

Plot E

27/4/2012

Plot "E"

S.No. 118/1-C.

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kaziwada, Ponda-Goa-403 401

भारत 05545 NON JUDICIAL गोंया
174886 REG 16 2012
780 780 780 780 780 780 780 780 11:32
R.0200000/- PB6651
NKGSE CO-OP. BANK LTD. INDIA STAMP DUTY GOA
Ponda, Goa Branch



Officer / Manager - 1 -

Serial No. 1800/2012
Presented at the Office of the
Sub-Registrar of Ponda.
between the hours of 3 PM
and 3-10 PM on 16/8/2012

Received fees for Rs. _____	N. P
Registration	3, 20, 000
Copying (folios) 60	90
Copying Endorsements	10
Postage _____	Total Rs. _____

[Signature]

Sub-REGISTRAR
PONDA

3, 20, 100
[Signature]
Sub-REGISTRAR
PONDA

DEED OF SALE

THIS DEED OF SALE is made and entered at Ponda, within the Taluka and Registration Sub-District of Ponda, District of North Goa in the State of Goa, on this 16th day of August in the year Two thousand Twelve. (16/08/2012).

[Signature]

BETWEEN:-

(1.) SHRI. PRAKASH GANGARAM NAIK, aged 42 years, bachelor, businessman, Indian National, having PAN Card No. ADXPN9941P, residing at Curti, Ponda Goa, hereinafter referred to as "THE VENDOR" (Which expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators, successors and assigns) OF THE FIRST PART.

AND :-

(2.) M/S. SUMIT WOODS PVT. LTD., a Private Limited Company having PAN Card No.AAICS1385B having registered under Indian Companies Act 1956, having its Registered Office at 101, "MITASU ENCLAVE", Plot No.560, TPS III Bhattad Road, Chikuwadi Borivali (W) Mumbai 400 092, and Goa Office at S-102 "SUMIT CLASSIC", Opp. Ponda Municipal Council, Sadar Ponda Goa 403 401, represented by its Director (a) SHRI. MITARAM RAMLAL JANGID, aged 54 years, married, businessman Indian National, and (b) SHRI SUBODH RAMAKANT NEMLEKAR, aged 58 years, married, businessman, Indian National, both residents of Mumbai hereinafter referred to as "THE PURCHASERS" (Which expression shall unless

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repugnant to the context or meaning thereof mean and include its Directors for the time being, their representatives, successors, executors administrators, nominees and assigns) OF THE SECOND PART. THE PURCHASERS represented in this Deed of Sale by SHRI. SUNIL RAMLAL JANGID, age 47 years, married, service, Indian National, resident of Silvanagar, Ponda Goa, he being appointed in terms of Resolution dated 11/08/2012, passed in the Board of Director meeting held in Mumbai on 11/08/2012. A certified copy of the same is annexed to this Deed of Sale.

WHEREAS there exists a property known as "PALSONA" admeasuring 23,350 Sq. mts and surveyed under new survey No.118/0 of Village Ponda, Taluka Ponda and forming part of the larger land known as PALSON (Fredda) do Oiteira, which lies behind of market, situated at Curti of Ponda Taluka, presently within the limits of Village Panchayat of Curti Khandepar, Taluka and Registration Sub- District of Ponda, District of North Goa in the State of Goa, the said property is bounded as under:-

On or towards the East:- By fence of property of Gopal Har Xete
Parcar,

[Signature]

[Signature]

GISTI

ONDA



On or towards the West:- By steps of the hill (Aquas Vertentes)

On or towards the North:- By the Mango tree of Bablo Sadassiva
Naique Cormolcar existing near the
fence of the property of the said
Parcar and

On or towards the South:- By the fence of Pandurang Xet
Gudecar.

AND WHEREAS said property is not described in the Land
Registration Office and is enrolled in the Matriz records under
Nos. 450, 451 and 467, better described in Schedule -I, which
originally belonged to the "SOCIEDADE FAMILIAR DOS
KUNDAICARS" i.e joint family of Kundaikars.

AND WHEREAS SAID PROPERTY is inscribed in Matriz Predial
under Nos.450, 451, and 467 in the name of Shri Vithal
Ghansham Sinai Kundaikar in the capacity as the head of said
joint family of Kundaikar.

