

TRUE COPY

31/01/2012
309/12

Sub-Registrar
Ponda
copy 3 and 23

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kazhwa, Ponda-Goa-403 461

D-5/STP(V)/CA/35/8/2006-05(PART)

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INDIA

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GOA

NKGSB CO-OP BANK LTD.
Ponda, Goa Branch

Sachin
Officer/Manager



Serial No. 289411
Presented at the Office of the
Sub-Registrar of Ponda
between the dates of 3.10.11
and 4.11.11 on 16/11/2011

Sub-Registrar

Received fees for Rs. N. P
Registration 50-00
Copying (Folio) 60 40-00
Copying Endorsements 10-00
Postage
250-00 Total Rs.

Srinath
Sub-REGISTRAR
PONDA

Srinath
Sub-REGISTRAR
PONDA



20/12/13

AGREEMENT FOR SALE

Srinath

Srinath

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Srinath

N S Srinath

Srinath
4/2/20

Srinath

This AGREEMENT FOR SALE is executed at Ponda, Taluka and Sub-District of Ponda, District of North-Goa, State of Goa, on this 16th day of December, 2011, by and between:

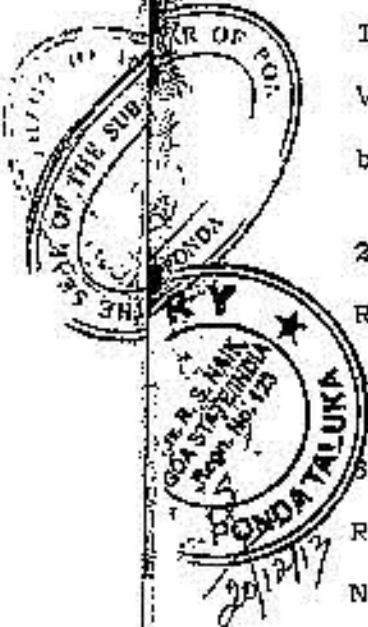
1. Mr. MURAD MANSUR RAYANI, son of Shri. Mansur Vassanji Rayani, aged 32 years, businessman, holder of PAN card bearing No. ABWPR2826G, married and his wife

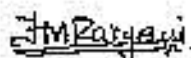
2. Mrs. FEMIDA MURAD RAYANI, wife of Mr. Murad Mansur Rayani, aged 29 years, housewife, holder of PAN Card bearing No. RZPR6450P;

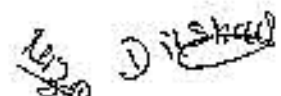
3. Mr. NIZAR VASSANJI RAYANI, son of Shri. Vassanji Rayani, aged 54 years, businessmen, holder of PAN card bearing No. ABWPR3481R, married and his wife

4. Mrs. DILSHAD NIZAR RAYANI, wife of Mr. Nizar Vassanji Rayani, aged 48 years, housewife, holder of PAN Card bearing No. AFZPR 5695G;

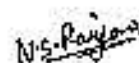
5. Mr. SALIM VELSI RAYANI, son of Shri. Velsi Rayani, aged 39 years, holder of PAN card bearing No. ABWPR 2854²⁷H, married and his wife

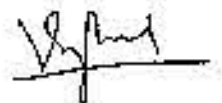










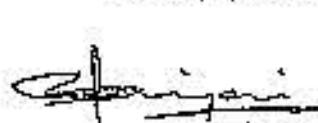
6. Mrs. NADIA SALIM RAYANI, daughter of Mr. Salim Velsi Rayani aged 33 years, housewife, holder of PAN Card bearing No. ASBPR7452G, all nos. 1 to 6 are residents of Durgabhat, Ponda in Ponda Taluka,

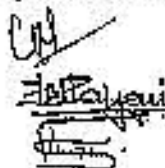
7. Mrs. VINITA SANJAY SINGBAL, daughter of Shri. Sadanand Naik Gaunekar, aged 41 years, housewife, holder of PAN Card bearing No. AINPS5028E, married and her husband

8. Mr. SANJAY LAXMAN SINGBAL, son of Shri. Laxman Singbal, aged 50 years, Chartered Accountant, holder of PAN card bearing No. AINPS5027Q, both nos. 7 and 8 are r/o Patontoty, Queula in Ponda Taluka of Goa, all Indian Nationals and hereinafter referred to as the "PROSPECTIVE VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, executors, administrators and assigns) of the ONE PART.

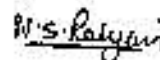
AND

Mr. UDAY NAIK, son of Shri. Ghanashyam Naik, aged 45 years, married, businessman, holder of PAN card bearing No. ADEPN 6898E, r/o Mumbai, Indian National and hereinafter referred to as











the "PROSPECTIVE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the SECOND PART.

WHEREAS by Deed of Sale dated 12/09/2007 duly registered in the Office of the Sub-Registrar, Ponda-Goa under No. 2033 at pages 209 to 233 of Book I, Vol. No. 1191 dated 22/11/2007, which sale deed is subsequently rectified by Deed of Rectification dated 29/11/2011 presented for registration before the Sub-Registrar, Ponda whereby the mistake pertaining to the date of execution of the sale deed is corrected to 12/11/2007, the member no. 1, 3 and 5 of the PROSPECTIVE VENDORS purchased from Mr. Vishwanath Tukaram Prabhu and his wife Mrs. Vaishali V. Prabhu, both of Nirancal, Ponda, Goa, 75% i.e. 2896.50 sq. metres of the entire property admeasuring 3862.00 sq. metres, being part of the properties known as "COTTEACODIL MOLA" or "MORODO", described in the Land Registration Office, Ilhas, Goa under No. 816 of Book B-10 Old and enrolled in the Taluka Revenue Office, Ponda for Matriz purpose under No. 17; property known as "GORBATA COM SEU BORODO", described in the Land Registration Office, Ilhas, Goa under No. 805 of Book B-10 Old and enrolled in the


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Taluka Revenue Office, Ponda for Matriz purpose under Nos. 14 & 15 and the property known as "GOVIND SANTU XETE" or "POQUECHEM BATA", described in the Land Registration Office, Ilhas, Goa under No. 958 of Book B-12 Old and not enrolled in the Taluka Revenue Office, Ponda for Matriz purpose, all the properties situated at Ponda, within the limits of Ponda Municipal Council, Taluka and registration Sub-District of Ponda, District of North Goa, State of Goa and the said 75% i.e. 2895.50 sq. metres forms part of Survey No. 148/1-F of Ponda Village recorded in the name of said Mr. Vishwanath Tukaram Prabhu as the occupant of the survey holding;

AND WHEREAS by another Sale Deed dated 12/11/2007 registered in the office of the Sub-Registrar, Ponda-Goa under No. 2034 at pages 234 to 261 of Book I, Vol. No. 1191 dated 22/11/2007 the member no. 7 of the PROSPECTIVE VENDORS purchased from said Mr. Vishwanath Tukaram Prabhu and his wife Mrs. Valshali V. Prabhu the remaining 25% i.e. 965.50 sq. metres out of 3862.00 sq. metres of the aforementioned properties, which 965.50 sq. metres form part of survey No. 148/1-F of Ponda Village.

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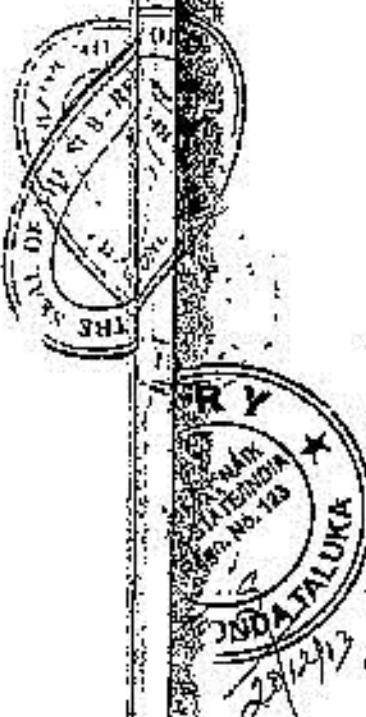
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And thus the PROSPECTIVE VENDORS became the absolute owners of the entire land bearing Survey No. 148/1-F of Ponda Village.

AND WHEREAS by Deed of Sale dated 12/11/2007 registered in the office of the Sub-Registrar, Ponda under No. 2032 at pages 184 to 228 of Book I, Vol. 1191 dated 22/11/2007 the member no. 7 of the PROSPECTIVE VENDORS purchased from Mr. Purshottam Tukaram Prabhu and his wife Mrs. Poornima Purshottam Prabhu 25% i.e. 682.25 sq. metres of 2729 sq. metres of the aforementioned properties which is part of the Survey No. 148/1-E of Ponda Village and the said Sale Deed was subsequently rectified by Deed of Rectification dated 29/11/2011 whereby the area 25% of 2729 sq. metres was corrected to 682.25 sq. metres.

AND WHEREAS by a Sale Deed dated 12/11/2007 registered in the office of the Sub-Registrar, Ponda under No. 2031 at pages 160 to 183 of Book I, Vol. 1191 dated 22/11/2007 the member no. 1, 3 and 5 of the PROSPECTIVE VENDORS purchased from said Mr. Purshottam Tukaram Prabhu and his wife Mrs. Poornima Purshottam Prabhu the balance 75% of the entire area of 2729.00 sq. metres i.e. 2046.75 sq. metres of the above identified properties


Sub-Registrar
Ponda

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Y. S. Rajan

being the undivided portion of Survey No. 148/1-E of Ponda Village.

And thus the PROSPECTIVE VENDORS became the absolute owners of the entire land bearing Survey No. 148/1-E of Ponda Village.

AND WHEREAS the PROSPECTIVE VENDORS herein declare that South Goa Planning & Development Authority, Margao Vide its No Objection Certificate under No. SGPDA/2438/173/07-08 dated 28/06/2007 had permitted Shri. Vishwanath T. Prabhu to register Sale Deed of the property under Survey No. 148/1-F situated at Ponda and vide No Objection Certificate No. 2437/174/07-08 dated 28/06/2007 had given no objection for registration of sale deed surveyed under No. 148/1-E to Shri. Purushottam T. Prabhu.

