

197

AXIS BANK LTD
SIDDHARTHI BANERJEE BHAVAN
7, SHIRGAONKAR ROAD, PANAJI

BRANCH 13313 NON JUDICIAL VI (H)
155634 OCT 23 2013

100 000 000 000 000 000 17:09

DEPOSIT/CR/15/7/2013 R. 200000/- P85740

INDIA STAND DUTY GOA

NAME: Ekky Developers

For AXIS BANK LTD.

ADDRESS: Panaji

K.A. Raila,

THROUGH: Samsex Bolekundri

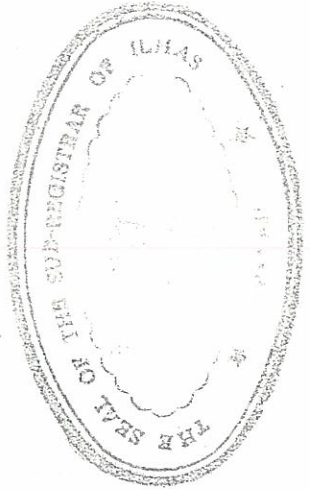
Authorised Signatory,
P. Shirgaonkar Road,
Panaji, Goa-403001.

SIGNATURE: [Signature]

TRACY NO: AXISB/13313

Handwritten note:
K.A. Raila
P. Shirgaonkar Road
Panaji, Goa-403001

Handwritten note:
2013/10/25



DEED OF SALE

Handwritten signature

Handwritten mark

This DEED OF SALE is executed on this 24th day of OCTOBER, 2013
before the Sub Registrar of Ilhas at Panaji - Goa.

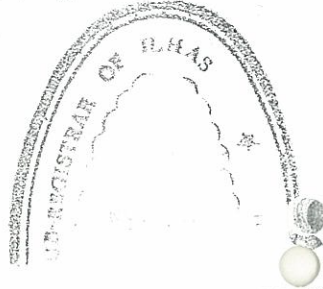


BETWEEN

M/S. V. R. P. LAND BASE PVT. LTD., a Company incorporated under the Companies Act having its office at Vasant Kunj, New Delhi, having PAN Card No. AACCV5429R, represented by its Director, **SHRI. VED PRAKASH PAWAR**, son of late Ch. Daya Ram, aged 55 years, married, businessman, Indian National, residing at 2, Hyde Park, Prakriti Marg, Sultanpur Farms, M. G. Road, New Delhi-110 030, duly authorized vide Resolution passed by the Company in its meeting held on 02.09.2013, hereinafter called "THE VENDOR" (which expression shall unless repugnant to the context or meaning thereof include its Directors, executors, legal representatives and assigns) **OF THE FIRST PART.**

AND

M/S ENKAY DEVELOPERS, a partnership firm, having its office at Nizmar Resort, Naikawaddo, Calangute - Goa, PAN Card No. AAAPFE5760B, represented by its duly authorized Partner, **MR. ASHRAFALI PEERMOMAHMED NIZARI**, son of Mr. Peermohamed Nizari, 56 years of age, married, Indian National, resident of Naikawaddo, Calangute - Goa. Hereinafter called "THE PURCHASER" (which expression shall, unless contrary to the context hereof, mean and include



its successors in interest and permitted assigns) OF THE SECOND

PART.

WHEREAS, there exists a property known as "TERCEIRO CANTO CHINCHECHO" or "TERCEITO CANTO CHINCECHO COM SEU ALTO DE AREA DA PROPRIEDADE BAILLY VELLY", situated at Campal, Miramar, Panaji, within the limits of Panaji Municipal Council now Corporation of the City of Panaji, Taluka Tisawdi, Registration Sub District of Ilhas, District of North Goa, State of Goa, hereinafter called said property, more particularly described in SCHEDULE — I there under written.

AND WHEREAS, the said property originally owned by Smt. Maria Lilia Sofia de Azavedo e Pinto, widow of Shri. Rogerio Jose Inacio Pinto and Shri. Jose Cristovam Pinto and his wife Smt. Telma Mergelina de Sa Pinto, in equal share of one half each as having acquired the same by Deed of Exchange dated 12.02.1970, registered before Sub Registrar of Ilhas under no. 340 of Book I, Vol. 49 dated 27.06.1970.

