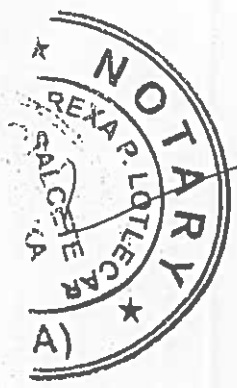
[Handwritten signature]

[Handwritten signature]



and include all its partners, successors, administrators, executors and assigns) of the SECOND PART;

WHEREAS the members No. 1 and 2 of the VENDORS viz. Mr. Ramnath Govind Kare and Mrs.



[Handwritten initials/signature]



गोवा GOA No. 666. value of stamp paper Panjim Date of issue 5/5/06
 value of stamp paper Rupees Fifteen Thousand only 000586
 name of the purchaser Prudential Developer
 residing at Margao Goa.

As there is no one single stamp paper for the value of Rupees later Seventy Thousand eight
 additional stamp paper for the completion of the value is afforded Twenty only

[Signature]
 Registrar of the Sub-Registrar's Office



Sharada Ramnath Kare are represented herein by their son and Constituted Attorney, Mr. Kapil Ramnath Kare, by virtue of the Power of Attorney dated 04.06.2005 executed before Mr. A. V. Prabhu Dessai, the Notary of Margao, under his Registration No. 6280/05, a Xerox certified copy whereof is



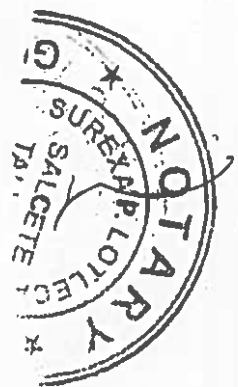
[Signature]



गोवा GOA ... to ... G.O. ... Place of issue, Panaji Date of issue 25/06/05
 value of stamp paper Rupees Fifteen Thousand only 000587
 name of the purchaser Prudential Developers
 residing at Margao Goa
 here is enclosed single stamp paper for the value of Two lakh Seventy Thousand Eight Hundred Twenty only
 for the purchase of the value is attached with
 Signature: [Signature]



already presented to the Sub-Registrar of Salcete alongwith
 the Deed of Sale dated 07.06.2005 duly registered in the
 Office of Sub-Registrar of Salcete under No. 2547 at pages
 378 to 442 in Book I Volume 1831 on 20.06.2005;



[Signature]
[Signature]



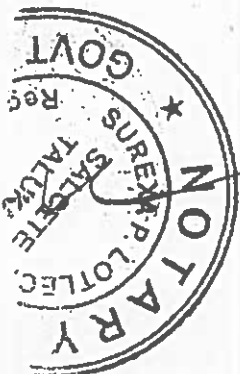
गोवा GOA 646 Panyim 5,5186
Rupees Fifteen Thousand only. 000588
Prudential Developer
Margao Goa.

Stamp paper for the value of Rs. Two Lakh Seventy Thousand Eight hundred Twenty only for the completion of the value is attached along with this.

[Signature] *[Signature]*
Member of Municipality Secretary of Municipality



AND WHEREAS the members No. 3 and 4 of the VENDORS viz. Mr. Suresh Govind Kare and Mrs. Aruna Suresh Kare are represented herein by their Constituted Attorney, Mr. Ashok Govind Kare, viz. the member No. 5 of the VENDORS, by virtue of the Power of Attorney dated



[Signature] *[Signature]*



गोवा GOA 646 *Prayim* Date of issue *5/5/06* 000589
Rupees *Fifteen Thousand only*
Prudential Developer
Margao Goa.

Stamp paper for the value of *Rs. 15000* (Fifteen Thousand only)
for the completion of the value is *Rs. 15000* (Fifteen Thousand only)

Prudential Developer *Prudential Developer*



30.05.2005 executed before Mr. C. L. Francis, the Notary of Greater Bombay, a Xerox certified copy whereof is already presented to the Sub-Registrar of Salcete alongwith the Deed of Sale dated 07.06.2005 duly registered in the Office of Sub-



AT *ve*



गोवा GOA No. 666 VALUE OF STAMP PAPER Panjim DATE OF ISSUE 5/5/06 000590

VALUE OF STAMP PAPER Rupees Fifteen Thousand only
 NAME OF THE PURCHASER Prudential Developers
 RESIDING AT Margao Goa

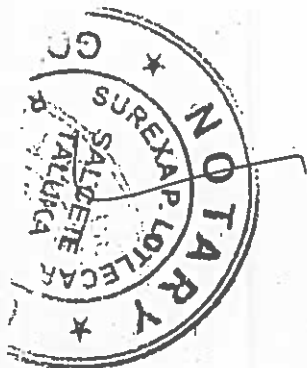
There is no one single stamp paper for the value of Rs. Two lakh Seventy Thousand eight Hundred Twenty only

[Signature]
 Signature of the Developer



Registrar of Salcete under No. 2547 at pages 378 to 442 in Book I Volume 1831 on 20.06.2005;

AND WHEREAS the member No. 6 of the VENDORS viz. Mrs. Pratibha Ashok Kare is represented



[Signature]

500Rs.



