

CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

Super (or main) title (Maurand title)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 08234
139930

NON JUDICIAL
SEP 03 2014



12:29

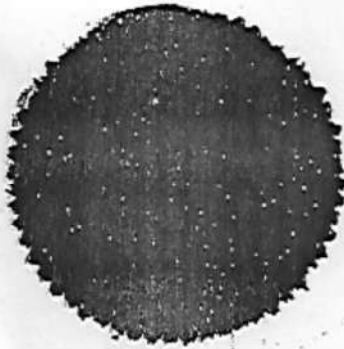
Rs.0205000/- PB7147

D-5/STP(V)/C.R./35/34/2011-RD
CERTIFIED TRUE COPY

INDIA STAMP DUTY GOA

Name of Purchaser GLIMPSE INFRASTRUCTURE PVT. LTD.

6729



3883

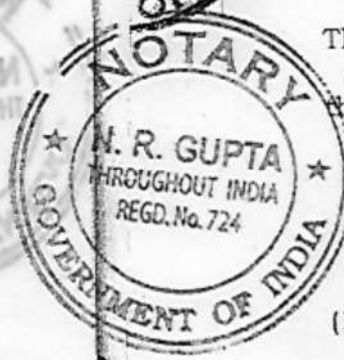


DEED OF SALE



[Signature]
P.O.A. for vendor RA.1

[Signature]



THIS DEED OF SALE is made at Mapusa, on this 4 th day of the month of September 2014.

BETWEEN

(1) MISS KARISHMA SINGH, aged 31 years, spinster, business, daughter of Mr. Rajander Singh, resident of 511-25/26, Manish Nagar, 4 Bunglow Road, Andheri (West) Mumbai 400053, holding PAN Card No.BMZPS7618J, Indian National and hereinafter called as the " VENDORS" (which expression shall unless be repugnant to the context or meaning thereof being deemed to include their legal heirs, representatives, successors, administrators, executors and assigns) OF THE ONE PART

AND

GLIMPSE INFRASTRUCTURE PRIVATE LIMITED, a Company incorporated under the Companies Act 1956, having its Registered Office at 4, Kingston, Shastri nagar, Lokhandwala Complex, Andheri (W), 400053, HAVING pan Card No.AAF CG6915N, represented herein by its Director and Authorized Representative, Mr. Anam

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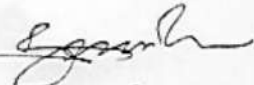
P.O.A. for vendor NO.1

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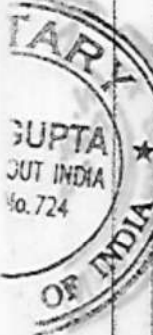
Pandey, son of Mr. Subhash Pandey , aged 34 years, Indian National, resident of 1503/A Wing, Bianca Versova, Yari Road, Andheri (West) Mumbai, 400061, Maharashtra, India, having PAN CARD No.AGIPP8951D hereinafter called "**THE PURCHASERS** (which expression shall unless be repugnant to the context or meaning thereof being deemed to include their legal heirs, representatives, successors, administrators, executors and assigns) **OF THE SECOND PART** All the parties to this deed are Indian Nationals.

WHEREAS, the Vendor is represented herein by her duly constituted Attorney Rajander Singh vide Power of attorney dated 17-2-2014 executed before Shri A.V. Shetty, Notary, Bellan Mumbai, and an attested copy of which is produced herein. The purchaser is represented herein by its Director Mr. Anam Pandey authorized vide resolution dated 30-8-2014 attested copy of which is produced herein.

WHEREAS there exist the property known as 'Katya Munag Chivari, also known as 'Cantemunonga' bearing Survey No.444 Sub Division 4 of village Anjuna, Bardez, Goa, admeasuring 1300 Sq.mts, inscribed under No.30072 at folio 22 overleaf of G-35, and described under No.2057 at folio 102 at B new 6 in the Land Registration Office of the Judicial Division of Bardez, and bearing old Survey No. 961 which originally belonged to the


P.O.A. Juvender W.D.)





