

For **CITIZEN CREDIT CO-OP. BANK LTD.**

[Signature]
Authorized Signatory

(Rupees Ten Lacs Five Hundred Only)

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

भारत 29088 NON JUDICIAL गीत
170295 JAN 03 2017



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

Rs. 1000500/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser VIANAAR HOMES PVT LTD



101.
17/01/17

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, On this
3rd day of the month of **JANUARY** and year **2017**;

[Signature]

[Signature]

VIANAAR HOMES PRIVATE LIMITED

[Signature]
Authorized Signatory

(1) **MR. LUCIO AGNELO SYLVESTER LOPES**, son of late Anthony Thomas John Lopes alias Anthony Lopes, 61 years of age, married, business, Nationality – United States of America and Holder of Overseas Citizenship of India card no. A2338223, having PAN Card No. APYPL5006N AND (2) **MRS. MARIA DE FATIMA REGO LOPES**, wife of Lucio Agnelo Sylvester Lopes, 57 years of age, married, business, Nationality – United States of America, Nationality – United States of America, having PAN Card No. APYPL5005R both residents of 5687, Civic Terrace Ave, Newark CA 94560, both having Correspondence Address F/2, Prime Classique, 1st Floor, Miraton Gardens, Airport Road Chicalim, Goa, 403711, (**Hereinafter referred to as 'VENDORS'**) both represented herein through duly constituted power of attorney holder

MR. JOSEPH MARIO LOPES, son of Anthony Lopes, 63 years of age, Indian national, (PAN Card No. AAPPL4906K), resident of F-2, Prime Classique, 1st Floor, Miraton Gardens, Airport Road, Chicalim, Goa, 403711, vide power of attorney executed before notary Fei Liu, Notary Public, State of California on 21/10/2016. **OF THE FIRST PART.**

AND

VIANAAR HOMES PVT. LTD., a company incorporated under the companies Act, 1956, having Pan Card No. AAECV8249H, company address - 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, represented herein by its Managing Director, Managing Director, **MR. VARUN NAGPAL**, Son of Vijay Kumar Nagpal,

Joseph

VIANAAR HOMES PRIVATE LIMITED

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aged 32 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Indian national, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide board of directors resolution dated 15 November 2016 (annexed hereto as 'annexure 1'), hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) represented herein through duly constituted power of attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Anant satardekar, 28 years of age, Indian national, (PAN Card No. CWPPS3333H), resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide power of attorney executed before notary Adv. Sanyogita on 16 November 2016 at New Delhi, **OF THE**

SECOND PART.

WHEREAS there exist a property known as 'DACTEM RANO' within the admeasuring 4875 sq. mts which was surveyed under old Cadastral Survey Plan bearing Survey No. 136 of Nerul Village known as 'DACTEM RANO' within the limits of Village Panchayat of Reis Magos, and presently bearing a new cadastral Survey No. 26/6 of Reis Magos Village known as 'AFRAMENTO' situated at Reis Magos. (Hereinafter referred to as the '**Said Larger Property**').

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VIANAAR HOMES PRIVATE LIMITED

A. Satardekar
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AND WHEREAS the Said Larger Property admeasuring 4875 sq. mts originally belonged to late Mr. Jose Maria Lopes and his wife late Mrs. Ana Christalina Braganza Lopes admeasuring 4875 sq. mts which was surveyed under old Cadastral Survey Plan bearing Survey No. 136 of Nerul Village known as 'DACTEM RANO' within the limits of Village Panchayat of Reis Magos, and presently bearing a new Survey No. 26/6 of Reis Magos Village known as 'AFRAMENTO' situated at Reis Magos.

