

गोवा GOA

A 752456

Serial No. 8440 place of St. Vennd Assonora Date _____
Value of stamp paper 50/-
Name of Purchaser _____
Residence at _____ Son of _____
Signature of Vendor [Signature] Signature of Purchaser _____
D. N. SHIRGAONKAR - LIC NO. AC/STP/VEN/06/2014

office of the civil Registrar, Cum sub Registrar,
Bardez, mapusa Goa.

CERTIFIED COPY OF :- Deed of Sale
duly registered in this office under

Registered NO :- 4609

BOOK NO I, Volume NO :- 1768

Dated 08th sep. 2006.

Total sheets 37 NOS

Paid Fees of RS

Receipt NO :-

Dated 17/03/2018

Copy applied on :- 17/03/2018

Copy ready on :- 19/03/2018

Copy delived on 21/03/2018



[Signature]
Shri Mahesh R. Prabhu Parrik
Civil Registrar, Cum sub Regis
SUB-REGISTRAR Bardez
BARDEZ

4609/1996

219-



TAI GOA

1210

004103

Sr. No. 1210 ... Piece of Vend. Parcel: ... Date of Issue: 24/8/06
 Value of stamp paper: Rupees Twenty Five Thousand only
 one of the purchasers: Mrs. Primavera ... at Candolim - Bardez Goa.
 is no ... at ...
 Five thousand only
 Four watches



Signature of the Registrar

Copy of Document No. 4189
 Date of Issue: 24/8/06
 Value of stamp paper: 25,000/-
 Signature of the Registrar

Serial No. 4189/06
 Presented at the Office of the
 Sd/- Registrar of Bardez, Goa
 between the hours of 2:15pm
 and 2:05pm on 25/8/06
 Round sealed of Primavera
 Sd/- Registrar
 NIRS S. SUNARNA

Received fees for Rs. N. A.
 Registration Fee: 150/-
 Copying Fee: 100/-
 Endorsements: 10/-
 Total Rs. 440/-

Sd/- R. L. Redivora
 Sd/- Registrar
 BARDEZ

DEED OF SALE

Sd/- R. L. Redivora
 Sd/- Registrar
 BARDEZ

THIS DEED OF SALE is made at Mapusa, Bardez, Goa, on
 this 25th day of August, 2006;

For PRIMAVERA REAL ESTATE DEVELOPERS
 Sd/- R. L. Redivora
 Sd/- Registrar
 BARDEZ





220

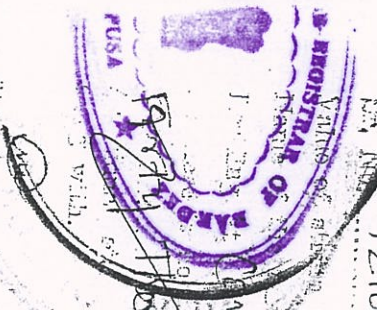
3

SUB-REGISTRAR
BARNEZ

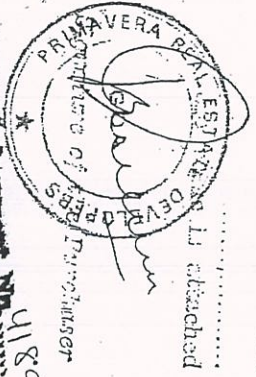
CP

1210

004104



Page of Vendor's Form: Date of issue: 24/8/89
Rupees Twenty five thousand only
Mrs. Prina Veta Real Estate Developers
Bardaz Goa
Four lakhs



Copy of document No. 4189 of 06
Book 1 contains 31 sheets



BETWEEN

1. Mr. MADEVA VOICUNTA NAIQUE CHODNENCAR alias
Mr. Madhav Vaikunt Naik Chodankar alias Mr. Madhav Vaikunt
Naik, s/o late Mr. Vaitunta Naik Chodankar, 73 years of age, and his
wife;
2. Mrs. SUDHABAI MADHAV NAIK CHODANKAR alias 'Mrs.
Sudhabai Madhav Naik, d/o Mr. Bhagwant Chinnulkar, 67 years of
age, both residents of Flat No. D-10, Saraswat Colony, Mahim,
Mumbai, and;

CP
Sub-Registrar
Barneaz



221

70A 1210 004105

₹ 24,810.6.
Rupees Twenty, five Thousand and only
Mrs Primavera Read Estate Developers
Cavelloim - Border Goa.

₹ 24,810.6.
Twenty and only
Four lakhs.

1 of the 2
Copy of document No. 418
I containu ...
Sub-Registrar
MUMBAI
1904
Notary
5/10/2008
attached

Mr. RAMACANT VOICUNTA NAIQUE CHORNECAR alias Ramakant Vokunt Naik Chodankar alias Mr. Ramakant Vaikunt Naik, s/o late Mr. Vaikunta Naik Chodankar, 68 years of age, and his wife;

4. Mrs. SUBHASINI RAMAKANT NAIK CHODANKAR alias Mrs. Subhasini Ramakant Naik, d/o Mr. Babosh Kamat, 66 years of age, both residents of Flat No. D-4, Saraswat Colony, Mahim, Mumbai;

all Indian Nationals and hereinafter referred to as 'the VENDORS' (which expression shall unless repugnant to the context or meaning shall be deemed to mean and include their heirs,

For PRIMAVERA REAL ESTATE DEVELOPERS (PARTNERS)
S. Suranna
S. Suranna



222

SUBHASH KUMAR
BAPNEZ

DA

No. 1210

004106

Page of Vend. Paraji Date of issue 24/8/16.

