

00DD 623027

serial No 1365/2001
Presented at the Office of the
Sub-Registrar of Ilhas
between the hours of 09.00
and 11.00 on 21/7/2001

For Vindhya Telelinks Ltd.

Received fees for: Rs. 140.00
Registration 140.00
Copying (Folios) 10.00
Copying endorsements 50.00
Postage 00.00
Total Rs. 190.00

[Signature]
S. H. VINDHYA
G. M. (CORPORATE AFFAIRS)
SUB-REGISTRAR
ILHAS
31/7/2001

[Signature]
SUB-REGISTRAR
ILHAS
31/7/2001

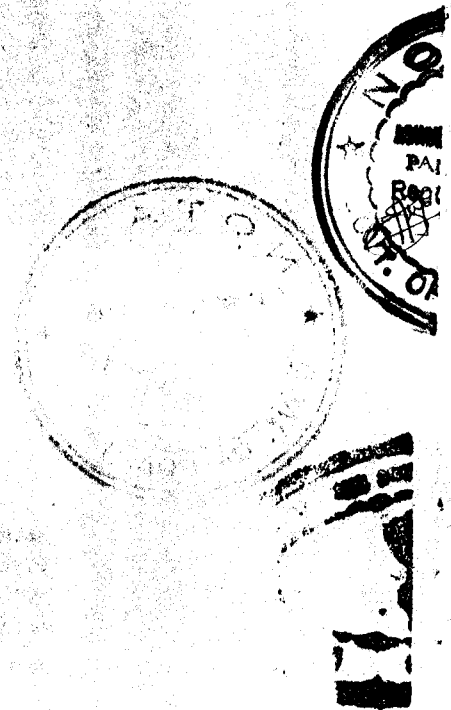
DEED OF SALE

THIS DEED OF SALE is made on this 29th day of
June, 2001 in the city of Panaji, Goa.

Dr. No. 54 ... Panaji ... 28/06/2001
Value of Rs. 25000/-
Name of the Vindhya Telelinks Ltd.
Address: Verna Goa
Amount: 560000/-
SIB

Signature of the ...
7/10/06

Signature of the ...
7/10/06



BETWEEN

1. DR. KAMALAKANT G. THALY, son of
Govind Thaly, major, physician, married,
2. DR. (MRS.) LATA K. THALY, wife of Dr.
Kamalakant G. Thaly, major, physician, married,



00DD 623028

Both husband and wife presently residing at 72, Lake Wood Estate New Orleans, LA, 70131 U.S.A. (hereinafter called as the SELLERS or the FIRST PARTY); represented herein by their duly constituted attorney Smt. Guita V. Dhume alias Smt. Geeta V.

No. 54
 Value of Rs. 25000/-
 Name of the Vindhya Telelinks Ltd.
 Address Verna 409
 Amount 56000/-
 Date of 28/06/2001
 Signature

28706
 Notary Public

Signature
 Notary Public



Dhume, wife of Dr. Vishwanath Dhume, resident of
 Gomeco Colony, Bambolim, Tiswadi, Goa; by virtue of
 Power of Attorney executed on 07/06/2001 before
 Notary Public, Kathleen D. Bondio, Louisiana, U.S.A.,
 endorsed under No.CHIC/CONS/ATT/BOS dated



June 08, 2001 by the Consulate General of India,
Chicago, Illinois, U.S.A. and duly stamped by the
Additional Collector, District of North Goa, Panaji,
Goa on 25/06/2001.

SF. No. 54 and Kanaji Date of 1988
VALUE OF RIBB Rs. 25000/-
NAME OF THE Vindhya Telelinks Ltd.
Address: Veera Goa. 560000/-
18-01-88
19-01-88
20-01-88

~~Signature of the Secretary~~
03706

~~Signature of the Secretary~~



AND

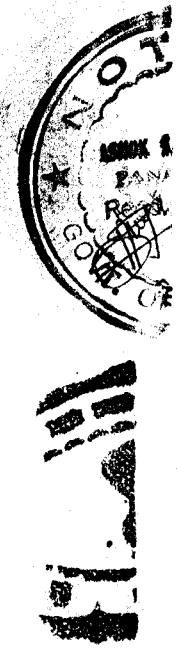
M/S. VINDHYA TELELINKS LTD., a Public
Limited company incorporated under the Companies
Act, 1956 having its registered office at Udyog
Vihar, P. O. Chorhata, Rewa (M. P.) - 486 006,



00DD 623030

(hereinafter called the PURCHASER or the SECOND PARTY); represented herein by its General Manager (Corporate Affairs) Shri S. P. Sharma, 45, son of late Dr. V. D. Sharma, duly authorized by a

Sr. No. 54
 Value of share Rs. 25000/-
 Name of the Vindhyag Telelinks Ltd.
 Location Verna Goa
 As per 560000/-
 At the
 Date
 28/04/2001
 Signature of Director



resolution passed by the Board of Directors of the
 company in their meeting held on 25th April, 2001.