AND WHEREAS the PROSPECTIVE VENDORS declare that the Collector of North Goa on 21/07/2005 issued Sanad to Shri. Purshottam Tukaram Prabhu for converting an area of 2729 sq. metres for residential purpose and the Collector of North Goa District granted Sanad to Shri. Vishwanath Tukaram Prabhu for converting an area of 3862 sq. metres vide Conversion Sanad dated 21/07/2005 in respect of part of Survey No. 148/1 of Ponda

Shri. Vishwanath T. Prabhu Shri. Purushottam T. Prabhu
Shri. Vishwanath T. Prabhu

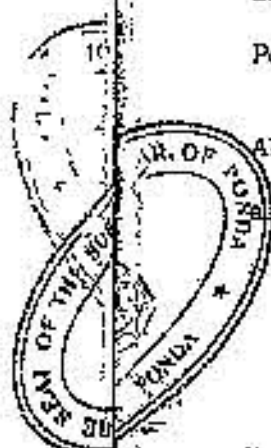
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Village and the PROSPECTIVE VENDORS declare that the area 2729 sq. metres came to be surveyed under No. 148/1-E and the area of 3862 sq. metres came to be Survey under No. 148/1-F of Ponda Village.



AND WHEREAS the PROSPECTIVE VENDORS of the FIRST PART and SECOND PART declare:

that the land under Survey Nos. 148/1-F and 148/1-E of Ponda Village is free from encumbrances, liens and charges of whatsoever nature;

ii) that they have not entered into any oral or written agreement with third party for the sale of the said land under Survey Nos. 148/1-F and 148/1-E of Ponda Village or any part thereof nor they have executed any sale deed in respect of the said land;

that they have not mortgaged the said property under Survey Nos. 148/1-F and 148/1-E of Ponda Village nor they have obtained any loan or financial assistance from any person/s, Bank or Credit society or any other financial institution based on the security of the said properties;

iv) that the said land under Survey Nos. 148/1-F and 148/1-E or any part thereof is not liable for attachment by any

[Handwritten signatures and stamps]
N. S. Rajguru
D. S. Shinde
V. S. Shinde
V. S. Shinde

authority for income tax dues, sale tax dues or decree of any court;

v) that they have not entered into any lease nor there are any tenancy/mundecarial rights in respect of the said land surveyed under Survey Nos. 148/1-F and 148/1-E of Ponda Village and that there are no subsisting rights of tenancy of any person over the said land;

vi) that the said properties under Survey Nos. 148/1-F and 148/1-E or any portion thereof is not subject matter of any land acquisition proceedings nor any Notification to that effect has been published by the Government and that both the holdings fall under settlement zone and

that the PROSPECTIVE VENDORS have a clean, clear and marketable title to the said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village;

vii) That no person has any right of access through the said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village or part thereof, nor does any access, public or private, exist through the same;

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- xi) That there are no dues or any other liability outstanding in respect of the said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village
- xiii) That in case at any time in future, if any objection is raised to the present agreement or the present agreement is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village, the PROSPECTIVE VENDORS and each of them shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village, from the consideration determined herein and the PROSPECTIVE PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the PROSPECTIVE VENDORS for any such settlement made by them with the third party.



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xiv) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the PROSPECTIVE VENDORS or by any of their predecessors in title or any person claiming under or through the PROSPECTIVE VENDORS, the PROSPECTIVE VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village unto and to the use of the PROSPECTIVE PURCHASER.

xv) That the said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village or any part thereof does not fall in any zone prohibited for development and that the same is feasible for development.

xvi) That they wish to dispose off the said holding bearing Survey Nos. 148/1-F and 148/1-E of Ponda Village for a total consideration of Rs. 7,21,00,000/- (Rupees Seven Crores Twenty One Lakhs only) along with all things standing therein.

AND WHEREAS based on the said declarations and the representations made by the PROSPECTIVE VENDORS and believing the said declarations and representations as true and trustworthy, the PROSPECTIVE PURCHASER is willing to purchase the said property under Survey Nos. 148/1-F and 148/1-E, which holdings respectively admeasures 2729.00 sq. metres and 3852.00 sq. metres for the total price of Rs. 7,21,00,000/- (Rupees Seven Crores and Twenty One Lakhs Only).

AND WHEREAS both the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions.

NOW THEREFORE THIS AGREEMENT FOR SALE, WITNESSES UNDER:

That in pursuance to the above understanding and in consideration of Rs. 7,21,00,000/- (Rupees Seven Crores and Twenty One Lakhs Only), the PROSPECTIVE VENDORS hereby covenant, agree and promise to grant, convey, sell, transfer, assign and assure by way of sale to the PROSPECTIVE PURCHASER the said properties under Survey Nos. 148/1-F and 148/1-E of Ponda Village and more particularly described in the SCHEDULE herein

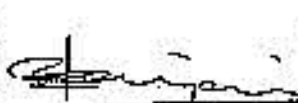
below written along with all other things situated therein including all the plantation, easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the said property described in SCHEDULE hereunder written.

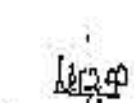
2. That out of the total consideration of Rs. 7,21,00,000/- (Rupees Seven Crores and Twenty One Lakhs Only), the PROSPECTIVE PURCHASER has paid a sum of Rs. 4,01,00,000/- (Rupees Four Crores One Lakh Only) in the following manner:

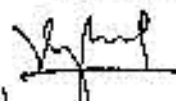
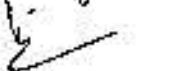
a) a sum of Rs. 51,00,000/- (Rupees Fifty One Lakhs Only) at or before the signing of this agreement as follows:

- (i) Rs. 10,00,000/- (Rupees Ten Lakhs Only) to the member no. 1 of the Prospective Vendors;
Rs. 20,00,000/- (Rupees Twenty Lakhs Only) to the member no. 3 of the Prospective Vendors;
Rs. 10,00,000/- (Rupees Ten Lakhs Only) to the member no. 5 of the Prospective Vendors; and
(iv) Rs. 11,00,000/- (Rupees Eleven Lakhs Only) to the member no. 7 of the Prospective Vendors

The payment and receipt of the said sum of Rs. 51,00,000/-, the Prospective Vendors and each of them do hereby admit and acknowledge to have received and discharge the




N.S. Rajani

D. S. Shinde



PROSPECTIVE PURCHASER of the same and every part thereof,

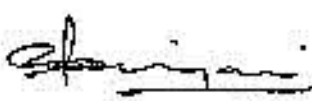
- b) a sum of Rs. 90,00,000/- (Rupees Ninety Lakhs only) vide Cheque No. 113736 dated 16/12/2011 drawn on Bank of India, Mira Road Branch, in the name of the member no. 1 of the Prospective Vendors;

a sum of Rs. 80,00,000/- (Rupees Eighty Lakhs Only) vide Cheque No. 113735 dated 16/12/2011 drawn on Bank of India, Mira Road Branch, in the name of the member no. 3 of Prospective Vendors;



a sum of Rs. 90,00,000/- (Rupees Ninety Lakhs only) vide Cheque No. 113737 dated 16/12/2011 drawn on Bank of India, Mira Road Branch, in the name of the member no. 5 of the Prospective Vendors;

- e) a sum of Rs. 90,00,000/- (Rupees Ninety Lakhs Only) vide Cheque No. 113738 dated 16/12/2011 drawn on Bank of India, Mira Road Branch, in the name of the member no. 7 of the Prospective Vendors.



N. S. Rajgopal

D. H. Shah

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The payment and receipt of which sum the Prospective Vendors do hereby admit and acknowledge.

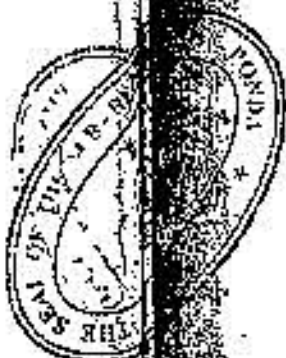
3. The balance consideration of Rs 3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only) shall be paid at the time of execution of the Sale Deed, which Sale Deed shall be executed on or before 31/01/2012.

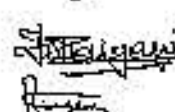
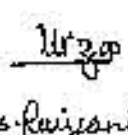
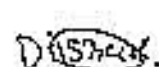
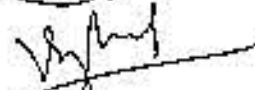
4. The possession of the said property surveyed under Survey Nos. 148/1-F and 148/1-E of Ponda Village will be transferred immediately unto the PROSPECTIVE PURCHASER in vacant position, free from all charges, encumbrance or charge or claim of whatsoever nature, upon payment of amount agreed in clause 3 contained herein above.

5. The PROSPECTIVE VENDORS undertakes to execute Deed of Sale on the date of payment of the balance consideration as agreed in clause 3, in favour of the PROSPECTIVE PURCHASER or in favour of any other person/company/firm/association of the choice of the PROSPECTIVE PURCHASER.

6. In case the PROSPECTIVE VENDORS fails to execute Deed of Sale as agreed herein above, then the PROSPECTIVE PURCHASER

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shall be entitled for Specific Performance of this understanding and all and several cost and expenditure incurred by the SECOND PARTY in getting the present understanding specifically performed, shall be at the behest of the PROSPECTIVE VENDORS, who shall reimburse the same to the PROSPECTIVE PURCHASER before execution of Sale Deed.

In case the PROSPECTIVE PURCHASER fails pay the balance consideration as agreed in clause 3, then the PROSPECTIVE PURCHASER shall be liable to pay interest @ 2% on the balance consideration payable from 31/01/2012 till the same is actually paid. Further, in addition to the interest, if the balance consideration is not paid on or before 31/01/2012, then the PROSPECTIVE PURCHASER shall be liable to pay unto the PROSPECTIVE VENDORS 20% of the balance consideration as and by way of liquidated damages. However, the PROSPECTIVE VENDORS shall be always at liberty to extend the time for the payment of the balance consideration, free of interest and compensation.

8. The PROSPECTIVE VENDORS shall not take any loan on the security of the said holding bearing Survey Nos. 148/1-F and

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D. K. S. S.

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V. S. S.

148/1-E of Ponda Village, during the period of this agreement and or for the period as extended from time to time.

9. The PROSPECTIVE VENDORS agree to indemnify and keep indemnified the PROSPECTIVE PURCHASER for any defect in title against all the person or persons claiming and demanding any rights, title and interest in the property hereby agreed to be sold.

10. On the date of execution of the sale deed as agreed in clause 3 above, the PROSPECTIVE VENDORS shall execute and Irrevocable Power of Attorney in favour of the PROSPECTIVE PURCHASER or the person of his choice giving all and general powers in respect of the property hereby agreed to be sold.

11. The parties hereto declare that they are entitled for specific performance of this agreement.

SCHEDULE

A. ALL THAT landed property surveyed under Survey No. 148/1-E having admeasuring 2729.00 sq. metres, situated at Ponda, Goa and as independent unit is bounded as under:

North: by the land of Paresh Prabhu;

W

MEYANI

MEYANI

N.S. RAJANI

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South: by Public road;

East : by road and

West : by Survey No. 148/1(Part) of Ponda Village.