Stamp Rs. Rupees Twenty Five Thousand only
M/s Primavera Real Estate Developers
Anandolim, Bardes Goa.

Rs. A. Thousand only

Four Lakhs

is attached

one of the copies of the deed



Copy of document No. 1189 of 2016 registered at the Registrar of Documents, Anandolim, Bardes, Goa.

Sub-Registrar

successors, legal representatives, administrators and assigns) of the ONE PART.

AND

1. M/s. PRIMAVERA REAL ESTATE DEVELOPERS, a partnership firm registered under the Indian Partnership Act having its office at Gauna Vaddo, Calangute, Bardes, Goa and represented herein by its Partners:



For PRIMAVERA REAL ESTATE DEVELOPERS
PARTNERS
ARTNER)
B. Svarna)



223

VI
BANK OF BARODA
BARNIZ

1210

004107

Face of Vard. Panch Date of Issue 24/8/06
Rupees Twenty Five Thousand only
M/s Primavera Real Estate Developers
10/1m - Bander 90a.

sugand only

Four lakhs



Copy of document No. 4189
Book I contains 31

attached

Purchaser

Mr. MICHAEL FERNANDES, s/o Mr. Alex Joaquim Luis
Fernandes, 35 years of age, Indian National, married,
businessman, resident of Saipem, Candolim, Goa, and;
Mr. VIRAJ BHOJRAJ SUVARNA, s/o Mr. Uppoor Bhojraj, 44
years of age, Indian National, businessman, resident of
Bindavan Farm, 13, Subramanyapura Road, Uttarhali,
Bangalore. 560 061.

2. Mr. JAWAID AYZAZ, s/o Mahmood Ayaz, 42 years of age, Indian
National, businessman and resident of 84, 3rd Main, Defense Colony,
Indira Nagar, Bangalore -38.

For PRIMA REAL ESTATE DEVELOPERS
PARTNER
Mr. Viraj Suvarna



25000

11

SUB REGISTRAR
BARDOLIM

1210

004108

Price of Vend. Property Date of issue 29/8/06.
Rupees Twenty Five Thousand Only
M/s Primavera Real Estate Developers
Bardolim, Bardez, Goa.
Four Lakhs
and only



Copy of document No 1189
of 29/8/06
of 3/1/07

Acting Registrar

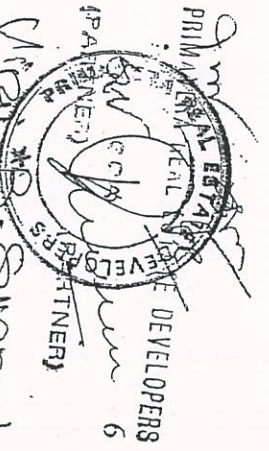
hereinafter referred to as the 'PURCHASERS' (which
expression shall unless repugnant to the context and meaning shall
mean and include the respective heirs, heirs of the partners, legal
representatives, administrators and assigns) of the OTHER PART.

WHEREAS there exists a property known as 'ARADDY' alias
'CANGANNAN PORBUCHI ARADDY', bearing survey no. 207/1,
admeasuring 12, 375 sq. mtrs, situated at Candolim, Bardez, Goa, within
the limits of the Village Panchayat of Candolim, more particularly

[Signature]

[Signature]

For PRIMAVERA REAL ESTATE DEVELOPERS



[Signature] (Mr. Viraj B. Svarna)

name



285

VIII

Subj. Valdikar
BAPDIZ

10

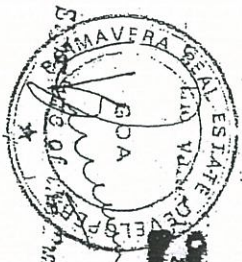
004109

Date of Vend. Date of issue: 24/8/06.
Rupees Twenty five thousand only.
Mrs. P. Madava Red. Estate Developers.
Bandra 2-909



only

₹ 4. Four Lakhs



of 1000 vendors

ed in the Schedule hereunder and which shall hereinafter be
stated to as the 'SAID PROPERTY' for brevity's sake.

AND WHEREAS the SAID PROPERTY originally belonged to
the late Mr. Vaikunt Madhav Chodankar and his wife Mrs. Radhabai
Vaikunt Naik Chodankar, the parents/parents-in-law of the VENDORS
herein as the said Mr. Vaikunt Madhav Chodankar had inherited the
same vide judgment dated 26-11-1934 in the Inventory Proceedings
held on the demise of his father Mr. Madava Naik Chornenar and
the same was consequently inscribed under No. 26969 of Book G-32 at
folio 139 in the Land Registration Office of Bardez, at Mapusa.

For PRIM... DEVELOPERS
S. PARTNER
IPAN...
Mr. Pray B. Swarna



226

SUBJ. LISTIK
BAPDEZ

004110



1210
Page of Vend. Date of issue 24/8/06
Rupees Twenty five thousand only
Ms Primavera Real Estate Developers
addm - Borduz god
Four lakhs



Purchaser's Document No. 4189
Date of issue 31/8/06

of said vendor

AND WHEREAS the aforementioned Mr. Vaikunt Madhav Chodankar and his wife Mrs. Radhabai Vaikunt Naik Chodankar came to expire on 11-12-1953 and 11-01-2001 respectively and on their demise a Deed of Succession dated 13-05-2004 was drawn up at pages 91(v) to 93(v) of Book 802 of the Notarial Office at Bardez, whereby the VENDORS herein were declared as the qualified universal heirs of the late Mr. Vaikunt Madhav Chodankar and his wife Mrs. Radhabai Vaikunt Naik Chodankar.

