

rupees seven lacs thirty seven thousand and fifty five only)

CITIZENCREDIT™
CO-OP. BANK LTD.

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD

श्री 19360 NON JUDICIAL
172933 AUG 02 2017
ZERO SEVEN THREE SEVEN ZERO FIVE FIVE 13:19
R.0737055/-PB7147

W. S. S.
Authorised Signatory

INDIA STAMP DUTY GOA

Name of Purchaser GAINKAR BUILDERS.

23/8/2017



Certified to be true copy
of the Original



SALE DEED

THIS SALE DEED ("Deed") made and entered into at Goa this 10th day of August, 2017;

W. S. S.

BETWEEN

ROCKFIRST REAL ESTATE LIMITED (earlier known as Rockfirst Real Estate Private Limited), a company incorporated under the provisions of Companies Act, 1956, and having its registered office at 1, Peninsula Spenta, Mathuradas Mills Compound, Senapati Bapat Road, Lower Parel, Mumbai 400013, Maharashtra, India, represented by its Authorized Signatory Mr. Sanjay Ghatwal, son of Late Shri Sitaram Gopi Ghatwal, 47 Years of age, married. Profession Service, Indian National, residing at Flat No. FO-1/2A, Milroc Temple Towers Housing Society Ltd., Merces Goa, bearing PAN No. ACDPG7309R duly appointed vide Board Resolution dated **6th March, 2017**, hereinafter referred to as "Vendor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **One Part;**

W. S. S.
W. S. S.

AND

Mr. Santosh Gajinkar, aged 43 married, Indian Inhabitant, son of Madhukar G. Gajinkar having PAN No ACPGG2630R residing at Flat. No E-5, 2nd Floor, Sapna Habitat, Chogm Road, Porvorim, Goa - 403521, hereinafter referred to as "**Purchaser**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the **Other Part**;

The Vendor and the Purchaser are hereinafter, for sake of brevity and wherever the context so requires, singularly referred to as "**Party**" and collectively referred to as "**Parties**".

WHEREAS:

A) The Vendor is the owner and otherwise absolutely seized and possessed of all that piece and parcel of land bearing Plot Number 141 admeasuring 744.50 square meters situated at Reis Magos village, within Gram Panchayat area of Reis Magos, Taluka Bardez, District North Goa, more particularly described in the FIRST SCHEDULE hereunder written and shown washed in blue colour on the plan annexed hereto and marked as **Annexure "A"** ("**said Land**").

B) The said Land forms part of a larger property known as TEREICO LOTE and QUARTO LOTTE of PALMAR BETIM, situated at Reis Magos village, within Gram Panchayat area of Reis Magos, Taluka Bardez, District North Goa ("**Larger Property**"). The Larger Property was inscribed in the office of the Land Registrar II under No, 4245 of Book B-I, old series and it is described as a whole under No. 101 and 105 of Taluka Revenue Office bearing Survey No. 57, Sub-division 1 of Village Reis Magos.

C) The said Larger Property was inscribed under No. 8727, on 2nd December, 1933, in favour of Cipriano Canuto Domingos Caetano Francisco de Andrade and his wife Adelina Eduartina Matildes Fernandes de Andrade, from Betim, Reis Magos, transfer of right to half of the Larger Property allotted to them as their paternal share in the estate of late Sertorio Joaquim Mariano de Andrade.

D) The other half of the Larger Property was inscribed under No. 8728 in favour of Ana Casilda Fernandes de Andrade, widow of Sertorio Joaquim Mariano de Andrade as moiety holder of her husband. The above inscriptions were made pursuant to public deed of 15.11.1933 drawn by the Notary in Book No. 228, at folio 37 o.v.



E) The said Cipriano Canuto Domingos Caetano Francisco de Andrade was the only child of Sertorio Joaquim Mariano de Andrade and Ana Casilda Fernandes e Andrade and hence became the sole owner of the Larger Property, which was allotted to his daughter Aurea Isabela Olimpia Constanca Andrade on the death of her parents.