No. G.G. Date of issue Panaji Date of issue 5/5/06
 Value of stamp paper Five hundred Rupees only
 Name of the purchaser Prudential Developers
 Residing at Margao, Goa

As there is no one single stamp paper for the value of Two Lakh Seventy thousand eight
 additional stamp paper for the Hundred Twenty only

[Signature]

Notary of Goa

[Signature]

Notary of Panaji



herein by her husband and Constituted Attorney, Mr. Ashok
 Govind Kare, by virtue of the Power of Attorney dated
 06.06.2005 executed before Mr. Surexa P. Lotlecar, the
 Notary of Margao, under his Registration No. 3891/05, a
 Xerox certified copy whereof is already presented to the Sub-



[Handwritten initials]

100Rs.



No. 666 Date of issue Pangim Date of issue 5/5/06
 Value of stamp Hundred Rupees only
 Name of the purchaser Prudential Developer
 Residing at Margao, Goa.
 Is there any other single stamp paper of the value of Rs 20,000 with Seventy thousand eight
 additional stamp paper for the value of Hundred twenty only

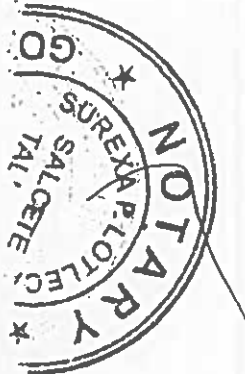
[Signature]

[Signature]



20

Registrar of Salcete alongwith the Deed of Sale dated
 07.06.2005 duly registered in the Office of Sub-Registrar of
 Salcete under No. 2547 at pages 378 to 442 in Book I
 Volume 1831 on 20.06.2005;



[Handwritten initials]

100Rs.



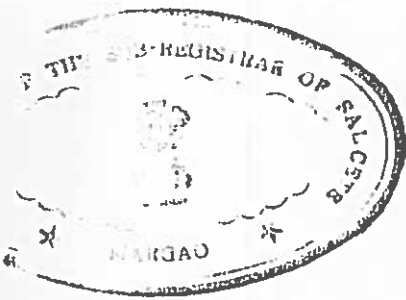
... No. 646 ... VALUE OF VALUE Panjim ... VALUE OF ISSUE ₹ 100
 Value of stamp paper ... Hundred Rs. only ...
 Name of the purchaser Prudential Developers ...
 Residing at Margao, Goa ...
 If there is more than one single stamp paper for the value of Rs. Two lakh Seventy Thousand Eight
 Hundred and twenty only for the value of the value is attached Hundred Twenty only

[Signature]

[Signature]

REGISTRAR OF THE MARGAO DISTRICT

REGISTRAR OF THE MARGAO DISTRICT



AND WHEREAS there exists in the City of Margao of the Taluka of Salcete of South Goa District in the State of Goa, a property denominated "AFORAMENTO ASULEACHY-TOLLOY" or "GOGODDO" or even



[Handwritten signature]

100Rs.



... 646... Price of stamp paper Prudential Date of issue 5/12/06

Value of stamp paper Hundred Rupees only

Name of the purchaser Prudential Developper

Address Margao Goa.

Value of the single stamp paper for the value of Rs. Two lakh Seventy Thousand Eight
Value of the stamp paper for the value of the value in attached Hundred Twenty only

[Signature]

[Signature]



“GOGOLLO” or “ASULIACHI TOLLY”, which is herein after referred to as “the entire property” and which is consisting of Coconut plantation, mango and cashew plantations, admeasuring about 3,00,000 square metres and which is described in the Land Registration Office of Salcete



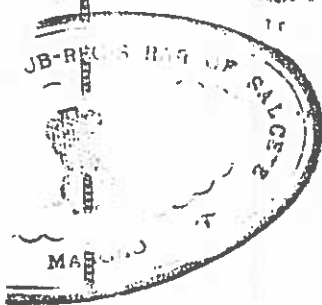
As
[Signature]



