

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Dial
Authorized Signatory

(Rupee Ten lakhs 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 15421
156932



INDIA

NON JUDICIAL गोवा
APR 22 2016

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R. 1000000/- PB7147

STAMP DUTY

GOA

Name of Purchaser CHARISMA HOMES LLP

Sr. No. 2037/2016
25/4/2016



DEED OF SALE

For Charisma Homes LLP

Azhar Loni
Partner

[Signature]

THIS DEED OF SALE is executed on this 25th day of April of the year
Two Thousand and Sixteen at Mapusa, Taluka and Registration
Sub-District of Bardez, of North Goa, in the State of Goa.

BETWEEN

1. **MR. RITESH CHODANKAR**, (PAN card no. [REDACTED]), s/o
Mr. Ramkrishna Chodankar, 42 years of age, married,
businessman, Indian National, residing at 601, Kamat Royale,
Caranzalem, Tiswadi-Goa, hereafter referred to as **VENDOR No. 1**.

2. **MRS. ANJALI CHODANKAR**, (PAN card no. [REDACTED]), w/o
Mr. Ritesh Chodankar, 39 years of age, married, housewife, Indian
National, residing at 601, Kamat Royale, Caranzalem, Tiswadi-Goa
hereafter referred to as **VENDOR No. 2**.

3. **MRS. SHITAL DA SILVA**, (PAN Card no. [REDACTED]), w/o Mr.
Stanley Da Silva, 38 years of age, married, housewife, Indian
National, residing at B/54, Shar N Shorai, Margao, Goa hereafter
referred to as **VENDOR No. 3**.

For Charisma Homes LLP

Agim Xosai
Partner

4. **MR. STANLEY DA SILVA**, (PAN card no. [REDACTED]), s/o Mr. Francisco L.B. Da Silva, aged 42 years, married, service, Indian National, residing at B/54, Shar N Shorai, Margao Goa hereafter referred to as **VENDOR No. 4**.

Hereinafter collectively known as "**THE VENDORS**" (which expression shall include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**.



AND

M/s. CHARISMA HOMES LLP, (PAN card no. [REDACTED]), a registered Limited Liability Partnership, having its registered office at Gripwel House, Block 5, C 6 & 7, LSC, Vasant Kunj, New Delhi - 110070, represented by its Partner, **MR. ARJUN SONI**, (PAN card no. [REDACTED]) s/o Mr. Gurdeep Soni, 27 years of age, unmarried, businessman, Indian National, residing at 142 Church Road, Vasant Kunj, New Delhi - 110070, hereinafter called as "**THE PURCHASER**" (which expression shall unless repugnant to the


Partner
For Charisma Homes LLP

context or meaning thereof be deemed to include their partners, assigns, transferees, administrators and liquidators) of THE SECOND PART.

A. The Vendor No. 2, in the present Sale Deed is represented by her duly constituted Power of Attorney holder MR. RITESH CHODANKAR, s/o Mr. Ramkrishna Chodankar, 42 years of age, married, businessman, Indian National, residing at 601, Kamat Royale, Caranzalem, Tiswadi-Goa vide Power of Attorney registered in the Office of Notary & Adv. Meera Medhekar having office at Pinto Chambers, S.V Road, Panaji, Goa under registered No. 12607 dated 29/12/2011.

B. The Vendor Nos. 3 and 4, in the present Sale Deed are represented by their duly constituted Power of Attorney holder MR. RITESH CHODANKAR, s/o Mr. Ramkrishna Chodankar, 42 years of age, married, businessman, Indian National, is residing at 601, Kamat Royale, Caranzalem, Tiswadi-Goa vide Power of Attorney dated 14/02/2012 registered under no. 2761/2012 executed before Notary Shri. Mohan Redkar at Margao, Goa.



