

(Rupees Six lakhs Sixty One Thousand Five Hundred Only)

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Rodrigues
Roles
Authorised Signatory

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

भारत 23895
164939

NON JUDICIAL
गोवा
JUN 20 2019



zero six six one five zero zero 12:59

Rs. 0661500/- PB7147

सत्यमेव जयते

INDIA

STAMP DUTY

GOA

Name of Purchaser Udhyan Sagar Manubhai
Name of Purchaser Olalian Estate Pvt. Ltd.



2019-BR2-2702
20-8-2019



DEED OF SALE

For OLALIAN ESTATE PVT. LTD

[Signature]
AUTHORISED SIGNATORY

[Signature]

For CITIZEN CREDIT™
CO-OP. BANK LTD.

H. K. Desai
Authorised Signatory

*(Rupees Eighteen Lakhs Thirteen Thousand Six Hundred
Sixty Only)*
CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD
भारत 24321
NON JUDICIAL
112930
AUG 17 2019
one eight one three six zero zero 12:12
R. 1813600/- PB7147
INDIA STAMP DUTY GOA

Name of Purchaser Olalian Estate Pvt. Ltd.



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa,
on this 20th day of the month of August of the year Two
Thousand and Nineteen (20/08/2019).

For OLALIAN ESTATE PVT. LTD

[Signature]
AUTHORISED SIGNATORY

[Signature]

BETWEEN

(1) **MR. EDGAR AFONSO** alias Edgar Braz Afonso, aged 56 years, married, Indian National, Engineer, son of late Dr. Crisanto Afonso, holder of PAN Card No. ABOPA3001A, Aadhar Card No.8805 7927 9470, Mobile No. 9822101930 and Email Address: mail@edgarafonso.com and his wife

(2) **MRS. VANDA AFONSO**, aged 50 years, married, Indian National holder of PAN Card No. ABOPA3000B, Aadhar Card No. 4594 2739 4448, Mobile No. 9822153075, both residing at H. No. E3/74, Dr. C. Afonso Road, Tivai Vaddo, Calangute, Bardez, Goa-403516, the Vendor No.2 is represented by Vendor No. 1 by virtue of Power of Attorney dated 14.08.2019 executed before Advocate and Notary Public L.M.Ganinkar vide Sr. No. 8808/19 dated 14.08.19 and hereinafter called the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assignees) **PARTY OF THE FIRST PART;**

AND

OLALIAN ESTATE PRIVATE LIMITED, a company incorporated under the Companies Act, CIN No. U45309GA2017PTC013279, having PAN No. AACCO5330J and their Registration office at Unit No 201 Geras Imperium Patto Plaza, Panaji Panjim North Goa Ga 403001 In, represented by its Director **MRS. NEELAM NAGPAL** daughter of Kishan Chand Savlani, Indian National, Married, 60 years of age, Holder of PAN Card no. ABUPN4953A

For **OLALIAN ESTATE PVT. LTD**


AUTHORIZED SIGNATORY



and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be their heirs, executors, administrators, legal representatives and assigns) vide Board of Directors resolution dated 06.08.2019, represented herein through duly constituted Power of Attorney Holder **MR. SAVIO MONTEIRO**, son of Fausto Monteiro, 28 years of age, Indian National, having PAN No. BFQPM7473B, resident Fetorim, Piedade, Divar, Goa, vide Power of Attorney dated 06.08.2019, duly notarized before the Notary Public Adv. Sanyogita, bearing Registration No. 7517 at New Delhi, of the,

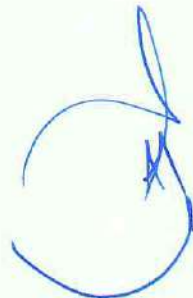
SECOND PART.

Whereas there exist a property known as "Badem" or "Quinze Adicoes" admeasuring 3000 sq.mts bearing Survey No. 50/1 of Village Assagao, Taluka and registration Sub District of Bardez, District of North Goa in the State of Goa, having old cadastral Survey No. 341(part), hereinafter referred to as the "SAID PROPERTY" more particularly described in the Schedule I hereinafter.

