

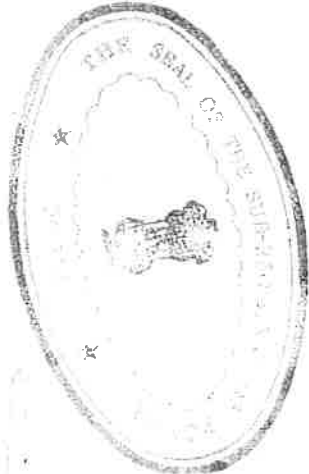


गोवा GOA

054314

9 JAN 2018

143
11/1/2018
श्री. सतीश कृष्ण मोदी
339, 2008
Signature of the Outfitman



DEED OF SALE

11/1

1

श्री. सतीश कृष्ण मोदी



₹. 25000
एकतीस हजार रुपये

RS. 25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

143

9 JAN 2018

054315

to paper
Purchased from
Date of issue
12.01.2018
Signature of the purchaser

Signature of the vendor

Signature of the purchaser

THIS DEED OF SALE is made at PONDRA, on this 12th day of JANUARY, in the Year TWO THOUSAND and EIGHTEEN (12.01.2018).

BETWEEN

2



गोवा GOA

9 JAN 2018 054316

143 Place of Vendor: Pondra, Date of Issue: _____

₹. 25000/-

₹. 25000/-

Sambash Kuchadi Palle

₹. 339200/-

Signature of the Vendor

Signature of the Dischargee

M/S. MATCHES GOA PRIVATE LIMITED, a Private Limited Company, having its Registered Office at Anand Bhavan, Old Station Road, Margao, Goa, holding PAN AABCM1094J, duly represented herein by its

DM

3

Signature



गोवा GOA

9 JAN 2018 054317

No. 143 Place of vendor: Ponda Date of issue: _____
No. of stamp paper: Rs. 25000
Name of the vendee: Santosh Kuskar Nink
Address: Dhanki, Campal, Vile, P. 329, Ponda
Signature of Ex-officio vendor: _____
Signature of the purchaser: _____

Authorised signatories, 1) SHRI. CHANDRAKUMAR R. HUILGOL, son of late Ramarao Huilgol, aged 68 years, married, resident of Singnetim, Navelim, Salcete, South Goa, Goa and 2) SHRI. SHRIDHAR P. HEGDE, son of

Handwritten mark

Handwritten mark



4

Handwritten signature



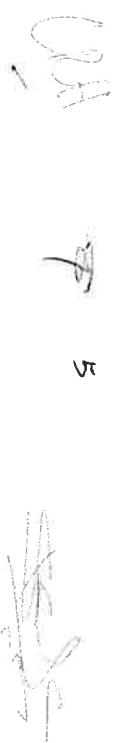
गोवा GOA

054318

No. 143 Place of vendor: Porra, Date of sale: 9 JAN 2018
Value of stamp paper: ₹ 25000
Name of the vendor: Sanjesh Kishor Nair
Residing at: Plot 20, Baidvale P, 329, 2007.
Signature of Espectado vendor: 
Signature of the purchaser: 



Late Parameshwar Hegde, aged 55 years, married, resident of Borda, Margao, Salcete, South Goa, Goa, both commercial employees, and empowered to sign this Deed by virtue of Resolution dated 03.01.2018, a certified copy

UH P 5 



गोवा GOA

054319

of no. 143 Place of vendor Ponda Date of issue 9 JAN 2018
 Stamp of the purchase 25000
 Name of the vendor Shri. P. S. Vaidya
 Signature of the purchaser [Signature]
 Signature of the official vendor [Signature]



whereof is annexed hereto, hereinafter called the "VENDOR/DEVELOPER" (which expression shall unless repugnant to the context or meaning thereof shall include their executors, administrators and assigns) of the 'FIRST

MA

SP

[Signature]

भारतीय न्यायिक INDIA NON JUDICIAL

₹. 25000
पच्चीस हजार रुपये



RS. 25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

054320

143 Place of vendor: Ponda. Date of issue: 9 JAN 2018
If stamp paper of the value of 25000/-
is affixed to this receipt by the vendor, it shall be valid for all legal purposes.
Name of Ex-officio vendor: Santosh Kulkarni, Naik
Signature of the Outstayer: [Signature]



PART I

AND

SHRI. SANTOSH K. NAIK, son of late Khushali Naik,
aged about 54 years, profession Business, married,

[Handwritten initials/signatures]