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00AA 440002

666 value of stamp paper 20/-
 name of the purchaser Prudential Developers
 location at Margao, Goa.
 there is no one single stamp paper for the value of Rs. Two lakhs Seventy Thousand
 and stamp paper for the purchase of the value in the sum of Eight Hundred Twenty
 only

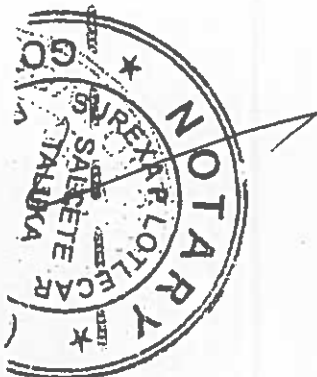


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[Signature]

23

under Description No. 10202 of Book B No. 37 of the old series enrolled under Matrize No. 1089 of the Margao Town in the Taluka Revenue Office of Salcete, originally surveyed for the purposes of City Survey of Margao under Chalta Nos. 2 & 3 of P. T. Sheet No. 128 and Chalta Nos. 3 & 7 of P. T.



At

[Signature]

Sheet No. 129, but presently re-surveyed under Chalta Nos. 2, 3, 8, 9, 10, 11, 12 & 13 of P. T. Sheet No. 128, Chalta Nos. 3, 7, 34 & 35 of P. T. Sheet No. 129 and Chalta No. 1 of P. T. Sheet No. 130, and which property is bounded as under:-

East : By the property of Naraina Sinai Caro;

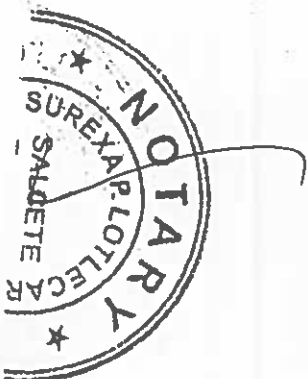
West : By the water channel and road;



North : By the property of Naraina Sinai Caro; and

South : By the property of M/s Zeloia Eula Laura Noronha Barreto, Jose Calazancio Fernandes, Constancio Xavier Jose Joo de Cruz, Moina Naique and Deu Naique;

AND WHEREAS part of the entire property comprising of Chalta No. 7 of P. T. Sheet No. 129 is acquired by the Goa Housing Board for the purposes of establishment of housing colony;

AND WHEREAS the balance land of the entire property that was left out of the said acquisition and after

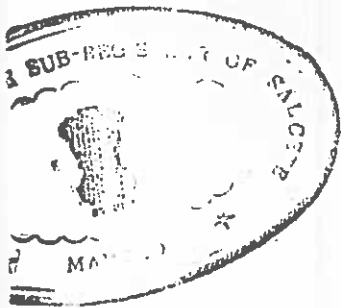


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taking out the land actually occupied by the Housing Board, is the one described in **SCHEDULE-I** hereinafter appearing, which comprises of three distinct parcels, being one parcel comprising of an area of 5,000 square metres forming part of the original Chalta No. 3 of P. T. Sheet No. 128, the second parcel comprising of an area of 29,094 square metres forming part of the original Chalta No. 3 of P. T. Sheet No. 129 and the third parcel comprising of an area of 10,474 square metres forming part of the original Chalta No. 2 of P. T. Sheet No. 128;

AND WHEREAS the said three parcels of the entire property as mentioned herein above, are adjacent to each other, the union of which constitutes the land as described in the **SCHEDULE-I** hereto;

AND WHEREAS the entire property described in the fourth recital hereinabove, belonged to Govind Ramnath Kare, who was also known by the names Narcinva Sinai Caro or Narcinva Ramanata Caro or even Govinda Ramnata Sinai Kare, who was married to one Vimlabai Kare alias Bhimaratibai Care, and it is so inscribed with effect from



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11.05.1967 under Inscription No. 50474 of Book G No. 61 of the Land Registration Office of Salcete;

AND WHEREAS vide Deed of Partition dated 26.03.1973 duly registered in the Office of Sub-Registrar of Salcete under No. 615 in Book I, Vol. 111 on 27.06.1973, the said Govind Ramnath Kare along with his wife Vimlabai Govind Kare, joined the members nos. 1, 3 & 5 of the VENDORS, to declare that the assets described in SCHEDULE thereto are the properties of the HUF of the said Govind Ramnath Kare, he being the Karta thereof, and further they along with the members nos. 1, 3 & 5 of the VENDORS effected a partial partition of the assets of such HUF under the said deed;

