

(RUPEES NINETY SEVEN THOUSAND EIGHT HUNDRED ONLY)

Citizenred9 co-operative Bank Ltd.
Mapusa Branch
Shop No. G - 1, Ground Floor, Block D - 1,
Barshan Thomas,
Mapusa, Goa - 403 507
D-5/STP(V)/CR.135/11/2013-RD



STAMP DUTY

00000

GOA
NON JUDICIAL

Rs. ≈ 0097800 ≈ -3.7.2019

365430

GOA

INDIA

Zero*Zero*Nine*Seven*Eight*Zero*Zero

3489 7448256

For OFFICE USE ONLY
CO-OPERATIVE BANK LTD

[Signature]
Authorized Signatory

Name of Purchaser LAURUS TEXTILES PRIVATE LIMITED



2019-BBZ-2064

04-07-2019



DEED OF SALE

This Deed of sale is made at Mapusa- Goa, on this 3rd day of July, 2019.

For Laurus Textiles P. Ltd.

[Signature]

[Signature]

Director

BETWEEN

1. MRS. SANDRA FERNANDES alias SANDRA HUBERT FERNANDES alias SANDRA PHILOMENA RODRIGUES E FERNANDES, wife of Late Carmo Francisco Huberto Fernandes, Aged 47 Years, Widow, Housewife, Indian National, holding PAN Card bearing No.

Aadhaar Card bearing No. _____ resident of House No. 84/5, Altinho, Mapusa, Bardez- Goa and her son,

2. MR. SHELDON BENJAMIN FERNANDES, son of Late Carmo Francisco Huberto Fernandes, Aged 24 years, Bachelor, Student, Indian National, holding PAN Card bearing No.

_____, Aadhaar Card bearing No.

resident of House No. 84/5, Altinho, Mapusa, Bardez- Goa, represented herein by his Power of Attorney, Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues E Fernandes, the Vendor No.1 herein vide Specific Power of Attorney dated 01/07/2019, executed before Notary S.J. Sardesai, Mapusa, Bardez- Goa, bearing registration No.12129/19 dated 01/07/2019, herein after shall

be referred to as "THE VENDORS" (which expression shall

Sandra Fernandes

For Laurus Textiles P. Ltd.

[Signature]

Director



unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, successors, executors, administrators, legal representative and assigns) OF THE FIRST PART.

AND

M/S LAURUS TEXTILES PVT. LTD., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai - 400 002, having PAN Card bearing No. [redacted] represented by its Director, MR. KESHAV GOENKA, son of Mr. Gopaldas Goenka, aged 29 years, married, Businessman, holder of PAN Card No. [redacted] holder of Aadhar Card No. [redacted]

[redacted] herein after shall be referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, successors, executors, administrators, legal representative and assigns) OF THE SECOND PART.

For Laurus Textiles P. Ltd.

[Handwritten signature]

[Handwritten signature]

Director

WHEREAS all the parties to the present Deed of sale and conveyance are Indian Nationals.

AND WHEREAS there exists the following seven properties:

(A) The property admeasuring an area of 6 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Municipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, who is father in law of Vendor No. 1 for house tax purpose, bearing P.T. Sheet No. 136, Chalta No. 43 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-I written hereunder and is hereinafter referred to as the 'said property One'.

(B) The property admeasuring an area of 41 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Municipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 44 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in

For Launis Textiles P. Ltd.

Benjamin Fernandes

[Signature]

Director



the Schedule-II written hereunder and is hereinafter referred to as the 'said property Two'.

(C) The property admeasuring an area of 21 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 45 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-III written hereunder and is hereinafter referred to as the 'said property Three'.

(D) The property admeasuring an area of 34 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 46 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-IV written hereunder and is hereinafter referred to as the 'said property Four'.

For Laurus Textiles P. Ltd.

Director

Ben Fernandes

[Handwritten Signature]



(E) The property admeasuring an area of 7 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 47 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-V written hereunder and is hereinafter referred to as the 'said property Five'.

(F) The property admeasuring an area of 37 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 48 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-VI written hereunder and is hereinafter referred to as the 'said property Six'.



(G) The property admeasuring an area of 17 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. **For Laurus Textiles P. Ltd.**

Benardes

[Signature]

Director

Sheet No. 136, Chalta No. 49 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-VII written hereunder and is hereinafter referred to as the 'said property Seven'.

AND WHEREAS all the above properties i.e. the said property One, the said property Two, the said property Three, the said property Four, the said property Five, the said property Six, and the said property Seven, are hereinafter together referred to as 'THE SAID PROPERTIES' and are marked on the Plan annexed hereto.

AND WHEREAS, the said properties originally belonged to Mr. Carmo Francisco Huberto Fernandes who was married to Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues e Fernandes, the Vendor No.1 herein under the law of communion of assets.

AND WHEREAS, Mr. Carmo Francisco Huberto Fernandes expired at Goa Medical College, Bambolim on 08/04/1996 leaving behind half sharer i.e. moiety holder the Vendor No.1 herein and his son the Vendor No.2 herein.

For Laurus Textiles P. Ltd.

Fernandes

[Handwritten signature]

Director

AND WHEREAS, upon the death of Mr. Carmo Francisco Huberto Fernandes, an inventory proceedings bearing No.40/1999 was initiated before the Court of Civil Judge Senior Division, at Mapusa- Goa, wherein the Vendor No.1 and Vendor No.2 became absolute owners of the properties described in Schedule I, II, III, IV, V, VI & VII herein after.

AND WHEREAS, the Purchaser approached the Vendors showing his interest in purchasing the said properties more particularly described in schedules hereinafter (i.e. Schedule I, II, III, IV, V, VI & VII) totally admeasuring 163 square meters at a purchase price of Rs.25,00,000/- (Rupees Twenty Five Lakhs only).

AND WHEREAS, the Vendors have agreed for the proposal of the Purchaser and agreed to transfer right, title and interest in the said properties more particularly described in the Schedule I to VII hereinafter in favour of the Purchaser. For Laurus/Textiles P. Ltd.