AND WHEREAS the said "SOCIEDADE FAMILIAR DOS
KUNDAIKARS" or "Joint Kundaikar Family" was dissolved by

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Decree dated 30th June 1971 in the Civil Suit No.30/1970, by the Court of The Civil Judge Senior Division at Panaji Goa, and thereafter its estate was partitioned in the Inventory Proceedings No.21/1971 in The Court of Civil Judge, Senior Division at Panaji and in the said Inventory the SAID PROPERTY was listed under No.385.



AND WHEREAS in the said Inventory Proceedings 1/3rd of the said property was allotted to Shri. Srikant Vithal Kundaikar, 1/6th was allotted to Shri Yeshwant Shivram Sinai Kundaikar, 1/6th to Shri. Santba Jivaji Sinai Kundaikar, 1/30th to Shri Shivram Rajaram Sinai Kundaikar, 1/30th to Shri Arvinda Rajaram Sinai Kundaikar, 1/30th to Shri Jivaji Rajaram Sinai Kundaikar, 1/30th to Shri Vassudev Rajaram Sinai Kundaikar and 1/30th to Shri Ganpati Rajaram Kundaikar, and 1/6th was allotted to Smt. Laxmibai Sinai Kundaikar widow of Shri Shantaram Sinai Kundaikar.

AND WHEREAS Shri Srikant Vithal Sinai Kundaikar by a will executed on 12/07/1995 bequeathed the rights in immovable properties situated at Mercurim (Agacaim) Tiswadi Taluka, Curti and said property in favour of his wife Smt Durgabai Srikant Sinai Kundaikar, which will is drawn in the Office of Sub-

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Registrar Ex-Officio Notary and recorded in Notary Book No.103 at pages 36(V) to 37(V) of Wills Panaji Goa on 26/07/1991.

AND WHEREAS said Shri Srikant Vithal Sinai Kundaikar subsequently died on 12/01/1999 and therefore the wife of Shri Srikant Vithal Sinai Kundaikar, Smt Durgabai Kundaikar became the sole owner of entire 1/3rd share of the property.

AND WHEREAS upon the death of Smt Muktabai Yeshwant Sinai Kundaikar, wife of Shri Yeshwant Sinai Kundaikar by a Deed of Succession dated 11/02/1981 executed in the Office of the Civil Registrar Curia-Sub- Registrar and Notary Ex-Officio, at Panaji Ilhas Goa, drawn in Book 613 onwards, registered under No.683 the share of Muktabai, described upon Jayanti Yeshwant Sinai Kundaikar spinster, Smt. Sunita Raghurai Tamba and Shri Yeshwant Sinai Kundaikar and upon the death of said Shri Yeshwant Sinai Kundaikar on 27/09/1985 and Jayanti Sinai Kundaikar on 05/04/1998 their share in said property described upon Shri Raghurai Rama Tamba and Smt Sunita Raghurai Tamba.

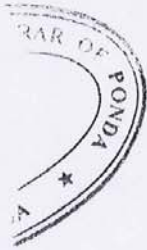
AND WHEREAS up on the death of Shri Santba Jivaji Sinai Kundaikar and his wife Smt Girijabai Santba Sinai Kundaikar

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by a Deed of Relinquishment and Qualification of heirs executed on 16 th day of March 2000, in the Judicial Division of Ponda and Notarial Office, recorded at page 64 of Notarial Nook No.388 their share descended upon his sons and daughters in law i.e Shri Laxmikant Santba Sinai Kundaikar, Smt Sima Laxmikant Sinai Kundaikar, Shri Vijaykumar Santba Sinai Kundaikar and Smt Kunda Shri Vijaykumar Sinai Kundaikar.

AND WHEREAS upon the demise of Shri. Vassudev Rajaram Sinai Kundaikar on 16/11/2003, and subsequent Deed of Relinquishment and Succession executed on 15/01/2004 in the Office of Notary Ex-officio before Mr. W. S. Rebello and registered in the in the Office of Civil Registrar Cum Sub- Registrar and Notary Ex- officio, Panaji Ilhas Goa, in the Book 681 at pages 10 onwards, at Panaji dated 16/01/2004, the share of late Shri Vassudev descended equally to Shri Shivram Rajaram Sinai Kundaikar, Smt Sagunabai Shivram Sinai Kundaikar, Shri Arvind Rajaram Sinai Kundaikar, Smt Nira Arvind Sinai Kundaikar, Shri Jivaji Rajaram Sinai Kundaikar, Smt Mohini Jivaji Sinai Kundaikar, Shri Ganapati Rajaram Sinai Kundaikar, Smt Sweta Ganpati Sinai Kundaikar, became the sole heirs and entitled to 1/6 th of the said property.