ALL THAT landed property surveyed under Survey No. 148/1-F having an area of 3862.00 sq. metres, situated at Ponda, Goa and as independent unit is bounded as under:

North: by Survey No. 148/1(part);

South: by road;

East : by Survey No. 148/1(part) and

West : by road.

Survey Nos. 148/1-E and 148/1-F have the shape and extension as shown in the plan annexed hereto duly signed by the parties and forming part of this deed.

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.

(Signature)

(Signature) MPRiyaw
Platym

(Signature) MS. Raviyan Dikshar

(Signature)

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
PROSPECTIVE VENDORS:

Mr. MURAD MANSUR RAYANI

The member no. 1 of the PROSPECTIVE VENDORS

The party of the First Part

In the presence of....

[Signature]

[Signature]



Ring finger	Middle finger	Index finger	Thumb



HAND FINGER PRINT IMPRESSION OF Mr. MURAD
MANSUR RAYANI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. MURAD
MANSUR RAYANI

[Signature]

[Signature]

[Signature]

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[Signature]

Mrs. FEMIDA MURAD RAYANI

The member no. 2 of the PROSPECTIVE VENDORS

The party of the First Part

In the presence of....



Murad Rayani

Murad Rayani

				
Little finger	Ring finger	Middle finger	Index finger	Thumb



HAND FINGER PRINT IMPRESSION OF Mrs. FEMIDA
MURAD RAYANI

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. FEMIDA
MURAD RAYANI

Murad Rayani

Murad Rayani

Murad Rayani

Mrs. Rayani

Mrs. Rayani

Murad Rayani

Mr. NIZAR VASSANJI RAYANI

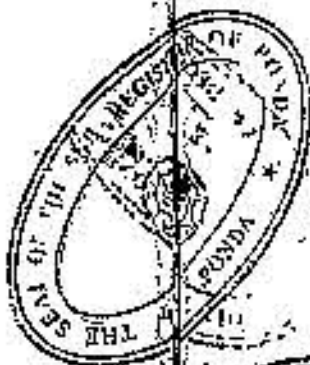
The member no. 3 of the PROSPECTIVE VENDORS

The party of the First Part

In the presence of....



Nizar



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. NIZAR VASSANJI RAYANI

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. NIZAR VASSANJI RAYANI

[Signature]

[Signature]
[Signature]

As. Rayani

[Signature] DISCARD

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Mrs. DILSHAD NIZAR RAYANI

The member no. 4 of the PROSPECTIVE VENDORS

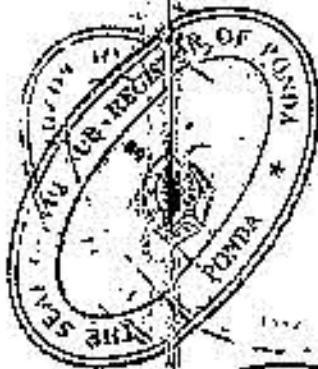
The party of the First Part

In the presence of.....



Dilshad

Dilshad



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

HAND FINGER PRINT IMPRESSION OF Mrs. DILSHAD NIZAR RAYANI

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. DILSHAD NIZAR RAYANI

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Mr. SALIM VELSI RAYANI

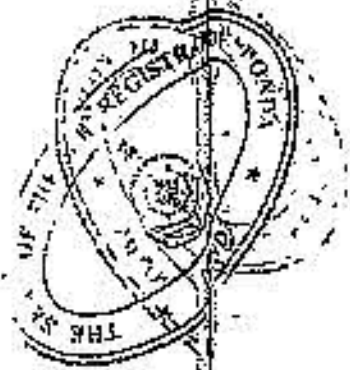
The member no. 5 of the PROSPECTIVE VENDORS

The party of the First Part

In the presence of.....



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Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SALIM VELSI RAYANI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SALIM VELSI RAYANI

RAYANI

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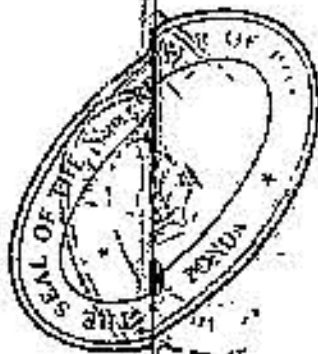
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Mrs. NADIA SALIM RAYANI

The member no. 6 of the PROSPECTIVE VENDORS

The party of the First Part

In the presence of....

NS Rayani

NS Rayani



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. NADIA SALIM RAYANI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. NADIA SALIM RAYANI

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Mrs. VINITA SANJAY SINGBAL

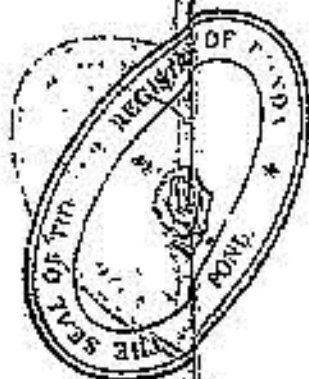
The member no. 7 of the PROSPECTIVE VENDORS

The party of the First Part

In the presence of....



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	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. VINITA SANJAY SINGBAL

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. VINITA SANJAY SINGBAL

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Mr. SANJAY LAXMAN SINGBAL

The member no. 3 of the PROSPECTIVE VENDORS

The party of the First Part

in the presence of....



Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF Mr. SANJAY LAXMAN SINGBAL

Thumb	Index finger	Middle finger	Ring finger	Little finger

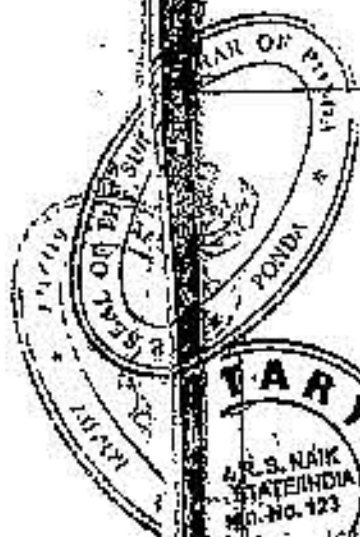
RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SANJAY LAXMAN SINGBAL

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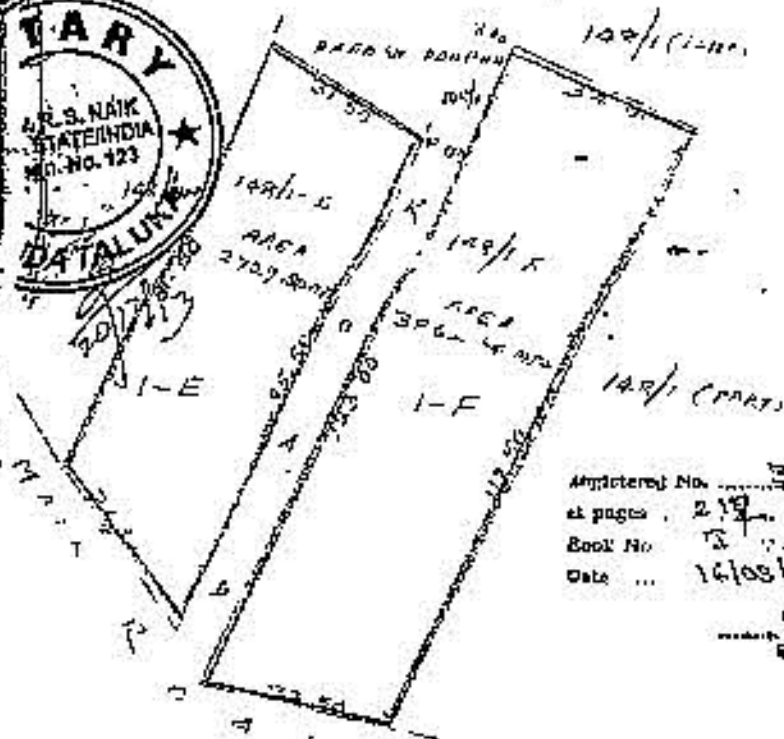
NS Rajani

Diksha

Vyshali



PLAN
SHOWING THE PLOTS SITUATED
AT PONDA VILLAGE
OF PT. DATAJKA
S. No SUB DIV NO 148/1-E & 148/1-F
SCALE-1 1000



Registered No. 310
at pages 219 to 249
Book No. 12 of 1991
Date 16/08/2012
Signature
Sub-Registrar

SURVEYOR & INSPECTOR
SHRI V. H. NAIR
REGD. GOVT. HEAD SURVEYOR
LAND SURVEY PANDA
P.O. : AHMEDNAGAR - DAVHODEN
9520244234 / 0032 2605299

VENDOR 1 MURAD RAIYANI
2 SALIM RAIYANI
3 NIZAR RAIYANI
VINITA SINGAL
PURCHASER UDAI GHANASHYAM NAIK

Executing Parties

1) Shri Mural Mansur Rayani, son of Mansur Vassanji Rayani, aged 32, yrs business, Indian R/o Durgabhat Ponda Goa.

2) Mrs. Faimida Mural Rayani wife Mural Mansur Rayani, aged 29, housewife Indian R/o Durgabhat Ponda-Goa.

3) Shri Nizar Vassanji Rayani son of Shri Vassanji Rayani, aged 54, business, Indian R/o Durgabhat Ponda-Goa.

4) Mrs. Dilshad Nizar Rayani, wife of Nizar Vassanji Rayani, aged 48, housewife Indian R/o Durgabhat - Ponda Goa.

5) Shri Salim Velsi Rayani, son of Velsi Rayani aged 29, Indian R/o Durgabhat Ponda Goa.

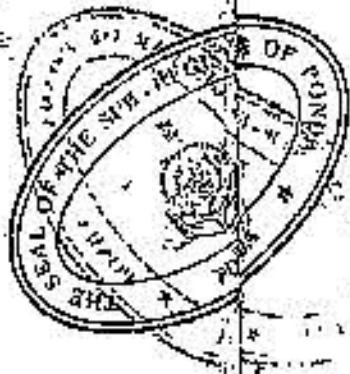
6) Mrs. Nadia Sayani Rayani, daughter of Salim Velsi Rayani, aged 30, housewife, R/o Durgabhat Ponda-Goa.

7) Mrs. Nanta Sanjay Sunghat daughter of Sadanand Nants Gunekar, aged 41 yrs Indian R/o Potantoly Quelela Ponda Goa.

8) Shri Sanjay Laxman Sunghat, son of Laxman Sunghat, aged 50, B.C.A. Indian R/o Potantoly Quelela Ponda-Goa.