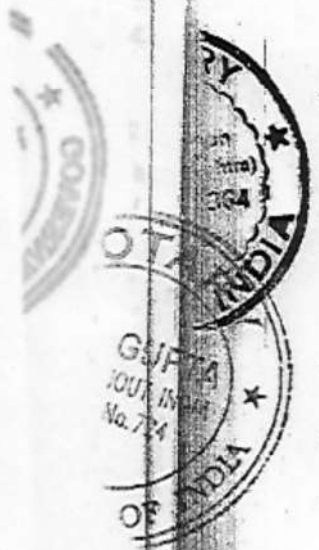
father/father-in-law/grand-father of the vendors, late Caridade Fernandes.

WHEREAS the said property originally belonged to Alexio Fernandes and his wife Rosa Maria Pinto, residents of Candolim who sold the same to Maria Barreto, resident of village Anjuna by Deed of Sale dated 11-10-1886 drawn up at folios 85 onwards of Book no.119 of the Records of the then Notary Public of the Judicial Division of Bardez. Thereafter by virtue of Deed of Sale with Discharge dated 15-4-1940 Caridade Fernandes purchased the said property from Maria Barreto. Caridade Fernandes thus became the absolute owner in possession and enjoyment of the said property.

WHEREAS after the death of said Caridade Fernandes and his wife Carmelina Clara Fernandes alias Clara Fernandes alias Carmina Arsenia Clara Albuquerque, their legal heirs/representatives namely Mr. Joao Rosario Bassu Fernandes Alias John Fernandes, Mrs Bridget Fernandes, Maxie Peres, Mr.Camilo Peres, Rosy Avasia, Mrs Janet Smith, Mr.Crispin Alias Francisco Fernandes, Jane Monica Singh, Mr. Rajander Singh Lourdine Fernandes, Maria Fernendes, Noela Georgina Fernandes Leitao, Mr Joanito Filomeno Leitao, had inherited the said property and had acquired right, title and interest to the same and

[Signature]
P.O.A. for vendor no.1

[Signature]





were the owners/co-owners of the same. By virtue of Deed of Sale dated 30-8-2013 bearing Reg. No. BRZ-BK1-04180-2013 registered on 30-8-2013 before the Sub Registrar of Bardez, Mapusa, Goa, the aforesaid legal heirs/representatives sold the said property to the vendor herein. The vendor has thus acquired right, title and interest to the said property and is the absolute owner in possession and enjoyment of the same.

AND WHEREAS the said property known as 'Katya Munag Chivari, also known as 'Cantemunonga' bearing Survey No.444 Sub Division 4 of village Anjuna, Bardez, Goa, admeasuring 1300 sqmts, within the jurisdiction of Village Panchyat of Anjuna, Bardez Taluka, North Goa District, State of Goa, inscribed under No.30072 at folio 22 overleaf of G-35, and described under No.2057 at folio 102 at B new 6 in the Land Registration Office of the Judicial Division of Bardez, and bearing old Survey No. 961, bounded on the East by road, on the West by property bearing Survey No.444/3, on the North by the road, and on the South by the property surveyed under No. 444/6 more particularly described in Schedule herein below hereunder written and hereinafter referred to as the 'said property' for the sake of brevity.


[Signature]
P.O.A. for vendor no.1

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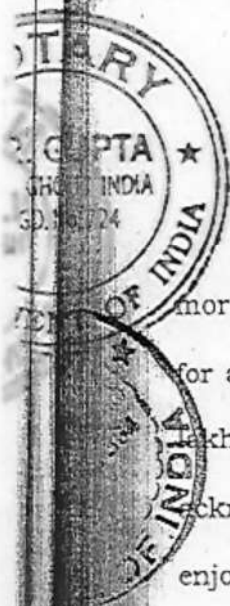
AND WHEREAS the Vendors have agreed with the said Purchasers for the conveyance, transfer and absolute sale to them of the said property bearing Survey No.444 Sub Division 4 of village Anjuna, admeasuring 1300 Sqmts, within the jurisdiction of Village Panchayat of Anjuna, Bardez Taluka, North Goa District, State of Goa, more particularly described in the SCHEDULE hereunder written for a total consideration of Rs.58,50,000/- (Rupees fifty Eight lakhs fifty thousand only). The said total consideration of Rs.58,50,000/- (Rupees fifty Eight lakhs fifty thousand only) also represents its present market value and accordingly the stamp duty of Rs. 2,04,750/- (Rupees two lakhs four thousand seven hundred and fifty only) is paid herewith:-

