



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA (LHAS/TISWADI)
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 584

Print Date Time: 17/May/2013 11:07 AM

Date of Receipt: 17/May/2013

Serial No. of the Document: 1558

Nature of Document: Sale

Received the following amounts from Sri Nirmal B. Kedia for Registration of above Document in Book-1 for the year 2013

Rs. Ps.

Processing Fees

460.00

Total :

460.00

Amount in words: Rupees Four Hundred Sixty Only.

Probable date of Issue of Registered Document: / /

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:

Rupa

Specimen Signature of the Person Authorized

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 / /

17/5/13

R

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.



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

भारत 11355 NON JUDICIAL मोवा (only)
187296 MAY 16 2013



2013 05 16 12:48

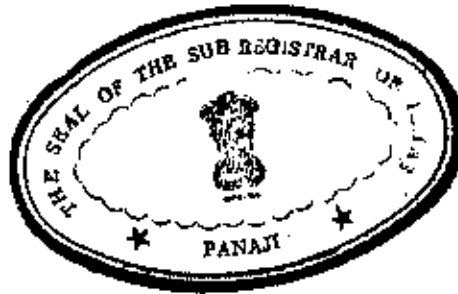
R.0142600/- PB6818

Name of Purchaser Prescon Construction Pvt Ltd.

INDIA STAMP DUTY
For CITIZEN CREDIT™
CO-OP BANK LTD. | GOA

Annelle Wange
Authorised Signatory

SD - III
Rs. 1,42,600/-




DEED OF CONFIRMATION AND SALE

THIS DEED is made at Panaji-Goa, on this 16th
day of May 2013.

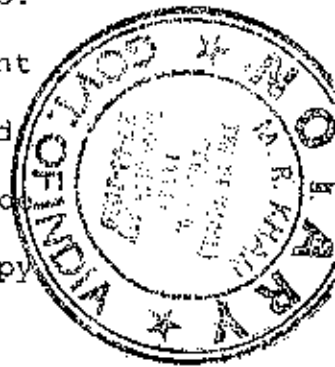
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BETWEEN

(1) M/S. REIS MAGOS ESTATE PRIVATE LIMITED, a Company incorporated under the Indian Companies Act, 1956 (Act 1 of 1956), duly registered under No. 24-01519 on 31/1/1994 before the Registrar of Companies, Goa, holding Pan Card No. AACCR5342K, having its Registered Office at Plot No. 7, 8 & 9, Pilerne Industrial Estate, Pilerne, Bardez, Goa represented herein by its DIRECTOR,  SURESH VISHWANATH PARULEKAR, aged 71 years, married, in business, holding PAN Card No. AJXPP8521B, Indian National, residing at Verap-Betim, Bardez-Goa, hereinafter referred to as the "VENDOR" (which expression shall unless the same be repugnant to the context or meaning thereof include its Directors, successors, liquidators and permitted assigns) represented herein by its Attorney PRESCON HOME PRIVATE LIMITED, a Company incorporated under the Indian Companies Act, 1956 (Act 1 of 1956), Pan No. AAACP5052E, having its office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane (West) 400601, Maharashtra State, vide Power of Attorney

dated 20/5/2011, executed before the Sub Registrar, Ilhas, Panaji, Goa under Serial No. 50/2011, (Certified True Copy Submitted herewith) and through its authorised Signatory MRS. PUJA SUSHANT NAIK, wife of Mr. Sushant Naik and daughter of Mr. Tukaram Gaonkar, aged 33 years, in service, holding PAN Card No. AHFPN8569B, married, Indian National, resident of F/2, B/3, Purva Apartments, Martins Morod Caranzalem, Taleigao Goa authorized vide Resolution dated 6/4/2013 (certified True copy submitted herewith), OF THE FIRST PART.



