

Deemed to be True Copy

(Rupees Seven lakhs forty three thousand Only)

CITIZEN CREDIT CO-OP BANK LTD

*[Signature]*

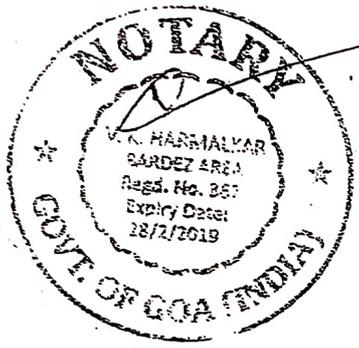
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE GUREM  
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

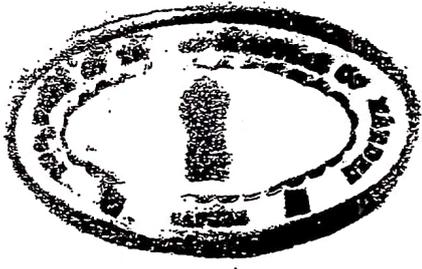
भारत 39498 NON JUDICIAL 11/11  
190299 SEP 21 2018  
10:59  
R.0743000/- PB6818  
INDIA STAMP DUTY ) GOA

Name of Purchaser: MAYALAND PROPERTIES PRIVATE LTD.



4030/2018  
25/9/18

M.



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Bardez, Goa.

*[Signature]*

For Mayaland Properties Pvt. Ltd.

*[Signature]*  
Director

on this 21<sup>st</sup> day of September 2018 BETWEEN:-

(1)-SMT. AUDREY DINA MENEZES, aged 45 years, daughter of Jose Urbano Pereira, self employed, Divorcee, holding PAN Card no. \_\_\_\_\_, Aadhar Card No \_\_\_\_\_, Email ID: \_\_\_\_\_, Phone No. \_\_\_\_\_, Indian National, residing at 10/F2, Kamat Kinara, Miramar, Panaji Goa hereinafter referred to as the 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof shall include her heirs, successors, legal representatives and assigns) of the **FIRST PART**;

AND

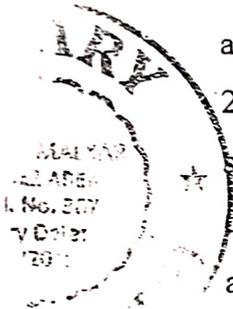
2.- MAYALAND PROPERTIES PRIVATE LIMITED, a Company incorporated under the Companies Act under no. U70109DL2006PTC152449, having its office at 111 and 112, First floor, 21, Kasturba Gandhi Marg, New Delhi-110001, holding Pan Card no. \_\_\_\_\_, herein represented by its Director, **SHRI.SATPAL DASS**, aged 61 years, son of Lachman Dass, in business, widower, holding PAN Card no. \_\_\_\_\_, Aadhar Card No. \_\_\_\_\_, Email ID: \_\_\_\_\_, Phone No. \_\_\_\_\_

- British National of Indian Origin, holding OCI Card bearing No. A1019137, residing at M-179, first floor, Greater Kailash-2, Greater Kailash, South Delhi-110048,

*Menezes*

For Mayaland Properties Pvt. Ltd.

*Satpal Dass*  
Director



as authorised by resolution of the Board of Directors dated 9-8-2018, hereinafter called the "PURCHASER" which expression shall unless repugnant to the context and meaning thereof be deemed to include its successors, legal representatives, executors administrators and/or assigns) of the **SECOND PART**.



WHEREAS there exists a part and parcel of land admeasuring 1075m<sup>2</sup> being the Northern portion of the property bearing Sy.no.139/15 of Village Assagao identified as "TOLLEVANGUENIM" or 'TOLLEM VAIGUINIM' or 'VOLL" situated at Assagao, within the limits of Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa, in the State of Goa; hereinafter referred to as **THE SAID PROPERTY** and is described in detail in the Schedule hereunder.

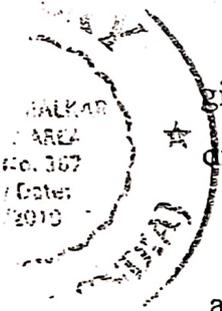
WHEREAS (i) Joseph Francis Daniel D'Souza; (ii) Carlos Menino Antonio D'Souza and (iii) Leao Alberto Genes D'Souza received 1/4<sup>th</sup> Share of the said property as a gift from Julio Caetano D'Souza, their uncle which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS by a Deed dated 22-11-1979 Joseph Francis Daniel D'Souza and Alice Jany D'Souza both in the status of bachelors assigned their Half undivided Share each in favour of Carlos

For Mayaland Properties Pvt. Ltd.