The expressions SELLERS or the FIRST PARTY and
 the PURCHASER or the SECOND PARTY, unless

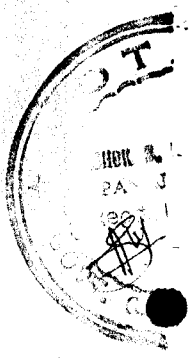


00DD 623031

repugnant to the context or meaning thereof shall include their duly constituted attorneys, heirs, executors or assigns.

The SEILERS are U. S. citizens of Indian origin.

SS. No. 54 Date of issue 19/01/2010
 Value of sta. Rs. 25000/-
 Name of the Vindhya Telelinks Ltd.
 Resident Verna Goa
 Additional 560000/-
 with
 Signature [Signature] Signature of [Signature]



WHEREAS :

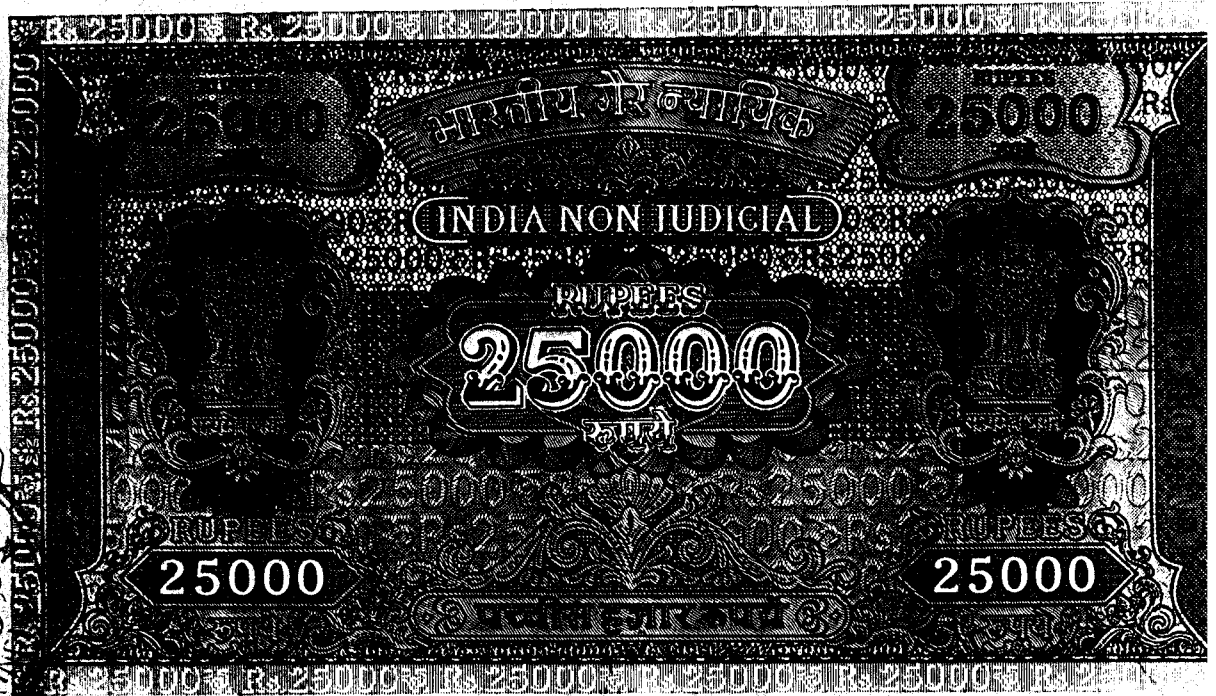
(A) The SELLERS are absolute owners in lawful and
 physical possession of a sub divided developed Plot
 No.A-13 admeasuring 500 square meters situated at



00DD 623032

Ocean Park, Dona Paula, Goa. The said sub divided plot is a part of a larger property called "UMA ADICAO DO PALMAR CURLA VAINGUINIM COM O SEU OITEIRO E FRALDA DE PALMEIRAS". The said larger

12



00DD 62303

The said sub divided plot is more particularly described with boundaries in the schedule hereunder written.

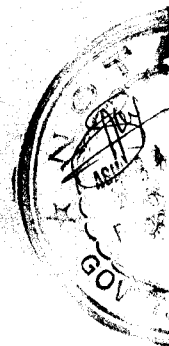
There is a residential bungalow constructed in the said plot bearing Municipal No.635/M.