3) Shri Uday Malik, son of Ghanashyam
Malik, aged 45, married business.
residing P/O Mumbai



Executing party 1409
_____ so called
_____ deed

1) x MURAD MANSUR RAJANI Murajani



2) x Hemida Murad Rajani Hemida Rajani



3) x Nizarali Rajani Nizarali



4) x DiShad Nizar Rajani D. Shad



5) x Salim versi Rajani Salim



6) x Nadia Salim Rajani N.S. Rajani



7) x Vinita S. Singhal Vinita



8 Sargay Laxman Singh



UD BY G. HANUMAN NAIE

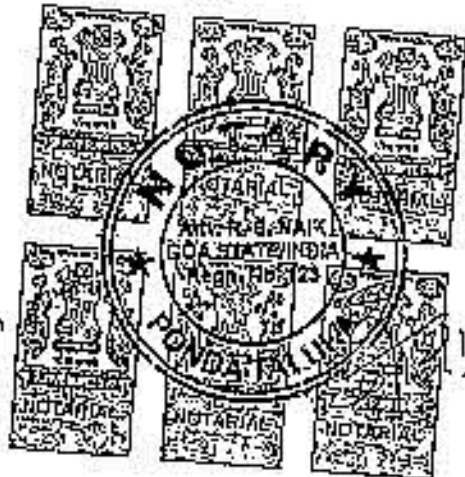
Subregistrar



H. T. Tadiam

Adv. G. HANUMAN NAIE
S/o Mr. H. T. Tadiam
Advocate, P.O. Mangalore
New

and known to the Sub-Registrar
States that he personally knows the
above executant and identifies him



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL

Pondagut 10/12/2011

Sub-Registrar
Sub-REGISTRAR
PONDAGUA

Spi
R.S. NAIK
NOTARY
PONDAGUA

Date 20/12/11
Page No 2396/2017

Registered No. 310
at pages 219 to 220
Book No. I. 1991
Date 16/03/2012

Sub-Registrar
Sub-Registrar



Name of Purchaser Uday G. Naik

(Rupees One Lakh Sixty Three Thousand Five Hundred only)

For CITIZEN CREDIT
CO-OP BANK LTD.

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD.
REGISTRATION
PONDIA

REGISTRATION

18005 NON JUDICIAL 152293 JUN 17 2014

17:13 R-0163500/- P86818

STAMP DUTY

60A

Name of Purchaser Uday G. Naik

Serial No 1415/14
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 10:30 am
and 11:00 on 19/06/14

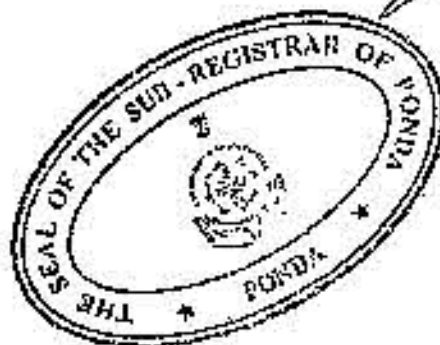
Received fees for Rs N.P.
Registration 2884000-00
Copying (Folio) 225-00
Copying Endorsements 100-00
Postage 18-00

Total Rs

2884335-00

Krishna G. Balgi

SUB-REGISTRAR
PONDA



SUB-REGISTRAR
PONDA

DEED OF SALE

Muzo

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THIS DEED OF SALE is executed at Ponda, Taluka and Sub-District of Ponda, District of North-Goa, State of Goa, on this 19th day of June of the Christian Year Two Thousand and Fourteen [19/06/2014] by and between:

1. MR. MURAD MANSUR RAYANI, son of Shri. Mansur Vassanji Rayani, aged 33 years, businessman, holder of PAN Card bearing no. AEWPR2826G, married and his wife.
2. MRS. FEMIDA MURAD RAYANI, wife of Mr. Murad Mansur Rayani, aged 30 years, housewife, holder of PAN Card bearing no. ARZPR6450P
3. MR. NIZAR VASSANJI RAYANI, son of Shri. Vassanji Rayani, aged 55 years, businessman, holder of PAN Card bearing no. AEWPR3481R, married and his wife
4. MRS. DILSHAD NIZAR RAYANI, wife of Mr. Nizar Vassanji Rayani, aged 49 years, housewife, holder of PAN Card bearing no. AFZPR5695G
5. MR. SALIM VELSI RAYANI, son of Shri. Velsi Rayani, aged 40 years, holder of PAN Card bearing no. AEWPR2827H, married and his wife
6. MR. NADIA SALIM RAYANI, wife of Mr. Salim Velsi Rayani, aged 34 years, housewife, holder of PAN Card bearing no. ASBPR7452G, all nos. 1 to 6 are Indian Nationals and are residents of Durgabhat, Ponda in Goa.



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Rayani

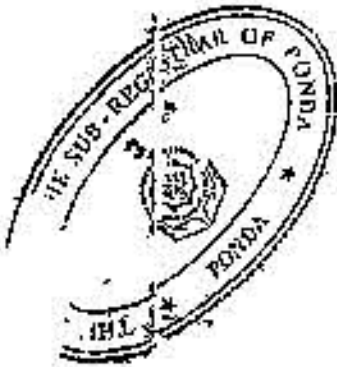
Salim



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Nadia

THIS DEED OF SALE is executed at Ponda, Taluka and Sub-District of Ponda, District of North-Goa, State of Goa, on this 19th day of June of the Christian Year Two Thousand and Fourteen (19/06/2014) by and between:



1. MR. MURAD MANSUR RAYANI, son of Shri. Mansur Vassanji Rayani, aged 33 years, businessman, holder of PAN Card bearing no. ABWPR2826G, married and his wife.
2. MRS. FEMIDA MURAD RAYANI, wife of Mr. Murad Mansur Rayani, aged 30 years, housewife, holder of PAN Card bearing no. ARZPR6450P.
3. MR. NIZAR VASSANJI RAYANI, son of Shri. Vassanji Rayani, aged 55 years, businessman, holder of PAN Card bearing no. ABWPR3481R, married and his wife.
4. MRS. DILSHAD NIZAR RAYANI, wife of Mr. Nizar Vassanji Rayani, aged 49 years, housewife, holder of PAN Card bearing no. AFZPR5695G.
5. MR. SALIM VELSI RAYANI, son of Shri. Velsi Rayani, aged 40 years, holder of PAN Card bearing no. ABWPR2627H, married and his wife.
6. MR. NADIA SALIM RAYANI, wife of Mr. Salim Velsi Rayani, aged 34 years, housewife, holder of PAN Card bearing no. ASBPR7452G, all nos. 1 to 6 are Indian Nationals and are residents of Durgabhat, Ponda in Goa.

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19/6/14

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N-5 Ponda

Murad Rayani

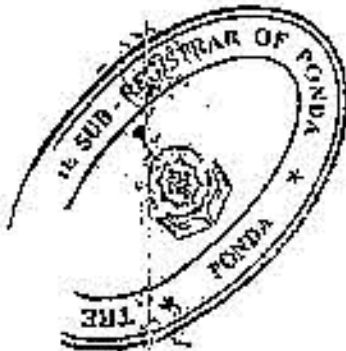
Femida

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7. MRS. VINITA SANJAY SINGBAL, daughter of Shri. Sadanand Naik Gaunekar, aged 42 years, housewife, holder of PAN Card bearing no. AINPS5028B, married and her husband

8. MR. SANJAY LAXMAN SINGBAL, son of Shri. Laxman Singbal, aged 51 years, Chartered Accountant, holder of Pan Card bearing no. AINPS5027Q, both nos. 7 and 8 are resident of Patontoly, Quevla in Ponda Taluka of Goa, all Indian Nationals and hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the FIRST PART.



AND

9. MR. UDAY GHANSHYAM NAIK, son of Shri. Ghanashyam Nilo Naik, aged 46 years, married, businessman, holder of PAN Card bearing no. ADEPN6898E, r/o Mumbai, Indian National, represented herein by his power of attorney holder Shri. KRISHNA GANAPAYYA BALGI, aged 43 years, married, r/o B-1, 604, New Ashoknagar, Bapu Paranjpe Marg, Near Vazira Naka, Borivali (West), Mumbai 400 092, holder of PAN No. AEMPB9553R by virtue of power of attorney dated 09/10/2013 executed before the Notary S.M. Durgekar, Karwar, registered under No.16, Book No II, S.L. No.823, authenticated copy is filed in the office of the Sub-Registrar, Ponda, along with this deed, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the SECOND PART.

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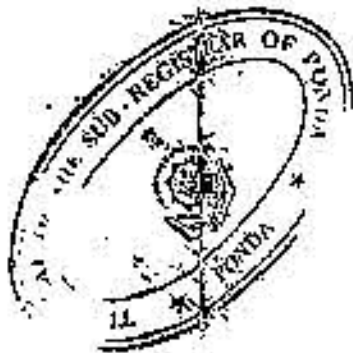
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WHEREAS by Deed of Sale dated 12/09/2007 duly registered in the Office of the Sub-Registrar, Ponda-Goa under no. 2033 at pages 209 to 233 of Book I, Vol. No. 1191 dated 22/11/2007, which sale deed is subsequently rectified by two deeds of Rectifications both dated 28/11/2011 respectively registered in the office of the Sub- Registrar, Ponda under No.139 at pages 119 to 127 of book I, Vol. No. 1977 and under No. 140, pages 128 to 136 of Book I, Vol. No. 1977 both dated 03/02/2012, the Vendors at serial no. 1, 3 and 5 herein purchased from Mr. Vishwanath Tukaram Prabhu and his wife Mrs. Vaishali V. Prabhu, both r/o Nirankal, Ponda Taluka of Goa, 75% i.e. 2896.50 sq. metres of the entire property admeasuring 3862.00 sq. metres, being part of the properties known as "COTTEACODIL MOLA" or "MORODO", described in the Land Registration Office, Ilhas, Goa under no. 816 of Book B-10 Old and enrolled in the Taluka Revenue Office, Ponda under Matriz no. 17, Property known as "GORBATA COM SEU BORODO", described in the Land Registration Office, Ilhas, Goa under no. 805 of Book B-10 Old and enrolled in the Taluka Revenue Office, Ponda under Matriz nos. 14 & 15 and the Property known as "GOVIND SANTU XETE" or "POQUECHEM BATA", described in the Land Registration Office, Ilhas, Goa under no. 958 of Book B-12 Old and not enrolled in the Taluka Revenue Office, Ponda for Matriz purpose, all the three properties situated at Ponda, within the limits of Ponda Municipal Council, Taluka and Registration Sub-District of Ponda, District of North Goa, State of Goa and the said 75% i.e. 2896.50 sq. metres came to be surveyed as being part of Survey No. 148/1-F of Ponda Village recorded in the name of said Mr. Vishwanath Tukaram Prabhu as the occupant of the said survey holding;

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AND WHEREAS by another Sale Deed dated 12/11/2007 registered in the office of Sub-Registrar, Ponda-Goa under No.2034 at pages 234 to 261 of Book I, Vol. No. 1191 dated 22/11/2007 the member no. 7 of the VENDORS purchased from said Mr. Vishwanath Tukaram Prabhu and his wife Mrs. Valshali V. Prabhu the remaining 25% i.e. 965.50 sq. metres out of 3862.00 sq. metres of the aforementioned properties, which 965.50 sq. metres form part of survey No. 148/1-F of Ponda Village.