AND WHEREAS, after obtaining the approvals from the concerned authorities including Letter No. DE/1249/1883/69 dated 27.11.1969 from Town and Country Planning Department and Letter No. RT/1471 dated 27.12.1969 from Panaji Municipal Council, the said property was sub divided into plots.

[Signature]

[Signature]





AND WHEREAS, by Conveyance of Sale dated 15.12.1973, registered before Sub Registrar of Ilhas under no. I at pages 150 to 156 of Book I, Vol. 80 dated 02.01.1974, said Maria Lilia Sofia do Azavedo e Pinto, widow of Rogerio Jose Inacio Pinto and said Jose Cristovam Pinto and his wife Telma Mergelina de Sa Pinto sold Plot No. 10, admeasuring 447 sq. mts. of the said property to Dr. Gopalkrishna Kalyan Salelkar, resident of Fontainhas, Panaji, Goa.

AND WHEREAS, by Deed of Gift dated 03.06.1975, registered before Sub Registrar of Ilhas under no. 451 at pages 191 to 195 of Book I, Vol. 93 dated 18.06.1975, said Maria Lilia Sofia de Azavedo e Pinto, widow of Rogerio Jose Inacio Pinto and said Jose Cristovam Pinto and his wife Telma Mergelina de Sa Pinto gifted the Plots 'A' and 'B', the open space and which are adjacent to said Plot No. 10 to said Dr. Gopalkrishna

REGISTRAR OF ILHAS
Kalyan Salelkar.

AND WHEREAS, after obtaining approval from the Panaji Municipal Council, a dwelling house was built in said Plot No. 10, which house is allotted H.No. 706-C-13 by Panaji Municipal Council now Corporation of City of Panaji.

AND WHEREAS, in new survey the said Plot No. 10, admeasuring 447 sq. mts. is shown under Chata no. 8 and the said Plots 'A' and 'B', both total admeasuring 663 sq mts are shown under Chaita no. 9, both of P T Sheet no. 99 of City Survey Panaji in the Records of Land Survey. The said Plot No. 10 along with dwelling house and said Plot 'A' & 'B' together total as

Over

14/11/75

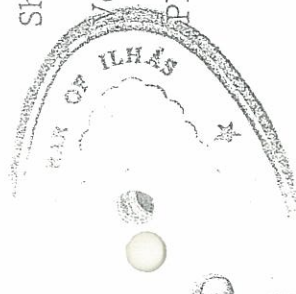
14/C



one unit admeasures 1110 sq. mts., hereinafter called 'said PLOT', more particularly described in SCHEDULE - II.

AND WHEREAS, upon the death of said Dr. Gopalkrishna Kalyan Salelkar on 05.06.1996, by Deed of Succession dated 06.06.1997, recorded before Notary Ex-Officio of Ilhas at pages 12 to 14(R) of Book No. 659, Smt. Sonia Gopalkrishna Salelkar alias Sonya Harish Sharma married to Shri. Harish Knshna Sharma and Shri Shiraj Gopalkrishna Salelkar were declared as his sole and universal heirs along with Smt. Usha Salelkar as his widow and moiety holder.

AND WHEREAS, by Deed of Sale dated 04.01.2007, registered before Sub Registrar of Ilhas under no. 144 at pages 87 to 121 of Book I, Vol. 1740 dated 15.01.2007, said Usha Salelkar, said Sonya Hathh Sharma, said Shiraj Gopalkrishna Salelkar and his wife Smt. Mukta Shiraj Salelkar, as Vendors along with said Harish Sharma, as Confirming Party sold said PLOT to the M/s R. M. S. Construction Pvt. Ltd.



AND WHEREAS, by Deed of Sale dated 22.03.2012 registered before Sub Registrar of Ilhas under Book-1 Document, Registration No. PNJ-BK-1-00727-2012, M/s R. M. S. Construction Pvt. Ltd sold the said Plot to the VENDOR herein.