00DD 623034

Floriano Pinto expired in the year 1904. However, inventory proceedings bearing No.862/1902 which were renumbered as 664/1902 were filed in the year 1902. In the said inventory proceedings the said

54
 Date of issue 28/06/2001
 Rs. 25000
 Vinthya Telelinks Ltd.
 1 cone bag 560 000
 28/06



property was allotted to the son of Gustavo Joao
 Floriano Pinto by name Augusto Bartolomeu
 Crisansio Pinto. After death of said Augusto B. C.
 Pinto, the said property was inherited by his heirs

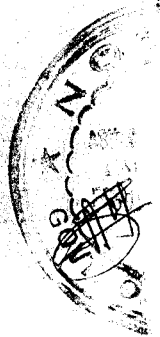


00DD 623035

comprising of two sons viz. Gustavo Joao Floriano
Pinto and Alfredo Santana Goes Pinto.

(C) Said Alfredo S. G. Pinto died as Bachelor leaving

27. No. 54 ... vend. Panaji ... Date of issue 28/06/2001
 Value of stamp R. 25000/-
 Name of the Vindhya Telelinks Ltd.
 Residing at Nerya Nagar
 Address 560000/-
 with _____
 Signature [Signature] 28/06/2001 [Signature]

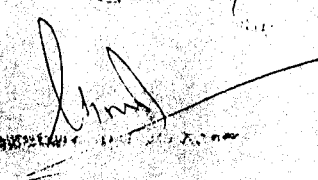


said Gustavo J. F. Pinto and his other siblings and
 their heirs as his successors. The said other heirs of
 Augusto B. C. Pinto and Alfredo S. G. Pinto
 relinquished their rights in said property by two



00DD 623036

documents one dated 16/05/1966 executed before the
Notary Ex-officio of Panaji under Article 2029 of Civil
Code and the other document dated 22/04/1968
executed before the Civil Judge Senior Division, Panaji

Nr. Mo. 54
 Value of Rs. 25000/-
 Name of the Vindhya Telelinks Ltd.
 Venna, Goa
 28/06/2006
 56000/-




under Article 2034 of Civil Code.

Thus said Gustavo Joao Floriano Pinto became
the absolute and exclusive owner of said property



000D 623037

(D) By a Deed of Gift dated 31/04/1970, executed by said Gustavo J. F. Pinto, registered under No.221 at pages 331 to 338 of Book 1 Vol. 45 dated 07/05/1970 before Sub Registrar, Panaji, the said property

No. 54 Place of vend. Panaji Date of issue 24/06/1981
 Value of goods Rs. 25000/-
 Name of the Vindhya Telcelinks Ltd.
 Residence of Verna Goa 56000/-
 At Goa
 Amount Rs. 25000/-
 Date 24/06/1981

bearing Matríz No.270 was gifted to his four children viz. Luisa Pinto, Sylvia Pinto, Agnelo Pinto and Carlos Pinto.

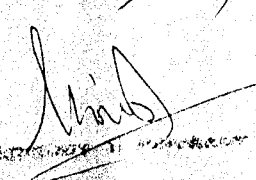
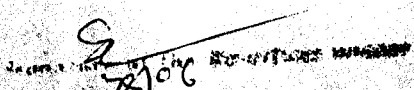
The said four co-owners desired to develop the said property by sub dividing it into smaller plots and



00DD 623038

for that purpose entered into an agreement with Mr.
Joe Mathias.

(E) Mr. Joe Mathias obtained necessary conversion

Sl. No. 34
Value Rs. 25000/-
Name of Vindhya Telelinks Ltd.
Verna Goa 5,60,000/-





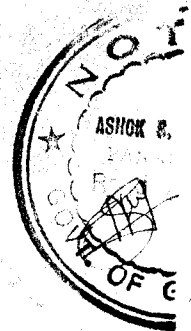
sanads dated 30/08/1990 and 14/10/1991 from the
Deputy Collector. The Panaji Planning Development
Authority granted its approval by order dated