Manades

[Signature]

Director



NOW THEREFORE THIS DEED WITNESSES AS UNDER:

1. That in pursuance of the said agreement and in consideration of sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only), paid by the Purchaser to the Vendor, vide demand draft drawn on ICICI Bank, Pune bearing No.010612 dated 29/06/2019 for an amount of Rs.12,37,500/- in favour of Mrs. Sandra Philomina Fernandes and demand draft No.010626 drawn on ICICI Bank, Pune dated 29/06/2019 for an amount of Rs.12,37,500/- in favour of Mr. Sheldon Benjamin Fernandes the receipt whereof the Vendors does hereby acknowledge and admit and discharges the Purchaser from and of it. That an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) is deducted towards Tax deducted at Source, thus after deducting the TDS the total amount paid to the Vendors is Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only).

2. The Vendors does hereby convey, sale, transfer, grant and assign unto the Purchaser ALL THAT right, share and interest in the said properties, together with all rights, interests, liberties, privileges, easements, appurtenances, title, whatsoever of the Vendor into or upon the said properties and

Sandra

For Laurus Textiles P. Ltd.

[Signature]

Director

in the house hereby conveyed and every part thereof TO HAVE AND TO HOLD TO AND UNTO the Purchaser absolutely and forever.

3. The Vendors now has in themselves good right, full power and absolute authority to convey/transfer by way of sale, their right share and interest in the said properties hereby conveyed or intended to do so to be unto and to the use of the Purchaser in the manner aforesaid.

4. The Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said right share and interest of the Vendors in the said properties with all its appurtenances for his own use and benefit without any suit, lawful eviction or interruption, claims and demands whatsoever, from or by the Vendor or by any person/s claiming or to claim from, under or in trust for him.

5. The Vendors has simultaneously with execution of the present Deed of Sale, put the Purchaser in possession of his right, share and interest the Said Properties. **For Laurus Textiles P. Ltd.**

Hernandez

[Signature]

Director



6. The Vendors also authorizes the Purchaser to enter his name in the record of Right Form D by deleting the name of the Vendors appearing therein owner thereof and for the purpose of mutation of Survey Record this deed of sale shall be treated as No Objection Certificate on behalf of the Vendor.

7. That none of the parties hereto this deed belong to any Scheduled Caste or Scheduled Tribes nor the properties, subject matter of the present deed belong to any Schedule Castes or Schedule Tribes communities in terms of notification No. RD/LAND/LRC/318/77 dated 21/1/1989.

8. That the Vendor No.1 herein being widow, has obtained the Certificate bearing No. DC/SDM/BAR/Widow-Certi/209/2019 from the Office of Deputy Collector & S.D.O, Mapusa- Goa, which verified that the Vendor No.1 herein is entering into present transaction with her full and free consent, without being under any duress and coercion.

9. For the purpose of stamp duty, the market value of the said properties are considered at Rs. 20,000/- per sq.mts. for 163 sq.mts. which amounts to Rs. 32,60,000/- (Rupees Thirty Two
For Laurus Textiles P. Ltd.

Hernandes

Director

Lakhs Sixty Thousand Only) and accordingly a stamp duty of Rs.97,800/- (Rupees Ninety Seven Thousand Eight Hundred Only) is paid herewith.

10. That since the structures are in dilapidated condition, the total consideration towards the present Sale Deed which is paid to the Vendors is Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)

SCHEDULE I

All that property totally admeasuring 6 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.43 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 43 on the Plan annexed hereto.

SCHEDULE II

All that property, inclusive of house totally admeasuring 41 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.44 of P.T. Sheet No.136 of City
For Laurus Textiles P. Ltd.

Herwades

[Signature]

Director

Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 44 on the Plan annexed hereto on the Plan annexed hereto.

SCHEDULE III

All that property, totally admeasuring 21 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.45 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 45 on the Plan annexed hereto.

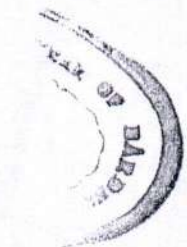
SCHEDULE IV

All that property, totally admeasuring 34 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.46 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 46 on the Plan annexed hereto

For Laurus Textiles P. Ltd.

Director

Herandez



SCHEDULE V

All that property, totally admeasuring 7 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.47 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 47 on the Plan annexed hereto.

SCHEDULE VI

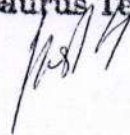
All that property, totally admeasuring 37 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.48 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 48 on the Plan annexed hereto.

SCHEDULE VII

All that property, totally admeasuring 17 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.49 of P.T. Sheet No.136 of City Survey of Mapusa, situated

For Laurus Textiles P. Ltd.

Hernandes



Director



within the jurisdiction of Bardez Taluka, marked in red and numbered as 49 on the Plan annexed hereto.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day, month, year and the place hereinabove written in the presence of the witnesses.



Hernandes



For Laurus Textiles P. Ltd.

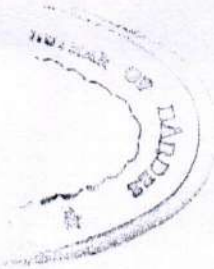
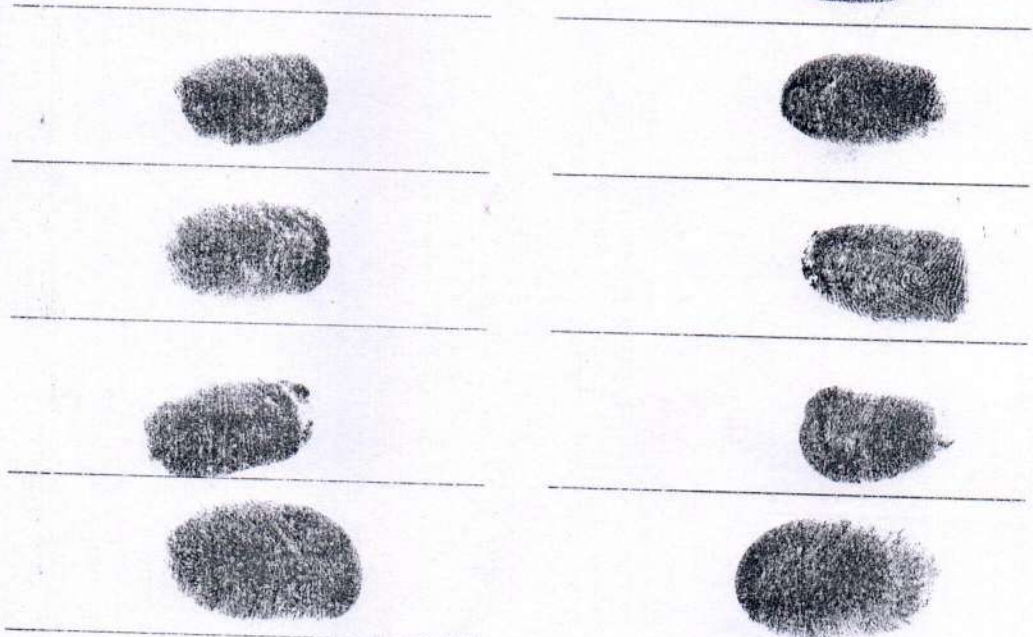
Director