AND WHEREAS, the VENDOR consequently became the Holder in Title and possession of the said PLOT.

Over

AND WHEREAS, the PURCHASER has approached the VENDOR with a request to sell said PLOT, more particularly described in the SCHEDULE - II hereunder written and the VENDOR has agreed to sell the said PLOT along with the dwelling house for a total consideration of Rs. 5,50,00,000/- (Rupees Five crores fifty lakhs only) wherein the said PLOT is valued at Rs. 5,00,00,000/- (Rupees Five Crores Only) and the dwelling house is valued at Rs. 50,00,000/- (Rupees Fifty Lakhs Only) which is the present market value of said PLOT and the dwelling house and does not involve any property belonging to any Scheduled Caste/Scheduled Tribes and the PURCHASER has agreed to purchase the same.

NOW, THEREFORE, THIS DEED OF SALE IS WITNESSETH AS

UNDER:

That in pursuance of the above agreement, and in consideration of payment of Rs. 5,50,00,000/- (Rupees Five Crores Fifty Lakhs Only) which is the present market value of said PLOT with more particularly described in the SCHEDULE - II hereunder written.

2. The PURCHASER has already paid Rs. 1,00,00,000/-- (Rupees One Crore only) by Cheques bearing no. 396918 and 396919, both dated 05.09.2013 drawn on the Catholic Syrian Bank Ltd., Panaji Branch, Panaji - Goa, and the VENDOR do hereby admit and acknowledge having received the same towards the sale of said PLOT.







3. The PURCHASER has paid Rs. 1,00,00,000/-- (Rupees One Crore only) by Cheque bearing no. 396922, dated 26.09.2013 drawn on the Catholic Syrian Bank Ltd., Panaji Branch, Panaji - Goa, Panaji Branch, Panaji - Goa, and the VENDOR do hereby admit and acknowledge having received the same towards the sale of said PLOT.

4. The PURCHASER has paid Rs. 1,00,00,000/-- (Rupees One Crore only) by Cheque bearing no. 3969224, dated 30.09.2013 drawn on the Catholic Syrian Bank Ltd., Panaji Branch, Panaji - Goa, Panaji Branch, Panaji - Goa, and the VENDOR do hereby admit and acknowledge having received the same towards the sale of said PLOT.

5. The PURCHASER has paid Rs. 1,50,00,000/-- (Rupees One Crore Fifty Lakhs only) by Cheque bearing no. 396926, dated 09.10.2013 drawn on the Catholic Syrian Bank Ltd., Panaji Branch, Panaji - Goa, Panaji Branch, Panaji - Goa, and the VENDOR do hereby admit and acknowledge having received the same towards the sale of said PLOT.

6. The PURCHASER has paid the balance amount of consideration of Rs. 94,50,000/-- (Rupees Ninety Four Lakhs Fifty Thousand Only) by Cheque bearing no. 396930, dated 31.10.2013 drawn on the Catholic Syrian Bank Ltd., Panaji Branch, Panaji - Goa, Panaji Branch, Panaji - Goa (after deduction of Rupees Five Lakhs Fifty

[Handwritten Signature]

[Handwritten Signature]





Thousand Only towards Tax Deduction at Source @ of 1% of purchase value) and the VENDOR do hereby admit and acknowledge having received the same in full and final consideration towards the sale of said PLOT.

7. The VENDOR do hereby grant, transfer, sell, convey, assign, release and assure by way of sale UNTO the PURCHASER all that said PLOT, more particularly described in the SCHEDULE — II hereunder written, together with all access, easements, privileges, profits, advantages, rights, interest and appurtenances in or over the said PLOT and every part thereof and all estate, right, title, use, property, possession, benefit of the VENDOR unto or upon the said PLOT and every part thereof to have and to hold the same forever as absolute property of the PURCHASER.

8. The VENDOR do hereby covenants with the PURCHASER that said PLOT sold herein shall be quietly entered upon and held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDOR or any person or persons claiming through or under them.

9. The title of the said PLOT hereby sold subsists in favour of the VENDOR and the VENDOR has powers, authority, right, title, possession and claim to sell the said PLOT to the PURCHASER.