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AND WHEREAS the share of Smt Laxmibai Shantaram Sinai Kundaikar by Deed of Succession registered in the Office of Sub-Registrar, Ponda at page 5 overleaf of Notarial Book dated 15/02/1980, has been inherited by Shri. Purxotoma Shantaram Sinai Kundaikar and Smt. Indirabai Purxotoma Sinai Kundaikar.



AND WHEREAS upon the demise of Shri Purxotoma Sinai Kundaikars, his share descended on his widow Smt Indirabai Purxotoma Sinai Kundaikar and his son Shri Shantaram Purxotoma Sinai Kundaikar and daughter in law Smt Laxmibai S. Kundaikar , as per the Deed of Succession dated 31/05/1995 drawn in the Office of the Sub- Registrar and Notary Ex- officio in Notary Book No.652 at pages 17 V to 19 of " Notarial Deeds" reads with Deed of Relinquishment dated 07/04/1995, registered in the Office of Sub- Registrar, the Notary Public Ex- Officio and registered in that office in the Notary Book of Deeds No.651 at page 70 to 71.

AND WHEREAS in terms of Deed of sale dated 17 th August 2005, registered before the Sub- Registrar of Ponda under registration No.1711 at pages 105 to 137 of Book No.1, Volume No.879 dated 14/09/2005, Mrs. Durgabai Srikrant Sinai

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Kundaikar and others sold and transferred the said plot described in Schedule I in favour of Mr. Vishnu Gangaram Naik, Mr. Brahmanand Gangaram Naik, Mr. Dattatray Gangaram Naik, and Mr. Prakash Gangaram Naik.

AND WHEREAS in terms of Deed of Family Settlement dated 10th December 2009, registered before the Sub- Registrar of Ponda under registration No.2383 at pages 77 to 114 Book No.I, Volume 1532 dated 22/12/2009, Mr. Vishnu Gangaram Naik and others partition the property inherited through their parents/parents in law said late Mr Gangaram Pandhari Naik and Mrs Anandi Gangaram Naik including the property described in schedule I herein.

AND WHEREAS in terms of aforesaid Deed of Family Settlement dated 10th December 2009, registered before the Sub- Registrar of Ponda under registration No.2383 at pages 77 to 114 Book No.I, Volume 1532 dated 22/12/2009, THE VENDOR allotted the Plot "E". The said Plot is now partitioned from the larger property of Survey Number 118/0 and separate Survey Number has been given to the said Plot "E", as Survey No. 118/1-C of Village Ponda, Taluka Ponda Goa, and said Plot admeasures

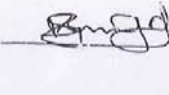


1250.00 square meters which is more particularly described in the Schedule -II and hereinafter referred to as the "SAID PLOT"

AND WHEREAS THE VENDOR agreed to sell the SAID PLOT admeasuring an area of 1250.00 square metres described in the Schedule-II and delineated on the plan with red colour boundary line infavour of THE PURCHASERS and THE PURCHASERS agreed to purchase the SAID PLOT from THE VENDOR for the total consideration of ₹.80,00,000/= (Rupees eighty Lakhs only).

:-NOW THIS DEED OF SALE WITNESETH AS UNDER:-

1. That in pursuance of Agreement and in consideration of ₹.80,00,000/= (Rupees Eighty Lakhs only) paid by the PURCHASERS to the VENDOR, the receipt whereof the VENDOR hereby admit and acknowledge and from the same and every part thereof do forever acquit, release and discharge the PURCHASERS, HE THE VENDOR DO HEREBY GRANT, TRANSFER, ASSIGN, ASSURE AND CONVEY the SAID PLOT more particularly described in the SCHEDULE - II and indicated in red colored boundary line on the plan annexed hereto together with right to use ways, paths, passages, rights, liberties, privileges, easements advantages and appurtenance whatsoever