For
PRIMAVERA REAL ESTATE DEVELOPERS
PARTNER
S. S. SURANA
Vijay



224

SUB-REGISTRAR
BARDEZ

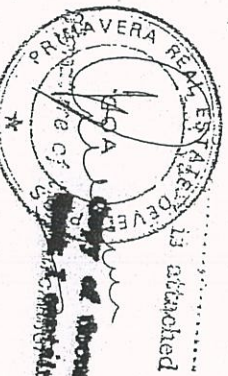
1210

004111

Date of issue 24/8/06
Rupees Twenty Five Thousand only
M/s Primavera Real Estate Developers
Bardez-909.

Used only

Four lakhs.



Copy of Document No. 4189
of 5
of 31...

Sub-Registrar

AND WHEREAS during the life time of the late Mr. Vaikunt
nav Chodankar, the SAID PROPERTY was mortgaged in favour of
me Mr. Lino da Cunha Gomes vide Public Deed dated 19-12-1952,
transcribed at page 4 of Book 531 of the Notary Public Mr. Guilherme
Lobo, which mortgage came to be inscribed in the Register Of
Hypothecations under No. 12086 of Book C-26 on 23-01-1953.

AND WHEREAS the said mortgage was subrogated by one Mr.
Anant Viral Naik Chodankar vide Deed of Mortgage dated 20-11-1961
transcribed at page 80 of Book 616 of the Notary Public Mr. Guilherme
Lobo and inscribed under No. 12086 of Book C-26.

For PRIMAVERA REAL ESTATE DEVELOPERS
(PARTNER)
Mr. Viral Naik B. Swarida



228

SUBJ: VITAL BARDEZ

004112



210 - 2027 and 24/8/05. Rupees Twenty Five Thousand only
Candolim - Bardez for M/s Primavera Real Estate Developers

Four Lakhs

210 - 2027 and 24/8/05. Rupees Twenty Five Thousand only

Signature of the vendor



Deed of Sale No. 4189 of 05
Volume 1262 at pages 45 to 56

AND WHEREAS the VENDORS herein redeemed the SAID PROPERTY by conveying to the said Mr. Anant Vital Naik Chodankar a part of another property known as 'Araddy Pequeno', bearing survey no. 203/3 of the Village Panchayat of Candolim, Bardez, Goa vide a Deed of Sale dated 25-04-2005, registered under No. 1391 of book 1 Volume 1262 at pages 45 to 56.

AND WHEREAS in pursuance of the redemption of the SAID PROPERTY in lieu of the aforesaid conveyance the said Mr. Anant Vital Naik Chodankar executed a Deed of Reconveyance dated

Signatures of partners: *Pravara*, *Pravara*, *Pravara*
FOR PRIMAVERA REAL ESTATE DEVELOPERS
(PARTNERS)
SARATMA



229

Stamp: SURESH K. SIKAR BAPPEZ

004113



10 Face of Vend. Panaji Date of issue 24/8/06.
 mp feper Rupees Twenty Five Thousand only
 purchasing M/s Primavera Real Estate Developers
 to Pandolin Bardez Goa
 of Rs. Four Lakhs
 Thousand only
 attached

Stamp: SHRI MAVERA REAL ESTATE DEVELOPERS PVT. LTD. (PARTNERS)
 Document No. 4189/06
 Date of issue of this Purchaser 21/8/06

04-2005 in favour of the VENDORS herein, which deed is registered under No. 1392 at pages 57 to 60 of Book I, Volume 1262 on 15-04-2005.

AND WHEREAS consequently the VENDORS are the owners in exclusive possession of the SAID PROPERTY.

AND WHEREAS the PURCHASERS are desirous of purchasing the SAID PROPERTY and has approached the VENDORS herein who have agreed to sell the same on the following terms and conditions.

Handwritten signatures and names: *[Signatures]*
 For PRIMAVERA REAL ESTATE DEVELOPERS (PARTNERS)
 Mr. Vraj B. Shinde



230

KEB-ESTRIM
BARDEZ

004114



210

Date of issue: 24/8/06

Rs. 20,00,000/- (Rupees two crores and twenty lakhs only)
Rs. 5,00,000/- (Rupees five thousand only)
Total: Rs. 25,00,000/- (Rupees twenty five thousand only)
Candelim - Bardez Goa
Four lakhs

Signature of the vendor



Document No. 4189 of 06
31/8/06

AND WHEREAS the purchase consideration for the SAID PROPERTY is Rs. 2, 20, 00, 000/- (Rupees two crores and twenty lakhs only), which is and constitutes the market value of the SAID PROPERTY as offered by the PURCHASERS herein and agreed to by the VENDORS.

AND WHEREAS a Public Notice was issued in the Navhind Times' Daily dated 7th July, 2006 calling on members of the public for objections, if any, to the present transaction and no objection/s has/have been received with respect thereto.

Signatures of partners:
For PRIMAVERA REAL ESTATE DEVELOPERS
(PARTNER)
(PARTNER)
(PARTNER)
P. Surama



231

SUB-REGISTRAR BARDEZ

004115

गोवा GOA

1210 Place of Vend. Panaji Date of Issue 24/8/06
Rupees Twenty five thousand only
M/s Primavera Real Estate Developers
condolium - Bardez goa.