10. The VENDOR has assured the PURCHASER that the said PLOT is free from encumbrances, charges, claims of whatsoever nature and the said PLOT is not the subject matter of any litigation or neither acquisition nor the said PLOT is hypothecated or mortgaged to any Bank or Financial Institution.

11. The VENDOR do hereby further covenant with the PURCHASER that the PURCHASER shall quietly and peacefully hold, possess and occupy and enjoy the said PLOT without any let, hindrance, claim and demand by the VENDOR.

12. The VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASER do and execute all such further acts, deeds, things, matters, conveyance and assurances whatsoever for further, better and more perfectly assuring the PURCHASER shall or as may be required by the PURCHASER.



13. In case the PURCHASER is deprived or dispossessed of the said PLOT or part thereof in whatsoever manner for any default in the title of the VENDOR or on account of any acts or omissions on the part of the VENDOR or any other persons rightfully puts any claim to the said PLOT, the VENDOR shall and will indemnify and pay to the PURCHASER the sale price or any part thereof as the case may be along with the expenses incurred and the losses suffered by the PURCHASER on account of the purchase of the said PLOT or any part thereof or as the case may be.

[Handwritten signature]

14. That the VENDOR and the PURCHASER hereby declares that they do not belong to the members of the SC or ST notified by the Government of Goa under Notification No. RD/LAN D/LRC/31 8/77 dated 21/08/1978 issued under Sub Section (2) of Sec. 24 of the Goa, Daman & Diu Land Revenue Code 1968 (9 of 1969).

15. That the cost, expenses in connection with the preparation engrossing, stamping and registration of the Deed of Sale shall be borne by the PURCHASER.

SCHEDULE-I

ALL THAT property known as "TERCEIRO CANTO CHINCHECHO" or "TERCEITO CANTO CHINCECHO COM SEU ALTO DE AREA DA PROPRIEDADE BAILLY VELLY", situated at Campal, Miramar, within the limits of Corporation of the City of Panaji, Tiswadi Taluka, Registration Sub District of Ilhas, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under no. 2671 of Book B-30 (old), enrolled in the Taluka Revenue Office under Matriz no. 124 and is bounded as under:

ON THE EAST: by agricultural land of the heirs of Manuel Antonio Abreu;

ON THE WEST: by public road;




ON THE NORTH: by agricultural land of the heirs of Vicente
Crescencio Pinto;

ON THE SOUTH: by agricultural land of the heirs of the aforesaid
Abreu and land of Confraria of Panaji Chruuch.

SCHEDULE - II

(DESCRIPTION OF THE SAID PLOT)

ALL THAT Plot No. 10, admeasuring 447 sq. mts., surveyed under Chalta no. 8 along with the dwelling house bearing H.No. 706-C-13 and Plots 'A' & 'B', both total admeasuring 663 sq. mts., surveyed under Chalta no. 9, both of P.T. Sheet No. 99 and the total area as one unit admeasures 1,110 sq. mts., hereinabove called said PLOT. The said PLOT forms the part of the said property, more particularly described in SCHEDULE — I hereunder written and said PLOT is bounded as under:

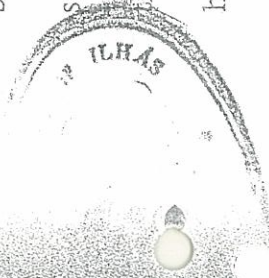
ON THE EAST : by 10 mts. wide internal road of the Colony;

ON THE WEST : by Plot No. 3 of La Campala Residential Colony,
Properties surveyed under Chalta no. 6, 5 & 10 of
P.T. Sheet No. 99.

ON THE NORTH : by Plots No. 3 and 4 of La Campala Residential
Colony, Property surveyed under Chalta no. 7 of P.T.
Sheet No. 99 and internal road.

