

(Rupees Three lakhs forty four thousand four hundred Only)

For CITIZEN CREDIT™
CO-OP BANK LTD
Authorized Signatory

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

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

भारत 34249 NON JUDICIAL गीता
199293 JAN 20 2018



12:35

Rs 0344400/- PB6818

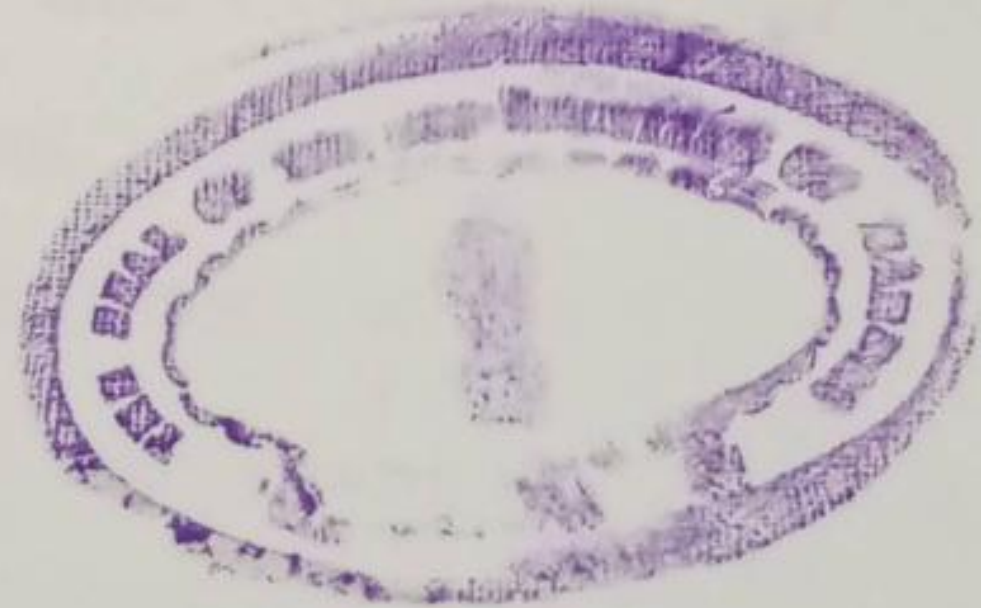
INDIA STAMP DUTY GOA

Name of Purchaser M/S SOYUZ INDUSTRIAL RESOURCES LLP



(M)

376 / 2018
29 / 01 / 2018



DEED OF SALE

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]

Partner

THIS DEED OF SALE is made at
Mapusa, Taluka, Bardez - Goa, on this
23rd day of the month of January of the
year Two Thousand and Eighteen

BETWEEN

**MISS. MARIA MAGDALENA PAIS ALIAS
MARILIA PAIS**, daughter of late
Sebastian Xavier pais, aged 67 years,
spinster, Housewife, having PAN Card
No. [REDACTED] And Aadhar Card No.
[REDACTED], Indian National,
resident of H. No. 105, Gaura Vaddo,
Calangute, Bardez - Goa, hereinafter
referred to as the **VENDOR** (which
expression shall unless repugnant to
the context or meaning thereof be
deemed to mean and include his heirs,

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

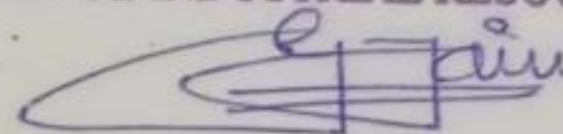
successors, legal representatives, executors, administrator and assigns) of the **ONE PART**.

AND

M/S SOYUZ INDUSTRIAL RESOURCES LLP, having its registered office at B-3/58, Safdarjung Enclave, New Delhi-110029, India, having PAN Card No: [REDACTED], through its Designated Partner, **MR. GAURAV JAIN**, son of Sh. R. K. Jain, having Pan Card No. [REDACTED] And Aadhar Card No. [REDACTED], resident of A-2/31-32, Safdarjung Enclave, New Delhi-110029, hereinafter called the "**PURCHASER**" (which expression shall unless repugnant to the context or

Maria Magdalena Rai

SOYUZ INDUSTRIAL RESOURCES LLP



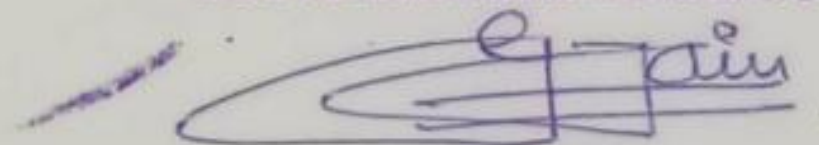
Partner

meaning thereof include its legal representatives, company Directors, administrators, nominees and assigns) of the **SECOND PART**;

WHEREAS there exists ALL THAT Property known as "PRAJEACHEM BATA", situated at Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa and presently Surveyed under **Survey No. 99/12(Part)**, admeasuring **820 sq. mts.** which property is more particularly described in Schedule I hereunder written and hereinafter referred to as the SAID PROPERTY.

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP



Partner

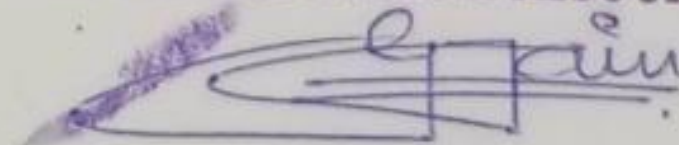
AND WHEREAS the Said Property originally belonged to Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes.

AND WHEREAS Inventory Proceedings were initiated by the said Maria Flaviana Lobo, upon the death of the said Jeremias Crispino Anselmo Pascoal Fernandes alias Jeremias Pascoal Fernandes and Maria Joaquina Lobo and the said property was listed at Item No. 3.

AND WHEREAS vide Order dated 14/11/1950 passed in Inventory Proceedings, the said property was allotted Orfino Fernandes.

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP



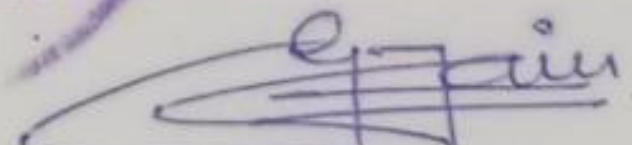
Partner

AND WHEREAS the said Orfaio Fernandes expired leaving behind his widow, Mrs. Rita Fernandes and only daughter, Mrs. Nirmala Desai married to Ashok Narayan Desai as his sole and universal legal heirs.

AND WHEREAS vide Sale Deed dated 22/03/1983, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 161 at pages 78 to 85 of Book No. I, Volume No. 193 dated 25/02/1984, the said Mrs. Rita Fernandes and Mrs. Nirmala Desai sold the said property along with some other property in favour of Miss Maria Magdalena Pais.

Maria Magdalena Pais

SOYUL INDUSTRIAL RESOURCES LLP

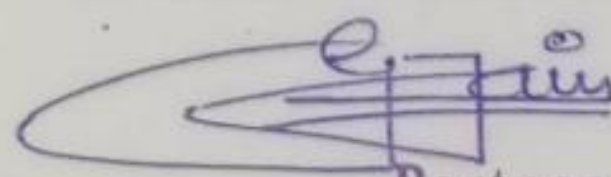

Partner

AND WHEREAS on account of wrong entry of one "Mariquinha Pais" in Form I & XIV in Occupants Column, the said Miss Maria Magdalena Pais filed suit bearing Regular Civil Suit No. 134/2009/C before Civil Judge Senior Division, 'C' Court at Mapusa - Goa for declaration and permanent injunction against the legal heirs of the said Mariquinha Pais.

AND WHEREAS vide Order dated 30/04/2010 passed by Civil Judge Senior Division, 'C' Court at Mapusa - Goa in Regular Civil Suit No. 134/2009/C it was declared that the said Miss Maria Magdalena Pais (Vendor hereinabove) is the absolute

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP


Partner

owner in possession of the said property.

AND WHEREAS the VENDOR has agreed with the Purchasers for the absolute sale of the said property and Purchasers have agreed to purchase the said property for the total consideration of Rs. 86,10,000/- (RUPEES EIGHTY SIX LAC TEN THOUSAND ONLY).

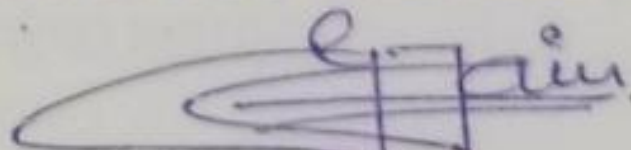
NOW THIS DEED OF SALE

WITNESSETH AS UNDER:-

1. That in consideration of payment of Rs. 86,10,000/- (RUPEES EIGHTY SIX LAC TEN THOUSAND ONLY) which amount after deduction of TDS @ 1% equivalent to Rs.

