


(Rupees Twenty Lakh Only)

For CITIZEN CREDITTM
CO-OP BANK LTD

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

भारत 38926 NON JUDICIAL गोवा
112296 AUG 14 2018


Authorized Signatory

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



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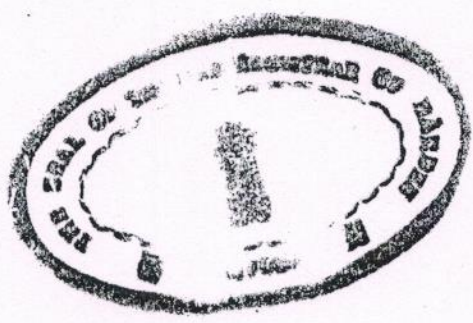
Rs. 2000000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Colonnade Structures Pvt Ltd.

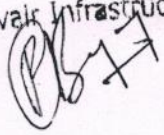

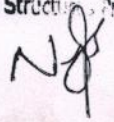

3692
29/8/18

(M)



2000000/-

DEED OF SALE

For Nirvaair Infrastructure LLP For Nirvaair Infrastructure LLP Colonnade Structures Private Limited
 Partner  Partner  Director
 For Nirvaair Infrastructure LLP
 Partner

(Rupees Six lakh Thirty two thousand five hundred only)

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorized Signatory

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

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

भारत 38927 NON JUDICIAL गोवा
115294 AUG 14 2018



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Rs.0632500/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Colonnade Structures Pvt Ltd.



6,32,500/-

DEED OF SALE

For Nirvair Infrastructure LLP
 Partner

For Colonnade Structures Private Limited
 Director

For Nirvair Infrastructure LLP
 Partner

For Nirvair Infrastructure LLP
 Partner

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa, on this 28th day of the month of August of the year Two Thousand and Eighteen

BETWEEN

NIRVAIR INFRASTRUCTURE LLP
(formally known as Nirvair Developers Private Limited),
having office at B-183, Greater Kailash 1, New Delhi - 110048,
holding PAN Card No.

represented by its Partners, (1) **MR. PRASHANT BAJAJ**, son of Hari Kishan Bajaj, 42 years old, married, Businessman, Indian national, PAN

For Nirvair Infrastructure LLP

For Nirvair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director

Card No. _____, Adhar Card
 No. _____, resident of H.
 No. 63-B, Road No. 41, Punjabi Bagh
 West, Punjabi Bagh S.O., West
 Delhi, Delhi - 110026; and **(2)**
SANJEEV DHINGRA, son of Virendra
 Dhingra, 37 years old, married,
 Businessman, Indian national, PAN
 Card No. _____, Adhar Card
 No. _____, resident of B-
 183, Greater Kailash 1, Kailash
 Colony, New Delhi - 110048,
 hereinafter referred to as the
VENDOR (which expression shall
 unless repugnant to the context or
 meaning thereof be deemed to mean
 and include its legal representatives,



For Nirvair Inf. Structure LLP
 For Nirvair Infrastructure LLP Partner
 Partner
 For Colonnade Structures Private Limited
 Partner
 Director

trustee, administrators, nominees and assigns) of the **ONE PART.**

AND

COLONNADE STRUCTURES

PRIVATE LIMITED, having office at

H. No. 63-B, Road No. 41, Punjabi

Bagh West, Punjabi Bagh S.O., West

Delhi, Delhi - 110026, holding PAN

Card No. [redacted], represented

by its Director, **MRS. NEERJA**

BAJAJ, daughter of Vinay

Manchanda, 39 years old, married,

Businessman, Indian National,

PAN card No. [redacted],

Adhar Card No. [redacted]

[redacted], resident of H. No.



For Nirvaair Infrastructure

Partner,
For Nirvaair Infrastructure LLP

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Partner

For Nirvaair Infrastructure LLP

[Handwritten signature]

Partner

For Colonnade Structures Private Limited

[Handwritten signature]

Director

63-B, Road No. 41, Punjabi Bagh West, Punjabi Bagh S.O., West Delhi, Delhi - 110026, authorized vide Resolution dated **20/08/2018** hereinafter collectively referred to as "**PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives, trustee, administrators, nominees and assigns) of the **SECOND PART**;

WHEREAS there exist a property known as "BALGUEM NAVEM", consisting of Coconut grove and being the 1st part of the four parts (adicoes) of the same, situated in the ward Naikawada of Village

For Nirvar Infrastructure LLP

Partner

For Cognate Structures Private Limited

For Nirvar Infrastructure LLP

Partner

Director

Panchayat Calangute, Taluka and Sub District of Bardez, District of North Goa, State of Goa originally admeasuring 7150 sq. mts, but presently admeasuring 6540.00 sq. mts or thereabouts (with the exclusion of an area approx. 610 sq. mts purchased by the Mundkars alongwith dwelling houses standing thereon), bearing Land Registration No. 10066 of Book B-26 (new), and enrolled in the Taluka Revenue Office under No. 1318 of the Second Circumscription of Calangute, surveyed under no. 481/1 and hereinafter referred to as the "ENTIRE PROPERTY".