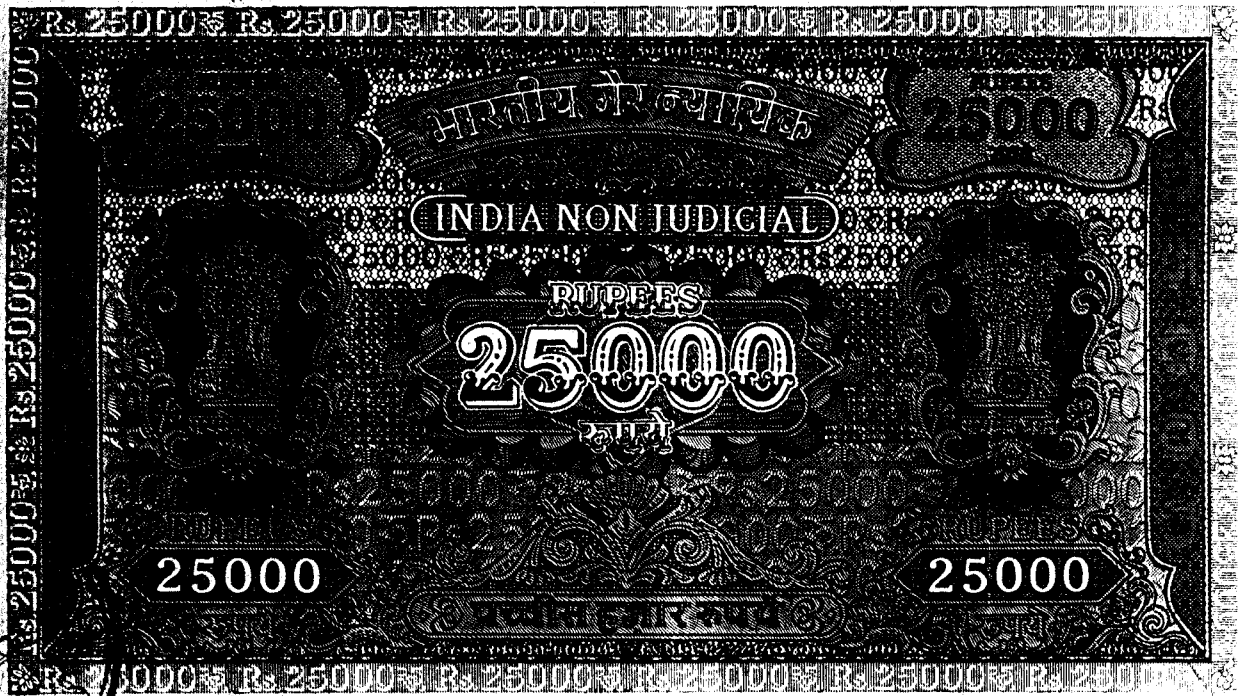
00DD 623039

15/11/1991 and the Village Panchayat of Taliegao by
a letter dated 28/11/1991 granted final NOC for sub

AT. NO. 54... Date of issue 12/10/2011
 Value of stamp Rs. 25000/-
 Name of the Vindhya Telelinks Ltd.
 Location Varna Goa 560000/-
 Signature *[Signature]*
 21/06



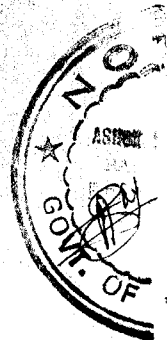
division of plots. The said development scheme was
 named as Ocean Park.



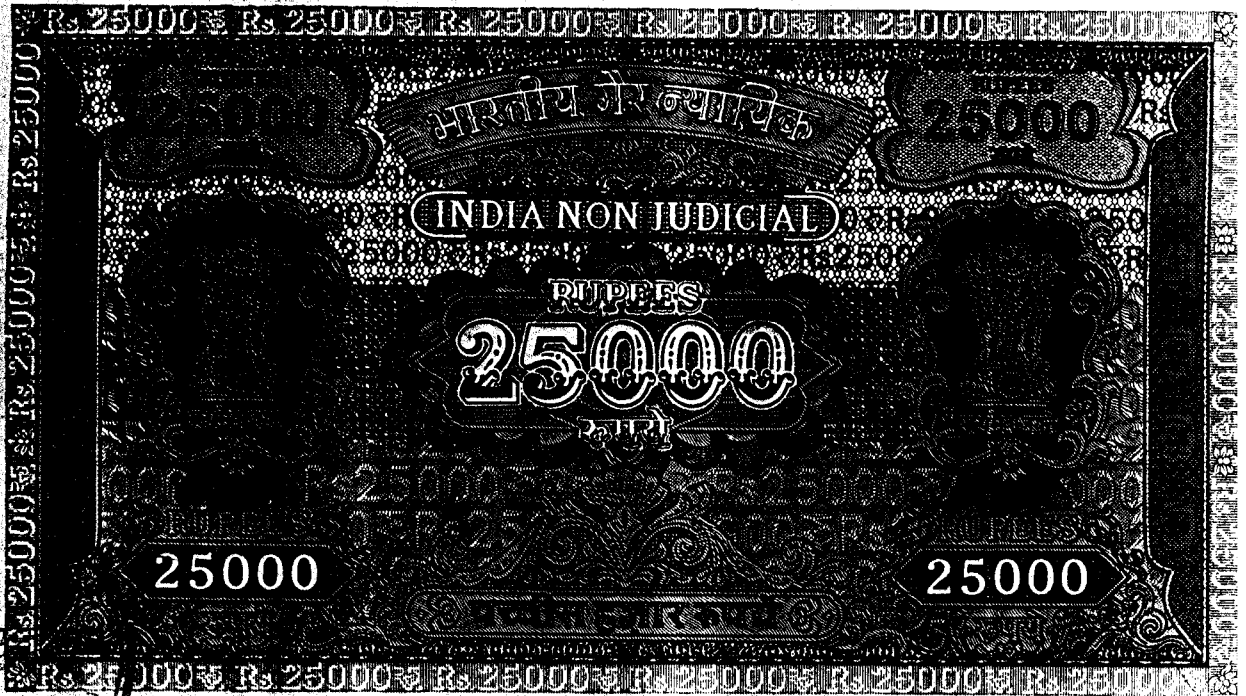
00DD 623040

(F) By an Agreement of Sale dated 16/07/1994
executed by the SELLERS with M/s. J. M. Builders

