

TRUE COPY

AXIS BANK LTD  
SIDDHARTH BANDODKAR BHAVAN  
P. SHIRGAONKAR ROAD, PANAJI

भारत 02358  
196631

NON JUDICIAL गेवा  
MAR 16 2011

09:59

D-5/STP(V)/C.R./35/2/2010-RD



Rs. 1800000/- PB5740

INDIA

STAMP DUTY

GOA

NAME: Kayji Real Estate (P) Ltd  
ADDRESS: Margao - Goa  
THROUGH: S  
SIGNATURE: [Signature]  
RECEIPT NO.: AXISB/2340

For AXIS BANK LTD.

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

1564/11



TRUE COPY



Chandrakumar R. Hirilgol  
Kayji Real Estate  
C. R. Hirilgol  
Dir



DEED OF SALE

SSK:

[Signature]

Kayji Real Estate (P) Ltd.

[Signature]

CRH

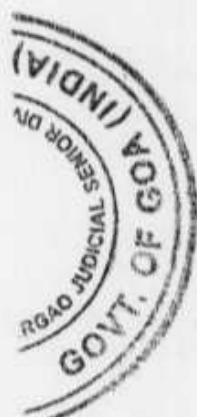
Attorney

THIS **DEED OF SALE** is made in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 17<sup>th</sup> day of **March, 2011 (17/03/2011)** BY AND BETWEEN:

**MRS. SUJATA** alias **VIMAL SURENDRA KHANDEKAR**, widow of Surendra Putu Khandekar, aged 62 years, Occupation Housewife, holding PAN Card No. [REDACTED] resident of House No. 112, Near New Borim Bridge, Bori, Betkiwada, Ponda, Goa, Indian National and hereinafter called the '**VENDOR**' (which expression shall include unless repugnant to the context or meaning thereof, all her heirs, successors, legal representatives, administrators, executors and assigns) **OF THE FIRST PART;**

**AND**

**M/S. KAYJI REAL ESTATE PRIVATE LIMITED**, a Private Limited Company, having its Registered office at Anand Bhavan, Old Station Road, Margao, Goa, bearing PAN CARD NO. [REDACTED] duly represented herein by its Executive Officers, (1) SHRI DEVIDAS S. KUDCHADKAR, son of Sadanand Kudchadkar, aged 76 years, resident of Curchorem, Goa and 2) SHRI CHANDRAKUMAR R. HUILGOL, son of Ramarao Huilgol, aged 61 years, both Indian Nationals, resident of 186/1, Siquetim, Navelim, Goa, both commercial employees, empowered to sign this agreement by virtue of Power of Attorney executed by the Company dt. 16.02.11, (certified copy of which is filed in this office along with this deed) hereinafter called the



OK

SSK.

**Kayji Real Estate Pvt. Ltd.**

**Director/Attorney**

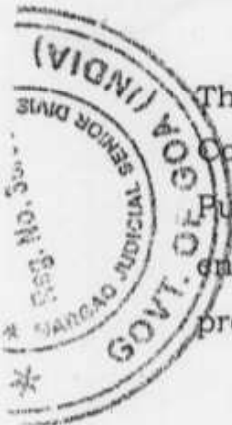
**'PURCHASER'** (which expression shall include unless repugnant to the context or meaning thereof, all its successors, legal representatives, administrators, executors and assigns) **OF THE SECOND PART.**

**AND**

1. **SHRI APPU RAJAN** son of Chaman Appu, aged about 60 years, married, Occupation business, holding PAN Card No. [REDACTED] and his wife;

2. **SMT. HEMA RAJAN** wife of Shri. Appu Rajan, aged 50 years, occupation housewife, holding PAN Card no. [REDACTED] represented hereinafter by her husband vide Power of Attorney dated 02.03.2005 at serial no. 6307 dated 24.02.08 before Notary Philomena De Silva, both Indian Nationals and both resident of "Florida Garder", Vanelim, Colva-Goa, hereinafter referred to as **"CONSENTING PARTY"**, (which expression shall include unless repugnant to the context or meaning thereof, all its successors, legal representatives, administrators, executors and assigns) **OF THE THIRD PART.**

The Purchaser is an Indian company registered under Indian Companies Act, 1956, likewise the Authorised Signatory of the Purchaser are all Indian nationals and they all are competent to enter into this transaction of sale and purchase of immovable property and to execute this Deed of Sale.



S.S.K.

Kayji Rea! Pvt. Ltd.  
  
Director/Attorney



The PURCHASER has appointed as its Authorised Signatories Shri Chandrakumar R. Huilgol, son of Ramarao Huilgol, aged 61 years, occupation Service, married, resident of Sinquetim, Navelim, Goa; and Shri Devidas S. Kudchadkar, son of Sadanand Kudchadkar, aged 76 years, occupation Service, married, resident of Chowkwada, Curchorem, Goa; vide Power of Attorney dated 06<sup>th</sup> Oct 2007, registered under No. 913, executed before Notary Mathew N D'Sa, along with resolution dated 17<sup>th</sup> December 2010. A certified copy of the said resolution along with the said Power of Attorney is annexed to this Deed of Sale at Annexure 1.



WHEREAS there exists a landed property known as "LANGTEM" also known as "LANGOTEM" situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office of Salcete under No. 6665 at folio 150 of Book B-17, New Series, surveyed under survey No. 94/3 of Varca Village. This property is more particularly described in the SCHEDULE-A hereunder written and is hereinafter referred to as "SAID PROPERTY".



AND WHEREAS the SAID PROPERTY was originally owned by Smt. Xantabai Gauncar alias Xantabai Porob Gaubcar alias Xantabai Gauncarina or Chondrem or Chondrobaguen widow of Madu Venctexa Porobo Gauncar.

S.S.K.

Kayji Real Estate Pvt. Ltd.

Director/Attorney



AND WHEREAS by two Public Deeds drawn by the former Notary of Judicial Division of Salcete, being one on 02/12/1948 at folio 15 onwards of Book No. 710 and other on 11/09/1950 at folio 45 overleaf of Book No. 773, said Xantabai sold the SAID PROPERTY to Puto Bablu Naique, in whose name the SAID PROPERTY is inscribed under no. 43823.

AND WHEREAS Said Putu Bablu Naique who was also known as Puto Babu Khandekar was married to Manekbai under the regime of communion of assets, the formal expired on 1/11/1979 and later on 09/12/1973.

AND WHEREAS said Putu and Manekbai had one son by name Surendra Putu Khandekar who also expired on 21/12/1977, leaving behind his wife Sujata alias Vimal Surendra Khandekar and three children then minor being Sarika Surendra Khandekar, Latika Surendra Khandekar and Ashutosh Surendra Khandekar.

AND WHEREAS upon the death of said Putu Bablu Naique alias Putu Babu Khandekar, his wife Manekbai and their son Surendra, an Inventory Proceedings was instituted being Inventory Proceedings No. 1 of 1995 before Civil Judge Senior Division, Ponda, wherein amongst others the SAID PROPERTY was described under Item No. 5 of the Description of Assets filed in the Said Inventory and which was allotted to the VENDOR herein exclusively.



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**Director/Attorney**

AND WHEREAS the VENDOR with the intention to sell the SAID PROPERTY divided the SAID PROPERTY into various plots unequal in area.

AND WHEREAS the VENDOR declare that she own and possess the Plot denominated as Plot A/4 admeasuring 12,182.00 Sq. metres, forming part of the SAID ENTIRE PROPERTY.

This Plot A/4 admeasuring 12,182.00 Sq. metres is hereinafter referred to as "SAID PLOT" and is more particularly described in the SCHEDULE B hereunder written.

AND WHEREAS by Agreement of Sale dated 04.02.2010, duly registered in the office of the sub-Registrar, Salcete under No. MGO-BK1-00676-2010 CD No. MGOD7 dated 04.02.2010, the VENDOR agreed to sell unto the CONSENTING PARTY herein, a northern part of the said plot admeasuring 5512.00 Sq.mtrs.

AND WHEREAS the CONSENTING PARTY has approached the VENDOR expressing his unwillingness to purchase the said area of 5512.00 sq.mtrs. forming part of the said plot and in pursuance thereto and with the consent of the CONSENTING PARTY, the VENDOR has approached the PURCHASER to Purchase the SAID PLOT.

AND WHEREAS the VENDOR with the consent of the CONSENTING PARTY declares that she owns and possess the plot denominated as Plot A/4 admeasuring 12182.00 Sq.mtrs., forming part of the SAID ENTIRE PROPERTY.

S.S.K.

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Director/Attorney

AND WHEREAS the VENDOR have declared, represented and covenanted unto the PURCHASER as follows :-

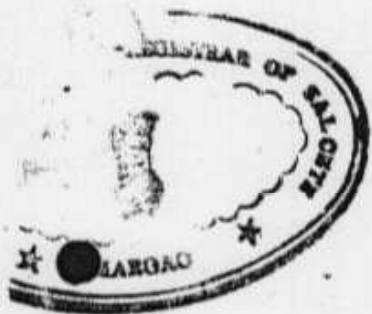
- i) That late Shri. Putu Bablo Naique and late Shri Putu Babu Khandekar is one and the same person.
- ii) That she has clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOT" and that she is in lawful occupation, possession and enjoyment of the "SAID PLOT".
- iii) The "SAID PLOT" is not subject to any mundkarial rights, agricultural tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever,
- iv) The "SAID PLOT" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- v) That no other person/persons other than the VENDOR mentioned hereinabove is the owner/s or possessor/s of the "SAID PLOT" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PLOT" and/or deal with it in any manner whatsoever.



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vi) That there is no legal bar or impediment for this transaction and that the "SAID PLOT" is free from encumbrances, liens and/or charges.

vii) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Act or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/have been received by and/or served upon the VENDOR regarding the "SAID PLOT";

viii) That neither the "SAID PLOT" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and /or Regulation and /or under any subsisting Order, Judgment and /or Decree of any Court of Law.

ix) That neither the "SAID PLOT" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

x) That she has not agreed, committed or contracted or entered into any agreement for sale, assignment,

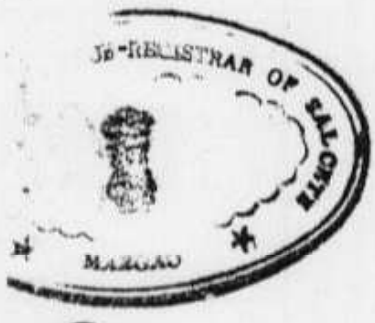


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**Kayji Real Estate Pvt. Ltd.**

*[Signature]*  
**Director/Attorney**





mortgage, lease, licence or any other Agreement or understanding, whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT";

xi) That no person has any right of access through the "SAID PLOT", or part thereof, nor does any access, public or private, exist through the same.

xii) That she has not obtained any financial assistance from any bank or other financial institutions nor has created any charge and or encumbered the "SAID PLOT" in any manner whatsoever.



xiii) That in case at any time in future, if any objection is raised to the present sale or the present sale 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 PLOT or any part thereof, then the VENDOR and each of them jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the



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third party or shall not be responsible to indemnify the VENDOR for any such settlement made by them with the third party.

xiv) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of her predecessors in title or any person claiming under or through the VENDOR, the VENDOR 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 the SAID PLOT unto and to the use of the PURCHASER.

xv) That the VENDOR intend to sell the SAID PLOT at a total price of Rs. 6,00,00,000/- (Rupees Six Crores Only)

  
NOTARY

AND WHEREAS the CONSENTING PARTY have declared, represented and covenanted unto the PURCHASER as follows:

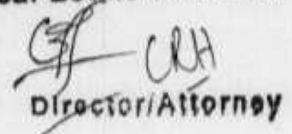
1) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the portion agreed to be sold to them by Agreement of Sale dated 04.02.2010, in any manner whatsoever.



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Director/Attorney



2) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature through the CONSENTING PARTY, in the SAID PLOT or any part thereof, then the CONSENTING PARTY and each of them jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT from the consideration determined herein and the 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 CONSENTING PARTY for any such settlement made by them with the third party.

**AND WHEREAS** solely relying upon the representations and declarations made by the VENDOR and CONSENTING PARTY herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PLOT" from the VENDOR and the VENDOR has with the consent of the CONSENTING PARTY agreed to sell the "SAID PLOT" to the PURCHASER for a total consideration of Rs. 6,00,00,000/- (Rupees Six Crore Only).

**AND WHEREAS** the PURCHASER, in terms of the said agreement and understanding, is entitled to the "SAID PLOT" described under SCHEDULE-B hereunder written and the

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Director/Attorney

PURCHASER is further entitled to have the "SAID PLOT" transferred in his name.

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

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance to the said agreement and in consideration of Rs. 6,00,00,000/- (Rupees Six Crore Only) paid by the PURCHASER in the following manner at the request of the VENDOR :

a) a sum of Rs. 1,84,03,800/- (Rupees One Crore Eighty Four Lakhs Three Thousand Eight Hundred Only) vide Demand draft No. 108784 dated 17.03.2011 drawn on HDFC Bank Ltd., Margao Branch,

b) a sum of Rs. 1,84,03,800/- (Rupees One Crore Eighty Four Lakhs Three Thousand Eight Hundred Only) vide Demand draft No. 108785 dated 17.03.2011 drawn on HDFC Bank Ltd., Margao Branch, both drawn in favour of the VENDOR.

c) a sum of Rs. 2,31,92,400/- (Rupees Two Crores Thirty One Lakhs Ninety Two Thousand Four Hundred Only) vide Cheque No. 168607 dated 16.03.2011 drawn on HDFC Bank, drawn in favour of member no. 1 of the CONSENTING PARTY.

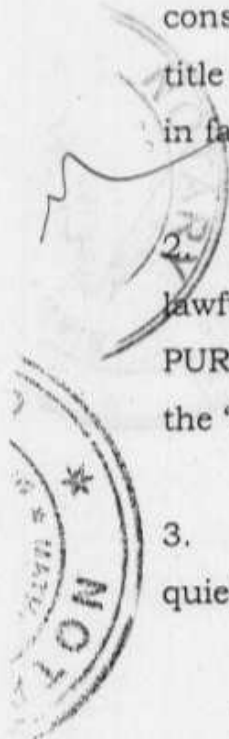
S.S.K.

Kayji Real Estate Pvt. Ltd.

Director/Attorney



the payment and receipt of the said consideration of Rs. 3,68,07,600/- (Rupees Three Crores Sixty Eight Lakhs Seven Thousand Six Hundred Only), to the VENDOR and the payment and receipt of the said consideration of Rs. 2,31,92,400/- (Rupees Two Crores Thirty One Lakhs Ninety Two Thousand Four Hundred Only), the CONSENTING PARTY and each of them do hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof, they the VENDOR and each of them do hereby grant, convey, sell, transfer, assign and assure by way of sale unto the PURCHASER for the consideration received, the "SAID PLOT" described in the SCHEDULE-B hereunder written and as shown in the plan annexed hereto, together with all that is situated in the "SAID PLOT" including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PLOT", that the PURCHASER shall own, possess, enjoy and hold the "SAID PLOT" absolutely and forever and consequently the VENDOR hereby relinquish all their rights, title and interest in the "SAID PLOT" hereby sold and conveyed in favour of the PURCHASER,




2. The VENDOR has today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" to the PURCHASER and the PURCHASER has taken the possession of the "SAID PLOT".


3. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PLOT" hereby

S.S.K.

**Kayji Real Estate Pvt. Ltd.**  
  
Director/Attorney



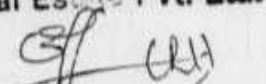
sold to it as its own, without interruption or disturbance, claim or demand on the part of the VENDOR or on the part of any person or persons claiming through or under her.

4. The VENDOR covenant with the PURCHASER as under:-
- a) that they and all persons claiming through or under her 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 PLOT" unto the PURCHASER and placing it 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 jointly and or severally, not entered into any agreement, understanding and or arrangement for sale, development, construction and or disposal or otherwise howsoever with any party in respect of the "SAID PLOT" or any part thereof;
  - c) That they have jointly and or severally, not created any charge and encumbered the "SAID PLOT" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respects of the "SAID PLOT" or any part thereof;
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**Kayji Real Estate Pvt. Ltd.**

  
Director/Attorney



d) That VENDOR has good, clear, legal, marketable, subsisting title over the "SAID PLOT" hereby sold and that the same are free from all encumbrances;

e) That the representations and declarations made by the VENDOR and CONSENTING PARTY respectively unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PLOT" be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

5. That all taxes such as land tax etc. or otherwise and or any outgoings in regard to the "SAID PLOT" shall be borne and paid by the VENDOR up to the date of registration of this sale deed and thereafter by the PURCHASER.

6. The VENDOR hereby authorizes the PURCHASER to get transferred in its name the "SAID PLOT", purchased by it by the present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for including its name in the survey records of the Said Property and further to partition the SAID PLOT from the SAID PROPERTY and hereby waives any notice that may be required to be addressed to her under any law in force.

The VENDOR undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title



S.S.K.



and interest in the "SAID PLOT" or any part thereof. Further, the VENDOR do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought by or commenced against the PURCHASER by any third party or against the VENDOR or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PLOT" hereby sold.

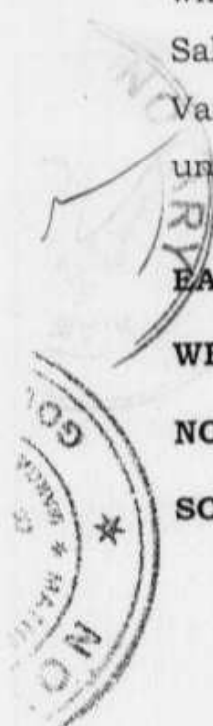
8. ALL the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

**SCHEDULE-A**

**(of the SAID ENTIRE PROPERTY)**

**ALL THAT** property known as "LANGOTEM" also known as "LANGTEM" situated at Varca, taluka of Salcete, described as a whole under no. 6665 in erstwhile Land Registration Office of Salcete and surveyed as a whole under Survey No. 94/3 of Varca Village with an area of 99,075 Sq.mtrs. and bounded as under:-

- EAST** : By boundary of Village Orlim;
- WEST** : By the property surveyed under survey No. 98/2;
- NORTH** : By road;
- SOUTH** : By the property surveyed under survey Nos. 100/1 and 100/2.



SSK.

Kayji Real Estate Pvt. Ltd.

*Off* *CRH*  
Director/Attorney





**SCHEDULE-B**  
**(of the SAID ENTIRE PROPERTY)**

**ALL THAT** land admeasuring an area of 12182.00 sq.mts denominated as Plot A-4 forming part of the property known as "LANGOTEM" also known as "LANGTEM" situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described as a whole in the Land Registration Office of Salcete under No. 6665 at Folio 150 of Book B-17 New Series, surveyed as a whole under survey no. 94/3 of Varca Village and bounded as under:-

**EAST** : Partly by remaining part of survey no. 94/3 and partly by road;


**WEST** : Partly by property under survey no. 94/2 and partly by 98/2;

**NORTH:** By partly by road and partly by property bearing survey no. 94/3;


**SOUTH:** By remaining part of the property under survey no. 94/3 of Varca Village.

**IN WITNESS WHEREOF**, the parties to this Deed have set and subscribed their respective hands on the day, month and year first herein above mentioned.

S.S.K.

  
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**Kayji Real Estate Pvt. Ltd.**

  
**Director/Attorney**



**SIGNED, SEALED AND DELIVERED BY:  
MRS. SUJATA SURENDRA KHANDEKAR**

The party of the First Part  
In the presence of.....

*Sujata S. Khandekar*



*Sujata S. Khandekar*

**MRS. SUJATA SURENDRA KHANDEKAR**



**LEFT HAND FINGER PRINT IMPRESSION OF MRS. SUJATA  
SURENDRA KHANDEKAR**



**RIGHT HAND FINGER PRINT IMPRESSION OF MRS. SUJATA  
SURENDRA KHANDEKAR**



*SSK.*

**Kayji Real Estate Pvt. Ltd.**

*[Signature]*  
**Director/Attorney**



**SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER:**

M/s. KAYJI REAL ESTATE PRIVATE LIMITED

Through its authorized signatory

(i) Shri. DEVIDAS S. KUDCHADKAR

The party of the Second Part

In the presence of.....

*Shri. Devidas S. Kudchadkar*



**SHRI. DEVIDAS S. KUDCHADKAR**



**LEFT HAND FINGER PRINT IMPRESSION OF SHRI. DEVIDAS  
S. KUDCHADKAR**



**RIGHT HAND FINGER PRINT IMPRESSION OF SHRI. DEVIDAS  
S. KUDCHADKAR**



*S.S.K.*

*(Signature)*

**Kayji Real Estate Pvt. Ltd.**

*(Signature)*  
**Director/Attorney**



(ii) Shri. CHANDRAKUMAR R. HUILGOL

The party of the Second Part

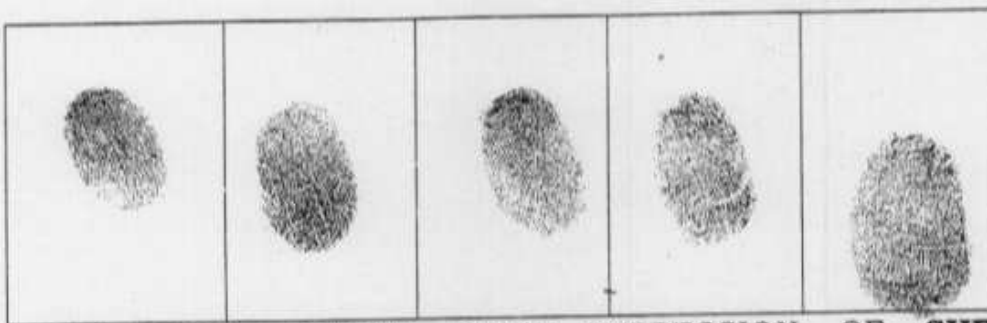
In the presence of.....

*C.R. Huilgol*

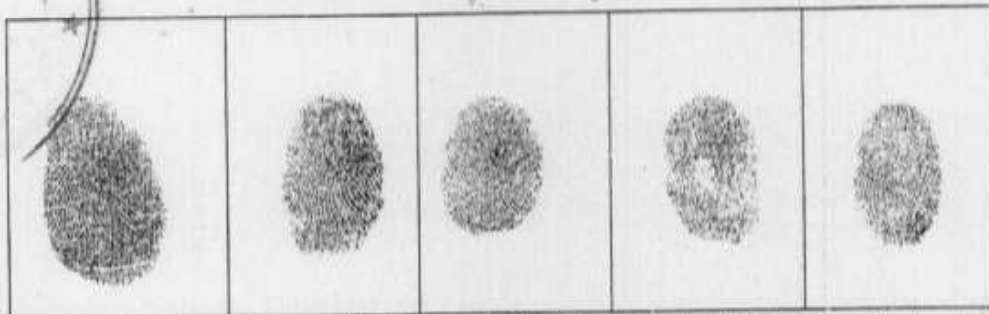


*C.R. Huilgol*

SHRI. CHANDRAKUMAR R. HUILGOL



LEFT HAND FINGER PRINT IMPRESSION OF SHRI. CHANDRAKUMAR R. HUILGOL



RIGHT HAND FINGER PRINT IMPRESSION OF Shri. CHANDRAKUMAR R. HUILGOL



*S.S.K.*



Kayji Real Estate Pvt. Ltd.

*CRH*  
Director/Attorney



**SIGNED, SEALED AND DELIVERED BY:**

**Shri APPU RAJAN for self and Power of Attorney for**

**Smt. HEMA RAJAN**

The party of the Third Part

In the presence of.....



*Appu Rajan*  
**Appu Rajan**

*Appu Rajan*

**SHRI APPU RAJAN**



**LEFT HAND FINGER PRINT IMPRESSION OF SHRI APPU RAJAN**



**RIGHT HAND FINGER PRINT IMPRESSION OF SHRI APPU RAJAN**



S.S.K.  
*(Signature)*

**Kayji Real Estate Pvt. Ltd.**

*(Signature)* CRH  
**Director/Attorney**



**WITNESSES:**

1. Ignatius Tony Peres *Leaf*
2. Jeevan D'Costa *Jest*



S.S.K.

**Kayji Real Estate Pvt. Ltd.**

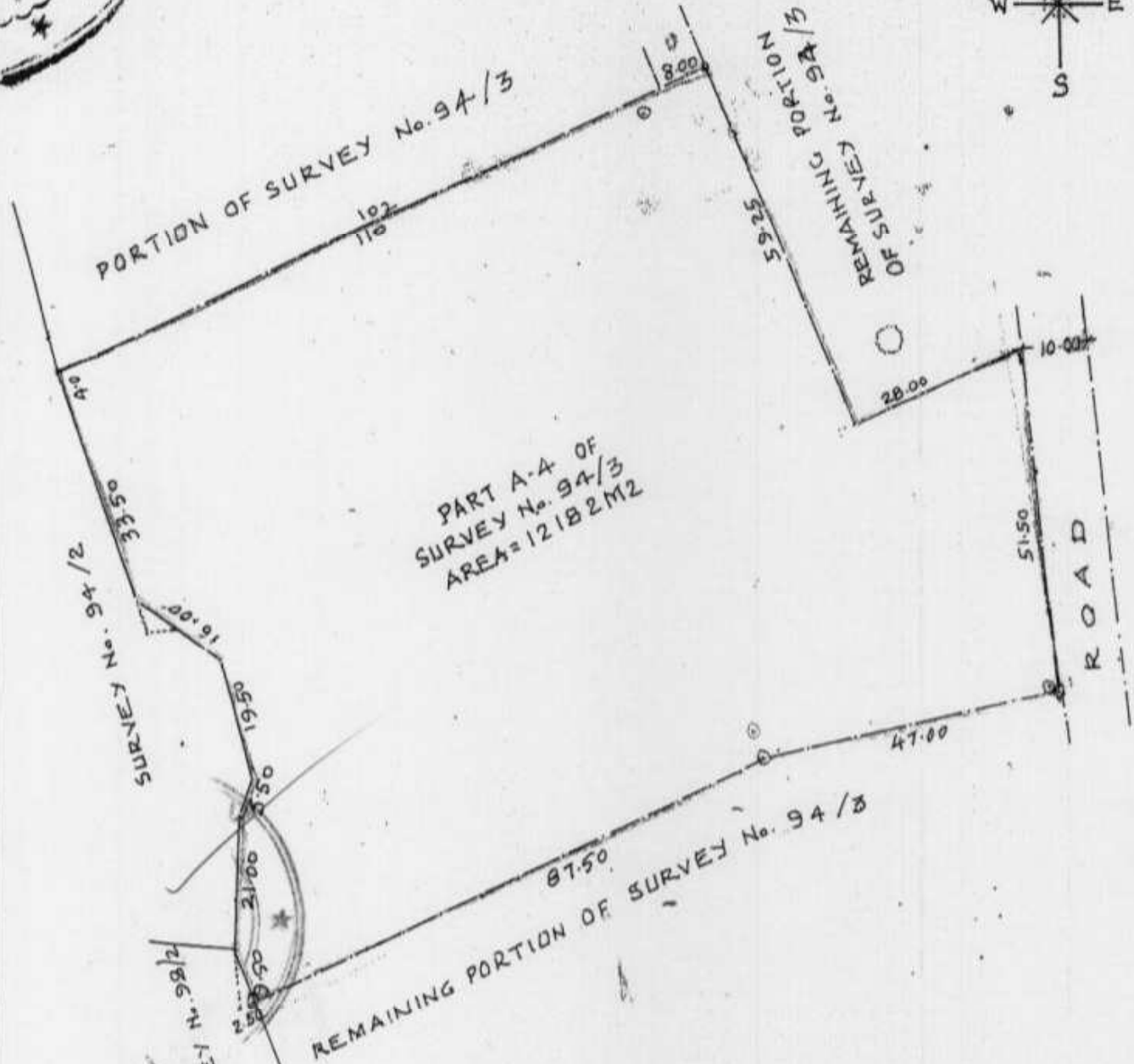
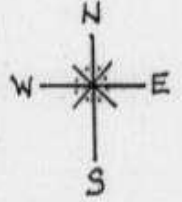
*[Signature]*  
Director/Attorney

# PLAN

SHOWING THE PLOT A-4 OF THE PROPERTY SURVEYED UNDER SURVEY No. 94/3 SITUATED AT VARCA VILLAGE OF SALCETE TALUKA.

SCALE 1:1000

AREA OF PART A-4..... 12182 M<sup>2</sup>



*Sujata S. Khundlikar*

**Kayji Real Estate Pvt. Ltd.**

*[Signature]*  
**Director/Attorney**



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 17-03-2011 04:24:50 PM

Document Serial Number : 1564

Presented at 02:20:00 PM on 17-03-2011 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1200000.00
2	Processing Fees	440.00
	<b>Total :</b>	<b>1200440.00</b>

Stamp Duty Required: 1725000.00 Stamp Duty Paid: 1800000.00

Chandrakumar R. Huilgol presenter

Name	Photo	Thumb Impression	Signature
Chandrakumar R. Huilgol, s/o. Ramarao Huilgol, Married, Indian, age 61 Years, Service, r/o H. No. 186/1, Sinquetim, Navelim, Goa. as a Executive Officer of M/S. KAYJI REAL ESTATE PRIVATE LIMITED, Anand Bhavan, Old Station Road, Margao Goa, by virtue of POA dated 16/02/11, executed before Notary Shri Mathew N. D'sa, Margao, Goa, under Reg No. 913			Kayji Real Estate Pvt. Ltd. C.R. Huilgol Director/Attorney

Endorsements

Executant

1. Appu Rajan, s/o. Late Appu Chaman, Married, Indian, age 60 Years, Business, r/o Florida Garder, Vanelim, Colva Goa. for self as 'Consenting Party' at Sr. No.1 & as constituted POA of 'Consenting Party' at Sr. No.2, vide POA dated 02/03/2005, executed before Notary Philomena De Silva, Margao Goa, under Sr. No.6307, dated 24/02/2008

Photo	Thumb Impression	Signature







*Amym*



*[Faint signature]*

2. Sujata alias Vimla Surendra Khandeparkar, w/o. late Surendra Putu Khandeparkar, widow, Indian, age 62 Years, House-Wife, r/o H.No.112, Near New Borim Bridge, Bori, Betkiwada, Ponda Goa.