AND WHEREAS Late Jose Maria Lopes was married to late Mrs. Ana Christalina Braganza Lopes and out of their wedlock had 3 children namely (i) Late Domnic Lopes alias Domnic Francis Lopes, (ii) late Anthony Thomas John Lopes alias Anthony Lopes and (iii) Aninha Lopes also known as Claudina Anastasia alias Annie Lopes died on 03/06/1965 at Byculla, Mumbai as a spinster and hence late Domnic Lopes alias Domnic Francis Lopes and late Anthony Thomas John Lopes alias Anthony Lopes were only surviving heirs of late Jose Maria Lopes and late Mrs. Ana Christalina Braganza Lopes who succeeded to the estate left by them.

AND WHEREAS Vide Deed of Sale dated 19/04/1985 the legal heirs of late Domnic Lopes alias Domnic Francis Lopes namely 1) Mr. Melvyn Joseph Lopes and his wife Mrs. Mary D'souza Lopes, 2) Sister (Miss) Melba Mary Lopes (unmarried), 3) Mr. Malcolm Theodore Lopes

Joseph

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(unmarried) sold half of their share with respect to the Said Larger Property bearing Survey No. 26/6 and half share of property bearing survey No.25/23 to Mr. Lucio Lopes which is registered before the Sub-Registrar of Ilhas bearing Registration No. 616, at Pages 226 to 231, Book No. I, Vol. No. 219 dated 11/12/1985.

AND WHEREAS vide Sale Deed dated 19/04/1985, Mr. Lucio Lopes became the owner in possession of the half share of the said larger property bearing survey No.26/6 of Reis Magos.

AND WHEREAS Mr. Lucio Lopes vide application sought to record his name in the occupant's column of Form I & XIV before the deputy collector and SDO, Mapusa which was registered as case No. 18/87/91/LRC/MISC.

AND WHEREAS vide order dated 10/10/1991 the Deputy Collector was pleased to direct the Mamlatdar, Bardez to include the name of Mr. Lucio Lopes in the occupant's column of Form I & XIV as co-occupant by deleting the name of late Domnic Lopes with respect of the Said larger Property bearing Survey No. 26/6 situated at Reis Magos.

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AND WHEREAS late Anthony Thomas John Lopes alias Anthony Lopes was married to Mrs. Clara Alice Fernandes Lopes and out of their wedlock had four children namely 1) Mr. Joseph Mario Lopes, 2) Mr. LucioAgnelo Sylvester Lopes, 3) Mrs. Maryanne Thereza Lopes and 4) Mrs. ValorieValentina Lopes.

AND WHEREAS said Mr. Joseph Mario Lopes is married to Mrs. Louella Maria Lopes. Mr. LucioAgnelo Sylvester Lopes is married to Mrs. Maria de Fatima RegoLopes, Mrs. Maryanne Thereza Lopes is married to Aureo Fatima Jose Domingos Elias de Braganza Santiago e Souza and Mrs. ValorieValentina Lopes married to Alvaro Alfredo Antao.

AND WHEREAS pursuant to the death of Anthony Thomas John Lopes alias Anthony Lopes, his wife Mrs. Clara Alice Fernandes Lopes initiated an Inventory Proceedings bearing No. 118/1996 before the Civil Judge Senior Division at Mapusa with respect to half of his rights in the property bearing Survey No. 25/23 mentioned in Item No. 1 and the Said Larger Property which is mentioned in "Item No. 2".

AND WHEREAS vide Chart of Allotment dated 13/12/1996, Mr. Joseph Mario Lopes paid off the owelties to Mrs. Clara Alice Fernandes Lopes, Mr. LucioAgnelo Sylvester Lopes, Mrs. Maryanne Thereza Lopes, Mrs. ValorieValentina Lopes with respect to their shares in Item No. 1 and 2 respectively in the aforesaid Inventory Proceedings.



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AND WHEREAS vide Order dated 20/12/1996, the Ld. Civil Judge Senior Division was pleased to declare the chart of allotment absolute and hence Mr. Joseph Mario Lopes became the lawful owner in possession of half rights/share in the Said larger Property.