F) On the death of Aurea Isabela Olimpia Constanca Andrade on 17.9.1959, an inventory proceeding No.95/79 was instituted by the brother of the deceased Aurea, Norberto Victor Antonia Cipriano Andrade for the division of her estate which included the Larger Property. Subsequently, vide the order dated 12.4.1982 passed by the Civil Judge Senior Division Panaji, properties including the Larger Property were allotted to Norberto Victor Antonio Cipriano Andrade and to his brother Amorim Joaquim Cipriano de Andrade in equal Shares.

G) As Mr, Amorim Joaquim Cipriano de Andrade was declared as demented person, by and under an order dated 30.4.1979, the Court of District Judge appointed his brother Mr. Norberto Victor Antonio Cipriano Andrade as his guardian.

Subsequently, by and under an Agreement for Sale dated 19th December, 1981 the said Mr. Norberto Victor A.C. Andrade for self and as guardian of his demented brother Mr. Amorim Joaquim C. de Andrade agreed to sell to M/s. Deepak Engineer and Builders a portion of Larger Property known as Terceiro Lote and Quarto Lote of Palmar Betim, bearing Survey No. 57/1 of Reis Magos admeasuring 1,06,000 square meters.

D) Subsequently on 1st June, 1985 the above Agreement dated 19th December, 1981 was partly amended increasing the area to be sold to M/s. Deepak Engineers and Builders from 1,06,000 square meters to 1,34,000 square meters ("**said Property**").

J) The said Property was subdivided into two components one admeasuring 17,468 square meters and other admeasuring 1,15,532 square meters and Panaji Planning and Development authority issued its no objection to the sub division of the said area of 17,468 square meters contained within Survey No. 57/1 of Reis Magos into various plots.

K) By and under a registered Deed of Sale dated 14th May, 1986 registered with Sub-Registrar II at Panaji under serial No. 35 in the book No.1 Vol. I on 24th November, 1986 wherein Mr. Norberto Victor Antonio Cipriano Andrade for self and as guardian of his demented brother Mr. Amorim Joaquim Cipriano de Andrade, under



Order of the District Court in CMA 27/78, and the wife of the said Mr. Norberto Victor Antonio Cipriano Andrade sold the sub divided plot admeasuring 17,468 square meters within the survey No, 57/1 of Reis. Magos to M/s Deepak Engineers and Builders.

L) By and under another registered Deed of Sale dated 7th November, 1988 Mr. Norberto Victor Antonio Cipriano Andrade with his wife and as guardian of his brother Mr. Amorim Joaquim Cipriano de Andrade under order dated 22.3.1988 in CMA 10/88 of the District Judge, North Goa, sold to M/s. Deepak Engineers and Builders the balance area admeasuring 1,15,532 square meters comprising in the survey No. 57/1 of Reis Magos, which Deed of Sale is registered with sub- Registrar II under No. 857/89 in book No. I Vol. 64 on 9th November, 1989. Thus M/s. Deepak Engineers and Builders became the owners of the entire portion of the said Property.



M) The said Property was developed in three phases being Phase I, Phase II and Phase III;
Phase I constituted Plots 1 to 35
Phase II constituted plots 36 to 52
Phase III constituted Plots 53 to 181



N) Phase III consisting of 65,931 square meters of the said Property under Survey No. 57/1 was accorded/granted the following permissions/ approvals:

- a) It was converted under Section 32 of the Land Revenue Code vide order No. CNV/BAR/195/92 dated 28.9.93 of the Deputy Collector, Mapusa Goa.
- b) Approval for development and sub division of plots by the Associate Town Planner, Bardez Taluka, Town and Country Planning Department, Mapusa Goa vide order No. DB/10442/1196-94 dated 5.7.94.
- c) Final NOC for sub division of land by Gram Panchayat' Reis Magos under No. VP/RM/F.10/(Sub-Div) / 94 - 95/209 dated 1.8.94.

O) Phase III of the Development of the said Property as aforesaid, was divided into several blocks consisting of clusters of plots, amongst which Block A, Block B and Block C described as follows:

- i) Block A - consisting of Plot no.136 to 154 admeasuring approximately 10,715.36 square meters;

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- ii) Block B - consisting of Plot no. 155 to 181 admeasuring approximately 8,932.30 square meters;
- iii) Block C - consisting of Plot no. 121 to 135 admeasuring approximately 9,473 square meters.