For Charisma Homes LLP


Partner

WHEREAS there exists a bigger property known as "BALWADO" OR "DALWADO" or "DONWADO" or "DANWADO", totally admeasuring 5525 square meters situated in the Ward of Donvado, Village of Salvador do Mundo, Taluka Bardez, Sub-District of Bardez, District of North Goa, State of Goa admeasuring surveyed under Survey No. 230/6 of the village of Salvador do Mundo, Bardez, Goa.

AND WHEREAS the said bigger property was neither found described in the Land Registration Office nor found enrolled in the Taluka Revenue Office of Bardez at Mapusa and shall hereinafter be referred to as **THE SAID BIGGER PROPERTY** for the sake of brevity and to avoid repetition.

AND WHEREAS THE SAID BIGGER PROPERTY originally belonged to Mrs. Augusta D'Melo e Miranda, Mrs. Ramila Miranda Rodrigues, Mr. Heracleto Alvito Leao Luis Xavier de Gouvea Miranda and Mrs. Branca Maria do Ceu Menezes e Miranda, all resident of Rua de Natal Fontainhas, Panaji Goa, and accordingly the name of one of the co-owner namely Alvito Miranda who was



For Charisma Homes LLP

Partner

also known as Mr. Heracleto Alvito Leao Luis Xavier de Gouvea Miranda was found recorded in the Record of Rights in Form no. 9 maintained prior to promulgation of survey records, which entry was incorporated on 3/11/1972.

 **AND WHEREAS** THE VENDORS have represented that prior to the promulgation of survey records in the Occupants Column of the Record of Rights in Form III of the Index of Lands the name of the said Alvito Miranda in respect of **THE SAID BIGGER PROPERTY** was found entered therein under mutation entry no. 94 and the said record were created just prior to the promulgation of survey records

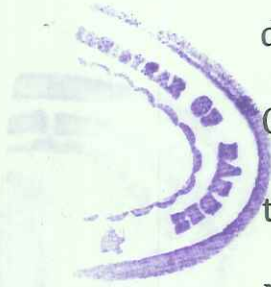
AND WHEREAS by virtue of Deed of Sale dated 5/2/1982, duly registered in the Office of the Sub-Registrar of Ilhas, Panaji Goa, under no. 16, at pages 258 to 263, Book no. I, Volume no. 188, dated 20/10/1983, the said Mrs. Augusta D'Melo e Miranda, Mrs. Ramila Miranda Rodrigues, Mr. Heracleto Alvito Leao Luis Xavier de Gouvea Miranda and Mrs. Branca Maria do Ceu Menezes e Miranda had sold **THE SAID BIGGER PROPERTY** to Mr. Agostinho



For Charisma Homes LLP


Partner

Menezes and his wife Mrs. Bernadine Menezes both residing at Salvador do Mundo, Bardez, Goa and accordingly the name of Mr. Agustinho Menezes was incorporated in the Occupants column in the Record of Rights/Form I & XIV in respect of **THE SAID BIGGER PROPERTY**.

 **AND WHEREAS** by virtue of a Deed of Sale dated 09/07/1987, duly registered in the Office of the Sub-Registrar of Ilhas, Panaji Goa, under no. 505, Book no. I, Volume no. 23, dated 09/08/1988, the aforesaid Mr. Agustinho Menezes and his wife Mrs. Bernadine Menezes sold the said Bigger property to Mrs. Lucy Fialho alias Lucy de Souza resident of Santacruz, Bastora, Bardez, Goa.

AND WHEREAS by Deed of Sale dated 24/02/1992, duly registered in the Office of the Sub-Registrar of Ilhas, at Panaji Goa, under no. 942, Book no. I, Volume no. 188, dated 28/09/1992, the said Mrs. Lucy Fialho alias Lucy de Souza and her husband Mr. Maria Domingos de Souza, sold Part of **THE SAID BIGGER PROPERTY**, admeasuring about 2761.75 square meters to Mr. Baig Kassam alias Kassam Ahamad Beig, Mr. Shaikh Abdul Ohab