available to the SAID PLOT or other wise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, rights, title interest, property use, possession, claim and demand whatsoever of THE VENDOR into and upon the SAID PLOT and every part thereof hereby granted and conveyed our expressed so to be UNTO AND TO THE USE OF THE PURCHASERS forever SUBJECT HOWEVER payment of all taxes, rates assessments, dues and duties hereafter to become due and payable to the Government or any other Public or Local body in respect of the SAID PLOT AND THE VENDOR DO EHREBY COVENANT WITH THE PURCHASERS that notwithstanding any act, Deed or things by THE VENDOR or executed or knowingly suffered to the contrary they THE VENDOR now have in himself good right, full power and absolute authority to grant SAID PLOT hereby granted and conveyed and expressed to be UNTO AND TO THE USE OF THE PURCHASERS FOREVER in manner aforesaid AND THAT the PURCHASERS shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by THE VENDOR or any person lawfully or equitably claiming from under or in trust for them AND THAT FREE FROM ALL



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ENCUMBRANCES WHATSOEVER made suffered by THE VENDOR or any person or persons Lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute and cause to be done and execute all such acts, deeds and things whatsoever for further and more particularly assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASERS in the manner aforesaid as shall or may be reasonably required.

2. The VENDOR further covenant with the PURCHASERS that the SAID PLOT hereby sold is free from all encumbrances, charges, liens, attachment, burdens of whatsoever nature and on account of the defect in the title of the VENDOR, the PURCHASER are deprived of the SAID PLOT or ANY PART THEREOF, the VENDOR undertake to compensate the PURCHASERS or successors in title.

3. Upon execution of Deed of Sale, THE VENDOR have delivered possession of the SAID PLOT in favors of THE PURCHASERS and THE VENDOR give his consent for the carrying out the mutation in survey records and or recording the name of THE

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PURCHASER as a Co - owners of the said survey Number in the land records i.e Form I & XIV and before all the records of the Government and semi Government authority without the consent of THE VENDOR.

4. That the VENDOR have declared to the PURCHASERS as under:

a.) That the VENDOR have been and are in exclusive possession of the "SAID PLOT" more particularly described in Schedule-II, both in title and physical possession and are exclusively entitled to own, hold, possess and/or to deal with the same in any manner and transfer the same including by way of sale to any person of VENDOR choice without any hindrance whatsoever.

b.) That the VENDOR's title to the "SAID PLOT" is clean, clear and marketable, unencumbered and subsisting.

c.) The VENDOR have neither agreed to sell nor sold the SAID PLOT or any part thereof to any other person/s.

d.) That there is / are no litigation (on-going or otherwise) or any legal proceedings pending before any Court, Tribunal, Forum,



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Commissioner, Administrative Authority in respect of the "SAID PLOT" .

e.) That there are no houses or buildings, structures or huts, either owned or possessed by any Mundkars, Tenants, laborers and or any persons engaged by VENDOR as watch and ward and or any persons claiming agricultural tenancy or other rights in the "SAID PLOT"

f.) That the VENDOR have further declared that they have not encumbered the "SAID PLOT" in any manner whatsoever and there are no legal impediments pending to effect sale of the "SAID PLOT".

g.) That no notice(s) and amendments from the Central or State Government or any other local body or authority under any Municipal Corporation Act, Village Panchayat Act or any other acts or any schemes and the Legislative enactments, Government ordinances, orders or notifications including Notice / Proceeding for Acquisition Requisition or other recovery proceedings under the Income Tax Act, RE I, Public Demands Recovery Act or any DRT or any other Acts or statute, law or Regulations including securitization under SEBI Acts and other



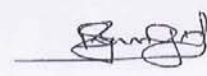
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laws such as the Consumer Protection Act, either before the District forum or the Commissioner - State or National has been received by or levied up on THE VENDOR herein in respect of the "SAID PLOT" or any part thereof.

h.) The VENDOR herein do hereby indemnify and keep indemnified the PURCHASERS against any defect in the title omission and mischief of any person wrongly claiming any right or beneficial interest in the "SAID PLOT" and on such event the VENDOR undertake to compensate the PURCHASERS to the extent of the loss suffered by the PURCHASERS.

5. The Market value of the SAID PLOT is ₹.80,00,000/- (Rupees eighty lakhs only) and Stamp duty of ₹.2,00,000/=(Rupees two lakhs only) is paid herein.