- (II) M/S PRESCON CONSTRUCTION PRIVATE LIMITED, a Company incorporated under the Indian Companies Act, 1956 (Act 1 of 1956), (previously known as M/s Prestige Structures Private Limited) registered under No. U74920MH2002PTC138058, PAN No. AAECF7237K, having its office at 201, Prestige Precinct, Dr. Almeida Road, Panchpakhadi, Thane (West) 400601, Maharashtra State, represented herein by its Director, MR. NIRMAL B. KEDIA, son of Bhagirathprasad Purshottamdas Kedia, aged 43 years, married, in business,

holding PAN Card No.AAMPK1658E, Indian
National, having
address at 252, Krishna Bhawan, Walkeshwar
Road, Mumbai 400006, Maharashtra State
hereinafter referred to as the "PURCHASER",
(which expression shall unless the same be
repugnant to the context or meaning thereof
include its Directors, successors,
liquidators and permitted assigns)
authorized vide Resolution dated 24/01/11
(copy submitted herewith) OF THE SECOND
PART.



AND

(III) M/S PRESCON HOMES PRIVATE LIMITED, a Company
incorporated under the Indian Companies Act,
1956 (Act 1 of 1956), under No.
U45209MH2007PTC171924 on 22/6/2007 before
the Registrar of Companies, Maharashtra,
Mumbai, holding PAN No.AAECF5052E, having
its office at 201, 2nd Floor, Prestige
Precinct, Almeida Road, Panchpakhadi, Thane
(West) 400601, Maharashtra State,
represented herein by its Director, MR.
NIRMAL B. KEDIA, son of Bhagirathprasad

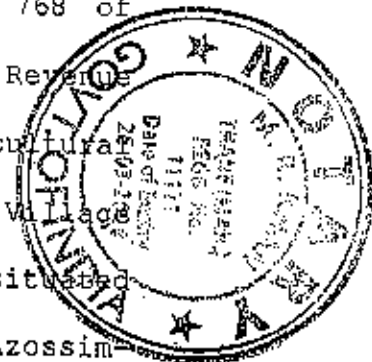
[Signature]

[Signature]

Purshottamdas Kedia, aged 43 years, married,
in business, holding PAN Card
No.AAMPK1658E, Indian National, having
address at 252, Krishna Bhawan, Walkeshwar
Road, Mumbai 400006, Maharashtra State,
hereinafter referred to as the "CONFIRMING
PARTY", (which expression shall unless the
same be repugnant to the context or meaning
thereof include its Directors, successors,
liquidators and permitted assigns)
authorized vide Resolution dated 6/4/2013
(copy submitted herewith) OF THE THIRD PART.



WHEREAS there exists a larger Property known as
"TOLLEM E OITEIRO AGALI", being land described in the
Land Registration Office of Ilhas under No. 768 of
Book B-10 Old, not enrolled in the Taluka Revenue
Office and described in Survey records as agricultural
land and surveyed under Survey No. 8/1 of Village
Azossim, admeasuring 3,06,575 square meters, situated
at Village Azossim within the jurisdiction of Azossim-
Neura Village Panchayat, Sub-District of Ilhas, North
Goa District, State of Goa and more particularly
described in Schedule I herein under written and
hereinafter referred to as the "SAID ENTIRE PROPERTY".



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AGREEMENT
REGISTRAR OF
various
the RANDOLPH



annexed hereto, for identification and signed by both the Parties and more particularly described in SCHEDULE II written hereunder.

AND WHEREAS the SAID SUBSIDIARY AGREEMENT was termed as "AGREEMENT FOR SALE WITH POSSESSION" and not as Deed of Sale/Conveyance though the entire Sale Registration for SAID 10% AREA was duly received by the VENDOR herein from the PURCHASER herein, duly acknowledged and accordingly Stamp duty and the Registration charges described hereinafter in detail as required/applicable under the Law having been paid towards Government Revenue.

AND WHEREAS now the VENDOR has agreed to confirm the Sale, transfer, conveyance and assignment of the SAID 10% AREA (admeasuring 30,653 sq.mts.) to and in favour of the PURCHASER herein.