AND WHEREAS pursuant to Inventory Proceedings No. 118/1996 where the Said larger Property is mentioned at Item No.2 and Sale Deed dated 19th April, 1985, Mr. Joseph Mario Lopes and Mr. LucioAgnelo Sylvester Lopes jointly acquired half rights each in the entire Said larger Property.

AND WHEREAS thereafter, Mr. LucioAgnelo Sylvester Lopes along with his wife Mrs. Maria de Fatima Rego Lopes had filed a Suit for Partition of the Said larger Property against Mr. Joseph Mario Lopes and his wife Mrs. Louella Maria Lopes. Mr. LucioAgnelo Sylvester Lopes which came to be registered as Regular Civil Suit No. 3/2000/Jr before Civil Judge Junior Division at Mapusa.

AND WHEREAS vide Compromise Decree dated 10/04/2000 filed in Regular Civil Suit No. 3/2000/Jr before the Civil Judge Junior Division at Mapusa, the following terms were agreed between Mr. LucioAgnelo Sylvester Lopes and Joseph Mario Lopes along with their spouses.

Joseph

VIANAAR HOMES PRIVATE LIMITED
A. S. S. S.
Authorised Signatory

a. That the Said larger Property bearing Survey No. 26/6 admeasuring 4875 sq. mts be partitioned into two portions Plot 'A' and Plot 'B'.

b. The southern portion i.e. Plot A' admeasuring 2301 sq. mts of the Said larger Property is allotted to Mr. LucioAgnelo Sylvester Lopes and his wife Mrs. Maria de Fatima Rego Lopes as their own without any interference or obstruction from anyone in whatsoever manner.

(Herein after referred to as the Said Plot 'A')

Mr. Joseph Mario Lopes and his wife are allotted bigger portion admeasuring an area of 2574 sq.mts the Said larger Property on the Northern Portion i.e Plot "B" taking into consideration of an area of 273sq.mts which is reserved for the purpose of "Road" running from the east-west direction.

AND WHEREAS pursuant to the Compromise Decree, the name of Mr. LucioAgnelo Sylvester Lopes is reflected in the occupant's column of Form I & XIV of Said Plot 'A' admeasuring an area of 2301 sq.mts surveyed under Survey No. 26/6 of Reis Magos.

AND WHEREAS Mr. Joseph Mario Lopes has also obtained the permission from the office of the Town and Country Planning Dept,

Joseph

VIANAAR HOMES PRIVATE LIMITED
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Authorised Signatory

Mapusa dated 25/02/2010 bearing Ref. No. TPBZ/2488/RM/910/742 for the proposed construction of compound wall in Survey No. 26/6.

AND WHEREAS the office of the Assistant Engineer S.D.III,W.D.V(B-N) has also approved the construction of the compound wall to be carried out by Mr. Joseph Mario Lopes in Survey No. 26/6 from the structural stability point of view vide letter dated 6/04/2010 bearing No.PWD/SDIII/D.V(B-N)/F-5A/09-10/07.

AND WHEREAS Mr. Joseph Mario Lopes has also obtained Construction Licence dated 4/06/2010 bearing Construction Licence No.VP/RM/F.const/7/10-11/263 issued by the Village Panchayat of Reis Magos for the purpose of constructing compound wall in the property bearing Survey No. 26/6.

AND WHEREAS the PURCHASER has approached the VENDORS to purchase Said Plot No. 'A' which is described in **SCHEDULE II** which is admeasuring an area of 2301 sq.mts for a total consideration of **Rs. 2,00,00,000/- (Rupees Two Crore Only)** free from all encumbrances, charges, demands whatsoever.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendors hereby agrees to sell and the Purchaser agrees to purchase Said Plot 'A' admeasuring 2301 sq. mts surveyed under

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Authorised Signatory

Survey No. 26/6 situated at Reis Magos which is more particularly described in Schedule II which is forming a part of the Said Larger Property also known as 'ZARI' also known as 'DACTEM RANO' totally admeasuring 4875 sq. mts which is more particularly described in SCHEDULE I herein under.