AND WHEREAS the said property originally belonged to Sebastiao Caetano Rodrigues alias C.S Rodrigues alias Sebastiao Caitan Rodrigues.

FOR CLEARANCE ESTATE FYI. LTD

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AND WHEREAS the said property was granted by way of Aforamento to Sebastiao Caetano Rodrigues alias C.S Rodrigues alias Sebastiao Caitan Rodrigues and the final possession was given on 15/05/1932.

AND WHEREAS subsequently with the payment of 20 annuities the foro was redeemed (remissao) by Isabel Rodrigues as per the certificate issued by the comunidade of Assagao on 10/04/1992 and thereby holding a perfect title to the said property.

AND WHEREAS upon the death of Sebastiao Caetano Rodrigues alias C.S Rodrigues alias Sebastiao Caitan Rodriguesm and his wife Joana Joaquina Rodrigues and their son Gerald Peter Simon Rodrigues Inventory proceedings bearing No.314/07/A were instituted before the Court of the Civil Judge Senior Division, Mapusa, and the said property was listed at ITEM NO. 1 in the list of Assets.

AND WHEREAS vide Order dated 07/08/2008 passed in Inventory Proceedings bearing No. 314/07/A by Civil Judge Senior Division at Mapusa, the said property at Item No. 1 was allotted to Mrs. Isabel Rodrigues and Mr. Michael Francis Rodrigues and his wife Mrs. Rochelle Catherine Menezes.

AND WHEREAS vide Deed of Sale and Conveyance dated 09/08/2010 registered before Sub-Registrar of Mapusa, Bardez

For OLALIAN ESTATE PVT. LTD

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- Goa under Registration No. BRZ-BK1-02927-2010, CD No. BRZD76 dated 09/08/2010, the said Mrs. Isabel Rodrigues and Mr. Michael Francis Rodrigues and his wife Mrs. Rochelle Catherine Menezes sold the SAID PROPERTY in favor of Mr. Edgar Afonso.

AND WHEREAS vide Deed of Sale dated 09/08/2010, the said Mr. Edgar Afonso (Vendor No. 1 hereinabove) became absolute owners in possession of the SAID PROPERTY.

AND WHEREAS the PURCHASERS has approached the VENDORS for the purchase of the SAID PROPERTY known as "BADEM" now bearing New Survey No. 50/1 admeasuring a plot area of 3000 sq.mtrs situated in the village of Assagao, Bardez, Goa (which is better described in the schedule I and more clearly shown highlighted in red in the plan attached to the Deed).

AND WHEREAS the VENDORS has represented to the purchasers that its title to the SAID PROPERTY is absolutely clean, clear and marketable and free from any encumbrances, charges, liens and/ or attachments of any kind whatsoever. In case claims /demands/lien/court/ case etc. is found to be pending towards the said property at anytime, the same shall be responsibility and liability of the VENDORS, jointly and severely.

AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and
For OLALIAN ESTATE PVT. LTD


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PURCHASERS have agreed to purchase the SAID PROPERTY for the total consideration of **RS. 5,50,00,000/- (RUPEES FIVE CRORE FIFTY LAKHS ONLY)**.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **RS. 5,50,00,000/- (RUPEES FIVE CRORE FIFTY LAKHS ONLY)** which amount after deduction of TDS @ 1% equivalent to **RS. 5,50,000/- (RUPEES FIVE LAKHS FIFTY THOUSAND ONLY)** works out to **Rs. 5,44,50,000/- (RUPEES FIVE CRORE FORTY FOUR LAKHS FIFTY THOUSAND ONLY)**, is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule II hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the

For OLALIAN ESTATE PVT. LTD

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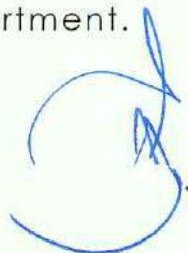


PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

For **OLALIAN ESTATE PVT. LTD**


AUTHORISED SIGNATORY



3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASERS today. PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule III hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the party hereby purchased in all other public records, village records, etc.

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

5. That the VENDORS hereby assure the PURCHASERS that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

6. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances

For OLALIAN ESTATE PVT. LTD


AUTHORISED SIGNATORY



whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.

7. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

9. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

10. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 24,75,100/- (RUPEES TWENTY FOUR LAKHS SEVENTY FIVE THOUSNAD ONE HUNDRED ONLY)** has been affixed herewith.

For OLALIAN ESTATE PVT. LTD

AUTHORISED SIGNATORY



SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

All that part and parcel of land admeasuring 3000 sq. mts known as "Badem" or "Quinze Adicoes" which is not described in the Land Registration office of the Judicial Division of Bardez bearing nor enrolled in the taluka revenue office martiz and presently surveyed under Survey No. 50/1 of Village Assagao and the said property is bounded as follows:

On/towards the West: By public road and partly property bearing survey no.67.

On/towards the North: By property bearing survey no.67

On/towards the East: By a Public road; and,

On/towards the South: By a Public road.

SCHEDULE II

(CONSIDERATION)

RS. 5,50,00,000/- (RUPEES FIVE CRORES FIFTY LAKHS ONLY)

Total Payable to Vendors	RS. 5,50,00,000/-
Less TDS deducted @1%	RS. 5,50,000/-
Paid on execution of this Deed of Sale	RS. 5,44,50,000/-
<u>above said amount of Rs. 5,44,50,000/- (Rupees Five Crore Forty Four Lakhs Fifty Thousand Only)</u>	
above said amount of Rs. 5,44,50,000/- (Rupees Five Crore Forty Four Lakhs Fifty Thousand Only) has been paid to Vendor No. 1. who has received the same on behalf of Self and on behalf of Vendor No. II	

➤ The VENDORS hereby admit and acknowledge receipt of entire consideration.

For **OLALIAN ESTATE PVT. LTD**


AUTHORISED SIGNATORY



IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written.



MR. EDGAR AFONSO

SIGNED, SELAED AND DELIVERED BY THE WITHINNAMED VENDOR No.1 for Self and as Attorney for Vendor No.2 of the First Part

Left Hand Finger Impressions

Right Hand Finger Impressions



1 _____

_____ 1



2 _____

_____ 2



3 _____

_____ 3



4 _____

_____ 4



5 _____

_____ 5

For OLALIAN ESTATE PVT. LTD


AUTHORISED SIGNATORY





Savio Monteiro

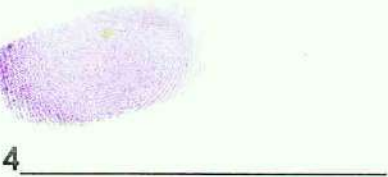
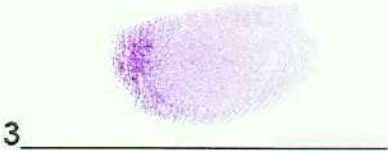
Savio Monteiro

MR. SAVIO MONTEIRO

SIGNED AND DELIVERED by the within named PURCHASER
OLALIAN ESTATE PVT LTD Represented by its Managing Director-
Mrs. Neelam Nagpal through her POA holder Mr. SAVIO
MONTEIRO of the Second Part.

Left Hand Finger Impressions

Right Hand Finger Impressions



For OLALIAN ESTATE PVT. LTD
For OLALIAN ESTATE PVT. LTD

AUTHORISED SIGNATORY

Neelam Nagpal

WITNESSES:

1. Name: DURGESH V. TINEIKAR.

Father's Name: VIJAY M. TINEIKAR

Age: 22 YEARS

Residential Add.: H.No:-50 Shri Shailam Niwas Khorlim MAPUSA.

Signature: D.V. Tineikar.