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP


Partner

86,100/- (RUPEES EIGHTY SIX THOUSAND TEN HUNDRED ONLY)

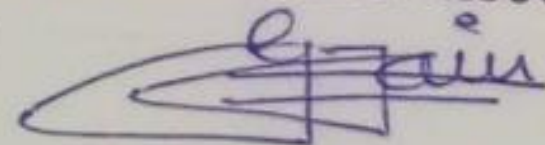
amounts to Rs. 85,23,900/-

(RUPEES EIGHTY FIVE LAC TWENTY THREE THOUSAND NINE HUNDRED ONLY), paid by the

Purchasers in the manner more particularly stipulated in the Schedule II hereunder, which is the receipt of entire consideration, the Vendor does hereby admits and acknowledges, and does hereby conveys and transfers by Deed of Sale in favour of Purchasers all his right, title, interest, ownership and possession in the said property which property is more particularly described in Schedule I hereunder written and delineated in blue in the

Maria Magdalena Pai

SOYUZ INDUSTRIAL RESOURCES LLP



Partner

plan annexed hereto as **Annexure-A-1** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the said property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the Vendor into or upon said property hereby conveyed to the Purchasers and every part thereof to have unto and hold the same to the use of the Purchasers together with title deeds, writings and other evidence

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP


Partner

of the title as originally pass on such sale.

2. That Vendor does hereby assures the Purchasers that the said property hereby sold is free from any encumbrances whatsoever and Vendor has absolute title and exclusive right to convey the said property by way of Sale, and there are no impediments whatsoever against such disposition. The Vendor covenants that said property is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The

Maria Magdalena Bai

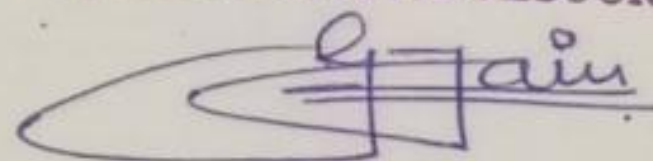
SOYUZ INDUSTRIAL RESOURCES LLP


Partner

Vendor covenants that there is no litigation pending regarding the said property and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The Vendor declares that he has not agreed to sell the said property or any portion thereof to any other person/persons whomsoever and that he has not done anything whereby the said property or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the said

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP

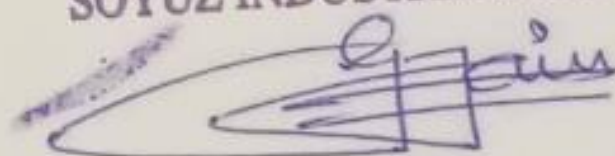

Partner

property and it is not subject to any acquisition nor has the Vendor received any notice or notification of the said property. The Vendor further declares that he is not aware of any proceedings, at any stage, pertaining to acquisition of the said property by any authority or government department.

4. The possession of the said property hereby sold by Vendor has been handed over to Purchasers today. Purchasers shall be entitled to apply for mutation in the Record of Rights of the said property to Schedule I hereunder written. The Purchasers shall also be entitled to

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP

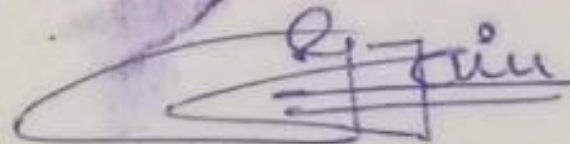

Partner

apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

5. Vendor covenants that in case any defect is found in the title of the Vendor of the Said Property hereby sold and/or in the present conveyance, then Vendor does hereby agree and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of Purchasers and at the cost of the purchasers for more perfectly conveying the part sold unto Purchasers.

Maria Magdalena Pavi

SOYUZ INDUSTRIAL RESOURCES LLP



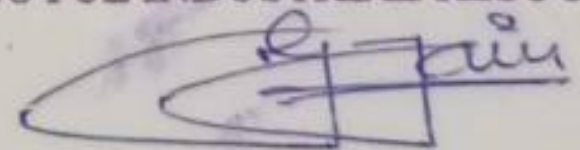
Partner

6. That the Vendor hereby assures the Purchasers that there are no third party rights of whatsoever nature in respect of the said property by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the Purchasers in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

7. That Vendor does hereby assures the Purchasers that the Said Property hereby sold is free from any encumbrances whatsoever and

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP



Partner

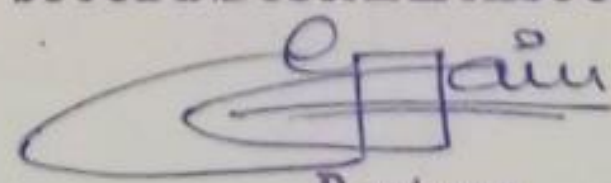
Vendor has absolute title and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, Purchasers shall and may at all times hereinafter peacefully and quietly enter into and possess the said Property hereby sold without any hindrance, claim, interruption or demand whatsoever from the Vendor or from any person claiming through or under him/them.

9. That Vendor shall at all times hereinafter indemnify and keep indemnified the Purchasers and

Maria Magdalena Paw

SOYUZ INDUSTRIAL RESOURCES LLP

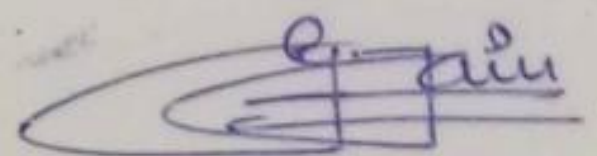

Partner

their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the said property or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

10. The VENDOR and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP


Partner

11. The price paid corresponds to the market value of the said property.

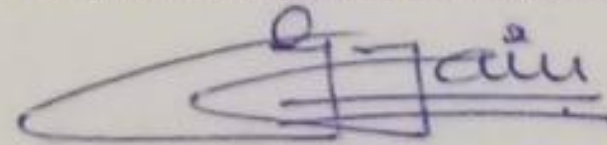
SCHEDULE I

ALL THAT Property known as "PRAJEACHEM BATA", situated at Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa and presently Surveyed under **Survey No. 99/12(Part)**, admeasuring **820 sq. mts.** and bounded as under :-

Towards the North :- By the property bearing Survey No. 99/6;

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP



Partner

Towards the South :- By the property
bearing Survey
No. 99/17;

Towards the East :- By the property
bearing Survey
No.
99/12(part);

Towards the West :- By the property
bearing Survey
No. 99/11;

SCHEDULE II

(CONSIDERATION)

1. Demand Draft bearing No. 363263
dated 22/01/2018 drawn on Federal
Bank, for Rs. 80,23,900/- (Rupees
Eighty lakh twenty three thousand
and nine hundred Only) in favour of
MISS. MARIA MAGDALENA PAIS.

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

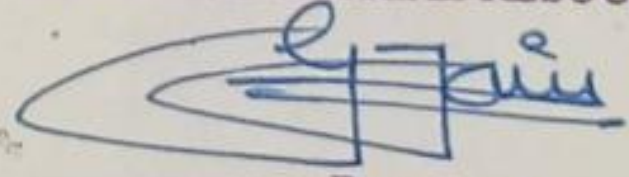
2. Cheque No. bearing No. 051136 dated 24/11/2017 drawn on Federal Bank, for Rs. 5,00,000/- (Rupees Five Lakh Only) in favour of MISS. MARIA MAGDALENA PAIS.

3. **TDS deducted @ 1% equivalent to Rs. 86,100/- (RUPEES EIGHTY SIX THOUSAND TEN HUNDRED ONLY)**

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP



Partner

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR



Pais

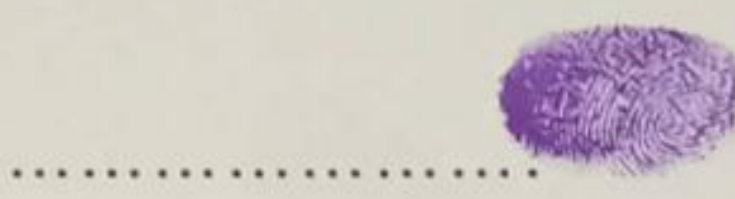
Maria Magdalena Pais
MISS. MARIA MAGDALENA PAIS ALIAS



MARILIA PAIS

L.H.F. Prints

R.H.F. Prints



Maria Magdalena Pais

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

SIGNED, SEALED AND DELIVERED)
by the withinnamed PURCHASERS)



SOYUZ INDUSTRIAL RESOURCES LLP

G. Jain

Partner.....