2. The Vendors do hereby agree to convey, sell, transfer, grant and assign in favour of the Purchaser the 'Said Plot 'A' admeasuring 2301 sq. mts surveyed under Survey No. 26/6 mentioned in SCHEDULE II herein under, upon receipt of the consideration after 20.6 % TDS deduction on the consideration amount in the following manner:

(a) **Rs. 79,40,000/- (Rupees Seventy Nine Lakhs Forty Thousand Only)** in favour of **MR. LUCIO AGNELO SYLVESTER LOPES** which is paid via Bank Transfer.

(b) **Rs. 79,40,000/- (Rupees Seventy Nine Lakhs Forty Thousand Only)** in favour of **MRS. MARIA DE FATIMA REGO LOPES** which is paid via Bank Transfer.

3. The Vendors do hereby admit and acknowledge, and the Vendors as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the PURCHASER absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot 'A' which is forming part of Said Larger Property known as 'DACTEM

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VIANAAR HOMES PRIVATE LIMITED
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Authorised Signatory

RANO' admeasuring total area of 4875 sq. mts within the limits of Village Panchayat of Reis Magos, and presently bearing a new Survey No. 26/6 of Reis Magos Village known as 'AFRAMENTO' situated at Reis Magos which is more fully described in Schedule I herein below.

4. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the Said Plot A without any lawful eviction, claim or demand whatsoever by or from the Vendors lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

5. The Vendors have handed over the peaceful, lawful and vacant possession of SaidPlot 'A' to the Purchaser at the time of execution of the present Sale Deed.

6. That the Vendors hereby declare that they are the absolute owners of the Said Plot 'A' and have full right and absolute authority to convey and transfer the Said Plot 'A' in favour of the Purchaser.

7. In case if any person claim or claims any right or interest in Said Plot 'A' the Vendors shall be responsible to answer their claim and indemnify the Purchaser.

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VIANAAR HOMES PRIVATE LIMITED

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Authorised Signatory

8. That the Vendors have all the powers to sell, transfer, assign their respective Said Plot 'A' in favour of the Purchaser which are described in Schedule II herein below.

9. And that the Vendors have put the Purchaser in possession of Said Plot 'A'.

10. That prior to this Deed of Sale the Vendors have not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendors have received any consideration or amount from any person/s or parties for sale of the Said Plot 'A'.

11. That the Title of the Vendors towards Said Plot A is valid, clean and marketable.

12. That the Vendors declare that no attachment or notices from Government or local authorities or under any Act have been served on the Vendors with respect to the Said Plot 'A' mentioned hereinabove is subject to any proceedings under any statute or regulations.

13. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the said Plot 'A' or restraining




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Authorised Signatory

execution of any work to be carried in the Said Plot 'A' mentioned in the Schedule II.

14. That the Vendors state and declare that there are no Mundkars, Caretaker in respect of the Said Plot 'A' and the Said Plot 'A' is fully in possession of the Vendors.

15. The Vendors have no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

 16. The entire amount has been paid in the name of the Vendors towards the Said Plot 'A' and the Vendors have consented for the same.

17. The Vendors hereby declare that the Said Plot 'A' does not belong to the Schedule Caste and Schedule Tribe.

18. Both the parties are entitled for specific performance of this Deed of Sale.

Just for

VIANAAR HOMES PRIVATE LIMITED

Pratishtha
Authorised Signatory

SCHEDULE- I

All that property known as 'DACTEM RANO' admeasuring 4875 sq. mts which was surveyed under old Cadastral Survey Plan bearing Survey No. 136 of Nerul Village within the limits of Village Panchayat of Reis Magos, and presently bearing a new Survey No. 26/6 of Reis Magos, Taluka and Sub-District of Bardez Goa, North District, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and is bounded as under:

- On the East :** By property bearing Survey No. 26/4
On the West : By public road
On the North: By public road
On the South: By property bearing Survey No. 26/3-A