6. That this Deed of Sale is exempted from the Notification issued by the Revenue Department under No. RD/LAN/LRC/318/77 dated 24/08/1978 published in the Official gazette, Series II, No. 21 of the above date as the parties are neither hailing from Schedule castes or schedule tribes.

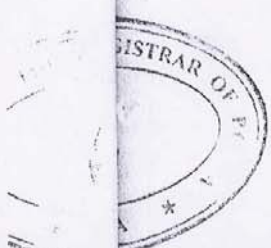
SCHEDULE-I

ALL THAT property known as "PALSONA" admeasuring 23,350 Sq. mts and surveyed under new Survey No.118/0 of Village Ponda, Taluka Ponda and forming part of the larger land known as PALSON (Fredda) do Oiteira, which lies behind of market, situated at Curti of Taluka of Ponda, presently within the limits of Village Panchayat of Curti Khandepar, Taluka and Registration Sub - District of Ponda, District of North Goa in the State of Goa. The said property is not described in the Land Registration Office and enrolled in the Matriz numbers 450, 451 and 467, the said entire property is bounded as under:-

On or towards the East:- By fence of property of Gopal Har Xete
Parcar,

On or towards the West:- By steps of the hill (Aquas Vertentes)

On or towards the North:- By the Mango tree of Bablo Sadassiva
Naique Cormolcar existing near the
fence of the property of the said
Parcar and

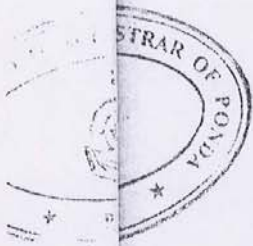
On or towards the South:-By the fence of Pandurang Xet.

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SCHEDULE -II

SCHEDULE OF PLOT NO. "E" HEREIN SOLD

All that Plot E admeasuring 1250.00 Square metres, which is a separate and distinct entity of the larger property known as "PALSONA" admeasuring 23,350 Sq. mts. described in SCHEDULE - I herein above. The said Plot "E" is independently surveyed under new survey No.118/1-C of Village Ponda, Taluka and registration Sub- District of Ponda, District of North Goa in the State of Goa, and forming part of the larger property known as PALSON (Fredda) do Oiteira, which lies behind of market, situated at Curti of Taluka of Ponda, presently within the limits of Village Panchayat of Curti Khandepar, Taluka and Registration Sub- District of Ponda, District of North Goa in the State of Goa.



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The said Plot E is independently surveyed under new survey No.118/1-C of Village Ponda and bounded as under:-

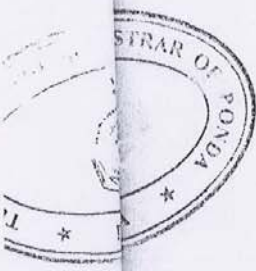
On or towards the East:- By partly Plot A and 6.00 mts road,

On or towards the West:-By existing road,

On or towards the North:-By existing road, and

On or towards the South:- By proposed 10.00 mts wide road.

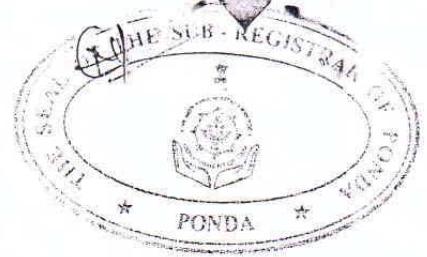
IN WITNESS WHEREOF the Parties hereto have signed this DEED OF SALE in the presence of the witnesses signed herein below:-

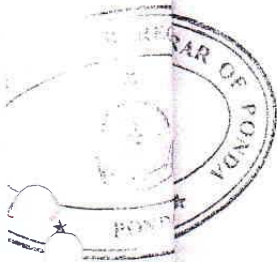
SIGNED AND DELIVERED BY
THE VENDOR:

P. Naik

(SHRI. PRAKASH GANGARAM NAIK)



Left hand finger impressions.



Right hand finger impressions.