Sl. No. 54 Place of vend. Panaji Date of issue 28/06/2001
Value of share Rs. 25000/-
Name of Vinchiga Telelinks Ltd.
Verna Goa 560500/-
Signature



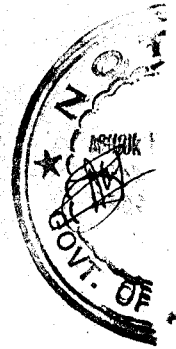
Corporation a proprietary concern of Joe Mathias, the
SELLERS agreed to purchase the said Plot No.A-13.



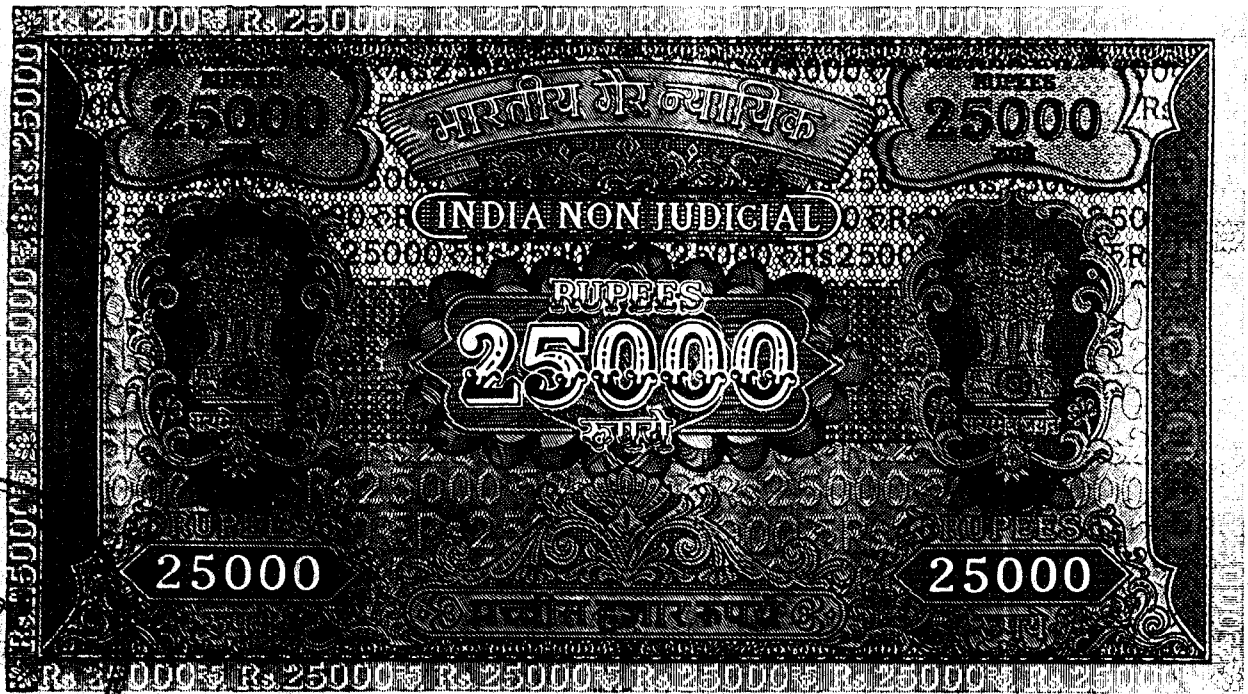
00DD 623041

By another agreement of same date, the SELLERS
awarded the work of construction, of the residential

SN No. 54 Place of work Panaji Date of issue 28/06/2001
 Value of stamp R. 25000/-
 Name of the Vindhya Telelinks Ltd.
 Address Verna nag 5600001
 Additional along
 Signature [Signature]
 Signature of [Signature]



bungalow in the said plot to M/s. Mathias
 construction, a partnership firm of Joe Mathias.