Director

Menino Antonio D'Souza; which Deed is duly registered in the Office of Sub-Registrar Bardez.



WHEREAS by a Deed of Gift dated 7-9-1988 the said Carlos gifted his share to Leao Gines Alberto D'Souza; which Deed is drawn in the Office of Sub-Registrar Bardez.

WHEREAS by a Will dated 14-3-2006 Shri Leao and by another Will of the same date his wife Lily Theodora bequeathed the said property to their daughter viz:-(a) Venessa Carol Perpetua D'Souza; (b) Valerie Judy D'Souza, (c) Verona Maria D'Souza.



WHEREAS the said Leao died on 27-3-2013 and his wife had died earlier on 1-5-2009.

WHEREAS by Order of Homologation dated 27-8-2014 the said property was allotted to Verona Maria D'Souza and her husband in equal shares of 1/2 each.

WHEREAS on 18-1-2018 the said Verona Maria D'Souza and her husband entered into an Agreement with the Vendor hereto for sale of the said property for a total consideration of Rs.1,07,50,000/- on the terms and condition set out therein out of which an amount of Rs.5,00,000/- was paid by the Vendor on the Agreement, to Smt. Verona maria D'Souza and her husband.

*Menezes*

For Mayaland Properties Pvt. Ltd.  
*S. P. de Sousa*  
Director

WHEREAS the Vendor being a Divorcee in terms of the Decree dated 8-4-2015 in M.P.no.60/2012/A her spouse is not a relevant party hereto.

WHEREAS on 19-9-2018 the Vendor hereto purchased the said Property from its original Owner; which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS the VENDOR state and declare that:-

(i) That the SAID PROPERTY is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

(ii) That there are no tenants and/or mundkars having any rights or claims over the SAID PROPERTY.

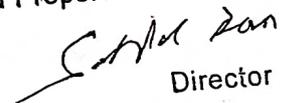
(iii) That there are no encumbrances of whatsoever nature over the SAID PROPERTY by way of mortgage, charges, and/or liens and the name of the predecessor-in-title of the Vendor.

WHEREAS the Vendor now does not desire to retain the SAID PROPERTY.

WHEREAS the Vendor state that the SAID PROPERTY is free from all encumbrances and/or defects in title and that the VENDOR has an absolute Valid, clear and marketable title to the SAID PROPERTY and based on the said representation, the PURCHASER has offered to purchase the SAID PROPERTY



For Mayaland Properties Pvt. Ltd.

  
Director

from Vendor free from all encumbrances and/or defect in title for a total consideration of a sum of Rs.1,65,00,000/-(Rupees One crore sixty five lakhs Only).

And that the Vendor does hereby sell the SAID PROPERTY to the PURCHASER herein, free from all encumbrances and/or defect in title for a consideration of Rs.1,65,00,000/-(Rupees One crore sixty five lakhs only) which is the market value of the SAID PROPERTY and the PURCHASER does hereby purchase the said property for the aforesaid consideration, free from all encumbrances and/or defect in title.

**NOW THIS DEED OF SALE WITNESSETH:-**

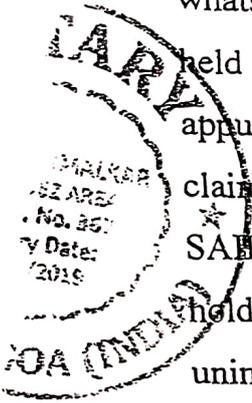
1.- That in consideration of the amount of Rs.1,65,00,000/- (Rupees One crore sixty five lakhs only) out of which an amount of Rs.1,65,000/- is deducted towards Tax and the balance amount of Rs.1,50,00,000/- is payable by the Purchaser out of which Rs.15,00,000/- is paid on 10-8-2018 and the further amount of Rs.1,48,35,000/- is paid as per the Chart annexed hereto which amount the Vendor hereto does hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendor as absolute Owner hereby convey by way of sale unto the Purchaser THE SAID PROPERTY together with the trees, structures, access along with the easements, appurtenants, belonging thereto, TOGETHER WITH all trees, fences, hedges,



For Mayaland Properties Pvt. Ltd.