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDORS NO 1 MRS. SANDRA FERNANDES alias SANDRA HUBERT FERNANDES alias SANDRA PHILOMENA RODRIGUES E FERNANDES for Self and POA Holder for Vendor No.2 MR. SHELDON BENJAMIN FERNANDES



Fernandes

R.H.T.I



Fernandes

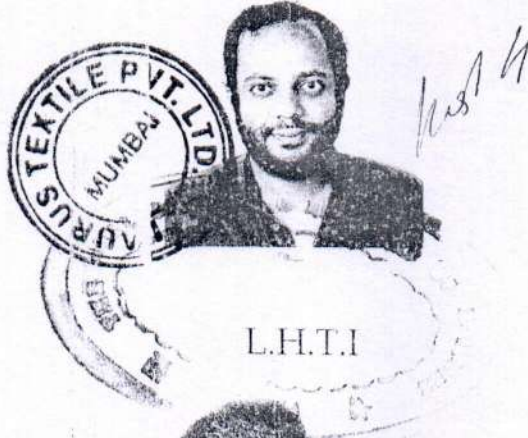
For Laurus Textiles P. Ltd.

[Signature]

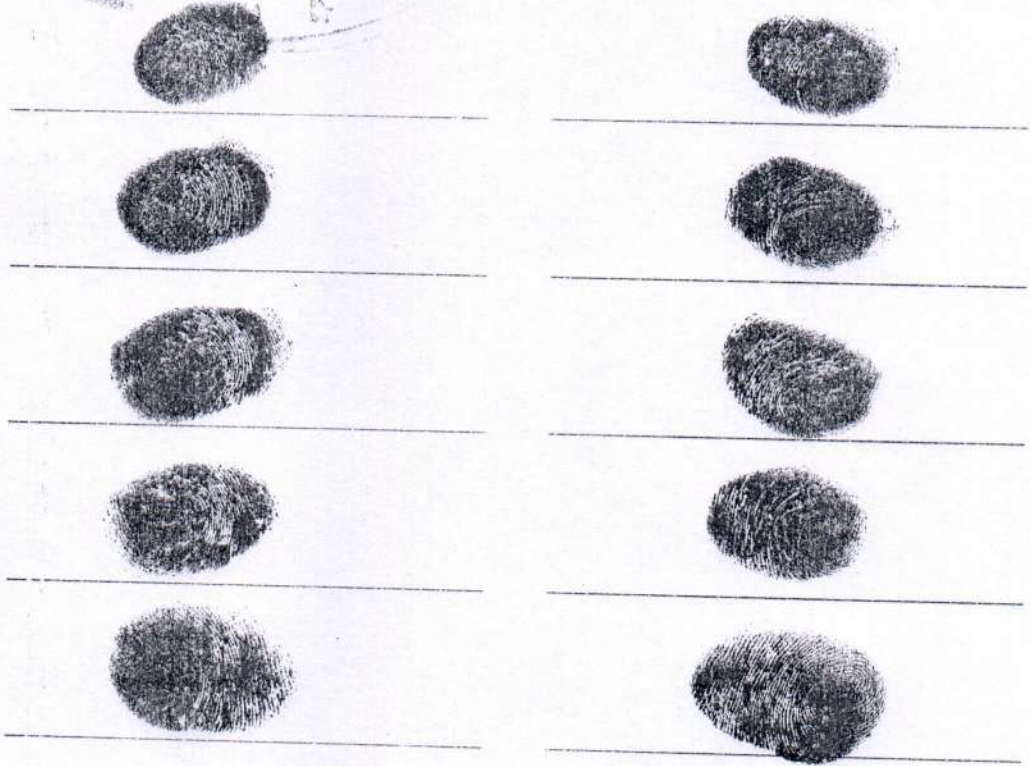
Director

SIGNED AND DELIVERED BY THE WITHIN NAMED
PURCHASER M/S LAURUS TEXTILES PVT. LTD.
represented by its Director, MR. KESHAV GOENKA,

For Laurus Textiles P. Ltd.
Director



R.H.T.I



In the presence of:

1. Adv. Akhil U. Naik

Akhil Naik

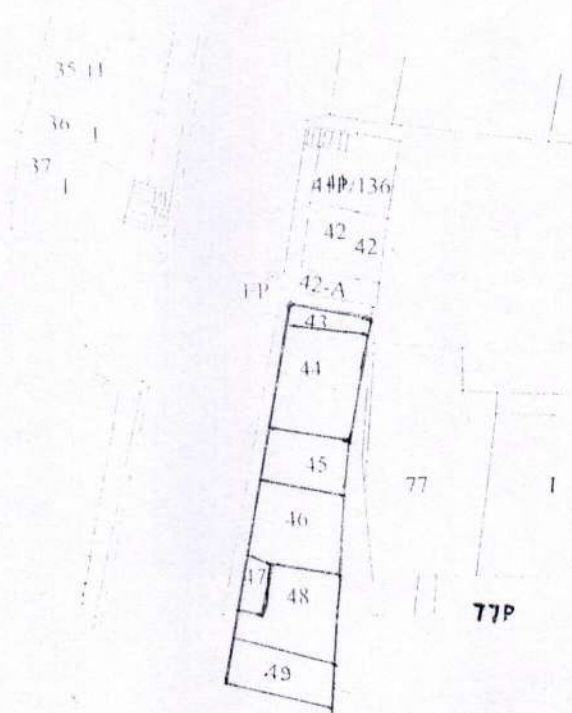
2. Rosario J. Fernandes

R. Fernandes

Rosario J. Fernandes

For Laurus Textiles P. L

Dir



TARK
WALKAR
AREA
367
INDIA

INDIA
WALKAR
AREA
367

Hernandez

For Laurus Textiles P. Ltd.