For Nirvaair LLP

For Nirvaair Infrastructure LLP

Partner

Partner
For Colomnade Structures Private Limited

Director

AND WHEREAS the entire property originally belonged to Mrs. France Yvonne Britto and her husband Mr. Edmund Flavian Britto, who had acquired the right in the entire property together with some other properties vide Deed of Sale dated 27th August 1965 purchased from Dr. Manuel Jose Da Costa and his wife Mrs. Avonne Reis Da Costa, and the said Deed is executed before then Notary Public of Bardez, Adv Pinto De Menezes registered in his books of record.

AND WHEREAS vide Deed of Sale dated 03/11/1979 Mrs. France Yvonne Britto and her husband Mr.



For Nirvalr Infrastructure --

For Nirvalr Infrastructure LLP

Partner

Partner
For Colonnade Structures Private Limited

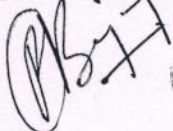
Director

Edmund Flavian Britto sold the entire property to Mr. Willie Barreto and his wife Mrs. June Barreto, the parents/parents in law of the Parties herein and the said Deed is registered before the Sub Registrar of Bardez under registration no. 94 Book No. 1 Volume No. 141 dated 17/01/1980.

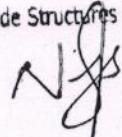
AND WHEREAS with the intention of gifting to their children, an area admeasuring 6607.5 Sq. metres (after excluding 542.00 Sq. meters there from towards area sold to mundcar) of Survey No. 481/1 of Calangute Village, Mr. Willie Paul Barreto and his wife Mrs. June

For Nirvaal Infrastructure LLP

For Nirvaal Infrastructure LLP


Partner

Partner For Colonnade Structures Private Limited


Director

Barreto divided the said property equally into four plots from East to West and North to South such that each plot admeasures 1652.00 Sq. meters and in pursuance thereto vide Deed of Gift dated 29/05/2012 duly registered before the Sub Registrar of Bardez, Mapusa, Goa, under registration No.BRZ-BK1-02707-2012 CD Number BRZD337 Book No. 1 Document Dated 25/06/2012, said Mr. Willie Barretto and his wife Mrs. June Barretto, gifted Northern Half of the Said Property {viz. North Eastern Plot (Plot A) and North Western Plot (Plot B) together admeasuring 3304.00 Sq. meters) to the FIRST



For Nirvair Infrastructure LLP

For Nirvair Infrastructure LLP

Partner

Partner

For Colonnaue Structures Private Limited

Director

PARTY herein, South-Eastern Plot (Plot D) admeasuring 1652.00 Sq. meters to the SECOND PARTY herein and South-Western Plot (Plot C) admeasuring 1652.00 Sq. meters to the THIRD PARTY herein, with reservation of lifetime usufruct to themselves as also right to receive 25% of the total sale consideration if the entire property is sold during their lifetime.



AND WHEREAS an area admeasuring 18.00 Sq. meters also sold to mundcar was not accounted for while excluding an area admeasuring 542.00 Sq. meters from the Gift Deed dated 29/05/2012 and

For Nirvair Infrastructure LLP

For Nirvair Infrastructure LLP

Partner

Partner

For Nirvair Infrastructure LLP

DATE: 20/05/2012

thus upon excluding the area admeasuring 560.00 Sq. meters the area available at loco was equally divided into four plots as provided for in the gift deed.

AND WHEREAS in pursuance to the said Deed of Gift and after considering an area admeasuring 18.00 Sq. meters already sold to Mundcar but not considered in 542.00 Sq. meters excluded from Gift Deed, the respective parties were put in exclusive possession of the respective portion/s allotted to



For Nirvaair Infrastructure LLP

For Nirvaair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director

them and in pursuance thereto the
 VENDOR was in exclusive
 possession of entire Northern half
 (actual area at loco 1647.50 Sq.
 meters + 1647.50 Sq. meters) of the
 Entire Property while the brothers
 (Consenting Parties) were in
 exclusive possession of their
 respective portions (actual area at
 loco: 1647.50 Sq. meters + 1647.50
 Sq. meters) being the Southern Half
 of the Entire Property.