M/S SOYUZ INDUSTRIAL RESOURCES LLP,
through its Designated Partner,
MR. GAURAV JAIN

L.H.F. Prints

R.H.F. Prints



Maria Magdalena Jain

SOYUZ INDUSTRIAL RESOURCES LLP

G. Jain

Partner

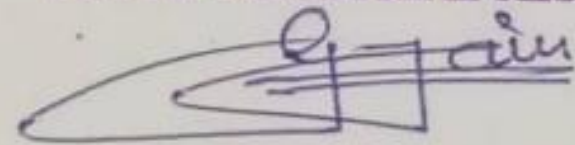
In the presence of:-

1. Dr. Prakash Tewari

2. Laxmikant Helonkar

Maria Magdalena Sai

SOYUZ INDUSTRIAL RESOURCES LLP



Partner



ANNEXURE A-1

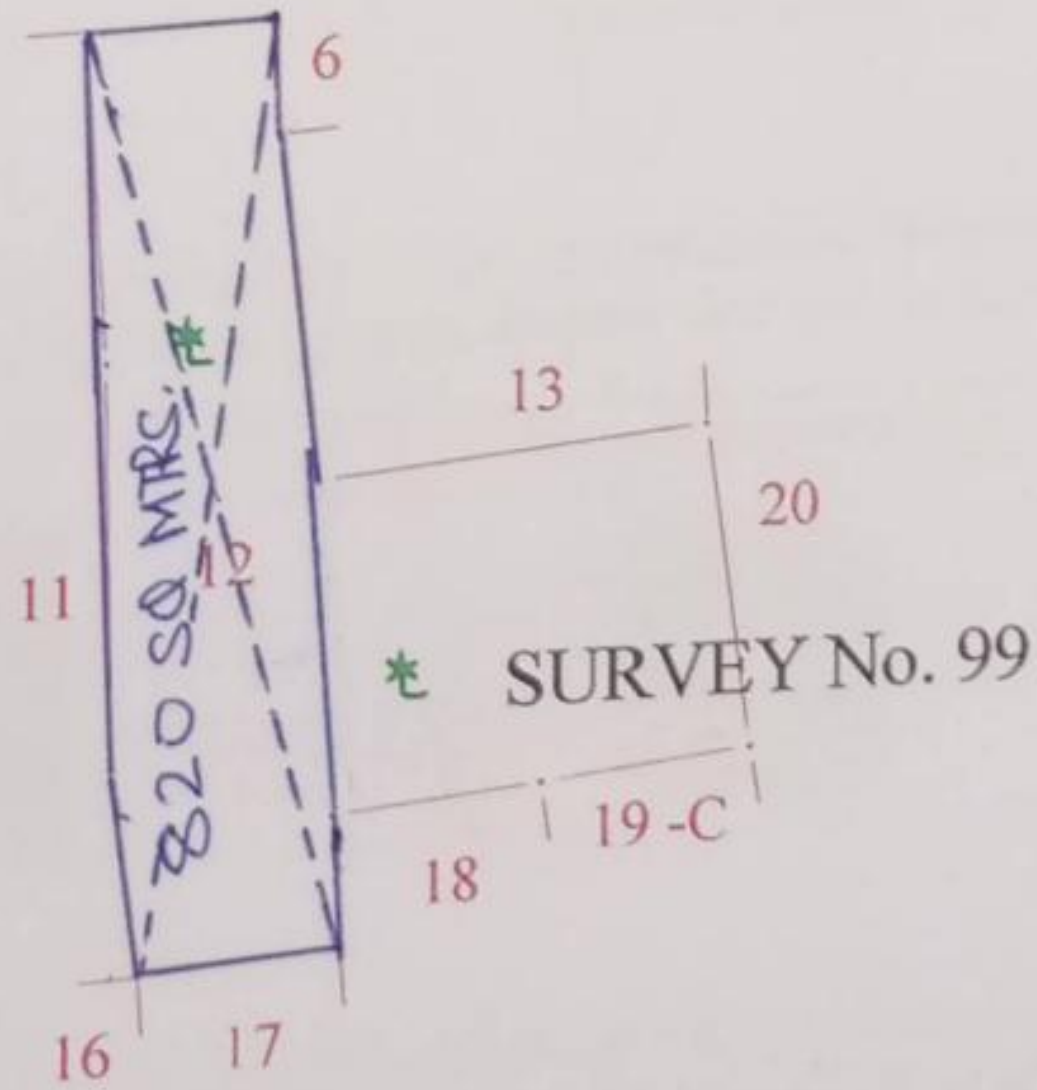
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No:9286



Plan Showing plots situated at
Village : CALANGUTE
Taluka : BARDEZ
Survey No./Subdivision No. : 99/ 12
Scale : 1 :1000

Release
(Rajesh R. Patil Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 16-11-2017

Maria Magdalena Pais

Compared By:
SOYUZ INDUSTRIAL RESOURCES LLP
Partner

REG_1_50315_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 23-01-2018 01:15:18 PM



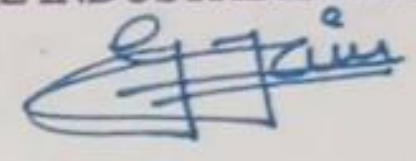
Document Serial Number : 376

Presented at 12:55:00 PM on 23-01-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	258300.00
2	Processing Fees	330.00
Total :		258630.00

Stamp Duty Required: 344400.00 Stamp Duty Paid: 344400.00

Gaurav Jain presenter

Name	Photo	Thumb Impression	Signature
Gaurav Jain, S/O R.K. Jain , Married, Indian, age 32 Years, Business, r/oA-2/31-32, Safdarjung Enclave, New Delhi-110029 pan no [REDACTED], partner of M/S Soyuz Industrial Resources LLP, having its reg office at Safdarjung Enclave, New Delhi-110029			 SOYUZ INDUSTRIAL RESOURCES LLP Partner



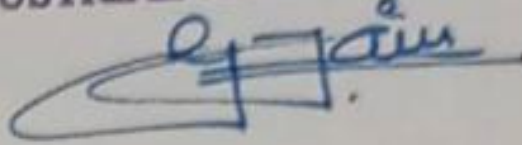
Endorsements

Executant

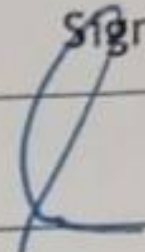
1 . Maria Magdalena Pais@Marilia Pais, D/O Late Sebastian Xavier Pais, Married, Indian, age 67 Years, House-Wife, r/oH no 105, Gaura Vaddo, Calangute Bardez Goa pan no [REDACTED]

Photo	Thumb Impression	Signature
		

2 . Gaurav Jain, S/O R.K. Jain, Married, Indian, age 32 Years, Business, r/oA-2/31-32, Safdarjung Enclave, New Delhi-110029 pan no [REDACTED], partner of M/S Soyuz Industrial Resources LLP, having its reg office at Safdarjung Enclave, New Delhi-110029

Photo	Thumb Impression	Signature
		SOYUZ INDUSTRIAL RESOURCES LLP  Partner

Identification

Sr No.	Witness Details	Signature
	Adv Laxmikant Alornekar , S/O Suryakant Alornekar, Married, Indian, age 38 Years, Advocate, r/o Near Police Station Bicholim Goa	

TDS Paid By Corporation Bank, dated 22/01/2018 of Rs 86100/-

Scanned By:-

Endorsement

Signature:-

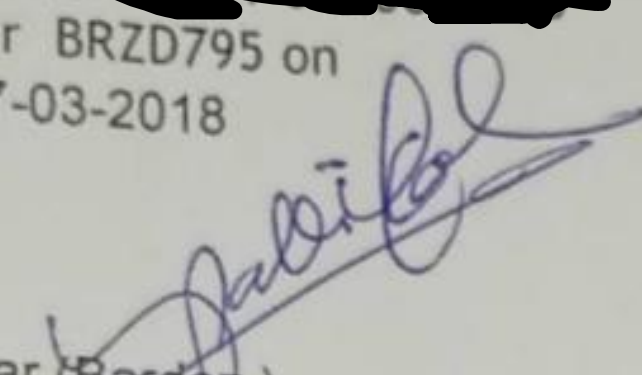
Designed and Developed by C-DAC, ACTS, Pune

Mutation fees of Rs 1,000/- is paid
vide challan no 201800066596, dated 23/01/18.

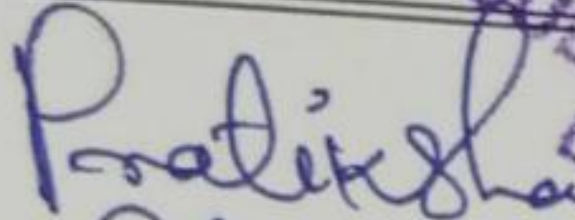
Sub-Registrar

SUB-REGISTRAR
BARDEZ

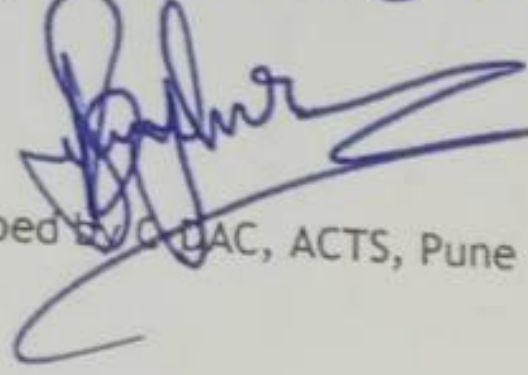
23/Jan/2018, 1:15 PM

Book-1 Document
Registration Number [REDACTED]
CD Number BRZD795 on
Date 27-03-2018

Sub-Registrar (Bardez)

Scanned By:-


**SUB-REGISTRAR
BARDEZ**

Signature:-



Designed and Developed by C-DAC, ACTS, Pune

Rupees fifteen lakhs Eighty Two thousand five hundred (Only)

For CITIZEN CREDIT™
CO-OP BANK

Authorised Signatory

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

D-5/STP(V)/C.R./35/W/2006-RD(PART-III)