  
Director

lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Vendor in or THE SAID PROPERTY hereby conveyed and every part thereof to hold the same to the Purchasers forever absolutely uninterruptedly.



2.- The Vendor has today put the Purchaser in unconditional exclusive peaceful vacant possession of THE SAID PROPERTY to be held by the Purchaser in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Vendor and/or any other person claiming through the Vendor and/or the predecessors-in-title of the Vendor. The Vendor further covenants with the Purchaser that the SAID PROPERTY hereby sold is free from tenants, mundcars, or any other person/s having any right of possession or obligation therein.



3.- The Vendor hereby covenant with the Purchaser as under:-

(a)-That THE SAID PROPERTY is free from encumbrances and claims of any nature whatsoever.

For Mayaland Properties Pvt. Ltd.

Director

(b)-That the Title of the Vendor to THE SAID PROPERTY is clear, valid and marketable and is subsisting and the Vendor is lawfully entitled to sell and alienate the same.

(c)-That as on this date the Vendor has not created any encumbrances and/or Third Party rights upon and to the SAID PLOT nor THE SAID PROPERTY is the subject matter of any lis-pendens or Order of attachment, or Order of Injunction or any Execution Proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the SAID PROPERTY and nor that there are any dues, taxes and cess payable against THE SAID PROPERTY which can be recovered as the arrears under Land Revenue Act.

(d)-That THE SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendor or any other person whomsoever.

(e)-Notwithstanding any act, deed, matters or things whatsoever done by the Vendor or by any person/s lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary, the Vendor has good right and absolute powers to grant, transfer, convey and assure THE SAID PROPERTY unto and to the

For Mayaland Properties Pvt. Ltd.

  
Director

Purchaser in the manner aforesaid and it shall be lawful for the Purchaser from time to time and at all times hereinafter to peacefully and quietly hold, possess, own and enjoy THE SAID PLOT and to receive the rents and profits, to use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Vendor or from by any other person lawfully or equitably claiming by from, under or in trust for the Vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendor or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the Vendor and all person/s having or lawfully equitably claiming any estate, right, title or interest at law or in equity in THE SAID PROPERTY hereby granted or any part thereof by, from or under or in trust of the Vendor.

f.- That THE SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendor or any other person whomsoever through the Vendor and or the predecessor-in-title of the Vendor.

4.- The Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser does and execute or cause to be done and executed all such further and other lawfull and reasonable acts,



For Mayaland Properties Pvt. Ltd.

  
Director

deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring THE SAID PROPERTY hereby granted to and unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

5.-The Vendor does hereby give her explicit consent to the Purchaser to delete names of the original Owner and get the name of the Purchaser recorded in the Survey Record of Village Panchayat and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Vendor does hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.

6.- The Vendor does hereby indemnify the Purchaser against any claims made to THE SAID PROPERTY or by any person claiming through the Vendor and/or its predecessors-in-title and the Vendor shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the title and possession of the Purchaser.

7.-The said Schedule property is non-agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India guidelines. The office of Sub-Registrar/Civil Registrar Bardez shall not be responsible if the parties violate FEMA and RBI guidelines.

8.-The Vendor Declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.



For Mayaland Properties Pvt. Ltd.

  
Director

9.- The present fair market value of THE SAID PROPERTY hereby sold is Rs.1,65,00,000/- (Rupees One Crore sixty five lakhs only) and Stamp duty of Rs.74,22,500/- is paid thereto which is borne by the Purchaser.

SCHEDULE

All that Property admeasuring 1075m2 being the Northern portion of the property bearing Sy.no.139/15 of Village Assagao identified as "TOLLEVANGUENIM" or 'TOLLEM VAIGUINIM' or 'VOLL' situated at Assagao, within the limits of Village Panchayat of Assagao, Taluka and Registration Sub District of Bardez, District of North Goa, in the State of Goa; which Property is not described in the office of Land Registrar Bardez but is enrolled in the Taluka Revenue Office under Matriz no.1785 and bounded as under:-

- On the EAST: by the pathway and property bearing survey no. 140/6;
- On the WEST: by survey no. 139/13;
- On the NORTH: by the public road and survey no. 139/11;
- On the SOUTH: by survey no. 139/15-A.