For Charisma Homes LLP


Partner

D-5/SIMV/C.R./35/34/2011-RD

alias Sheikh Abdul Cheb, Mrs. Jameela Sayed Kamroddin alias Jomeeta Sayyad Camruddin, Mr. Abdul Latif Khan, Mr. Sayad Abrar, Mrs. Wahida Begam Shaha alias Valida Bejam, Mr. Shaikh Asaraf alias Sheikh Asaraf, Mr. Nurodin Kakanwala alias Naruddin Kakanwala, Mr. Thazakkat K. Ahmed alias Thozakhat K. Ahmad, Mr. Shaikh Akbarali alias Sheikh Akbarati, Mr. Nissar Khan, Mr. Liacat Ali Khan alias Leocat Ali Khan, Mr. Harun Baig alias Harun Beig, Mrs. Shabira Salauddin Mamlekar alias Smt. Shabina Salauddin Mamlekar, Mrs. Hafiza Nurroddin Mamlekar alias Hafiza N. Mamlekar and one Mr. Haji Mohammed.

AND WHEREAS subsequently by a Deed of Sale dated 18/10/2010, registered before the Office of Sub-Registrar of Bardez at Mapusa under no. 657 at pages 128 to 165 of Book no. I, Volume no. 2973, dated 10/11/2010 the abovesaid persons along with the other co-owners sold said part admeasuring about 2761.75 square meters to Mr. Ritesh Chodankar and Mrs. Shital Da Silva i.e. VENDOR nos. 1 and 3 herein, in the manner mentioned in the said Sale Deed.

For Charisma Homes LLP

Rajin Soni
Partner

AND WHEREAS based on the above referred Sale Deed, the said part admeasuring 2761.75 square metres was put up for partition before the Deputy Collector and the learned Deputy Collector by Partition Order have aggregated and rounded up the said area 2762 square metres by retaining the Survey no. 230/6 which shall hereinafter refer to as THE SAID PROPERTY which is more specifically described under SCHEDULE -I , hereunder written.



AND WHEREAS in this manner THE VENDORS herein are the absolute owners in possession and enjoyment of THE SAID PROPERTY as described in the SCHEDULE-I and shown in the sketch/plan annexed hereto and shaded in red colour, and accordingly the name of VENDOR nos. 1 and 3 are recorded in the Occupant Column of the survey record of Form I and XIV of THE SAID PROPERTY.

AND WHEREAS THE VENDORS have further represented to THE PURCHASER that they have converted THE SAID PROPERTY by



For Charisma Homes LLP


Partner

Land Conversion Sanad for which land conversion fees have also been duly paid.

AND WHEREAS THE VENDORS have obtained the Land Use Zoning Information furnished by the Town and Country Planning Department vide Letter dated 26/9/2011 which confirms that THE SAID PROPERTY surveyed under Survey no. 230/6 continue to fall in Settlement Zone.

AND WHEREAS THE VENDORS declares that they have not received any notice for acquisition or requisition from either Government or from any local bodies in respect of THE SAID PROPERTY.

AND WHEREAS THE VENDORS declare that THE SAID PROPERTY is free from any encumbrance, charge, mortgage, claim etc. of any person whomsoever and that there is no dispute either in any Court or otherwise on loco nor have they agreed or promised to sell THE SAID PROPERTY to any third parties.



For Charisma/Homes LLP

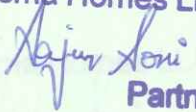

Partner

AND WHEREAS THE VENDORS declare that THE SAID PROPERTY is not attached by Income Tax authority or Sales Tax authority or any other office.

AND WHEREAS THE VENDORS declares that their title towards THE SAID PROPERTY is absolutely clear and marketable and they have all the Rights, title, interest, possession, powers and authority to sell THE SAID PROPERTY to THE PURCHASER herein, free from any encumbrances, claims, disputes, litigations, etc.