P) Subsequently, the Vendor acquired and presently are the owners of and/or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring 10,715.35 square meters or thereabouts bearing Plot Nos. 136 to 154 identified as Block A forming a part of larger property known as Terceiro Lote and Quarto Lote of Palmar Betlim bearing Survey No. 57 sub-division 1 of Village Reis Magos, situate lying and being at Village Reis Magos, within the Gram Panchayat area of Reis Magos, Taluka- Bardez, Sub-district- Bardez, District - North Goa more particularly described in the FIRST SCHEDULE hereunder written and shown delineated with red colour boundary line on the plan annexed hereto and marked as **Annexure "A"** (hereinafter referred to the "**Block A Land**") vide Deed of Sale dated 30th August 2008 registered with the office of Sub-Registrar of Bardez, on 2nd September 2008 under Book 1 bearing registration no.BRZ-BK1-04547-2008 whereby M/s. Deepak Engineers and Builders, sold, transferred, conveyed and assigned all its right, title and interest *inter alia* in the Block A Land to the Vendor for the consideration and on the terms and conditions contained therein.



Q) The Block A Land is part of a larger layout admeasuring approximate 29,120.65 square meters in total, which larger layout is developed in three blocks namely Block A Land, Block B land and Block C land. The Block A Land is divided into 19 number of separate and distinct plots, which are also more particularly reflected in the plan annexed hereto and marked as **Annexure "A"**.

R) By and under a Letter dated 28th September 1993, the Government of Goa has granted the sanad for conversion of the said Land for the purposes of non-agricultural use to the Vendor on the terms and conditions contained therein (hereinafter referred to as "**the Sanad Permission**").

S) The Vendor is proposing to sell one plot comprised in the Block A Land bearing Plot Number 141 admeasuring 744.50 square meters, more particularly described in the SECOND SCHEDULE hereunder written and shown washed in blue colour on the plan annexed hereto and marked as **Annexure "A"** ("**said Land**").

Annexure:

T) For the purpose, the Purchaser has approached the Vendor and expressed his desire to purchase the said Land for the total lump-sum consideration of **Rs.16379000/-** (Rupees One Crore Sixty Three Lacs Seventy Nine Thousand only) (hereinafter referred to as "**Total Consideration**").

U) The Total Consideration amount as aforesaid is exclusive of all transfer fees, charges and expenses, levies, payable for the transfer and sale of the said Land as well as for the construction and development on the said Land, shall be fully borne and paid by the Purchaser only. The Purchaser shall, where necessary, pay such fees levies and expenses directly to the concerned authorities. Similarly, all duties and expenses including stamp duty, registration charges and other expenses for the sale and transfer in respect of the said Land shall be fully borne and paid by the Purchaser only.

V) The Vendor has categorically and specifically informed the Purchaser that there is an existing charge / mortgage on the Block A Land in favour of Housing Development Finance Corporation Limited ("**HDFC**") created vide Unilateral Indenture of Mortgage dated 18th December 2014 and registered with the concerned Sub-Registrar under Serial Number BBE-2-10156-2014 ("**Existing Mortgage**"). The Vendor has received the No objection or Release letter dated 27th April, 2017 issued by HDFC to sale the said Land in favour of the said Purchaser on the terms and conditions stated therein.

W) The Purchaser is aware that the Real Estate (Regulation and Development) Act, 2016 ("**RERA**") has been notified with effect from 1st May, 2017, however, till the date of execution of this Deed the Competent Authority (as defined under RERA) has not been appointed in the State of Goa. The Purchaser acknowledges and agrees that pursuant to the formation of the Competent Authority under RERA and once the rules stipulated under RERA are notified, the Vendor shall register and obtain registration certificate with respect to the plotted development of Block A Land being undertaken by the Vendor under RERA and in accordance with the procedure stipulated therein.