Four Lakhs

Rs 10
41 thousand only

attached



one of the set of two vendors



Signature of M/s Primavera Real Estate Developers

4189/06
31 sheets

Sub-Registrar

AND WHEREAS it has been ascertained by the parties hereto that the SAID PROPERTY has no encumbrance, whatsoever, vide the Nil Encumbrance Certificate dated 7th July, 2006 bearing no. 1035, which has been obtained by the VENDORS herein from the Office of the Sub-Registrar of Bardez, at Mapusa.

AND WHEREAS the parties hereto desire to execute these presents on the following terms and conditions.

[Handwritten signatures]

13



(PARTNER)

B. Sumand



232

SUBSISTIT
KARNEZ

गोवा GOA

004116

Ce. No. 1210 Place of Vend. Goa Date of Issue 24/8/06.
 Value of stamp paper Rupees Twenty five thousand only
 Name of the purchaser Ms Primavera Real Estate Develop
 Residing at Candolim - Borda 2900
 As there is no stamp paper attached
 Forty thousand only four lakhs
 Additional stamp paper attached

Signature



NOW THIS DEED OF SALE WITNESSES AS UNDER. Copy of document No. 41

Sub-Regd

IN PURSUANCE of the aforesaid agreement and in consideration of the sum of Rs. 2, 20, 00, 000/- (Rupees two crores and twenty lakhs only) paid by the PURCHASERS to the VENDORS as follows:

a. Rs. 60, 00, 000/- (Rupees sixty lakhs only) paid vide Demand Draft No. 014602 dated 25-08-2006 issued by the HDFC Bank, Panaji Branch in favour of the VENDOR No. 1, Mr. Madhav Vaidkunt Naik.

Handwritten signature and initials.

Handwritten signature.

Handwritten signature for Primavera Real Estate Developers.

(PARTNER)

(PARTNER)

B. SURMAJ



233

गोवा GOA

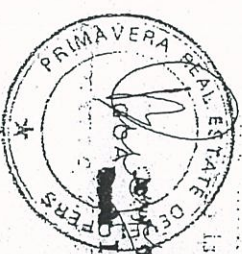
0041

Sl. No. 1210 Date of Vendor's Demand Draft of Issue 24/8/06.
 Value of Demand Draft Rupees Twenty five thousand or
 Name of the Vendor Mys Primavera Real Estate Devel
 Resident Carmelolim - Bardez 909

Four lakhs

As stated in the
 Faculty... thousand only
 Aedhachal
 along with

Signature of the Vendor
 Document No. 31



- b. Rs. 50, 00, 000/- (Rupees fifty lakhs only) paid vide cheque bearing no. 126509 dated 25-08-2006 drawn on ICICI Bank, Panaji Branch in favour of the VENDOR No. 1, Mr. Madhav Vaidkunt Naik.
 - c. Rs. 1, 10, 00, 000/- (Rupees one crore and ten lakhs only) paid vide Demand Draft No. 014601 dated 25-08-2006 issued by the HDFC Bank, Panaji Branch in favour of the VENDOR No. 3, Mr. Ramakant Vaidkunt Naik.
- (the receipt whereof the VENDORS do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the

[Handwritten signature]

[Handwritten signature]
 For PRIMAVERA REAL ESTATE DEVELOPERS

(PARTNER)





234

Subramanian
Bardoloi

गोवा GOA

004115

1210

24/8/06

Ruppes Twenty Five Thousand only
M/s Primavera Real Estate Develop
Candolim - Bardoloi 909

Four Lakh

5741 Thousand only



Document No. 418
Candolim - Bardoloi

PURCHASERS), the VENDORS as the absolute and exclusive owners of the SAID PROPERTY, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASERS absolutely and forever the SAID PROPERTY more particularly described in the Schedule hereunder written, delineated in red in the plan annexed hereto duly signed by the parties, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, premises, structures standing thereon and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in anyway appertaining to or with the same or any part thereof now or at

[Signature]

[Signature]

For PRIMAVERA REAL ESTATE DEVELOPERS
(PARTNER)





235

गोवा GOA

004119

1210

Sr. No.

Date of Issue

24/8/06

Value of ... Rupees Twenty five thousand only
Memo of ... M/s Primavera Real Estate Develo
Receipts ... Candolim-Bardoz Goa

As above

Four lakhs

Forty Thousand only



Document No. 1180
containing ...

Sub-Regd

any time heretofore usually held, used, occupied or enjoyed
therewith or reputed or known as part thereof to belong or be
appurtanant thereto AND also together with all the deeds,
documents, writings and other evidence of title relating to the
SAID PROPERTY or any part thereof AND ALL the estate,
right, title, interest, use, inheritance, property, possession,
benefit, claim and demand whatsoever at law and in equity of the
VENDORS into, out of or upon the SAID PROPERTY or any
part thereon free from any and all encumbrances, charges and
liens TO HAVE AND TO HOLD the SAID PROPERTY and
rights thereto in the SAID PROPERTY hereby granted,

Signature

17

Signature

For PRIMAVERA...



(PARTNER)
C/Mr. Vinay B. Surana

236



ता गोवा

Sr. No. 1210

Place of Vend :- Panaji

Date of issue

24/8/06

0022000

Value of stamp paper Rupees Fifteen Thousand only

Name of the purchaser Mr. Prithvi Veru Real Estate Developer
Residing at Candolim - Road 2, Goa.

As there is no stamp of Rs. Four Lakhs

Forty Thousand only

Additional stamp of Rs. Four Lakhs attached

Signature of the contractor



Copy of document No. 2189 of 06
Book I entries ... 21 ... sheet.