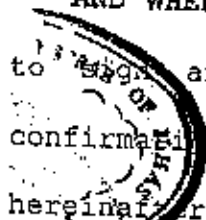
AND WHEREAS the total consideration of Rs. 94,40,970/- towards Sale of the SAID 10% AREA has already been received by the VENDOR from the PURCHASER and therefore no consideration is payable now by the PURCHASER to the VENDOR.

AND WHEREAS the PURCHASER is the absolute owner in possession and is well and sufficiently entitled to

 7 



the SAID 10% AREA in terms of the SAID SUBSIDIARY AGREEMENT. However the VENDOR has now agreed to confirm the said sale by signing and executing the present document in favour of the PURCHASER in confirmation thereof.

AND WHEREAS the VENDOR and the PURCHASER have agreed to  and execute the present Deed of Sale and confirmation upon the terms and covenants appearing hereinafter.

NOW THEREFORE THIS DEED OF SALE AND CONFIRMATION
WITNESSES AS UNDER:-

1. That in pursuance of the said Agreements and in consideration of amount of Rs. 94,40,970/- (Rupees Ninety Four Lakhs Forty thousand Nine Hundred and Seventy Only) already paid on or before 30/11/2007 (the receipt of the total sale consideration, the VENDOR hereby admit and acknowledge) the VENDOR as absolute and exclusive owner do hereby confirm the Sale, transfer, conveyance and assignment in favour of the PURCHASER of SAID 10% AREA (admeasuring 30,653 sq.mts.) Known as "TOLLEM E OITEIRO AGALI", being land described in the Land Registration Office of Ilhas under No. 768 of Book B-10 Old and surveyed



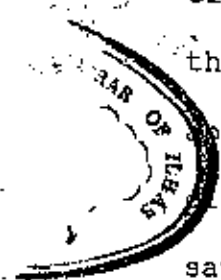
under Survey No. 8/1 of Village Azossim, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Sub-District of Ilhas, North Goa District, State of Goa and more particularly described in the **SCHEDULE-II**, forming part and parcel of the **SAID ENTIRE PROPERTY** described in the **SCHEDULE-I** and forming two independent, separate Plots having separate boundaries and demarcated on the site with boundary stones the First Plot admeasuring 18,062 Sq. Mts.

having 10 mts. wide Panchayat Road access and the second Plot. admeasuring 12,591 Sq. Mts. having independent 15 mts. wide access road and internal 10 mts. wide access road connected to National Highway NH 4-A together with liberties, rights, privileges, easements and appurtenances whatsoever to the **SAID 10% AREA** (admeasuring 30,653 sq.mts.) hereby conveyed

AND ALL the estate, rights, title, interest, property, claim and demand whatsoever, at law, of the **VENDOR** in and to the **SAID 10% AREA** hereby conveyed unto and to the use of the **PURCHASER** forever.

2. AND the **VENDOR** do hereby covenants and declares for itself, its Directors, executors, representatives

and assigns that the VENDOR has good right to convey the SAID 10% AREA hereby conveyed unto the PURCHASER AND THAT it shall be lawful for the PURCHASER from time to time and at all times, hereafter peaceably to hold, possess and enjoy the SAID 10% AREA hereby conveyed with all appurtenances and to receive the profits thereof for PURCHASER's own use and benefit without any lawful eviction, interruption, claims or demands whatsoever from, or by the VENDOR and from any other person or persons, lawfully or equitably claiming by, from, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, released and forever discharged or otherwise by VENDOR sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the VENDOR or any other person or persons, lawfully or equitably claiming any right, estate, interest at law or in equity in the SAID 10% AREA hereby conveyed or any part thereof under trust from the VENDOR.



3. The VENDOR hereby undertakes that if the title of the VENDOR to the SAID 10% AREA hereby sold is found defective the VENDOR shall rectify the defect at his own cost and shall further compensate the PURCHASER in terms of the loss caused immediately without disturbing the possession of the PURCHASER.