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Authorised Signatory

SCHEDULE- II

All that property known as 'AFRAMENTO' having an area of 2301 sq. mts surveyed under Survey No. 26/6 being part and parcel of the property fully described in SCHEDULE I herein above, within the limits of Village Panchayat of Reis Magos, Taluka and Sub-District of Bardez Goa, North District, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and is bounded as under:

- On the East:** By property bearing Survey No. 26/4(part)
On the West: By public road
On the North: By property bearing Survey No. 26/6-A(part)
On the South: By property bearing Survey No. 26/3-A(part)

IN WITNESS WHEREOF the parties hereto have hereunto signed this Deed on this 03rd day of January, 2017 at Mapusa.

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VIANAAR HOMES PRIVATE LIMITED
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Authorised Signatory



Joseph

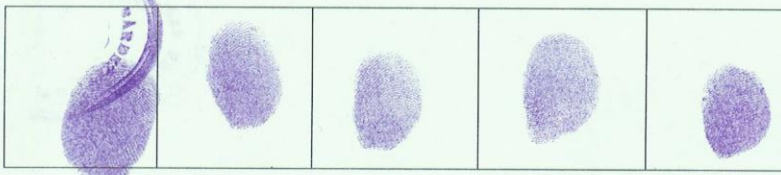
Joseph

SIGNED AND DELIVERED by the]
within named Vendors.]

MR. JOSEPH MARIO LOPES

(POA HOLDER FOR MR. LUCIO AGNELO SYLVESTER LOPES & MRS.
MARIA DE FATIMA REGO LOPES)

LEFT HAND FINGER IMPRESSIONS



RIGHT HAND FINGER IMPRESSIONS



Joseph

VIANAAR HOMES PRIVATE LIMITED

A. Antadele
Authorised Signatory



A. Satardekar

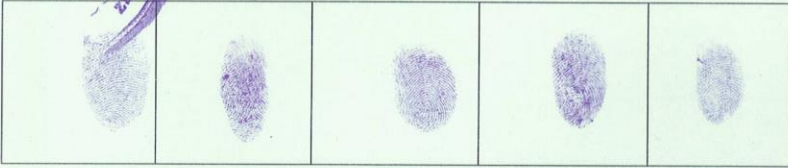
A. Satardekar

SIGNED AND DELIVERED by the]
within named PURCHASER]

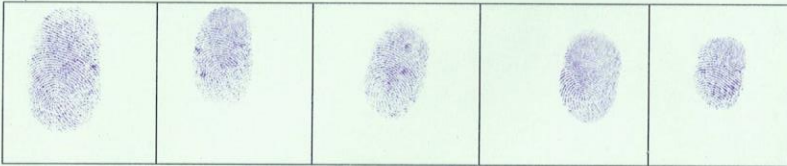
VIANAAR HOMES PVT. LTD represented by its POA

MS. AKSHAYA SATARDEKAR

LEFT HAND FINGER IMPRESSIONS



RIGHT HAND FINGER IMPRESSIONS



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VIANAAR HOMES PRIVATE LIMITED

A. Satardekar
Authorised Signatory

IN THE PRESENCE OF:

1. Anura D. Anolkar Anolkar
2. Rajesh M. Pichure Pichure



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VIANAAR HOMES PRIVATE LIMITED

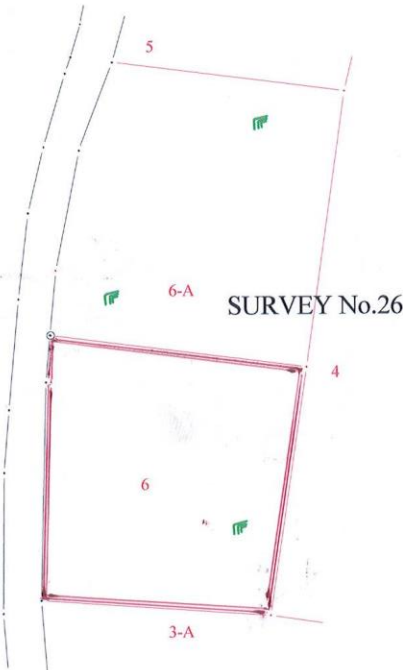
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Authorized Signatory