AND WHEREAS the entire property described in the fourth recital hereto has been described under item no: 1 of the SCHEDULE to the said Deed of Partition dated 26.03.1973, and one-third share each in the said property has been allotted in the said partition to the members nos. 1, 3 & 5 of the VENDORS;

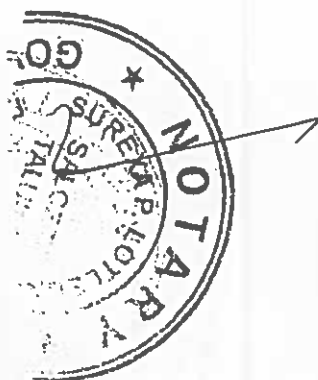


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AND WHEREAS, thus the members nos. 1, 3 & 5 became the absolute owners of the said entire property described in the fourth recital in this deed and of its part which is described in **SCHEDULE-I** hereinafter appearing;

AND WHEREAS the members no. 2, 4 & 6 of the **VENDORS**, also enjoy and are entitled to share the rights of members nos. 1, 3 & 5 of the **VENDORS** in the land described in **SCHEDULE-I**, they having married in the regime of Communion of Assets with the members nos. 1, 3 & 5 of the **VENDORS**;

AND WHEREAS by virtue of the Deed of Sale dated 07.06.2005 duly registered in the Office of Sub-Registrar of Salcete under No. 2547 at pages 378 to 442 in Book I Volume 1831 on 20.06.2005, the members of the **VENDORS** sold to the **PURCHASER** seven distinct and separated plots of the entire property described in **SCHEDULE-I** hereinafter appearing, and which plots are designated in the said deed as Plot No. 1, Plot No. 2, Plot No. 3, Plot No. 4, Plot No. 5, Plot No. 6 and Plot No. 7;



At
 22.

AND WHEREAS the said Plot No. 1 is now resurveyed and allotted Chalta No. 3 of P. T. Sheet No. 129; the said Plot No. 2 is now resurveyed and allotted Chalta No. 35 of P. T. Sheet No. 129; the said Plot No. 3 is now resurveyed and allotted Chalta No. 8 of P. T. Sheet No. 128; the said Plot No. 4 is now resurveyed and allotted Chalta No. 9 of P. T. Sheet No. 128; the said Plot No. 5 is now resurveyed and allotted Chalta No. 10 of P. T. Sheet No. 128; the said Plot No. 6 is now resurveyed and allotted Chalta No. 11 of P. T. Sheet No. 128; and the said Plot No. 7 is now resurveyed and allotted Chalta No. 12 of P. T. Sheet No. 128;

AND WHEREAS by virtue of the Deed of Sale dated 26/08/2005 duly registered in the Office of Sub-Registrar of Salcete under No. 4672 at pages 474 to 503 in Book I, Volume 1878 on 13.09.2005, the members of the **VENDORS** sold to the **PURCHASER** another distinct and separated plot of the entire property described in **SCHEDULE-I** hereinafter appearing, and which plot is



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Project
For - HDFC - approval
15, 536 sq. m.

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designated in the said Deed as Plot No. 8, which is not so far resurveyed for allotment of a new Chalta number;

AND WHEREAS vide the Deed of Partial Partition dated 21.11.2005 duly registered in the Office of Sub-Registrar of Salcete under No. 5884 at pages 516 to 564 in Book I, Volume 1925 on 16.12.2005, the members of the VENDORS partially partitioned the remaining part of the land described in SCHEDULE-I hereto, so as to separate and allot to the members No. 5 & 6 of the VENDORS the entire land under Chalta No. 1 of P. T. Sheet No. 130 and a Plot of 500 square metres carved out the Chalta No. 3 of P. T. Sheet No. 129 and Chalta No. 2 of P. T. Sheet No. 128; and further defining that the share of the No. 5 & 6 of the VENDORS in the remaining area of the land described in SCHEDULE-I hereto, shall be 2,374.33/25,591, the share of the members No. 1 & 2 of the VENDORS therein shall be 11,608.33/25,591 and the share of the members No. 3 & 4 of the VENDORS therein shall be 11,608.33/25,591; and the said Plot of 500 square metres carved out the Chalta No. 3 of P. T. Sheet No. 129 and Chalta No. 2 of P. T. Sheet No.