AND WHEREAS THE VENDORS have agreed to sell THE SAID PROPERTY as described in the Schedule written below, for a total consideration of Rs.2,00,00,000/- (Rupees Two Crores only) which is its fair market value, free from all encumbrances, charges, demands, claims, liens etc. and taking into consideration the representation made by THE VENDORS herein above and assurances given by THE VENDORS that the title of THE SAID PROPERTY is clear and marketable, THE PURCHASER has agreed to purchase THE SAID PROPERTY from THE VENDORS herein and



For Charisma Homes LLP

Partner

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

the parties have agreed to draw terms and conditions in the following manner;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

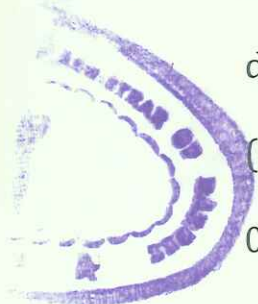
1. That in pursuance of these presents and in consideration of Rs.2,00,00,000/- (Rupees Two Crores only) out of which a sum of Rs.2,00,000/- (Rupees Two Lakhs only) has already been received by THE VENDOR NO.1 by way of RTGS No. ICICIR52016021800818516 dated 18/02/2016 drawn on ICICI BANK, Dwarka Branch, New Delhi from THE PURCHASER, the receipt of which THE VENDORS doth hereby admit and acknowledge; and in further payment of the sum of Rs.1,18,00,000/- (Rupees One Crore Eighteen Lakhs Only) which after deducting the Tax Deducted at Source (TDS) being Rs.1,20,000/- calculated at the rate of 1% paid vide Challan Serial No. 03865 dated 18/04/2016 which is Rs1,16,80,000/- (Rupees One Crore Sixteen Lakhs Eighty Thousand Only) and paid by Demand Draft No. 192625 dated 16/03/2016 drawn on Kotak Mahindra Bank Ltd, KG MARG, Ambadeep branch New Delhi was



For Charisma Homes LLP

Partner

issued in the name of VENDOR NO.1 Mr. Ritesh Chodankar by THE PURCHASER, the receipt of which THE VENDORS doth hereby admit and acknowledge; and in further consideration of a sum of Rs.80,00,000/- (Rupees Eighty Lakhs only) which is now being paid by THE PURCHASER as the balance consideration which after deducting the Tax Deducted at Source (TDS) being Rs80,000/- (Rupees Eighty Thousand only) paid (a) vide Challan No. 04069 dated 20/04/2016 for Rs30,000/- calculated at the rate of 1% as follows Rs.29,70,000/- (Twenty Nine Lakhs Seventy Thousand only) to VENDOR NO.1 Mr. Ritesh Chodankar by Demand Draft No. 902685 dated 21/04/2016 drawn on Kotak Mahindra Bank Ltd, KG MARG, Ambadeep branch New Delhi and (b) vide Challan No. 04450 dated 20/04/2016 for Rs50,000/- (Rupees Fifty Thousand only) calculated at the rate of 1% as follows Rs.49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) paid to VENDOR NO.3 Mrs. Shital DaSilva by Demand Draft No.902688 dated 21/04/2016 drawn on Kotak Mahindra Bank Ltd, KG MARG, Ambadeep branch New Delhi by THE PURCHASER, the receipt of which THE VENDORS doth hereby admit and acknowledgement of total consideration from THE PURCHASER



Chodankar

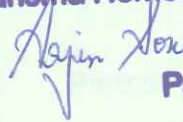
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For Charisma Homes LLP
[Signature]
Partner

towards the sale of THE SAID PROPERTY, THE VENDORS doth hereby grant, transfer, convey and assure unto THE PURCHASER by way of sale THE SAID PROPERTY Known as 'BALWADO' or 'DALWADO' of 'DONWADO' or 'DANWADO', totally admeasuring 2762 square meters situated at Ward Donvado, Village Salvador do Mundo, Taluka Bardez, Sub-District of Bardez, District of North Goa, State of Goa, which plot represents an independent and separate unit by itself, surveyed under Survey no. 230/6 of the Village of Salvador do Mundo, Bardez, Goa, and more particularly described in the Schedule II hereunder written and shown on the plan annexed hereto, and all that yards, compound, gullies, sewers, water courses, lights, liberties, rights, to the said land, hereditament and premises or any part thereof belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever at law or in equity of THE VENDORS, of in and to the said land or ground TO HAVE AND TO HOLD all and singular the said land or ground and all other premises hereby granted and assured or expressed so to be with their appurtenances all which are hereinafter referred