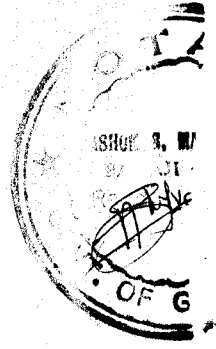
00DD 623042

(G) Construction licence dated 14/06/1994
(payment receipt dated 24/06/1994) was granted by

SF. No. 54 Place of vend. Panaji Date of issue 28/06/2001
 Value of stamp R. 25000/-
 Name of the Vindhya Telelinks Ltd.
Verna Goa 5630000/-

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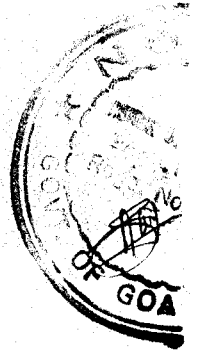
Village Panchayat of Taleigao and licence was renewed
 by Panaji Municipal Council on 19/08/1997 since



00DD 623043

Municipal limits were extended to the Village of
Taleigao. Upon completion of the bungalow, Panaji

OF NO. 54 Place of road Panaji Date of issue 28/06/2001
 VALUE OF Rs. 25000/-
 NAME OF THE Vindhya Telelinks Ltd.
 ADDRESS AT Verna Goa 560000/-
 AS TO BE Is attached along
 ADDITIONAL
 WITH
 Signature of 78/01 78/01
 Signature of 78/01 78/01



Municipal Council granted Occupancy Certificate on
 08/10/1997 vide Certificate No.4/54/TS/97-PMC/



OC/97-98/60.

(H) By a Deed of Sale executed on 18/08/1998,
registered with Sub Registrar under No.185 page 1 to

Sr. No. 54 Date of issue 28/06/2001
 Value of stamp Rs. 2500.00
 Name of the Vindhya Telelinks Ltd.
 Residing at Vorne Garg
 As there is 5600000/-
 Additional _____
 at _____
28/6

[Signature]



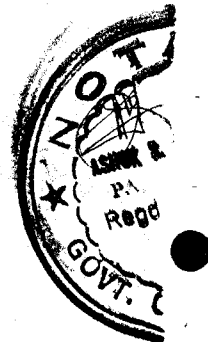
48 Book I Vol. 746, the said plot and the bungalow
 was purchased by the SELLERS from the owners of



00DD 623045

the property viz. Agnelo J. A. Pinto, Carlos A. G.
Pinto, Luiza A. Pinto, Sylvia F. P. Vaz e Lima, Agnelo

Sr. No. 54 Kanaji Date of issue 28/06/2001
 Value of B. 25000
 Name of Vindhya Telelinks Ltd.
 Address Verna Goa 560000
[Signature]
28/06/2001



F. C. Vaz e Lima/Juvenilla Vaz e Lima and with Mr.
 Joe Mathias as Developers.



00DD 623046

(I) The SELLERS as absolute owner in exclusive and lawful possession of the said plot and bungalow

SE. NO. 54
 Value of 1
 Name of
 to
 for
 Date of issue 28/01/2001
 R. 25000/-
 Vindhya Telelinks Ltd.
 Vema 4/9
 560000/-
 28/06



have agreed to sell the same to the PURCHASER and
 the PURCHASER has agreed to purchase the same for



00DD-623047

a consideration of Rs. 70,00,000/- (Rupees Seventy lakhs only) which is its fair market value.

Sr. No. 54 Date of issue 28/06/2001
Place of issue Kanaji
Value of Rs. 25000/-
Name of Vindhya Telelinks Ltd.
Residing Verna Coast
As there 56000/-
Additional
with

S
1810-6

Signature of Person



NOW THIS DEED OF SALE WITNESSES AS

UNDER:

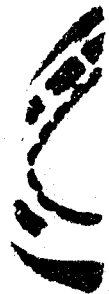
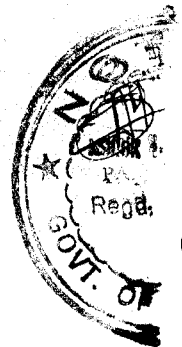
1. In pursuance of the agreement above, the