भारतीय नैऋत्याधिक INDIA NON JUDICIAL



रु. 25000
पच्चीस हजार रूपये



भारत
INDIA

RS.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

054321

143

9 JAN 2018

of state party R. O. S. B. O. S. Date of issue
of the purchase of Saudash Kishnoli Thur
ing at Mocora Thur R. 3-39-2007
Signature of Ex-Officio vendor [Signature]
Signature of the purchaser [Signature]



holding PAN - ABNPN9400D, holding Aadhar No. - 8477
8184 0143 and resident of H.No. 465/A, 'Khushali',
Opposite Syndicate Bank, Dhavali, Ponda, Goa,
hereinafter called the 'PURCHASER' (which expression

UD 7

8

[Signature]



गोवा GOA

JAN 2018

054322

143
of stamp paper
of the paper
ing it
Signature of the Curator
Signature of Ex-officio vendor

shall unless repugnant to the context or meaning thereof shall include his executors, successors, administrators and assigns) of the 'SECOND PART'.

All parties hereto are Indian Nationals.

COA P 9



गोवा GOA

9 JAN 2018 054323

143 Piece of vendor. Price Date of issue
of stamp - R 25000
of the print Sansosh Kuskeshi New
and it. Dhawan. road Talad Vale R. 33342009
Signature of the Outman

WHEREAS Party of the First Part, Matches Goa Pvt. Ltd. is a Private Limited Company, having its registered office at Anand Bhuvan, Old Station Road, Margao, Salcete - Goa.

10



गोवा GOA

9 JAN 2018

054324

143
₹. 25000
Signature of the vendor
Signature of the purchaser
Date of issue
Date of issue
₹. 25000
Signature of the vendor
Signature of the purchaser
Date of issue
Date of issue
₹. 25000
Signature of the vendor
Signature of the purchaser
Date of issue
Date of issue



AND WHEREAS Party of the First Part, Matches Goa Pvt. Ltd, is the Owners in possession of the property known as "Ubirbaga, Zingrimolla and Bonbo" forming one continuous property situated at Revenue village of

Handwritten signatures and initials.



गोवा GOA

054325

9 JAN 2018

143
Date of receipt: 9 JAN 2018
Date of issue: _____
Value of stamp paper: R. 25000
Name of the purchaser: Santosh Kulkarni
Address: Dhobhi, _____, 389200/
Signature of the purchaser: _____
Signature of the Overstamped Officer: _____



Ponda, Village Panchayat of Curti, Ponda Taluka, Sub-District of Ponda and District of North Goa, state of Goa and registered in the Land Registration Office of Ithas Panjim under no. 1012 of Book B-12 Old Series and

12



गोवा GOA

054326

9 JAN 2018

143 Name of vendor Ponda, Date of issue

3 of stamp Rs. 25000/ Kulkarni Naut

Residing at Phorn son of 3, 39, 2007

(Signature)

Signature of the vendor

Nature of Ex-officio vendor



under Matriz no. 719 of Taluka revenue office, Ponda and bounded on the East by the drain of winter waters attached to the property named Aforamento of the possession of Givaji Sinay Cundoicar, on the West

(Handwritten mark)

(Handwritten mark)

13

(Handwritten signature)



गोवा GOA

021542

143
R. 10,000/-
Santosh Kulkarni Nair
Dharm - Total Value Rs 339,200/-
Signature of Ex-officio Vendor
Signature of the purchaser



by the property by name Xopur of the possession of
Mulas Mamod of Queula, on the North by the limit of
the ward Colbem of the said village Curti and on the
South by the drain which is attached to the property


14



गोवा GOA

209712

9 JAN 2007

No. 143 Place of issue Goa Date of issue 9 JAN 2007
 Value of stamp paper Rs. 1000/-
 Name of the purchaser Santosh Kusthav' Naik
 Residing at Shawale' 20' Tatal Vela' 13' 39' 2007
 Signature of the purchaser 

Signature of the issuer

name Borodo of the possession of Mirzam Roimod, the
 said property is surveyed under several survey
 numbers.

The above described property is hereinafter referred



15





गोवा GOA

209713
= 9 JAN 2018

Sl. No. 143 Place of Vendor: Ponda Date of issue _____
Value of stamp paper Rs. 1000/-
Name of the Vendor: Santosh Kusabai Nair
Residing at: Dhakdi Talvel Vile P. 339 2007.
Signature of Ex-officio vendor: [Signature]
Signature of P. & S. Officer: [Signature]

to as "Said Entire Property".