2. Name: PEARIANN KIM DCOSTA

Father's Name: DUNSTAN DCOSTA

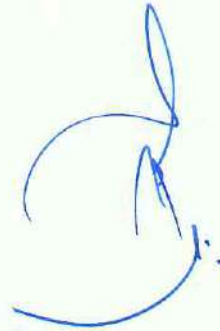
Age: 26 YEARS

Residential Add.: H.No. 38/B, POCKVADDO BETALBATM SALLETTE, WOR

Signature: 

For OLALIAN ESTATE PVT. LTD

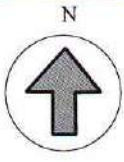

AUTHORISED SIGNATORY





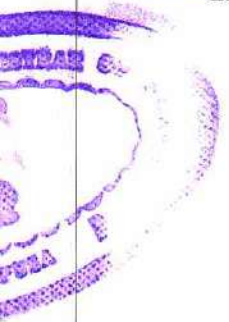
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6320



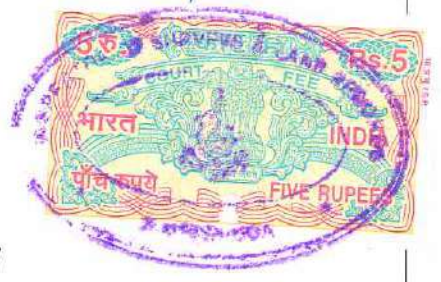
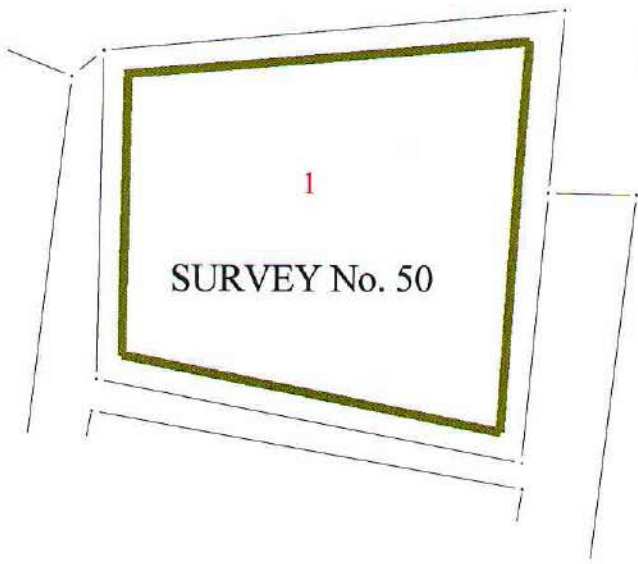
Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 50/ 1
 Scale : 1 :1000

Land Converted



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

S.No.67



(Signature)

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 14-08-2019 **For OLALIAN ESTATE PVT. LTD**

(Signature)
 Compared By:

(Signature)

AUTHORISED SIGNATORY

(Signature)



Government of Goa
Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 20-Aug-2019 11:08:52 am

Document Serial Number :- 2019-BRZ-2702

Presented at 11:08:51 am on 20-Aug-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2475000
2	Registration Fee	1925000
3	Mutation Fees	2500
4	Processing Fee	500
Total		4403000

Stamp Duty Required :2475000

Stamp Duty Paid : 2475000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 28, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Fetorim Piedade Divar Goa, Address2 - , PAN No.: BFQPM7473B			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Edgar Afonsa ,S/o - D/o Crisanto Afonso Age: 56, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - E3 74 Dr C Afonso Road Tivai Vaddo Calangute Bardez Goa 403516, Address2 - , PAN No.: ABOPA3001A			

Book :- 1 Document
Registration Number :- **BRZ-1-2663-2019**
Date : 20-Aug-2019

Chalankar
20/08/19



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

SUB-REGISTRAR
BARDEZ

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 20-Aug-2019 11:33:58

Date of Receipt: 20-Aug-2019

Receipt No : 2019-20/9/1758

Serial No. of the Document : 2019-BRZ-2702

Nature of Document : **Conveyance - 22**

Received the following amounts from **Savio Monteiro** for Registration of above Document in Book-1 for the year 2019

Registration Fee	1925000	E-Challan	• Challan Number : 201900956568 • CIN Number : CPU1061984	1925000
Processing Fee	500	E-Challan	• Challan Number : 201900956568 • CIN Number : CPU1061984	600
Total Paid	1925600 (Rupees Nineteen Lakhs Twenty Five Thousands Six Hundred only)			

Probable date of issue of Registered Document:

20/8/19

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Durgesh Tincikar

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **20-Aug-2019**

Signature of the person receiving the Document

Signature of the Sub-Registrar