Sub-Registration

conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASERS forever, SUBJECT HOWEVER to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities, or any other public body in respect thereof from the date of execution of these presents and subject to the terms and conditions hereinafter mentioned.

Handwritten signatures and initials of the parties involved in the transaction.

For PRIMAVERA REAL ESTATE DEVELOPERS
(PARTNER)
C/O
(PARTNER)
Surana

Copy of document No. 2189 of 2011
Book I contains 31 sheets

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[Handwritten signature]

SUB-REGISTRAR
BANGALORE

2. The VENDORS covenant with the PURCHASERS that the VENDORS have in themselves absolute authority, right, title and power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed and undertake to indemnify the PURCHASERS against any person/s who may prove a better title.

3. The VENDORS do hereby covenant with the PURCHASERS that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY.

4. The VENDORS have delivered unto the PURCHASERS exclusive and vacant possession of the SAID PROPERTY and the PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PROPERTY hereby conveyed with their appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs or any of them or by any person/s claiming to or from, under or in trust for them or any of them.

5. The VENDORS also assure the PURCHASERS that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY conveyed by these presents and that there has been no prior

[Handwritten signature]
[Handwritten signature]
BRN

For PRIMAVERA REAL ESTATE DEVELOPERS
(PARTNER)
(PARTNER)
Suryam
COR

Copy of Document No. 11891 of 06
Book 1 contains ... 31 ...

238

~~XXXXXXXXXXXXXXXXXXXX~~

PR

SUB-EXISTING
BARRER

agreement with any third party in respect thereto. The VENDORS have furnished unto the PURCHASERS Nil Encumbrance Certificate dated 7th July, 2006 bearing no. 1035.

6. The PURCHASERS shall hold the SAID PROPERTY free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASERS and their heirs, partners, assigns and the heirs of the respective heirs including any person/s claiming through or under the PURCHASERS harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASERS indemnified against any and all such contingencies.

7. The VENDORS and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PROPERTY and every part thereof hereby conveyed unto and to the use of the PURCHASERS in the manner aforesaid and as shall be reasonably required by the

[Handwritten signature]
20

For PRIMAVERA REALTY ESTATE DEVELOPERS
(PARTNER)
GOA
(VENDOR)

Mr. Vinod S. Simana

[Handwritten signature]

Copy of document No. 4189 job
Book I contains ... 31 sheets

239

[Handwritten signature]

[Handwritten initials]

SUB-EXISTING
BARRER

PURCHASERS, their heirs, partners, assigns and the heirs of the respective partners or Counsels-in-law.

The PURCHASERS shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PROPERTY hereby conveyed to the PURCHASERS and the PURCHASERS shall indemnify and keep indemnified the VENDORS against any such liability.

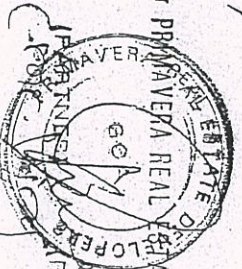
The VENDORS covenant with the PURCHASERS that they have paid al the taxes, assessments, dues and duties chargeable on the SAID PROPERTY upto the date of execution of these presents and the PURCHASERS shall not be liable for any such dues prior to execution of these presents and the VENDORS shall indemnify the PURCHASERS against all such past dues and duties payable on the SAID PROPERTY upto the date of execution of these presents.

The VENDORS shall on execution of these presents handover to the PURCHASERS all documents and evidence of title pertaining to the SAID PROPERTY.

1. The PURCHASERS shall be entitled on execution of these presents to carry out mutation/partition of the SAID PROPERTY in the corresponding Form I & XIV/Survey Plan and shall be entitled to delete the name of the VENDORS therein and the VENDORS shall cooperate and have no objection to the same.

[Handwritten signatures]

For PRIMAVERA REAL ESTATE DEVELOPERS



[Handwritten note]

Copy of document No. 4184 of Book I contains ... 2A ... sheets

Sub-Registrar

200

2011

SUB-REGISTRAR BARDEZ

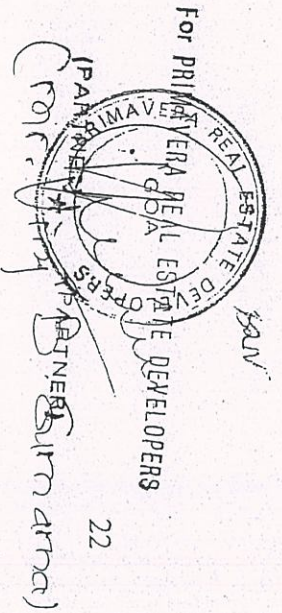
12. The parties hereto shall have no claim against each other hereinafter once this deed is duly executed and its execution is admitted before the Sub-Registrar of Bardez, at Mapusa.

SCHEDULE [THE SAID PROPERTY]

ALL THAT PROPERTY known as 'ARADDY' alias 'CANGANAN PORBUCHI ARADDY', bearing survey no. 207/1, admeasuring 12, 375 sq. mtrs, situated at Candolim, Bardez, Goa, within the limits of the Village Panchayat of Candolim, described in the Land Registration Office under No. 12844 of Book B-33 (New) and inscribed under No. 26969 of Book G-32 in favour of Mr. Valikunta Naik (Mgodankar) enrolled in the Taluka Revenue Office of Bardez under No. 155 of the 2nd Division of Candolim and bounded as under: On the NORTH: by property bearing survey no. 204/1; On the SOUTH: by the rivulet of the Comunidade of Candolim; On the EAST: by property bearing survey no. 207/2; On the WEST: by a nullah; (The SAID PROPERTY is delineated in red in the plan annexed hereto duly signed by the parties.)