NOW THIS DEED OF SALE WITNESSETH AS UNDER :-

(i) The vendors hereby convey, transfer and assure to the purchaser by way of sale the said property known as 'Katya Munag Chivari, also known as 'Cantemunonga' bearing Survey No.444 Sub Division 4 of village Anjuna, admeasuring 1300 Sq.mts, within the jurisdiction of Village Panchayat of Anjuna, Bardez Taluka, North Goa District, State of Goa, inscribed under No.30072 at folio 22 overleaf of G-35, and described under No.2057 at folio 102 at B new 6 in the Land Registration Office of the Judicial Division of Bardez, and bearing old Survey No. 961


P.O.A. for vendors no.1



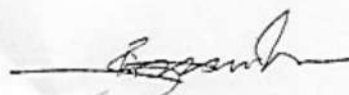


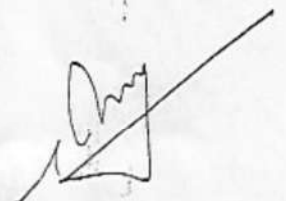
more particularly described in the **SCHEDULE** hereunder written for a total consideration of Rs. Rs.58,50,000/- (Rupees fifty Eight lakhs fifty thousand only) receipt of which the vendors hereby acknowledge for all effects and purposes, to hold, possess and enjoy the said property by the purchaser as lawful owners thereof. This amount has been paid by the purchaser to the vendor vide cheque bearing No.000001 dated 21-8-2014 drawn on HDFC Bank, Lokhandwala Branch, for an amount of Rs.58,50,000/- (Rupees fifty Eight lakhs fifty thousand only)

(ii). The vendor has handed over possession of the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1300 Square meters more particularly described in the Schedule hereunder written, to the purchaser today.

(iii) That the said Vendor do hereby covenant with the Purchasers as follows:-

1. That the Purchasers shall from the date hereof peacefully hold, possess, occupy and enjoy the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1,300 Square meters, more particularly described in the Schedule hereunder written, without any interruption, disturbances, or


P.O.A. for vendor no.1

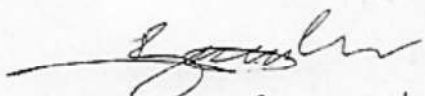




instruction from the Vendors or from anybody else claiming through or under them.

2. That the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1,300 Square meters shall and will from time to time and at all times hereby at the request and cost of the purchasers do and execute or cause to be done and executed all such further and other lawful acts whatsoever for the better, further and more perfectly and absolutely granting, conveying and assuring the right of the said the said property and every part thereof unto and to the said purchasers their heirs, successors, assigns the said plot and every part thereof hereby conveyed, as may reasonable be required.

3. That the Vendor has no objection whatsoever to the names of Purchaser being entered as occupant in the survey records pertaining to the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1300 Square meters more particularly described in the Schedule and consent to the purchasers making requisite applications for the said purpose.


P.O.A. for vendor NO.1




That there are no encumbrances, charges rated or any other liability of whatsoever nature in respect of the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1300 Square meters hereby sold.

5. That the said bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1,300 Square meters is sold together with all rights, title, interest, claims, customary easement, appurtenant, fences, hedges, ways, waters, water-courses, lights, liberties, easements and privileges etc. thereto belonging to or reputed to be belonging to the same of the vendor to and unto the purchaser to have and to hold the same absolutely and forever free from all encumbrances.

6. That there has been no prior agreements whatsoever with anybody else in respect of the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1300 Square meters hereunder conveyed under this Deed and the Vendor is lawfully entitled to dispose of the same by way of sale.