AND WHEREAS the said entire property was purchased by Companhia Fosforeira de Goa Limiteda, a Private Limited Company from Shri. Narcinva

[Signature] 16 [Signature]



गोवा GOA

9 JAN 2010 209714

Serial No. 143
 Value of Stamp Rs. 1000/-
 Name of Seller Kushali Nalk
 Residing at Shankar Toad Vellu 333, 200/-
 Signature of Ex-officio Vendor [Signature]
 Signature of the Buyer [Signature]

Gangarama Xetio and his wife Smt. 'Caxibal Cetio by
 virtue of Deed of Sale with acquittance dated
 01.05.1954, duly registered under no. 1012 at Book No.
 477, page 23, overleaf, before substitute Notary in the

[Signature]

[Signature]

17

[Signature]



गोवा GOA



- 9 JAN 2018 209715

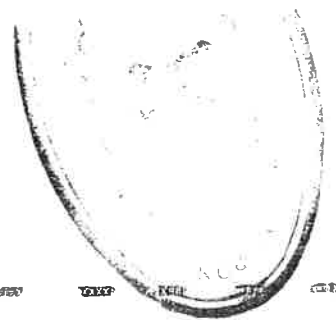
Serial No. 14-3 Amount of Rupee ₹. 1000/- Date of issue 9 JAN 2018

Name of the holder Santosh Kishori Nale

Address of the holder Hotel Vale P. 339, 2001

Residing at Shankar

Signature of Ex-Officio vendor:  Signature of the Curator 



Judicial Division of Ilhas, Goa.

AND WHEREAS by order dated 6th December 1966, the said Companhia Foforeira de Goa Limited became a private limited company and the name of the

18  



गोवा GOA

9 JAN 2018

979117

Sl. No. 143 Place of Vendor Ponda Date of Issue 9 JAN 2018
 Value of stamp paper Rs 100/-
 Name of the purchaser Santosh Krishna Nair
 Residing at Phavali IT had value Rs 3,30,200/-
 Signature of the purchaser [Signature]
 Signature of E. P. P. Officer [Signature]



said company was changed from Companhia Fosforeira de Goa Limited to M/s. Matches Goa Pvt. Ltd.

AND WHEREAS the said entire property is surveyed under various survey numbers including survey no. 65/1 of Ponda

[Signature] 19 [Signature]



गोवा GOA

- 9 JAN 2018

9791118

Sl. No. 143

Name of vendor: Ponda Date of issue

Value of stamp paper Rs 100/-

Name of the purchaser: Santosh Kushnol Nair

Residing at: Dharevala, Ponda Taluk Value Rs 339,200/-

Signature of Vendor (Ponda)

Signature of the purchaser

Village of Ponda Taluka.

AND WHEREAS the VENDORS converted the area measuring 30450.00 Sq. metres from Survey No. 65/1 for residential purpose as approved by Dy. Collector and S.D.O.,

Handwritten signature and initials.

Ponda vide Conversion Sanad dated 22/12/1998 under Ref. No. 6/73/92-CONV/1.

AND WHEREAS the VENDORS further divided the said converted part into 65 sub-plots unequal in area numbered 1 to 65, as approved by Final No Objection Certificate dated 11/04/2000 issued by Village Panchayat Curi-Khandepar, under Ref. No. 43/VPCC/2000-2001/64.

AND WHEREAS the PURCHASERS after having satisfied himself with respect to the VENDORS firm title to the said property and the Plot as good and marketable, have agreed to purchase from the VENDORS and the VENDORS has agreed to sell to the PURCHASER vide Offer to sale letter dated 06.11.2017, a Plot identified as Plot No. 59 (Fifty Nine) having total area of about 530 sq. mtrs., (Five Hundred and Thirty Square Meters) for the total price or consideration of Rs. 84,80,000/- (Rupees Eighty Four Lakhs Eighty Thousand only). The Plot No. 59 is hereinafter referred to as "SAID PLOT" and is more particularly described in Schedule II written herein below and delineated in red colour in the plan annexed hereto.