X) The Purchaser has completed its entire legal, technical and title due diligence in respect of the said Land to its complete satisfaction. The Purchaser has conducted a detailed due diligence and, inter alia, verified the title of the said Land and has fully and completely accepted title of the Vendor to the said Land as clear and marketable and free from encumbrances (other than Existing Mortgage).

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Y) The Vendor has also given inspection of the documents of the title (certified or notarized copies) and other relevant documents (certified or notarized copies) relating to the said Land to the Purchaser. The Purchaser is fully satisfied with the title of the Vendor to the said Land. The Purchaser also conducted site inspection of the said Land and is aware of the physical state of the said Land and carried out technical diligence. The Purchaser has perused diverse orders, permissions, and plans and has taken inspection of the original title deeds and documents at the office of the Vendor.

Z) The Purchaser has, inter alia, visited and taken physical inspection of the said Block A Land and found the area of the said Land is 744.50 square meters. It is expressly agreed by the Purchaser that no dispute shall be raised by the Purchaser on account of area discrepancy and in the event any claims, demands, actions, suits or proceedings arise in respect thereof, the same shall be solely dealt by the Purchaser at its own costs, risks and expenses without recourse to the Vendor in any manner or for mand any benefits in respect thereof shall be solely to the account of the Purchaser. The Purchaser has verified the development potential of the said Land as also the right of the Vendor to deal with the said Land and has also perused and independently verified and understood all the documents and satisfied itself that the Vendor is entitled to enter into these presents.

AA) By a resolution passed in meeting of Directors of the Board of the Vendor held on 6th March, 2017, the Vendor has agreed to sell, transfer and convey the said Land unto the Purchaser.

NOW THIS INDENTURE WITNESSETH that in consideration of sum of Rs.16379000/- (Rupees One Crore Sixty Three Lacs Seventy Nine Thousand Only) (hereinafter referred to as "Total Consideration") of which (i) a sum of Rs. 5000000/- (Rupees Fifty Lacs Only) is paid by the Purchaser to the Vendor (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser) till date, and (ii) the sum of Rs. 11215210/- (Rupees One Crore Twelve Lacs Fifteen Thousand Two Hundred Ten Only) is paid simultaneously vide Demand Draft numbers 340093 and 340094 of Rs. 5500000/- (Rupees Fifty Five lacs only) each dated 10th August 2017, and Demand Draft number 340097 of Rs. 215210/- (Two lacs Fifteen Thousand Two Hundred And Ten Only) dated 9th August 2017 of Canara Bank with the execution hereof and (iii) the sum of Rs. 163790/- (Rupees One Lac Sixty Three Thousand Seven Hundred Ninety Only) being the Tax Deducted at Source ("TDS") on the Total Consideration under the provisions of

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the Income Tax Act, 1961 shall be paid by the Purchaser to the Income Tax Department to the credit of the Permanent Account Number of the Vendor forthwith and the receipt of payment/ challan in respect thereof shall be handed over to the Vendor within seven days of execution hereof, being the full and final consideration payable to the Vendor by the Purchaser for the transaction contemplated herein, the Vendor, subject to the reservations as per the developments plans in respect thereof, doth hereby grant, sell, convey, transfer and assure unto the Purchaser, all that piece and parcel land bearing Plot Number 141 admeasuring 744.50 square meters comprised in the Block A Land and more particularly described in the **FIRST SCHEDULE** hereunder written and the said Land is shown washed in blue colour on the plan hereto annexed and marked as Annexure "A" (hereinafter collectively referred to as "**the said Land**") **TOGETHER WITH ALL AND SINGULAR** the ways, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, wells, waters, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances thereof whatsoever to the said Land or any part thereof belonging or in anywise appurtenant to or with the same or any part thereof at any time hereto before usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND ALL** the estate, right, title, interest and inheritance, possession, property, benefit, claim and demand whatsoever at law and in equity of the Vendor, in, to, out of or upon the said Land **AND** any part thereof **TO HAVE AND TO HOLD** all and singular the said Land hereby gained, sold, conveyed, transferred, assured or intended or expressed so to be with its and every of its rights members **UNTO** and to the use and benefit of the Purchaser its successors and assigns forever **SUBJECT TO** the payment by the Purchaser of all past, present and future rents, taxes, cesses, assessments, rates, dues, charges, outgoing and duties chargeable upon the said Land to the Government of Goa and or authorities and or to the concerned Municipal Corporation or any other public body or local authority in respect thereof **AND SUBJECT TO** compliance of all applicable provisions of law by the Purchaser, including but not limited to the terms and conditions of the Sanad Permission **AND THE PARTIES DO HEREBY FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS AGREE WITH EACH OTHER THAT** the Purchaser has satisfied itself completely as to the legal, technical and title due diligence of the said Land **AND THE VENDOR DOH HEREBY FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS COVENANT WITH THE PURCHASER THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for the Vendor made, done, committed or omitted or knowingly suffered to the contrary the Vendor now have in itself good right, full power and absolute authority to grant, sell, convey, transfer and assure the said Land hereby granted, sold, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** the Purchaser shall and may at



