

1248000/-
For CITIZENCREDITTM
CO-OP BANK LTD.

(Rupees Twelve Lakhs Forty Eight Thousand Only)
CITIZEN CREDIT CO-OP BANK LTD
E-306, VASCO DA GAMA
PANAJI, GOA 415 001



भारत 12590 NON JUDICIAL ग/वत
137291 AUG 12 2013

15: 16: 17: 18: 19: 20: 21: 22: 23: 24: 17:18

Rs.1248000/- PB6018

INDIA

STAMP DUTY

GOA

Authorised Signatory

Name of Purchaser Sunry Bay Estate Pvt Ltd

1159/13
TRUE COPY



Srijali

DEED OF SALE.

(Signature)

Srijali

Extra



THIS DEED OF SALE is made at Vasco- Da- Gama Goa, on this
th day of August of the Year Two Thousand Thirteen,

BETWEEN

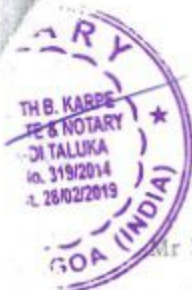
M/S C. S. CONSTRUCTION CO., having its registered office at
 D7/7431 VASANT KUNJ NEW DELHI, 110070, a Private Limited
 company through its Director MR. ^{RAHUL} ~~ROHIT~~ BHUCHAR, son of Ashok
 Kumar Bhuchar, Aged 33 years, married, business Indian national and
 resident of New Delhi, hereinafter called as the "VENDOR" [which
 expression shall unless repugnant to the context of meaning thereof be
 include their heirs, legal representative, successors, executors and
 assigns] OF THE FIRST PART,

AND

SUNNY BAY ESTATES PVT LTD, a company incorporated under the
 Companies Act 1956 having its registered office at D-7/7429, Vasant
 Kunj, New Delhi-110070, Pan card No AAKCS7379B, herein represented
 by its Director ANJALI MARWAHA, Daughter of Sudhir Kumar
 Marwaha, aged 24 years, business, Indian national and resident of B-
 71, Sarvodaya Enclave, New Delhi-110017, hereinafter called as "THE
 PURCHASER" [which expression shall unless repugnant to the context
 of meaning thereof be include its Director, Legal Representative,
 Authorizes Person, executors and assigns] OF THE SECOND PART,

(Signature)

Anjali



The Vendor herein above has executed a Power of Attorney to Mr Nazir Khan, son of Akbar Khan, aged 41 years, married, business, Indian National and resident of 201, Murgao Avenue, Near Desterro Church, Vasco, vide clause no 3 of the power of attorney dated 23rd September, 2008 duly notarized before the Notary Public Anant Pansekar, dated 24/9/2008, reg no 5483/POA/08 and vide Resolution dated 5TH AUGUST, 2013.

WHEREAS, late Vishvambhar Crisna Sinai Salkar was the absolute owner of a Plots of Land bearing P.T. Sheet No. 73 Chalta No. 81 admeasuring 60 Sq. Mts., P.T. Sheet No. 73 Chalta No. 169 admeasuring 1395 Sq. Mts. and P. T. Sheet No. 73 Chalta No. 168 admeasuring 625 Sq. Mts. of Property Card of Vasco City, situated within the Municipal Limits of Marmugao Municipal Council, Taluka and Sub District of Marmugao, South Goa District of State of Goa. The said Plots of Land are more particularly described in the SCHEDULE herein after written,

AND WHEREAS, A Multi Store Old Building known as "HOTEL KAVERI" was constructed on the said Plots of land by the said Late Vishvambhar Crisna Sinai Salkar during his lifetime, in the name of the company "KRISHNA KALA KENDRA PVT. LTD." of which Late Vishvambhar Crisna Sinai Salkar and his wife were the Directors,

(Signature)

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AND WHEREAS, upon the death of Late Vishvambhar Crisna Shai Salkar a Succession Deed was executed before the Notary Ex-Officio of Vasco- Da- Gama, drawn at pages 31 to 33 of Notary Book bearing Book No. 165 dated 11/08/1999, upon which SMT. QUIXORI alias LAXMIBAI SALKAR alias KISHORI VISHVAMBHAR SALKAR , SHRI. KRISHNA SALKAR, MR. RAMAKANT SALKAR ,one Smt. MADHAVI ALIAS LINA VAIBHAV TAMBA and her husband Vaibhav Vasudev Tamba and MANJUSHA VINAY NAIK and her Husband Vinay Anant Naik, acquired rights, title and interest in the said Plots of Land,

AND WHEREAS, the said Smt. Madhavi alias Lina Vaibhav Tamba and her husband Vaibhav Vasudev Tambe and Manjusha Vinay Naik and her husband Vinay Anant Naik relinquished their rights, share, title and interest in the aforesaid Plots of Land alongwith Old Building constructed thereon vide Deed of Relinquishment dated 4/5/2000 executed before Notary Public Ex- Officio Of Marmagoa and drawn at pages 162 to 164 of Notary Book of Deeds bearing No. 165 in favour of other Co-owners,


AND WHEREAS SMT. QUIXORI alias LAXMIBAI SALKAR alias KISHORI VISHVAMBHAR SALKAR , SHRI. KRISHNA SALKAR and his wife SHAMI SALKAR, MR. RAMAKANT SALKAR sold the said plots of land along with Old Building known as "HOTEL KAVERI" as is where in basis to the Vendor here vide a DEED OF SALE dated 15th july, 2007

(Signature)

Anjali



bearing reg no 1072, at pages 106 to 152, at pages 106 to 152, Book No
Volume no 717, dated 31-07-2007.

AND WHEREAS vide a DEED OF RECTIFICATION AND 
CONFIRMATION dated 15th may 2009, the area of plot b has been
rectified as 1395 instead of 980 sqmtrs and the total area has been
corrected to 2080. The said Deed bears registration no 569, at pages
226 to 254, Book no 1, Volume no 953, dated 20th may, 2009.

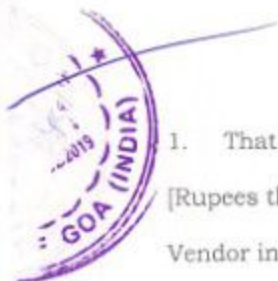
AND WHEREAS, THE PURCHASER has agreed to Purchase said
Plots of Lands along with Old Building known as "HOTEL KAVERI" as
is where in basis for a total consideration of Rs. 3,12,00,000/- [Rupees
three Crore twelve Lakhs Only] which is the present market price of the
said Plots of Land along with old Building known as "HOTEL KAVERI"
constructed thereon,

AND WHEREAS, THE VENDOR do hereby sell the aforesaid Plots
of Land along with the Old Building known as "HOTEL KAVERI" to the
Purchaser.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER

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1. That in consideration of the sum of Rs. Rs. 3,12,00,000/- [Rupees three Crore twelve Lakhs Only] paid by the Purchaser to the Vendor in the following manner:

- i) Rs. 50,00,000/- [Rupees fifty Lakhs Only] by cheque bearing No. 321931 dated 12/8/2013 drawn on Vasant Vihar, New Delhi,
 - ii) Rs. 50,00,000/- [Rupees fifty Lakhs Only] by cheque bearing No. 321932 dated 12/8/2013 drawn on Vasant Vihar, New Delhi,
 - iii) Rs. 50,00,000/- [Rupees fifty Lakhs Only] by cheque bearing No. 321933 dated 12/8/2013 drawn on Vasant Vihar, New Delhi,
 - iv) Rs. 50,00,000/- [Rupees fifty Lakhs Only] by cheque bearing No. 321934 dated 12/8/2013 drawn on Vasant Vihar, New Delhi,
 - v) Rs. 50,00,000/- [Rupees fifty Lakhs Only] by cheque bearing No. 321935 dated 12/8/2013 drawn on Vasant Vihar, New Delhi,
 - vi) Rs. 50,00,000/- [Rupees fifty Lakhs Only] by cheque bearing No. 321936 dated 12/8/2013 drawn on Vasant Vihar, New Delhi,
 - vii) Rs. 12,00,000/- [Rupees twelve Lakhs Only] by cheque bearing No. 321942 dated 12/8/2013 drawn on Vasant Vihar, New Delhi,
- Total amount of Rs. Rs. 3,12,00,000/- [Rupees three Crore twelve

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Labels Only] (the payment and receipt whereof the Vendor do hereby jointly and severally do hereby admit and acknowledge), AND the Vendor do hereby sell, transfer, grant, convey, intend and assure UNTO the Purchaser by way of sale all those Plots of Land along with the old Building known as "HOTEL KAVERI" constructed thereon which are more particularly described in the SCHEDULE, TO HAVE and TO HOLD all and singular the said Plots of Land, along with the old Building known as "HOTEL KAVERI" existing thereon hereby sold, granted, released, conveyed, intended, expressed and assured so to be with it and every of its rights, appurtenances UNTO and TO the use and benefit of the Purchaser forever has absolute owner, free from any encumbrances, subject to the payment of any taxes to the Public body in respect thereof and it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy, possess and enjoy the said property existed therein as absolute owner hereby granted with its appurtenances and of every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption claim and demand of whatsoever from the Vendor or from any person.

2. The VENDOR has today put the purchaser in unconditional exclusive possession of the said Plots of Land and old Building known as "HOTEL KAVERI" and the VENDOR do hereby indemnify the purchaser against any claim, lien or encumbrance of any nature if made by any third party against the said Plots of Land and Old

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Building known as "HOTEL KAVERI" and assure the purchaser that the claims if any shall be made good by the VENDOR without any disturbance to the possession of the purchaser.

3. In case the Purchaser is ever dispossessed from the Plots of Land and old Building known as "HOTEL KAVERI" or any part thereof by reason of any defect in the title of the Vendor to the Plots of Land and old Building or any part thereof, the Vendor do hereby undertake and bind their heirs, executors, administrators, successors, legal representatives and assigns to fully compensate the Purchaser and to indemnify and keep indemnified the Purchaser from all or any loss that he may suffer on account of defect in title of the Vendor to the said Plots of Land and old Building known as "HOTEL KAVERI".
4. The Vendor's titles to the above said Plots of Land and old Building known as "HOTEL KAVERI" is clean, clear and marketable there are no encumbrances of whatsoever nature affecting the said Plots of Land and old Building known as "HOTEL KAVERI".
5. The Vendor states and declares that they have not entered into any agreement for sale or conveyance in respect of above said Plots of Land and old Building known as "HOTEL KAVERI" with any third party at any time herein before.

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The Vendor states and declares that they have not mortgaged the aforesaid Plots of Land and old Building known as "HOTEL KAVERI" to any Individuals, Bank, Financial Institution, Co-Op. Credit Society and have not obtained any loan on the said Plots of Land and old Building and the same is free from any encumbrances of whatsoever nature.



The said Plots of Land and old Building known as "HOTEL KAVERI" is not subject matter of any Land Acquisition Proceedings, or any other legal disputes whatsoever.

8. There are no Mundkar, tenants, or caretaker in respect of the said Plots of Land and old Building known as "HOTEL KAVERI" and the possession of the said Plots of Land and old Building known as "HOTEL KAVERI" is fully with the Vendors.

9. The Vendor has No Objection for the Purchaser to do the mutation in the said Plots of Land and old Building known as "HOTEL KAVERI" and insert their name.

10. The Vendor states and declares that the property does not belong to the members of Schedule caste and schedule tribes as notified by the government of Goa under Notification No.RD/LAND/LRC/318/77 dated 21/8/1978 ISSUED UNDER

(N) Wajali

SUB SECTION(2) OF Section 24 of Goa Daman and Diu Land Revenue Code 1968(9 of 1969).

11. The property is sold for Rs. 3,12,00,000/- [Rupees three Crore twelve Lakhs Only] and stamp duty is valued at Rs 12,48,000/- [Rupees twelve Lakhs forty eight thousand Only].

SCHEDULE

ALL THOSE 3 PLOTS OF LAND, admeasuring 1665 Sq. Mts. bearing chalta No. 81, 168 & 169 of P.T. Sheet No. 73 of City Survey Marmugao being a) Plot of land admeasuring 60 Sq. Mts. bearing Chalta No. 81 P.T. Sheet No. 73 known as "OSTORI FIRST PLOT" described under No. 22391 of new series in the office of Land Registrar of Salcet and enrolled in the Taluka Revenue Office of Salcet under Matriz No. 263 b) Plot of land admeasuring 1395 Sq. Mts. bearing Chalta No. 169 P T Sheet No. 73, known as "SACORNA" neither described in the Office of Land Registrar of Salcet nor enrolled in the Taluka Revenue Office of Salcet for Matriz, c) Plot of land admeasuring 625 Sq. Mts. bearing Chalta No. 168 and P.T. Sheet No. 73, described in the Office of Land Registrar of Salcet under NO. 16780 of Book B-42, and No. 20252 of Book B-52, enrolled in the Taluka Revenue Office under Matriz No. 223 alongwith the old Building known as "HOTEL KAVERI" constructed on the said Plots of Land, situated within the Municipal Limits of Marmugao Municipal Council, Taluka and Sub District of Marmugao,

(NF) Unjali



South Goa District of State of Goa. The said Plots are marked in Red colour in the Plan annexed herewith. The said Plots of Land alongwith Old Building known as are bounded as under:

ON THE	By <u>Public Road</u>
NORTH:	
ON THE	By comunidade Property
SOUTH :	
ON THE	By Suvidha Complex
EAST:	
ON THE	By Raghunath Parobo
WEST:	Mhambra and Comunidade of Marmugao

IN WITNESS WHEREOF the parties hereto have signed this Agreement on the day, year, month first hereinabove mentioned.

(Wt) Wijali



SIGNED AND DELIVERED BY











Within named "VENDOR"

M/S C.S. CONSTRUCTION CO.

represented by its Attorney

SHRI. NAZIR KHAN



UB-REGOL G DA-GA	L.H.F.P.	R.H.F.P.
1.		1. 
2.		2. 
3.		3. 
4.		4. 
5.		5. 

(NS)

Srijati



SIGNED AND DELIVERED BY

Within named "PURCHASER"