भारत 34250 NON JUDICIAL गोवा
194296 JAN 20 2018



one five eight two five zero zero 12:38

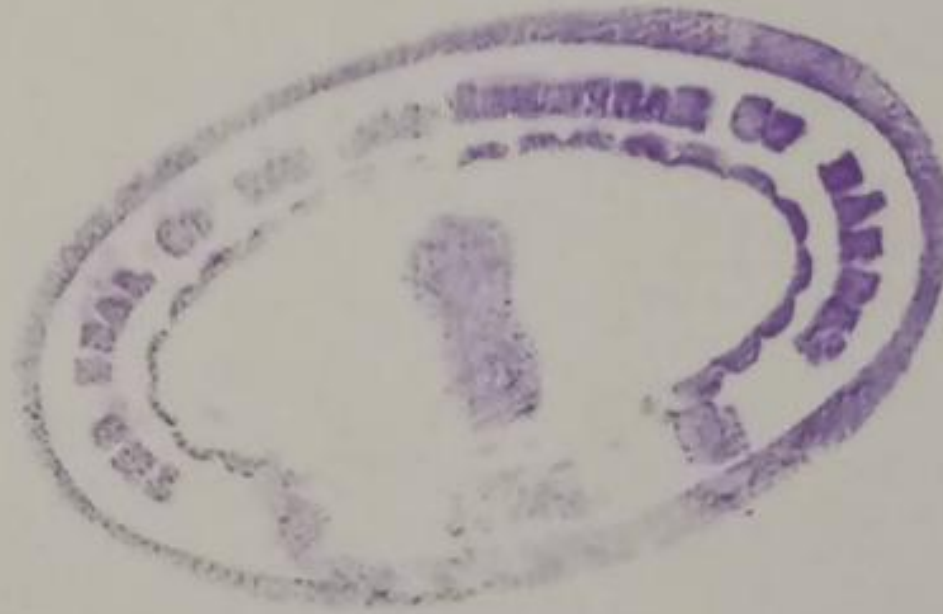
Rs. 1582500/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser M/s SOYUZ INDUSTRIAL RESOURCES LLP

(M)

377
23/1/18



DEED OF SALE

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

Partner

(Rupees fifteen lacs Only)

For CITIZEN CREDIT
CO-OP BANK LTD

Authorised Signatory

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

D-5/STP(V)/C.R./35/8/2006-NDX(PART-III)

भारत 34251



126291

NON JUDICIAL गेजा
JAN 20 2018

13:11

R. 1500000/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser M/s SOYUZ INDUSTRIAL RESOURCES LLP



DEED OF SALE

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

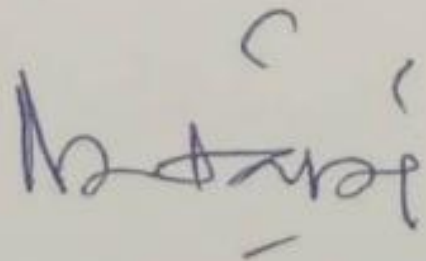
Handwritten signature

Partner

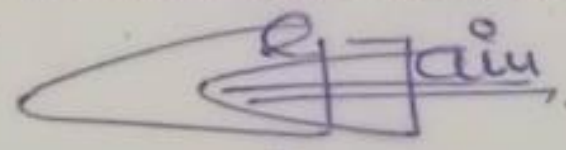
THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa, on this 23rd day of the month of January of the year Two Thousand and Eighteen

BETWEEN

MR. NATARAJ SHARMA, son of Ramchandra Sharma, aged 59 years, married, artist by Profession, having PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of House No. 1192, Next to Kailashdham Duplex, Harni-Sama Road, Vadodara, Harni Colony, Vadodara, Gujarat - 390022, hereinafter referred to as the **VENDOR** (which expression shall unless repugnant to the context or meaning thereof be



SOYUZ INDUSTRIAL RESOURCES LLP

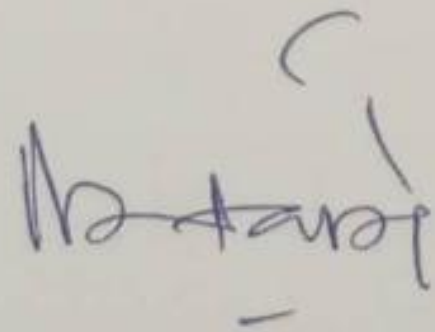


Partner

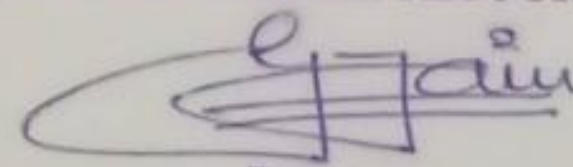
deemed to mean and include his heirs, successors, legal representatives, executors, administrator and assigns) of the **ONE PART**.

AND

M/S SOYUZ INDUSTRIAL RESOURCES LLP, having its registered office at B-3/58, Safdarjung Enclave, New Delhi-110029, India, having PAN Card No: [REDACTED], through its Designated Partner, **MR. GAURAV JAIN**, son of Sh. R. K. Jain, having Pan Card No. [REDACTED] And Aadhar Card No. [REDACTED], resident of A-2/31-32, Safdarjung Enclave, New Delhi-110029, hereinafter called the "**PURCHASER**" (which expression shall



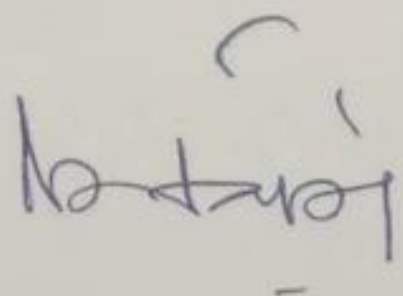
SOYUZ INDUSTRIAL RESOURCES LLP


Partner

unless repugnant to the context or meaning thereof include its legal representatives, company Directors, administrators, nominees and assigns) of the **SECOND PART**;

WHEREAS there exists following properties :

- A. ALL THAT Immovable Property known as "COJEACHY BATTY", in the ward Gaura Vaddo of the Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa. The said property is described in the Land Registration Office of Bardez under No. 12519 at pages 169 of Book B-32 New and



SOYUZ INDUSTRIAL RESOURCES LLP



Partner

inscribed under No. 15508 at page 197 of G-21 and is not found enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 99/11**, admeasuring **850 sq. mts.** which property is more particularly described in Schedule I hereunder written and hereinafter referred to as the SAID PROPERTY NO. 1.

- B. ALL THAT Immovable Property known as "BATTY" also known as "DAJRECHI PATY" or "DAGREACHO PATTY" along with residential house existing therein bearing House No. 1/14, situated in the ward Gaura Vaddo of the Village Calangute, within the jurisdiction

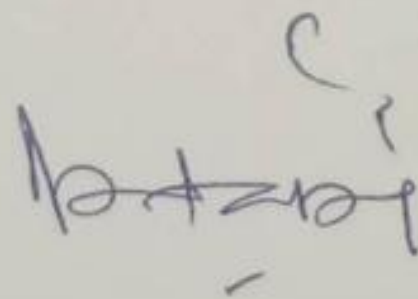
Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

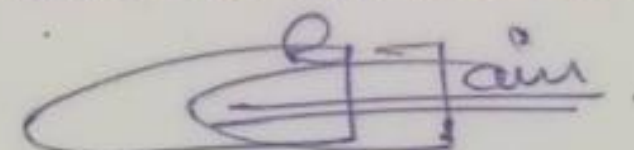
Handwritten signature
Partner

of Village Panchayat of Calangute,
Taluka and Sub-District of Bardez,
District North Goa, State of Goa.
The said property is not found
described in the Land Registration
Office nor enrolled in the Taluka
Revenue Office and presently
Surveyed under **Survey No. 99/16**,
admeasuring **800 sq. mts.** which
property is more particularly
described in Schedule II hereunder
written and hereinafter referred to
as the SAID PROPERTY NO. 2.

- C. ALL THAT Immovable Property in
the ward Gaura Vaddo of the
Village Calangute, within the
jurisdiction of Village Panchayat of
Calangute, Taluka and Sub-District



SOYUZ INDUSTRIAL RESOURCES LLP


Partner

of Bardez, District North Goa, State of Goa. The said property is described in the Land Registration Office of Bardez under No. 14859 and 14873 at pages 156 overleaf of Book B-38 New and is not found enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 106/12**, admeasuring **750 sq. mts.** inclusive of the area of well existing in the property which property is more particularly described in Schedule III hereunder written and hereinafter referred to as the SAID PROPERTY NO. 3.



(Handwritten signature)

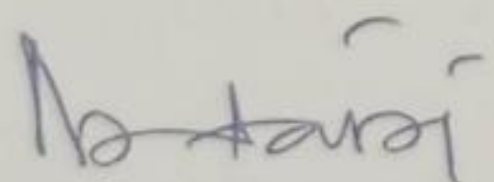
SOYUZ INDUSTRIAL RESOURCES LLP

(Handwritten signature)
Partner

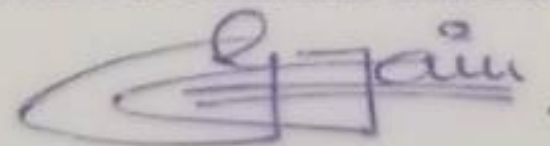
AND WHEREAS the SAID PROPERTY NO. 1 originally belonged to Andre Caetano Pais and his wife, Rosa Carmelina de Souza.

AND WHEREAS vide Deed of Gift dated 01/07/1917, the said Andre Caetano Pais and Rosa Carmelina de Souza gifted the Said Property No. 1 in favour of their son, Luis Antonio Pais alias Anthony Pais.