Director



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 04-Jul-2019 01:07:32 pm

Document Serial Number :- 2019-BRZ-2064

Presented at 12:07:24 pm on 04-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	97800
2	Registration Fee	65200
3	Mutation Fees	7000
4	Processing Fee	760
Total		170760

Stamp Duty Required :97800



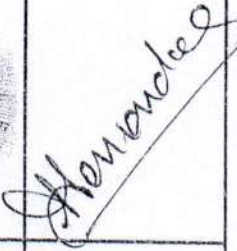


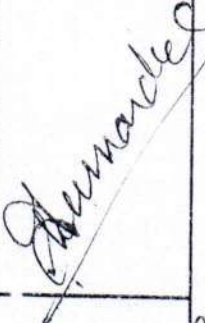


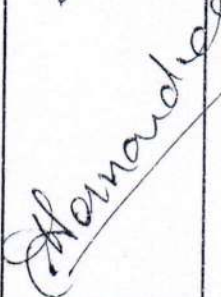


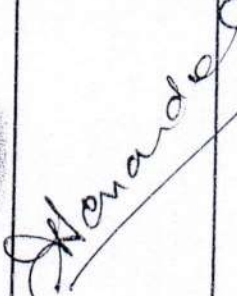


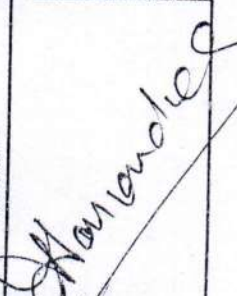
Stamp Duty Paid : 97800

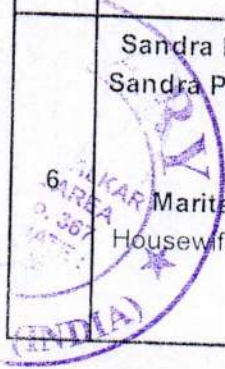
Presenter



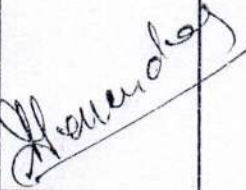


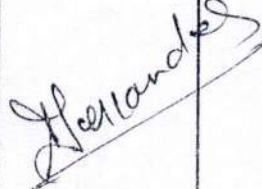


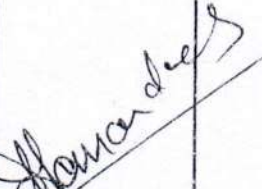






Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			

Executer



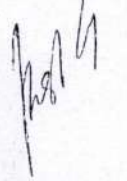


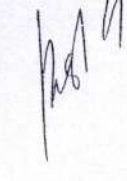



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa. Bardez- Goa., Address2 - , PAN No.			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.			
3	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.			
4	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
5	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
6	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			









Sr.NO	Party Name and Address	Photo	Thumb	Signature
7	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
8	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
9	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho Mapusa, Bardez- Goa., Address2 - , PAN No.:			
10	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
11	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
12	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
13	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
14	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
15	<p>Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:</p>			
16	<p>Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:</p>			
17	<p>Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:</p>			
18	<p>Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
19	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			
20	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			
21	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			

Witness:

I/We individually/Collectively recognize the Vendor, POA Holder, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akhil Umakant Naik, 27 ,1991-07-14 ,8788390511 ,akhilnaikshirodkar@gmail.com ,Advocate , Marital status : Unmarried 403402, Flat No. F3 Sunrise Building, Flat No. F3 Sunrise Building Bainguinim, Tiswadi, NorthGoa, Goa			
	Rozario Fernandes, 53 ,1965-11-07 ,9834070978 , ,Business , Marital status : Married 403516, Baga, Baga Calangute, Bardez, NorthGoa, Goa			


Sub Registrar

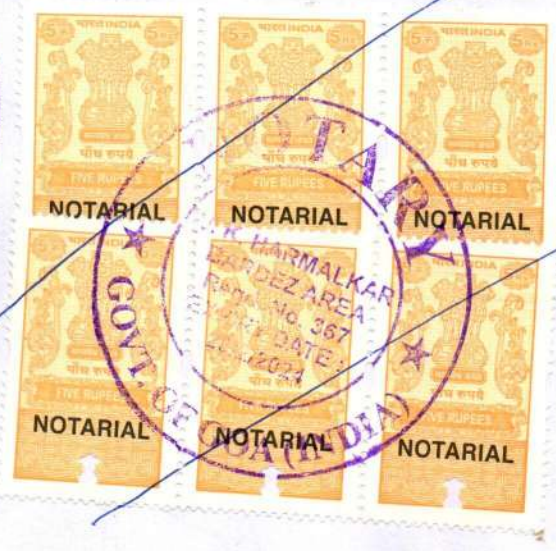
SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-2064

Book :- 1 Document
Registration Number : BRZ-1-2024-2019
Date : 08-Jul-2019

Harmalkar

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)
SUB-REGISTRAR
BARDEZ



Certified to be True Copy of the original
Reg No. 2653/20, dated 10/10/2020

Harmalkar

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA-INDIA

(RUPEES SIX LAKHS SEVENTY FIVE THOUSAND ONLY)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No. G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507



STAMP DUTY
00000

GOA
NON JUDICIAL

Rs. ≈ 0675000 ≈ 27.5.2020

365430

GOA

D-5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

INDIA

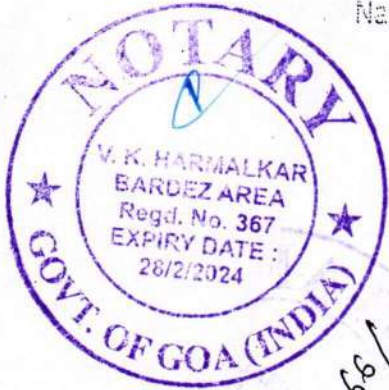
Zero*SixSevenFive*Zero*Zero*Zero**

6788 7367295

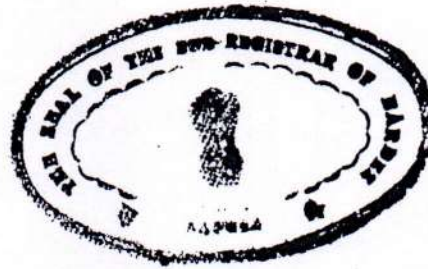
For CITIZEN CREDIT
CO-OP BANK LTD

Penandis
Authorized Signatory

Name of Purchaser M/S LAURUS TEXTILES PVT. LTD.