At: 

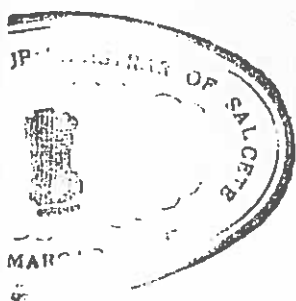

128 and allotted to members No. 5 & 6 of the **VENDORS** is identified in the said Deed of Partial Partition as Plot No. 9 and it is now separately surveyed and allotted Chalta No. 13 of P. T. Sheet No. 128;

AND WHEREAS, out of the so remaining common among the **VENDORS**, they desire to sell unto the **PURCHASER** the area of 15,536 square metres, which is distinctly surveyed under the present Chalta No. 34 of P. T. Sheet No. 129 and as described in the **SCHEDULE-II** hereinafter appearing and the **PURCHASER** has agreed to purchase the same from the **VENDORS**;

AND WHEREAS in such area of 15,536 square metres there are four structures, two of them occupied by one family and other two by one family each.

NOW THIS DEED WITNESSES AS UNDER:-

1. For a total price consideration of Rs. 1,35,36,000/- (Rupees One Crore Thirty Five Lakhs Thirty Six Thousand Only) the **VENDORS** do hereby convey and transfer by way of absolute sale UNTO the



At the
 [Signature]

PURCHASER, a distinct and separated portion of the land described in **SCHEDULE-I** hereinafter appearing, which portion is fully described in **SCHEDULE-II** hereinafter appearing, free of all encumbrances, so that the **PURCHASER** shall **HOLD, HAVE, ENJOY** and **POSSESS** the said portion hereby sold, along with all the rights, interests, easements, benefits, advantages, privileges, hereditaments, etc. available to the said portion or to the owner thereof and alongwith all that is situated therein, from today and forever as the absolute owner thereof.

2. In fact, the actual price of the land hereby sold should have been Rs. 1,55,36,000/- (Rupees One Crore Fifty Five Lakhs Thirty Six Thousand Only) calculated at Rs. 1,000/- (Rupees One Thousand Only) per square metre, but taking into consideration such encumbrances on account of occupation of those four structures therein by third parties, the parties hereto has agreed that the price payable by the **PURCHASER** shall be only Rs. 1,35,36,000/- (Rupees One Crore Thirty Five Lakhs

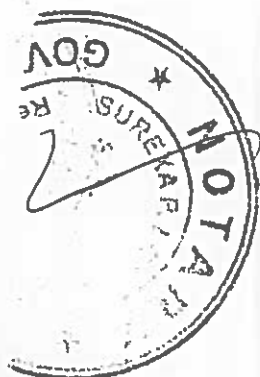
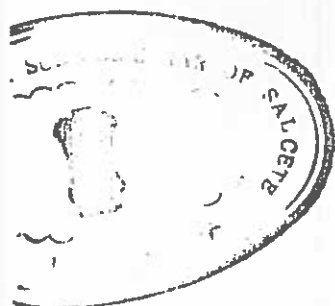


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Thirty Six Thousand Only), and taking into consideration that the reduction in value of the land hereby sold on account of such encumbrances has to be shared by the **VENDORS** in equal shares, the **VENDORS** have agreed that they are entitled to the price in the manner shown in Clause 3 herein below.

3. Out of the said price consideration, the **PURCHASER** has paid to the members No. 1 & 2 of the **VENDORS** a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) and the balance amount of price shall be paid by the **PURCHASER** to the **VENDORS** in the manner stated below: -

	Payee's name	Amount (Rs.)
1.	Already paid to Ramnath Govind Kare vide Cheque No. 465703 dated 13.12.2005 drawn on HDFC Bank, Panaji Branch	10,00,000/-
2.	To be paid in the name of Ramnath Govind Kare on or before 09.05.2006	18,28,219/-



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3.	To be paid in the name of Suresh Govind Kare on or before 09.05.2006	28,28,219/-
4.	To be paid in the name of Ashok Govind Kare on or before 09.05.2006	3,43,562/-
5.	To be paid in the name of Ramnath Govind Kare on or before 08.11.2006	28,28,219/-
6.	To be paid in the name of Suresh Govind Kare on or before 08.11.2006	28,28,219/-
7.	To be paid in the name of Ashok Govind Kare on or before 08.11.2006	3,43,562/-
8.	To be paid in the name of Ramnath Govind Kare on or before 08.05.2007	7,24,024/-
9.	To be paid in the name of Suresh Govind Kare on or before 08.05.2007	7,24,024/-



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10.	To be paid in the name of Ashok Govind Kare on or before 08.05.2007	87,952/-
	Total -----	1,35,36,000/-

4. The VENDORS hereby covenant with the PURCHASER, the following:-

- (a) That the Portion hereby sold is free from all encumbrances;
- (b) That the Portion hereby sold is not the subject matter of any litigation, mortgage, agreement with third parties, seizure, attachment or any restrictive order of the Court or any lawful Authority;
- (c) That the title of the VENDORS to the Portion hereby sold is free, clear and marketable;
- (d) That the VENDORS shall indemnify the PURCHASER against any claims by the third party or persons claiming through the VENDORS over or against the Portion hereby sold; and