AND WHEREAS the said Luis Antonio Pais alias Anthony Pais expired leaving behind his widow and moiety holder, Mrs. Maria Antonieta Querobina Lobo Pais alias Antonieta Pais and the following legal heirs :



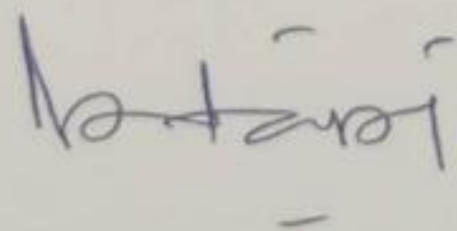
SOYUZ INDUSTRIAL RESOURCES LLP



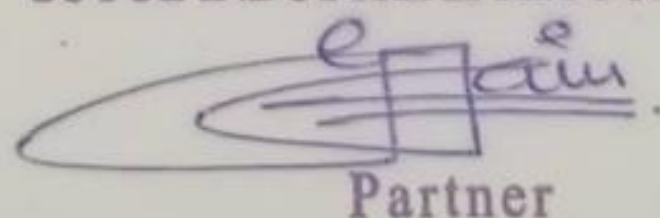
Partner

- a. Maria Odette Edviges Lourdes Pais
Fernandes alias Odette Fernandes
married to Linus Tome Fernandes
alias Lyn Fernandes
- b. Jose Agnelo Navaro Antonio Pais
alias Navaro Pais married to Regina
Catarina Braganza Pais alias
Catherine Pais
- c. Mr. Andre Francisco Agnelo Pais
alias Agnelo Pais alias Andre
Francisco Angela Pais alias Angelo
Pais married to Mrs. Clelia
Conceicao Mendonca De Melo Pais
alias Clelia Pais

AND WHEREAS vide Deed of Partition
dated 16/07/1998, registered in the
Office of the Sub-Registrar of Bardez,
Mapusa - Goa under No. 1094 of Book



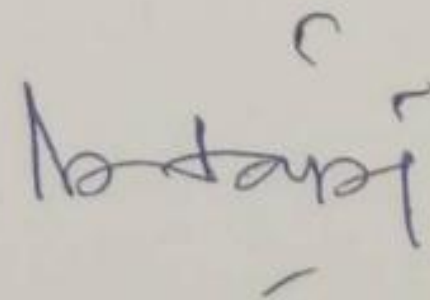
SOYUZ INDUSTRIAL RESOURCES LLP


Partner

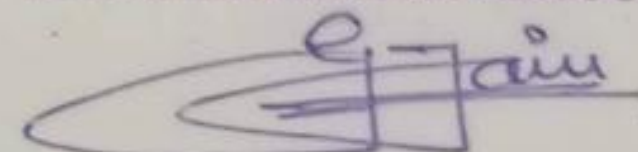
No. 1, Volume No. 59 dated 22/07/1998,
all the legal heirs of the said Luis
Antonio Pais alias Anthony Pais
partitioned his estate including the Said
Property No. 1.

AND WHEREAS vide the said Deed of
Partition dated 16/07/1998, the Said
Property No. 1 was allotted to Mr.
Andre Francisco Agnelo Pais alias
Agnelo Pais alias Andre Francisco
Angela Pais alias Angelo Pais and his
wife, Mrs. Clelia Conceicao Mendonca
De Melo Pais alias Clelia Pais

AND WHEREAS vide Deed of Sale dated
21/03/2006, registered in the Office of
the Sub-Registrar of Bardez, Mapusa -
Goa under No. 1635 at pages 266 to 285



SOYUZ INDUSTRIAL RESOURCES LLP


Partner

of Book No. I, Volume No. 1590 dated 27/03/2006, the said Mr. Andre Francisco Agnelo Pais alias Agnelo Pais alias Andre Francisco Angela Pais alias Angelo Pais and his wife, Mrs. Clelia Conceicao Mendonca De Melo Pais alias Clelia Pais sold the Said Property No. 1 in favour of Mr. Nataraj Sharma (Vendor hereinabove)

AND WHEREAS the **SAID PROPERTY NO. 2** originally belonged to Mrs. Doris Antoneta Pinto alias Doris A. Pinto.

AND WHEREAS vide Deed of Sale dated 13/12/2005, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 786 at pages 206 to 235 of Book No. I, Volume No. 1529 dated

Nataraj

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

08/02/2006, the said Mrs. Doris Antoneta Pinto alias Doris A. Pinto widow of Evaristo Pinto along with her son, Mr. Mathew Anthony Crispiano Pinto alias Mathew A. C. Pinto alias Mathew Pinto and his wife, Mrs. Grace Jacinta Pinto sold the Said Property No. 2 in favour of Mr. Nataraj Sharma (Vendor hereinabove)

AND WHEREAS the **SAID PROPERTY NO. 3** originally belonged to Joao Pedro Lobo and his wife, Apolonia C. Dos.

AND WHEREAS vide Deed of Gift dated 29/11/1923, the said Joao Pedro Lobo and Apolonia C. Dos alias Apolonia Conceicao dos Remedios gifted the Said Property No. 3 including other

Nataraj

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

properties in favour of their sons, Aleixo Xavier Lobo and Luis Manoel Lobo.

AND WHEREAS the said Aleixo Xavier Lobo alias Alick Lobo alias Alice Anthony Lobo and his wife, Lily Lobo alias Lily Fernandes expired on 20/04/1947 and 29/06/1998 respectively leaving behind the following legal heirs :

- a. Mr. Rodolfo Jorge Lobo alias Rodolfo Lobo married to Mrs. Ramona Lobo
- b. Ms. Marina Lobo
- c. Ms. Veronica Lobo
- d. Mr. William Marcal Lobo alias Willie Lobo married to Mrs. Jane Lobo

Handwritten signature

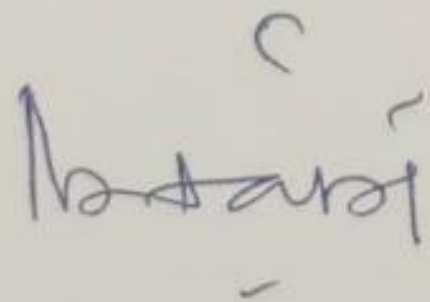
SOYUZ INDUSTRIAL RESOURCES LLP

Handwritten signature
Partner

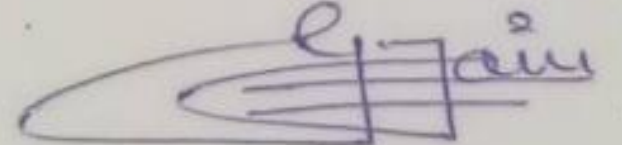
AND WHEREAS the qualification of heirs of the said Aleixo Xavier Lobo alias Alick Lobo alias Alice Anthony Lobo and Lily Lobo alias Lily Fernandes was established vide Deed of Qualification and Succession dated 20/10/2005 registered under No. 808 at pages 40v to 42v.

AND WHEREAS the said Luis Lobo alias Luis Manoel Lobo and his wife, Gladys Mrtle Lobo alias Gladys Mirtle Harbour expired on 02/05/2002 and 22/07/2002 respectively leaving behind the following legal heirs :

- a. Mrs. Lorna Bernadette Lobo e Pacheco alias Lorna Pacheco married to Mr. Leo Pacheco




SOYUZ INDUSTRIAL RESOURCES LLP



Partner

- b. Mrs. Marguerit Caroline Lobo e Viego alias Margaret Viego married to Mr. Vincent Viego
- c. Mrs. Ana Philomena Dias married to Mr. Francisco Fabio Dias
- d. Mrs. Colleen Bernardine Lobo e D'Lomen alias Bernardine D'Lomen married to Mr. Domnic D'Souza



AND WHEREAS the qualification of heirs of the said Luis Lobo alias Luis Manoel Lobo and Gladys Mrtle Lobo alias Gladys Mirtle Harbour was established vide Deed of Succession dated 20/10/2005 registered under No. 808 at pages 42v to 44v.

Notary

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

AND WHEREAS vide Deed of Sale dated 09/01/2006, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 274 at pages 278 to 300 of Book No. 1, Volume No. 1492 dated 23/01/2006, the said Mr. Rodolfo Jorge Lobo alias Rodolfo Lobo and his wife, Mrs. Ramona Lobo, Ms. Marina Lobo, Ms. Veronica Lobo, Mr. William Marcal Lobo alias Willie Lobo and his wife, Mrs. Jane Lobo, Mrs. Lorna Bernadette Lobo e Pacheco alias Lorna Pacheco and her husband, Mr. Leo Pacheco, Mrs. Marguerit Caroline Lobo e Viego alias Margaret Viego and her husband, Mr. Vincent Viego, Mrs. Ana Philomena Dias and her husband, Mr. Francisco Fabio Dias and Mrs. Colleen Bernardine Lobo e D'Lomen alias Bernardine D'Lomen

Notary

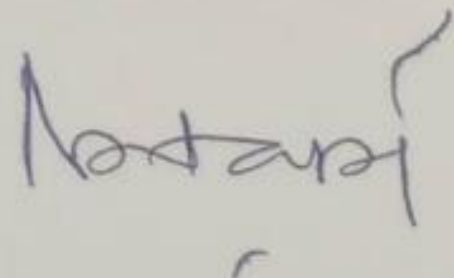
SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

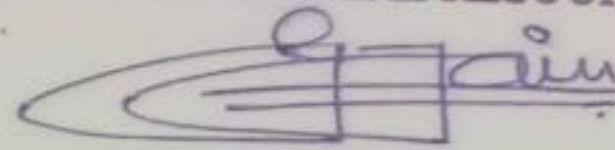
and her husband, Mr. Domnic D'Souza sold the Said Property No. 3 in favour of Mr. Bilal Ahmad Qasba.