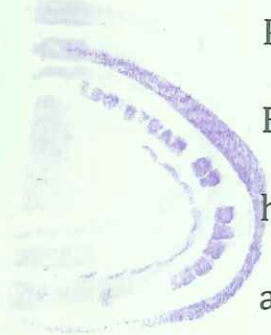


For Charisma Homes LLP


Partner

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to for brevity's sake as "THE SAID PROPERTY" UNTO AND TO THE USE of THE PURCHASER absolutely and forever subject to the payment of all rents, taxes, assessments, dues and duties hereafter to become payable to the Government of Goa, or the Village Panchayat or any other Government, Semi-Government or Public Body or Authority in respect thereof and THE VENDORS doth hereby covenant with THE PURCHASER that notwithstanding any act, deed, matter or thing whatsoever by THE VENDORS or by any person or persons lawfully or equitably claiming by, from under or in trust for them, made, done, omitted, executed or knowingly or willingly suffered to the contrary, now have themselves clear, legal, marketable and good right and title and have absolute and subsisting power and authority to grant, convey, assure and confirm the said property UNTO AND TO THE USE of THE PURCHASER in the manner aforesaid AND THAT it shall be lawful for THE PURCHASER from and quietly to hold, possess and enjoy THE SAID PROPERTY hereby granted, conveyed, transferred, assured and confirmed with their appurtenances and to receive the rents and profits thereof for their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever




For Charisma Homes LLP


Partner

from or by THE VENDORS or from or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by THE VENDORS well and sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by THE VENDORS or by any estate, right, title or interest at law or in equity in the said property hereby granted or any part thereof by, from, under or in trust for them and FURTHER THAT THEY THE VENDORS shall and will from time to time and at all times hereafter at the request of THE PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whosoever for further and more perfectly and absolutely granting and assuring the said premises hereto granted UNTO AND TO THE USE of THE PURCHASER in the manner aforesaid as shall or may be reasonably required by THE PURCHASER, their



For Charisma Homes LLP

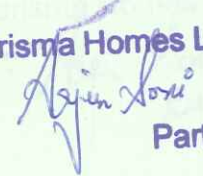

Partner

successors or assigns or their part thereof hereby conveyed, transferred and assured unto and to the use of THE PURCHASER in the manner aforesaid.

2. That THE VENDORS further covenant to THE PURCHASER as follows:-

- a) That THE VENDORS declares that the title of THE SAID PROPERTY is absolutely clear and marketable and that there are no restrictions or limitations on THE SAID PROPERTY to execute the present Sale Deed in favour of THE PURCHASER.
- b) That THE VENDORS declares and represent that they are the sole and absolute owners in possession of THE SAID PROPERTY and the title towards THE SAID PROPERTY is absolutely clear and marketable.
- c) That THE VENDORS further represent to THE PURCHASER that THE SAID PROPERTY is free and discharged from any claims, encumbrances, charges, litigation, mortgage, lien, dispute,



For Charisma Homes LLP

Partner

D-5/STP(V)/C.R./35/34/2011-RD NS. 1000000/- PBT 141

restrictions, acquisition, requisitions, tenancy claim, mundkar claim etc. and THE VENDORS have full freehold right and the absolute authority, right to sell, transfer or dispose off THE SAID PROPERTY and in every and any manner whatsoever to THE PURCHASER.