IN WITNESS WHEREOF the parties aforementioned have executed this deed on the day and year first hereinabove written.

Handwritten signatures of the parties.



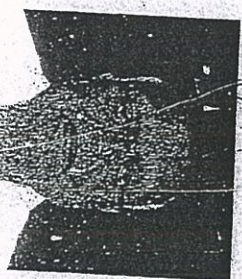
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Copy of document No. 4189 of 2006
Book I contains ... 3.1 sheets

Sub-Registrar

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDORS]

SUB-REGISTRAR
BAPNEZ



1. Bhaskar

M. MADHAV VAIKUNT NAIK

L.H.

R.H.



(i)

(ii)

(iii)

(iii)

(iv)

(iv)

(v)

(v)

23

[Handwritten signatures]

For PRIMAVERA REAL ESTATE DEVELOPERS

(PARTNER)

(Mr. Uday B. Surana)

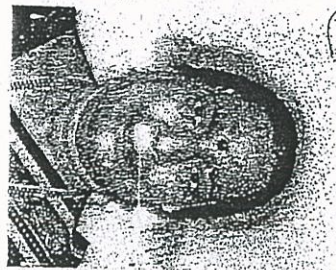


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Book I contains ... 31 sheets

2007

Sub-Registered



Sub-REGISTERED
SUB-REGISTERED
BARNER

2. *Sudh*

Mrs. SUDHABAI MADHAV NAIK

L.H.

R.H.



(i)



(iii)



(iv)

(iv)



(v)

(v)



(v)

(v)



Sudh
Sudh

Sudh
Sudh

24

For PRIMAVERA REAL ESTATE DEVELOPERS

(PARTNER)

(Partner) (Sudh)

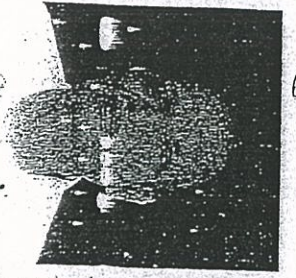


Sudh

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Book I containing ... 21 ...

2005

Sub-Registrar



[Signature]

SUB-REGISTRAR
BARNEG

N. Naik

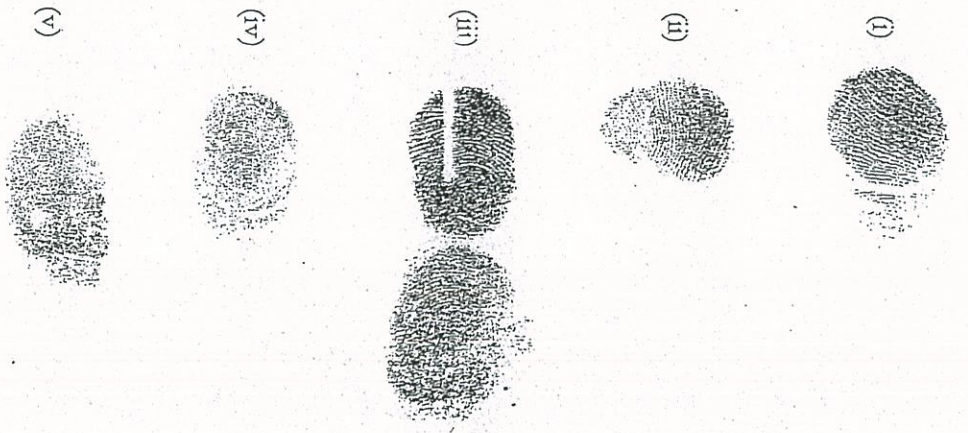
RAMAKANT VAIKUNT NAIK

N. Naik

L.H.



R.H.



25

[Signature]

[Signature]

For PRIMAVERA REAL ESTATE DEVELOPERS



(PARTNER)
(PARTNER)
(Mr. Nitay B. Surtrana)

[Signature]

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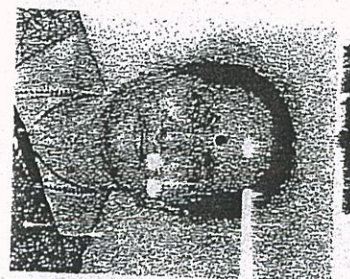
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**SUBJUSIKAM
BARNEZ**

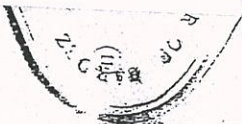
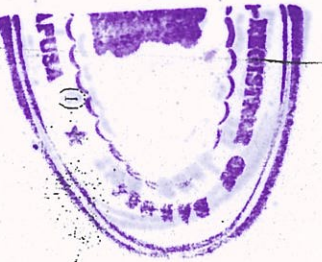
R. Naik



Mrs. SUBHASINI RAMAKANT NAIK

L. H.

R. H.



(i)



(ii)



(iii)



(iv)



(v)



(iii)



(iv)



(v)

[Handwritten signatures]

[Handwritten signature]



For PRIMA VERA REAL ESTATE DEVELOPERS

(PARTNER)

(Mr. Vinj B. Sarma)

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~~Signature~~

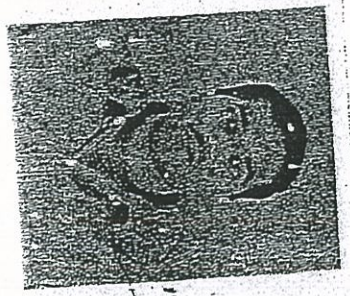
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**SUB-EXISTING
BARRER**

SIGNED STATED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASERS]

[Handwritten signature]

M. MICHAEL FERNANDES
PARTNER



M/s. PRIMAVERA REAL ESTATE
DEVELOPERS



R.H.