And thus the VENDORS became the absolute owners of the entire land bearing Survey No. 148/1-F of Ponda Village.

AND WHEREAS by Deed of Sale dated 12/11/2007 registered in the office of Sub-Registrar, Ponda under No. 2032 at pages 184 to 228 of Book I, Vol. 1191 dated 22/11/2007 the member no. 7 of the VENDORS purchased from Mr. Purshottam Tukaram Prabhu and his wife Mrs. Poornima Purshottam Prabhu 25% i.e. 682.25 sq. metres of 2729 sq. metres of the aforementioned properties which is part of the Survey No. 148/1-E of Ponda Village and the said Sale Deed was subsequently rectified by Deed of Rectification dated 29/11/2011 whereby the area 25% of 2729 sq. metres was corrected to 682.25 sq. metres.

AND WHEREAS by a Sale Deed dated 12/11/2007 registered in the office of the Sub-Registrar, Ponda under No. 2031 at pages 160 to 183 of Book I, Vol. 1191 dated 22/11/2007 the member no. 1, 3 and 5 of the VENDORS purchased from said Mr. Purshottam Tukaram Prabhu and his wife Mrs. Poornima Purshottam Prabhu the balance 75% of the entire area of



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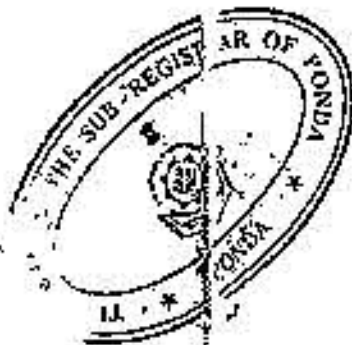
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2729.00 sq. metres i.e. 2046.75 sq. metres of the above identified properties being the undivided portion of Survey No. 148/1-E of Ponda Village.

And thus the VENDORS became the absolute owners of the entire land bearing Survey No. 148/1-E of Ponda Village.

AND WHEREAS the VENDORS herein declare that South Goa Planning & Development Authority, Margao vide it's No Objection Certificate under No. SGPDA/2438/173/07-08 dated 28/06/2007 had permitted Shri. Vishwanath T. Prabhu to register the Sale Deed of the property under Survey No. 148/1-F situated at Ponda and vide No Objection Certificate No. 2437/174/07-08 dated 28/06/2007 had given no objection for registration of sale deed surveyed under No. 148/1-E to Shri. Purshottam T. Prabhu.

AND WHEREAS the VENDORS declared that the Collector of North Goa on 21/07/2005 issued Sanad to Shri. Purshottam Tukaram Prabhu for converting an area of 2729 sq. metres for residential purpose and the Collector of North Goa District granted Sanad to Shri. Vishwanath Tukaram Prabhu for converting an area of 3862 sq. metres vide Conversion Sanad dated 21/07/2005 in respect of part of Survey No. 148/1 of Ponda Village and the VENDORS declare that the area 2729 sq. metres came to be surveyed under No. 148/1-E and the area of 3862 sq. metres came to be Surveyed under No. 148/1-F of Ponda Village.



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This land under Survey Nos. 148/1-F admeasuring 3862.00 sq. metres and land under Survey No. 148/1-E admeasuring 2729.00 Sq. metres, both of Ponda Village, taken together are hereinafter referred to as "SAID PROPERTIES" and is more particularly described in the SCHEDULE herein under written.



AND WHEREAS the VENDORS with the intention to sell the SAID PROPERTIES, approached the PURCHASER, who in pursuance to the various representations made by the VENDORS unto the PURCHASER as mentioned in the recital clause of the Agreement for Sale dated 16/12/2011 agreed to purchase the SAID PROPERTIES vide Agreement for Sale dated 16/12/2011 duly registered before the office of the Sub - Registrar of Ponda under No. 310 at pages 212 to 242 of Book No. I, Vol. No. 1991 dated 16/03/2012, for total consideration of Rs. 7,21,00,000/- (Rupees Seven Crores Twenty One Lac Only)

AND WHEREAS by an aforesaid Agreement for Sale dated 16th December 2011, registered in the office of Sub-Registrar Ponda under Registered No. 310 at pages no. 212 to 242 of Book No. 1, Volume No. 1991 dated 16/03/2012, the VENDORS herein had agreed to sell the said property to the PURCHASER for the consideration mentioned therein and in part performance of the said Agreement, the VENDORS had also delivered quite, vacant and peaceful possession of the said property to the PURCHASER on 24th March 2012.

AND WHEREAS, in furtherance to the said Agreement of Sale dated 16th December 2011, the VENDORS have agreed with

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NOW THEREFORE THIS DEED OF SALE WITNESSES AS
UNDER:-

1. That in pursuance to the said Agreement for Sale dated 16/12/2011 and in consideration of Rs. 7,21,00,000/- (Rupees Seven Crore Twenty One Lac Only), made by the PURCHASER herein to the VENDORS in the following manner at the request of the VENDORS;
- a) a sum of Rs. 4,01,00,000/- (Rupees Four Crores One Lac Only) in the manner stipulated at page 13 and 14 of the Agreement for Sale dated 16/12/2011
- b) a sum of Rs. 78,25,000/- (Rupees Seventy Eight Lac Twenty Five Thousand Only) vide Cheque No. 114720 dated 30/05/2012 drawn on the Bank Of India, Mira Road (E) Branch, in favour of member no. 1 of the VENDORS;
- c) a sum of Rs. 2,00,000/- (Rupees Two Lac Only) vide Cheque No. 114715 dated 30/05/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 2 of the VENDORS;

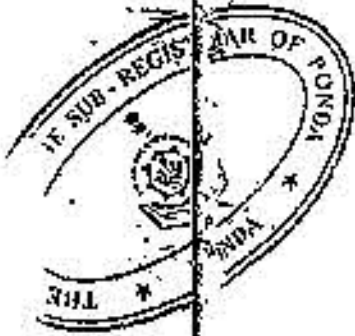
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d) a sum of Rs. 25,00,000/- (Rupees Twenty Five Lac Only) vide Cheque No. 114262 dated 22/03/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 3 of the VENDORS;

e) a sum of Rs. 53,25,000/- (Rupees Fifty Three Lac Twenty Five Thousand Only) vide Cheque No. 114716 dated 30/05/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 3 of the VENDORS;

f) a sum of Rs. 2,00,000/- (Rupees Two Lac Only) vide Cheque No. 114717 dated 30/05/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 4 of the VENDORS;

g) a sum of Rs. 25,00,000/- (Rupees Twenty Five Lac Only) vide Cheque No. 114268 dated 22/03/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 5 of the VENDORS;

h) a sum of Rs. 53,25,000/- (Rupees Fifty Three Lac Twenty Five Thousand Only) vide Cheque No. 114718 dated 30/05/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 5 of the VENDORS;

i) a sum of Rs. 2,00,000/- (Rupees Two Lac Only) vide Cheque No. 114719 dated 30/05/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 6 of the VENDORS;

Arjun
Rajesh
Dishant
Mayank

N.S. Bhatnagar
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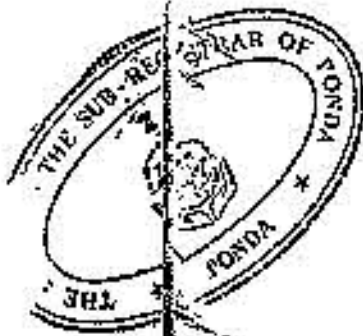
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j) a sum of Rs. 77,25,000/- [Rupees Seventy Seven Lac Twenty Five Thousand Only] vide Cheque No. 114740 dated 30/05/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 7 of the VENDORS;

k) a sum of Rs. 2,00,000/- (Rupees Two Lac Only) vide Cheque No. 114713 dated 30/05/2012 drawn on the Bank of India, Mira Road (E) Branch, in favour of member no. 8 of the VENDORS;

the payment and receipt of sum mentioned in clause 1a) the VENDORS and each of them do hereby admit and acknowledge to have received and discharge the PURCHASER herein of the same and every part thereof, they the VENDORS do hereby grant, convey, sell, transfer, assign and assure by way of absolute sale to the PURCHASER, herein the SAID PROPERTIES viz. the property surveyed under Survey Nos. 148/1-F admeasuring an area of 3862.00 sq. metres (Three Eight Six Two Decimal Zero Zero) and the property surveyed under Survey No. 148/1-E admeasuring an area of 2729.00 Sq. metres (Two Seven Two Nine Decimal Zero Zero), both of Ponda Village along with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTIES and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the said VENDORS into out of or upon the SAID PROPERTIES and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTIES hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members



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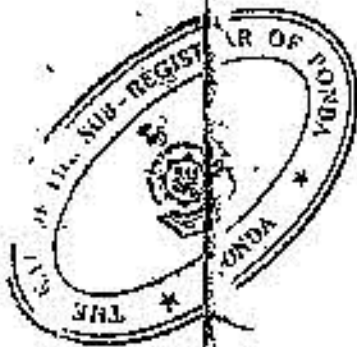
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and appurtenances unto and to the use and benefit of the said PURCHASER forever herein subject to the payment of land tax payable on the said properties from the date of execution of the Sale Deed to the Government of Goa or to the local authority.



2. The VENDORS do hereby now declare that they have absolute rights and title to convey the SAID PROPERTIES to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PROPERTIES hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them.

3. The VENDORS covenant with the PURCHASER as under:-

a) That they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTIES unto the PURCHASER and placing him in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

b) That they have not entered into any agreement, understanding and or arrangements/agreement for sale, development and or disposal or have accepted any sum of

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Rajani
D. Shad
S. Rajani

N.S. Rajani

[Signature]

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[Signature]

Contd/-



moneys from whomsoever for sale or otherwise howsoever with any third party in respect of the SAID PROPERTIES or any part thereof;

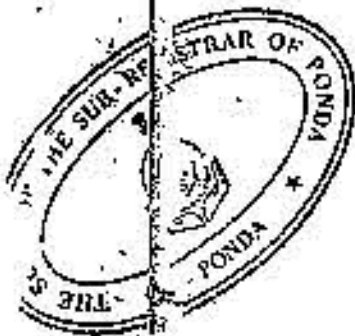
c) That they have not created any charge and encumbered the SAID PROPERTIES or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the SAID PROPERTIES or any part thereof;

d) That they have good, clear, legal, marketable, subsisting title over the SAID PROPERTIES hereby sold and that the same is free from all encumbrances.

e) That the representations and the declarations made by the VENDORS unto the PURCHASER in the recital clause of the Agreement for Sale dated 16/12/2011, relying upon which the PURCHASER agreed to purchase the SAID PROPERTIES, be deemed to have been specifically incorporated herein for all purpose and to avoid repetition.