- d) That THE VENDORS declares that they have not received any notice for acquisition or requisition from either Government or from any local bodies in respect of THE SAID PROPERTY.
- e) That THE VENDORS further declares that they have not created any third party right, title, interest in THE SAID PROPERTY.
- f) That THE VENDORS further declares that Said Property is not attached by Income Tax authority or Sales Tax authority or any other office.
- g) That THE VENDORS and all the persons claiming under them, do hereby covenant with THE PURCHASER that THE VENDORS are now lawfully seized and possessed of THE SAID PROPERTY free



For Charisma Homes LLP


Partner

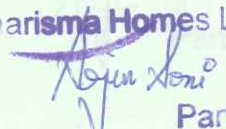
from encumbrances or defects whatsoever and they have absolute authority to sell THE SAID PROPERTY in the manner explained herein.

h) That THE VENDORS further covenant that THE PURCHASER may hereafter peacefully and quietly own, possess and enjoy THE SAID PROPERTY without any valid and subsisting claims or demand whatsoever from THE VENDORS or any person or persons claiming through or under them.

i) That THE VENDORS do hereby declare that they have not done or omitted or willingly suffered and been a party to any act, deed or thing whereby THE VENDORS are prevented from selling THE SAID PROPERTY in the manner aforesaid.

j) That THE VENDORS covenant to save harmless and keep indemnified THE PURCHASER from or against all claims, encumbrances, charges, equities, demand of whatsoever that may arise for acts done by THE VENDORS and that THE VENDORS further agree to save and keep indemnified THE PURCHASER from



For Charisma Homes LLP

Partner

and against all losses, damages, claims or costs which it may sustain by reasons of any valid and subsisting claim being made by anybody to THE SAID PROPERTY.

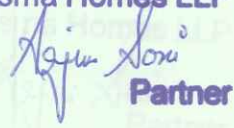
k) That THE VENDORS declares that THE SAID PROPERTY is not the subject matter of any acquisition proceedings, court attachment or any adverse claim, demand or actions of any person whomsoever nor they have created any charge, lien, agreement, MOU, mortgage over the same in favour of any other parties.

l) That THE VENDORS specifically represents and declares that besides them no other persons and/or family members of THE VENDORS have any manner of claim or demand or right or title or interest in THE SAID PROPERTY and/or any part or portion thereof and they have not dealt with nor permitted any person to deal with any part or portion of THE SAID PROPERTY in any manner whatsoever or however and no persons whosoever have/had/has ever claimed any right or interest including any right of pre-emption over or in respect of THE SAID PROPERTY or

of the Sale Deed.



For Charisma Homes LLP


Partner

any part thereof and that there are no outstanding actions, claims or demands between them and any third party.



3. That THE VENDORS do hereby acknowledge having handed over the Vacant and Peaceful possession of THE SAID PROPERTY to THE PURCHASER upon execution of the present Sale Deed and that THE PURCHASER have taken vacant and peaceful possession of THE SAID PROPERTY upon execution of the present Deed of Sale and shall be an exclusive owner in possession of THE SAID PROPERTY.

4. That THE VENDORS confirms having received total consideration towards the sale of Said Property from THE PURCHASER and further confirm that they have no further claim, charge, lien over THE SAID PROPERTY, which is sold herein by the present Sale Deed in favour of THE PURCHASER.

5. That THE VENDORS undertakes to hand over all the above referred original documents to THE PURCHASER upon execution of the Sale Deed.



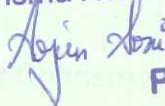
For Charisma Homes LLP


Partner

6. That THE VENDORS does hereby give No Objection to THE PURCHASER to carry out mutation in the survey record of THE SAID PROPERTY as described in the Schedule written below and the present No Objection shall be considered as No Objection in said future mutation proceeding so also shall be deemed to have been considered that THE VENDORS have waived the notices in the said mutation proceeding that may be filed before appropriate authority and if need arises THE VENDORS undertake to sign all affidavits, applications, documents, whenever necessary, for all legal purposes and to do or cause to be done whatever acts, deeds and things as may be necessary for the effectual transfer of THE SAID PROPERTY in the name of THE PURCHASER in all the Public Records.