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 : REIS-MAGOS
 Taluka : BARDEZ
 Survey No./Subdivision No. : 26/ 6, 6-A
 Scale : 1:1000



[Signature]
 18/8/16
 (ANAND V. VAIGANKAR)
 Inspector of Survey &



[Signature]
 Generated By : Vrushali Arolkar (D' Man Gr. II)
 On : 17-08-2016

Compared By: *[Signature]*
 (FS)

[Signature]

VIANAAR HOMES PRIVATE LIMITED
[Signature]
 Authorised Signatory



- 10/17
11/01/2017

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 11-01-2017 02:28:00 PM




Document Serial Number : 101

Presented at 12:51:00 PM on 11-01-2017 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	430.00
	Total :	800430.00

Stamp Duty Required: 1000000.00 Stamp Duty Paid: 1000500.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar, Married, Indian, age 28 Years, Service, r/o H.no 270/3, Livrament Vaddo, Sangolda Bardez Goa. To Admit and Executed POA holder for Purchaser dated 16.11.2016, executed before Adv Notary Sanyogita at New Delhi.			




Endorsements

Executant



1. Akshaya Satardekar, D/o Anant Satardekar, Married, Indian, age 28 Years, Service, r/o H.no 270/3, Livrament Vaddo, Sangolda Bardez Goa. To Admit and Executed POA holder for Purchaser dated 16.11.2016, executed before Adv Notary Sanyogita at New Delhi.

Photo	Thumb Impression	Signature
		

2 . Joseph Mario Lopes, S/o Late Anthony Thomas John Lopes @ Anthony Lopes, Married, Indian, age 63 Years, Service, r/o of 2, Prime Classique, Miranton Garden Airport road, Nr. Chicalim Sports Complex, Chicalim Mormugoa. 403711. As POA holder for Vendors dated 21/10/2016, executed before Adv Notary Fei Liu State of California. Adj. before Add. Coll-1 North Goa. 21.10.2016.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Sunil Arotkar , W/o Sunil Arotkar, Married, Indian, age 35 Years, Service, r/o Morod Mapusa Bardez Goa	
2	Rupali Milind Pednekar , W/o Milind Pednekar, Married, Indian, age 33 Years, Service, r/o Colvate Bardez Goa	



With Order no 4/81/17-Registration-11. dated 06.01.2017.

Planned By -

Signature -

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
REG - MORTGAGES
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-00153-2017
CD Number BRZD784 on
Date 16-01-2017


Sub-Registrar (Bardez)

**Sub-Registrar
BARDEZ**

Scanned By:- *Saekhand*

Signature:- *mpaweka*

Designed and Developed by C-DAC, ACTS, Pune





Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 11/Jan/2017 02:28 PM
Date of Receipt: 11/Jan/2017
Receipt No: 3858
Serial No. of the Document: 101

Nature of Document: Sale

Received the following amounts from Smt Akshaya Satardekar for Registration of above Document in Book-1 for the year 2017

	Rs.Ps
Registration Fee	800000.00
Processing Fee	430.00
Total :	800430.00

Amount in words: Rupees Eight Lakh Four Hundred Thirty Only.

Probable date of issue of Registered Document



[Handwritten Signature]
Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below.

Name of the Person Authorized: *Premdeep Kankonkar*

[Handwritten Signature] Specimen Signature of the Person Authorized
[Handwritten Signature] Signature of the Presenter

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

The Registered Document has been handed over to _____ on / /

[Handwritten Signature] Signature of the person receiving the Document
[Handwritten Signature] Signature of the Sub-Registrar