4. The VENDORS do hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from granting and conveying the SAID PROPERTIES in the manner aforesaid and hereinafter.

5. That all taxes such as land tax, etc. or otherwise in regard to the SAID PROPERTIES shall be borne and paid by the VENDORS upto the date of registration of this sale deed and thereafter by the PURCHASER.



16/12/20
16/12/20
Dilip
16/12/20

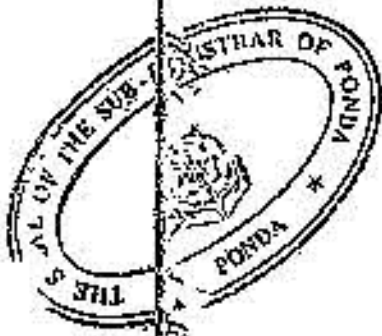
N. S. Raiyani
N. S. Raiyani

16/12/20

16/12/20

Contd/-





6. The VENDORS hereby authorizes the PURCHASER to get transferred in his name the SAID PROPERTIES purchased by him by the present deed with the competent authorities and the VENDORS specifically gave No Objection for carrying out mutation and for transferring the survey records in respect of the SAID PROPERTIES in the name of the PURCHASER and for including the name of the PURCHASER in survey records of the SAID PROPERTIES and hereby waives any notice that may be required to be addressed to them under any law in force.
7. In case the PURCHASER is deprived from possessing and enjoying the SAID PROPERTIES and or any part thereof at anytime in future, due to any defect in ownership/title or identification of the VENDORS or due to claim or objection from any person, firm, company, Bank, credit society, financial institution etc., the VENDORS shall compensate/indemnify and keep indemnified the PURCHASER against all such claims, objections etc.
8. That the Purchaser shall be entitled to mutate his name in survey records of Survey No. 148/1-B and 148/1-F based on this Sale deed and the VENDORS waive the notice of the same.
9. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby

Rajendra
Rajendra
DRISHA
DRISHA

N.S. Rajendra
N.S. Rajendra

Halgi V. M.

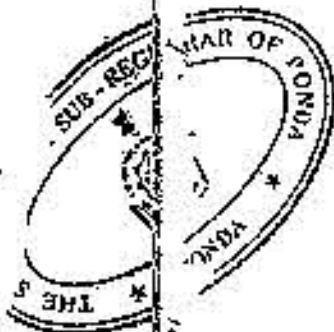
Contd/-



declare that they do not belong to the Schedule Castes or Schedule Tribes category:

10. The Vendors hereby declare that they have no right, title or interest nor possession in the land/earlier road/space in between Survey Nos. 148/1-E and 148/1-F of Ponda Village and the Purchaser herein is free to amalgamate the said space in Survey no. 148/1-E and 148/1-F and utilize the said space in manner he likes.

11. That by an agreement dated 16/12/2011, registered in the office of the Sub-Registrar, Ponda, under No. 310, at pages 212 to 242 of Book I, Volume 1991, dated 16/03/2012, the Vendors herein agree to sell to the Purchaser herein the property bearing Survey Nos 148/1-F and 148/1-E of Ponda village for the price of Rs. 7,21,00,000/- (Rupees Seven Crores Twenty One Lacs Only) on which the stamp duty payable is Rs.28,84,000/- (Rupees Twenty Eight Lacs Eighty Four Thousand Only) and the said agreement for Sale was engrossed on stamp paper of Rs. 7,21,000/- (Rupees Seven Lacs Twenty One Thousand Only) and as such the present Sale deed is engrossed on balance stamp duty of Rs. 21,63,000/- (Rupees Twenty One Lacs Sixty Three Thousand Only) and further stamp duty of Rs.100/- is affixed in view of a covenant incorporated in this deed. Thus, the present deed is engrossed on stamp duty of Rs. 21,63,100/- (Rupees Twenty One Lacs Sixty Three Thousand One Hundred Only).



[Handwritten signatures]

[Handwritten signatures and stamps]
W.S. Rajan
[Signature]

Contd/-



SCHEDULE

(OF THE SAID PROPERTIES)

Of the Property under Survey No. 148/1-E

ALL THAT landed property admeasuring 2729.00 Sq. metres, situated at Ponda, within the limits of Ponda Municipal Council, Taluka and registration Sub-District of Ponda, District of North Goa, State of Goa, forming an independent and separate unit in itself and surveyed under Survey No. 148/1-E of Ponda Village, and is bounded as under:

North : by Plot No.A-1/E of Paresh Prabhu being part of Survey No. 148/1 of Ponda village.

South : by Public Road from Upper Bazar to Bondabag.

East : by Part of Survey No. 148/1

West : By Survey No. 148/1(Part) of Ponda Village of Vata Babani Keulekar

ALL THAT landed property admeasuring 3862.00 Sq. metres, situated at Ponda, within the limits of Ponda Municipal Council, Taluka and registration Sub-District of Ponda, District of North Goa, State of Goa, forming an independent and separate unit in itself and surveyed under Survey No. 148/1-F of Ponda Village and is bounded as under:

Wagep
Amir
District
Stationary

N.S. Rijani

Stationary

Balgi *Vyasa*



Contd/-

North : by Plot P-7 being part of Survey No.148/1 of Ponda village

South : by Public road from Upper Bazar to Bondabag

East : by Plot A-2 of Parodkar and others being part of Survey No. 148/1 of Ponda village

West : by Part of Survey No.148/1

The Survey Nos. 148/1-E and 148/1-F have the shape and extension as shown in the plan annexed hereto duly signed by the parties and forming part of this deed,

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.

Attest
Attest
D. S. Rao
Attest

N. S. Rao

Attest

Attest Attest

Contd/-



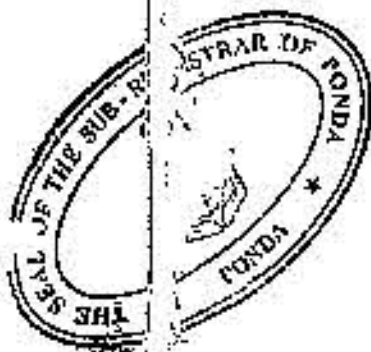
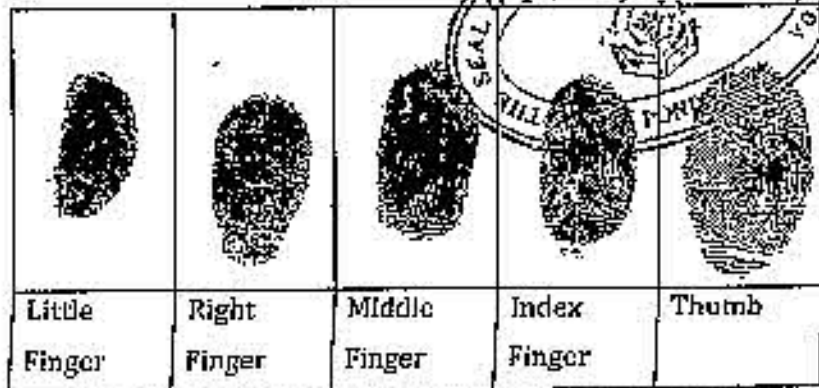
SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED VENDORS:

Mr. MURAD MANSUR RAYANI

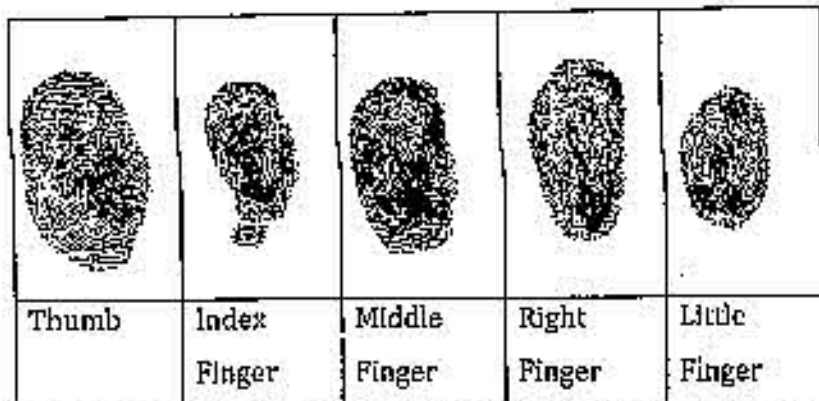
The member no. 1 of the

Party of the FIRST PART

In the presence of.....



LEFT HAND FINGER PRINT IMPRESSION OF Mr. MURAD
MANSUR RAYANI



RIGHT HAND FINGER PRINT IMPRESSION OF Mr. MURAD
MANSUR RAYANI

Ali Zaid
Ali Zaid
Di Shah
Di Shah

M.S. Rayani

Shahin

Ali Zaid *Vijay*



Contd/-



Mrs. FEMIDA MURAD RAYANI

The member no. 2 of the

Party of the FIRST PART

In the presence of.....



				
Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. FEMIDA MURAD RAYANI

				
Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. FEMIDA MURAD RAYANI

Handwritten signatures and stamps:
 1. *Handwritten signature*
 2. *Handwritten signature*
 3. *Handwritten signature*
 4. *Handwritten signature*

N.S. Rayani

Handwritten signature

Handwritten signatures

Contd/-

Mr. NIZAR VASSANJI RAYANI

The member no. 3 of the

Party of the FIRST PART

In the presence of



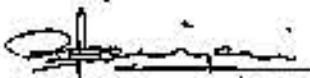
				
Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

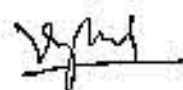
LEFT HAND FINGER PRINT IMPRESSION OF Mr. NIZAR VASSANJI RAYANI

				
Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. NIZAR VASSANJI RAYANI

11/20
N. S. Rayani
D. H. S. Rayani
S. H. Rayani

N. S. Rayani




Contd/-

Mrs. DILSHAD NIZAR RAYANI

The member no. 4 of the

Party of the FIRST PART

In the presence of.....