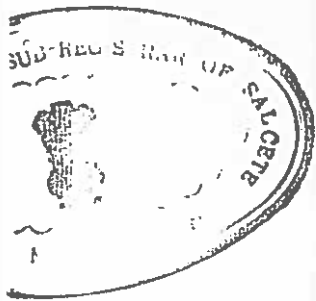


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(e) That the **VENDORS** shall execute all documents which may be found necessary to be executed for conferring proper and better title of the Portion hereby sold in favour of the **PURCHASER**, or for transferring of the records in respect of the Portion hereby sold exclusively in the name of the **PURCHASER**.

5. The market value of the Portion hereby sold is also Rs. 1,35,36,000/- (Rupees One Crore Thirty Five Lakhs Thirty Six Thousand Only), that land being an undeveloped land.
6. The South Goa Planning & Development Authority has given its **NO OBJECTION** for the registration of the present Deed vide its Letter No. SGPDA/R/3877/239/06-07 dated 05.05.2006.

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SCHEDULE - I

All that distinct part of the erstwhile bigger land denominated "AFORAMENTO ASULEACHY-TOLLOY" or "GOGODDO" or even "GOGOLLO" or "ASULIACHI TOLLY", which is described in the Land Registration Office of Salcete under Description No. 10202 of Book B No. 37 of the old series enrolled under Matriz No. 1089 of the Margao Town in the Taluka Revenue Office of Salcete, surveyed for the purposes of City Survey of Margao under Chalta Nos. 2 & 3 of P. T. Sheet No. 128 and Chalta Nos. 3 of P. T. Sheet No. 129, but presently re-surveyed under Chalta Nos. 2, 3, 8, 9, 10, 11, 12 & 13 of P. T. Sheet No. 128, Chalta Nos. 3, 34 & 35 of P. T. Sheet No. 129 and Chalta No. 1 of P. T. Sheet No. 130, and bounded as follows:-

East - by part of Original Chalta No. 3 of P. T. Sheet No. 128, which is acquired by the Goa Housing Board;

West - by the drain beyond which lies Original Chalta No. 4 of P. T. Sheet No. 129, Original Chalta No. 5 of P. T. Sheet No. 128 & part of Original Chalta No.



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7 of P. T. Sheet No. 129, which is occupied by the Goa Housing Board;

North - by a drain beyond which lies the land bearing Subdivisions No. 5, 6, 7 & 9 of Original Chalta No. 1 of P. T. Sheet No. 129, Original Chalta No. 2 of P. T. Sheet No. 129 and part of Original Chalta No. 3 of P. T. Sheet No. 129; and

South - by the public way beyond which lies Original Chalta No. 2 of P. T. Sheet No. 159, Original Chalta Nos. 4, 5, 6, 9, 12, 13 & 19 of P. T. Sheet No. 129, and part of Original Chalta No. 7 of P. T. Sheet No. 129 actually occupied by the Goa Housing Board.

SCHEDULE - II

(Description of Portion hereby sold)

All that distinct and separated part of the land described in SCHEDULE-I hereinabove, which part is having an area of 15,536.00 (Fifteen Thousand Five Hundred Thirty Six) square metres, presently surveyed under Chalta No. 34 of P. T. Sheet No. 129, and bounded as follows:-

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East - by the land of the **VENDORS** bearing Chalta No. 2 of P. T. Sheet No. 128;

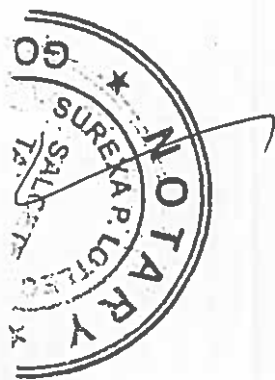
West - by Plot No. 2 purchased by the **PURCHASER** and bearing present Chalta No. 35 of P. T. Sheet No. 129;

North - by the drain beyond which lie sub-divisions No. 6, 7 & 9 of Chalta No. 1 of P. T. Sheet No. 129 & Chalta No. 2 of P. T. Sheet No. 129; and

South - by a way, Chalta Nos. 4, 5, 6, 9, 12, 13 & 19 of P. T. Sheet No. 129 and Chalta No. 13 of P. T. Sheet No. 128.

This Portion is shown within the red colour boundaries in the Plan annexed hereto and forming part hereof.

