

TRUE COPY TRUE COPY

1132/13

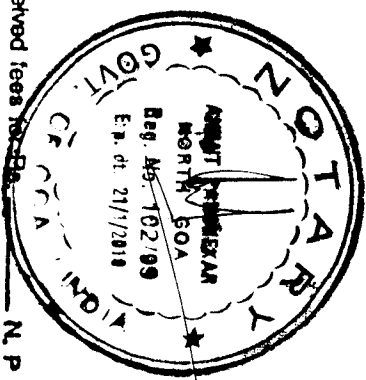
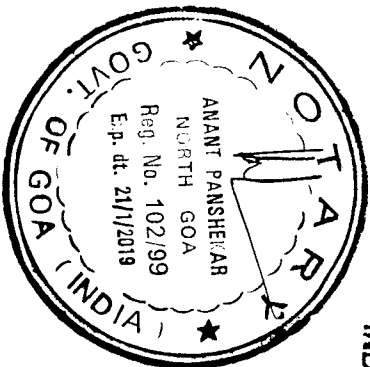
YES BANK LTD.  
GROUND FLOOR,  
SANTO AGOSTINHO  
18TH JUNE ROAD  
PANAJI - GOA 403001

श्रीरत 00952 NON JUDICIAL श्रीरत  
148703 MAR 28 2013  
RECEIVED AT 2ND 2ND 2ND 2ND 12:09  
Rs. 1560000/- PB7118

INDIA STAMP DUTY GOA

Purchaser: CHOUK BUILDERS/STP/YSR/35/28/2011-RD

Authorized Signatory  
*[Signature]*  
Pan Gluck



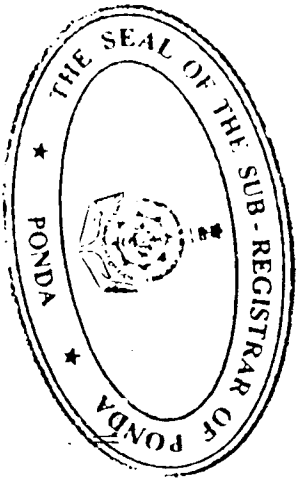
Serial No. 71522013  
Presented at the Office of the  
Sub-Registrar of Ponda  
between the hours of 11-AM  
and 11-PM on 27/3/13  
CAM

Received fees Rs. N.P  
Registration 39,00,000  
Copying (Folios) 600  
Copying Endorsements 600  
Postage 100  
Total Rs. 39,50,000

SUB-REGISTRAR  
PONDA

SUB-REGISTRAR  
PONDA

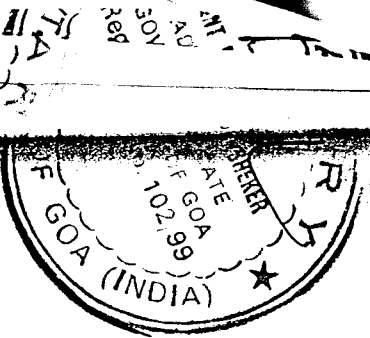
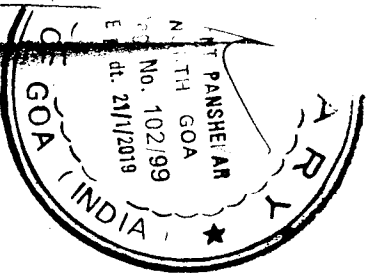
TRUE COPY



DEED OF SALE

*[Signature]*

*[Signature]*



REGISTRAR  
OF COMPANIES  
NORTH GOA  
INDIA  
No. 102/199  
Dt. 21/1/2019



-2-

THIS DEED OF SALE is made at Ponda on this 3rd day of April in the year 2013 between M/s. GOLD DUST; a Partnership Firm registered under the Indian Partnership Act having its Office at 9-Patto Centre Bldg. EDC Complex-3<sup>rd</sup> floor Panaji, holding PAN Card no.AAPFM8917R herein represented by its Shri Anil D'Souza, aged 36 years, in business, holding PAN Card no.AFJPD6166N, son of Bernard D'Souza, residing at Dona Paula hereinafter referred to as the PROSPECTIVE VENDORS (which expression shall unless repugnant include its successors, legal representatives and assigns) of the FIRST PART; AND (2) M/s. SCHOLAR BUILDERS Pvt. Ltd. registered under Companies Act 1956 having its Office at S-2, second floor, Fatima Chambers, Dr. A.B. Road, Panaji Goa, holding PAN Card no.AAJCS4167N, represented by its Managing Director Shri Dyaneshwar Govekar, aged 46 years, married, son of late Prahakar Govekar, resident of House no.3, Quenem, Caranzalem Tiswadi Goa hereinafter referred to as the PURCHASER (which expression shall unless repugnant include his heirs,

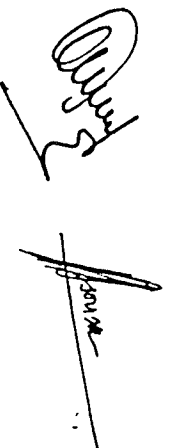
  
REGISTRAR

successors, legal representatives and assigns) of  
the SECOND PART.