AND WHEREAS vide Deed of Sale dated 18/02/2008, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. 1135 at pages 237 to 254 of Book No. I, Volume No. 2491 dated 22/02/2008, the said Mr. Bilal Ahmad Qasba alias Bilal Ahmad Gasba and his wife, Mrs. Shabina Qasba alias Shabina Gasba sold the Said Property No. 3 in favour of Mr. Nataraj Sharma (Vendor hereinabove)

AND WHEREAS vide Deed of Sale dated 21/03/2006, Deed of Sale dated 13/12/2005 and Deed of Sale dated



SOYUZ INDUSTRIAL RESOURCES LLP



Partner

18/02/2008 VENDOR hereinabove became absolute owner in possession of the Said Property No. 1, the Said Property No. 2 and the Said Property No. 3.

AND WHEREAS the Said Property No. 1, the Said Property No. 2 AND the Said Property No. 3 are hereinafter collectively referred to as the SAID PROPERTIES.

AND WHEREAS the VENDOR has agreed with the Purchasers for the absolute sale of the SAID PROPERTIES and Purchasers have agreed to purchase the SAID PROPERTIES for the total consideration of **Rs. 6,85,00,000/-**

Handwritten signature

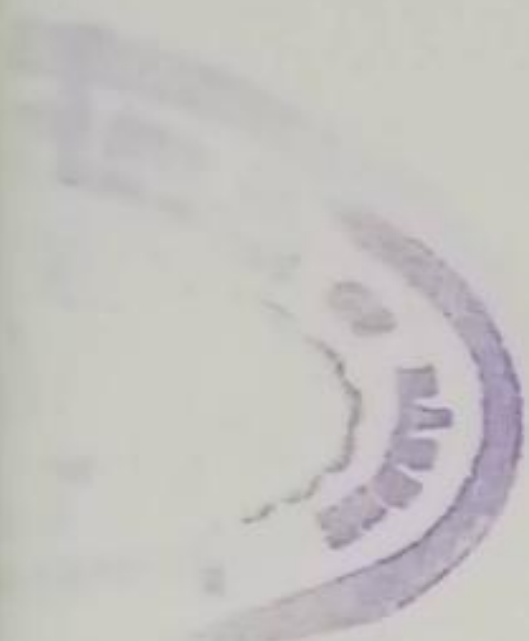
SOYUZ INDUSTRIAL RESOURCES LLP

Handwritten signature
Partner

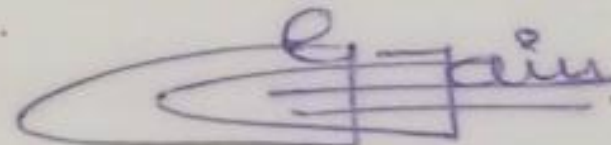
(RUPEES SIX CRORES EIGHTY FIVE LACS ONLY).

NOW THIS DEED OF SALE
WITNESSETH AS UNDER:-

1. That in consideration of payment of Rs. 6,85,00,000/- (RUPEES SIX CRORES EIGHTY FIVE LACS ONLY) which amount after deduction of TDS @ 1% equivalent to Rs. 6,85,000/- (RUPEES SIX LACS EIGHTY FIVE THOUSAND ONLY) amounts to Rs. 6,78,15,000/- (RUPEES SIX CRORES SEVENTY EIGHT LACS FIFTEEN THOUSAND ONLY), paid by the Purchasers in the manner more particularly stipulated in the


Antara

SOYUZ INDUSTRIAL RESOURCES LLP


Partner

Schedule IV hereunder, which is the receipt of entire consideration, the Vendor does hereby admits and acknowledges, and does hereby conveys and transfers by Deed of Sale in favour of Purchasers all his right, title, interest, ownership and possession in the Said Property No. 1, the Said Property No. 2 AND the Said Property No. 3, which property No. 1 is more particularly described in Schedule I hereunder written and delineated in red in the plan annexed hereto as **Annexure-I**, which property No. 2 is more particularly described in Schedule II hereunder written and delineated in red in the plan annexed hereto as **Annexure- II AND** which

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

Handwritten signature

Partner

property No. 3 is more particularly described in Schedule III hereunder written and delineated in red in the plan annexed hereto as **Annexure- III**, together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTIES belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the Vendor into or upon SAID PROPERTIES hereby conveyed to the Purchasers and every part thereof to have unto and hold the

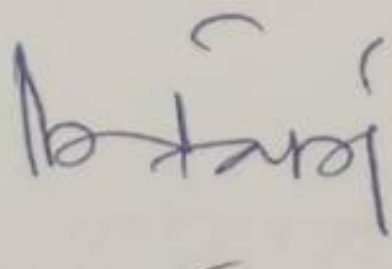
B. Faraj

SOYUZ INDUSTRIAL RESOURCES LLP

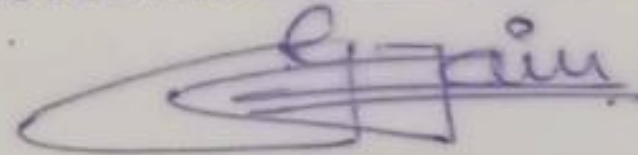
[Signature]
Partner

same to the use of the Purchasers together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That Vendor does hereby assures the Purchasers that the SAID PROPERTIES hereby sold are free from any encumbrances whatsoever and Vendor has absolute title and exclusive right to convey the SAID PROPERTIES by way of Sale, and there are no impediments whatsoever against such disposition. The Vendor covenants that SAID PROPERTIES are free from any restraint order or injunction order passed by any



SOYUZ INDUSTRIAL RESOURCES LLP



Partner

court of law, and are also free from any adverse observation in any decree of any court. The Vendor covenants that there is no litigation pending regarding the SAID PROPERTIES and there is no claim by any third party against this properties, on any account whatsoever, and that there is no dispute pending regarding this land. The Vendor declares that he has not agreed to sell the SAID PROPERTIES or any portion thereof to any other person/persons whomsoever and that he has not done anything whereby the SAID PROPERTIES or any part thereof may be subject to any attachment or lien of any court or person

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

Handwritten signature

Partner

whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTIES and it is not subject to any acquisition nor has the Vendor received any notice or notification of the SAID PROPERTIES. The Vendor further declares that he is not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTIES by any authority or government department.

4. The possession of the SAID PROPERTIES hereby sold by Vendor have been handed over to

Antaraj

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]

Partner

Purchasers today. Purchasers shall be entitled to apply for mutation in the Record of Rights of the Said Property No. 1, the Said Property No. 2 and the Said Property No. 3 to Schedule I, Schedule II and Schedule III hereunder written. The Purchasers shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

5. Vendor covenants that incase any defect is found in the title of the Vendor of the SAID PROPERTIES hereby sold and/or in the present conveyance, then Vendor does

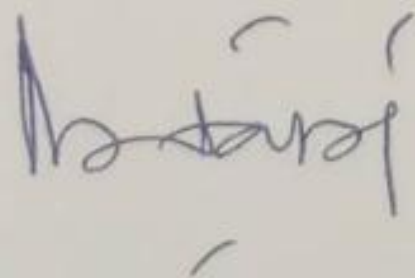
Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

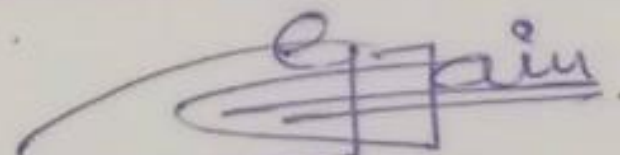
Handwritten signature
Partner

hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of Purchasers and at the cost of the purchasers for more perfectly conveying the part sold unto Purchasers.

6. That the Vendor hereby assures the Purchasers that there are no third party rights of whatsoever nature in respect of the SAID PROPERTIES by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the Purchasers in case



SOYUZ INDUSTRIAL RESOURCES LLP



Partner

of any valid and legally subsisting claim, objections from any persons with regard to the same.

7. That Vendor does hereby assures the Purchasers that the SAID PROPERTIES hereby sold is free from any encumbrances whatsoever and Vendor has absolute title and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, Purchasers shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTIES hereby sold without any hindrance, claim,

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

Handwritten signature

Partner

interruption or demand whatsoever from the Vendor or from any person claiming through or under him/them.

9. That Vendor shall at all times hereinafter indemnify and keep indemnified the Purchasers and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTIES or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

Notary

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner

10. The VENDOR and the PURCHASERS hereby declare that the SAID PROPERTIES in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The price paid corresponds to the market value of the SAID PROPERTIES.