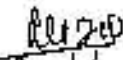
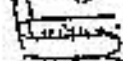
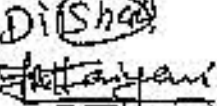
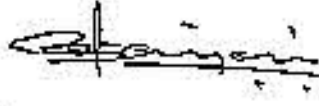


				
Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. DILSHAD NIZAR RAYANI

				
Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. DILSHAD NIZAR RAYANI



 Dilshad






Contd/-



Mr. SALIM VELSI RAYANI

The member no. 5 of the

Party of the FIRST PART

In the presence of



Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SALIM VELSI RAYANI

Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SALIM VELSI RAYANI

Muzo
Hausani
D. N. Shod
Hausani

N. S. Rayani
Hausani

Salgi *Vysni*

Contd/-



Mrs. NADIA SALIM RAYANI

The member no. 6 of the

Party of the FIRST PART

In the presence of.....



N.S. Rayani

N.S. Rayani

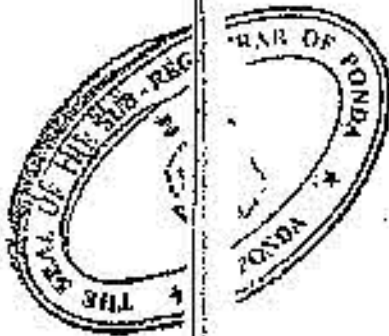


Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. NADIA SALIM RAYANI

Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. NADIA SALIM RAYANI



Dez
Dez
Dez
Dez

N.S. Rayani

[Signature]

[Signature]

[Signature]



Contd/-

[Signature]

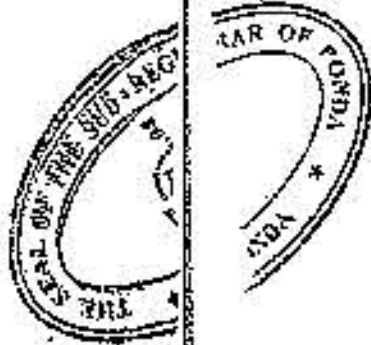


Mrs. VINITA SANJAY SINGBAL

The member no. 7 of the

Party of the FIRST PART

In the presence of.....



Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mrs. VINITA SANJAY SINGBAL

Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. VINITA SANJAY SINGBAL

[Signature]
[Signature]
[Signature]

N-S Rajani

[Signature]

[Signature]

[Signature]

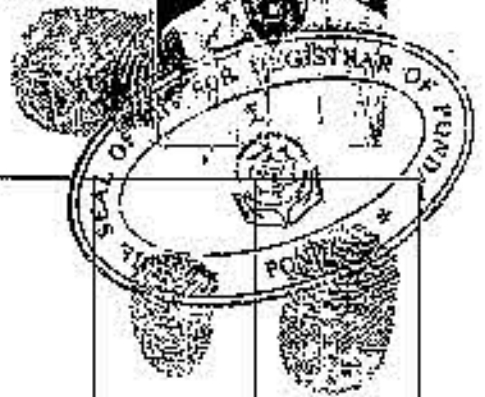
Contd/-

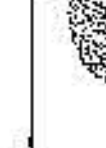




Mr. SANJAY LAXMAN SINGBAL

The member no. 8 of the
Party of the FIRST PART
in the presence of.....

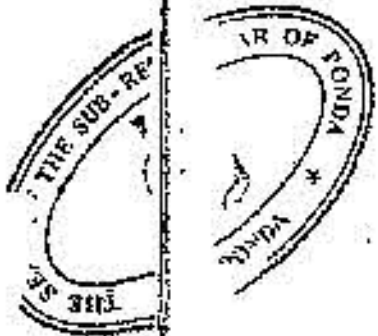


				
Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SANJAY
LAXMAN SINGBAL

				
Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SANJAY
LAXMAN SINGBAL



Devi
Rajendra
Devi
Rajendra

N.S. Rajani
Rajani

Rajani *Vijay*



Contd/-

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED PURCHASER:

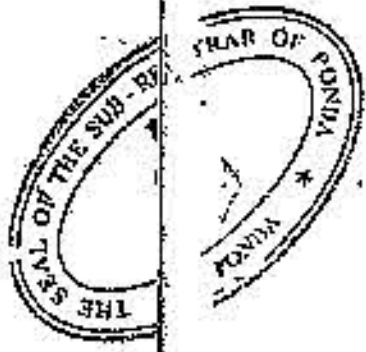
Mr. UDAY GHANSHYAM NAIK

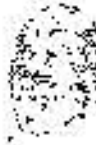
Through his Constituted Attorney

Shri. KRISHNA GANAPAYYA BALGI

The party of the SECOND PART

In the presence of



				
Little Finger	Right Finger	Middle Finger	Index Finger	Thumb

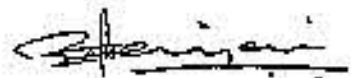
LEFT HAND FINGER PRINT IMPRESSION OF Mr. KRISHNA
GANAPAYYA BALGI

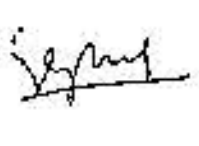
				
Thumb	Index Finger	Middle Finger	Right Finger	Little Finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. KRISHNA
GANAPAYYA BALGI

Noted
Reason
Disputed
Attorney

N.S. Rayani





Contd/-

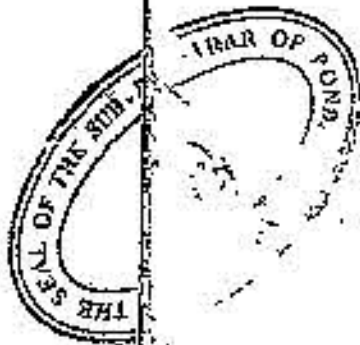
WITNESSES:

1. Mr. Devidas Vaikunth Naik
Aged 55 years, married,
Businessman, Indian National,
r/o Sanvordem in Sangtrem Taluka
Goa.

[Signature]

2. Mr. Venkatesh A. Naik
Aged 45 years, married,
Businessman, Indian National,
r/o Fonseca Arcade, 3rd Floor,
Tisik, Ponda, Goa

[Signature]



[Signature]
[Signature] N.S. Raijani
[Signature] D.V. Dhand
[Signature]

[Signature] *[Signature]*



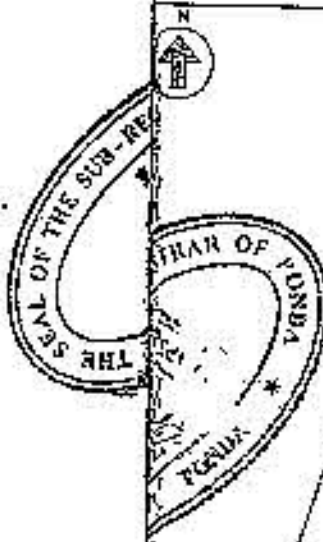
PLAN OF SURVEY NO 148 / 1-E AND 148 / 1-F OF PONDA VILLAGE,



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

This Showing plan started at
Village: PONDA
Taluka: PONDA
Survey No: 148/1-E and 1-F

Level No: 2700



Registered No. 1646/14
at Pages 97 to 161
Book No. 2 Volume No. 2638
date 04/08/2014

Inspector of Survey &
Land Records
Ponda - Goa



TRUE COPY

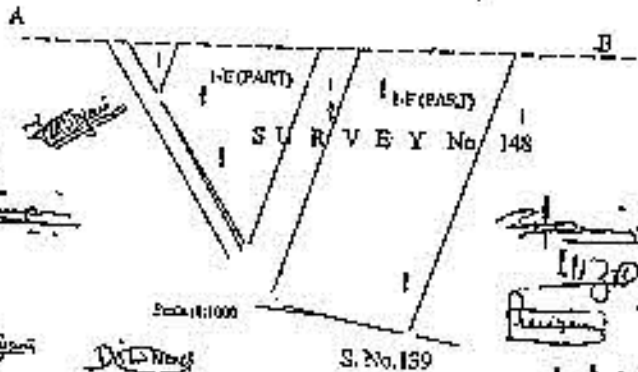
True Copy

Dy. Collector & SDO
Ponda Sub Division,
Ponda - Goa

Scale: 1:1000

True Copy

Dy. Collector & SDO
Ponda Sub Div
Ponda



S. No. 139

Drawn by: Vinodh Anwar
623042814

District
IV S. No. 139
Compounded by



PLAN OF SURVEY NO 148 / 1-E AND 1-F OF PONDA VILLAGE,
PONDA TALUKA SOLD BY MR. MURAD MANSUR RAYANI AND OTHERS TO UDAY G. NAIK

NORTH



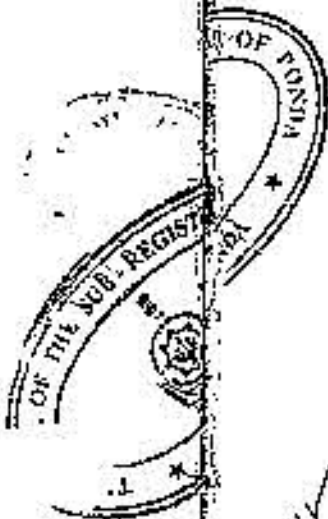
AREA STATEMENT

PLOT NO	AREA IN SQ.MT
1-E	2722.00
1-F	3362.00

SCALE 1:2000

Registered No. 1640/14
at pages 97 to 161
Book No. I Volume No. 2628
date 04/08/2014

Sub-Registrar



S.No.148

Murad Mansur Rayani
Uday G. Naik
Di. Shree
Hattayani



Uday G. Naik

SIGNATURES OF VENDOR

SIGNATURE OF PURCHASER

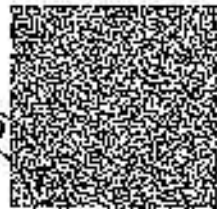


सत्यमेव जयते

INDIA NON JUDICIAL Government of Karnataka

e-Stamp

Certificate No. : IN-KA83470387575244L
Certificate Issued Date : 29-Oct-2013 04:28 PM
Account Reference : NONACC (FI)/Raksh08/ KARWAR1/KA-KW
Unique Doc. Reference : SUBIN-KAKAKSFCL008334510806569DL
Created By : UDAY GHANSHYAM NAIK KARWAR
Description of Document : Article 41 Power of Attorney
Description : FOR G P A
Consideration Price (Rs.) : 0
(Zero)
First Party : UDAY GHANSHYAM NAIK KARWAR
Second Party : KRISHNA GANAPAYYA BALGI MUMBAI
Stamp Duty Paid By : UDAY GHANSHYAM NAIK KARWAR
Stamp Duty Amount (Rs.) : 500
(Five Hundred Only)



Please write or type below this line
CONTINUATION OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I SHRI UDAY GHANSHYAM NAIK, age 46 years, being proprietor of M/s. S.G. N. Construction, residing at Uma-Niketan, Sadashivgad, Chittakala, Taluka - Karwar, District - Uttara Kanthada, having PAN Card No. ADEPN6893E, do hereby constitute, nominate and appoint SHRI KRISHNA GANAPAYYA BALGI, age 43 years, residing at B/1/606, New Ashok Nagar, Bapu Pranjape Marg, Near Vazira Naka, Borivali (W), Mumbai 400 092, Pan No. AEMPB 9553R as my lawful attorney.