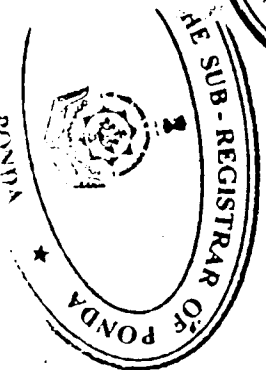
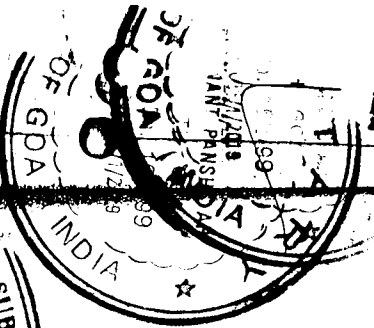
All Indian Nationals.

WHEREAS there exists a part and parcel of land  
admeasuring 36450m<sup>2</sup> comprising of an area of  
4775m<sup>2</sup> bearing Survey no. 50/0 and an area of  
31,675m<sup>2</sup> bearing Sy.no.51/0 both of Village  
Tivrem being the Western part of the larger  
property identified as "DHUME BHAT FONDIL  
BAG" situated at Tivrem, within the limits of  
Village Panchayat Tivrem, Taluka Ponda and  
Registration Sub-District of Ponda, District North  
Goa in the State of Goa, which property is  
hereinafter referred to as the SAID WHOLE  
PROPERTY and is described in detail in the  
Schedule I hereunder.

WHEREAS the SAID WHOLE PROPERTY  
belonged to the Vendor hereto as having purchased  
the same from its original Owners Vide Deed of  
Sale dated 28-11-2006 registered under no.200 of



AT  
ADVOC  
SOVT. C  
Reg. No

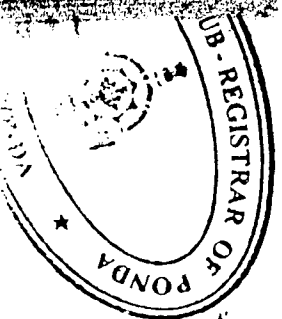
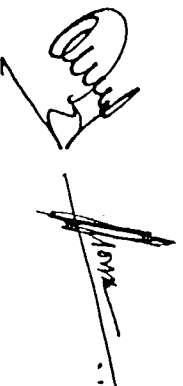


book I Vol.1062 in the Office of Sub-Registrar  
Ponda

WHEREAS by a Deed 29-1-2007 the Vendor  
hereto sold a portion of Sy.no.51/0 comprising an  
area of 3000m<sup>2</sup> to Smt. Rashmi Vitthal Sawant,  
which Deed is duly registered under no.353 of  
book I Vol.1073 in the Office of Sub-Registrar  
Ponda

WHEREAS the Vendor has declared to the  
Purchaser that the Vendor is the sole and exclusive  
owner of the portion admeasuring 33,450m<sup>2</sup> out of  
the said whole property being 4775m<sup>2</sup> bearing  
Sy.no.50/0 and 28675m<sup>2</sup> being a part of Sy.no.  
51/0 hereinafter referred to as THE SAID  
PROPERTY.

WHEREAS on 04-04-2011 the Vendor hereto  
entered into an Agreement for Sale of the said  
property admeasuring 33,450m<sup>2</sup> to the Purchaser  
hereto which Agreement for Sale is registered  
under no.1096 at pages 1 to 18 of Book I Vol.1842  
on 07-06-2011 in the Office of the Sub-Registrar  
Ponda



REGISTRATION  
GOVT. OFFICE  
PONDÁ  
GOA  
21/1/2011

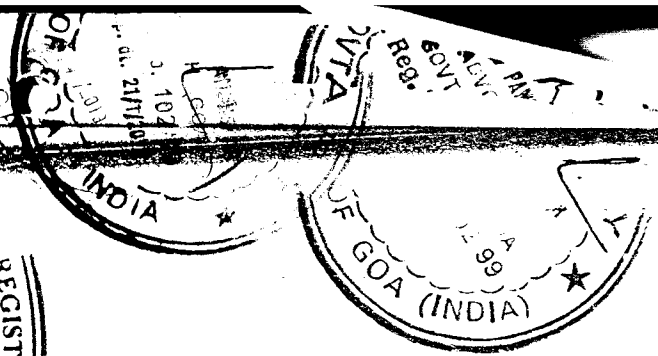
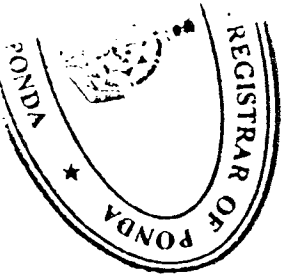
50

WHEREAS the Vendor has now offered to sell the said property to the Purchaser for a total consideration of Rs.7,80,00,000/- (Rupees seven crores eighty lakhs only) payable by the Purchaser to the Vendor on the terms and conditions stipulated hereunder.