SCHEDULE I

ALL THAT Immovable Property known as "COJEACHY BATTY", in the ward Gaura Vaddo of the Village Calangute, within the jurisdiction of Village Panchayat of

Nataraj

SOYUZ INDUSTRIAL RESOURCES LLP

G. G. Gai

Partner

Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa. The said property is described in the Land Registration Office of Bardez under No. 12519 at pages 169 of Book B-32 New and inscribed under No. 15508 at page 197 of G-21 and is not found enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 99/11**, admeasuring **850 sq. mts.** and bounded as under :-

Towards the North :- By the property bearing Survey No. 99/6;

Towards the South :- By the property bearing Survey No. 99/16;

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

Handwritten signature

Partner

Towards the East :- By the property
bearing Survey
No. 99/12;

Towards the West :- By the
properties
bearing Survey
Nos. 106/7 and
106/12;

SCHEDULE II

ALL THAT Immovable Property known as
"BATTY" also known as "DAJRECHI
PATY" or "DAGREACHO PATTY" along
with residential house existing therein
bearing House No. 1/14, situated in the
ward Gaura Vaddo of the Village
Calangute, within the jurisdiction of

Notary

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]

Partner

Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa. The said property is not found described in the Land Registration Office nor enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 99/16**, admeasuring **800 sq. mts.** and bounded as under :-

Towards the North :- By the property bearing Survey No. 99/11;

Towards the South :- By road;

Towards the East :- By the property bearing Survey No. 99/17;

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

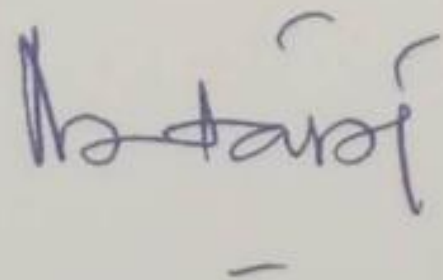
Handwritten signature

Partner

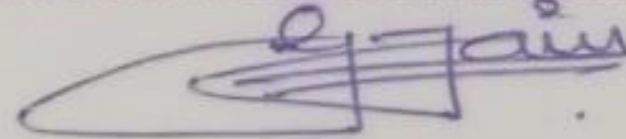
Towards the West :- By the property
bearing Survey
No. 106/12;

SCHEDULE III

ALL THAT Immovable Property in the ward Gaura Vaddo of the Village Calangute, within the jurisdiction of Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District North Goa, State of Goa. The said property is described in the Land Registration Office of Bardez under No. 14859 and 14873 at pages 156 overleaf of Book B-38 New and is not found enrolled in the Taluka Revenue Office and presently Surveyed under **Survey No. 106/12**, admeasuring **750 sq. mts.**



SOYUZ INDUSTRIAL RESOURCES LLP



Partner

inclusive of the area of well existing in
the property and bounded as under :-

Towards the North :- By the property
bearing Survey
No. 106/7;

Towards the South :- By road;

Towards the East :- By the
properties
bearing Survey
Nos. 99/11 and
99/16;

Towards the West :- By the property
bearing Survey
No. 106/11;

Handwritten signature

SOYUZ INDUSTRIAL RESOURCES LLP

Handwritten signature

Partner

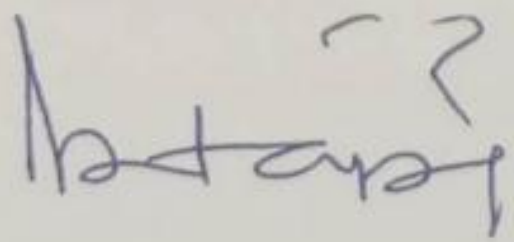
SCHEDULE IV

(CONSIDERATION)

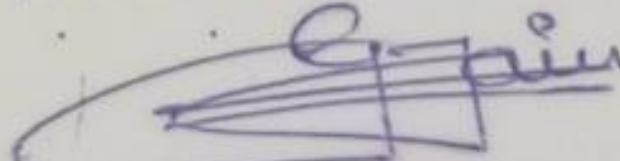
1. Demand Draft bearing No. 363262 dated 22/01/2018 drawn on Federal Bank, for Rs. 6,78,15,000/- (Rupees Six crore seventy eight lakh and fifteen thousand Only) in favour of Mr. Nataraj Sharma.

2. **TDS deducted @ 1% equivalent to Rs. 6,85,000/- (Rupees Six lakh eighty five thousand Only)**

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written



SOYUZ INDUSTRIAL RESOURCES LLP


Partner



SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR

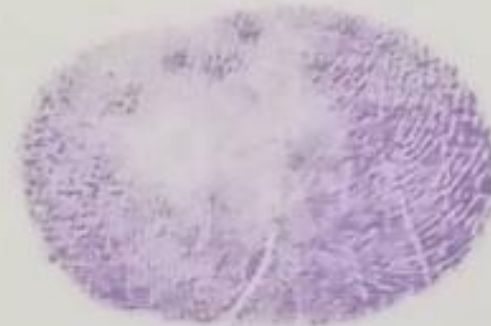
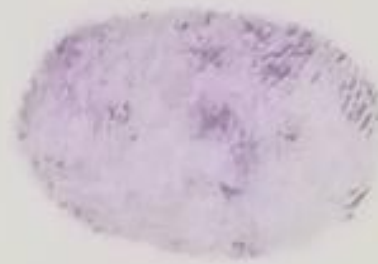
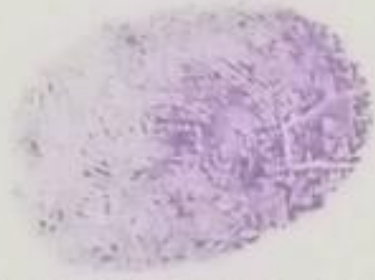
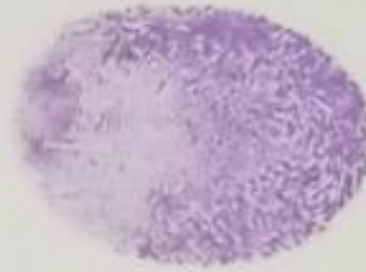
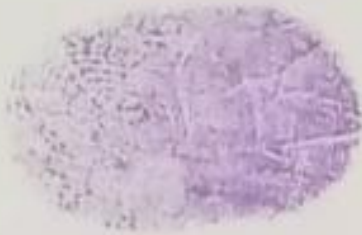


Nataraj

MR. NATARAJ SHARMA

L.H.F. Prints

R.H.F. Prints



Nataraj

SOYUZ INDUSTRIAL RESOURCES LLP

[Signature]
Partner



SIGNED, SEALED AND DELIVERED
by the withinnamed PURCHASERS

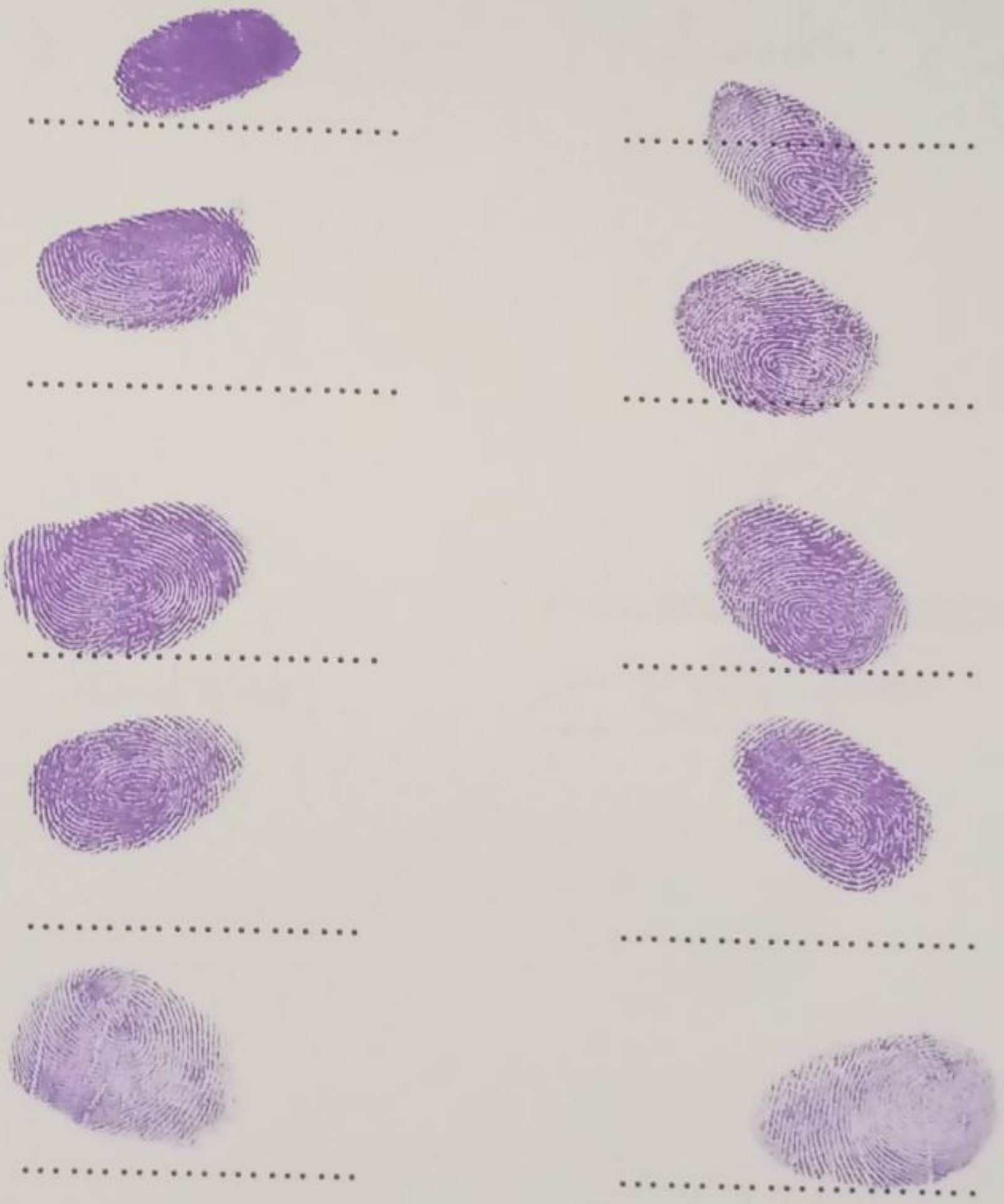
SOYUZ INDUSTRIAL RESOURCES LLP

G. Jain
Partner

M/S SOYUZ INDUSTRIAL RESOURCES LLP,
through its Designated Partner,
MR. GAURAV JAIN