4. The VENDOR hereby gives its No objection to the PURCHASER for inclusion of their names in survey records of Survey No. 8/1 of Village Azossim by carrying out Mutation Procedure and further give its No Objection for Land Partition for obtaining separate Survey Number in respect of SAID 10% AREA.

5. THE VENDOR and the PURCHASER hereby declares that they do not have any claims w.r.t. sale consideration or as against each other w.r.t. Sale and Transfer of SAID 10% AREA which is free from any encumbrances or charges thereon.

6. The market value of the SAID 10% AREA hereby conveyed (as 20/3/2011) was Rs. 94,40,970/- (Rupees Ninety Four Lakhs Forty thousand Nine Hundred and Seventy Only) for the purpose of valuation only. The details of stamp duty paid is as under:







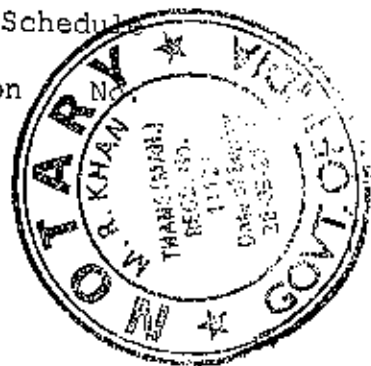
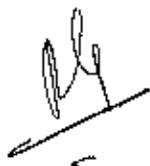
Rs. 95,000/- paid on 20/5/2011 vide Agreement for Sale with Possession of same date dated, registered in the Office of Sub Registrar of Ilhas under No. PNJ-BK1-01425-2011, CD No. PNJD8 on 20/5/2011 by way of Franking the Document in the Axis Bank Ltd. Panaji, Goa. However this amount was paid much in excess as the Computer Entry for the Stamp Duty required was showing only Rs. 47,205/-.

The balance stamp duty of Rs. 1,42,600/- is paid herewith borne by the PURCHASER.

7. The PURCHASER has also promptly paid all the Registration Charges as required under the Law/ Revenue Authorities the details of which are as under:

Rs. 1,89,010/- paid on 20/5/2011 vide Agreement for Sale with Possession of same date registered in the Office of Sub Registrar of Ilhas under No. PNJ-BK1-01425-2011, CD No. PNJD8 on 20/5/2011.

8. The Executants declare that the subject matter of this Sale Deed does not pertain to occupancies of persons belonging to Schedule Castes and Schedule Tribes in pursuance of Notification RD/LAND/LRC/318/77 dated 21/8/78.



SCHEDULE-I

(DESCRIPTION OF THE SAID ENTIRE PROPERTY)

ALL THAT Property known as "TOLLEM E OITEIRO AGALI", being land described in the Land Registration Office of Ilhas under No. 768 of Book B-10 Old, not enrolled for Matriz and described in Survey records as agricultural land and surveyed under Survey No. 8/1 of Village Azossim, admeasuring 3,06,575 square meters, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Sub-District of Ilhas, North Goa District, State of Goa and is bounded as follows:-

EAST: By Survey Nos. 11/1, 9/1, 10/1 and 5/1, all of Village Azossim;

WEST: By Village Gaolim Moula;

SOUTH: By Survey No. 6

NORTH: By Survey No. 12 of Village Carambolim;



SCHEDULE-II

(DESCRIPTION OF THE SAID 10% AREA HEREBY CONVEYED)

ALL THAT 10% area admeasuring 30,653 sq.mts. forming two independent, separate Plots having separate boundaries and demarcated on the site with boundary stones, the First Plot admeasuring 18,062

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Sq. Mts. having 10 mts. wide Panchayat Road access and the second Plot. admeasuring 12,591 Sq. Mts. having independent 15 mts. wide access road and connected to National Highway NH 4-A, forming parts SAID ENTIRE PROPERTY described hereinabove in SCHEDULE I and shown delineated in red colour lines in the copy of the plan annexed hereto and marked therein and the first larger Plot is bounded as follows:-

EAST: Partly by 15 mts. wide internal road and partly Property bybearing S. No. 8/1 of Azossim Village;

WEST: Partly by Village Carambolim and partly by access road;

SOUTH: by 9mts. internal road.