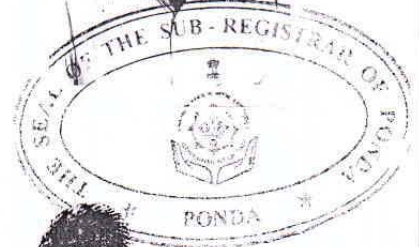
[Signature]

P. Naik

SIGNED AND DELIVERED BY
M/S. SUMIT WOODS PVT. LTD,
THE PURCHASER:-



(SHRI. SUNIL RAM LAL JANGID)



Left hand finger impressions.



Right hand finger impressions.

WITNESSES:-

1. Brahmanand G. Naik

2. A. D. Thakur

B. Naik

A. D. Thakur





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



Plan Showing plots situated at

Village : PONDA

Taluka : POND

Survey No./Subdivision No. : 118/ 1-C

Scale : 1 : 500

Inward No: 6783

Registered No. 2174/12
at pages 150 to 172
Book No. 7 Volume No. 2162
date 31/10/12

[Signature]
Sub-Registrar



SURVEY No. 118

1-C

[Signature]

[Signature]

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Generated By : Vrushali Kalangutkar
On : 28-06-2012

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Checked By : *[Signature]*
Date : 28/6/12
By : *[Signature]*



An ISO 9001:2008 Certified Company

Sumit Woods Pvt. Ltd.



Builders & Developers

101, Mitasu Enclave, R. M. Bhattad Marg, Opp. HDFC Bank, Chikwadi, Borivall (West), Mumbai-400 092.
Tel. : 65267586/87, 2833 8973/74 • Fax : 2899 9277 • Website : www.sumitwoods.com • E-mail : contact@sumitwoods.com
Goa Office : S-102, Sumit Classic, Opp. Ponda Municipal Council, Ponda, Goa-402 401. • Tel.: 0832-2315209 • Fax : 0832-2312698

RESOLUTION

We hereby certify that the following is a true copy of the Resolution, adopted by the Board of Directors of the said company, in accordance with their authority, at meeting held on 11th August 2012.

We confirm that the same has not subsequently rescinded or modified.

Resolved, that the Board be and has hereby authorized **Mr. Sunil R. Jangid** to sign, enter, execute & register, on behalf and in the name of the company i.e. Sumit Woods Pvt. Ltd., the Deed of Sale in respect of All that **Plot "E"** admeasuring 1250 Sq. Mtrs. or thereabouts, which is a separate and distinct entity of the larger property known as known as "PALSONA" admeasuring 23350 Sq. Mtrs. and surveyed under new Survey No.118/1C of Village Ponda, Taluka Ponda and forming part of the larger land known as PALSON (Fredda) do Oiteira, which lies behind of market, situated at Curti of Taluka of Ponda, presently within the limits of Village Panchayat of Curti Khandepar, Taluka and Registration Sub-District of Ponda, District of North Goa, State of Goa.



FOR SUMIT WOODS PVT. LTD

(Mitaram R. Jangid)
Director

(Subodh R. Nemlekar)
Director

Place : Mumbai

Date : 11/08/2012

Executing Parties

- 1) Shri Prakash Gangaram Naik. aged 42 years, bachelor, Businessman Indian National, r/o Curi Ponda.
- 2) Shri Sunil Ramlal Jangid, aged 47 years, married, Service, Indian National, r/o Silvanagar, Ponda Goa. as a Constituted Attorney of Purchaser M/s. Summit Woods Pvt. Ltd. represented by its Director. Shri Mitaram Ramlal Jangid and Shri Subodh Ramakant Nemlekar.



Executing party's
(2) known
admits execution of the so called
deed

Prakash G. Naik 



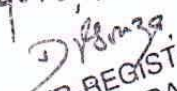
Sunil R. Jangid 

Shri Audumbare. B. Sukthankar,
major of age unmarried, Advocate,
Indian National, r/o Farmagudi Ponda

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him.

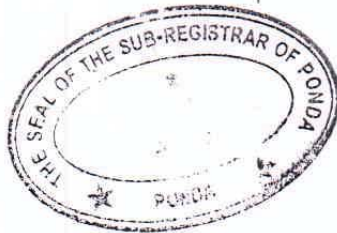


Ponda, dated 16th August, 2012


SUB-REGISTRAR
PONDA

Registered No. 2174/12
at pages 150 to 172
Book No. 57 Volume No. 2162
date 31/10/12

M. S. G.
Sub-Registrar



1/11/12
2174/12
7