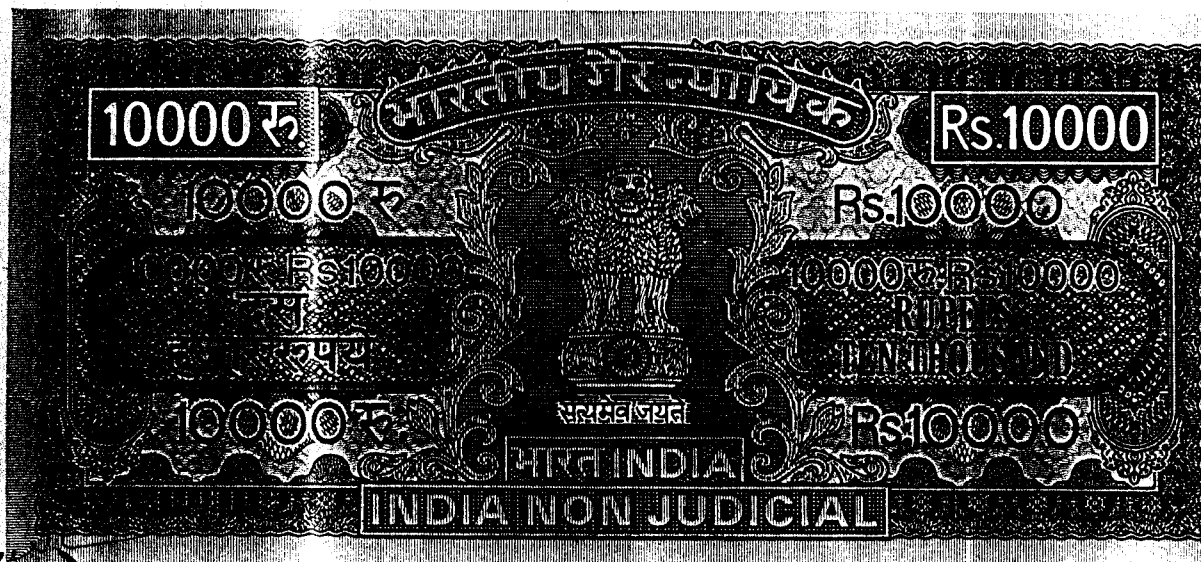
00DD 623048

SELLERS do hereby convey and transfer by way of
SALE all that Plot No.A-13 admeasuring 500
square meters situated at Ocean Park, Dona Paula,

4. Name of the person Panaji Date of issue 28/06/2001
 Value Rs. 25000/-
 Name of the company Vindhya Telelinks Ltd.
 Location Verna Goa
 Amount 5,00,000/-
 Signature [Signature]
 Date 28/06/2001



alongwith the residential bungalow bearing Municipal
 No.635/M constructed thereon (on an 'as is where is'
 basis), the said sub divided plot being part of larger



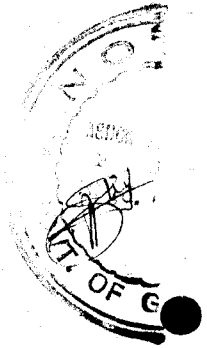
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property called "UMA ADICAO DO PALMAR
CURLA VAINGUINIM COM O SEU OITEIRO E
FRALDA DE PALMEIRAS" bearing Survey No.247;

ST. NO. 54 Place of road Punay Date of issue 28/06/2001
 Value of land & building Rs. 10,000/-
 Name of the owner Vindhya Telelinks Ltd.
 Reason Verna - Goa of 5,60,000/-
 As the value of the land & building is less than the value of Rs. 5,60,000/-
 and the completion of the work is not yet started.

[Signature]
 Approved for the Government

[Signature]
 Registered in Maharashtra



the said plot with the said larger property being more
 particularly described in the schedule hereunder
 written with boundaries of the said plot; for a total



consideration of Rs.70,00,000/- (Rupees Seventy lakhs only) paid by the PURCHASER to the SELLERS by Demand Draft No.048771 dated 22/06/2001 drawn on State Bank of India, Panaji, Goa, favouring Dr. Kamalakant G. Thaly, the receipt of which the SELLERS do hereby admit and acknowledge and discharge the PURCHASER forever.

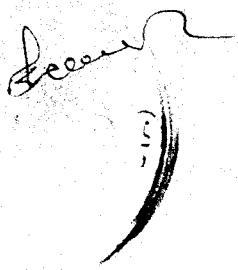
2. The SELLERS have today delivered physical, vacant, lawful and peaceful possession of the said Plot No.A-13 and the residential bungalow constructed thereon to the PURCHASER and the PURCHASER has taken possession thereof. From today, the SELLERS cease to have any title or interest in the said

plot and the said bungalow sold to the PURCHASER and the PURCHASER shall be acknowledged as absolute owner of the said plot and the said bungalow and shall enjoy the same exclusively without any interference from the SELLERS or any one claiming through them.

3. The SELLERS covenant that they have clear, legal and marketable title to the said plot and the said bungalow and have subsisting right and authority to sell the same.

4. The SELLERS covenant that the said plot and the said bungalow is free from any encumbrance, mortgage, charge or demand whatsoever.





5. The SELLERS declare that there are no dues outstanding against the said plot and the said bungalow in respect of either Panaji Municipal Council's House Taxes, Electricity Department's electricity charges, PWD water supply charges, B. S. N. L's, telephone charges, society charges, etc. as on date of execution of this Sale Deed; and indemnify the PURCHASER in this regard. The SELLERS further declare that they undertake to bear all dues/demands in respect of the said plot and the said bungalow, upto the date of execution of this Sale Deed.

6. The SELLERS have no objection for the transfer of the electricity and water connections to the PURCHASER and they agree to do all acts, deeds and things required from them in this respect.

7. The SELLERS declare and covenant with the PURCHASER that the SELLERS have no dues in taxes to the Income Tax Department as on the date of execution of this Sale Deed.
8. The SELLERS agree to attend the office of the Sub-Registrar of Ilhas, Panaji, Goa to admit execution of this Sale Deed and to do all acts and things for effective registration of this Sale Deed.
9. The SELLERS indemnify the PURCHASER, in the event the PURCHASER is evicted from the said property or any part thereof by any third party with a better title thereof.