AND WHEREAS Miss. Karen Barreto
 and her brothers namely Mr. Willie
 Theodore Barreto and Mr. Rabindra
 Barreto exchanged Plot A and Plot C
 amongst themselves vide Agreement

For Nirvail Infrastructure LLP

For Nirvail Infrastructure LLP

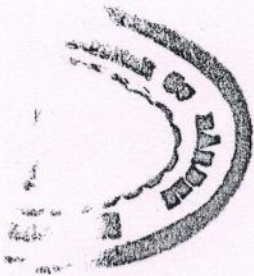
Partner

For Colonnade Structures Private Limited

Partner

Director

of Exchange duly executed before Notary Shri. Gajanan Dhumatkar and in pursuance thereto, the area owned by Miss. Karen Barreto herein, after exchange was partitioned from the Entire Property and was surveyed under Survey No. 481/1-A as admeasuring 3295.00 Sq. meters while the portion owned by Mr. Willie Theodore Barreto and Mr. Rabindra Barreto was partitioned and surveyed under Survey No. 481/1-B both of Calangute Village vide order dated 22/09/2014 passed in 15/127/2014/PART/LAND passed by Dy. Collector & S.D.O at Mapusa - Goa and the said exchange and



For Nirvaair Infrastructure LLP

for Nirvaair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director

partition has been confirmed by the parties hereto vide Deed of Exchange executed today and presented for registration in the office of the Sub-Registrar, Mapusa. The property admeasuring 3245.00 Sq. meters surveyed under Survey No. 481/1-B of Calangute Village is hereinafter referred to as "Said Property" and is more particularly described in **SCHEDULE I** hereunder written.

AND WHEREAS Mr. . Rabindra Barreto along with other owners has obtained Sanad for conversion dated 24/11/2014 bearing no. RB/CNV/BAR/AC-I/38/2014 issued

For Nirvair Infrastructure LLP

For Nirvair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director

by the Collector of North Goa at Panaji.

AND WHEREAS the Mr. Rabindra Barreto along with other owners has also obtained development permission from the North Goa Planning and Development Authority vide order No. NGPDA/CAL/44/14/599 dated 9th October 2015.



AND WHEREAS on 27/10/2014 said Mr. Willie Paul Barreto expired and consequently his usufruct right in the said property extinguished; however that of Mrs. June Barreto alias Loretta June Barreto

For Nirvair In...

For Nirvair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director

continued, while of the right to receive 25% of the sale proceeds, right to 12.5% stood retained with the Mrs. June Barreto alias Loretta June Barreto while the balance 12.5% devolved upon the Mr. Rabindra Barreto along with other owners.



AND WHEREAS vide Deed of Sale dated 21/10/2015 registered before the Sub registrar of Bardez under Registration no BRZ-BK1-08455-2015, of Book No. 1 CD No. BRZD773 dated 27/10/2015, the said Mr. Rabindra Barreto and his wife Mrs. Margaret Barreto, Mr. Willie Theodore Barreto and his wife

For Nirvair Infrastructure LLP

Partner

For Nirvair Infrastructure LLP

Partner

For Colonnade Structures Private Limited

Director

Mrs. Velanie Lisa Fernandes E Barreto sold the said property bearing survey no. 481/1-B in favour of **M/S. Nirvair Infrastructure Private Limited (Vendor hereinabove)** and the said Mrs. June Barreto alias Loretta June Barreto has signed as Confirming Party and the said Miss Karen Barreto has signed as Consenting Party to the said Deed of Sale dated 21/10/2015 and that the VENDOR became the absolute owner of the same.

AND WHEREAS the VENDOR has agreed with the PURCHASER for the absolute sale of the SAID PROPERTY



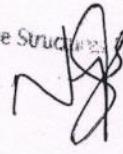
For Nirvair Infrastructure ..