NOW, THEREFORE, THIS DEED WITNESSETH AND IT IS HEREBY GREED BETWEEN THE PARTIES AS UNDER:

1. That the VENDORS hereby sell, assign, transfer and convey "SAID PLOT" bearing Plot No. 59 (Fifty Nine) to the PURCHASERS for a total consideration of Rs. 84,80,000/- (Rupees Eighty Four Lakhs Eighty Thousand only) which amount was paid by the PURCHASERS to the VENDORS in the following manner;
 - a) An amount of Rs. 10,00,000/- (Rupees Ten Lakh Only) was paid by Cheque bearing no. 003730 dated 31.08.2017.
 - b) An amount of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) was paid by Cheque bearing no. 003737 dated 20.09.2017.

- c) An amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) was paid by Cheque bearing no. 003743 dated 31.10.2017.
- d) Balance amount of Rs. 39,80,000/- (Rupees Thirty Nine Lakhs Eighty Thousand Only) was paid by Bankers Cheque bearing no. 829596 dated 10.01.2018.
- e) An amount of Rs. 5,000/- (Rupees Five Thousand Only) being the legal fees and Misc charges was paid by cash dated 11.01.2018 paid prior to the execution of this Deed of sale. The receipt whereof the **VENDORS** doth hereby admit, accept and acknowledge, to have received the amount referred to at serial nos. 1(a) to (e) mentioned above.
2. That the **VENDORS** doth hereby forever acquit and release, exonerate and give full discharge, the **PURCHASER** forever and they the **VENDORS** do hereby sell, grant, convey, transfer and assure unto the purchaser absolutely forever ALL that "**SAID PLOT**" bearing Plot No. 59, admeasuring an area of 530 sq. mtrs. or thereabout, and more particularly described at schedule II, written herein below and delineated in red colour in the plan annexed hereto, TO HAVE AND TO HOLD ALL that "**SAID PLOT**" and every part thereof hereby sold, granted thereof, released, conveyed and assured unto and to the use and benefits of the **PURCHASER** absolutely and forever and the **VENDORS** doth hereby put the **PURCHASER** in possession of the "**SAID PLOT**".
3. The **PURCHASER** have verified and is satisfied that the **VENDORS** have a firm, good clean, clear and marketable title over the "**SAID PLOT**" of land now conveyed.
4. The **PURCHASER** have inspected and taken the measurements of the "**SAID PLOT**" and it is mutually agreed between the parties that in the event it is found that there is a difference in the actual measurement of the "**SAID PLOT**", the parties shall not have any

claim against each other, towards the difference in areas of the "SAID PLOT".

5. The **VENDORS** has covenant with the **PURCHASER** that the "SAID PLOT" now sold is a freehold and that there is no prior Agreement to Sell of the "SAID PLOT" and is free from all encumbrances, liens inclusive of rights of tenancy or mundkarship and that the **PURCHASER** have verified and is satisfied that the **VENDORS** has a firm, good and marketable title over the "SAID PLOT" now conveyed free from all encumbrances, liens inclusive of rights of tenancy or mortgage.

6. That all the internal roads and drains shall be for the common use of all the plot owners.

7. That this Deed of Sale is exempted from the Notification issued by the Revenue Department under No. RD/LAN/LRC/318/77 dated 24.08.1978 published in the Official gazette, Series II, No. 21 of the above date as the **VENDORS** are neither hailing from Schedule castes or Schedule Tribes.

8. The **VENDORS** have no objection for mutation and shall at all times sign or execute any application or document if so required to be done for the purpose of mutation of survey entry of the "SAID PLOT" now conveyed.

9. A sum of Rs. 84,800/- (Rupees Eighty Four Thousand Eight Hundred Only) was paid towards 1% TDS as required under Section 194/IA of the Income Tax Act.

10. That the sale consideration of the "SAID PLOT" now sold is Rs. 84,80,000/- (Rupees Eighty Four Lakhs Eighty Thousand only). The stamp duty payable on Rs. 84,80,000/- is Rs. 3,39,200/-, therefore requisite stamp duty of Rs. 3,39,200/- is paid hereof.

UH



23



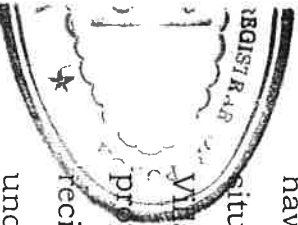
SCHEDULE - I

ALL THAT LANDED PROPERTY named "Ubirbaga, Zingrimolla and Bonbo" forming one continuous property situated at village Ponda, Village Panchayat of Curti, Ponda Taluka, Sub-district of Ponda and District of Goa, and registered in the Land Registration Office of Ilhas Panjim under No. 1012 of Book B, 12 old series and under Matriz No. 719 of Taluka revenue office, Ponda. A part of the said property is surveyed under Survey No. 65/1 of Revenue Village Ponda of Ponda Taluka, and is bounded as under:

East : by public road;
West : by Curti Village boundary;
North : by public road;
South : by property surveyed under survey no. 65/2.