Photo	Thumb Impression	Signature
		<i>Sujata S. Khandeparkar</i>



3. Chandrakumar R. Huilgol, s/o. Ramarao Huilgol, Married, Indian, age 61 Years, Service, r/o H.No.186/1, Sinquetim, Navelim, Goa. as a Executive Officer of M/S. KAYJI REAL ESTATE PRIVATE LIMITED, Anand Bhavan, Old Station Road, Margao Goa, by virtue of POA dated 16/02/11, executed before Notary Shri Mathew N. D'sa, Margao, Goa under Reg No.913

Photo	Thumb Impression	Signature
		<b>Kayji Real Estate Pvt. Ltd.</b> <i>C.R. Huilgol</i> Director/Attorney

4. Devidas S. Kudchadkar, s/o. Sadanand Kudchadkar, Married, Indian, age 77 Years, Service, r/o Chowkwada, Curchorem, Goa, as a Executive Officer of M/S. KAYJI REAL ESTATE PRIVATE LIMITED, Anand Bhavan, Old Station Road, Margao Goa, by virtue of POA dated 16/02/11, executed before Notary Shri Mathew N. D'sa, Margao, Goa, under Reg No.913

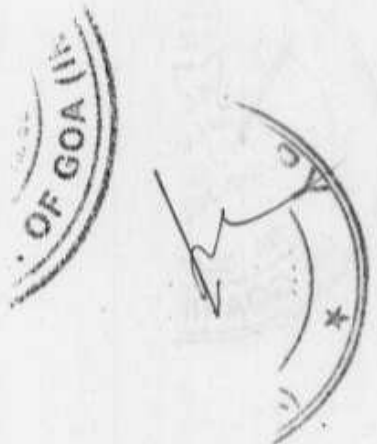
Photo	Thumb Impression	Signature
		<b>Kayji Real Estate Pvt. Ltd.</b> <i>D.S. Kudchadkar</i> Director/Attorney

Identification

Sr No.	Witness Details	Signature
1	Adv. Samantha Rebello, d/o. Joe Rebello, UnMarried, Indian, age 26 Years, Advocate, r/o Benaulim, Salcete Goa.	<i>S. Rebello</i>

Sub-Registrar

**REGISTRAR**  
**KAYJI**



Book-1 Document  
Registration Number MGO-BK1-01561-2011  
CD Number MGOD50 on  
Date 17-03-2011

Sub-Registrar (Salcete/Margao)

Scanned By

*Sandeep*

Signature:-

*[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

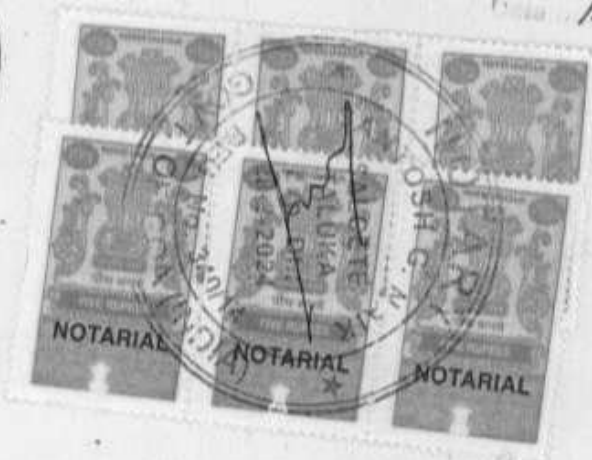
Certified to be True Xerox Copy  
of the Original

*[Signature]*  
(MATHEW N D'SA)  
NOTARY  
MARGAO  
STATE OF GOA (INDIA)  
Reg. No. 4775  
Date: 17/04/11



CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL

*[Signature]*  
SANTOSH G MAIK  
NOTARY  
SALCETE TALUKA  
State of Goa (India)  
Reg No. 1902/2021  
Date 14-06-2021



Copyes scanned  
TRUE XEROX COPY

For CITIZEN CREDIT  
Co-operative Bank Ltd.

*Handwritten signature*

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA MEMBER CO-OP, HSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDA,  
MARGAO - GOA 403 682

D-5/STP(V)/CR./35/3/2011-RD

भारत 07824



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NON JUDICIAL गोग  
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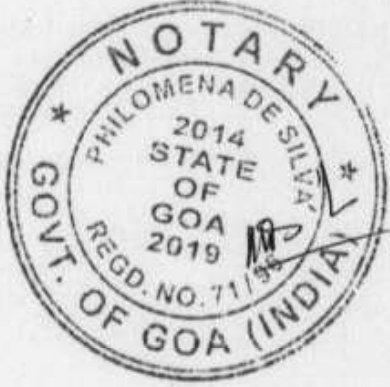
2010 2010 2010 2010 2010 2010 17:45

R.0075000/-PB7223

INDIA STAMP DUTY GOA

Name of Purchaser *Aanvar Realty & Infrastructure*

160



LAGAN TEWARI *Lwan*



DEED OF SALE

This DEED OF SALE is made and executed in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 9<sup>th</sup> day of January, 2014 BY and BETWEEN:

*Handwritten signatures*

*S. S. Raikar*

S. S. Raikar

*Whakar*

*Lwan*



Mrs. SUSHILA SHASHIKANT RAIKAR, widow of late Shri. Shashikant Vinayak Raikar, aged 67 years, housewife

2. Mr. VINAYAK SHASHIKANT RAIKAR, son of late Shri. Shashikant Vinayak Raikar, aged about 42 years, Occupation service, holding Pan Card bearing No. [REDACTED] married and his wife

3. Smt. VINAYA VINAYAK RAIKAR, wife of Shri. Vinayak Raikar, aged about 32 years, holding PAN Card No. [REDACTED] housewife

4. Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS SHASHIKANT RAIKAR, son of late Shri. Shashikant Vinayak Raikar, aged about 38 years, occupation BUSINESS, bachelor, having PAN Card No. [REDACTED] all are residents of House No. 284, Batty, Orlim, Salcete-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 heirs, legal representatives, administrators, executors, successors and assigns) of the FIRST PART. ALL PARTIES EXECUTING


THIS DEED ARE INDIAN NATIONALS



*Signature*  
*AS Luvani*  
*S.S. Raikar* *Whakar* AND

1. AANSAV REALTY AND INFRASTRUCTURE PVT. LTD. a registered company incorporated under the Companies Act 1956 (No. 1 of 1956), having its Registered Office at 106, WDC Enclave, Mabai Hotel Complex, Near Old Collector's Office, Margao, Salcete-Goa, with CIN U65993GA2005PTC004298 and PAN [REDACTED] represented by its Managing Director, Mr.


*AS* *Signature* *Signature* *S.S. Raikar*  
*Whakar* *Luvani*

Aatish Anoop Babani, son of Anoop Kiratrai Babani, aged about 33 years, married, businessman, Indian National and resident of Carmona, Salcete-Goa, vide resolution passed by the Board of Directors in the meeting held on 09/09/2010,

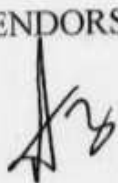
2. **MRS. LAGAN TEWARI**, w/o Late Maj. Gen. Lalit Tewari, aged 61 years, housewife, having PAN card no. [REDACTED] Indian National, resident of 'SANTOSH', Bercha Road, Opp. Batra House, Mhow 453441 (MP).

Hereinafter referred to as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, successors, executors and assigns) of the **SECOND PART**.


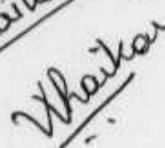
**WHEREAS** the VENDORS are the owners in possession of the landed property described in SCHEDULE hereunder written and in relation to the same has made following representations:

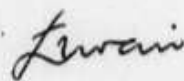
that there exists at Varca Village of Salcete Taluka, within the limits of Village Panchayat of Varca, the property known as "LANGOTEM AND SONARVADO" described in the Land Registration Office of Salcete under No. 37656 of new series, which was originally owned by Virginia Dulco Henriqueta Fernandes, surveyed under Survey No. 94/2 under the name "Langotem". This property is more particularly described in the SCHEDULE hereunder written and is hereinafter for the sake of convenience is referred to as "SAID PROPERTY";

- b) That vide Deed of Sale dated 14/01/1960, duly registered in the office of the Sub-Registrar, Salcete under No. 1084 at pages 3 onwards, the Said Property was purchased by Mr. Vinaeca Vassudeva Raicar, the father-in-law/grand-father/grandfather-in-law of the PROSPECTIVE VENDORS;





 S. S. Raikar  






In pursuance to the purchase made, the said property is inscribed in the name of said Mr. Vianeca V. Raicar under Inscription No. 47412 and is also enrolled in his name in the Land Revenue Records under Matriz No. 1331.

- d) That said Mr. Vianeca V. Raicar was married to Smt. Krishnabai Vianeca Raicar under the regime of communion of assets and the former expired on 28/05/1968 and later on 22/02/1998, leaving behind their sole and universal heir Shri. Shashikant Raicar;
- e) That said Shri. Shashikant Raicar expired on 15/07/2007, leaving behind the member no. 1 of the PROSPECTIVE VENDORS and moiety holder and member nos. 2 to 4 of the PROSPECTIVE VENDORS as sole and universal heirs.
- f) That in order to partition the assets left behind by said late Shri. Vianeca, late Mrs. Krishnabai and late Shri. Shashikant Raicar, the member no. 4 of the PROSPECTIVE VENDORS initiated an Inventory Proceedings in the court of Civil Judge Junior Division, Margao and the same is registered as Inventory Proceeding Nos. 105/2013/F.


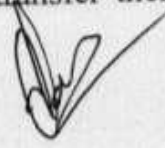

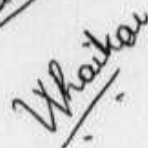
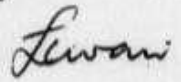
That the Said Property was listed under Item No. XII of the List of Assets and have been allotted to the interested parties therein (Vendors herein) in the following manner:

Member no. 1 of the Vendors	.....1/2 share
Member no. 2 and 3 of the Vendors	.....1/4 <sup>th</sup> share
Member no. 4 of the Vendors	.....1/4 <sup>th</sup> share.



**AND WHEREAS** the VENDORS have identified the buyer viz. PURCHASERS, who have agreed to purchase the Said Property solely relying upon the representation made herein above and below:

- i) they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer their respective undivided share in the "SAID



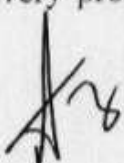


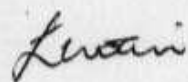
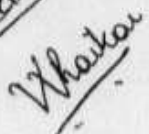
PROPERTY" and that they are in lawful occupation, possession and enjoyment of the same.

- ii) The "SAID PROPERTY" is not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever,
- iv) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.
- v) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.



That no notice/s from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";

- vii) That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other

   S.S. Raikas   


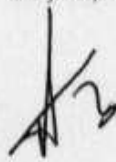

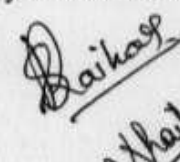




Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

- viii) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY"
- ix) That no person has any right of access through the "SAID PROPERTY", or part thereof, nor does any access, public or private, exist through the same;
- x) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.
- xi) 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 their respective undivided share in the "SAID PROPERTY" unto and to the use of the PROSPECTIVE PURCHASER .
- xiv) That the SAID PROPERTY does not fall under any zone prohibited for development.
- xv) That they wish to sell the Said Property for a total consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only).



   S.S. Raikas Lwani  
Whakar



**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS for the aforesaid consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only), which is its fair market value.

**AND WHEREAS** both the parties hereto have now agreed to execute the present deed, thereby VENDORS transferring the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance of the said understanding and in consideration of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only), paid by PURCHASERS unto the VENDORS in the manner stipulated in SCHEDULE II described herein below proportionate to their share holdings, the payment and receipt of the entire sum of Rs. 25,00,000/- (Rupees Twenty-Five Lakh Only) the VENDORS jointly and each VENDOR independently to the extent of his/her share, hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof, they the VENDORS hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, 1/4<sup>th</sup> undivided share in the SAID PROPERTY described in the SCHEDULE I hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all



*[Handwritten signatures]*  
S. S. Raikar  
Lwani






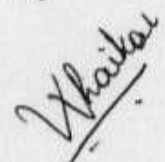
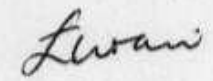
estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the said VENDORS into out of or upon the SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASERS forever.

The Said Property is better identified in the plan annexed hereto and delineated in red color lines and for the purpose of identifying location and is marked as Annexure A and nature of the Said Property hereby sold, the photograph of the Said Property taken from the edge of the property is annexed hereto and marked as Annexure B:

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER has taken the possession of the same.



3. The VENDORS do hereby now declare that they have absolute rights and title to convey the SAID PROPERTY to the PURCHASERS and that it shall be lawful for the PURCHASERS from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PROPERTY 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.

   S. S. Rai Kas  
 

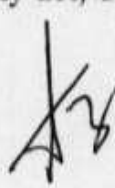




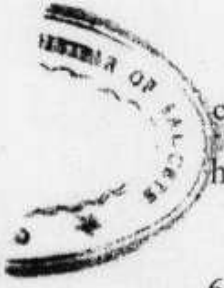
4. The VENDORS covenant with the PURCHASERS as under:-

- 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 PURCHASERS 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 PROPERTY unto the PURCHASERS and placing it 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 arrangement/agreement for sale, development and or disposal or have accepted any sum of money from whomsoever for sale or otherwise howsoever with any third party in respect of the SAID PROPERTY or any part thereof;
  - c) That they have not created any charge and encumbered the SAID PROPERTY or any part thereof in favour of any Bank or Financial Institution nor obtained any money in respects of the SAID PROPERTY or any part thereof;
  - d) That they have good, clear, legal, marketable, subsisting title over the SAID PROPERTY and the SAID PROPERTY as a whole is free from all encumbrances;
- That the representations and declarations made by the VENDORS unto the PURCHASERS herein above and as mentioned in the recital clause, relying upon which the PURCHASERS has agreed to purchase the SAID PROPERTY, be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.



5. 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




 S. S. Raikar  
 Whakar  
 Lwani



conveying the SAID PROPERTY in the manner aforesaid and hereinafter.

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

7. The VENDORS hereby authorize the PURCHASERS to get transferred in its name the "SAID PROPERTY", purchased by it by the present deed and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PROPERTY and hereby waives any notice that may be required to be addressed to them under any law in force.

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



In case the PURCHASERS are deprived from possessing and enjoying the SAID PROPERTY 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 indemnify and keep indemnified the PURCHASERS against all such claims, objections etc.