1466/2020



DEED OF SALE

This Deed of sale is made at Mapusa- Goa, on this 27th
day of May, 2020.

[Signature]

LARA

For Laurus Textiles P. Ltd.

[Signature]

Director

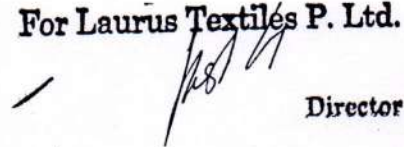
BETWEEN

1. MRS. NATERCIA MARCELINA D'SA E BARACHO,
daughter of Late Filipe Feieciano Reis Magos, wife of Late
Abdonio Jose Blasio Luis Baracho, Aged 78 Years, widow,
housewife, holder of PAN Card bearing
No _____ and Aadhaar Card bearing No.

, represented herein by her son MR. BRYAN
NAZARETH REIS MAGOS BARACHO, son of Late
Abdonio Jose Blasio Luis Baracho, Aged 50 years,
Married, Business, through Power of Attorney dated
29/12/2015, executed before Notary Advocate S. J.
Bardesai, bearing Registration No. 18974/2015, dated
29/12/2015; and her son,

2. MR. BRYAN NAZARETH REIS MAGOS
BARACHO, son of Late Abdonio Jose Blasio Luis
Baracho, Aged 50 years, Married, Business, holder of
PAN Card bearing No _____ and Aadhaar Card
bearing No _____ and his wife

For Laurus Textiles P. Ltd.



Director

3. MRS. LARA NIRMALA BARACHO alias LARA NUNES E BARACHO daughter of Teotonio Nunes, wife of Mr. Bryan Nazareth Reis Magos Baracho, Aged 44 Years, married, housewife, holder of PAN Card bearing No. _____ and Aadhaar Card bearing No. _____

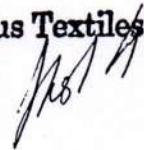
_____, all resident of H.No.193/6, Near St. Marys Primary School, Altinho, Mapusa, Bardez- Goa, 403507, herein after shall collectively be referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, successors, executors, administrators, legal representative and assigns) OF THE FIRST PART.

AND

M/S LAURUS TEXTILES PVT. LTD., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office



For Laurus Textiles P. Ltd.



Director

at Bank House, 2nd Floor, 203, Kalbaçevi Road, Mumbai -
400 002, having PAN Card bearing No.

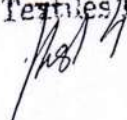
represented by its Director, MR. KESHAV GOENKA,
son of Mr. Gopaldas Goenka, aged 40 years, married,
businessman, holder of PAN Card bearing
No. _____ and Aadhar Card bearing No.

_____, herein after shall be referred to as "THE
PURCHASERS" (which expression shall unless it be
repugnant to the context of meaning thereof shall mean
and include its successors, nominees and assigns thereof)
OF THE SECOND PART.

WHEREAS all the parties to the present Deed of Sale are
Indian Nationals.

AND WHEREAS there exists an immovable property
totally admeasuring 620 sq. mts., wherein the said
property is neither registered before Land Registration
Office nor before the Taluka Revenue Office, and the said
property is surveyed under Chalta No. 77 of P.T. Sheet



For Locus Textiles P. Ltd.

Director

No. 135 of City Survey of Mapusa City, and in the said property, there exist an old residential house which is in dilapidated condition, which stands registered before the Mapusa Municipal Council, under H. No. 5/224 for the purpose of House Tax. The said property along with the residential house existed therein shall collectively be referred to as the "SAID PROPERTY" and is more particularly described in Schedule herein after.



AND WHEREAS according to the records i.e. Form D issued by the Government of Goa i.e. Inspector of Survey and Land Records, Mapusa, the SAID PROPERTY stands registered in the name of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa.



AND WHEREAS the said Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was declared as an Owner of the SAID PROPERTY vide Judgment and Order dated 29/03/1997, passed by the Civil Judge Senior Division, at Mapusa, Bardez- Goa in Regular Civil Suit bearing No.

[Handwritten signatures]

For Laurus Textiles P. Ltd.

[Handwritten signature]
Director


44/1996 /C on the application filed by Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa for Decalaration.

AND WHEREAS Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was married to Mr. Filipe Feliciano Reis Magos De Sa.

AND WHEREAS Mr. Filipe Feliciano Reis Magos De Sa expired on 17/12/1969, leaving behind his moiety holder Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa and his three daughters as his only universal heirs namely- 1) Mrs. Natercia Marcelina D'sa E Baracho, the Vendor No. 1 herein, married to Mr. Abdonio Jose Blasio Luis Baracho; 2) Mrs. Blanche Agonizantes De Sa e Souza, married to Mr. John Francis De Souza; and 3) Mrs. Maria Telma Cecilia Erlinda De Sa e Vaze, married to Mr. Rhett Roberth Vaze.



For Laurus Textiles P. Ltd.


Director

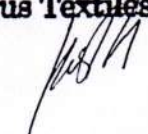
AND WHEREAS Mr. Abdonio Jose Blasio Luis Baracho expired on 24/11/1982 leaving behind his wife, Vendor No. 1 herein as his moiety holder and the Vendor No. 2 as his only universal heir.

AND WHEREAS Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa, on account of her disposable share, she bequeathed her entire share in favour of her daughter Mrs. Natercia Macelina D'sa E Baracho, the Vendor No. 1 herein, the widow of Mr. Abdonio Jose Blasio Luis Baracho, by virtue of Will dated 13/05/1997, which Will registered before the Office of Sub-Registrar of Bardez at Mapusa under registration No.550/32 and drawn at page 82V onwards of Book No.199 of the said Office on 05/06/1997.

AND WHEREAS upon the death of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa on 12/09/1998, the Vendor No.1 became the owner of the



For Laurus Textiles P. Ltd.



Director

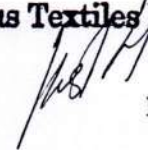
entire share of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa by virtue of Will dated 13/05/1997.

AND WHEREAS Mr. Rhett Roberth Vaze expired on 01/11/1997, and his wife Mrs. Maria Telma Cecilia Erlinda De Sa e Vaze expired on 16/05/1999 leaving behind his two sons as their only universal heirs namely- 1) Mr. Daryl Noha Allen Vaze married to Mrs. Mysie Dorothy Vaze; and 2) Mr. Ross Francis Vaze.