SCHEDULE - II

ALL THAT SUB-DIVIDED PLOT now sold is identified as Plot no. 59 having an area of 530 Sq.mts (Five Hundred and Thirty square meters) situated in the property surveyed under Survey No. 65/1 of Revenue Village Ponda of Ponda Taluka, which is a part and parcel of bigger property known as Ubirbaga, Zingrimolla & Bonbo described at the recitals and Schedule I hereinabove. The "SAID PLOT" is bounded as under:



On the North : By plot no. 58 of the same property bearing survey no. 65/1 ;

On the South : By plot no. 60 of the same property bearing survey no. 65/1 ;

On the East : By road;

On the West : By Open space.

IN WITNESS WHEREOF the parties hereto have signed this deed on the day and date hereinabove mentioned.

CRH

SP

Signed & Delivered
by the within named
VENDOR and DEVELOPER
Through Authorized signatories:

C.R. Huiilgol



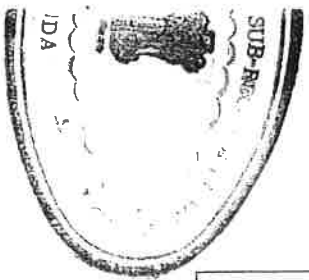
C.R. Huiilgol



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF

SHRI. CHANDRAKUMAR R. HUIILGOL



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF

SHRI. CHANDRAKUMAR R. HUIILGOL

CRH *PH*



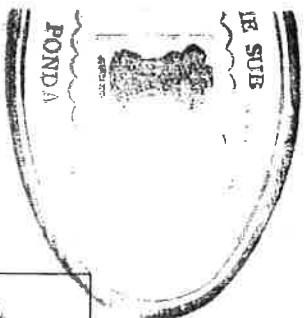
Hegde



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF

SHRI. SHRIDHAR P. HEGDE



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF

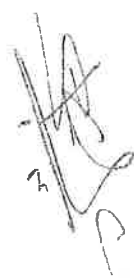
SHRI. SHRIDHAR P. HEGDE






SH

P

[Signature]

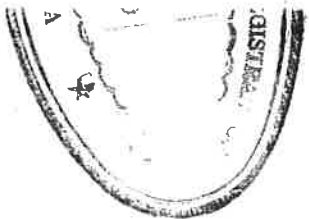
Signed & delivered
by the within named
PURCHASER:








				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF

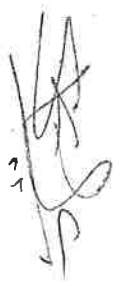
SHRI. SANTOSH K. NAIK



				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF

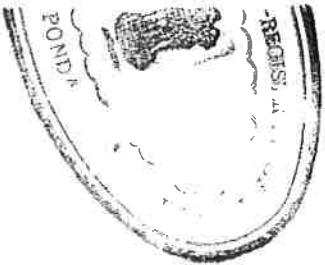
SHRI. SANTOSH K. NAIK



WITNESSES:

1) Name: *Peepal Mandavkar*
Address: *PWIP Opp 5-5-6* *Mandavkar*
Fatehadas Colony

2) Name: *Dinesh Naik* *D. Naik*
Address: *H.No. 164/J, Mandavadi*
Sauvardeni Colony



(PWIP)

9



[Signature]



Office of Sub-Registrar Ponda
Government of Goa

Print Date & Time : 12-01-2018 04:15:26 PM

Document Serial Number : 97

Presented at 03:53:00 PM on 12-01-2018 in the office of the Sub-Registrar(Ponda) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	254400.00
2	Processing Fees	400.00
	Total :	254800.00

Stamp Duty Required: 339200.00

Stamp Duty Paid: 339200.00

Santosh K. Naik presenter

Name	Photo	Thumb Impression	Signature
Santosh K. Naik, s/o Late Khushali Naik, Married, Indian, age 54 Years, Business, r/OH.No.465/A, Khushali, opp. Syndiacte Bank, Dhavali, Ponda-Goa Pan.No.ABNPN9400D			

Endorsements

Executant

<p>1. Chandrakumar R. Huijgol, s/o Late Ramrao Huijgol, Married, Indian, age 68 Years, Service As Authorized Signatory of Vendor /Developer M/s Matches Goa Private Limited having its registered office at Margao-Goa Pan.No.AABCM1094J vide resolution dated 3/1/2018</p>			
Photo	Thumb Impression	Signature	

2. Shridhar P. Hegde, s/o Late Parameshwar Hegde, Married, Indian, age 55 Years, Service, r/OBorda, Margao-GOa As Second Authorized Signatory of M/s Matches Goa Private Limited having its registered office at Margao-Goa Pan No. Pan.No.AABCM1094J vide resolution dated 3/1/2018

Photo	Thumb Impression	Signature

3. Santosh K. Naik, s/o Late Khushali Naik, Married, Indian, age 54 Years, Business, r/OH.No.465/A, Khushali, opp.Syndiacte Bank, Dhavali, Ponda-Goa Pan.No.ABNPN9400D

Photo	Thumb Impression	Signature

Book-1 Document
Registration Number PON-BK1-00095-2018
CD Number POND1 on
Date 12-01-2018

~~Sub-Registrar (Ponda)~~

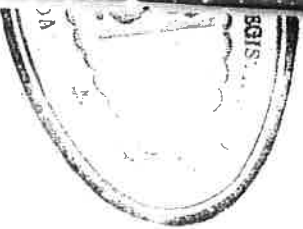
~~Sub-Registrar~~
PONDA

Scanned By:-


Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Vandrey Gokhale
Vandrey



Identification

Sr No.	Witness Details	Signature
1	Adv. Santosh Velip , s/o Janu Velip, Married, Indian, age 38 Years, Advocate, r/o r/o Balli, Quepem-Goa	

Scanned By:-


Sub Registrar
~~SUB - REGISTRAR~~
PONDA

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Matches Goa Private Ltd.

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF MATCHES GOA PVT LTD HELD ON WEDNESDAY, 3RD JANUARY, 2018 AT 11.00 A.M. AT ANAND BHAVAN, OLD STATION ROAD, MARGAO, GOA -403601.

“RESOLVED THAT Mr. Chandrakumar R. Huilgol, son of late Ramrao Huilgol, resident of Singnetim, Navelim, Salcete, Goa and Mr. Shridhar P. Hegde, son of late Parameshwar Hegde, resident of Borda, Margao, Goa, be and are hereby authorized to sign, execute, admit, present and register Agreement for Sale and/or Deed of Sale and/or Addendum/rectification to said Agreement or Deed of Sale as the case may be on behalf of the Company with Mr. Santosh Khushali Naik in respect of Plot No. 59, admeasuring 530 sq. mtrs. situated in the property surveyed under No. 65, sub division 1 of Village Ponda of Ponda Taluka.”

“RESOLVED FURTHER THAT the Common Seal of the Company be affixed in the presence of any one Director of the Company.”

CERTIFIED TRUE COPY

On behalf of the Board of Directors

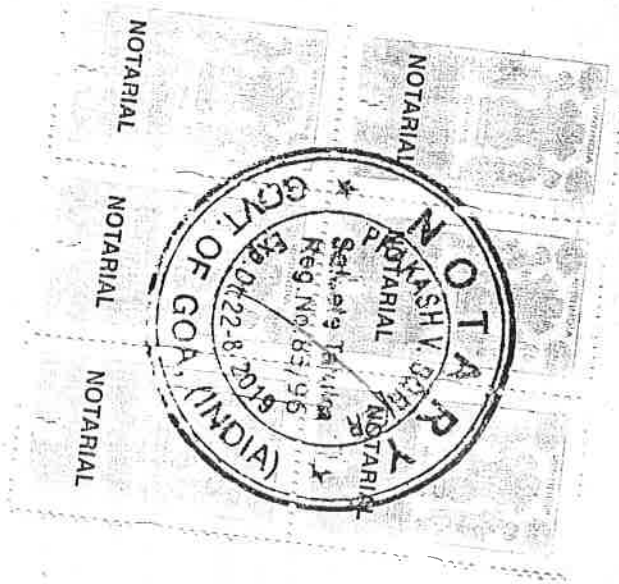
For, MATCHES GOA PVT LTD





KRISHNAKUMAR GANGADHAR AGRAWAL
DIRECTOR
DIN: 01217302





CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

Prakash V. Boriker
PRAKASH V. BORIKER
NOTARY
MARGAO
STATE OF GOA (INDIA)
100 No. 107 | 01 | 2018