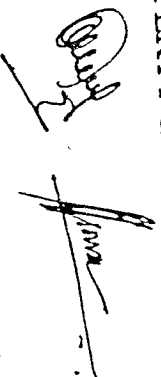
NOW THIS INDENTURE WITNESSETH:-

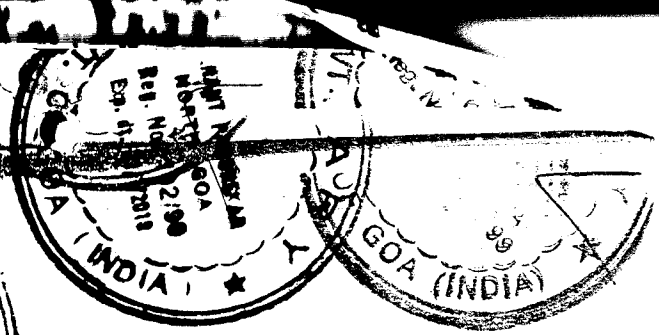
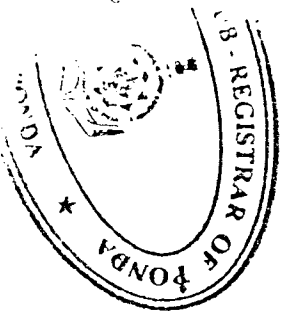
1. That in consideration of the amount of Rs. Rs.7,80,00,000/- (Rupees seven crores eighty lakhs only) paid by the Purchaser to the Vendors which amount the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser, the Vendors do hereby grant, transfer, assign, assure and convey all the SAID PROPERTY more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, walters, waler courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY belonging to and in anywise appertaining or usually held or

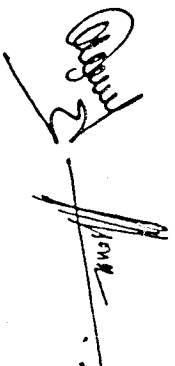
occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Vendors into and upon the SAID PROPERTY and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed of things done or executed by the Vendors or knowingly suffered to the contrary the Vendors now have in themselves good rights, full power and absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PROPERTY and receive the rents and



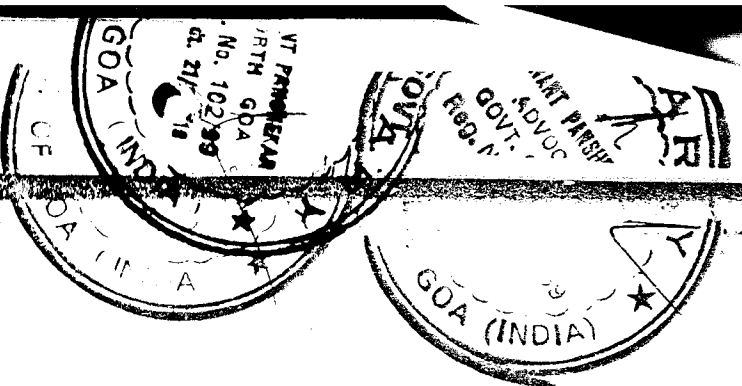


profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Vendors or any person or persons lawfully or equitably claiming any estate or interest in the SAID PROPERTY or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PROPERTY UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2.- The Vendors have today put the Purchaser in unconditional exclusive and absolute peaceful vacant possession of the SAID PROPERTY to be held by the Purchaser forever without any harm and/or hindrance from the Vendors and/or any person claiming through and/or on account of the



Handwritten signature and initials, possibly 'M. S. S.' and 'M. S. S.', written in ink.

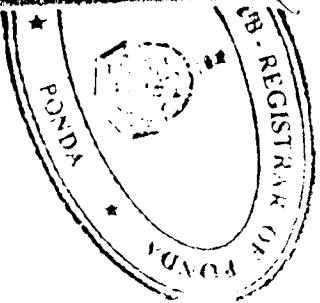
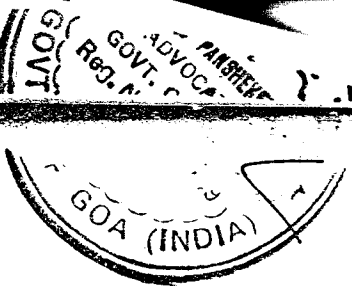


Vendors and the Vendors do hereby indemnify the Purchaser against all/any such Third Party claims which shall be settled by the Vendors alone without disturbing the possession of the Purchaser.