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all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said Land and receive the rents, issues and profits thereof and of every part thereof for its own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the Vendor **AND FURTHER THAT** the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters, things and assurances in law for the better, further and more perfectly and absolutely assuring, conveying, granting and transferring the said Land and every part thereof hereby granted, sold, transferred, conveyed and assured unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser.



AND THAT the outgoing in respect of the said Land including ground rent, property taxes, municipal taxes, levies, shall be paid by vendor till the date of execution of this Deed, Purchaser shall bear and pay the same hereafter including if any.



AND THAT it is agreed and declared by the Purchaser that the Vendor will not be responsible nor will be held liable to pay any fees, penalties, levies, costs, charges, liabilities and expenses as regards the said Land and/ or any other rents, rates, assessments, dues, charges, duties, levies, penalties, interest, outstanding or chargeable on the said Land, at any point of time and the Purchaser shall be responsible to pay the same.

AND THAT the Vendor hereby declares that (i) there is no litigation or any legal proceedings pending before any Court, Tribunal or any Quasi-Judicial Authority in respect of the said land; (ii) that the said land is not a subject-matter of any Notice or Notification or proceedings under the Land Acquisition Act or any other Act; (iii) that there is no Attachment Order or Notice from the Central Government or State Government or any other body or Authority constituted under any Act or Statute or any Attachment Order, Notice or proceedings under the Income Tax Act in respect of the said land.

AND THAT it is agreed and declared by the Parties that no dispute shall be raised by the Purchaser on account of area discrepancy of the said Land or excess/ reduced area in physical possession and in the event any claims, demands, actions, suits or proceedings arise in respect thereof, the same shall be solely dealt by the Purchaser at its own costs, risks and expenses without recourse to the Vendor in any manner or form and any benefits in respect thereof shall be solely to the account of the Purchaser.

AND THE Vendor doth hereby confirm and record that on execution hereof it has put the Purchaser in lawful quiet vacant and peaceful possession of the said Land and the Purchaser confirms the same.

Shubh:

AND THE VENDOR DOETH HEREBY FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS COVENANT WITH THE PURCHASER THAT the Vendor shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the cost of the Purchaser or any person or persons having or lawfully or equitably claiming through under or in trust for the Purchaser, its predecessors-in-title, successors, alienees or assigns produce or cause to be produced to them or their Advocates or Solicitors or agents or at any trial, hearing commission or examination or otherwise as occasion comprised in the said Title Report (which relate as well to the said Land) for the purpose of showing its title to the respective properties or any part thereof and will permit the same to be examined, inspected or given in evidence AND will also at the like request and cost of the Purchaser or any such other person or persons as aforesaid deliver or cause to be delivered to it such attested or other copies or abstracts of or extracts from the said deeds and writings or any of them as they may require AND shall and will in the meantime unless prevented as aforesaid keep the said deeds and writings safe un-obliterated and un-cancelled PROVIDED ALWAYS and it is hereby declared that in case the Vendor or its successors or assigns shall deliver the said deeds and writings or any of them to any future purchaser or purchasers of any other estate or interest in the said Land or any part thereof or to any other person or persons for the time being entitled to the custody of the said deeds and writings and shall thereupon at its own costs and charges procure such purchaser or purchasers person or persons to enter into a covenant with their purchasers their heirs executors administrators or assigns/covenant similar in all respects to the covenant hereinbefore contained then and in such case and immediately thereupon the said last mentioned covenant shall cease and become void and be null and void so far as regards the deeds and writings to which the said substituted covenant shall relate.