*[Signature]*

*[Signature]*

*[Signature]*  
*[Signature]*

S. S. Rai Kas

Lewani



10. That in case at any time in future, if any objection is raised to the present sale or the present sale 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, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PROPERTY, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the consideration determined herein and in the other two deeds executed today and the PURCHASERS 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 VENDORS for any such settlement made by them with the third party.



11. The VENDORS undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY". Further, the VENDORS and each of them hereby agree to indemnify and keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought against the PURCHASERS by any third party or against the VENDORS or any of them and in which the PURCHASERS is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

*[Handwritten signature]*      *[Handwritten signature]*

*[Handwritten signature]*      S. S. Raikar  
*[Handwritten signature]*      Lewan



**SCHEDULE I**

**(OF THE SAID PROPERTY)**

ALL THAT landed property named "Langotom and Sonarvado" (as per Description) by other name "Langotem" (as per Survey), situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, admeasuring 3825.00 Sq. meters, Surveyed under Survey No. 94/2 of Varca Village and bounded as under:



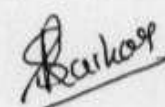
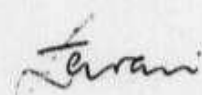
- On the East : by the property under Survey No. 94/3;  
 On the West: partly by the property under Survey No. 98/2, 98/10, 93/6 to 93/9, 93/12 to 93/14;  
 On the North: partly by property under Survey No. 93/6 and 93/10;  
 On the South: by the property under survey no. 98/2.

**SCHEDULE II**

**(PAYMENT SCHEDULE)**

No.	Member No. of First Part	Amount (INR)	Payment Instrument	Dated	Bank
1.	Member 1	12,50,000/-	DD026166	09/01/14	HDFC
2.	Member 2 & 3	6,25,000/-	RTGS004605	09/01/14	BOB
3.	Member 4	6,25,000/-	RTGS004606	09/01/14	BOB






 S.S. Raikar  




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.

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

1) Mrs. SUSHILA SHASHIKANT RAIKAR

The member no. 1 of the  
party of the FIRST PARTY

In the presence of.....



S.S. Raikar

S.S. Raikar

Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
Shailog  
Whaikar

S.S. Raikar

*[Handwritten signature]*  
Lwani





Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR

2) Mr. VINAYAK SHASHIKANT RAIKAR

The member no. 2 of the  
party of the FIRST PARTY  
In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. VINAYAK SHASHIKANT RAIKAR

Saikash S.S. Raikar  
Vhaikar  
Leran



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. VINAYAK SHASHIKANT RAIKAR

3) Smt. VINAYA VINAYAK RAIKAR

The member no. 3 of the party of the FIRST PARTY  
In the presence of.....

*V. Raikar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Smt. VINAYA VINAYAK RAIKAR

*V. Raikar*

*S. S. Raikar*  
*V. Raikar*

*Lwani*



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Smt.  
VINAYA VINAYAK RAIKAR

4) Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS

The member no. 4 of the  
party of the FIRST PARTY

In the presence of.....



*S. Raikar*

*S. Raikar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SAMIR  
SHASHIKANT RAIKAR alias VITHALDAS

*S. Raikar*

*S. Raikar*

*S. Raikar*

*S. Raikar*

S. S. Raikar  
Lwan



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS

**SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED PURCHASER:**

**AANSAV REALITY & INFRASTRUCTURE PVT. LTD.**

represented by its Managing Director

**MR. AATISH ANOOP BABANI**

The party of the Second part  
in the presence of.....

*Aatish Babani*



*Aatish Babani*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. AATISH ANOOP BABANI

*Az*

*[Signature]*

*S. S. Raikar*  
*Whakar*

S.S. Raikar  
*Lewan*



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. AATISH ANOOP BABANI**

2) **Mrs. LAGAN TEWARI**

The member no. 2 of the party of the SECOND PARTY  
In the presence of.....

*Lewan*

*Lewa*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. LAGAN TEWARI**

*[Signature]*

*[Signature]*

*D. Baikey*  
*Whakar*

S. S. Raikar  
*Lewan*



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs.  
LAGAN TEWARI

Witnesses:

1. Name : Hazel-Anne Rodrigues  
Father's name : Bosco Rodrigues  
Age : 26 years  
Address : Margao Goa  
Signature : Rodrigues

2. Name : SHARINA REBELLO  
Father's name : CAETANINHO REBELLO  
Age : 36  
Address : DEUSSUA, CHINCHINIM  
Signature : Rebello



S.S. Raikar

Whakar

Luvain



Plan Showing plots situated at  
 Village : VARCA  
 Taluka : SALCETE  
 Survey No./Subdivision No. : 94/ 2  
 Survey No./Subdivision No. : 98/ 2  
 Survey No./Subdivision No. : 100/ 1  
 Scale : 1:1000

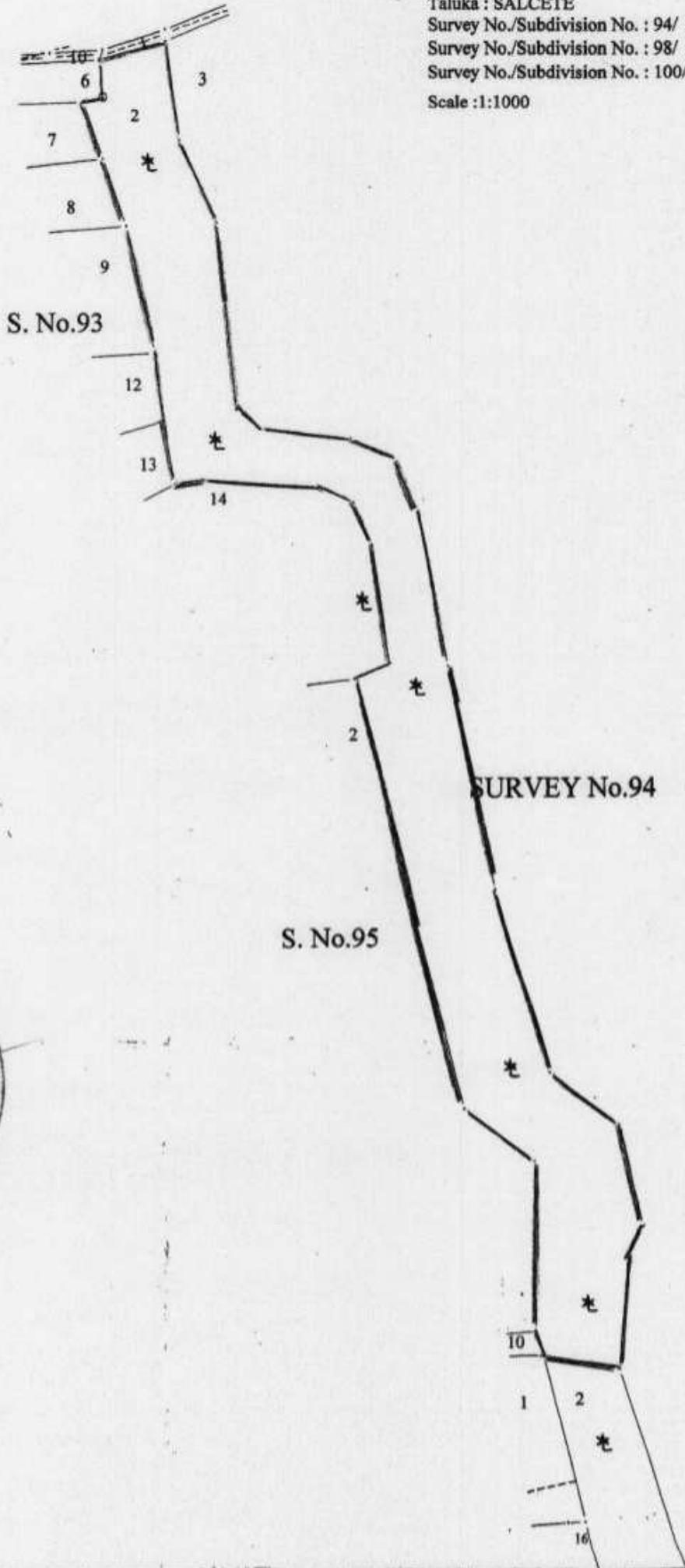
VENDORS

S.S. Raikar

Whakar  
 Raikar

PURCHASERS

Intd Bank  
 Lwan





Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 10-01-2014 02:17:38 PM

Document Serial Number : 160

Presented at 12:34:00 PM on 10-01-2014 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	25000.00
2	Processing Fees	240.00
	<b>Total :</b>	<b>25240.00</b>

Stamp Duty Required: 75000.00

Stamp Duty Paid: 75000.00

Aatish Anoop Babani presenter

Name	Photo	Thumb Impression	Signature
Aatish Anoop Babani, s/o. Anoop K. Babani, Married, Indian, age 33 Years, Business, r/o Carmona Salcete Goa, As a Managing Director of AANSAV REALTY AND INFRASTRUCTURE PVT LTD, vide RESOLUTION DATED 09/09/2010			

Endorsements

Executant

1. Sushila Shashikant Raikar, W/o. Late Shashikant Raikar, Married, Indian, age 67 Years, House-Wife, r/o H. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		S.S. Raikar





2. Vinayak Shashikant Raikar, S/o. Late Shashikant Raikar, Married, Indian, age 42 Years, Service, r/oH. No. 284, Batty Orlim, Salcete, goa.

Photo	Thumb Impression	Signature
		

3. Vinaya Vinayak Raikar, W/o. Vinayak Raikar, Married, Indian, age 32 Years, House-Wife, r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		

4. Samir Shashikant Raikar, S/o. Late Shashikant Raikar, UnMarried, Indian, age 38 Years, Business, r/oH. No. 284, Batty Orlim, Salcete, goa.

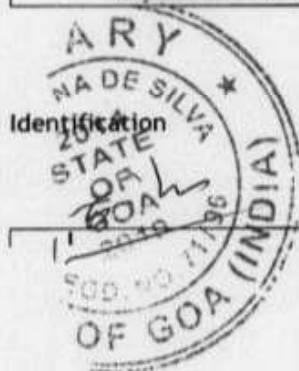
Photo	Thumb Impression	Signature
		

5. Aatish Anoop Babani, s/o. Anoop K. Babani, Married, Indian, age 33 Years, Business, r/oCarmona Salcete Goa, As a Managing Director of AANSAV REALTY AND INFRASTRUCTURE PVT LTD, vIDE RESOLUTION DATED 09/09/2010

Photo	Thumb Impression	Signature
		

6. Lagan Tewari, W/o. late Maj Gen Lalit Tewari, Married, Indian, age 61 Years, House-Wife, r/oSANTOSH, Bercha Road, Opp Batra House Mhow 453441 (MP.)

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Hazel Anne Rodrigues , D/o. Bosco Rodrigues, UnMarried, Indian, age 26 Years, Service, r/o Margao, Goa.	<i>Rodrigues</i>

*Surat R. Venekar*  
 Sub-Registrar  
 Surat R. Venekar  
 Sub Registrar



Book-1 Document  
Registration Number MGO-BK1-00152-2014  
CD Number MG0D74 on  
Date 10-01-2014

*Suraj R. Vernekar*

Sub-Registrar (Salcete/Margao)



Scanned By:- *Riddhima*

Suraj R. Vernekar  
Sub-Registrar

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL

*[Signature]*

PHILOMENA DE SILVA  
NOTARY  
STATE OF GOA (INDIA)

Regn. No. *6681/15*

TRUE XEROX COPY

For CITIZEN CREDIT  
Co-operative Bank Ltd.

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD

भारत 07822

NON JUDICIAL गोवा

SARANA DEBZER CO-OP, HSG SOCIETY LTD

187420

JAN 09 2014

ST. JOSEPH ROAD, BORDA,

MARGAO - GOA 403 682



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D-5/STP(V)/C.R./35/3/2011-RD

R.0075000/- PB7223

INDIA

STAMP DUTY

GOA

*Shankar*  
Authorised Signatory

Name of Purchaser... *Aansav Realty & Infrastructure*

401



LAGAN TEWARI *Lagan*



DEED OF SALE

This **DEED OF SALE** is made and executed in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 9<sup>th</sup> day of January, 2014 **BY** and **BETWEEN**:


*Az*

*[Signature]*

*Raikas*

*Shankar*

S. S. Raikas *Lagan*



1. **Mrs. SUSHILA SHASHIKANT RAIKAR**, widow of late Shri. Shashikant Vinayak Raikar, aged 67 years, housewife

2. **Mr. VINAYAK SHASHIKANT RAIKAR**, son of late Shri. Shashikant Vinayak Raikar, aged about 42 years, Occupation service, holding Pan Card bearing No. [REDACTED] married and his wife

3. **Smt. VINAYA VINAYAK RAIKAR**, wife of Shri. Vinayak Raikar, aged about 32 years, holding PAN Card No. [REDACTED] housewife

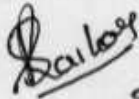
4. **Mr. SAMIR SHASHIKANT RAIKAR** alias **VITHALDAS SHASHIKANT RAIKAR**, son of late Shri. Shashikant Vinayak Raikar, aged about 38 years, occupation BUSINESS, bachelor, having PAN Card No. [REDACTED] all are residents of House No. 284, Batty, Orlim, Salcete-Goa, all Indian Nationals and hereinafter referred to as the " **VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

1. **AANSAV REALTY AND INFRASTRUCTURE PVT. LTD.** a registered company incorporated under the Companies Act 1956 (No. 1 of 1956), having its Registered Office at 106, WDC Enclave, Mabai Hotel Complex, Near Old Collector's Office, Margao, Salcete-Goa, with CIN U65993GA2005PTC004298 and PAN [REDACTED] represented by its Managing Director, Mr.



Vinayak



S.S. Raikar Levan



Aatish Anoop Babani, son of Anoop Kiratrai Babani, aged about 33 years, married, businessman, Indian National and resident of Carmona, Salcete-Goa, vide resolution passed by the Board of Directors in the meeting held on 09/09/2010,

2. **MRS. LAGAN TEWARI**, w/o Late Maj. Gen. Lalit Tewari, aged 61 years, housewife, having PAN card no. [REDACTED], Indian National, resident of 'SANTOSH', Bercha Road, Opp. Batra House, Mhow 453441 (MP).

Hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, successors, executors and assigns) of the **SECOND PART**.

**WHEREAS** the **VENDORS** are the owners in possession of the landed property described in **SCHEDULE** hereunder written and in relation to the same has made following representations:

that there exists at Varca Village of Salcete Taluka, within the limits of Village Panchayat of Varca, the property known as "**LANGOTEM AND SONARVADO**" described in the Land Registration Office of Salcete under No. 37656 of new series, which was originally owned by Virginia Dulco Henriqueta Fernandes, surveyed under Survey No. 94/2 under the name "Langotem". This property is more particularly described in the **SCHEDULE** hereunder written and is hereinafter for the sake of convenience is referred to as "**SAID PROPERTY**";

- b) That vide Deed of Sale dated 14/01/1960, duly registered in the office of the Sub-Registrar, Salcete under No. 1084 at pages 3 onwards, the Said Property was purchased by Mr. Vinaeca Vassudeva Raicar, the father-in-law/grand-father/grandfather-in-law of the **PROSPECTIVE VENDORS**;

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S. S. Raikar Lusani



pursuance to the purchase made, the said property is inscribed in the name of said Mr. Vianeca V. Raicar under Inscription No. 47412 and is also enrolled in his name in the Land Revenue Records under Matriz No. 1331.