NORTH: By Property bearing S. No. 8/1 of Azossim Village.

The Second smaller Plot is bounded as follows:-

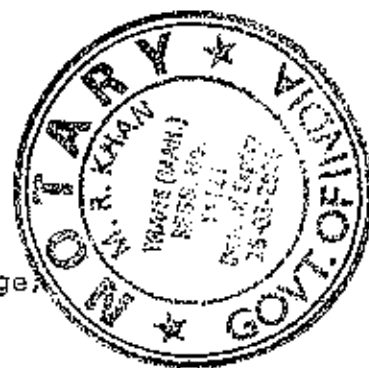
EAST: By S. No. 11 of Azossim Village;

WEST: By S. No. 8/1 of Azossim Village;

SOUTH: By Property of S. No. 10 of Azossim Village;

NORTH: By Property bearing S. No. 8/1 of Azossim Village.

IN WITNESS WHEREOF the parties hereto have set their hands on the day, month and the year hereinabove mentioned.





SIGNED, SEALED AND DELIVERED
BY THE VENDOR



S. REIS MAGOS ESTATE
PRIVATE LIMITED represented
by its Attorney PRESCON
HOME PRIVATE LIMITED
through Authorised
Signatory MRS. PUJA
SUSHANT NAIK.

R.H.F.P.



L.H.F.P.



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PRESCON CONSTRUCTION PVT.LTD.

SIGNED, SEALED AND DELIVERED)
BY THE PURCHASER AND
CONFIRMING PARTY

DIRECTOR / AUTHORISED SIGNATORY.

M/S PRESCON CONSTRUCTION
PRIVATE LIMITED through
its DIRECTOR, MR. NIRMAL
B. KEDIA for self and
also on behalf of the
Confirming Party M/S
PRESCON HOMES PRIVATE
LIMITED

L.H.F.P.

R.H.F.P.

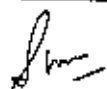


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IN THE PRESENCE OF:

1. Name : Surman Kedi

Signature : 

Address : C-1983, Lakshminagar Heights
Gokuldham, Gokulnagar (E), Mumbai



2. Name : Mohammad Rafiq

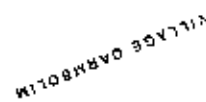
Signature : 

Address : Talanga - Goa.



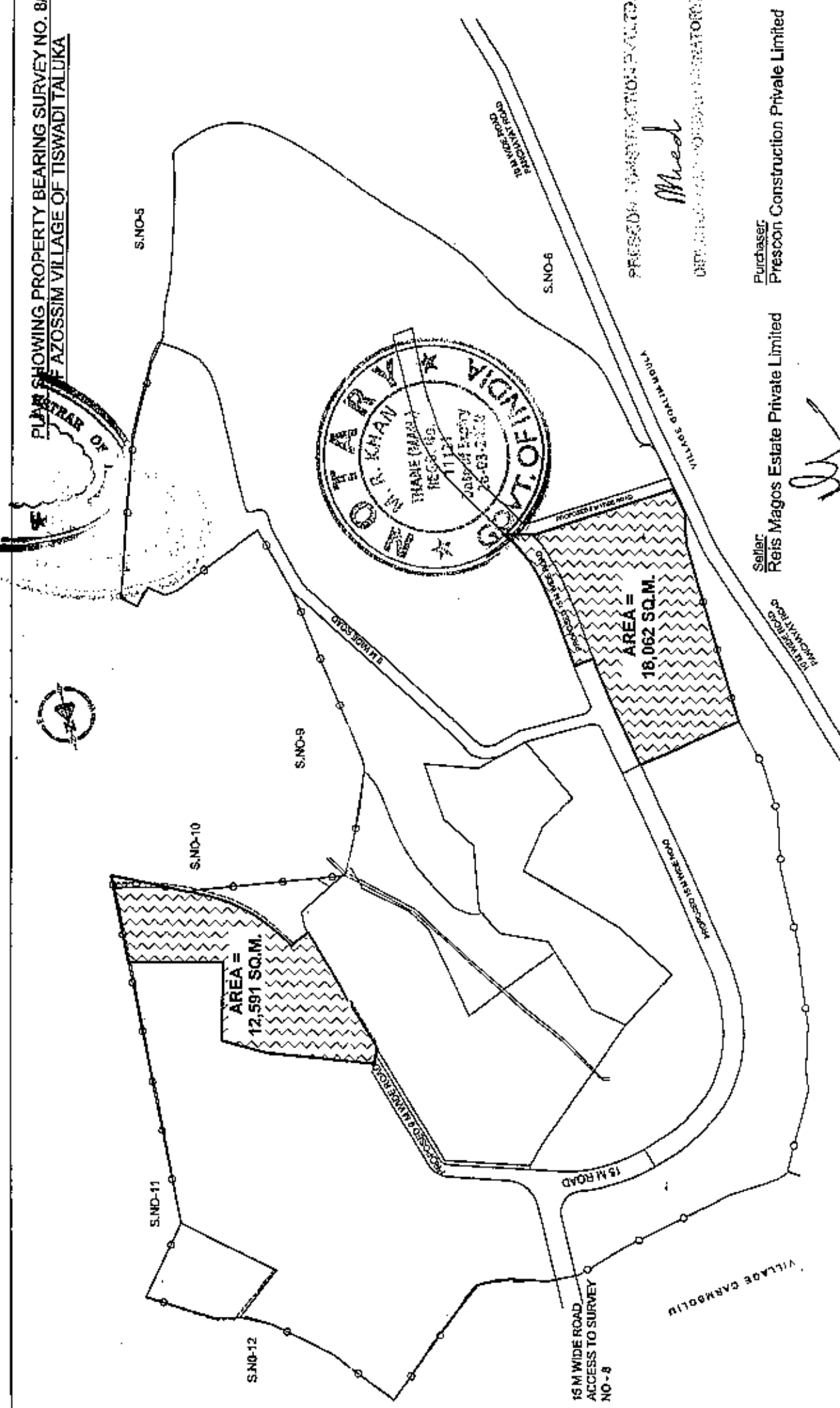






S/L NO	BLOCK	COMPANY	AREA	TOTAL AREA
1	BLOCK - 1	PRESCON HOMES PVT. LTD.	71,884 SQ.M. 16,071.50 SQ.M.	91,957.50 SQ.M.
2	BLOCK - 2	PRESCON HOMES PVT. LTD.	91,957.50 SQ.M.	91,957.50 SQ.M.
3	BLOCK - 3	PRESCON CONSTRUCTION PVT. LTD.	18,042 SQ.M. + 12,591 SQ.M.	30,633 SQ.M.
4	BLOCK - 4	REIS MACOIS ESTATE PVT. LTD.	82,097 SQ.M. + 4,008 SQ.M.	92,097 SQ.M.
TOTAL AREA				3,06,575 SQ.M.

PLAN SHOWING PROPERTY BEARING SURVEY NO. 8/1
 AZOSSIM VILLAGE OF TISWADI TALUKA



PRESCON CONSTRUCTION PRIVATE LTD.
 DIST. OFFICE, TISWADI TALUKA

Mud

Purchaser
 Prescon Construction Private Limited

Seller
 Reis Magos Estate Private Limited

For Mr. Suresh Panulekar, Director Director

Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 17-05-2013 11:07:31 AM

Document Serial Number : 1558



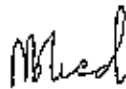
Presented at 10:51:00 AM on 17-05-2013 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Processing Fees	460.00
	Total :	460.00