For Nirvair Infrastructure LLP


Partner


Partner

For Coronade Structures Private Limited


Director

and PURCHASER have agreed to purchase the SAID PROPERTY for the total consideration of **Rs. 5,85,00,000/- (RUPEES FIVE CRORESEIGHTY FIVE LAC ONLY)**.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs. 5,85,00,000/- (RUPEES FIVE CRORES EIGHTY FIVE LAC ONLY)** which amount after deduction of TDS @ 1% equivalent to **Rs. 5,85,000/- (Rupees Five Lac Eighty Five Thousand Only)** amounts to **Rs. 5,79,15,000/- (RUPEES FIVE CRORES**

For Nirvair Infrastructure -

For Nirvair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director

SEVENTY NINE LAC FIFTEEN THOUSAND ONLY), paid by the Purchaser in the manner more particularly stipulated in the Schedule II hereunder, which is the receipt of entire consideration, the Vendor does hereby admits and acknowledges, and does hereby conveys and transfers by Deed of Sale in favour of Purchaser all its right, title, interest, ownership and possession in the said PROPERTY which PROPERTY is more particularly described in Schedule I hereunder written and delineated in red in the plan



For Nirvair Infrastructure LLP

For Nirvair Infrastructure LLP

[Signature]
Partner

[Signature]
Partner

For Colonnade Structures Private Limited

[Signature]
Director

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 Vendor into or upon said PROPERTY hereby conveyed to the Purchaser and every part thereof to have unto and hold the same to the use of the



For Nirvair Infrastructure LLP
 For Nirvair LLP

For Nirvair Infrastructure LLP

[Handwritten Signature]

Partner

[Handwritten Signature]

Partner
 Partner

of Infrastructure Structures Private Limited

[Handwritten Signature]


Director

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

2. That Vendor does hereby assures the Purchaser that the said PROPERTY hereby sold is free from any encumbrances whatsoever and Vendor has absolute title and exclusive right to convey the said PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The Vendor covenants that said PROPERTY is free from any restraint order

For Nirvalr Infrastructure LLP

For Nirvalr Infrastructure LLP

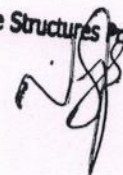


Partner



Partner

For Colonnade Structures Private Limited



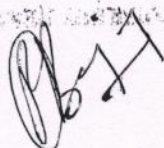
Director



or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The Vendor covenants 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 Vendor declares that it has not agreed to sell the said PROPERTY or any portion thereof to any other person/persons whomsoever and that it has not done

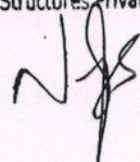


For Nirvaair Infrastructure LLP

For Nirvaair Infrastructure LLP

 Partner



Partner Colonnade Structures Private Limited


 Director

anything whereby the said PROPERTY or any part thereof may be subject to any attachment or lien of any court or person whatsoever or 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 has the Vendor received any notice or notification of the said PROPERTY. The Vendor further declares that it is not aware of any proceedings, at any stage, pertaining to acquisition of the said PROPERTY by any




For Nirvaair Infrastructure LLP

 Partner

For Colonnade Structures Private Limited

 Director

For Nirvaair Infrastructure LLP

 Partner

authority or government department.

3. The possession of the said PROPERTY hereby sold by Vendor has been handed over to Purchaser today. Purchaser shall be entitled to apply for mutation in the Record of Rights of the said PROPERTY to Schedule I hereunder written. The Purchaser shall also be entitled to apply for and transfer in its favour, the part hereby purchased in all other public records, village records, etc.



For Nirvaair Infrastructure LL.

For Nirvaair Infrastructure LLP

Partner

Partner

for Nirvaair Infrastructure Private Limited

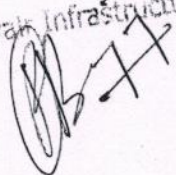
Director

4. Vendor covenants that in case any defect is found in the title of the Vendor of the Said PROPERTY hereby sold and/or in the present conveyance, then Vendor does hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of Purchaser for more perfectly conveying the part sold unto Purchaser.

5. That the Vendor hereby assures the Purchaser that there are no third party rights of whatsoever nature in respect of the said PROPERTY by way of

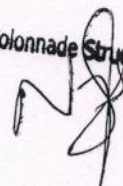
For Nirvaair Infrastructure LL.

For Nirvaair Infrastructure LLP


Partner


Partner

For Colonnade Structures Private Limited


Director

easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the Purchaser in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

6. That Vendor does hereby assures the Purchaser that the Said PROPERTY hereby sold is free from any encumbrances whatsoever and Vendor has absolute title and exclusive right to convey the said part by way of sale.

For Nirvaar Infrastructure LLP

For Nirvaar Infrastructure LLP

Partner

Partner For Colonnade Structures Private Limited

Director



7. That on the execution of this Deed of Sale, Purchaser 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 Vendor or from any person claiming through or under her/them.

8. That Vendor shall at all times hereinafter indemnify and keep indemnified the Purchaser and their transferees against



For Nirvair Infrastructure - - -

For Nirvair Infrastructure LLP

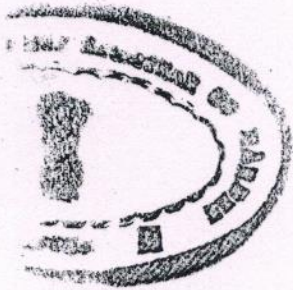
Partner

Partner

For Colonnade Structures Private Limited

Director

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 and/or claimant.



9. The VENDOR and PURCHASER 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
For Nirvaair Infrastructure LLP

For Nirvaair Infrastructure LLP Partner
Partner
For Colonnade Structures Limited Director

10. The price paid corresponds to the market value of the said PROPERTY.

SCHEDULE I

(Description of the said property)

ALL THAT property admeasuring 3245.00 sq. mts., forming an independent and separate unit in itself, being surveyed under Survey No. 481/1-B of Calangute Village erstwhile forming part of the entire property known as "BALGUEM NAVEM", consisting of Coconut grove and being the 1st part of the four parts (adicoes) of the same, situated in the ward Naikawada of



For Nirvaar Infrastructure LLP

Partner

For Seemadha Structures Private Limited

Director

For Nirvaar Infrastructure LLP

Partner

Village Panchayat Calangute, Taluka
and Sub District of Bardez, District
of North Goa, State of Goa and is
bounded as under:

Towards North : Partly by
Nullah and
partly by
property
bearing S.
No. 478/23
of
Calangute
Village;

Towards South : Partly by
Nullah and
partly by

For Nirvair Infrastructure LLP

For Nirvair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director



property
bearing S.
No. 482/13
of Calangute
Village;

Towards East : by property
bearing S.
No. 484/1-A
and partly
by 481/1 of
Calangute
Village;

Towards West : by a Nullah
beyond
which lies
the property



For Nirvaair Infrastructure LLP

For Nirvaair Infrastructure LLP

Partner

Partner for Colonnade Structures Private Limited

Director

bearing S.

No. 480/16;

SCHEDULE II

(CONSIDERATION)

- i) Vide Cheque bearing No. 001056 dated 16/08/2018 amounting to Rs. 20,00,000/- (Rupees Twenty Lac Only) in favour of Vendor.
- ii) Vide Cheque bearing No. 001057 dated 17/08/2018 amounting to Rs. 29,50,000/- (Rupees Twenty Nine Lac Fifty Thousand Only) in favour of Vendor

for Nirvaal Infrastructure LLP

For Nirvaal Infrastructure LLP

Partner

Partner for Coronado Structures Private Limited

Director

iii) Vide Cheque bearing No. 000328 dated 17/08/2018 amounting to Rs. 26,97,352/- (Rupees Twenty Six Lac Ninety Seven Thousand Three Hundred Fifty Two Only) in favour of Vendor

iv) Vide Cheque bearing No. 000336 dated 27/08/2018 amounting to Rs. 88,00,000/- (Rupees Eighty Eight Lac Only) in favour of Vendor

v) Vide Cheque bearing No. 000337 dated 27/08/2018 amounting to Rs. 88,00,000/-

For Nirvair Infrastructure LLP

For Nirvair Infrastructure LLP

Partner

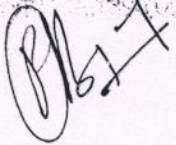
Partner of Nirvair Structures Private Limited

(Rupees Eighty Eight Lac Only)
in favour of Vendor

vi) Vide Cheque bearing No.
000338 dated 27/08/2018
amounting to Rs. 87,60,000/-
(Rupees Eighty Seven Lac Sixty
Thousand Only) in favour of
Vendor

vii) Vide Cheque bearing No.
000343 dated 27/08/2018
amounting to Rs. 2,38,92,500/-
(Rupees Two Crores Thirty
Eight Lac Ninety Two Thousand
Five Hundred Only) in favour of
Vendor

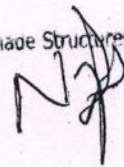
For Nirvaar Infrastructure LLP


Partner

Partner



Partner Colonnade Structures Private Limited



Director

viii) Vide Cheque bearing No. 000345 dated 27/08/2018 amounting to Rs. 15,148/- (Rupees Fifteen Thousand One Hundred Forty Eight Only) in favour of Vendor



ix) **TDS deducted @ 1% equivalent to Rs. 5,85,000/- (Rupees Five Lac Eighty Five Thousand Only)**