- d) That said Mr. Vianeca V. Raicar was married to Smt. Krishnabai Vianeca Raicar under the regime of communion of assets and the former expired on 28/05/1968 and later on 22/02/1998, leaving behind their sole and universal heir Shri. Shashikant Raikar;
- e) That said Shri. Shashikant Raikar expired on 15/07/2007, leaving behind the member no. 1 of the PROSPECTIVE VENDORS and moiety holder and member nos. 2 to 4 of the PROSPECTIVE VENDORS as sole and universal heirs.
- f) That in order to partition the assets left behind by said late Shri. Vianeca, late Mrs. Krishnabai and late Shri. Shashikant Raikar, the member no. 4 of the PROSPECTIVE VENDORS initiated an Inventory Proceedings in the court of Civil Judge Junior Division, Margao and the same is registered as Inventory Proceeding Nos. 105/2013/F.




That the Said Property was listed under Item No. XII of the List of Assets and have been allotted to the interested parties therein (Vendors herein) in the following manner:

Member no. 1 of the Vendors	.....1/2 share
Member no. 2 and 3 of the Vendors	.....1/4 <sup>th</sup> share
Member no. 4 of the Vendors	.....1/4 <sup>th</sup> share.

**AND WHEREAS** the VENDORS have identified the buyer viz. PURCHASERS, who have agreed to purchase the Said Property solely relying upon the representation made herein above and below:

- i) they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer their respective undivided share in the "SAID

S.S. Raikar Lwan




PROPERTY" and that they are in lawful occupation, possession and enjoyment of the same.

ii) The "SAID PROPERTY" is not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;

iii) The "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever,

iv) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

v) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.



That no notice/s from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";

vii) That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other

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Raikar

S. J. Raikar Lwan



Act, Statue, law and/or Regulation and/or under any subsisting Order,  
Judgment and/or Decree of any Court of Law.

- viii) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY"
- ix) That no person has any right of access through the "SAID PROPERTY", or part thereof, nor does any access, public or private, exist through the same;
- x) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.
- xi) 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 their respective undivided share in the "SAID PROPERTY" unto and to the use of the PROSPECTIVE PURCHASER.
- xiv) That the SAID PROPERTY does not fall under any zone prohibited for development.
- xv) That they wish to sell the Said Property for a total consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only).



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*  
S. S. Raitkar

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S. S. Raitkar Lwani



**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS for the aforesaid consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only), which is its fair market value.

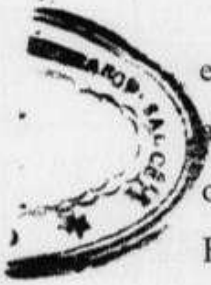
**AND WHEREAS** both the parties hereto have now agreed to execute the present deed, thereby VENDORS transferring the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance of the said understanding and in consideration of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only), paid by PURCHASERS unto the VENDORS in the manner stipulated in SCHEDULE II described herein below proportionate to their share holdings, the payment and receipt of the entire sum of Rs. 25,00,000/- (Rupees Twenty-Five Lakh Only) the VENDORS jointly and each VENDOR independently to the extent of his/her share, hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof, they the VENDORS hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, 1/4<sup>th</sup> undivided share in the SAID PROPERTY described in the SCHEDULE I hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all



*[Handwritten signatures]*  
S. S. Raikar  
S. S. Raikar Lwani



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 PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASERS forever.

The Said Property is better identified in the plan annexed hereto and delineated in red color lines and for the purpose of identifying location and is marked as Annexure A and nature of the Said Property hereby sold, the photograph of the Said Property taken from the edge of the property is annexed hereto and marked as Annexure B.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER has taken the possession of the same.



The VENDORS do hereby now declare that they have absolute rights and title to convey the SAID PROPERTY to the PURCHASERS and that it shall be lawful for the PURCHASERS from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PROPERTY 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.

*[Handwritten signatures]*  
 S. S. Raikar  
 Wailkar

S. S. Raikar Lewari



4. The VENDORS covenant with the PURCHASERS as under:-

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 PURCHASERS 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 PROPERTY unto the PURCHASERS and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;



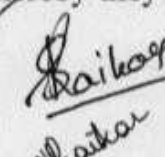
- b) that they have not entered into any agreement, understanding and or arrangement/agreement for sale, development and or disposal or have accepted any sum of money from whomsoever for sale or otherwise howsoever with any third party in respect of the SAID PROPERTY or any part thereof;
- c) That they have not created any charge and encumbered the SAID PROPERTY or any part thereof in favour of any Bank or Financial Institution nor obtained any money in respects of the SAID PROPERTY or any part thereof;



That they have good, clear, legal, marketable, subsisting title over the SAID PROPERTY and the SAID PROPERTY as a whole is free from all encumbrances;

- e) That the representations and declarations made by the VENDORS unto the PURCHASERS herein above and as mentioned in the recital clause, relying upon which the PURCHASERS has agreed to purchase the SAID PROPERTY, be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

5. 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

    
Wairkar S.S. Raikas Luwan



conveying the SAID PROPERTY in the manner aforesaid and hereinafter.

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


7. The VENDORS hereby authorize the PURCHASERS to get transferred in its name the "SAID PROPERTY", purchased by it by the present deed and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PROPERTY and hereby waives any notice that may be required to be addressed to them under any law in force.

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




In case the PURCHASERS are deprived from possessing and enjoying the SAID PROPERTY 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 indemnify and keep indemnified the PURCHASERS against all such claims, objections etc.

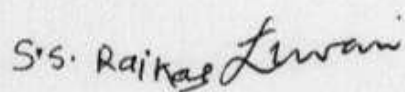
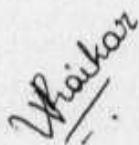
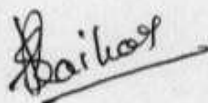
*[Handwritten signatures]*  
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 S.S. Raikar  
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10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PROPERTY, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the consideration determined herein and in the other two deeds executed today and the PURCHASERS 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 VENDORS for any such settlement made by them with the third party.



11. The VENDORS undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY". Further, the VENDORS and each of them hereby agree to indemnify and keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASERS by any third party or against the VENDORS or any of them and in which the PURCHASERS is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.





**SCHEDULE I**

**(OF THE SAID PROPERTY)**

ALL THAT landed property named “Langotom and Sonarvado” (as per Description) by other name “Langotem” (as per Survey), situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, admeasuring 3825.00 Sq. meters, Surveyed under Survey No. 94/2 of Varca Village and bounded as under:



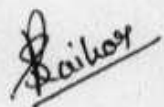
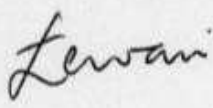

- On the East : by the property under Survey No. 94/3;
- On the West: partly by the property under Survey No. 98/2, 98/10, 93/6 to 93/9, 93/12 to 93/14;
- On the North: partly by property under Survey No. 93/6 and 93/10;
- On the South: by the property under survey no. 98/2.

**SCHEDULE II**

**(PAYMENT SCHEDULE)**



Sr. No.	Member No. of First Part	Amount (INR)	Payment Instrument	Dated	Bank
1.	Member 1	12,50,000/-	DD026168	09/01/14	HDFC
2.	Member 2 & 3	6,25,000/-	RTGS004611	09/01/14	BOB
3.	Member 4	6,25,000/-	RTGS004612	09/01/14	BOB




 S. S. Reikaz  
  




**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.

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

**1) Mrs. SUSHILA SHASHIKANT RAIKAR**

The member no. 1 of the party of the **FIRST PARTY**

In the presence of.....

S.S. Raikar



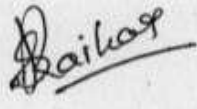

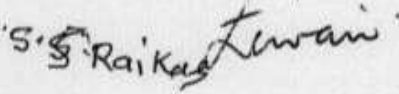


S.S. Raikar

Little finger	Ring finger	Middle finger	Index finger	Thumb



**LEFT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR**





Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR

2) Mr. VINAYAK SHASHIKANT RAIKAR

The member no. 2 of the party of the FIRST PARTY  
In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. VINAYAK SHASHIKANT RAIKAR

Shikhar  
Waikar S.S. Raikar Luvani



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. VINAYAK SHASHIKANT RAIKAR**

3) **Smt. VINAYA VINAYAK RAIKAR**

The member no. 3 of the  
party of the FIRST PARTY  
In the presence of.....

*Whakar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Smt. VINAYA VINAYAK RAIKAR**

*[Signature]*

*[Signature]*

*Raikar*

*Whakar*

S.S. Raikar Lewani



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Smt.  
VINAYA VINAYAK RAIKAR

4) Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS

The member no. 4 of the  
party of the FIRST PARTY  
In the presence of....



*Raikar*

*Raikar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SAMIR  
SHASHIKANT RAIKAR alias VITHALDAS

*SR*

*Raikar*  
Waike

*Raikar*

S.S. Raikar *Lewani*



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. SAMIR SHASHIKANT RAIKAR** alias VITHALDAS

**SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED PURCHASER:  
AANSAV REALITY & INFRASTRUCTURE PVT. LTD.**

represented by its Managing Director  
**MR. AATISH ANOOP BABANI**

The party of the Second part  
in the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. AATISH ANOOP BABANI**

S.S. Raikar, Luvani



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. AATISH ANOOP BABANI**

2) **Mrs. LAGAN TEWARI**

The member no. 2 of the party of the **SECOND PARTY**

In the presence of.....

*Lewani*








Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. LAGAN TEWARI**

*[Signature]*      *[Signature]*      *S. S. Raikar*  
*Whakar*      *S. S. Raikar Lewani*



				
Thumb	Index finger	Middle finger	Ring finger	Little finger



RIGHT HAND FINGER PRINT IMPRESSION OF Mrs.  
LAGAN TEWARI

Witnesses:

1. Name : Hazel-Anne Rodrigues  
 Father's name : Bosco Rodrigues  
 Age : 26 years  
 Address : Margao Goa  
 Signature : Rodrigues



Name : SHARINA REBELLO  
 Father's name : CAETANINHO REBELLO  
 Age : 36  
 Address : DEUSSUA, CHINCHININ  
 Signature : Rebello

  Rodrigues  
Whaikar S. S. Rai Kar  
 Luwan

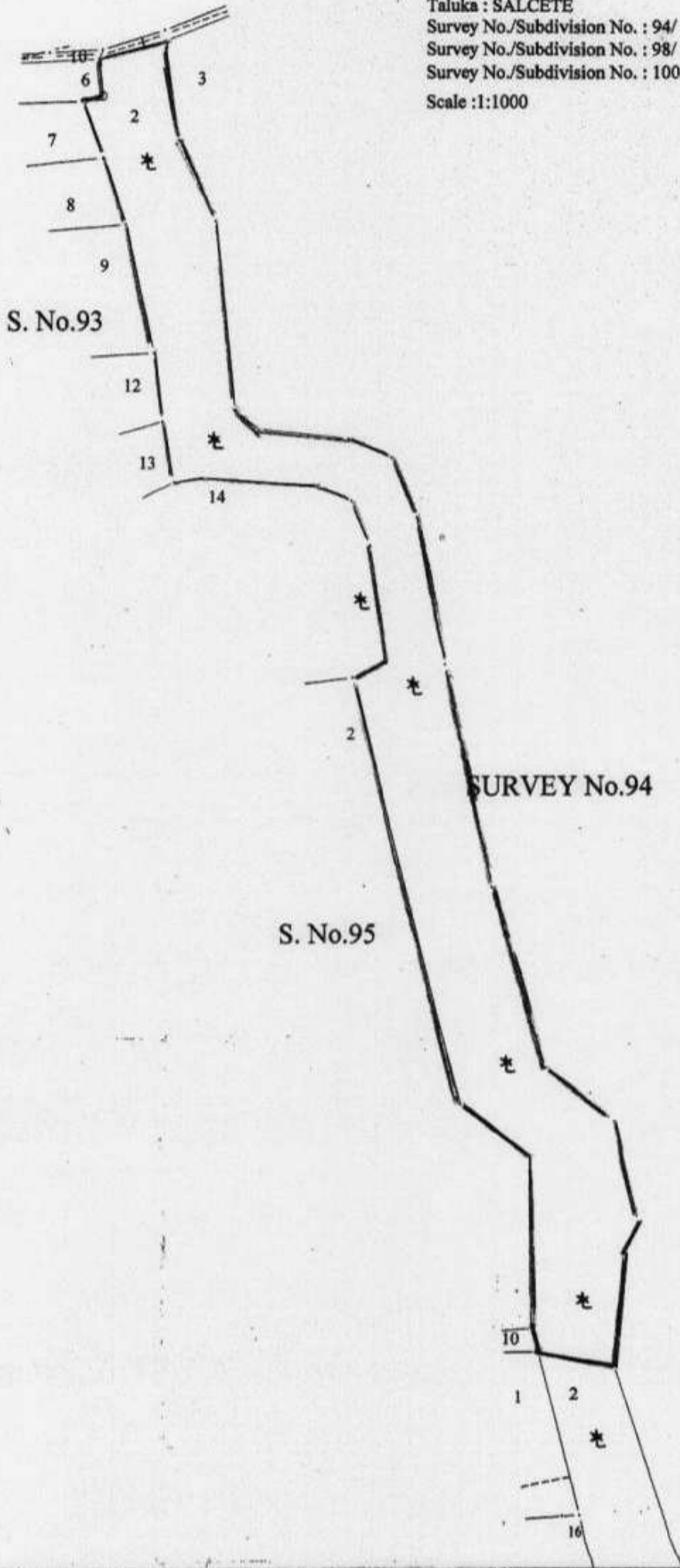


VENDOR'S  
S. Raikar  
Whakar  
Raikar

PURCHASERS  
Antw B...  
Lewan



Plan Showing plots situated at  
Village : VARCA  
Taluka : SALCETE  
Survey No./Subdivision No. : 94/ 2  
Survey No./Subdivision No. : 98/ 2  
Survey No./Subdivision No. : 100/1  
Scale : 1:1000





Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 23-01-2014 03:32:42 PM

Document Serial Number : 401

Presented at 03:22:00 PM on 23-01-2014 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	25000.00
2	Processing Fees	240.00
	Total :	25240.00

Stamp Duty Required: 75000.00

Stamp Duty Paid: 75000.00

Lagan Tewari presenter

Name	Photo	Thumb Impression	Signature
Lagan Tewari ,W/o. late Maj Gen Lalit Tewari , Married,Indian,age 61 Years,House-Wife,r/oSANTOSH, Bercha Road, Opp Batra House Mhow 453441(MP.)			<i>Lagan</i>

Endorsements

Executant

1 . Sushila Shashikant Raikar, W/o. Late Shashikant Raikar, Married,Indian,age 67 Years,House-Wife,r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		<i>S.S. Raikar</i>







2 . Vinayak Shashikant Raikar, S/o. Late Shashikant Raikar, Married, Indian, age 42 Years, Service, r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		




3 . Vinaya Vinayak Raikar, W/o. Vinayak Raikar, Married, Indian, age 32 Years, House-Wife, r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		



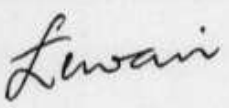
4 . Samir Shashikant Raikar alias Vithaldas Shashikant Raikar, S/o. Late Shashikant Raikar, UnMarried, Indian, age 38 Years, Business, r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		

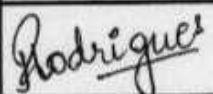
5 . Aatish Anoop Babani, s/o. Anoop K. Babani, Married, Indian, age 33 Years, Business, r/oCarmona Salcete Goa, As a Managing Director of AANSAV REALTY AND INFRASTRUCTURE PVT LTD, vide Resolution dated 09/09/2010.