Stamp Duty Required: 116035.00

Stamp Duty Paid: 142600.00

Nirmal B. Kedia presenter

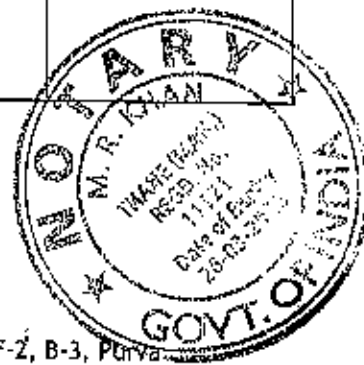
Name	Photo	Thumb Impression	Signature
Nirmal B. Kedia, s/o Bhagatprasad Purshottamdas Kedia, Married, Indian, age 43 Years, Business, r/o 252, Kirhsna Bhawan, Walkeshwar Road Mumbai 400 006. For Self as Confirming Party i.e. Dir. of M/S Prescon Homes Pvt Ltd. and Dir. of M/S. Prescon Construction Pvt. Ltd. vide Board Resolution dated 06/04/2013 having office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane West 400 601. Company PAN No. AAECPT237K.			

Endorsements

Executant

1. Puja Sushant Naik, w/o Sushant Naik, Married, Indian, age 33 Years, Service, r/o F-2, B-3, Purva Apartments, Martins Morod, Caranzalem, Taleigao Tiswadi Goa The Authorised Signatory of Prescon Home Private Limited vide Board Resolution dated 06/04/2013 (POA holder of M/S Reis Magos Estate Private Ltd vide POA dated 20/05/2011 executed before the Sub Registrar Ilhas Goa under Sr. No. 50/2011.)

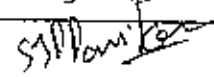
Photo	Thumb Impression	Signature
		

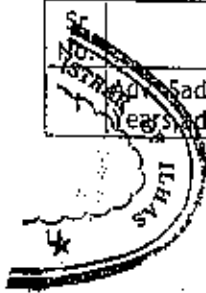


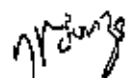
2. Nirmal B. Kedia, s/o Bhagirathprasad Purshottamdas Kedia, Married, Indian, age 43 Years, Business, r/o 252, Kirhsna Bhawan, Walkeshwar Road Mumbai 400006. For Self as Confirming Party i.e. Dir. of M/S Prescon Homes Pvt Ltd. and Dir. of M/S. Prescon Construction Pvt. Ltd. vide Board Resolution dated 06/04/2013 having office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane West 400 601. Company PAN No. AAACP7237K.

Photo	Thumb Impression	Signature
		

Identification

Witness Details	Signature
Sadhana Parrikar, d/o Jaiprakash Parrikar, Married, Indian, age 30 years, advocate, r/o Taleigao, Ilhas, Goa.	




Sub-Registrar
SUB-REGISTRAR
ILHAS

Denotation of Stamp :

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 95000/- has been paid thereon.



Book-1 Document
Registration Number PNJ-BK1-01511-2013
CD Number PNJD22 on
Date 17-05-2013

Sub-Registrar (Jhas/Tiwadi)

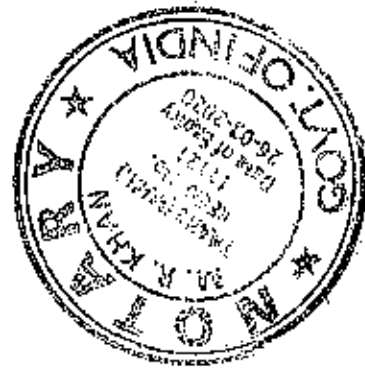
Scanned By:-

V. Newt

Signature:-

[Signature]

Designed and Developed by C-DAC, ACTS, Pune



ATTESTED/TRUE COPY

Mohammed Rauf Farook Khan

B.Com., LL.M.

ADVOCATE & NOTARY - GOVT. OF INDIA

Off. : 108-A, 1st Floor, Harmony Tower, Subhash Road
Court Naka, Thane (West) - 400 601.