L.H.F. Prints

R.H.F. Prints



Notary

SOYUZ INDUSTRIAL RESOURCES LLP

G. Jain
Partner

In the presence of:-

1. Prof. Anand L. Wad

2. Laximkav - H. H. H. H.

Ataraj

SOYUZ INDUSTRIAL RESOURCES LLP

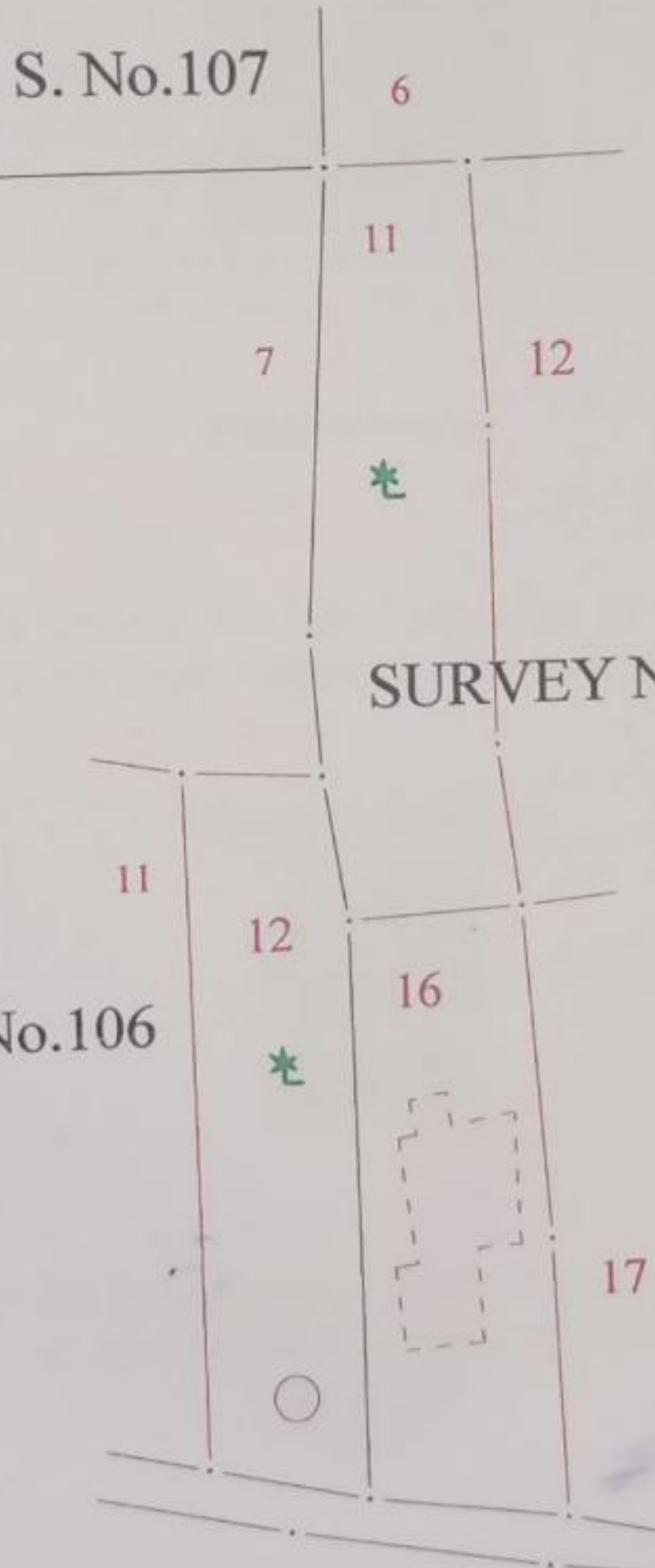

Partner



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

Inward No: 7516

Plan Showing plots situated at
 Village : CALANGUTE
 Taluka : BARDEZ
 Survey No./Subdivision No. : 99/ 11 & 16,
 Survey No./Subdivision No. : 106/ 12
 Scale : 1 :1000



(Signature)
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



(Signature)

SOYUZ INDUSTRIAL RESOURCES LLP
(Signature)
 Partner

(Signature)
 18/9/17
 Rajesh M. Bhandari (f.s)
 Compared By:

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 16-09-2017

REG_1_50316_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 23-01-2018 02:38:39 PM




Document Serial Number : 377

Presented at 02:08:00 PM on 23-01-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2397500.00
2	Processing Fees	450.00
	Total :	2397950.00

Stamp Duty Required: 3082500.00 Stamp Duty Paid: 3082500.00



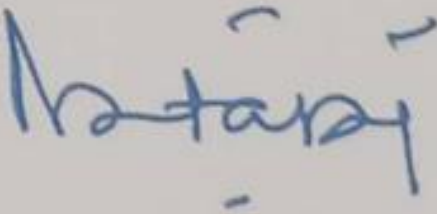
Gaurav Jain presenter

Name	Photo	Thumb Impression	Signature
Gaurav Jain, S/O R. K. Jain , Married, Indian, age 32 Years, Business, r/o A-2/31-32, Safdarjung Enclave, New Delhi- 110029 pan no [REDACTED], partner of M/S Soyuz Industrial Resources LLP, having its reg office at			 SOYUZ INDUSTRIAL RESOURCES LLP Partner

Endorsements



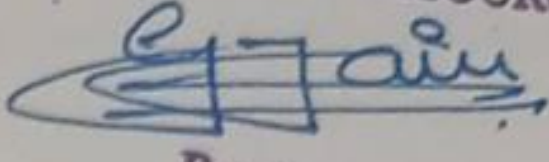
Executant

1 . Nataraj Sharma, S/O Ramchandra Sharma, Married, Indian, age 59 Years, Self-employed, r/o H no 1192, Next to Kailashdham Duplex, Harni-Sama Road, Vadodara, Harni Colony, Vadodara, Gujarat-390022 pan no [REDACTED]

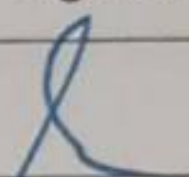
Photo	Thumb Impression	Signature
		

2 . Gaurav Jain, S/O R. K. Jain, Married, Indian, age 32 Years, Business, r/o A-2/31-32, Safdarjung Enclave, New Delhi-110029 pan no [REDACTED], partner of M/S Soyuz Industrial Resources LLP, having its reg office at

23/Jan/2018, 2:38 PM

Photo	Thumb Impression	Signature
		SOYUZ INDUSTRIAL RESOURCES LLP  Partner

Identification

Sr No.	Witness Details	Signature
1	Adv. Laxmikant Alornekar, S/O Suryakant Alornekar, Married, Indian, age 38 Years, Advocate, r/o Near Police Station Bicholim Goa	

Endorsement: mutation paid fees of Rs. 1000/-
 vide challan no. 2018000666/2
 dt. 23/01/2018

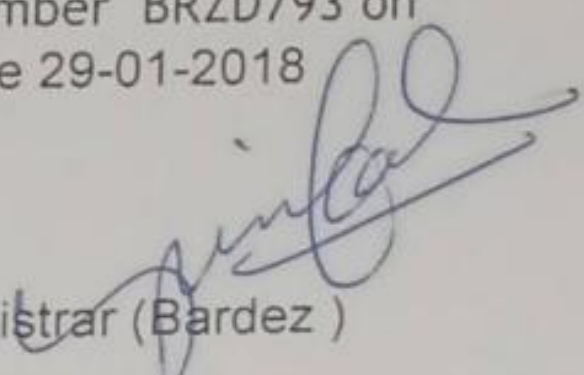
Tds paid by Coperative bank dated 22/01/2018 Rs 685000/-

Scanned By:-

Signature:-

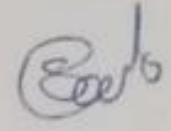
Designed and Developed by C-DAC, ACTS, Pune


 Sub-Registrar
 SUB-REGISTRAR
 BARDEZ

Book-1 Document
Registration Number ██████████
CD Number BRZD793 on
Date 29-01-2018

Sub-Registrar (Bardez)

Scanned By:- Sunita

SUB-REGISTRAR
BARDEZ

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune