

CERTIFIED TRUE COPY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO. 1 & 1A, SAMPADA TERRACES C.A.S.L.
SANTAPPA PATH, VASCO-DA-GAMA
GOA - 403 002

भारत 04377 NON JUDICIAL
141281 OCT 29 2014
16:11
R.0900000/- PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: MOHIDIN PROPERTIES AND HOLDINGS

FOR CITIZEN CREDIT
CO-OP BANK LTD
Shabir
AUTHORISED SIGNATORY

22885901

1681/14

Avez Azim Shaikh Whell



DEED OF SALE

Shabir Whell *Shabir*

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SHANTANTRA PATH, VASCO-DA-GAMA
GOA - 403 882

भारत 04378 NON JUDICIAL गौवा
193284 OCT 29 2014
ZERO TWO ZERO ZERO ZERO ZERO ZERO 16:13
R.0900000/- PB7122
INDIA STAMP DUTY GOA

D-5/STP(V)/C.R./35/33/2011-RD

Name of Purchaser: MOHIDIN PROPERTIES AND HOLDING

FOR CITIZEN CREDIT
CO-OP BANK LTD
Haidich
AUTHORISED SIGNATORY



This DEED OF SALE is made and executed at VASCO DA GAMA, GOA

[Handwritten signatures]

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SANTAPATTA PATH, VASCO-DA-GAMA
GOA - 403 882

D-3/STP(V)/C.R./35/33/2011-80

भारत 04379 NON JUDICIAL
105284 OCT 29 2014
2010 1007 eight eight 2010 2010 2010 16:14
R. 0488000/- PB7122
INDIA STAMP DUTY GOA

Name of Purchaser: MOHIDIN PROPERTIES AND HOLDINGS

FOR CITIZEN CREDIT
CO-OP BANK LTD

[Signature]
AUTHORISED SIGNATORY



on this 29th day of October of year Two Thousand Fourteen (29.10.2014)

BY AND BETWEEN

[Signature] *[Signature]* *[Signature]*

1. **MRS. KUSUMBEN VISHNUBHAI AMIN** alias **KUSUMBEN VISHNUPRASAD AMIN**, wife of late Mr. Vishnubhai Maganbhai Amin alias Mr. Vishnuprasad Maganbhai Amin, aged about 83 years, businesswoman, PAN Card No. ABRPA0796M, resident of 15, Adarsh Nagar, Miraton Garden, Airport Road, Chicalim, Mormugao, Goa hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning there of mean and include her respective heirs, executors, administrators, successors and assigns) in this Deed represented through her duly constituted attorney and her son **MR. VIPUL VISHNUPRASAD AMIN** alias **VIPUL VISHNUBHAI AMIN**, son of late Mr. Vishnuprasad Maganbhai Amin, aged about 52 years, PAN Card No. ABTPA3654J, resident of 15, Adarsh Nagar, Miraton Garden, Airport Road, Chicalim, Mormugao, Goa vide General Power of Attorney dated 14.12.2012 executed before Advocate and Notary Ulhas G. Shetye, having his office at Vasco-da-Gama, Goa of the **FIRST PART**;

2. **MR. AVEZ AZIM SHAIKH**, son of Mr. Abdul Azim Shaikh Mohidin, aged about 35 years, businessman, Proprietor of M/s **Mohidin Properties and Holdings**, married, holding PAN Card bearing No.ATAPS5928C, resident of H.No.650, Airport Road, Chicalim, Goa hereinafter referred to as the "**PURCHASER**" (which expression shall mean and include her heirs, representatives, successors and assigns) of the **SECOND PART**;

3. **MR. MAYUR AMIN**, son of late Mr. Vishnuprasad Maganbhai Amin, aged about 59 years, businessman, PAN Card No.AKWPA3381N, in this Deed represented through his duly constituted attorney **MR. VIPUL VISHNUPRASAD AMIN**, son of late Mr. Vishnuprasad Maganbhai Amin, aged about 52 years, PAN Card No. ABTPA3654J, resident of 15, Adarsh Nagar, Miraton Garden, Airport Road, Chicalim, Mormugao, Goa vide General Power



of Attorney dated 22nd August 2014, executed before Assistant Consular Officer, Consulate General of India, New York duly endorsed by Additional Collector South Goa dated 27/10/2014 vide receipt no. 21 dated 24/10/2014 and his wife 3A. **MRS. AMITA MAYUR AMIN**, wife of Mr. Mayur Vishnuprasad Amin, aged about 58 years, housewife, PAN Card No. BDIPA8085K, in this Deed represented through her duly constituted attorney **MR. VIPUL VISHNUPRASAD AMIN**, son of late Vishnuprasad Maganbhai Amin, aged about 52 years, PAN Card No. ABTPA3654J, resident of 15, Adarsh Nagar, Miraton Garden, Airport Road, Chicalim, Mormugao, Goa vide General Power of Attorney dated 14.12.2012 executed before Advocate and Notary Ulhas G. Shetye, having his office at Vasco-da-Gama, Goa; 4. **MR. VIPUL VISHNUPRASAD AMIN**, son of late Vishnuprasad Maganbhai Amin, aged about 52 years, businessman, PAN Card No. ABTPA3654J, all residents of 15, Adarsh Nagar, Miraton Garden, Airport Road, Chicalim, Mormugao, Goa herein after referred to as the "**CONFIRMING PARTIES**" (which expression shall unless repugnant to the context or meaning there of mean and include their respective heirs, executors, administrators, successors and assigns) of the **THIRD PART**;

All the above parties are Indian Nationals.

WHEREAS the VENDOR has represented that she is the sole, exclusive and absolute owner in peaceful possession of ALL THAT distinct, separate, well demarcated Plot identified as Block 'F' admeasuring an area of 4486.00 (Four Thousand Four Hundred Eighty Six only) square metres which is better shown delineated in red colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE hereunder written (hereinafter referred to as the 'SAID PLOT') being part and parcel of the larger property known as 'GALLY' or 'ZAMBOLIGALLI' situated at Dabolim, within the



limits of Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, South Goa, Goa described in the Land Registration Office under No. 1263 at the reverse of Folio 35 of Book B-4 of new series and enrolled in the Taluka Revenue Office under Matríz No. 8 surveyed under Survey No. 23/1 of Dabolim Village to which the CONFIRMING PARTIES hereby concur, confirm, endorse and approve;

AND WHEREAS the aforesaid larger property was allotted unto Mrs. Bhaguem alias Indira Kare after the death of her husband Shri. Voicunta Visnum Sinai Caro in the Inventory proceeding instituted in the Comarca Court at Margao;

AND WHEREAS the aforesaid Mrs. Indira Kare gifted inter alia the aforesaid larger property alongwith other properties vide Escritura de Doacoes, Venda e Troca (Deed of Gift and Sale with Exchange) dated 15.01.1961 to her son Shri Jairam Voicunta Sinai Caro alias Jairam Vaikunth Kare alongwith his wife Mrs. Lalita Jairam Caro alias Lalit Jairam Kare with reservation of usufruct during her lifetime and all the other heirs and successors being three daughters and two sons with their respective spouses were also made as parties to the said deed and accordingly the same was transmitted in the name of said Shri. Jairam Caro by transmission-dated 20.07.1961;

AND WHEREAS however during the lifetime of the aforesaid Mrs. Indira Kare, she renounced her right of the usufruct vide Deed of Renunciation of Usufruct dated 22.08.1974 registered in the Office of the Sub Registrar of Mormugao under No. 200 of Book I, Volume 21 in the Office of Sub Registrar of Mormugao and thus the aforesaid Shri Jairam Voicunta Sinai Caro alongwith his wife became absolute owners of the aforesaid larger property;





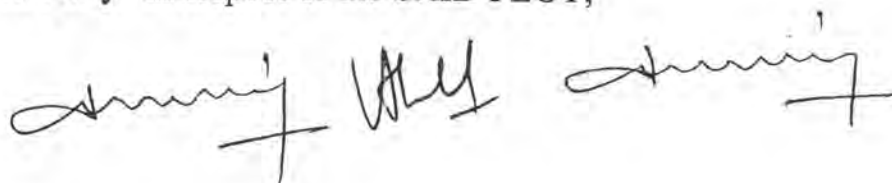
1961

AND WHEREAS Shri Jairam Voicunta Kare and Smt. Lalita Jairam Kare alongwith Shri Vasant Voicunta Kare constituted a Partnership under the firm name of M/s Dabhill Real Estate wherein said Shri Jairam Kare and his wife brought in the above property as their capital contribution to the said firm;

AND WHEREAS the said firm M/s. Dabhill Real Estate, sub-divided the said property into many sub-divisions identified as Block 'A' to Block 'P';

AND WHEREAS the said M/s. Dabhill Real Estate sold the Block 'F' admeasuring an area of 4486.00 (Four Thousand Four Hundred Eight Six only) square metres by two deeds namely (i) Deed of Sale dated 13.05.1976 registered in the Office of the Sub-Registrar of Mormugao under No. 160 pages 45 to 50 of Book No. I, Vol 28 dated 03rd June 1976 half of the Block 'F' admeasuring an area of 2243.00 (Two Thousand Two Hundred Forty Three) sold and conveyed unto and in favour of Mr. Vishnubhai Maganbhai Amin and (ii) vide Deed of Sale dated 13.05.1976 registered in the Office of the Sub-Registrar of Mormugao under No. 199 pages 221 to 226 of Book No. I, Vol 28 dated 07th July 1976 half of the Block 'F' admeasuring an area of 2243.00 (Two Thousand Two Hundred Forty Three) sold and conveyed unto and in favour of Mrs. Kusumben Vishnubhai Amin;

AND WHEREAS vide Deed of Ratification-cum-Confirmation dated 13.03.2012 registered in the Office of the Sub Registrar of Mormugao registered under No. 393 at pages 111 to 125 of Book I, Volume 1381 dated 16.03.2012 ratification was made for the legal purposes executed between Mr. Jairam Vaikunth Kare and his wife Mrs. Lalita Jairam Kare as the 'Ratifying Parties' and Shri Vishnubhai Maganbhai Amin and Smt. Kusumben Vishnubhai Amin as the 'Second Party' in respect of the SAID PLOT;



AND WHEREAS the aforesaid Mr. Vishnubhai Maganbhai Amin expired on 23.06.2012 but however during his life time bequeathed vide Public Will dated 24.01.2008 drawn in the Notarial Book of Wills bearing No. 51 at pages 23 to 25 in Office of the Notary Ex-Officio, Mormugao all his properties unto his wife Mrs. Kusumben Amin being the VENDOR hereinabove and thereby the VENDOR is the sole and absolute owner of the SAID PLOT;

AND WHEREAS the CONFIRMING PARTIES are the two son alongwith spouse of married son being the sole and universal heirs of said late Mr. Vishnubhai Amin, though are not entitled to any share, right, title, interest in/over the SAID PLOT, have signed and executed this deed as abundant precaution who also confirm, approve and endorse this Deed.

AND WHEREAS thus the VENDOR being the sole, exclusive and absolute owner of the SAID PLOT to which the CONFIRMING PARTIES confirm, covenant, approve and accordingly the VENDOR hereby sell, transfer, assign, convey and handover the SAID PLOT being ALL THAT distinct, separate, well demarcated Plot identified as **Block 'F'** admeasuring an area of **4486.00 (Four Thousand Four Hundred Eighty Six only) square metres**, more particularly described in the Schedule hereinbelow, unto and in favour of the PURCHASER and the PURCHASER has accordingly purchased the SAID PLOT for the total price consideration of **Rs. 5,72,00,000/- (Rupees Five Crores Seventy Two Lakhs only)** which is the fair market value thereof.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:





1. That in consideration of the sum of **Rs. 5,72,00,000/- (Rupees Five Crores Seventy Two Lakhs only)** being the entire consideration agreed upon and paid by the PURCHASER to the VENDOR, of which Rs. 4,72,00,000/- (Rupees Four Crores Seventy Two Lakhs only) was paid by RTGS bearing UTR No. HDFCH13357939315 dated 23.12.2013 and Rs. 1,00,00,000/- (Rupees One Crore only) was paid by RTGS bearing UTR No. HDFCH13357916281 dated 23.12.2013, both transferred into the Bank of Baroda, Vasco-da-Gama, Goa branch, account no. 04930100001177 of the VENDOR, the receipt of the entire price consideration whereof, the VENDOR hereby expressly admit and acknowledge and give full discharge of the same to the PURCHASER, the VENDOR does hereby grant, convey, sell, transfer, assign and assure unto and in favour of the PURCHASER the SAID PLOT being ALL THAT distinct, separate, well demarcated Plot identified as Block 'F' admeasuring an area of 4486.00 (Four Thousand Four Hundred Eighty Six only) square metres surveyed under Survey No. 23 of Sub-division 1 of Dabolim Village which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE written hereunder and accordingly delivered the vacant possession thereof unto the PURCHASER to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, privileges, appurtenances attached to, belonging to and reputed to belong thereto.

2. The VENDOR for herself and her heirs, executors and administrators covenant with, assure and declare unto the PURCHASER with his heirs, successors and assigns:



(a) THAT the VENDOR is the sole, exclusive, absolute owner and has absolute and lawful right with clear, unencumbered and marketable title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done alongwith the confirmation, approval and endorsement of the CONFIRMING PARTIES.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever which is being zoned under settlement area and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDOR, well and sufficiently saved, defended, kept harmless and indemnified, including any development/ improvement/ construction made in the SAID PLOT, from and against the former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDOR or by any other person or persons claiming by, from, under or in trust for her including the CONFIRMING PARTIES.

(c) THAT the VENDOR has put the PURCHASER in exclusive possession and enjoyment of the SAID PLOT on execution of these presents.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, has occupy, possess and enjoy the SAID PLOT as its absolute owner without any claim or demand whatsoever from the VENDOR or any other persons whomsoever claiming by, from, under or in trust for her.

(e) THAT all the rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDOR and no amount is in arrears towards the same.

(f) THAT the VENDOR and CONFIRMING PARTIES by themselves or cause through from such necessary party, as and when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or





have the ownership and possession thereof recorded in the name of the PURCHASER in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.

3. The VENDOR do hereby declare:

a. That there are absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

e. That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDOR hereby convey her absolute no objection for the inclusion of the name of the PURCHASER in the Survey Records including Form I and XIV, to cause mutation and such steps as may be required, so as to record the SAID PLOT solely in the name of the PURCHASER.

4. The VENDOR hereby agrees and undertakes to indemnify and keep indemnified all the time the PURCHASER against any litigation, encumbrances, charge, encroachments, and/or any third party claim on the SAID PLOT and in case of any dispute or claim from the heirs,

[Handwritten signatures]

agents, etc. of the VENDOR or any third parties on the SAID PLOT then the VENDOR hereby undertakes to pay the amount paid to the VENDOR alongwith an interest of 18% per annum and shall also compensate the PURCHASER for the costs and expenses incurred and/or monies spent, by the PURCHASER (which includes the stamp duty, registration fees, taxes and advocates fees, other fees) on/ for the execution of this DEED OF SALE, from the date of the actual payment and all other losses which includes cost of recovering the same or fees paid to legal counsels or any other incidental expenses incurred for recovering that amount/loss, thereby to the PURCHASER in this connection that he may suffer by reason of any defect in the title of the VENDOR to the SAID PLOT.

5. The VENDOR, CONFIRMING PARTIES and their legal heirs, representative, executors and administrators shall at all times hereafter indemnify and keep indemnified the PURCHASER and his successors in interest or assign against any loss, damages, costs, charges and expenses, if any suffered by reason of any defect in the title of the VENDOR or any breach of the covenant hereunder contained and should any defect be found in the title of the property described in Schedule herein. The VENDOR shall at their cost, remedy and/or clear the defects, if any.

6. The VENDOR does not belonging to the Schedule Tribe or Scheduled Caste of Goa.

7. The CONFIRMING PARTIES are the two sons with daughter-in-law of the married son who are the sole heirs of late Mr. Vishnubhai Maganbhai Amin who also confirm, approve and endorse this Deed in entirety and have absolutely no right, title, interest, claim, demand of any nature whatsoever in/over the SAID PLOT.

8. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDOR shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of Deed.

9. The consideration in this deed being **Rs. 5,72,00,000/- (Rupees Five Crores Seventy Two Lakhs only)** is the fair market value of the SAID PLOT.

SCHEDULE

ALL THAT distinct, separate, well demarcated Plot identified under letter 'F' admeasuring an area of 4486.00 (Four Thousand Four Hundred Eighty Six only) square metres which is better shown delineated in red colour boundary line in the plan annexed hereto being part and parcel of the larger property identified and known as 'GALLY' or 'ZAMBOLIGALLI' situated at Dabolim, within the limits of Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, South Goa, Goa described in the Land Registration Office under No. 1263 at the reverse of Folio 35 of Book B-4 of new series and enrolled in the Taluka Revenue Office under Matriz No. 8 surveyed under Survey No. 23/1 of Dabolim Village and aforesaid Plot F bounded as follows:

On the North: By 8 metre wide road followed by Block 'G'

On the South : By property of Nagindas Thakker

On the East: By 15 metres wide access road

On the West: Land of Comunidade of Sancoale

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.



SIGNED AND DELIVERED BY THE
 WITHIN NAMED VENDOR
 MRS. KUSUMBEM VISHNUPRASAD AMIN
 THROUGH HER CONSTITUTED ATTORNEY
 MR. VIPUL VISHNUPRASAD AMIN



[Handwritten signature]



Left Hand	Finger Prints	Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

[Handwritten signatures]











SIGNED AND DELIVERED BY THE
 WITHIN NAMED PURCHASER
 MR. AVEZ AZIM SHAIKH

Handwritten signature



Handwritten signature



Left Hand	Finger Prints	Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	



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SIGNED AND DELIVERED BY THE
 WITHIN NAMED CONFIRMING PARTIES
 MR. VIPUL VISHNUPRASAD AMIN
 FOR SELF AND AS CONSTITUTED ATTORNEY FOR
 MR. MAYUR VISHNUPRASAD AMIN AND
 MRS. AMITA MAYUR AMIN



[Handwritten signature]



Left Hand	Finger Prints	Right Hand
	Thumb	
	Index Finger	
	Middle Finger	
	Ring Finger	
	Last Finger	

Witnesses:

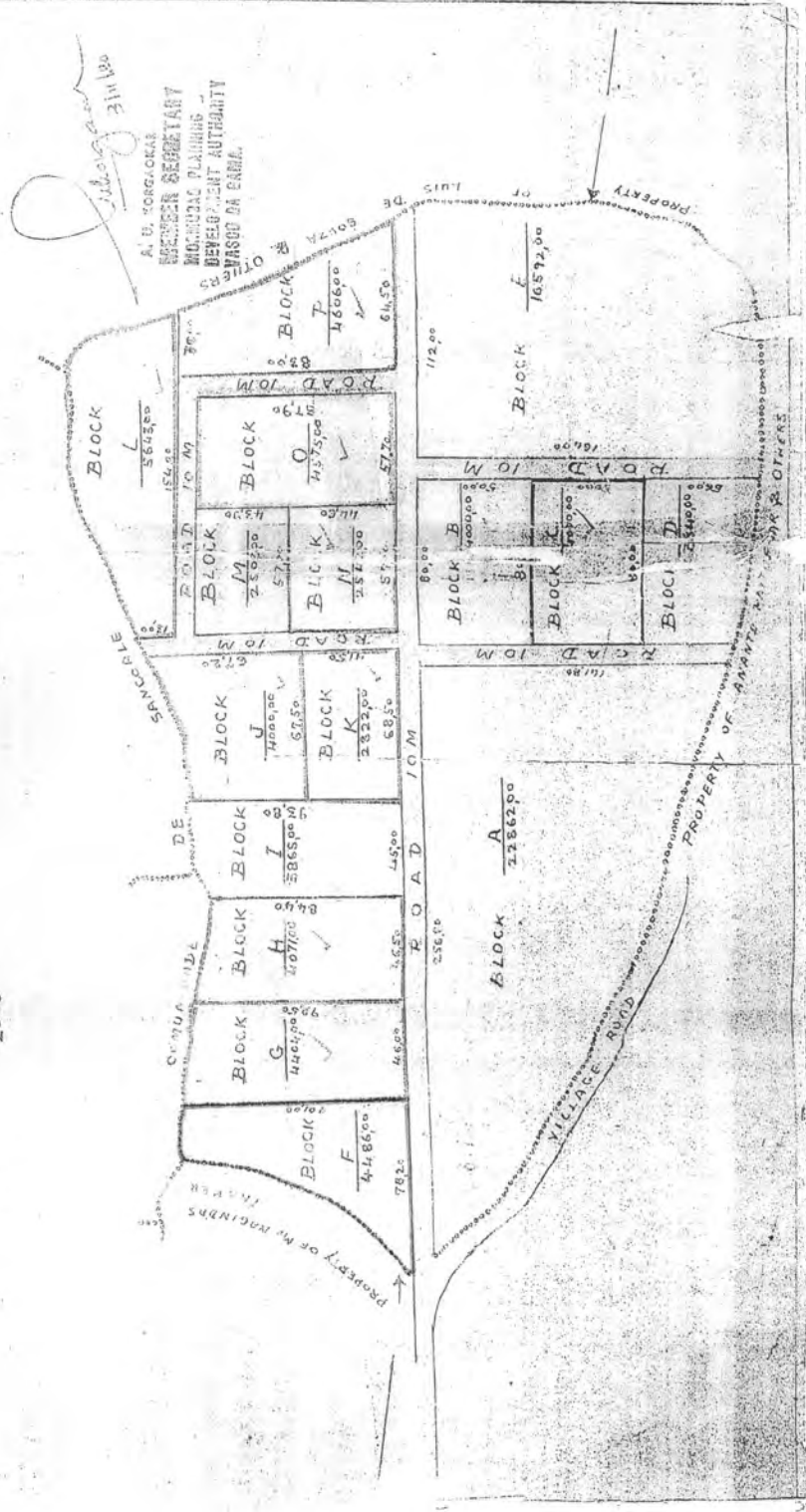
1. SUDESH N PANICKER *[Signature]*
2. Mukul Agnihota *[Signature]*

[Handwritten signatures]

SITE PLAN

OF PROPERTY NAMED "ZAMBOLIGALLY" SITUATED
 AT DRBOLIM HILL HELD BY SHRI JAIRAM V KARE
 SHOWING THE PROPOSED SUB-DIVISIONS

SCALE 1/2000



Handwritten signature: Jimmy White Jimmy



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 30-10-2014 12:31:49 PM

Document Serial Number : 1681

Presented at 11:25:00 AM on 30-10-2014 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2288000.00
2	Processing Fees	590.00
	Total :	2288590.00

Stamp Duty Required: 2288000.00 Stamp Duty Paid: 2288000.00

Mr. Avez Azim Shaikh presenter

Name	Photo	Thumb Impression	Signature
Mr. Avez Azim Shaikh, s/o Mr Abdul Azim Shaikh Mohidin , Married, Indian, age 35 Years, Business, r/o H No. 650 Airport Road Chicalim Goa Proprietor of M/s Mohidin Properties and Holdings			

Endorsements

Executant

1 . Mr. Vipul Vishnuprasad Amin, s/o late Vishnuprasad Maganbhai Amin, Married, Indian, age 52 Years, Business, r/o 15 Adarsh Nagar Miraton Garden Airport Road Chicalim Mormugao Goa forself and power of attorney for Vendor and Confirming Parties, executed Ulhas G Shetye Vasco, under no.3537 dt 14/12/12, Vide power of attorney dt 22/8/2014 before Assistant Consular Officer Consulate General of India New York duly endorsed by Additional Collector South Goa dt 27/10/2014 receipt no.21 dt 24/10/2014, vide General Power of attorney before Notary Ulhas G Shetye under no.3536 dt 14/12/12

Photo	Thumb Impression	Signature


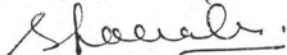


2 . Mr Avez Azim Shaikh, s/o Mr Abdul Azim Shaikh Mohidin, Married, Indian, age 35 Years, Business, r/o H No. 650 Airport Road Chicalim Goa Proprietor of M/s Mohidin Properties and Holdings

Photo	Thumb Impression	Signature
		



Identification

Sr No.	Witness Details	Signature
1	Mr Mughul Agicha , s/o Dharampal Aghicha, Married, Indian, age 29 Years, Service, r/o Vasco da Gama Goa	
2	Sudesh Panicker , s/o Narayan Panicker, Married, Indian, age 39 Years, Service, r/o Vasco Goa	

contendes
20/10/2014
CIVIL REGISTRAR
Sub-Registrar
— CUM —
SUB-REGISTRAR
MORMUGAO



CERTIFIED TRUE COPY

Book-1 Document
Registration Number MOR-BK1-01638-2014
CD Number MORD6 on
Date 30-10-2014

certified
CIVIL REGISTRAR
Sub-Registrar (Mormugao)
SUB-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



[Signature]
Adv (Mrs.) VIDHYA A SHET
NOTARY
STATE OF GOA
47 GROUND FLOOR, APNA BAZZAR,
VASCO-DA-GAMA, GOA-403802
PH: 0832 2514130
Date: 31/11/2014
Reg. No: 30824/2014