3. The Vendors hereby covenant with the Purchasers.

(a) That notwithstanding any act, deed, matter or thing by the Vendors or by any person or persons claiming by, under or in trust for them, made, done omitted or knowingly or willingly done or suffered to the contrary, the Vendors has in himself good right, full power and absolute authority to grant, convey and transfer by way of sale the said Plot unto the Purchaser.

(b) -That it shall be lawful for the Purchaser, from time to time and at all times hereafter to peaceably and quietly enter upon, own, hold, possess, occupy and enjoy the SAID PROPERTY without any interruption, claim or demand whatsoever by the Vendors or any one claiming through or under him.



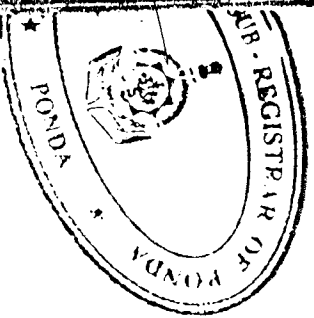
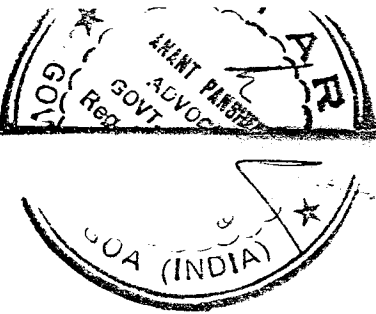
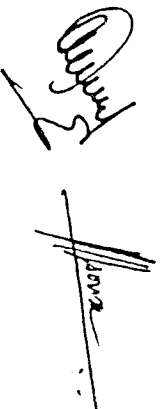


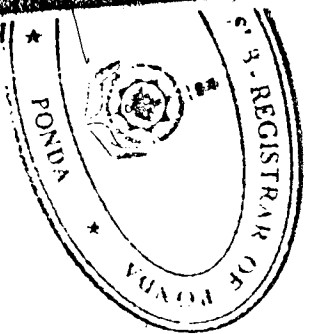
(c)-The Vendors do hereby indemnify the Purchaser against any act or omission or commission of the Vendors in violation of the Statutory Provisions that may threaten the possession and title of the Purchaser to the SAID PROPERTY.

(d)-That the Vendors shall and will from time to time, and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PROPERTY the Purchasers.

4.- The Vendors do hereby give their exclusive consent and no objection to the Purchaser to get Mutation Proceedings conducted in the survey records of rights and get the name of the Purchaser recorded in the Form I & XIV under the provisions of Land Revenue Code.

5.- The Vendors Declare that the subject matter of this Sale Deed does not pertain to occupancies of





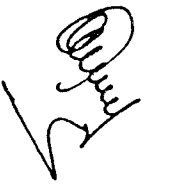
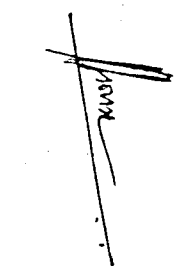
-10-

person belonging to Schedule Caste and Schedule Tribe.

6.-The market value of the said Plot is Rs.7,80,00,000/- and as such Stamp duty of Rs.23,40,000/- has to be borne by the Purchaser out of which an amount of Rs.7,80,000/- is paid on Agreement for Sale dated 04-04-2011 registered under no.1096 at pages 1 to 18 of Book I Vol.1842 on 07-06-2011 and the balance amount of Rs.15,60,000/- is affixed hereto which is borne by the Purchaser.

SCHEDULE

All that part and parcel of land admeasuring 36450m<sup>2</sup> comprising of an area of 4775m<sup>2</sup> bearing Survey no. 50/0 and an area of 31,675m<sup>2</sup> forming part of Sy.no. 51/0 both of Village Tivrem being the Western part of the larger property identified as "DHUME BHAT FONDIL BAG" situated at Tivrem, within the limits of Village Panchayat Tivrem, Taluka and Registration Sub-District of Ponda, District North Goa in the State of Goa, which property is described in the office of

Land Registrar Ihhas under no.29225 of Book B-8  
(New) and is enrolled in the Taluka Revenue  
Office under Matríz no.109.

The said whole property is bounded as under:-

Towards the North : Bandh and boundary of  
Village Orgaon.

Towards the South: Sy.no.49 and 48 of Tivrem.