7. That the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1300 Square meters is believed and shall be taken to have been correctly described in the Schedule hereunder written and sold and if any error, mis-


P.O. A. Z. vendor no. 1





statement or omission be subsequently discovered the same shall not annul this sale but shall be suitably corrected by all the parties hereto and/or by their respective heirs and successors.

8. That the Vendor shall at all time hereafter duly perform and observe the covenants and shall keep the Purchaser and their representatives indemnified and saved harmless against all suits, proceedings, costs, charges, claims and demands or any of them, with respect to the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1300 Square meters hereby sold.

9. And that the Vendor do hereby covenant and declare that she has got right and full power and absolute authority to sell, convey or expressed to be conveyed unto the Purchasers the said the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1300 Square meters.

10. And that the Purchaser shall thereafter peaceably and quietly hold, use possess and enjoy the right of the said the said property bearing survey No.444/4 of village Anjuna, Bardez, Goa admeasuring 1,300 Square meters hereby conveyed and granted as their own chattel and plot and without any claims or demand


PDA Government NO.1



whatsoever from the Vendor or any other persons or persons whomsoever and as absolute owners in possession and enjoyment of the same.

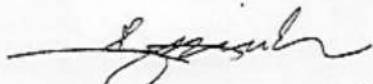
11. The Parties hereto declare that vendor do not belong to Schedule Caste/tribe community and vendors have no objection to purchaser to carry out the mutation, partition, conversion etc in respect of the said property hereby sold.

12. That the SCHEDULE hereunder written and the plan hereto annexed shall be treated as being an integral part of this Deed of Sale.

SCHEDULE

(Description of the said property sold)

All that property known as 'Katya Munag Chivari, also known as 'Cantemunonga' bearing Survey No.444 Sub Division 4 of village Anjuna, Bardez, Goa, admeasuring 1300 Sq.mts, within the jurisdiction of Village Panchayat of Anjuna, Bardez Taluka, North Goa District, State of Goa, inscribed under No.30072 at


POA for vendor no.1



folio 22 overleaf of G-35, and described under No.2057 at folio 402 at B new 6 in the Land Registration Office of the Judicial Division of Bardez, and bearing old Survey No. 961 and bounded as under :-

On the East :- By road

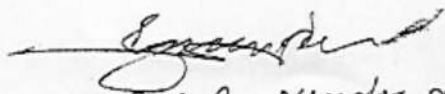
On the West:- By property bearing Survey No.444/3

On the North:- By the road

On the South :- By property bearing survey No. 444/6

THE said property is shown delineated in red colour boundary lines in the plan annexed hereto which forms part and parcel of this Deed of Sale.

IN WITNESS WHEREOF the parties hereto have hereunto signed and executed this deed of sale on the day, month and year first hereinabove mentioned in the presence of the below mentioned two witnesses.


POA for vendor no. 1





SIGNED SEALED AND DEVIVERED
by the within named vendor
MISS KARISHMA SINGH through
Her power of attorney holder
Mr. Rajander Singh

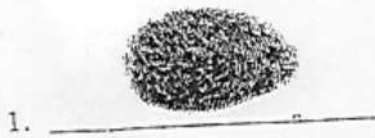
Signature of the Vendor

(MR. RAJANDER SINGH)



L.H.F.P OF MR. RAJANDER SINGH

R.H.F.P OF MR. RAJANDER SINGH



POA for vendor no. 1



SIGNED SEALED AND DEVIVERED
By the within named purchaser

GLIMPSE INFRASTRUCTURE PRIVATE LIMITED,
represented herein by its Director
and authorized representative
Mr. Mr. Anam Pandey




Signature of the Purchaser

(MR ANAM PANDEY)


L.H.F.P OF MR. ANAM
PANDEY

R.H.F.P OF MR ANAM
PANDEY

1.  _____

1.  _____

2.  _____

2.  _____

3.  _____


3.  _____

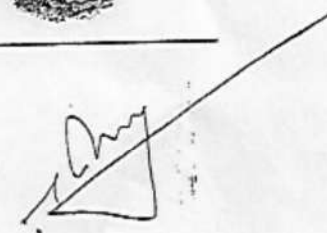
4.  _____

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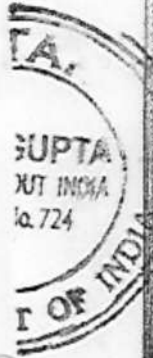
5.  _____

5.  _____


POA for Vendor No.1



IN THE PRESENCE OF WITNESSES



- 1) Devrat S. Karald Kar Devrat S. Karald Kar
- 2) Shivram. R. Parstakar Shivram. R. Parstakar

[Signature]
 POA for vendor no.1

[Signature]



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

Inward No. 1248

Plan Showing plots situated at
Village : ANJUNA
Taluka : BARDEZ
Survey No./Subdivision No. : 444/ 4
Scale : 1 : 1000

Conhe



SURVEY No. 444



[Signature]

Off. Secy to the Director

[Signature]
PWA for vendor no. 1

[Signature]

Compared By:

Office of Sub-Registrar Bardez

Government of Goa

Date & Time : 09-09-2014 02:31:31 PM

Document Serial Number : 3883




Presented at 12:34:00 PM on 09-09-2014 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
	Registration Fee	175500.00
2	Processing Fees	310.00
	Total :	175810.00

Stamp Duty Required: 204750.00

Stamp Duty Paid: 205000.00

Sam Pandey presenter

Name	Photo	Thumb Impression	Signature
Sam Pandey, s/o Subhash Pandey, UnMarried, Indian, age 34 years, Business, r/o 1503/A Wing Bianca Versova Yari Road Andheri West Mumbai 400061 Pan No. AGIPP8951D, Authorized Representative of Glimpse Infrastructure Private Limited Office 4, Kingston Shastri Nagar Lakhandwala Complex Andheri (w) 400053, Co. Pan No AAFCG6915N, Vide Resolution dated 30.8.2014			

Endorsements

Recipient

Rajander Singh, s/o Vidya Sagar, Married, Indian, age 66 Years, Retired, r/o B-511, 25/26 Manish Sunflower, 4 Anglow Road, Andheri West Mumbai 400053 POA for vendor Vide POA dated 17.02.2014 executed before Notary Adv. A.V Shetty At Mumbai

Photo	Thumb Impression	Signature



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Shri. Madhavan
Police Station
No. 7300

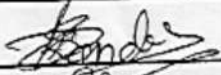
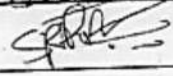


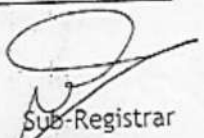
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2. Anam Pandey, s/o Subhash Pandey, UnMarried, Indian, age 34 Years, Business, r/o 1503/A Wing Bianca Versova Yari Road Andheri West Mumbai 400061 Pan No. AGIPP8951D , Authorized Representative of Glimpse Infrastructure Private Limited Office 4, Kingston Shastri Nagar Lokhandwala Complex Andheri (w) 400053, Co. Pan No AAFCG6915N, Vide Resolution dated 30.8.2014

Photo	Thumb Impression	Signature
		



Sl. No.	* Witness Details	Signature
1	Devrath Kandolkar , S/o Shankar Kandolkar, Married, Indian, age 24 Years, Service, r/o H.No. 14 Assonora Bardez Goa	
2	Shivram Parsekar , S/o Rudraji Parsekar, Married, Indian, age 35 Years, Adv., r/o H.No. 760/37 Alto Porvorim bardez Goa	


 Sub-Registrar
SUB-REGISTRAR
BARDEZ

Scanned By:-

Signature:-

Book-1 Document
Registration Number BRZ-BK1-05298-2014
CD Number BRZD758 on
Date 09-12-2014

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Shantesh
[Signature]

NOTARY
GOVT. OF INDIA
Signature:-
Designed and Developed by C-DAC, ACTS, Pune



ATTESTED TRUE COPY

[Signature]
K. SAHADEVAN
ADVOCATE & NOTARY
GOVT. OF INDIA

26 MAR 2015

CERTIFIED TRUE COPY
ATTESTED BY ME

[Signature]
N. R. GUPTA
NOTARY
GOVT. OF INDIA