S. M. Durgekar

S. M. DURGEEKAR
NOTARY, KARWAR.

CORRECTIONS

1. The authority of this Stamp Certificate is available on the website <http://www.india.gov.in>
2. The area of one long the watermark and the other the one side in case of any discrepancy please inform the concerned authority



Whereas, I am likely to travel outstation and I am unable to attend to the matters relating to the land/property/property and to lodge the police complaint before the police department and to sign on such complaint on my behalf.

1. To purchase the agricultural/ Non Agricultural/ land/lands/site/plot/immovable property, in my name and manage, control and supervise the above said property in my name.

2. To represent me before the authorities concerned in respect to the above said property which will be purchased in my name.

3. To sign on the statement recorded before the revenue authorities in my name and on my behalf and also to sign on the notices, forms etc. and To swear affidavits in my name and on my behalf.

4. To take action under criminal or civil law, against trespassers of the above said land/property/property and to lodge the police complaint before the police department and to sign on such complaint on my behalf.

5. To appoint a lawyer as and when necessary in any matter concerned with the above said land/property and to sign on vakalat Nama in my name.

6. To sign, declare and affirm all plaints, written statements, petitions, other necessary documents and to file the same in any court of law, tribunal or Govt. authorities in connection with any litigation and safe guard the interest of the above said land/property.

7. To pay taxes, cess, and revenues to the Govt., Municipal authorities in respect of the above said property.

8. To clear any covenants imposed on the above said land/property such as payment of premium, bhoja etc.

9. To apply for conversion of land from Non agricultural purpose and also pay the fees for the said conversion, sign on all papers, bonds, challans, and apply for licences for construction of permanent or temporary structure on the above said land/property and to sign on application in my names.

10. To sign on the necessary documents / declarations/forms/other relevant documents at the time of availing the permission and also to sign on the plan/sketch and to modify or alter the plan and get the same sanctioned.

11. To represent me before any court of law, Government Department or local authority or other police authorities and administrative authorities or official for effective management and supervision of the above said land/property.

12. To apply for electricity connection / water supply connection before the competent authority in my name.

No. OF CORRECTIONS

S. M. DURGEKAR
NOTARY, KARWAR.

To enter into agreement/consideration in respect of land/release deed / any instrument, and register the same.

To sign on the Sale Deed/Grant records, /any register, at the time of purchase.

To receive the registered documents from the authorities.

My attorney shall have power and also the power to do all necessary acts, deeds and things that are necessary for the above said acts; deeds and things.

At Karwar, on 09.10.2013.

Witnesses

Mt. Vijay K. Parodkar

A/o. M.G. Road, Karwar

At Karwar, on 09.10.2013.

Witnesses

Mt. Vijay K. Parodkar

A/o. M.G. Road, Karwar

At Karwar, on 09.10.2013.

Witnesses

Mt. Vijay K. Parodkar

A/o. M.G. Road, Karwar

At Karwar, on 09.10.2013.

Witnesses

Mt. Vijay K. Parodkar

A/o. M.G. Road, Karwar

At Karwar, on 09.10.2013.

Witnesses

Mt. Vijay K. Parodkar

A/o. M.G. Road, Karwar

At Karwar, on 09.10.2013.

Witnesses

Mt. Vijay K. Parodkar

A/o. M.G. Road, Karwar

At Karwar, on 09.10.2013.

To enter into agreement for purchase of the properties and pay part/full sale consideration in respect of the sale transaction and to present the Sale Deed /Purchase deed / release deed / any registration document/s for registration before the Concerned Sub Registrar, and register the Sale Deed of the said land/property in my name.

To sign on the Sale deed / Correction Deed / Gift Deed and/ or any deeds and other documents, /any registration document/s, impress the thumb before the Concerned Sub Registrar, at the time of purchasing the properties in my name and on my behalf.

To receive the registered post, Sale Deed, Registered AD's or any registered parcel from the local authorities in my name and on my behalf.

My attorney shall have no rights to sell/transfer the above said property standing in my name and also the properties purchased in my name.

I do hereby necessary acts, deeds and things, which are necessary to purchase the properties in my name or which will be further acquired by me in my name. Generally to do all acts, deeds, things that are necessary for the aforementioned purposes. I hereby agree and confirm that the said acts, deeds and things lawfully done by my attorney shall be binding on me.

land/lease/site/plot/ and supervise the above said

in respect to the above said

the authorities in my name and swear affidavits in my name

not trespassers of the above and before the police department

matter concerned with the

memoranda, petitions, other notices or Govt. authorities in connection with land/property.

local authorities in respect of

and/property such as payment

for purpose and also pay the fees and apply for licences for construction of property and to sign on

maps/other relevant documents and to modify or

Department or local authority official for effective management

connection before the competent



09.10.2013

SHRI. UDAY GHANSHYAM NAIK
Executant.

SHRIKISHNA GANAPATHY
Accepted by the GPA holder

Mr. V. K. Purodkar
P/o. M.G. Road, Karwar

The Notary Stamps are not available
with the Government of Karnataka
Hence, not affixed.

Mr. V. K. Purodkar M. Jambhwalkar
P/o. Habbuwada, Karwar.

DIRECTIONS

"EXECUTED BEFORE ME"

S. M. DURGEKAR
NOTARY, KARWAR.



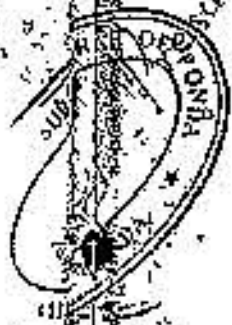
P.T.O



CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL

Sai
N. S. NAIK
NOTARY
PONDA-GOA

Date 20/12/13
P.N. No. 2394/2013

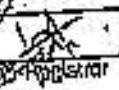


20/12
2013

12/12/13

Sub Ponda

Registered No. 1640/14
at pages 97 to 161
Book No. I Volume No. 2628
date 04/08/2014


Sub-Registrar

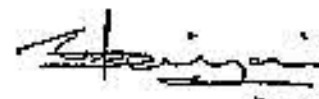


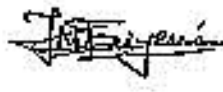
Executing parties:

- ① Mr. Murad Mansur Rayani, s/o Shri. Mansur Vassanji Rayani, 33 years, businessman, married, and his wife,
- ② Mrs. Femida Murad Rayani, w/o Mr. Murad Mansur Rayani, 20 years, Housewife,
- ③ Mr. Nizar Vassanji Rayani, s/o Shri. Vassanji Rayani, 15 years, businessman, married, and his wife,
- ④ Mrs. Dilshad Nizar Rayani, w/o Mr. Nizar Vassanji Rayani, 49 years, housewife,
- ⑤ Mr. Salim Velsi Rayani, s/o Shri. Velsi Rayani, 40 years, married, and his wife,
- ⑥ Mrs. Nandla Salim Rayani, w/o Mr. Salim Velsi Rayani, 34 years, Housewife, all Nos. 1 to 6 are Indian Nationals, all R/o Durgabhai, Ponda, Goa.
- ⑦ Shri. Krishna Ganapayya Balgi, 43 years, married, R/o Mumbai, as a Constituted attorney of Mr. Uday Chanshyam Naik.

Executing parties

admits execution of the so called
Sale deed

✓ Murad M. Rayani 

✓ Femida M. Rayani 



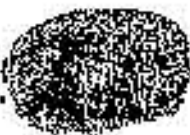
✓ Nizarali V. Rayani

lines



✓ Dilshad Nizar Rayani

Dilshad



✓ Sarim V. Rayani

Sarim



✓ Wadia S. Rayani

Wadia



✓ Krishna G. Balgi

Kalgi



① Devadas V. Naik, spz Varkenth Naik, married, major in age, businessman, Indian National, not a fraudulent person.

② Venkatesh A. Naik, spz Anand Naik, aged 45 yrs, businessman, Indian citizen, married, not a fraudulent person.

and known to the Sub-Registrar states that he personally knows the above exponent and identifies them

✓ Dinku V. Naik

Dinku

✓ Venkatesh A. Naik

Naik

Ponda, dated 19th June, 2014

[Signature]
SUB-REGISTRAR
PONDA

Executing party:

① Mrs. Vinita Sanjay Singhal, also Shri.
Sudhansu Nalk Gaurmelal, 42 years,
Housewife, married, and no patent,
Guernia, Ponda, Goa.

Executing party _____

admits execution of the so called
Sale deed

> Vinita Sanjay Singhal

Vinita

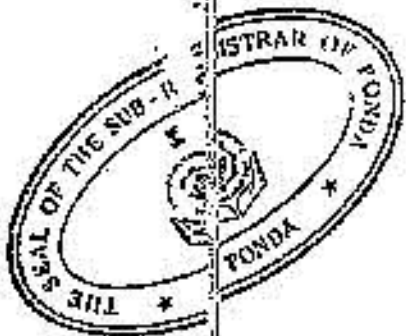
Shri Venkatesh Anant Naik
- major age, business, married.
Indian National, residing at
Ponda-Goa.

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him.

Naik

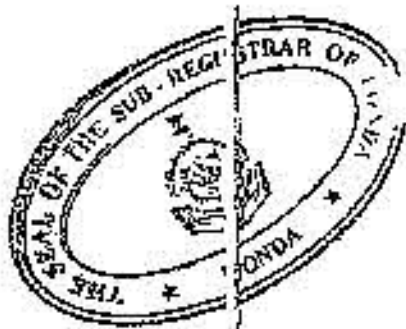
Ponda dated 30/06/2014.

Sub-Registrar
PONDA



Executing Party:

- ① Mr. Sanjay Laxman Singbal, s/o Shri. Laxman Singbal, 51 years, Chartered Accountant, 110 Pocherdy, Q. Kevla, Ponda, Goa.



Executing party _____

admits execution of the so called
Sale deed

At the residence of Sanjay Laxman Singbal.

At the residence at Pocherdy, Q. Kevla in Ponda Goa between 9.45 am to 10.20 am paid fee of Rs. 100/- vide No. 34/13, dated 15/7/14.

Shri Venkatesh Anant Naik, Major Q. A. G., business, married, Indian National, N/o Ponda Goa.

and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

Venkatesh A. Naik

Ponda, dated 15th July, 2014

[Signature]
Sub-Registrar