7. That for the purpose of valuation and payment of stamp duty the present Sale Deed is valued at Rs.2,00,00,000/- and the price paid corresponds to the market value of THE SAID PROPERTY and appropriate Stamp duty and registration fees are paid herewith.

For Charisma Homes LLP



Partner

8. That all the parties hereby declare that THE SAID PROPERTY does not belong to Scheduled Caste / Scheduled Tribe, pursuant to Notification no. RD/LAND/LRC/318/77 dated 21/8/1978.

SCHEDULE I

All that property known as 'BALWADO' or 'DALWADO' of 'DONWADO' or 'DANWADO', more or less admeasuring 2762 square meters situated in Ward Donvado of Village Salvador do Mundo, Taluka Bardez, Sub-District of Bardez, District of North Goa, State of Goa, surveyed under Survey no. 230/6 of Village of Salvador do Mundo, Bardez Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office of Bardez and bounded as under:-

On the East: by the property of Caitano Antonio Albuquerque

On the West: by the property bearing survey no.230/6A of Village of Salvador do Mundo, Bardez Goa

On the North: by the public road

On the South: by the water way known as whal;

For Charisma Homes LLP




Partner

That as per new Survey plan THE SAID PROPERTY is bounded as under:-

East: by property bearing Survey no. 230/7 and 230/8

West: by property bearing Survey no. 230/6A

North: by public road

South: by water way also known as Whal

IN WITNESS WHEREOF, the Parties hereto have signed and executed this DEED OF SALE in the simultaneous presence of the witnesses signing below.

Do Carmo

For Charisma Homes LLP
Ajeem Xoni
Partner

Dr. Dhanraj



MR. RITESH CHODANKAR
(Forself and Power of Attorney
holder of Vendor nos. 2, 3 and 4)



(1) _____

(1)



(2) _____

(2)

(3) 

(3)

(4) _____

(4)

(5) _____

(5)

(1) 

(1)

(2) _____

(2)

(3) _____

(3)

(4) _____

(4)

(5) 

(5)

SIGNED, SEALED AND DELIVERED BY THE
PARTY OF THE SECOND PART/ PURCHASER



Arjun Soni

2. _____

MR. ARJUN SONI
(Partner of M/s. CHARISMA HOMES LLP)

L. H. F. Prints

(1)  _____

(2)  _____

(3)  _____

(4)  _____

(5)   _____

R. H. F. Prints

(1)  _____

(2)  _____

(3)  _____

(4)  _____

(5)  _____

26

Arjun Soni

For Charisma Homes LLP

Arjun Soni
Partner

WITNESSES:

1. SAGAR MALIK *malik*

2. AMIT KUMAR MAHAJO *amit kumar mahato*

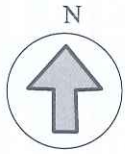
Amal

For Charisma Homes LLP

Amit Soni
Partner



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

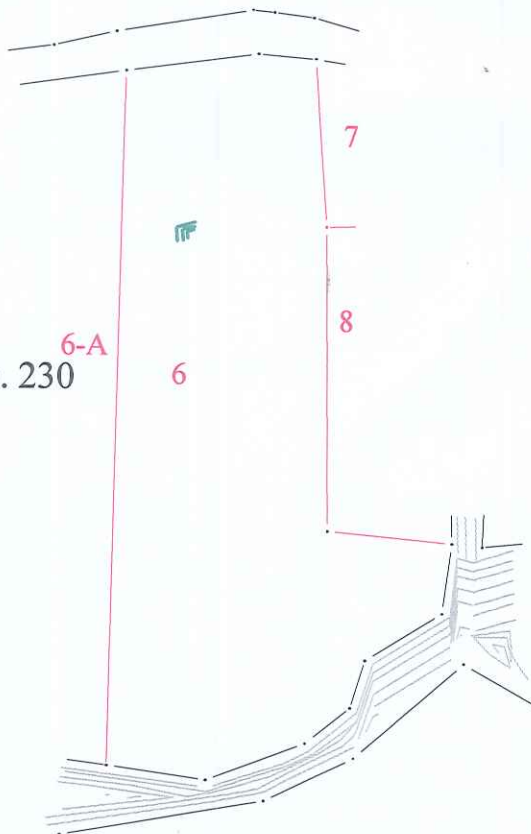


Plan Showing plots situated at
Village : SALVADOR DO MUNDO
Taluka : BARDEZ
Survey No./Subdivision No. : 230/6
Scale : 1:1000