Sr.No.	Name of the Vendors	Amount Payable	TDS Deducted	Amount Paid on this date	Amount paid on 10-08-2018
1	Audrey Dina Menezes	1,65,00,000/-	1,65,000/-	1,48,35,000/-	15,00,000/-

IN WITNESS WHEREOF the Parties hereto hereunto set and subscribed their respective hands the day, month and year first hereinabove.

*Audrey Dina Menezes*

For Mayaland Properties Pvt. Ltd.  
*S. A. D. Dan*  
Director

SIGNED AND DELIVERED

by the VENDOR

*Audrey Dina Menezes*



Smt. Audrey Dina Menezes

VENDOR



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



*Audrey Dina Menezes*

For Mayaland Properties Pvt. Ltd.

*S. Arjun*  
Director

SIGNED AND DELIVERED

by the PURCHASER

For Mayaland Properties Pvt. Ltd.

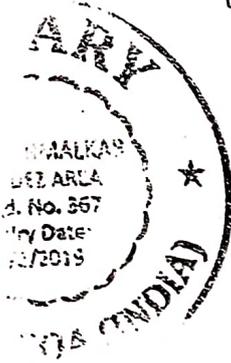
*S. Satpal Dass* Director

MAYALAND PROPERTIES PVT. LTD.

represented by its Director

Shri Satpal Dass

PURCHASER



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

In the presence of:-

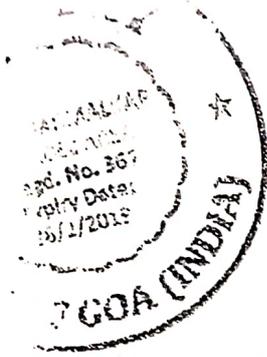
1. *Deepraj Keri* (Deepraj, Keri)

2. *Preetesh Chatur* (Preetesh Chatur)

*M. S. S.*

For Mayaland Properties Pvt. Ltd.

*S. Satpal Dass* Director



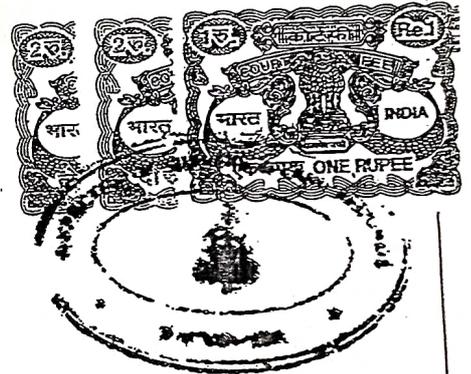
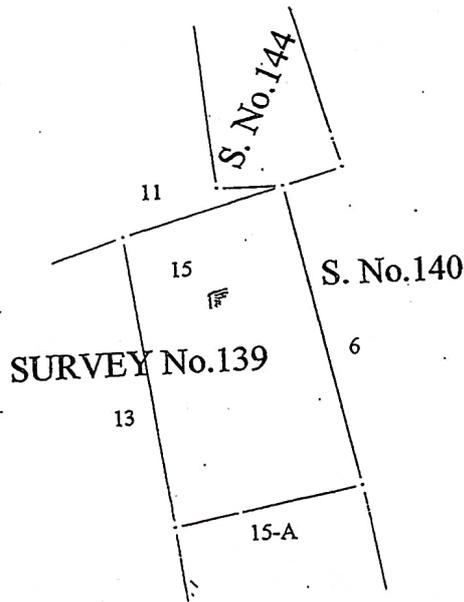
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

Inward No: 9318



Plan Showing plots situated at  
Village : ASSAGAO  
Taluka : BARDEZ  
Survey No./Subdivision No. : 139/ 15  
Scale :1:1000

*(Signature)*  
(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.



*(Signature)*

Generated By : Pratap Moulekar (D'Man Gr. II)  
On : 21-09-2018

*(Signature)*  
Compared By:

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 25-09-2018 09:43:06 AM

Document Serial Number : 4030

Presented at 09:31:00 AM on 25-09-2018 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	577500.00
2	Processing Fees	330.00
	<b>Total</b>	<b>577830.00</b>

Stamp Duty Required: 742500.00 Stamp Duty Paid: 743000.00

Satpal Dass presenter

Name	Photo	Thumb Impression	Signature
Satpal Dass, S/o Lachman Dass, Widow, Indian, age 61 Years, Business, r/o M-179, First Floor, Greater Kailash-2, Greater Kailash South Delhi-110048. Director of Mayaland Properties Private Limited, having office at 111 & 112, First floor, 21, Kasturba Gandhi Marg, New Delhi-110001, pan card no / vide resolution dated 9-8-2018			