AND the recitals stated in this Deed shall form an integral part of this Deed as if the same have been reproduced herein verbatim.

AND the Purchaser agrees that the cost of stamp duty and registration charges and other expenses payable on and in respect of this Deed and other documents executed or to be executed in pursuance of this transaction shall be borne and paid by Purchaser only. The Parties shall bear and pay their respective Advocates and Solicitor's fees and costs.

AND THAT the Income Tax Permanent Account Numbers of the Parties are as under:

“Vendor”

Rockfirst Real Estate Limited : AADCR9933P

“Purchaser”

Mr. Santosh Gajinkar : ACPFG2630R

Santosh Gajinkar

[Signature]

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seal the day and year first hereinabove written.

**THE FIRST SCHEDULE REFERRED TO HEREINABOVE
(DESCRIPTION OF BLOCK-A LAND)**

All that pieces and parcel of land admeasuring approximate square meters bearing Plot Nos. 136 to 154 identified as Block- A forming a part of the property known as Terceiro Lote and Quarto of Palmar Betim, bearing Survey No. 57 sub-division 1 of Village Reis Magos, situated lying and being at Village Reis Magos, within the Gram Panchayat area of Reis Magos, Taluka- Bardez, Sub-district – Bardez, District – North Goa and bounded as under:

On or towards East: By road which lies on the boundary of the Village Panchayat Penhe-de-France and Survey No. 58 and 59 of Village Reis Magos”;
On or towards West: by 8.00 meter/10.00 meter wide road;
On or towards North: by 8.00 meter wider road;
On or towards South: Remaining part of Survey No. 57/1 of Village Reis

Magos.

**THE SECOND SCHEDULE REFERRED TO HEREINABOVE
(DESCRIPTION OF SAID LAND)**

All that pieces and parcel of land admeasuring 744.50 square meters or thereabouts in aggregate bearing Plot Nos. 141, being a part of Block- A forming a part of the property known as Terceiro Lote and Quarto of Palmar Betim, bearing Survey No. 57 sub-division 1 of Village Reis Magos, situated lying and being at Village Reis Magos, within the Gram Panchayat area of Reis Magos, Taluka- Bardez, Sub-district – Bardez, District – North Goa and bounded as under:

Boundaries of Plot No. 141

On or towards East: Plot No 142/Road which lies on the boundary of the village Panchayat Penhe-de-Franca

On or towards West: Plot No 140/8.00 meter wide Road

On or towards North: 8.00 meter wide Road/Plot No 142

On or towards South: Survey no 58

E. K. K.


SIGNEDSEALED AND DELIVERED)

by the withinnamed "Vendor")

ROCKFIRST REAL ESTATE LIMITED

by the hands of its Authorized Signatory)

Mr. Sanjay Ghatwal)



L.H.F.P.



1.....



2.....



3.....



4.....



5.....



R.H.F.P.



1.....



2.....



3.....



4.....



5.....

Sanjay Ghatwal

SIGNEDSEALED AND DELIVERED

by the within named "Purchaser"

Mr. Santosh Gajinkar)





R.H.F.P.



1.....



2.....



3.....



4.....



5.....



1.....



2.....



3.....



4.....


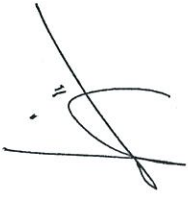


5.....