IN WITNESS WHEREOF the parties hereto have executed this Deed on the day, month and the year herein before first mentioned.

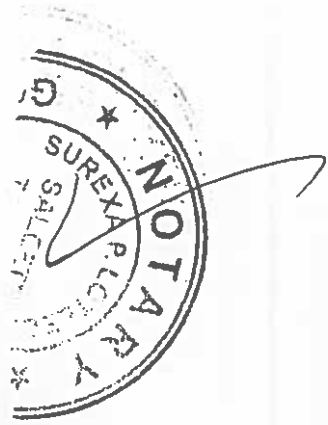


Attest
Notary

SIGNED AND DELIVERED
ED by the within named the
VENDORS



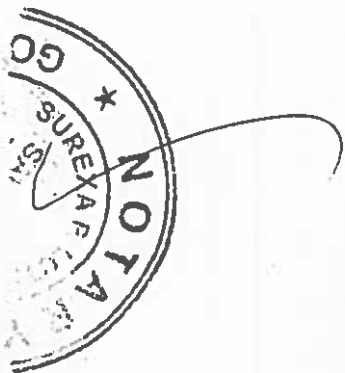
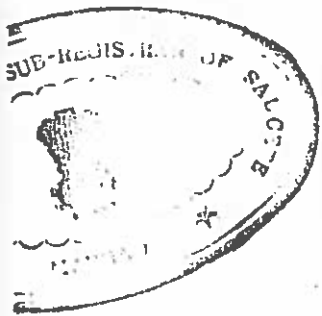
(Kapil Ramnath Kare)
as the Constituted Attorney for
Mr. Ramnath Govind Kare
&
Mrs. Sharada Ramnath Kare



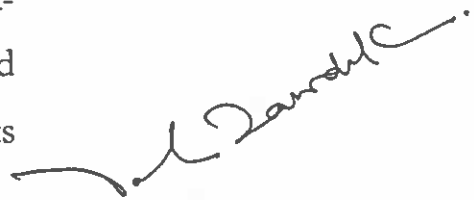


Ashok

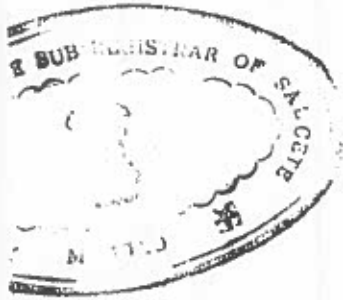
(Ashok Govind Kare)
for self and as the
Constituted Attorney for
Mr. Suresh Govind Kare,
Mrs. Aruna Suresh Kare
&
Mrs. Pratibha Ashok Kare



SIGNED AND DELIVERED for the within named the PURCHASER by its within named Partner




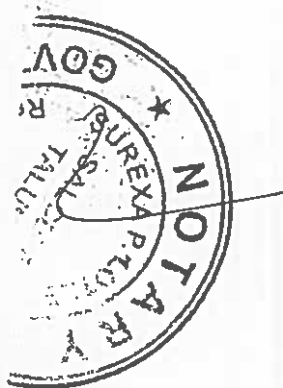
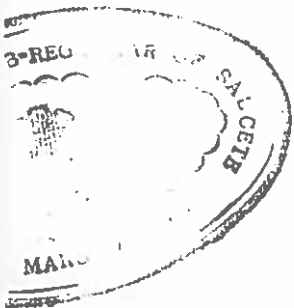
(Paresh Atmaram Sinai Sawardekar)