Second

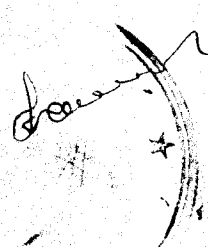
10. The SELLERS undertake to furnish the required NOC from the NGPDA for effective registration of this Sale Deed, within 120 days of the date of execution of the Sale Deed.

11. The SELLERS have no objection for mutation of the name of the PURCHASER in the survey record and they agree to do all acts, deeds and things required from them in this respect.

SCHEDULE

All that built up property consisting of a residential bungalow (having PMC House No.635/M and PMC Occupancy Certificate No.4/54/TS/97-PMC/OC/97-98/60 dated 08/10/1997) of ground (stilts) plus two

stories, having a combined built up area of 339.05 square meters on the upper-ground and first floors and an area of 167.92 square meters in the ground (stilted) area and consisting of five bedrooms, a living room, a dining room a family room and a kitchen, along with all the fixtures and fittings in the house built on a plot of land numbered A-13, admeasuring 500 square meters, of a development now known as Ocean Park situated at Dona Paula (Taleigao), Tiswadi Goa; which development forms a part of the Entire property known as 'all that eleventh parcel of the larger immovable property known as UMA ADICAO DO PALMAR CURLA VAINGUINIM CON O SEU OITEIRO E FRALDA DE PALMEIRAS, situated at Curla Vainguinim, Dona Paula, (Taleigao), Tiswadi, Goa, not registered in the Land Registration Office, but



enrolled in the Taluka Land Revenue Office under Matriz No.270, and surveyed under number 247; admeasuring 57199 square meters as per Portuguese Cadastral Survey No.786 and 55400 square meters as per present record of rights (247). The said plot A-13 is bounded as follows :

EAST	:	By plot No.A-12.
WEST	:	By plot No.A-14.
NORTH	:	By property bearing Survey No.249.
SOUTH	:	By an 8 meters road.

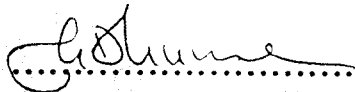
The said Plot No.A-13 and the said bungalow are marked in red in the plans annexed hereto as Annexures A & B respectively.

IN WITNESS WHEREOF the SELLERS have
signed this Deed of Sale after having understood the
contents thereof.

SIGNED, SEALED & DELIVERED

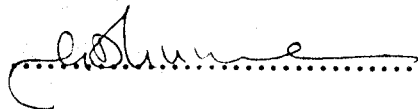
by the withinnamed **SELLERS,**

the **FIRST PARTY**



.....

1. **DR. KAMALAKANT G. THALY**



.....

2. **DR. (MRS.) LATA K. THALY**

represented herein by their attorney

SMT. GUITA V. DHUME alias

GEETA V. DHUME

Received

SIGNED, SEALED & DELIVERED


by the withinnamed PURCHASER,

the SECOND PARTY

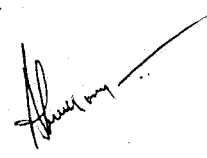
M/S. VINDHYA TELELINKS LTD.


represented herein by

For Vindhya Telelinks Ltd.


.....S. P. SHARMA.....
G. M. (CORPORATE AFFAIRS)
SHRI. S. P. SHARMA.

IN THE PRESENCE OF :

1. Alan H. Viegas
407, Citicentre, Peth Plaza
Panaji, Goa 

2. Vinod Bausel 
B-B/B Wing,
Shangri-La Apartment,
Miramar, Panaji, Goa-403001

1/ Smt. Geeta V. Dhume alias
Smt. Geeta V. Dhume as
Power of Attorney holder
to Dr. Kamalakant G. Thaly
and Dr (Mrs) Lalā K. Thaly
both husband and wife, major,
physicians, presently
r/o New Orleans. U.S.A.

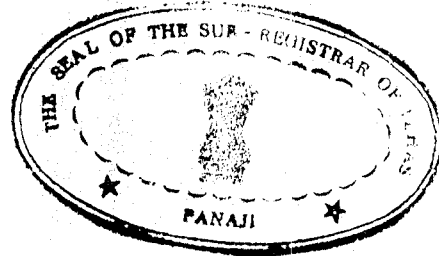
2/ M/s Vindhya Telelinks Ltd.
a public Ltd. Co. represented
by its General Manager,
Shri. S. P. Sharma, major.
S/o Late V. D. Sharma

Executing party is 1 & 2

admits execution of the so called
Sale deed

Registered No. 1512
At pages 176 to 207
Book No. J Volume No. 971
Date 4-7-2001

[Signature]
Sub-Registrar



CERTIFIED TRUE COPY OF ORIGINAL
REG No. 3196 DATED 9/7/2001

[Signature]
(ASHOK S. MASHELKAR)
NOTARY
PANAJI - GOA
- INDIA -

9 JUL 2001