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

For Vendor

[Handwritten signature]
Partner

Partner

for Colonnade Structures Private Limited

[Handwritten signature]

Director

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS

For Nirvaair Infrastructure LLP

Partner



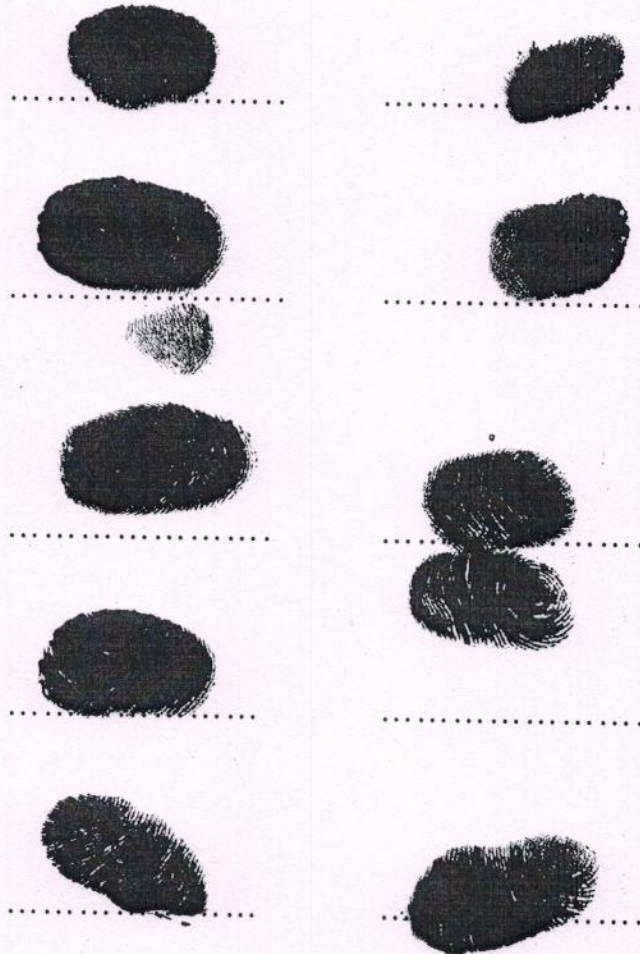
NIRVAIR INFRASTRUCTURE LLP

represented by its Partners,

(1) MR. PRASHANT BAJAJ

L.H.F. Prints

R.H.F. Prints



For Nirvaair Infrastructure LLP

Partner

For Colonnade Structures Private Limited

Director

For Nirvaair Infrastructure LLP

Partner



SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS

For Nirvaair Infrastructure LLP



Partner



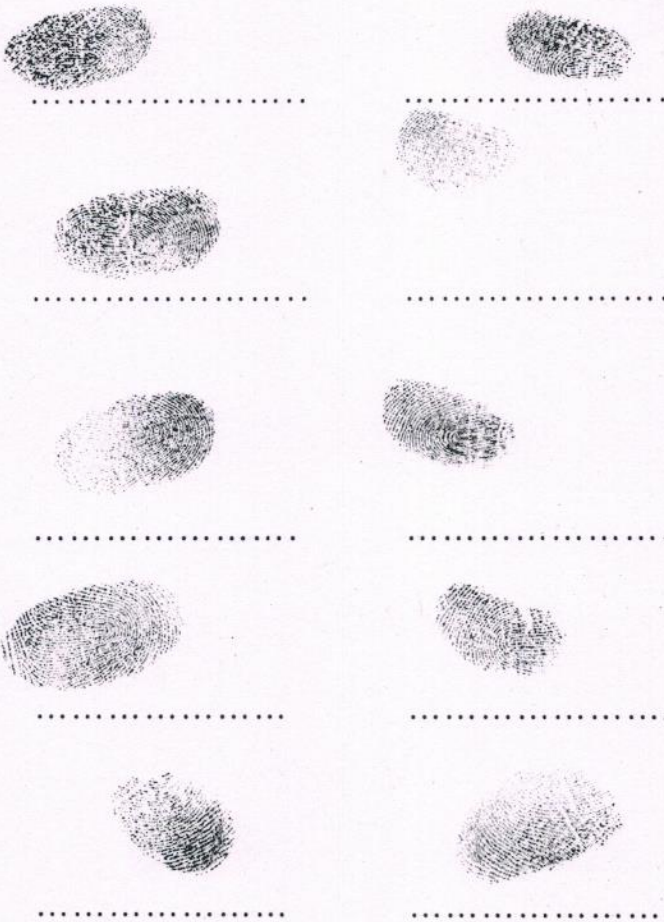
NIRVAIR INFRASTRUCTURE LLP

represented by its Partners,

((2) SANJEEV DHINGRA,

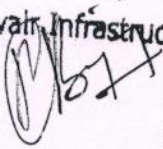
L.H.F. Prints

R.H.F. Prints



For Nirvaair Infrastructure LLP

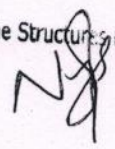
For Nirvaair Infrastructure LLP



Partner



Partner Colonnade Structures Private Limited

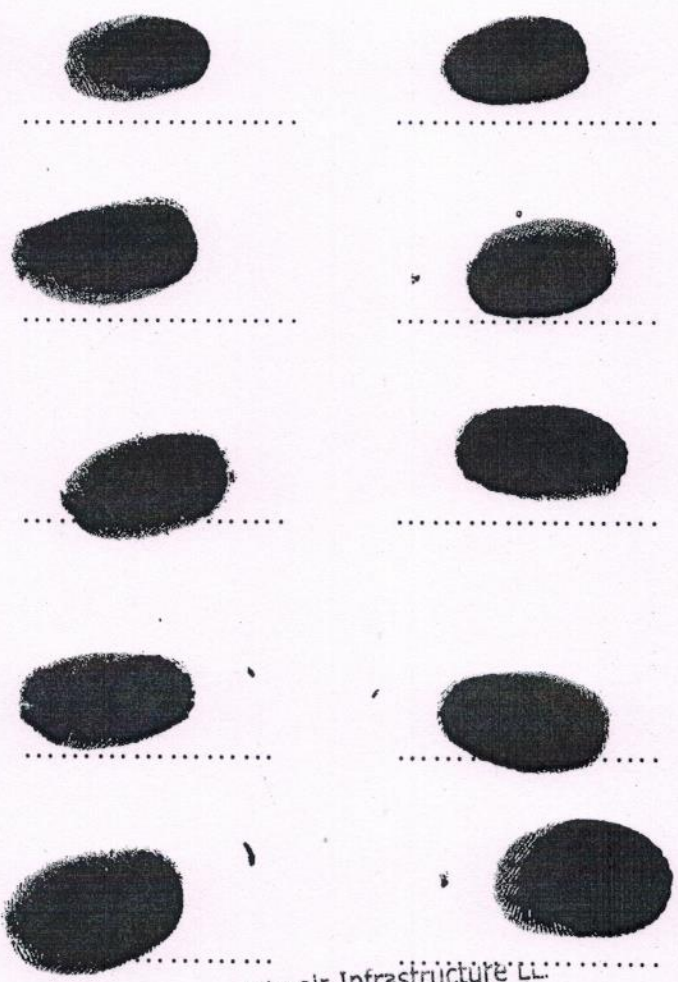
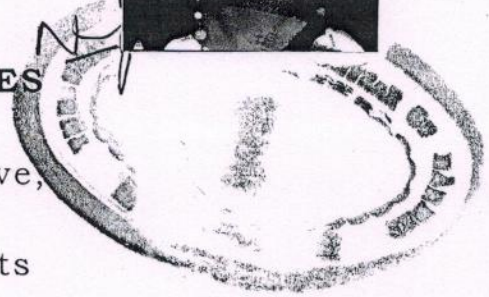


Director

SIGNED, SEALED AND DELIVERED)
by the withinnamed PURCHASER)

For Colonnade Structures Private Limited

.....
COLONNADE Director **STRUCTURES**
PRIVATE LIMITED,
by its authorized representative,
MRS. NEERJA BAJAJ
L.H.F. Prints R.H.F. Prints



.....
For Nirvaair Infrastructure LLP

For Nirvaair Infrastructure LLP

Partner

Partner

For Colonnade Structures Private Limited

Director

In the presence of:-

1.  _____



2.  _____
Nicholas Gradinho

For Nirvaal Infrastructure LLP



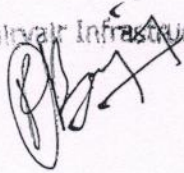
Partner

at Citinade Structures Private Limited



Director

For Nirvaal Infrastructure LLP



Partner



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

Plan Showing plots situated at
Village : CALANGUTE
Taluka : HARDEZ
Survey No./Subdivision No. : 481/1-B
Scale : 1:1000

(Rajesh H. Patil) Kuchelkar
Inspector of Survey &
Land Records.