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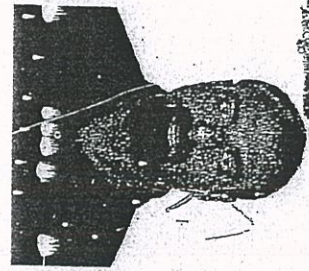
For PRIMAVERA REAL ESTATE DEVELOPERS

(PARTNER) (PARTNER)
Mr. Viraj B. Surana

Copy of document No.
Book I serial no.

418906

Sub-Registrar



SUB-REGISTRAR
BAPNEZ



MR. VIRAJ BHOJRAJ SUVARNA
PARTNER

M/s. PRIMAVERA REAL ESTATE
DEVELOPERS



R. H.



(i)



(ii)



(iii)



(iv)



(v)



28

PRIMAVERA REAL ESTATE DEVELOPERS
(PARTNER)
Viraj Bhojraj B. Suvarna

Viraj

Bhojraj

Viraj Bhojraj B. Suvarna

28/02/20

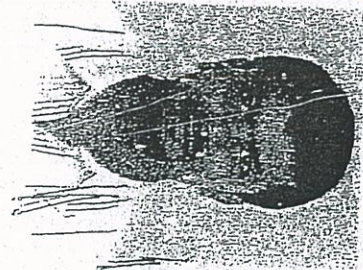
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Book I contains ... 23 sheets

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SUB-LEISIKAR
BARNEZ



Mr. JAWAD AYAZ

[Handwritten signature]

R. H.



[Handwritten signature] 29

For PRIMANERA REAL ESTATE DEVELOPERS

(PARTNER)
MR. VIJAY B. SURINA



[Handwritten signature]

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Book I containing ... sheet

gms

~~Paul-Rodriguez~~
[Signature]

SUB-DEPUTY
BAPHEZ

IN THE PRESENCE OF:

1. ~~Emmanuel~~
Cor. Linus Emmanuel

2. BAR OF
R. AMESH R. RAMANDE
[Signature]
[Signature]

For PRIMAVERA REAL ESTATE DEVELOPERS
[Circular Stamp]
PARTNER,
B. Saranya
Cor.

Sanjana

250
PPPT

ESTUAR
SUB-REGISTRAR
BANGALORE

1) Mrs. Madava Veerappa Naik Chodaneri
alias Mr. Madhav Naikuni Naik Chodankar
s/o late Mr. Veerappa Naik Chodankar,
73 years of age

2) Mrs. Sudhakar Madhav Naik Chodankar
s/o Mr. Shagaram Chimmakar, 67 years of
age, both s/o Madam Mumbai.

3) Mr. Ramaram Veerappa Naik Chodankar,
alias Ramakant Veerappa Naik Chodankar
s/o late Mr. Veerappa Naik Chodankar,
68 years of age

4) Mrs. Subbarini Ramakant Naik Chodankar
s/o Mr. Babobh Karmel, 66 years of age, both
s/o Madam Mumbai

5) M/s. Primavera Real Estate Developers,
a Partnership firm represented by its Partner

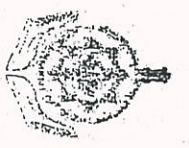
a) Mr. Michael Fernandes, s/o Mr. Alex Scarpina,
Luis Fernandes, 35 years of age, Indian National
married businessman s/o Cavallini

b) Mr. Vijay Bhograj Suvansa s/o Mr. Sppoor
Bhograj, 44 years of age, Indian National, business
s/o Bangalore

c) Mr. Saad Aqar, s/o Mahmood Aqar,
42 years of age, Indian National, business
s/o Bangalore