Towards the East : Road

Towards the West : By River

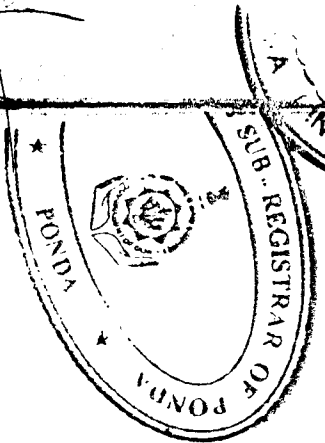
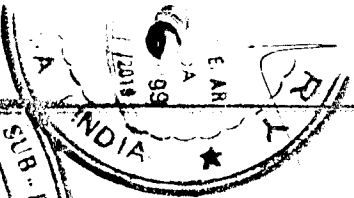
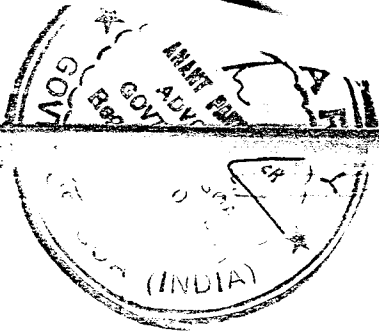
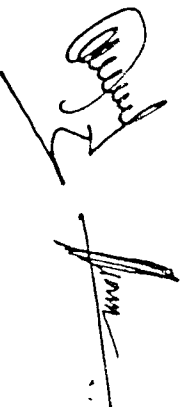
The said Plot admeasuring 33450m2 is bounded  
as under:-

Towards the North : Bandh and boundary of  
Village Orgaon

Towards the South :Sy.no.49 of Tivrem and part  
of Sy.no.51/0 of Tivrem.

Towards the East : Road.

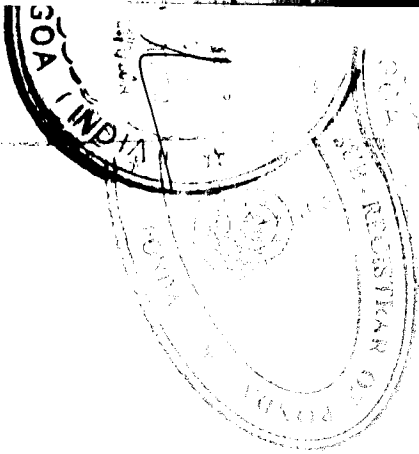
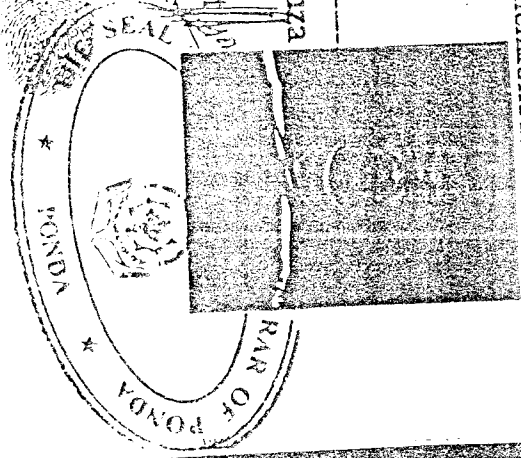
Towards the West : By River.



IN WITNESS WHEREOF the Parties hereto  
have set and subscribed their respective hands the  
day, month and year first hereinabove mentioned.

SIGNED AND DELIVERED  
BY THE VENDORS IN THE  
PRESENCE OF

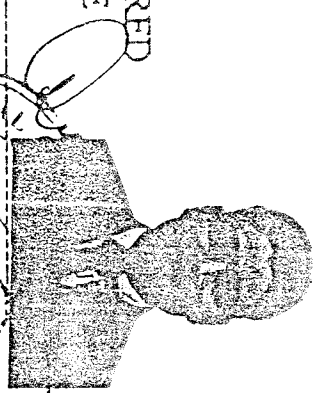
Shri Anil D' Souza  
For  
M/s. Gold Dust  
VENDORS





|   |  |   |  |
|---|--|---|--|
| 1 |  | 1 |  |
| 2 |  | 2 |  |
| 3 |  | 3 |  |
| 4 |  | 4 |  |
| 5 |  | 5 |  |



SIGNED AND DELIVERED  
BY THE PROSPECTIVE  
PURCHASER IN THE  
PRESENCE OF

M/s. Scholar Builders  
Pvt. Ltd. 31/2  
represented by Dyals PONDIA  
Managing Director  
Shri Dnyaneshwar Govakar  
PURCHASER



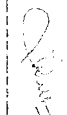
1.  1. 


2.  2. 

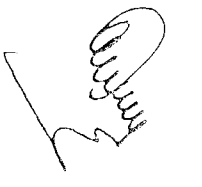
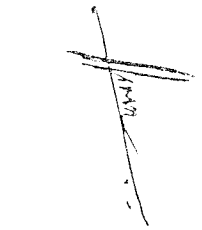
3.  3. 