WITNESSES:-

1. Mrs. Refael Costa Rest

2. Kunyan Kothari 



PT SHEET NO.129/35

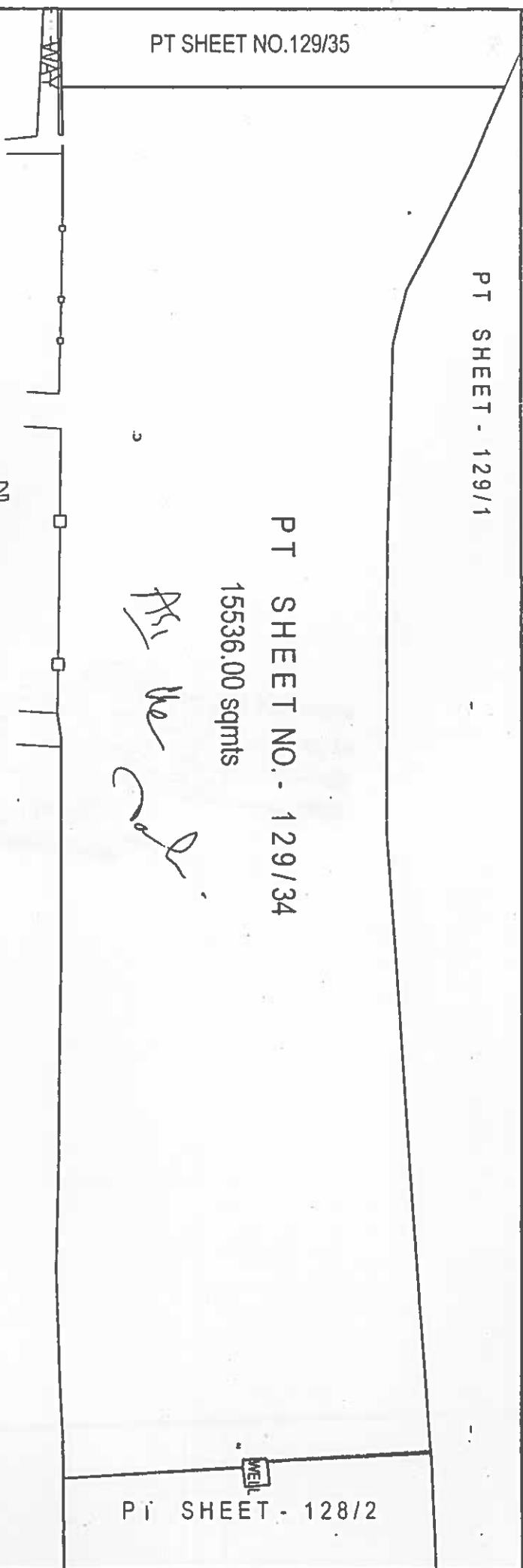
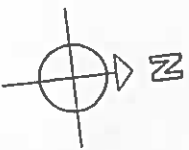
PT SHEET - 129/1

PT SHEET NO. - 129/34

15536.00 sqmts

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SITE PLAN
SCALE-1:1000



PT SHEET - 128/2

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NOTARY PUBLIC
GOVT. OF KARNATAKA

NOTARY
SUREKHA P. LOBLE
S.A. CIVIL
GOVT. OF KARNATAKA

Registered No. 2231
of pages 221 to 266
Book No. I Volume No. 211
Date 18/5/06

[Signature]
~~Sub-Registrar~~



Executing parties:

1 - Mr. Kapil Ramnath Kare, s/o Ramnath Kare, major of age, Indian national, resident of Margao, as a constituted attorney of Mr. Ramnath Govind Kare and his wife Mrs. Sharada Ramnath Kare.

2 - Mr. Ashok Govind Kare, s/o late Govind Ramnath Kare, aged 65 years, businessman, Indian national, resident of Legal Margoes, Margao, as a constituted attorney of Mr. Sunil Govind Kare Mrs. Anur Sunil Kare and Mrs. Pratibha Ashok Kare.

3 - M/s. Prudentia Developers, a partnership firm, having its principal place of business at 401, 4th Floor, Durga Chambers, Panaji, herein duly represented by its partner Mr. Parash Atmaram Sinai Sawadekar, s/o Atmaram Megha Shyam Sinai Sawadekar, aged 31 years, Indian national, resident of Adash, Heg. Co-op Sty. Co. Margao.

Executing party galem, Sawadekar
 No. 15-3

admits execution of the so called deed

> Kapil Ramnath Kare ke

> Ashok Govind Kare At

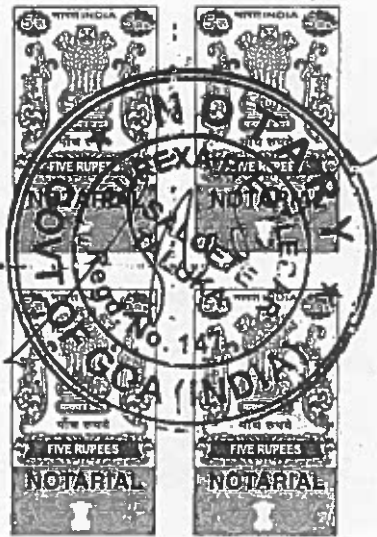
> Parash A.S. Sawadekar Parash Sawadekar

Margao dated 10/05/2006



Registered No. 2221
of pages 281 to 288
Book No. I Volume No. 2018
Date 18/5/08

[Signature]
~~Sub-Registrar~~



Certified to be a True
Copy of the Original

[Signature]
SUREXA LOTLECAR
NOTARY, MARGAO
SALCETE TALUKA
STATE OF GOA (INDIA)

Reg. No. 607/2013
Date: 09/01/2013