AND WHEREAS the other co-owners of the SAID PROPERTY namely- Mrs. Blanche Agonizantes De Sa e Souza along with her husband Mr. John Francis De Souza; Mr. Daryl Noha Allen Vaze along with his wife Mrs. Mysie Dorothy Vaze; and Mr. Ross Francis Vaze sold their undivided share in the SAID PROPERTY to the Vendor No.1 and the Vendor No. 2 herein vide Deed of Sale dated 24/03/2006, which deed is registered before Sub Registrar of Bardez at Mapusa, bearing Registration



For Laurus Textiles P. Ltd.



Director

No. 611 at Page No. 215 to 235 of Book No. I of Volume
No. 2969, dated 31/08/2010.

AND WHEREAS the Vendor No. 1 & Vendor No. 2
became the absolute owners of the entire SAID
PROPERTY.



AND WHEREAS, the representative of the Purchasers
approached the Vendors showing their interest in
purchasing the SAID PROPERTY more particularly
described in Schedule at a purchase price of
Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only).



AND WHEREAS, the Vendors have agreed for the
proposal of the Purchasers and agreed to transfer right,
title and interest in the SAID PROPERTY more
particularly described in the Schedule hereinafter in
favour of the Purchasers.

A handwritten signature in black ink.

A handwritten signature in black ink.

For Laurus Textiles P. Ltd.

A handwritten signature in black ink.

Director

NOW THEREFORE THIS DEED WITNESSES AS UNDER:

1. That in pursuance of the said agreement and in consideration of sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only), paid by the Purchasers to the Vendors in the following manner:

a) Rs.50,00,000/- (Rupees Fifty Lakhs Only) in favor of Mrs. Natercia M Baracho (Vendor No.1) on 07/05/2020 vide NEFT bearing UTR No.SAA76934441 through Account No.50100349897842 with HDFC bank, Mapusa branch.

b) Rs.50,00,000/- (Rupees Fifty Lakhs Only) in favor of Mr. Bryan Baracho (Vendor No.2) on 08/05/2020 vide RTGS bearing No.TMBLH20129095164 through Account No.02021600000826 with HDFC bank, Mapusa branch.

c) Rs. 48,50,000/- (Rupees Forty Eight lakhs Fifty Thousand only) in favour of Mr. Bryan Baracho vide Demand draft bearing No. 011037 dated 22/05/2020, drawn on ICICI bank, Mapusa branch.



For Laurus Textiles P. Ltd.

Director

d) An amount of Rs. 50,000/- (Rupees Fifty Thousand Only) is deducted towards Tax deducted at Source, and paid through the department on 20/05/2020, bearing Acknowledgement No. AH0142586.

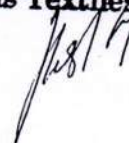
e) An amount of Rs. 1,00,000/- (Rupees One Lakh Only) is deducted towards Tax deducted at Source, and paid through the department on 20/05/2020, bearing Acknowledgement No. AH0141982.

Thus the total amount of consideration paid to the Vendors is Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) and the receipt whereof the Vendors do hereby acknowledge and admit and discharges the Purchasers from and of it.

2. The Vendors do hereby convey, sale, transfer, grant and assign unto the Purchasers ALL THAT right, title and interest in the SAID PROPERTY, together with all rights, interests, liberties, privileges, easements, appurtenances, title, whatsoever of the Vendors into or upon the SAID PROPERTY hereby conveyed and every part thereof TO



For Laurus Textiles P. Ltd.



Director

HAVE AND TO HOLD TO AND UNTO the Purchasers absolutely and forever.



The Vendors now has in themselves good right, full power and absolute authority to convey/transfer by way of sale, their right, title and interest in the SAID PROPERTY hereby conveyed or intended to do so to be unto and to the use of the Purchasers in the manner aforesaid.



4. The Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said right, title and interest of the Vendors in the SAID PROPERTY with all its appurtenances for his own use and benefit without any suit, lawful eviction or interruption, claims and demands whatsoever, from or by the Vendors or by any person/s claiming or to claim from, under or in trust for them.

For Laurus Textiles P. Ltd.

Director

5. The Vendors do hereby indemnify and keep indemnified the Purchasers from or against all encumbrance, charges, lien, equities or demands whatsoever with respect to the SAID PROPERTY.


6. The Vendors have simultaneously with execution of the present Deed of Sale, put the Purchasers in possession of their right, title and interest in the SAID PROPERTY.

7. The Vendors also authorizes the Purchasers to enter its name in the record of Rights i.e. Form D by deleting the name of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa, mother/ grandmother/ grandmother-in-law of the Vendors appearing therein as owner thereof and for the purpose of mutation of Survey Record this Deed of Sale shall be treated as No Objection Certificate on behalf of the Vendors.

8. The Vendors assure the Purchasers, that they and each of them shall at the request and cost of the person



For Laurus Textiles P. Ltd.

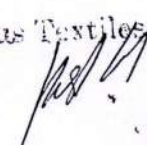

Director

requiring the same, execute such papers and documents and do every act and thing necessary for further and more perfectly assuring the SAID PROPERTY hereby sold is conveyed in favour of the Purchasers as may reasonably be required by the Purchasers, and Vendors agree that if any defect is found at any later date in the title of the Vendors, the Vendors at their own cost and expenses shall cure the said defect in the title and ensure that the Purchasers get a clear and marketable title to the SAID PROPERTY.

9. The Vendor No.3 is married to Vendor No.2 under the law of communion of assets prevailing in the State of Goa, hence a necessary party.

10. That none of the parties hereto this deed belong to any Scheduled Caste or Scheduled Tribes nor the property, subject matter of the present deed belong to any Schedule Castes or Schedule Tribes communities in terms of



For Lotus Textiles P. Ltd.

Director

notification No. RD/LAND/LRC/318/77 dated 21/1/1989.

11. The market value and the consideration amount of the SAID PROPERTY is fixed at Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) and accordingly a stamp duty of Rs.6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only) is paid hereon.

SCHEDULE

All that immovable property totally admeasuring 620 sq. mts., wherein the said property is neither registered before Land Registration Office nor before the Taluka Revenue Office, and the said property is surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa City, and in the said property, there exist a residential house in dilapidated condition, totally admeasuring 210 square meters, registered before the Mapusa Municipal Council, under H. No. 5/224 for the



For Laurus Textiles P. Ltd.