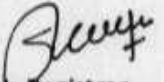
Photo	Thumb Impression	Signature
		

6 . Lagan Tewari , W/o. late Maj Gen Lalit Tewari , Married, Indian, age 61 Years, House-Wife, r/oSANTOSH, Bercha Road, Opp Batra House Mhow 453441(MP.)

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Hazel Anne Rodrigues , d/o Bosco Rodrigues, UnMarried, Indian, age 26 Years, Advocate, r/o r/o Sterling Apartment, F-1, Pajifond, Margao, Goa.	

  
 Sub-Registrar  
 Suraj R. Vernekar  
 Sub Registrar

Book-1 Document  
Registration Number MGO-BK1-00389-2014  
CD Number MGOD74 on  
Date 23-01-2014

Sub-Registrar (Salcete/Margao)

Scanned By:- *Riddhima* Suraj R. Vernekar)  
Sub Registrar

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL

*[Signature]*  
14/1/15  
PHILOMENA DE SILVA  
NOTARY  
STATE OF GOA (INDIA)  
Regn. No. 6683/15

For CITIZEN CREDIT  
Co-operative Bank Ltd.

*Handwritten signature*  
Authorized Signatory

*Original document free from stamp duty -*

TRUE XEROX COPY

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SIPANA BEERTER CO-OP, HSG SOCIETY LTD  
ST. JOAQUIM ROAD, BORDA,  
MARGAO - GOA 403 002



NON JUDICIAL **गोवा**  
JAN 09 2014

159428 17:45

D-5/STP(V)/C.R./35/3/2011-RD

Rs. 0075000/- PB7223

INDIA STAMP DUTY GOA

Name of Purchaser... *Mansav Realty & Infrastructure*



361


*LAGAN TEWARI Luvani*



**DEED OF SALE**

This **DEED OF SALE** is made and executed in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 9<sup>th</sup> day of January, 2014 **BY** and **BETWEEN:**


*AS* *[Signature]* *Sairaoop* *S.S. RaiKool* *Luvani* *Whaitan*



1. Mrs. SUSHILA SHASHIKANT RAIKAR, widow of late Shri. Shashikant Vinayak Raikar, aged 67 years, housewife

2. Mr. VINAYAK SHASHIKANT RAIKAR, son of late Shri. Shashikant Vinayak Raikar, aged about 42 years, Occupation service, holding Pan Card bearing No. [REDACTED], married and his wife

3. Smt. VINAYA VINAYAK RAIKAR, wife of Shri. Vinayak Raikar, aged about 32 years, holding PAN Card No. [REDACTED] housewife



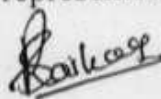
4. Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS SHASHIKANT RAIKAR, son of late Shri. Shashikant Vinayak Raikar, aged about 38 years, occupation BUSINESS, bachelor, having PAN Card No. [REDACTED] all are residents of House No. 284, Batty, Orlim, Salcete-Goa, all Indian Nationals and hereinafter referred to as the " VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

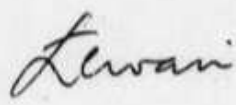
1. AANSAV REALTY AND INFRASTRUCTURE PVT. LTD. a registered company incorporated under the Companies Act 1956 (No. 1 of 1956), having its Registered Office at 106, WDC Enclave, Mabai Hotel Complex, Near Old Collector's Office, Margao, Salcete-Goa, with CIN U65993GA2005PTC004298 and PAN [REDACTED] represented by its Managing Director, Mr.



Whakar



Raikar

S.S. Raikar 



Aatish Anoop Babani, son of Anoop Kiratrai Babani, aged about 33 years, married, businessman, Indian National and resident of Carmona, Salcete-Goa, vide resolution passed by the Board of Directors in the meeting held on 09/09/2010,

2. **MRS. LAGAN TEWARI**, w/o Late Maj. Gen. Lalit Tewari, aged 61 years, housewife, having PAN card no. [REDACTED] Indian National, resident of 'SANTOSH', Bercha Road, Opp. Batra House, Mhow 453441 (MP).





Hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, successors, executors and assigns) of the **SECOND PART**.



**WHEREAS** the **VENDORS** are the owners in possession of the landed property described in **SCHEDULE** hereunder written and in relation to the same has made following representations:

that there exists at Varca Village of Salcete Taluka, within the limits of Village Panchayat of Varca, the property known as "LANGOTEM AND SONARVADO" described in the Land Registration Office of Salcete under No. 37656 of new series, which was originally owned by Virginia Dulco Henriqueta Fernandes, surveyed under Survey No. 94/2 under the name "Langotem". This property is more particularly described in the **SCHEDULE** hereunder written and is hereinafter for the sake of convenience is referred to as "**SAID PROPERTY**";

- b) That vide Deed of Sale dated 14/01/1960, duly registered in the office of the Sub-Registrar, Salcete under No. 1084 at pages 3 onwards, the Said Property was purchased by Mr. Vinaeca Vassudeva Raicar, the father-in-law/grand-father/grandfather-in-law of the **PROSPECTIVE VENDORS**;



In pursuance to the purchase made, the said property is inscribed in the name of said Mr. Vianeca V. Raicar under Inscription No. 47412 and is also enrolled in his name in the Land Revenue Records under Matriz No. 1331.

- d) That said Mr. Vianeca V. Raicar was married to Smt. Krishnabai Vianeca Raicar under the regime of communion of assets and the former expired on 28/05/1968 and later on 22/02/1998, leaving behind their sole and universal heir Shri. Shashikant Raikar;
- e) That said Shri. Shashikant Raikar expired on 15/07/2007, leaving behind the member no. 1 of the PROSPECTIVE VENDORS and moiety holder and member nos. 2 to 4 of the PROSPECTIVE VENDORS as sole and universal heirs.
- f) That in order to partition the assets left behind by said late Shri. Vianeca, late Mrs. Krishnabai and late Shri. Shashikant Raikar, the member no. 4 of the PROSPECTIVE VENDORS initiated an Inventory Proceedings in the court of Civil Judge Junior Division, Margao and the same is registered as Inventory Proceeding Nos. 105/2013/F.



That the Said Property was listed under Item No. XII of the List of Assets and have been allotted to the interested parties therein (Vendors herein) in the following manner:

- Member no. 1 of the Vendors .....1/2 share
- Member no. 2 and 3 of the Vendors .....1/4<sup>th</sup> share
- Member no. 4 of the Vendors .....1/4<sup>th</sup> share.

**AND WHEREAS** the VENDORS have identified the buyer viz. PURCHASERS, who have agreed to purchase the Said Property solely relying upon the representation made herein above and below:

- i) they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer their respective undivided share in the "SAID

*AS*      *Shri. Shashikant Raikar*  
*Whikar*      S. S. Raikas Lwani



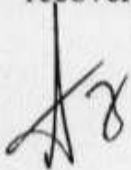

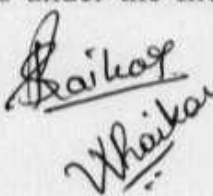
PROPERTY” and that they are in lawful occupation, possession and enjoyment of the same.

- ii) The “SAID PROPERTY” is not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The “SAID PROPERTY” is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever,
- iv) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the “SAID PROPERTY” or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the “SAID PROPERTY” and/or deal with it in any manner whatsoever.



That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.

- v) That no notice/s from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the “SAID PROPERTY”;
- vii) That neither the “SAID PROPERTY” nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other



   S.S. Raitkar Lwani



Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

- viii) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY"
- ix) That no person has any right of access through the "SAID PROPERTY", or part thereof, nor does any access, public or private, exist through the same;
- x) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.
- xi) 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 their respective undivided share in the "SAID PROPERTY" unto and to the use of the PROSPECTIVE PURCHASER.
- xiv) That the SAID PROPERTY does not fall under any zone prohibited for development.
- xv) That they wish to sell the Said Property for a total consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only).



  Raikar Whakar S. S. Raikar Lwan





**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS for the aforesaid consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only), which is its fair market value.


**AND WHEREAS** both the parties hereto have now agreed to execute the present deed, thereby VENDORS transferring the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance of the said understanding and in consideration of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only), paid by PURCHASERS unto the VENDORS in the manner stipulated in SCHEDULE II described herein below proportionate to their share holdings, the payment and receipt of the entire sum of Rs. 25,00,000/- (Rupees Twenty-Five Lakh Only) the VENDORS jointly and each VENDOR independently to the extent of his/her share, hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof, they the VENDORS hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, 1/4<sup>th</sup> undivided share in the SAID PROPERTY described in the SCHEDULE I hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all




*[Handwritten signatures]*  
S. S. Raikab Luwan



state 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 PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASERS forever.

The Said Property is better identified in the plan annexed hereto and delineated in red color lines and for the purpose of identifying location and is marked as Annexure A and nature of the Said Property hereby sold, the photograph of the Said Property taken from the edge of the property is annexed hereto and marked as Annexure B.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER has taken the possession of the same.



3. The VENDORS do hereby now declare that they have absolute rights and title to convey the SAID PROPERTY to the PURCHASERS and that it shall be lawful for the PURCHASERS from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PROPERTY 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.


S.S. Raikar *Lwari*



4. The VENDORS covenant with the PURCHASERS as under:-

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 PURCHASERS 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 PROPERTY unto the PURCHASERS and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

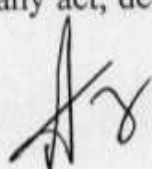

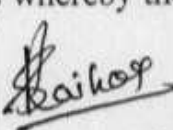
b) that they have not entered into any agreement, understanding and or arrangement/agreement for sale, development and or disposal or have accepted any sum of money from whomsoever for sale or otherwise howsoever with any third party in respect of the SAID PROPERTY or any part thereof;

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

That they have good, clear, legal, marketable, subsisting title over the SAID PROPERTY and the SAID PROPERTY as a whole is free from all encumbrances;

That the representations and declarations made by the VENDORS unto the PURCHASERS herein above and as mentioned in the recital clause, relying upon which the PURCHASERS has agreed to purchase the SAID PROPERTY, be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

5. 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

    
S.S. Raikar S.S. Raikar Luvani



conveying the SAID PROPERTY in the manner aforesaid and hereinafter.




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

7. The VENDORS hereby authorize the PURCHASERS to get transferred in its name the "SAID PROPERTY", purchased by it by the present deed and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PROPERTY and hereby waives any notice that may be required to be addressed to them under any law in force.

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

9. In case the PURCHASERS are deprived from possessing and enjoying the SAID PROPERTY 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 indemnify and keep indemnified the PURCHASERS against all such claims, objections etc.



    
Whakar S.S. Raimas Luwani



10. That in case at any time in future, if any objection is raised to the present sale or the present sale 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, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PROPERTY, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the consideration determined herein and in the other two deeds executed today and the PURCHASERS 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 VENDORS for any such settlement made by them with the third party.



11. The VENDORS undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY". Further, the VENDORS and each of them hereby agree to indemnify and keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASERS by any third party or against the VENDORS or any of them and in which the PURCHASERS is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

*[Handwritten signatures]*

*Waikar*

*Sis. Raikar*

*Lwani*



**SCHEDULE I**

**(OF THE SAID PROPERTY)**

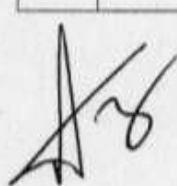
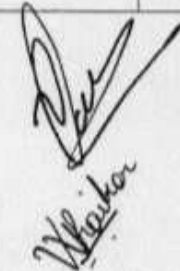
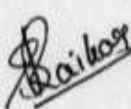
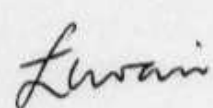
ALL THAT landed property named ""Langotom and Sonarvado" (as per Description) by other name "Langotem" (as per Survey), situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, admeasuring 3825.00 Sq. meters, Surveyed under Survey No. 94/2 of Varca Village and bounded as under:

- On the East : by the property under Survey No. 94/3;  
 On the West: partly by the property under Survey No. 98/2, 98/10, 93/6 to 93/9, 93/12 to 93/14;  
 On the North: partly by property under Survey No. 93/6 and 93/10;  
 On the South: by the property under survey no. 98/2.

**SCHEDULE II**

**(PAYMENT SCHEDULE)**

Sr. No.	Member No. of First Part	Amount (INR)	Payment Instrument	Dated	Bank
1.	Member 1	12,50,000/-	DD026165	09/01/14	HDFC
2.	Member 2 & 3	1,25,000/-	RTGS004608	09/01/14	BOB
3.	Member 4	1,25,000/-	RTGS004607	09/01/14	BOB
4.	Member 2 & 3	5,00,000/-	RTGS560958	09/01/14	HDFC
5.	Member 4	5,00,000/-	RTGS560957	09/01/14	HDFC




 S.S. Raikas
 
 Luvani





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.

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

1) Mrs. SUSHILA SHASHIKANT RAIKAR

The member no. 1 of the  
party of the FIRST PARTY  
In the presence of.....



S.S. Raikar

S.S.R.

Little finger	Ring finger	Middle finger	Index finger	Thumb



LEFT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR

W. Raikar

S.S. Raikar Lwan



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR

2) Mr. VINAYAK SHASHIKANT RAIKAR

The member no. 2 of the  
party of the FIRST PARTY  
In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. VINAYAK SHASHIKANT RAIKAR

S. S. Raikar Lwan





Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. VINAYAK SHASHIKANT RAIKAR

3) Smt. VINAYA VINAYAK RAIKAR

The member no. 3 of the party of the FIRST PARTY

In the presence of.....



*Whakar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Smt. VINAYA VINAYAK RAIKAR

*Whakar* *Raikar*  
S. S. Raikar *Lwari*



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Smt.  
VINAYA VINAYAK RAIKAR

4) Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS

The member no. 4 of the  
party of the FIRST PARTY

In the presence of.....



*S. Raikar*

*S. Raikar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SAMIR  
SHASHIKANT RAIKAR alias VITHALDAS

*S. Raikar*  
*Whitaker S.S. Raikar Lewani*



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS

**SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED PURCHASER:**

**AANSAV REALITY & INFRASTRUCTURE PVT. LTD.**

represented by its Managing Director

**MR. AATISH ANOOP BABANI**

The party of the Second part  
in the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. AATISH ANOOP BABANI

S.S. Raikar Ltwani



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. AATISH ANOOP BABANI**

2) **Mrs. LAGAN TEWARI**

The member no. 2 of the party of the **SECOND PARTY**

In the presence of.....

