

(Rupees three lakh five thousand only)

For CITICREDIT™
CO-OP. BANK LTD.

Authorised Signatory

NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD



INDIA

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R 0305000/- PB7147

STAMP DUTY

GOA

Name of Purchaser ESTILO MODERNO REALTY PVT. LTD.

For M'S. ESTILO MODERNO REALTY PVT LTD

Director

DEED OF SALE

DEED OF SALE is made at Vasco da Gama, Goa, on this
the 13th day of November, 2015.

....2/-

BETWEEN

SHRI DILIP RAMCRISNA SALGAOCAR, son of late Shri Ramcrishna Mahadev Salgaocar, 64 years of age, businessman, PAN No. AHTPS5086L and his wife

DR. SMT. PRAMOD DILIP SALGAOCAR, 61 years of age, daughter of Shri. Prabhakar Mahatme, in business, PAN No. AIYPS7618A both Indian Nationals, both residing at 196/E/4, Sharvani, Near Government Sports Complex, Pedem, Mapusa, Bardez, Goa and hereinafter jointly referred to the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, legal representative, executors, administration and assigns) **OF THE FIRST PART**

Both Vendors are represented herein by their constituted Attorney their Daughter - in - Law **Mrs. Pallavi S. Salgaocar**, married, Chartered Accountant, wife of Dr. Sagar Salgaocar aged 37 years, Indian National, Holding Pan Card No. AABTZ8061H residing at SHARVANI, Near Pedem Sports Complex, Mapusa, Goa, by virtue of Power Of Attorney dated 12th November, 2015 executed before Notary Shri. S. Sardesai having office at Mapusa, Goa under registration No. 16052/15.

AND

M/S ESTILO MODERNO REALTY PRIVATE LIMITED, a Indian Company incorporated under The Companies Act 1956 having its registered office at Tivim Industrial Estate, Karaswada, Mapusa, Bardez, Goa PAN No. AADCE2135N and represented in this Agreement by its duly authorized Director **DR. SAGAR D. SALGAOCAR**, son of Shri. Dilip R. Salgaocar, 40 years of age, married, in Business, Indian National, PAN No. AHTPS5085K and residing at 196/E/4, Sharvani, Near Government Sports Complex, Pedem, Mapusa, Bardez, Goa, and hereinafter referred to as the **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include its successors in interest and assigns) **OF THE SECOND PART**.

WHEREAS there exists a property known as **PAMPACHEM PAMPAULEM** admeasuring about 19950.00 sq. mts surveyed under survey No. 260/9 and survey No. 259/8 of village Sancoale, Sub District of registration of Mormugao Taluka, District of South Goa, State of Goa, registered in the Land Registration No. 7145 and the Land Revenue Nos. 495 and 505 hereinafter referred to as "**THE SAID PROPERTY**" which is described in more detail in schedule I hereinbelow written.

AND WHEREAS the said property was purchased by Shri. Ramacrisna Madeva Salgaocar by deed of sale and discharge dated 30/1/1965 executed before the Notary Babacier Menèzes of the Judicial Division of Salcete.

AND WHEREAS THE SAID PROPERTY was allotted to Shri. Dilip R. Salgaocar i.e. the male vendor herein by Memorandum of Understanding of Family Settlement dated 4/4/2000 between said Shri. Ramacrisna Madeva Salgaocar and his children registered before the Sub Registrar of Mormugao under No. 277 at pages 01 to 62 book I volume 287 dated 15/5/2000.

AND WHEREAS the said male Vendor herein Shri. Dilip R. Salgaocar is married to Dr. Smt. Pramod D. Salgaocar under the Regime of Communion of Assets as applicable in the State of Goa and thus the Vendors herein became the co-owners of the said property.

AND WHEREAS a part of the said property surveyed under survey No. 259/8 admeasuring 14200 sq. mts out which an area of 3654 sq. mts is under settlement zone and

- a) Out of area of 3654 sq. mts an area of 360 sq. mts is acquired by Ministry of Surface Transport, Govt of India for purpose of Road.
- b) An area of 270 sq. mts is reserved for road widening.

AND WHEREAS the balance area of 3024 sq. mts out of the said settlement zone of the said survey No. 259/8 is hereinafter referred to as PLOT A and delineated in red in the plan annexed hereto and more particularly described in the schedule II herein under written.

AND WHEREAS by an agreement for sale dated 30/01/2015, the vendors herein have agreed to sell the said **THE SAID PLOT A** admeasuring 3024 sq. mts. fully described in the schedule II herein under and shown in plan annexed hereto to the PURCHASER for a total consideration of Rs. 1,52,25,000/- (Rupees One Crore Fifty Two Lakhs Twenty Five Thousand Only) which is the fair market value of the said plot.

AND WHEREAS the Purchaser has today paid the balance amount of the agreed consideration to the Vendors and have requested the Vendors to convey the said plot A to them which the Vendors have agreed to do.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 1,52,25,000/- (Rupees One Crore Fifty Two Lakhs Twenty Five Thousand Only) paid to the VENDORS by the PURCHASER before the execution of this deed, the receipt of which the VENDORS, do hereby jointly and severally admit, acknowledge and confirm, the VENDORS do hereby grant, convey, sell, transfer assign, and assure unto and to the use of the PURCHASER free from any encumbrances, charges, liens and defects whatsoever by way of sale **THE SAID PLOT A** being distinct, separate, well identified as plot No. A bearing survey No. 259/8 admeasuring 3024 sq. mts described in schedule II hereinbelow

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written out of the said property described in the SCHEDULE-I hereunder written and for greater clarity delineated on the plan annexed hereto in red colour with all trees, along with fences, hedges, ditches, ways, waters, watercourses, lights, liberties, privileges, easements and appurtenances whatsoever to THE SAID PLOT A belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property claim and demand whatsoever of the VENDORS into or upon THE SAID PLOT A and every part thereof in law and equity and delivered possession of the same unto the PURCHASER TO ENTER UPON and TO HAVE, HOLD, OWN and POSSESS the same unto and to the use of the PURCHASER absolutely and forever.

2. The VENDORS covenant with the PURCHASER as follows:

a) That notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary the VENDORS are now lawfully seized and possessed of The Said Plot A fully described in the schedule I & II hereunder written free from any encumbrances, attachments or defects in title whatsoever and that the VENDORS have full power and absolute authority to sell THE SAID PLOT A in the manner aforesaid.

b) That the PURCHASER shall hereafter peaceably and quietly hold, possess and enjoy the said THE SAID PLOT A hereby sold fully described in the schedule I & II hereunder written without any claim or demand whatsoever from the VENDORS or any person or persons claiming through or under them.

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c) That the VENDORS shall save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever or from or against any defect in title of the VENDORS to the same.

d) That the VENDORS shall at the request and costs of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring THE SAID PLOT A hereby sold fully described in the schedule I & II hereunder written and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

3. The VENDORS have no objection to the PURCHASER carrying out mutation and partition in respect of the SAID PLOT A in its name. This clause may be treated as NOC of VENDORS as required for carrying out mutation and partition of the SAID PLOT A.

4. The VENDORS do not belong to the schedule Tribe or Schedule Caste of Goa.

5. The cost of stamp duty and registration fee of this Deed has been borne exclusively by the PURCHASER

The SAID PLOT is valued at Rs. 1,52,25,000/- (Rupees One Crore Fifty Two Lakhs Twenty Five Thousand Only) which is the fair market value thereof and accordingly stamp duty of Rs. 7,62,000/- is paid, but however stamp duty of Rs. 4,57,000/- is paid at the time of Agreement for Sale dated 30th January, 2015 duly executed before notary Shri. S. Sardesai having

office at Mapusa, Goa under registration No. 16055/15 and balance stamp duty is paid today at the time of this deed.

SCHEDULE-I

The entire property known as **"PAMPACHEM PAMPAULEM"** admeasuring about 19950.00 sq. mts surveyed under survey No. 260/9 and survey No. 259/8 of village Sancoale, Sub District of Registration of Mormugao Taluka, District of South Goa, State of Goa, registered in the Land Registration No. 7145 and the Land Revenue No. 495 and 505 which is bounded as under:

Survey No. 260/9 is bounded as under:

On the East: By survey No. 261/1 of village Sancoale

On the West: By survey No. 260/8 of village Sancoale

On the North: By survey No. 260/2 of village Sancoale

On the South: By road

Survey No. 259/8 is bounded as under:

On the East: By survey No. 259/9 of village Sancoale

On the West: By survey No. 259/7 of village Sancoale

On the North: By road

On the South: By survey No. 250/11 of village Sancoale.

SCHEDULE-II

All that plot admeasuring 3024 sq. mts of the property bearing survey No. 259/8 of village Sancoale, Sub District of registration of Mormugao Taluka, District of South Goa, State of Goa delineated in red in the plan annexed hereto.

X ✓

IN WINTNESS WHEREOF the parties have executed
this deed on the day, month and year hereinabove first
mentioned.

SIGNED & DELIVERED ON BEHALF OF
The within named **VENDORS BY THE CONSTITUTED**
POWER OF ATTORNEY
MRS. PALLAVI S. SALGAOCAR

Psalgaocar



X *h*

SIGNED & DELIVERED BY

The within named **PURCHASER**

M/S ESTILO MODERNO REALTY PRIVATE LIMITED

Duly Authorized Director

DR. SAGAR D. SALGAOCAR

Sagar D. Salgaocar



WITNESSES

1. Amey Shetye *Amey Shetye*

2. Teja Gadekar *Teja Gadekar*

X *h*



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

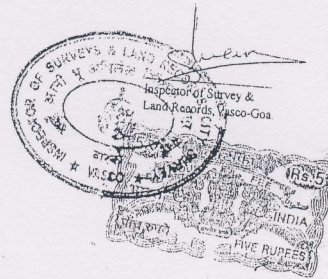
VASCO - GOA

Plan Showing plots situated at
Village : Sancoale
Taluka : MORMUGAO
Survey No./Subdivision No. : 259/ 8
Scale : 1:1000

Inward No 7127



SURVEY No. 259



Generated By : KUSHTA
On : 20-10-2014

Compared By:



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 13-11-2015 11:29:43 AM

Document Serial Number : 1665

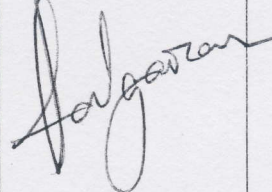
Presented at 10:39:00 AM on 13-11-2015 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	609000.00
2	Processing Fees	350.00
	Total :	609350.00

Stamp Duty Required: 304250.00

Stamp Duty Paid: 305000.00

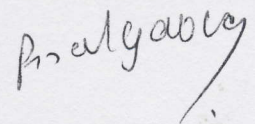
Dr. Sagar D. Salgaocar presenter

Name	Photo	Thumb Impression	Signature
Dr. Sagar D. Salgaocar, s/o Shri. Dilip R. Salgaocar , Married, Indian, age 40 Years, Business, r/o 196/E/4, Sharvani Near Government Sports Complex Pedem Mapusa Bardez Goa As a authorized Director M/s Estilo Moderno Realty Private Limited.			

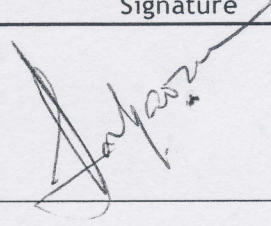
Endorsements

Executant

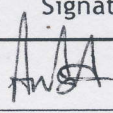
1 . Mrs. Pallavi S Salgaocar, w/o Dr. Sagar Salgaocar, Married, Indian, age 37 Years, Chatered Accountant, r/o Sharvani Near Government Sports Complex Pedem Mapusa Bardez Goa As a power of attorney for the Vendors executed before Notary S.J. Sardesai Bardez under reg no. 16052 dated 12/11/2015

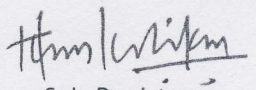
Photo	Thumb Impression	Signature
		

2 . Dr. Sagar D. Salgaocar, s/o Shri. Dilip R. Salgaocar, Married, Indian, age 40 Years, Business, r/o 196/E/4, Sharvani Near Government Sports Complex Pedem Mapusa Bardez Goa As a authorized Director M/s Estilo Moderno Realty Private Limited.

Photo	Thumb Impression	Signature
		

Identification

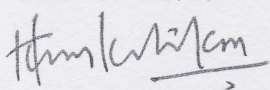
Sr No.	Witness Details	Signature
1	Adv. Amey Shetye , s/o Anant Shetye, Married, Indian, age 35 Years, Advocate, r/o Vasco da Gama Goa	

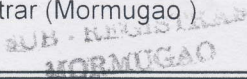

Sub-Registrar
SUB-REGISTRAR
MORMUGAO

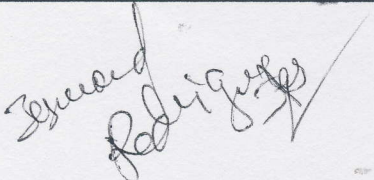
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Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MOR-BK1-01641-2015
CD Number MORD11 on
Date 13-11-2015

Sub-Registrar (Mormugao)



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Signature:-