Director

purpose of House Tax and the said property is marked in red and the residential house is marked in blue on the Plan annexed hereto, and the said property is bounded as follows:

On the East : By P.T. Sheet No.135, Chalta No.75, 76 and 78 and P.T. Sheet No.147/1.

On the West : By P.T. Sheet No.135, Chalta No.41 to 48.

On the North : By remaining part of P.T. Sheet No.135, Chalta No.78-B and another.

On the South : By road.

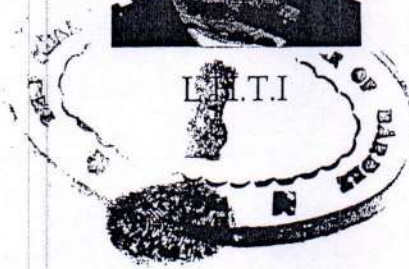
IN WITNESS WHEREOF the parties hereto have set their respective hands on the day, month, year and the place hereinabove written in the presence of the witnesses.



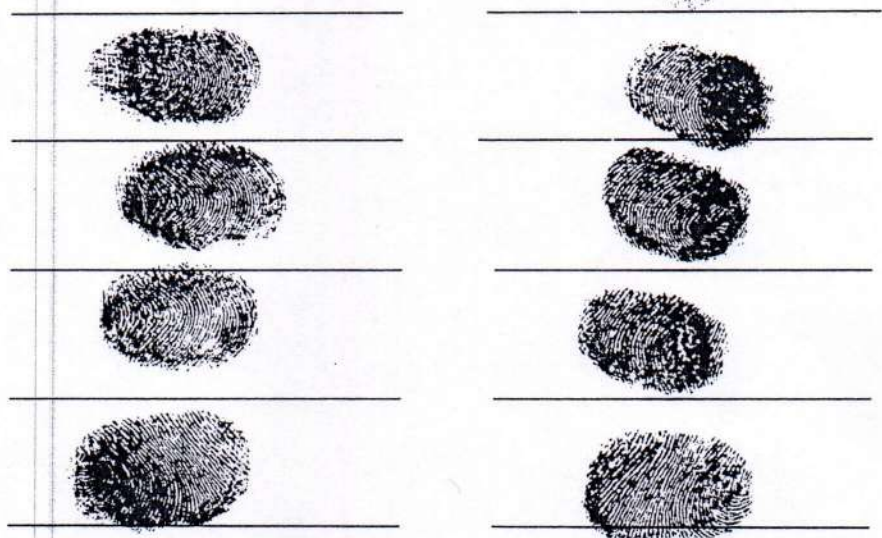
For Laurus Textiles P. Ltd.

Director

SIGNED AND DELIVERED BY THE WITHINNAMED
Vendor No. 2 MR. BRYAN NAZARETH REIS MAGOS
BARACHO for self and POA Holder for Vendor No.1
MRS. NATERCIA MARCELINA D'SA E BARACHO



B. Nazareth
R.H.T.I



B. Nazareth

LARA

For Laurus Textiles P. Ltd.

[Signature]

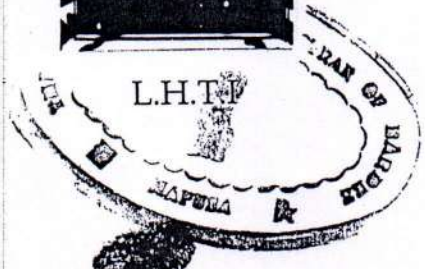
Director

SIGNED AND DELIVERED BY THE WITHIN NAMED
Vendor No. 3 MRS. LARA NIRMALA BARACHO alias
LARA NUNES E BARACHO.

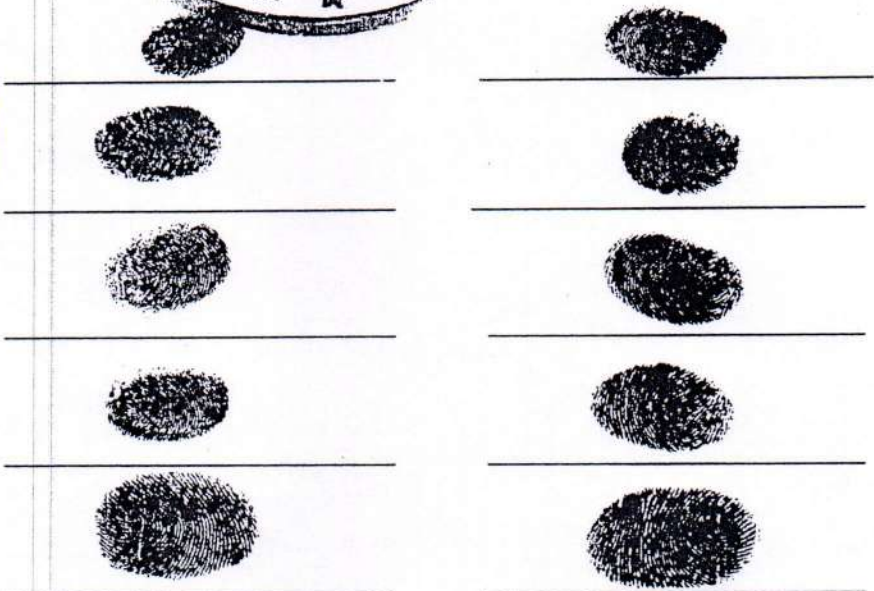


LARA

LARA



R.H.T.I



Assmo

LARA

For Laurus Textiles P. Ltd.

[Signature]

Director

SIGNED AND DELIVERED BY THE WITHIN NAMED
PURCHASER M/S LAURUS TEXTILES PVT. LTD.
represented by its Director, MR. KESHAV GOENKA,