Witness:

1. Mr. Idrees Rawoot : 

2. Mr. Sandeep Naik : 

ANNEXURE - A
PLOT - A SUBDIVISION PLAN



Sr.No.	PLOT NO.	PLOT AREA
1	136	774.30 M ²
2	137	665.00 M ²
3	138	831.20 M ²
4	139	602.60 M ²
5	140	901.65 M ²
6	141	744.50 M ²
7	142	568.00 M ²
8	143	622.00 M ²
9	144	604.30 M ²
10	145	466.90 M ²
11	146	372.80 M ²
12	147	418.10 M ²
13	148	557.30 M ²
14	149	562.00 M ²
15	150	509.30 M ²
16	151	433.00 M ²
17	152	388.40 M ²
18	153	342.10 M ²
19	154	351.90 M ²
TOTAL		10715.35 M²





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 10-08-2017 02:31:37 PM

Document Serial Number : 3388

Presented at 01:41:00 PM on 10-08-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	573270.00
2	Processing Fees	210.00
	Total :	573480.00

Stamp Duty Required: 737055.00

Stamp Duty Paid: 737055.00

Santosh Gajinkar presenter

Name	Photo	Thumb Impression	Signature
Santosh Gajinkar, S/o Madhukar G. Gajinkar , Married, Indian, age 43 Years, Business, r/o Flat no E-5, 2nd floor, Sapna Habitat, Chogm road, Porvorim Bardez Goa.			

Endorsements

Executant

1. Sanjay Ghatwal, s/o late Sitaram Ghatwal, Married, Indian, age 47 Years, Service, r/o Flat FO-1, Block 2A, Mitroc Temple Towers Hsg. Society, Mercers, Goa. Authorised Signatory - Admits the execution on behalf of the Vendor- Rockfirst Real Estate Limited (earlier known as Rockfirst Real Estate Private Limited), Resolution dated 06/03/2017

Photo	Thumb Impression	Signature

2. Santosh Gajinkar, S/o Madhukar G. Gajinkar, Married, Indian, age 43 Years, Business, r/o Flat no E-5, 2nd floor, Sapna Habitat, Chogm road, Porvorim Bardez Goa.

Photo	Thumb Impression	Signature



Identification

Sr No.	Witness Details	Signature
1	Idrees Rawoot , S/O Dawood, Married, Indian, age 30 Years, Service, r/o C/O Ashok Beleza, Patel Estate , Alto Betim Goa	
2	Sandeep Naik , S/O Purshottam Naik, Married, Indian, age 44 Years, Service, r/o H.no 144, Harmal Pernem Goa	

Endorsement
 Mutation fee of Rs 1,000/- is paid vide challan no 201700593049, dated 10/08/2017.



Sub-Registrar
REGISTRAR
BARNEZ

TDS Paid through HDFC Bank dated 2.8.2017 of Rs. 163790/-

Scanned By:-



Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-03381-2017
CD Number BRZD789 on
Date 10-08-2017

Sub-Registrar (Bardez)

**UB-REGISTRAR
BARDEZ**

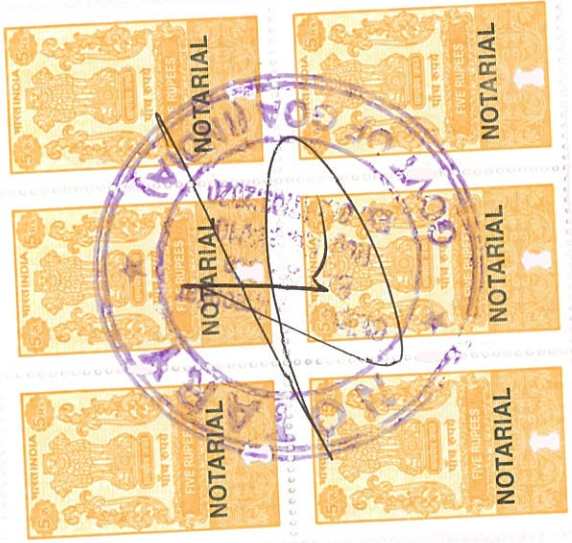
Sealed By:-

Signature:-

Software and Developed by C-DAC, ACTS, Pune



Certified to be true copy
of the Original



Shilpa B. Salgaonkar
**SHILPA B. SALGAONKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA**

3336/17
16/8/17