SUNNY BAY ESTATES PVT LTD

through its Director

SHRI ANJALI MARWAHA



Anjali



L.H.F.P.		R.H.F.P.	
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

IN THE PRESENCE OF WITNESSES

1. Amins. M. Shaikh
2. Madaras Nidagol

Madaras Nidagol

NS

Anjali



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

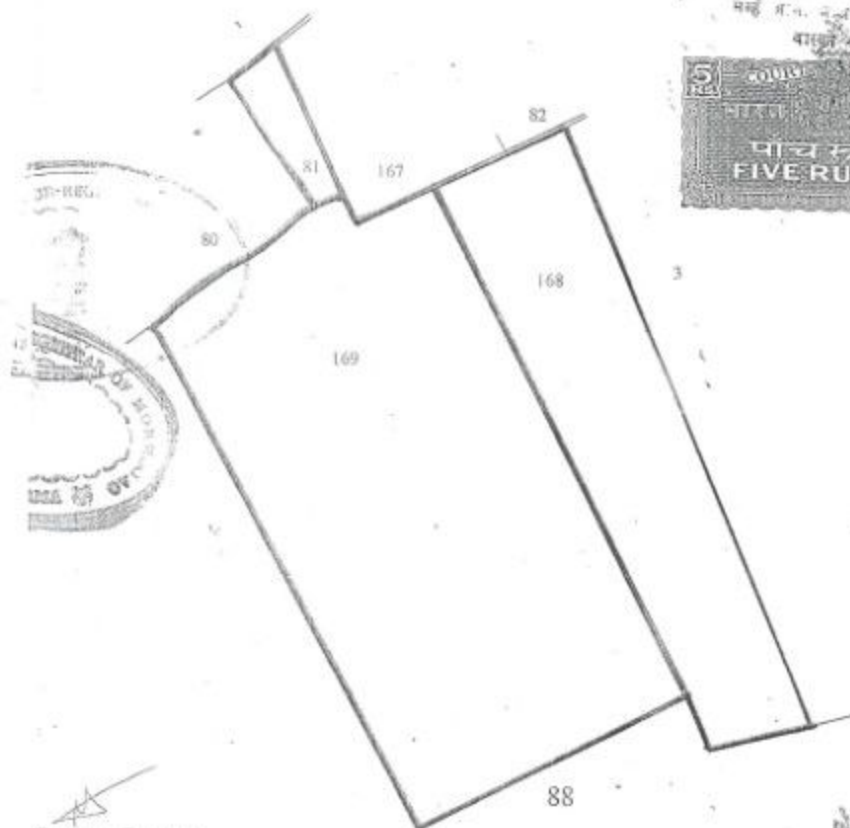


Plan showing plots situated at

Vasco City

PTS.No.73 /Chalta No. 81, 168 & 169

Scale 1:500



Computer Generated
On 07-03-2006

Compared by : H.S.

W. S. Chyali



Office of Sub-Registrar Mormugao

Government of Goa

Date & Time: 13-08-2013 01:06:29 PM

Document Serial Number: 1117

Presented at 10:01:00 AM on 13-08-2013 in the office of the Sub-Registrar (Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1248000.00
2	Processing Fees	290.00
	Total :	1248290.00

Stamp Duty Required: 1248000.00

Stamp Duty Paid: 1248000.00

Miss Anjali Marwaha presenter

Name	Photo	Thumb Impression	Signature
Miss Anjali Marwaha, d/o Sudhir Kumar, UnMarried, Indian, age 24 Years, Business, r/o R/o 871 Sarvodaya Enclave-New Delhi 110017 As a Director of Sunny Bay Estates Pvt Ltd having its office at New Delhi-110070			

Endorsements

Executant

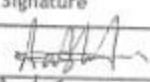

1. Shri Nazir Khan, s/o Akbar Khan, Married, Indian, age 37 Years, Business, r/o 201 Murgao Avenue Near Desterro church Vasco Goa As a constitute attorney for Mr. Rahul Bhuchar poa dated 23/9/2008 duly notarized before Notary Public Anant Parisekar dated 24/9/2008 reg no. 5483/poa/08 and vide resolution dated 05/8/2013.

Photo	Thumb Impression	Signature

2. Miss Anjali Marwaha, d/o Sudhir Kumar, UnMarried, Indian, age 24 Years, Business, r/o R/o 871 Sarvodaya Enclave New Delhi 110017 As a Director of Sunny Bay Estates Pvt Ltd having its office at New Delhi-110070

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Amey A. Shetye, s/o Anand Shetye, Married, Indian, age 31 Years, Advocate, r/o r/o Mangor Hill, Vasco da Gama	
2	Vinodh Prasad, s/o K. Rajendra Prasad, UnMarried, Indian, age 31 Years, Service, r/o r/o Vaddem Vasco Goa	

Sub-Registrar



Book-1 Document
Registration Number MOR-BK1-01199-2013
CD Number MORD1 on
Date 13-08-2013

certified
13/8/2013
Sub-Registrar (Mormugao)
SUB-REGISTRAR

Scanned By

ESTRA

Signature

Designed and Developed by C-DAC, ACTS, Pune

**CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL**

Somnath B. Karpe
SOMNATH B. KARPE
NOTARY
Tiswadi Taluka
STATE OF GOA (INDIA)
P. N. No. *527112*
D. *22/09/12*