S.No.478
23
1-B
SURVEY No. 481
1
1-A
13 S.No.482

NIRVAIR INFRASTRUCTURE PVT. LTD.
DIRECTOR
NIRVAIR INFRASTRUCTURE PVT. LTD.
DIRECTOR
Khande
Bassud
M. Khande
S. Khande
S. Khande

Generated By : Swapnil B. Bhonsle (D. Man Gr II)
On : 23-09-2015
Compared By : Nitin M. Pichalkar (F. S.)

For Nirvaair Infrastructure ...

or Colonnade Structures Private Limited

Partner

Director

For Nirvaair Infrastructure LLP

Partner

For Colonnade Structures Private Limited

Director

For Nirvaair Infrastructure LLP

Partner

For Nirvaair Infrastructure LLP

Partner

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Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-08-2018 03:25:33 PM



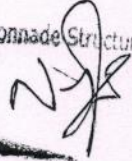
Document Serial Number : 3692

Presented at 02:55:00 PM on 29-08-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2047500.00
2	Processing Fees	580.00
	Total :	2048080.00

Stamp Duty Required: 2632500.00 Stamp Duty Paid: 2632500.00



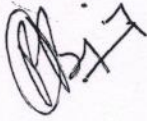
Neerja Bajaj presenter

Name	Photo	Thumb Impression	Signature
Neerja Bajaj, D/o Vinay Manchanda , Married, Indian, age 39 Years, Business, r/oH no 63-B, Road no 41, Punjabi Bagh West Punjabi Bagh S.O, West Delhi -110026 pan no Director of Colonnade Structures Pvt Ltd having its reg office at H no 63-B, Road no 41, Punjabi Bagh West Punjabi Bagh S.O, West Delhi -110026			For Colonnade Structures Private Limited  Director




Endorsements

Executant




1 . Prashant Bajaj , S/o Hari Kishan Bajaj, Married, Indian, age 42 Years, Business, r/oH no 63-B, Road no 41, Punjabi Bagh West Punjabi Bagh S.O, West Delhi -110026 pan no Partner of Nirvair Infrastructure LLP (Formally known as Nirvair Developers Pvt Ltd having its reg office at B-183, Greater Kailash 1, Kailash Colony New Delhi-110048

Photo	Thumb Impression	Signature
		For Nirvair Infrastructure LLP  Partner



2 . Sanjeev Dhingra , S/o Virendra Dhingra, Married, Indian, age 37 Years, Business, r/oB-183, Greater Kailash 1, Kailash Colony New Delhi-110048 Pan no Partner of Nirvair Infrastructure LLP (Formally known as Nirvair Developers Pvt Ltd having its reg office at B-183, Greater Kailash 1, Kailash Colony New Delhi-110048

Photo	Thumb Impression	Signature
		For Nirvair Infrastructure LLP  Partner

3 . Neerja Bajaj, D/o Vinay Manchanda, Married, Indian, age 39 Years, Business, r/oH no 63-B, Road no 41, Punjabi Bagh West Punjabi Bagh S.O, West Delhi -110026 pan no Director of Colonnade Structures Pvt Ltd having its reg office at H no 63-B, Road no 41, Punjabi Bagh West Punjabi Bagh S.O, West Delhi -110026

Photo	Thumb Impression	Signature
		For Colonnade Structures Private Limited  Director


Identification

Sr No.	Witness Details	Signature
1	Aditya Sardesai , S/o D.R Sardesai ,Married,Indian,age 40 Years,Business,r/o Panaji Goa	
2	Nikhil Shetye , S/o Late Narayan Shetye,UnMarried,Indian,age 26 Years,Service,r/o Korgao Pernem Goa	

Endorsement:- mutation fees paid of Rs. 2500/- vide challan no. 201800749185 dt. 29/08/18


 Sub-Registrar
 SUB-REGISTRAR
 SARDEZ

TDS Paid through ICICI Bank dated 27/08/2018 Of Rs 585000/- .

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Signature:-

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3692/18

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CD Number BRZD802 on
Date 29-08-2018

Sub-Registrar (Bardez)
SUB-REGISTRAR
BARDEZ

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Signature: *[Signature]*

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