ADVISING PARTIES TO THE
ADVANCE EXECUTION OF THE WILL

Copy of Government No. 11189 of 6
made I certified copy. Shetty

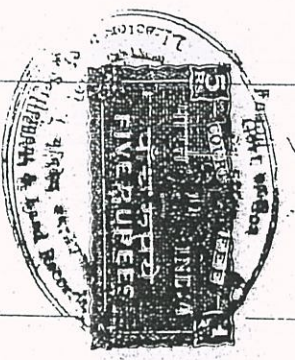
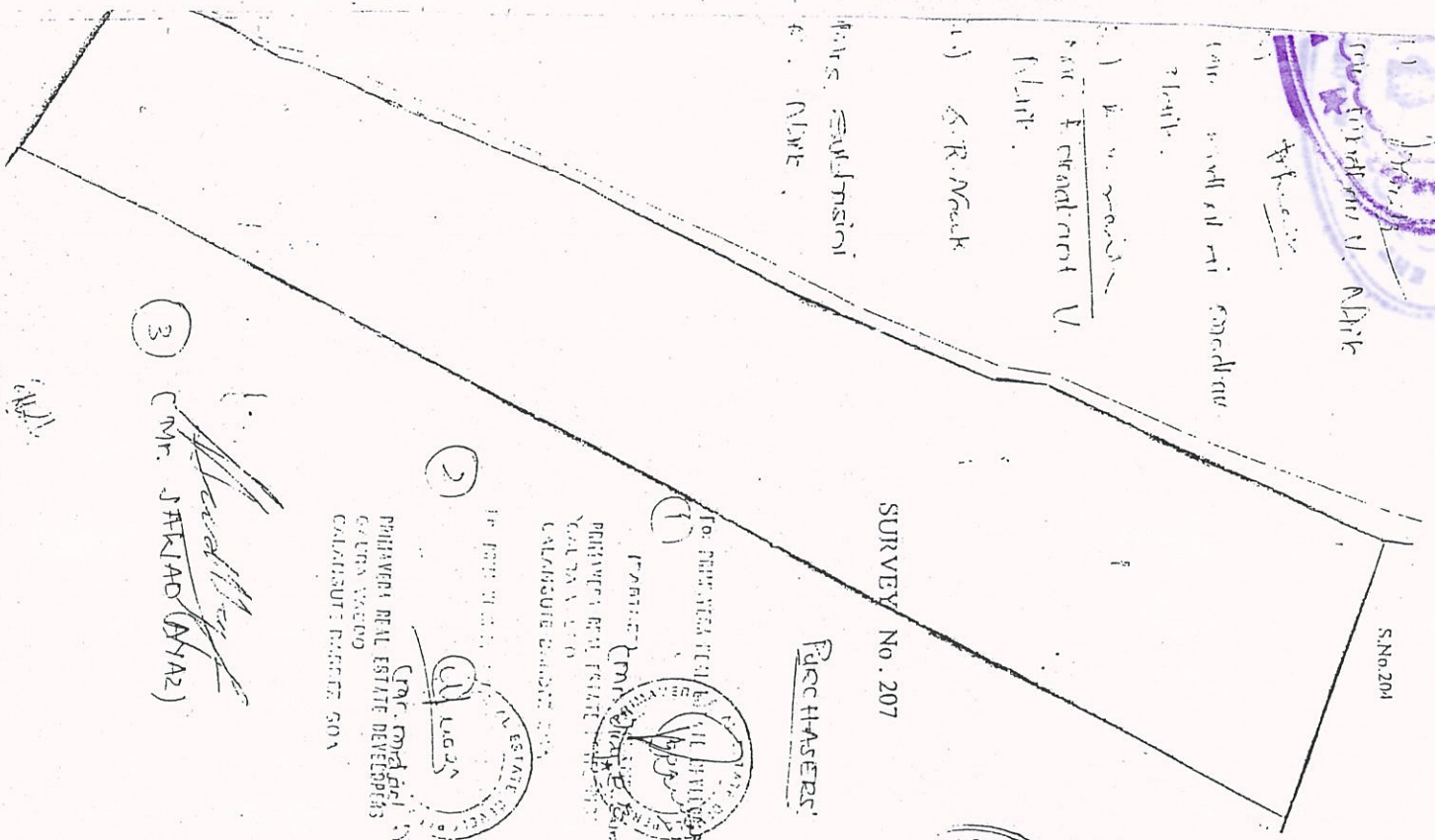


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

GUS-1 ASSISTANT
BARNEZ
E. S. BARNER
P. S. BARNER



Plan showing plots situated at
Candolim Village
BARDEZ Taluka
S.No./Sub Div. No. 207/ 1
Scale 1:1000



PURCHASERS:

SURVEY No. 207

FOR THE GOA REAL ESTATE DEVELOPERS ASSOCIATION
PANHAJI
CALCULATED BY: [Signature]
DATE: 21/03/2006

1. [Signature]
2. [Signature]
3. (MR. SHAMAD AMAZ)

Computer Generated On: 21-03-2006

Checked by: [Signature]
21/3/06
Compared by: [Signature]

Bob Bardez
BOB BARDEZ



(5)



Handwritten signature



Mr. Louis Emanuel Jr. H.
from Emanuel, age 30 years.
born 11th B. Long # Longi-
go (D) re. Kenneth
back Kenneth, just 52 years,
my busin. No children,
from Santa Fe born
Ricki, under 18 years old
excellent.

11 Emanuel.
Handwritten signature
21 Raymond.

2.5/8/06.

BOB - REGISTRAR
BARDEZ

251

PPRIV

Eeg
SUB- EJISIMAR
BAPNEZ

11

Beach



Beach

21



3) R.v.m.

B.R. Nait



41

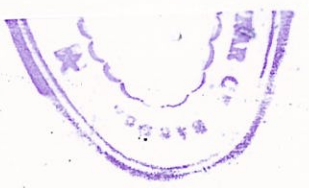
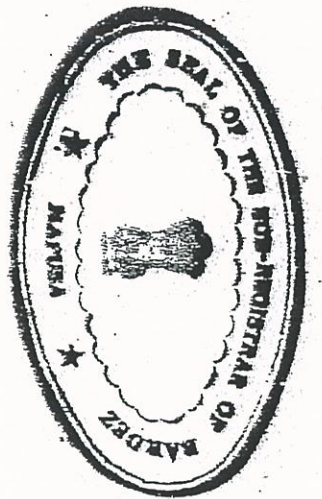
252

~~XXXXIV~~

SUB-REGISTRAR
BARRIDZ

Registered No. 4609
at pages 219 to 252
Book No. 1 Volume No. 1998
date 8 Sept 2008

sd/- R.L. Kulkarni
Sub-Registrar



Notes of Corrections:-

No. of mistakes:- Nil

This is the true copy of the original.

Endorsement copied by:- Soujanya

True copy and endorsement

Compared by:-

Reader:-

Examiner:-

Index prepared:-

Soujanya

SUB-REGISTRAR
BARRIDZ