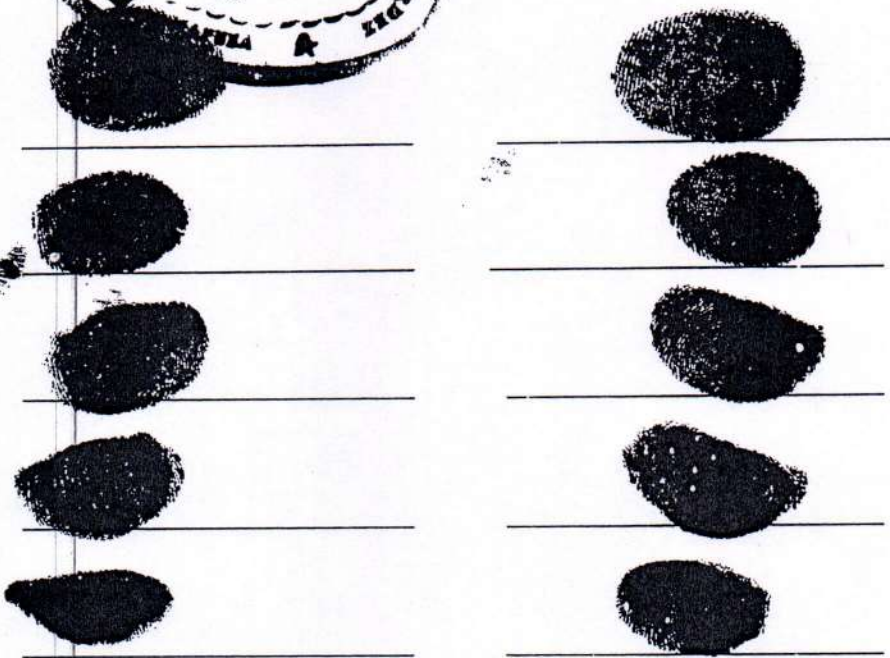


Ks 14

Ks 14



R.H.T.I



In the presence of:

1. Adv. Akhil U. Naik

Akhil Naik

2. Adv. Nadeem N. Halankar

Nadeem Halankar

[Signature]

[Signature]

M/S Laurus Textiles P. Ltd.

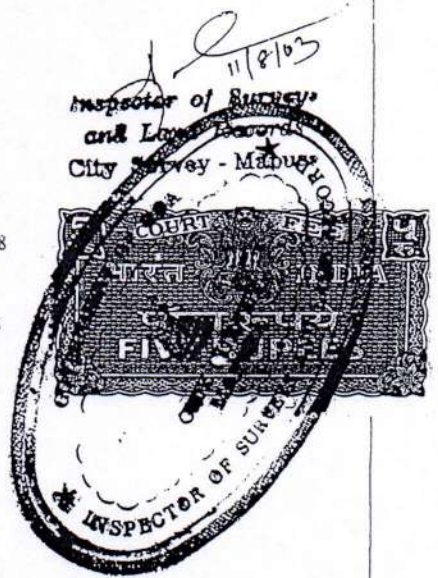
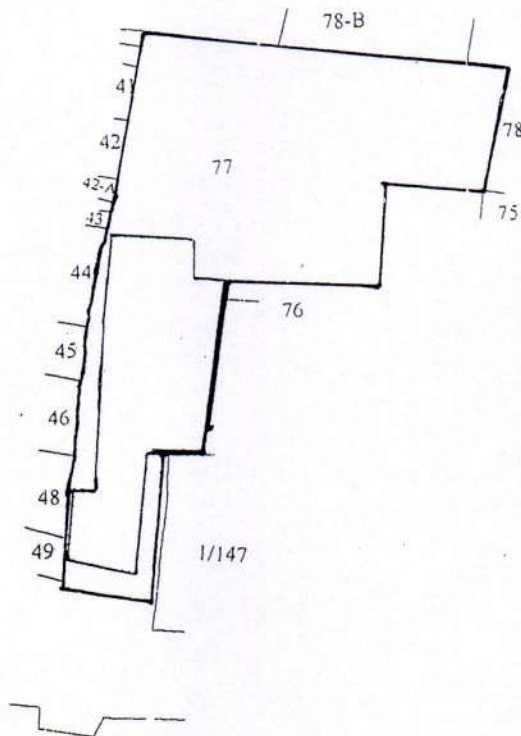
[Signature]



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records, Mapusa



Plan showing plots situated at
 Mapusa City
 PT Sheet No. 135 / Chalta No. 77
 Scale 1:500



AS
AKH

For Laurus Textiles P. Ltd.

[Signature]
 Director

Computer Generated On 11-8-2003

Compared by: *[Signature]*
 11/8/03
 HS



Government of Goa
Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 03-Jun-2020 10:06:01 am

Document Serial Number :- 2020-BRZ-1466

Presented at 10:06:20 am on 03-Jun-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	675000
2	Registration Fee	525000
3	Mutation Fees	1000
4	Processing Fee	560
Total		1201560

Stamp Duty Required :675000






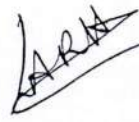


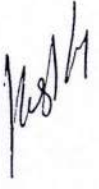
Stamp Duty Paid : 675000

Presenter







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Keshav Gopaldas Goenka ,S/o - D/o Gopaldas Goenka Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartments, Carmichael Road, Cumballa Hills, Mumbai, Maharashtra. 400026, Address2 - , PAN No.			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Bryan Nazareth Reis Magos Baracho ,S/o - D/o Abdonio Jose Blasio Luis Baracho Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No. 193-6, Near St. Marys Primary School, Altinho , Mapusa, Bardez- Goa., Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Bryan Nazareth Reis Magos Baracho ,S/o - D/o Abdonio Jose Blasio Luis Baracho Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No.193-6, Near St. Marys Primary School, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
3	Lara Nirmla Baracho Alias Lara Nunes E Baracho ,S/o - D/o Teotonio Nunes Age: 44, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H. No. 193-6, Near St. Marys Primary School, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
	Keshav Gopaldas Goenka ,S/o - D/o Gopaldas Goenka Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartments, Carmichael Road, Cumballa Hills, Mumbai, Maharashtra. 400026, Address2 - , PAN No.:			

/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akhil Naik, 28 ,1991-07-14 ,8788390511 ,akhilnaikshirodkar@gmail.com ,Advocate Marital status : Unmarried 403402, Flat No.F3 Sunrise Building Navelkar Estates, Flat No.F3 Sunrise Building Navelkar Estates Bainguinim, Tiswadi, NorthGoa, Goa			
2	Nadeem Halankar, 26 ,1993-05-28 ,9284489269 ,halankar123@gmail.com ,Advocate , Marital status : Unmarried 403523, H. No.1D/3 Palmar, H. No.1D/3 Palmar Pomburpa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-1466

Book :- 1 Document
Registration Number :- **BRZ-1-1426-2020**
Date: 03-Jun-2020

Sub Registrár(Office of the Civil Registrar-cum-Sub Registrar, Bardez)



REGISTRAR
BARDEZ



Certified to be True Copy of the original
Reg No. 1172/21 dated 4/3/2021

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA- INDIA