[Handwritten signature]

[Handwritten signature]

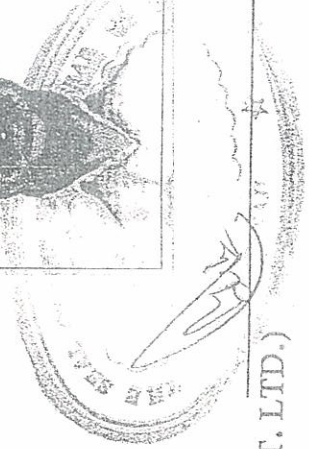


710

ON THE SOUTH : by property of Mariano Abreu and others and
Properties surveyed under Chalta no. 12 & 15 of
P.T. Sheet No. 99.



IN WITNESS WHEREOF the parties hereto have hereunto signed this
Deed on this 24th day of October, 2013.

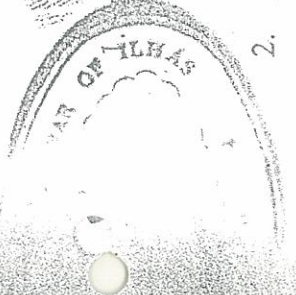
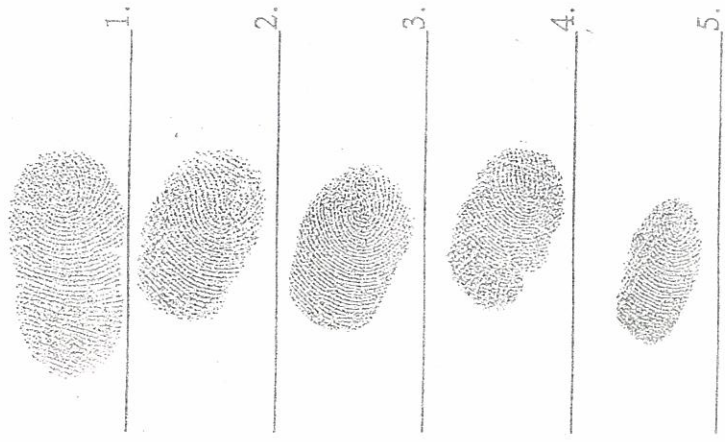


SHRI. VED PRAKASH PAWAR
(For M/S. V. R. P. LAND BASE PVT. LTD.)

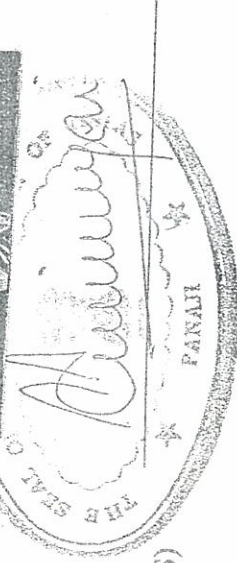
Left hand finger impression



Right hand finger impression



Handwritten signature and a circular official stamp at the bottom right of the page.







MR. ASHRAFAALI NIZARI
(For M/S ENKAY DEVELOPERS)

Left hand finger impression



- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

Right hand finger impression

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

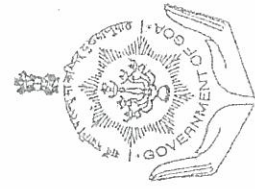
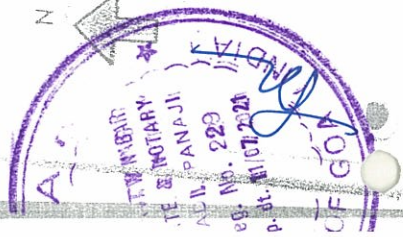


WITNESSES:

- 1.  Samuel Dababundei 1st Floor, Magyons superstore, NGLS
- 2. Adv. Jason Fernandes: Pombopa Area Bnder Goa. 