*Lerwan*








Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. LAGAN TEWARI**

*[Signature]*      *[Signature]*      *Sairkar*  
*Wairkar*      S.S. Raikar      *Lerwan*



				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mrs. LAGAN TEWARI**

Witnesses:

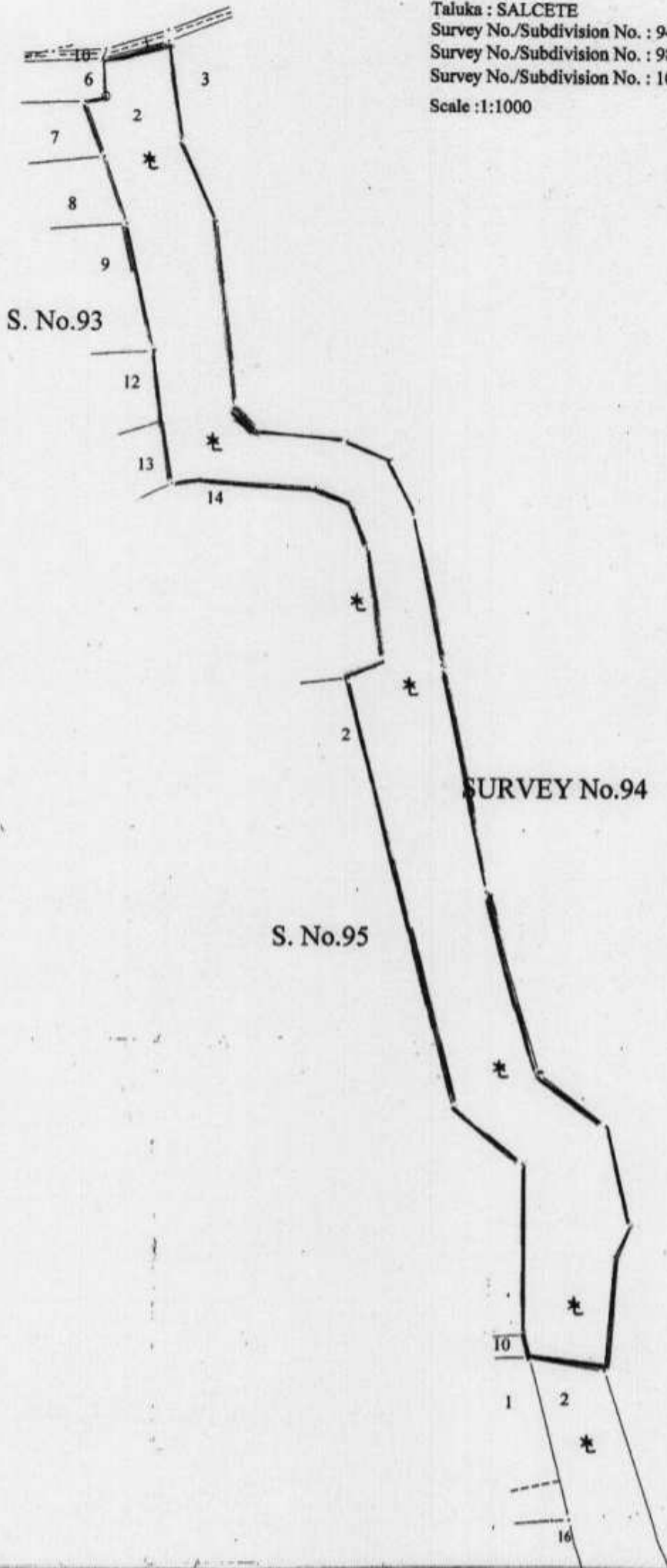
- Name : *Hazel-Anne Rodrigues*  
 Father's name : *Bosco Rodrigues*  
 Age : *26 years*  
 Address : *Margao Goa*  
 Signature : *Rodrigues*
- Name : SHARINA REBELLO  
 Father's name : CAETANINHO REBELLO  
 Age : 36  
 Address : DEUSSUA, CHINCHININ  
 Signature : *Rebello*



*[Signature]*      *[Signature]*      *S. S. Raias*  
*Whaitar*      S. S. Raias Lwani



Plan Showing plots situated at  
 Village : VARCA  
 Taluka : SALCETE  
 Survey No./Subdivision No. : 94/ 2  
 Survey No./Subdivision No. : 98/ 2  
 Survey No./Subdivision No. : 100/1  
 Scale : 1:1000



VENDOR

- 1) S. S. Raikar
- 2) *[Signature]*
- 3) Whakar
- 4) Raikar

PURCHASERS

- 1) *[Signature]*
- 2) Lawani





Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 22-01-2014 03:05:09 PM

Document Serial Number : 361

Presented at 02:39:00 PM on 22-01-2014 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	25000.00
2	Processing Fees	230.00
<b>Total :</b>		<b>25230.00</b>

Stamp Duty Required: 75000.00

Stamp Duty Paid: 75000.00

Lagan Tewari presenter

Name	Photo	Thumb Impression	Signature
Lagan Tewari, W/o. late Maj Gen Lalit Tewari , Married, Indian, age 61 Years, House-Wife, r/o SANTOSH, Bercha Road, Opp Batra House Mhow 453441(MP.)			<i>Lagan</i>

Endorsements

Executant

1 . Sushila Shashikant Raikar, W/o. Late Shashikant Raikar, Married, Indian, age 67 Years, House-Wife, r/o H. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		<i>S. S. Raikar</i>



2 . Vinayak Shashikant Raikar, S/o. Late Shashikant Raikar, Married, Indian, age 42 Years, Service, r/oH. No. 284, Batty Orlim, Salcete, goa.

Photo	Thumb Impression	Signature
		

3 . Vinaya Vinayak Raikar, W/o. Vinayak Raikar, Married, Indian, age 32 Years, House-Wife, r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		



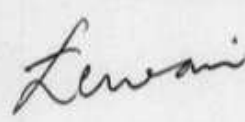
4 . Samir Shashikant Raikar alias Vithaldas Shashikant Raikar, S/o. Late Shashikant Raikar, UnMarried, Indian, age 38 Years, Business, r/oH. No. 284, Batty Orlim, Salcete, goa.

Photo	Thumb Impression	Signature
		

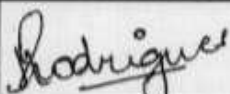
5 . Aatish Anoop Babani, s/o. Anoop K. Babani, Married, Indian, age 33 Years, Business, r/oCarmona Salcete Goa, As a Managing Director of AANSAV REALTY AND INFRASTRUCTURE PVT LTD, vide Resolution dated 09/09/2010.

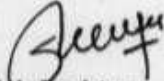
Photo	Thumb Impression	Signature
		

6 . Lagan Tewari, W/o. late Maj Gen Lalit Tewari, Married, Indian, age 61 Years, House-Wife, r/oSANTOSH, Bercha Road, Opp Batra House Mhow 453441(MP.)

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Hazel Anne Rodrigues, d/o Bosco Rodrigues, UnMarried, Indian, age 26 Years, Advocate, r/o r/o Sterling Apartment, F-1, Pajifond, Margao, Goa.	

  
 Sub-Registrar  
 Suraj R. Vernekar  
 Sub Registrar



Book-1 Document  
Registration Number MGO-BK1-00355-2014  
CD Number MGO74 on  
Date 22-01-2014

Sub-Registrar (Salcete/Margao)

Scanned By:- Rohit Mghu (Surat R. Vernekar)  
Sub Registrar

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL

*Philomena de Silva*  
14/2/15  
PHILOMENA DE SILVA  
NOTARY  
STATE OF GOA (INDIA)  
Regn. No. .... 11189/15

Cheques seventy five thousand only -

TRUE XEROX COPY

For CITIZEN CREDIT Co-operative Bank Ltd.

CITIZEN CREDIT CO-OPERATIVE BANK LTD  
SAPYRA BERRER CO-OP. REG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 602

भारत 07821 147429

NON JUDICIAL गौवा  
JAN 09 2014



7570 2000 00000 000 2000 2000 2000 17:44

R.0075000/- PB7223

D-5/STP(V)/C.R./35/3/2011-RD

भारत  
INDIA

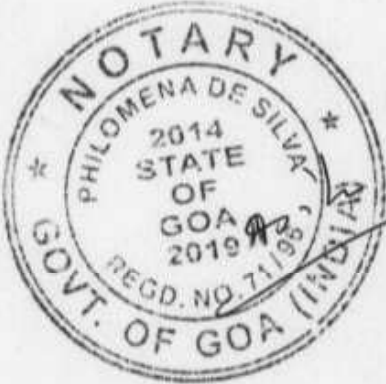
STAMP DUTY

GOA

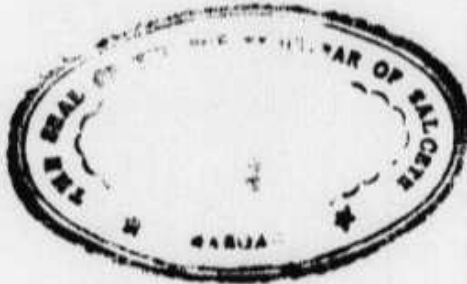
Authorized Signatory

Name of Purchaser... Aansav Realty & Infrastructure

365



LAGAN TEWARI Lewan



DEED OF SALE

This **DEED OF SALE** is made and executed in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 9<sup>th</sup> day of January, 2014 **BY** and **BETWEEN**:

[Signature]

[Signature]

Raikeal

S.S. Raikeal

Whikar

Lewan



1. **Mrs. SUSHILA SHASHIKANT RAIKAR**, widow of late Shri. Shashikant Vinayak Raikar, aged 67 years, housewife

2. **Mr. VINAYAK SHASHIKANT RAIKAR**, son of late Shri. Shashikant Vinayak Raikar, aged about 42 years, Occupation service, holding Pan Card bearing No. [REDACTED], married and his wife

3. **Smt. VINAYA VINAYAK RAIKAR**, wife of Shri. Vinayak Raikar, aged about 32 years, holding PAN Card No. [REDACTED], housewife

4. **Mr. SAMIR SHASHIKANT RAIKAR** alias **VITHALDAS SHASHIKANT RAIKAR**, son of late Shri. Shashikant Vinayak Raikar, aged about 38 years, occupation BUSINESS, bachelor, having PAN Card No. [REDACTED] all are residents of House No. 284, Batty, Orlim, Salcete-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 heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

**AND**

1. **AANSAV REALTY AND INFRASTRUCTURE PVT. LTD.** a registered company incorporated under the Companies Act 1956 (No. 1 of 1956), having its Registered Office at 106, WDC Enclave, Mabai Hotel Complex, Near Old Collector's Office, Margao, Salcete-Goa, with CIN U65993GA2005PTC004298 and PAN [REDACTED] represented by its Managing Director, Mr.

*[Handwritten signatures]*  
W. S. Raikar  
S. S. Raikar  
L. Swain





Aatish Anoop Babani, son of Anoop Kiratrai Babani, aged about 33 years, married, businessman, Indian National and resident of Carmona, Salcete-Goa, vide resolution passed by the Board of Directors in the meeting held on 09/09/2010,

2. **MRS. LAGAN TEWARI**, w/o Late Maj. Gen. Lalit Tewari, aged 61 years, housewife, having PAN card no.  Indian National, resident of 'SANTOSH', Bercha Road, Opp. Batra House, Mhow 453441 (MP).

Hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, successors, executors and assigns) of the **SECOND PART**.

**WHEREAS** the VENDORS are the owners in possession of the landed property described in SCHEDULE hereunder written and in relation to the same has made following representations:

- a) that there exists at Varca Village of Salcete Taluka, within the limits of Village Panchayat of Varca, the property known as "LANGOTEM AND SONARVADO" described in the Land Registration Office of Salcete under No. 37656 of new series, which was originally owned by Virginia Dulco Henriqueta Fernandes, surveyed under Survey No. 94/2 under the name "Langotem". This property is more particularly described in the SCHEDULE hereunder written and is hereinafter for the sake of convenience is referred to as "SAID PROPERTY";
- b) That vide Deed of Sale dated 14/01/1960, duly registered in the office of the Sub-Registrar, Salcete under No. 1084 at pages 3 onwards, the Said Property was purchased by Mr. Vinaeca Vassudeva Raicar, the father-in-law/grand-father/grandfather-in-law of the PROSPECTIVE VENDORS;



*As* *Wankar* *Raikar* S. S. Raikar *Luvani*



In pursuance to the purchase made, the said property is inscribed in the name of said Mr. Vianeca V. Raicar under Inscription No. 47412 and is also enrolled in his name in the Land Revenue Records under Matriz No. 1331.



- d) That said Mr. Vianeca V. Raicar was married to Smt. Krishnabai Vianeca Raicar under the regime of communion of assets and the former expired on 28/05/1968 and later on 22/02/1998, leaving behind their sole and universal heir Shri. Shashikant Raikar;
- e) That said Shri. Shashikant Raikar expired on 15/07/2007, leaving behind the member no. 1 of the PROSPECTIVE VENDORS and moiety holder and member nos. 2 to 4 of the PROSPECTIVE VENDORS as sole and universal heirs.
- f) That in order to partition the assets left behind by said late Shri. Vianeca, late Mrs. Krishnabai and late Shri. Shashikant Raikar, the member no. 4 of the PROSPECTIVE VENDORS initiated an Inventory Proceedings in the court of Civil Judge Junior Division, Margao and the same is registered as Inventory Proceeding Nos. 105/2013/F.

- g) That the Said Property was listed under Item No. XII of the List of Assets and have been allotted to the interested parties therein (Vendors herein) in the following manner:

Member no. 1 of the Vendors	.....1/2 share
Member no. 2 and 3 of the Vendors	.....1/4 <sup>th</sup> share
Member no. 4 of the Vendors	.....1/4 <sup>th</sup> share.

**AND WHEREAS** the VENDORS have identified the buyer viz. PURCHASERS, who have agreed to purchase the Said Property solely relying upon the representation made herein above and below:

- i) they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer their respective undivided share in the "SAID

  Raikar S.S. Raikal  
Whakar Lwan



PROPERTY” and that they are in lawful occupation, possession and enjoyment of the same.

- ii) The “SAID PROPERTY” is not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The “SAID PROPERTY” is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever,
- iv) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the “SAID PROPERTY” or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the “SAID PROPERTY” and/or deal with it in any manner whatsoever.
- v) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.



That no notice/s from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the “SAID PROPERTY”;

- vii) That neither the “SAID PROPERTY” nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other

Barikay

S.S. Raikay

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Lewari



act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

viii) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY"




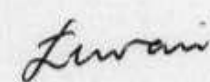
ix) That no person has any right of access through the "SAID PROPERTY", or part thereof, nor does any access, public or private, exist through the same;

x) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.

xi) 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 their respective undivided share in the "SAID PROPERTY" unto and to the use of the PROSPECTIVE PURCHASER.

xiv) That the SAID PROPERTY does not fall under any zone prohibited for development.

xv) That they wish to sell the Said Property for a total consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only).

   S.S. Raikar  
Whakar  
 Luwan



**AND WHEREAS** solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS for the aforesaid consideration of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only), which is its fair market value.

**AND WHEREAS** both the parties hereto have now agreed to execute the present deed, thereby VENDORS transferring the right, title, interest and possession of the SAID PROPERTY, unto the PURCHASER.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance of the said understanding and in consideration of Rs.25,00,000/- (Rupees Twenty-Five Lakhs Only), paid by PURCHASERS unto the VENDORS in the manner stipulated in SCHEDULE II described herein below proportionate to their share holdings, the payment and receipt of the entire sum of Rs. 25,00,000/- (Rupees Twenty-Five Lakh Only) the VENDORS jointly and each VENDOR independently to the extent of his/her share, hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof, they the VENDORS hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, 1/4<sup>th</sup> undivided share in the SAID PROPERTY described in the SCHEDULE I hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all



*[Handwritten signatures]*  
S. S. RAIKAS  
Lewari





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 PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASERS forever.

The Said Property is better identified in the plan annexed hereto and delineated in red color lines and for the purpose of identifying location and is marked as Annexure A and nature of the Said Property hereby sold, the photograph of the Said Property taken from the edge of the property is annexed hereto and marked as Annexure B.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER has taken the possession of the same.

3. The VENDORS do hereby now declare that they have absolute rights and title to convey the SAID PROPERTY to the PURCHASERS and that it shall be lawful for the PURCHASERS from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PROPERTY 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.



*[Handwritten signatures]*  
*S. S. Rai Kae*  
*W. Kar*  
*L. Wan*




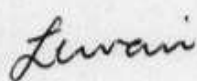


4. The VENDORS covenant with the PURCHASERS as under:-

- 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 PURCHASERS 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 PROPERTY unto the PURCHASERS and placing it 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 arrangement/agreement for sale, development and or disposal or have accepted any sum of money from whomsoever for sale or otherwise howsoever with any third party in respect of the SAID PROPERTY or any part thereof;
- c) That they have not created any charge and encumbered the SAID PROPERTY or any part thereof in favour of any Bank or Financial Institution nor obtained any money in respects of the SAID PROPERTY or any part thereof;
- d) That they have good, clear, legal, marketable, subsisting title over the SAID PROPERTY and the SAID PROPERTY as a whole is free from all encumbrances;

That the representations and declarations made by the VENDORS unto the PURCHASERS herein above and as mentioned in the recital clause, relying upon which the PURCHASERS has agreed to purchase the SAID PROPERTY, be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

5. 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




 S.S. Rakesh  
 Whaitan  






conveying the SAID PROPERTY in the manner aforesaid and thereafter.

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

7. The VENDORS hereby authorize the PURCHASERS to get transferred in its name the "SAID PROPERTY", purchased by it by the present deed and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASERS in survey records of the SAID PROPERTY and hereby waives any notice that may be required to be addressed to them under any law in force.

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



9. In case the PURCHASERS are deprived from possessing and enjoying the SAID PROPERTY 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 indemnify and keep indemnified the PURCHASERS against all such claims, objections etc.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

S. S. Raikar

*[Handwritten signature]*

*[Handwritten signature]*



10. That in case at any time in future, if any objection is raised to the present sale or the present sale 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, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PROPERTY, the VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PROPERTY from the consideration determined herein and in the other two deeds executed today and the PURCHASERS 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 VENDORS for any such settlement made by them with the third party.

11. The VENDORS undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY". Further, the VENDORS and each of them hereby agree to indemnify and keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASERS by any third party or against the VENDORS or any of them and in which the PURCHASERS is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.



S.S. Raikar

Whakar

Lwani



**SCHEDULE I**

**(OF THE SAID PROPERTY)**

ALL THAT landed property named ""Langotom and Sonarvado"" (as per Description) by other name ""Langotem"" (as per Survey), situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, admeasuring 3825.00 Sq. meters, Surveyed under Survey No. 94/2 of Varca Village and bounded as under:




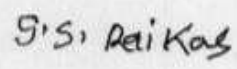
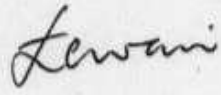
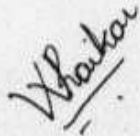
- On the East : by the property under Survey No. 94/3;
- On the West: partly by the property under Survey No. 98/2, 98/10, 93/6 to 93/9, 93/12 to 93/14;
- On the North: partly by property under Survey No. 93/6 and 93/10;
- On the South: by the property under survey no. 98/2.



**SCHEDULE II**

**(PAYMENT SCHEDULE)**

Sr. No.	Member No. of First Part	Amount (INR)	Payment Instrument	Dated	Bank
1.	Member 1	12,50,000/-	DD026167	09/01/14	HDFC
2.	Member 2 & 3	6,25,000/-	RTGS004602	09/01/14	BOB
3.	Member 4	6,25,000/-	RTGS004601	09/01/14	BOB



**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.

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






1) Mrs. SUSHILA SHASHIKANT RAIKAR

The member no. 1 of the  
party of the FIRST PARTY  
In the presence of.....

S.S. Raikar

S.S. Raikar



				
Little finger	Ring finger	Middle finger	Index finger	Thumb



**LEFT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR**

*[Handwritten signature]*

*[Handwritten signature]*





*[Handwritten signature]*

S.S. Raikar

*[Handwritten signature]*

*[Handwritten signature]*



				
Thumb	Index finger	Middle finger	Ring finger	Little finger






RIGHT HAND FINGER PRINT IMPRESSION OF Mrs. SUSHILA SHASHIKANT RAIKAR

2) Mr. VINAYAK SHASHIKANT RAIKAR



The member no. 2 of the party of the FIRST PARTY

In the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. VINAYAK SHASHIKANT RAIKAR

  Raikar S.S. Raikar  
Whakar Luvani



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. VINAYAK SHASHIKANT RAIKAR

3) Smt. VINAYA VINAYAK RAIKAR

The member no. 3 of the party of the FIRST PARTY

In the presence of.....

*W. Raikar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Smt. VINAYA VINAYAK RAIKAR

*W. Raikar* *S. S. Raikar*  
*W. Raikar* *L. Wani*





Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Smt. VINAYA VINAYAK RAIKAR**

4) **Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS**

The member no. 4 of the  
party of the FIRST PARTY  
In the presence of.....

*S. Raikar*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. SAMIR SHASHIKANT RAIKAR alias VITHALDAS**

*S. Raikar* *S. Raikar* *S. Raikar* *S. Raikar* *S. Raikar*  
*Whakar*



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. SAMIR SHASHIKANT RAIKAR** alias **VITHALDAS**

**SIGNED, SEALED AND DELIVERED BY**

**THE WITHIN NAMED PURCHASER:**

**AANSAV REALITY & INFRASTRUCTURE PVT. LTD.**

represented by its Managing Director

**MR. AATISH ANOOP BABANI**

The party of the Second part  
in the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. AATISH ANOOP BABANI**

**S.S. Raikar**  
**Whakar** **Lwan**



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. AATISH ANOOP BABANI**

2) **Mrs. LAGAN TEWARI**

The member no. 2 of the party of the **SECOND PARTY**

In the presence of.....

*Luvani*



*Luvani*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mrs. LAGAN TEWARI**

*[Signature]*

*[Signature]*






*Raikag*

S. S. Raikag

*Whakar*

*Luvani*



				
Thumb	Index finger	Middle finger	Ring finger	Little finger

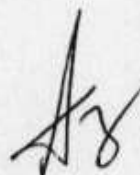

RIGHT HAND FINGER PRINT IMPRESSION OF Mrs.  
LAGAN TEWARI

Witnesses:

1. Name : Hazel-Anne Rodrigues  
 Father's name : Basco Rodrigues  
 Age : 26 years  
 Address : Margao Goa  
 Signature : Rodrigues



2. Name : SHARINA REBELLO  
 Father's name : CAETANINHO REBELLO  
 Age : 36  
 Address : DEUSSUA, CHINCHINIM  
 Signature : Rebello

  Raikar S. S. Raikar  
Whaikar Lagan



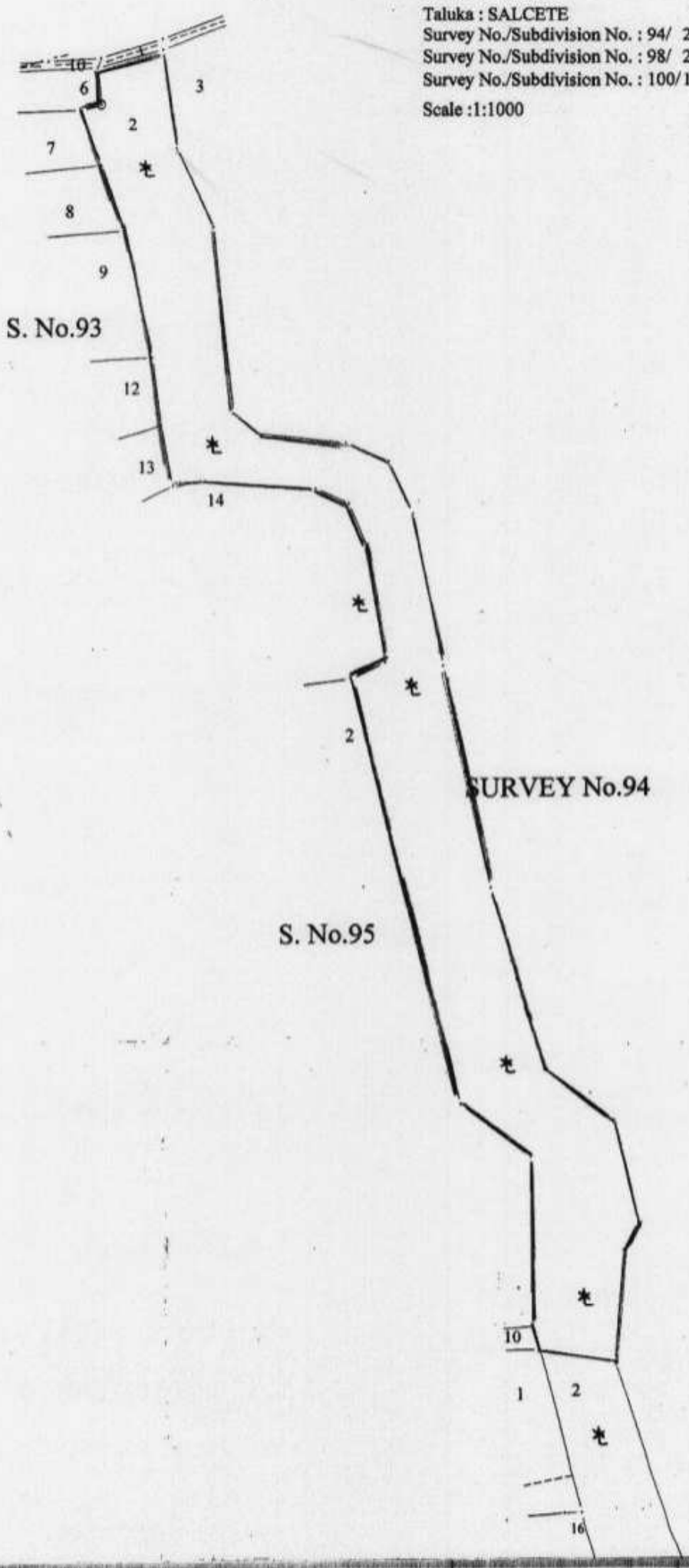
VENUE

- 1) S.S. Raikae
- 1) *[Signature]*
- Whaikar
- 1) Raikae

2) PURCHASERS  
*Anil B. S.*  
*Lavan*



Plan Showing plots situated at  
Village : VARCA  
Taluka : SALCETE  
Survey No./Subdivision No. : 94/ 2  
Survey No./Subdivision No. : 98/ 2  
Survey No./Subdivision No. : 100/1  
Scale : 1:1000





Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date: Time : 23-01-2014 10:45:47 AM

Document Serial Number : 365

Presented at 09:47:00 AM on 23-01-2014 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	25000.00
2	Processing Fees	240.00
	<b>Total :</b>	<b>25240.00</b>

Stamp Duty Required: 75000.00

Stamp Duty Paid: 75000.00

Lagan Tewari presenter

Name	Photo	Thumb Impression	Signature
Lagan Tewari, W/o. late Maj Gen Lalit Tewari , Married, Indian, age 61 Years, House-Wife, r/o SANTOSH, Bercha Road, Opp Batra House Mhow 453441(MP.)			<i>Lagan</i>

Endorsements




Executant

Sushila Shashikant Raikar, W/o. Late Shashikant Raikar, Married, Indian, age 67 Years, House-Wife, r/o. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		<i>S.S. Raikar</i>



2 . Vinayak Shashikant Raikar, S/o. Late Shashikant Raikar, Married, Indian, age 42 Years, Service, r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		

3 . Vinaya Vinayak Raikar, W/o. Vinayak Raikar, Married, Indian, age 32 Years, House-Wife, r/oH. No. 284, Batty Orlim, Salcete, Goa.

Photo	Thumb Impression	Signature
		

4 . Samir Shashikant Raikar alias Vithaldas Shashikant Raikar, S/o. Late Shashikant Raikar, UnMarried, Indian, age 38 Years, Business, r/oH. No. 284, Batty Orlim, Salcete, Goa.

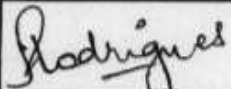
Photo	Thumb Impression	Signature
		

5 . Aatish Anoop Babani, s/o. Anoop K. Babani, Married, Indian, age 33 Years, Business, r/oCarmona Salcete Goa, As a Managing Director of AANSAV REALTY AND INFRASTRUCTURE PVT LTD, vide Resolution dated 09/09/2010.

Photo	Thumb Impression	Signature
		

6 . Lagan Tewari, W/o. late Maj Gen Lalit Tewari, Married, Indian, age 61 Years, House-Wife, r/oSANTOSH, Bercha Road, Opp Batra House Mhow 453441(MP.)

Photo	Thumb Impression	Signature
		

Sr No.	Witness Details	Signature
1	Hazel Anne Rodrigues, d/o Bosco Rodrigues, UnMarried, Indian, age 26 Years, Advocate, r/o r/o Sterling Apartment, F-1, Pajifond, Margao, Goa.	

  
Sub-Registrar

Suraj R. Vernekar  
Sub Registrar





Book-1 Document  
 Registration Number MGO-BK1-00360-2014  
 CD Number MGOD74 on  
 Date 23-01-2014

*Accepted*

Sub-Registrar (Salcete/Margao)

Scanned By:- *A-C-C* **Suraj R Vernekar**  
 Sub Registrar

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

*[Signature]*  
 14/17/15  
**PHILOMENA DE SILVA**  
 NOTARY  
 STATE OF GOA (INDIA)  
 Comm. No. *6682/15*