21/4/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records



SURVEY No. 230



Generated By : Nitin M Pikulkar
On : 21-04-2016

For Charisma Homes LLP

Partner

Compared By:

(F-S-Samir A -Naik)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 25-04-2016 10:31:27 AM

Document Serial Number : 2037

Presented at 09:36:00 AM on 25-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	800000.00
2	Processing Fees	660.00
	Total :	800660.00

Stamp Duty Required: 1000000.00

Stamp Duty Paid: 1000000.00

Arjun Soni presenter

Name	Photo	Thumb Impression	Signature
Arjun Soni, s/o Mr. Gurdeep Soni , UnMarried, Indian, age 27 Years, Business, r/o 142, Church Road, Vasant Kunj, New Delhi. 110070. PAN No. [REDACTED] G. The Partner of M/s. Charisma Homes LLP, having registered office at Gripwel House, Block 5, C 6 & 7, LSC, Vasant Kunj, New Delhi 110070. LLP PAN No. [REDACTED] P.			

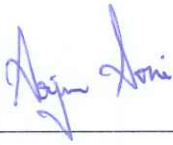
Endorsements

Executant

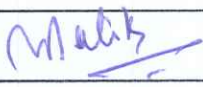
1 . Ritesh Chodankar, S/o Mr. Ramkrishna Chodankar, Married, Indian, age 42 Years, Business, r/o 601, Kamat Royale, Caranzalem, Tiswadi, Goa. PAN No. [REDACTED]. For self and as POA holder for the Vendor No. 2- Anjali Chodankar- vide POA dated 29/12/2011 executed before the Notary Adv. Meera Medhekar at Panaji under reg. No. 12607/2011 and also POA holder for the Vendor No. 3 and 4- Shital Da Silva and Stanley Da Silva- vide POA dated 14/02/2012, executed before the Notary Adv. Shri. Mohan Redkar at Margao under reg. No. 2761/2012.

Photo	Thumb Impression	Signature
		

2 . Arjun Soni, s/o Mr. Gurdeep Soni, UnMarried, Indian, age 27 Years, Business, r/o 142, Church Road, Vasant Kunj, New Delhi. 110070. PAN No. [REDACTED] The Partner of M/s. Charisma Homes LLP, having registered office at Gripwel House, Block 5, C 6 & 7, LSC, Vasant Kunj, New Delhi 110070. LLP PAN No. [REDACTED]

Photo	Thumb Impression	Signature
		

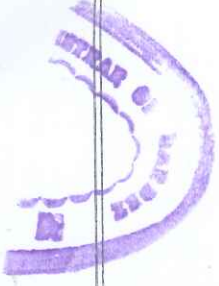
Identification

Sl. No.	Witness Details	Signature
1	Mr. Sagar Malik , s/o late Rajkumar Malik, Married, Indian, age 34 Years, Business, r/o 243, Defence Colony Phase II, Porvorim, Bardez, Goa.	
2	Mr. Amit Kumar Mahato , s/o Mr. K. N. Mahato, Married, Indian, age 38 Years, Business, r/o E-102, Chogule Meadows, Paithona, Salvador do Mundo, Bardez, Goa.	

Sub-Registrar

TDS paid on 16/03/2016, 20/04/2016, 20/04/2016 through HDFC Bank.

SUB-REGISTRAR
BARDEZ



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CD Number BRZD779 on
Date 25-04-2016


Sub-Registrar (Bardez)

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**REGISTRAR
BARDEZ**

Signature:- *Unpanekar*

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