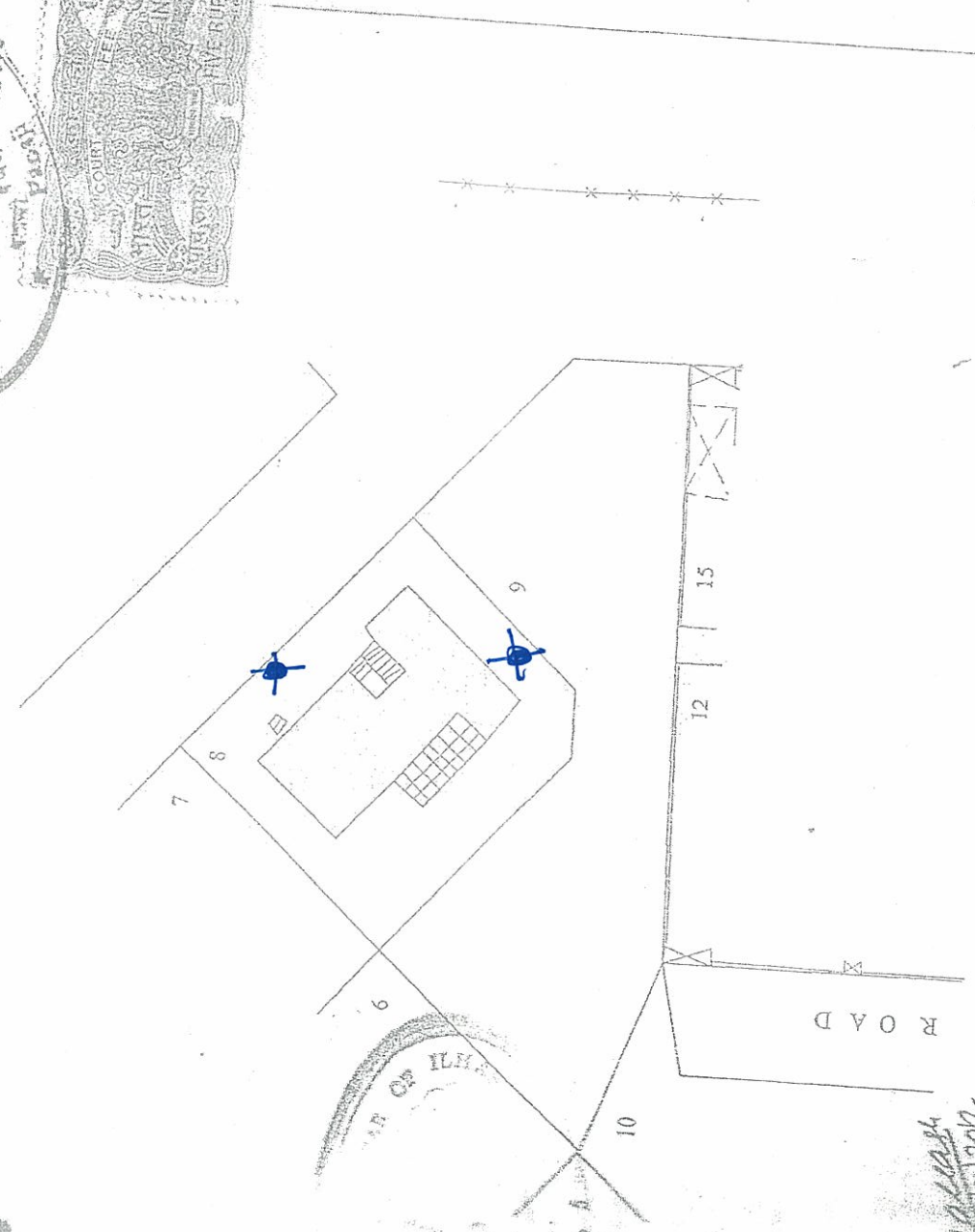
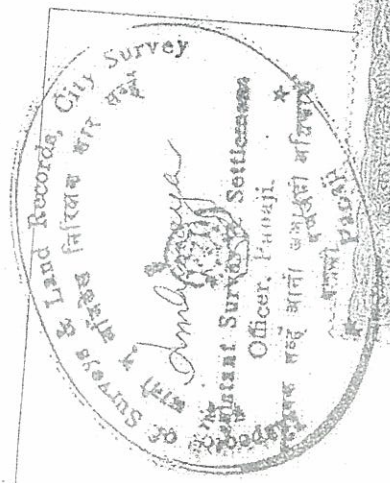






GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI-GO A

Plan Showing plots situated at
 City : PANAJI
 Taluka : TISWADI
 P.T. Sheet No./Chalta No. : 99/8,9
 Scale : 1:500



Generated By : Prakash Shet
 CH 128-11-2012

Prakash Shet

Compared By:

Prakash Shet

4/C
 14

P U I S 3 2



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Date & Time : 24-10-2013 10:38:08 AM

Document Serial Number : 2959

Presented at 10:15:00 AM on 24-10-2013 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2200000.00
2	Processing Fees	190.00
	Total :	2200190.00

Stamp Duty Required: 1575000.00

Stamp Duty Paid: 2200000.00

Applicant Peermohamed Nizari presenter

Name	Photo	Thumb Impression	Signature
<p>Ashrafali Peermohamed Nizari, s/o Mr. Peermohamed Nizari, Married, Indian, age 56 Business, r/o Naikawaddo, Mangalagute Bardez Goa. The Authorized Partner of M/S Enkay Developers vide letter of Authority dated 23/10/2013 having office at Nizamar Resort, Naikawaddo, Mangalagute Bardez Goa. Firm's PAN No. AAAFE5760B.</p>			

Endorsements

EXECUTANT

1. Ved Prakash Pawar, s/o late Ch. Daya Ram, Married, Indian, age 55 Years, Business, r/o 2, Hyde Park, Pratik Marg, Sultanpur Farms, MG Road, New Delhi. 110 030. The Director of M/S V. R. P. Land Base Pvt. Ltd. vide Resolution dated 02/09/2013 having office at Vasant Kunj, New Delhi. Company PAN No. AACCVB429R.



Photo	Thumb Impression	Signature




Ahrifali Peermohamed Nizari, s/o Mr. Peermohamed Nizari, Married, Indian, age 56 Years, Business, r/o Catangute Bardez Goa. The Authorised Partner of M/S Enkay Developers vide letter of Authority dated 23/10/2013 having office at Nizmar Resort, Naikawaddo, Catangute Bardez Goa. Firm's PAN No. AAJF5760B.

Photo	Thumb Impression	Signature
		

Identification

Witness Details		Signature
Ady. Jason Fernandes, s/o Gamelin Fernandes, UnMarried, Indian, age 25 Young Advocate, r/o Pomburpa Bardez Goa.		
Mrs. Ummer Batekundi, s/o Basir Ahmed, Married, Indian, age 32 1 Year Service, r/o 1st Floor Magsons Super Centre Miramar Panaji, Goa.		


Sub-Registrar
SUB-REGISTRAR
ILHAS

1/c

MR. SHASHIKANT V. NABAR
NOTARY
PANAJI
Reg. No. 403
Exp. dt. 11-11-2017

Book-1 Document
Registration Number PNJ-BK1-02852-2013
CD Number PNJD26 on
Date 24-10-2013

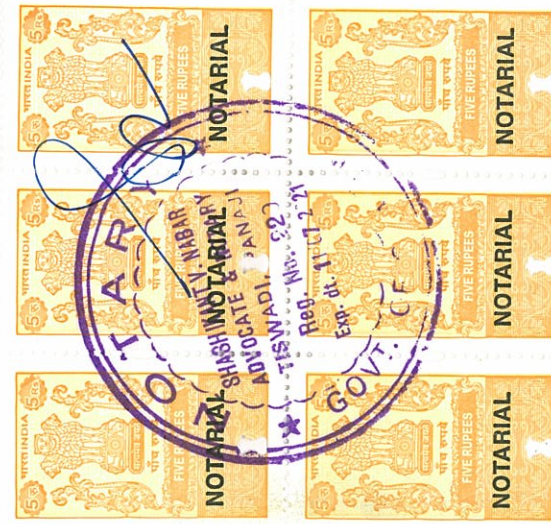
Shuddekar
Sub-Registrar (Ilhas/Tiswadi)
SUB-REGISTRAR

Scanned By: R. Joshi

Signature: *R*



Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY OF THE ORIGINAL
REG. No. 103 DATED 07/01/2017

Shashikant V. Nabar

SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229