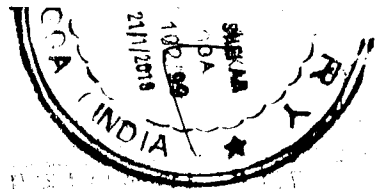
4.  4. 

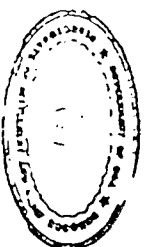
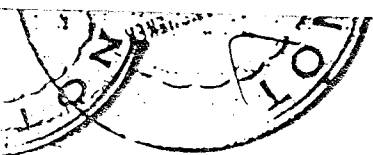
5.  5. 

1.  Suktanand plakar

2.  Puja Kavhanekar

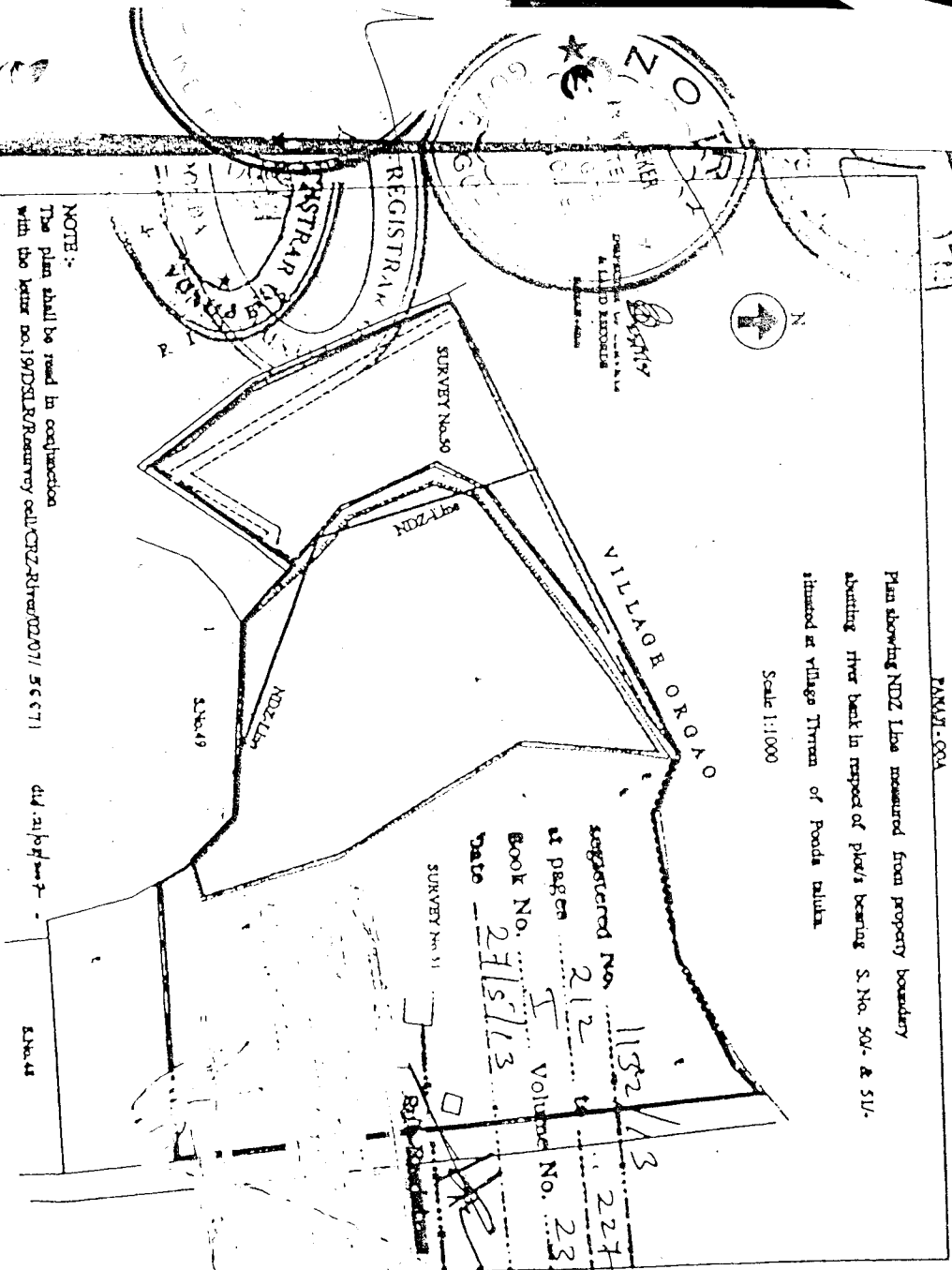




GOVERNMENT OF GOA  
Department of Land Revenue  
PANAJI, GOA

Plan showing NDZ Line measured from property boundary  
abutting river bank in respect of plot's bearing S.No. 50A & 51A  
situated at Village Termon of Ponda taluka.

Scale 1:1000



REGISTRAR  
DEPARTMENT OF LAND REVENUE  
PANAJI, GOA

NOTE:-  
The plan shall be read in conjunction  
with the letter no.197DSLR/Registry cell-CRZ-Rtrmt/02/07/ SEC 71

Surveyed by:- *[Signature]*  
(P. No. 49) a.s.  
Prepared by: *[Signature]*  
(P. No. 49)

Computer Generated On 21-08-2007

File No.: 197DSLR/Registry cell-CRZ-Rtrmt/02/07

*[Signatures]*

TRUE COPY OF THE BOARD RESOLUTION

IT IS RESOLVED in the board meeting held on 2<sup>nd</sup> January, 2007, that Mr. Dnyaneshwar P. Govekar, Managing Director is hereby Authorised to sign all the documents related to Purchase & Sale of Movable & Immovable Properties on and behalf of the Company. He is also authorized to appear before the concerned Sub-Registrar to sign, execute and admit & execution of the Agreement for Sale and /or Memorandum of Understanding, Deed of Sale / Agreement for Development and Sale etc.

It is further Resolved that Mr. Dnyaneshwar Govekar, will sing, deal and correspond with the Municipal Council, Corporation of City, Village Panchayat and their offices, and all its Departments and Offices or any other offices/ or Officers, Talathi, Revenue Authority or any other authority in connection with movable and immovable properties of the Company.

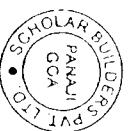
It is also resolved that Mr. Dnyaneshwar Govekar is also authorized to sign all Bank documents in connection to opening of Bank Account, Signing of Cheques, Loan documents, loan agreements, letters of correspondence and all such documents need to be signed from time to time on and behalf of the Company with the Bank / Financial Institution

This resolution is passed in this 2<sup>nd</sup> January, 2007, at Registered office of the Company.

For SCHOLAR BUILDERS PVT. LTD.

Place : Panaji, Goa

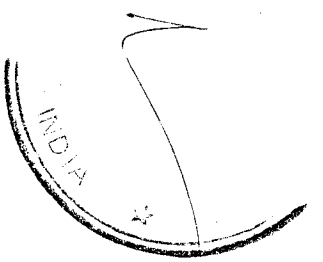
Date : 2<sup>nd</sup> January, 2007



Director

Director





Executing Parties

1) M/s Gold Dust, a partnership firm, having its office at Panaji, represented by its shri. Anil D'souza, 36 years, business, s/o Renuad D'souza, P/o Dona Paula,

2) M/s Schotas Builders Pvt. Ltd., having its office at Panaji, represented by its managing Director shri Dnyaneshwar Govekar, 46 years, married, s/o Late Prabhakar Govekar s/o Anem Caomalem - P's wadi - Goa

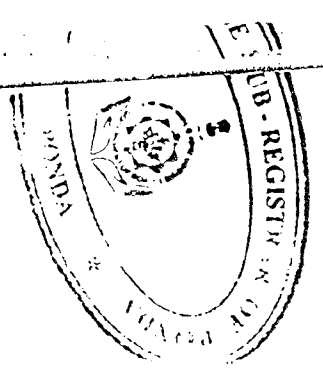
Executing party  
admits execution of the so called deed

1 Anil D'souza  
M/s. Gold Dust.

*[Signature]*



2 Dnyaneshwar P. Govekar  
*[Signature]*



Stamp: ANIL D'SOUSA, NO. 2111, 30

Shri. Sukhanand Pholte, aged 46 years, married, s/o Late Pholte, residing at Panaji, states that he personally knows the above execution and identifies him.

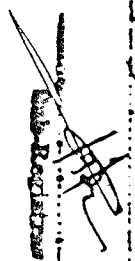
*[Signature]*

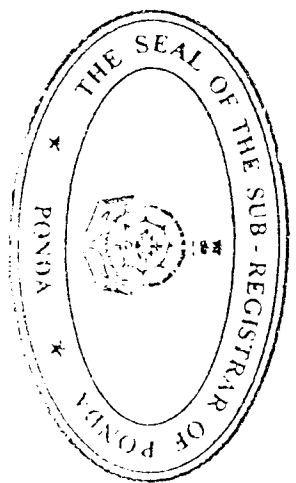
Ponja, dated 5th April, 2013

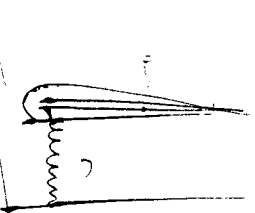
SUB-REGISTRAR  
PONDIA



Registered No. 1152/13  
at pages 212 to 227  
Book No. F Volume No. 2308  
Date 27/5/13

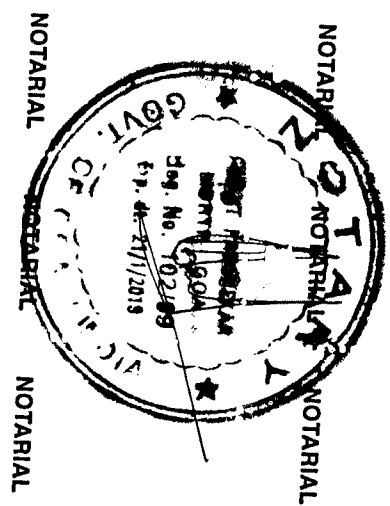
  
Sub-Registrar



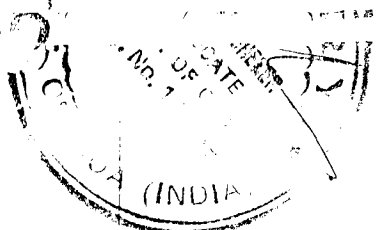
  
Notary

Adv. Anant C. Parshetkar  
Notary

North Goa, State of Goa (India)  
Reg. No 102/99  
S-4, 2nd Floor, Fatima Chamber  
A. B. Road, Panaji-Goa,  
No: 1212/1999  
12/4/2013



**TRUE COPY**



NO  
SUB-REGISTRAR  
PONDA

ORIGINAL

FORM "T"

Receipt No. 52/1

of documents application 716/13

Serial No.

Date of 5/11/13 20.....

Nature of document - Sale

By whom presented - Dnyaneshwar Gawde

Received fees as follows -

Registration fee ... ..

Copy fee (folios/sides) ... .. 39,00,000

Copy fee for endorsements ... .. 60

Postage ... ..

Copies or memoranda (sections 64 to 67) ... ..

Searches or inspection ... ..

Fines ... ..

Section 25 ... ..

Section 34 ... ..

Certified copies (section 57) folios ... ..

Other fees and payment ... ..

Item (on reverse) No. ... ..

No. 26/13-14

No. ... ..

Total ... .. 39,00,000

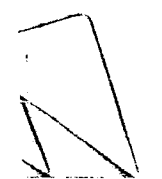
The documents copy will be ready on ..... and

sent by registered post will be delivered at this office to

Sub-Registrar

Please send the documents by registered post to the person named below:

Presenter : (P.T.O)



Schedule of other fees and other payments

1. Extra Registration Fee.  
Article XVI or XVII of the Table of Fees.
2. Comparing Fee.
3. Filing fee  
Article XII of the Table of Fees.  
Article XVII of the Table of Fees.
4. Attestation of Powers of Attorney.
5. Attendance fee.
6. Safe custody fee.
7. Deposit of sealed covers.
8. Opening of sealed covers.
9. Withdrawal of sealed covers.
10. Commission.
11. Services of nurse or female attendant.
12. Recoveries of fees undercharged.
13. Postage for sending copies of deeds, etc.
14. Travelling expenses (not to be credited to Cash Book).
15. Allowances.

Documents returned on

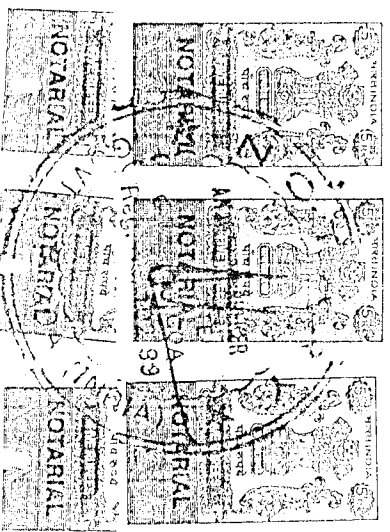
Govt. Ptg. Press, Panaji-Goa—2232/1,000Bks.—7/2012

*[Signature]*  
Sub-Registrar

Adv. Anant C. Fanshaker  
Notary

TRUE COPY

North Goa, State of Goa (India)  
Notary Reg. No. 102/99  
Add: S-4, 2nd Floor, Fatima Chambers  
Dr. A. B. Road, Panaji-Goa.  
Reg. No.: 3688/10115  
Dated: 29/08/2015



Adv. ANANI C. PANSHEKER  
NOTARY  
NORTH GOA  
STATE OF GOA (INDIA)  
Reg. No. 3258/10113  
Dated: 03/07/13

*[Signature]*  
Received