Endorsements

Executant

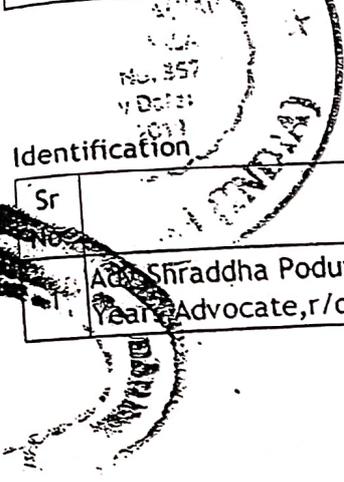
1 . Audrey Dina Menezes, D/O Jose Urbano Pereira, Divorce, Indian, age 45 Years, Self-employed, r/o Flat no 10/F2, H.no 14/247/A-4, Building no 10, "KAMAT KINARA-II" Miramar, Panaji Goa Pan no

Photo	Thumb Impression	Signature
		

2 . Satpal Dass, S/o Lachman Dass, Widow, Indian, age 61 Years, Business, r/o M-179, First Floor, Greater Kailash-2, Greater Kailash South Delhi-110048. Director of Mayaland Properties Private Limited, having office at 111 & 112, First floor, 21, Kasturba Gandhi Marg, New Delhi-110001, pan card no

resolution dated 9-8-2018

Photo	Thumb Impression	Signature
		For Mayaland Properties Pvt. Ltd. <i>S. A. D. Dam</i> Director



Identification		Signature
Sr	Witness Details	<i>[Signature]</i>
No.	Ad. Shraddha Poduval, W/O Kiran Poduval, Married, Indian, age 45 Year Advocate, r/o Panaji Goa	

TDS paid through ICICI Bank dated 21.09.2018 .2018 Rs 1,65000/-

Scanned By:- Endorsement

Signature:- *[Signature]*  
2500/- is paid with

Designed and Developed by (C-DAC, ACTS, Pune)

challan no 201800823581  
dated 25/9/2018

*[Signature]*  
Sub-Registrar  
**SUB-REGISTRAR  
BARDEZ**  
**SUB-REGISTRAR  
BARDEZ**

**SUB-REGISTRAR  
BARDEZ**

4030/2018

Book-1 Document  
Registration Number BRZ-BK1-04179-2018  
CD Number BRZD803 on  
Date 27-09-2018

Sub-Registrar (Bardez)

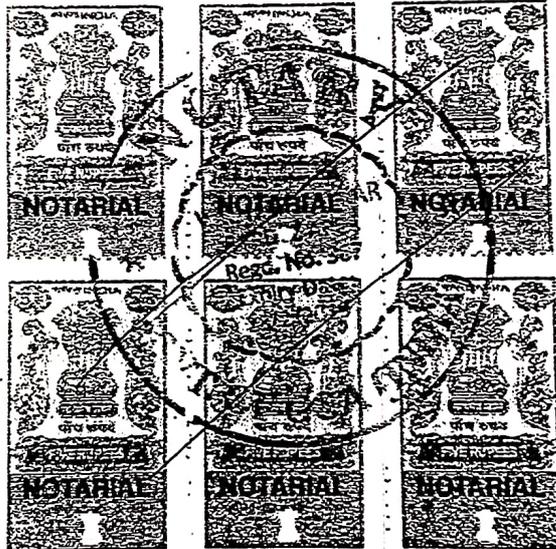
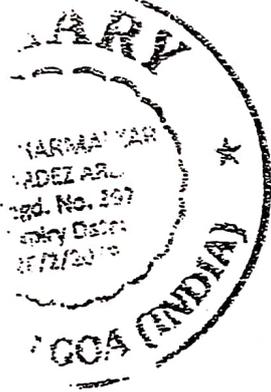
Scanned By:-

*Patishah*  
SUB-REGISTRAR  
BARDEZ

Signature:-

*[Handwritten Signature]*

Designed and Developed by IS-PAC, ACTS, Pune



Certified to be true copy of the original

Reg No. 3162 118. Dated 08/11/2018

*[Handwritten Signature]*  
VIKESH K. HARMALKAR  
NOTARY AT MAPUSA BARDEZ GOA  
STATE OF GOA INDIA.