



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time: 24/Aug/2011 04:04 PM

Receipt No: 2472

Date of Receipt: 24/Aug/2011

Serial No. of the Document: 4127

Nature of Document: Sale

Received the following amounts from Sri Anuj Desai for Registration of above Document in Book-1 for the year 2011

	Rs.Ps
Registration Fee	120000.00
Processing Fees	180.00
Total :	120180.00

Amount in words: Rupees One Lakh Twenty Thousand One Hundred Eighty 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: Anuj Desai

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 / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C-DAC, ACTS Pune

S. No. 10/26, Vill. Socorro, Tal. Bardez, North Goa.

(Rupees One Lakh Fifty Thousand Only)

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

भारत 04833 NON JUDICIAL १॥॥॥
115299 AUG 24 2011
2011 08 24 12:45
R 0150000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser M/s. Concrete Lifestyles (Goa)
Partner - Miren J. Bakhda

For **CITIZEN CREDIT™**
CO-OP BANK LTD.
Miren J. Bakhda
Authorized Signatory

21127/11
21102011



DEED OF SALE

THIS DEED OF SALE is executed on this 24th day of August of the year 2011 in the City of Mapusa, Goa.

For CONCRETE LIFESTYLES (GOA)

Miren J. Bakhda

Miren J. Bakhda

Partners

BETWEEN

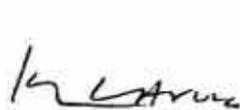
SHRI KRISHAN LAL ARORA, aged 74 years, son of late Boota Singh, Widower, Businessman, Indian National, residing at F-73, Kalkaji, First Floor, New Delhi, 19, having PAN No.ADJPA2623D.

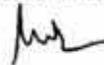
Hereinafter referred to as the "**SELLER**" or the **FIRST PARTY**.

AND

M/S. CONCRETE LIFESTYLES (GOA), a registered partnership firm, with its registered office at A-406, Winsway Complex, 4th Floor, Telli Gally, Near Old Police Lane, Andheri (E) Mumbai - 400 069, represented by its Partner, **MR. ANUJ DESAI**, son of Ajay Desai, aged 47 years, married, business, I.N., resident of 702, Jamnagar, Co-op. Housing Society Ltd., Gulmohar, Cross Road No.11, Ville Parle, (W) Mumbai - 49, having his

For **CONCRETE LIFESTYLES (GOA)**





Partners

PAN AACPD9744Q, authorized by Partnership Deed dated 09/08/2010.

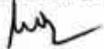
Hereinafter referred to as the **PURCHASER** or the **SECOND PARTY**.

The said expressions, SELLER and PURCHASER shall unless repugnant to the context or meaning thereof, mean and include their heirs, successors, assignees, representatives, nominees, etc.

WHEREAS:

A) The SELLER is the absolute owner in lawful, physical and exclusive possession of a property known as "ARADI", admeasuring 2000 sq. mts., situated at Village Soccoro, Bardez, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa. The said property admeasures 2000 sq. mtrs. and is surveyed in the Revenue Survey of Record of Rights under Survey No.10/26, more particularly described with boundaries in

For CONCRETE LIFESTYLES (GOA)

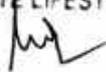

 **Partners**

SCHEDULE hereinafter written and hereinafter referred to as the "SAID PROPERTY", delineated in the plan annexed hereto marked in red coloured bounded line.

B) The SAID PROPERTY originally belonged to Mr. Lucio Baptista Monteiro whose name is shown in the Index of Land (Survey Form III), wrongly spelt as Lucy Batista Monteiro, in the column of Occupant as also in Survey Form I & XIV, Form IX shows the entry to the effect that Lucio B. Monteiro was the occupant since before survey (i.e. before 1972).

C) Lucio B. Monteiro died in the status of a bachelor without leaving behind any ascendants or descendants. Said Lucio B. Monteiro executed a Will dated 27/02/1974 duly recorded by the Sub-Registrar (Notario Ex-Officio) by which he appointed his niece Anita Carmen D'Souza as his legal heir to inherit all his properties.

For CONCRETE LIFESTYLES (GOA)



Partners



D) Thus upon the death of said testator, Lucio B. Monteiro, Anita Carmen D'Souza became the absolute owner of the said SECOND PROPERTY and her name was duly entered in the column of occupant in survey Form I & XIV pertaining to the SAID PROPERTY.

E) Anita Carmen D'Souza was married to the Mr. Cyril Francis D'souza and out of the said marriage they had following two sons:

- a) Mr. Cyril Gerrard D'souza, and
- b) Mr. Christopher Gavin D'souza, both bachelors.

F) Anita Carmen D'Souza expired on 17/02/2001, on whose death Inventory Proceedings were instituted, by her husband Mr. Cyril Francis D'souza, in the Court of Civil Judge Senior Division, Mapusa. By the said Inventory each of the heirs of Anita inherited 1/3rd right in the said SECOND PROPERTY.

For CONCRETE LIFESTYLES (GOA)

Partners

G) Vide Deed of Sale dated 28/06/2011, registered before the Sub-Registrar of Bardez, Mapusa, Goa, under Book 1, Document Registration No.BRZ-BK1-03170-2011, CD No.BRZD193 the heirs of Anita Carmen D.Souza viz. Mr. Cyril Francis D'souza, widower of Mrs. Anita Carmen D'souza, Mr. Cyril Gerrard D'souza, and Mr. Christopher Gavin D'souza, both bachelors, sons of Mr. Cyril Francis D'Souza and Mrs. Anita Carmen D'Souza sold the SAID PROPERTY to Shri Krishan Lal Arora.

II) The SELLER has agreed to sell and the PURCHASER has agreed to purchase the said property for Rs.60,00,000/- (Rupees Sixty lakhs only), which is its fair market value.

I) The PURCHASER has already paid an amount of Rs.36,00,008/- (Rupees Thirty Six Lakhs and Eight only) to the SELLER towards the part payment and the balance

For CONCRETE LIFESTYLES (GOA)



Partners

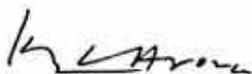
consideration is agreed to be paid at the time of execution of conveyance.

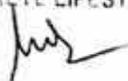
NOW THEREFORE THIS DEED OF SALE
WITNESSES AS UNDER:

1. In pursuance of the Agreement above, the SELLER does hereby transfer and convey by way of SALE unto the PURCHASER all that property known as "Aradi", admeasuring 2000 sq. mts., situated at Village Soccoro, Bardez, Goa, surveyed in the Revenue Survey of Record of Rights under Survey No.10/26 more particularly described in **SCHEDULE** hereinafter written, for the total consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only).

2. The PURCHASER having already paid Rs.36,00,008/- (Rupees Thirty Six Lakhs and Eight only) to the SELLER earlier, has paid today to the SELLER an amount of Rs.23,99,992/- (Rupees Twenty Three Lakhs

For CONCRETE LIFESTYLES (GOA)





Partners

Ninety Nine Thousand Nine Hundred Ninety Two only), by RTGS dated 24/08/2011, drawn on Indian Bank, Santa Cruz (W) Branch Mumbai, towards the balance sale consideration, the receipt of which the SELLER does hereby admits and acknowledges as the full and final part of the total agreed consideration.

3. The SELLER has delivered lawful, vacant and physical possession of the said property to the PURCHASER and the PURCHASER has taken possession thereof.

4. From today the SELLER ceases to have any right, title or interest in the said property and the PURCHASER shall enjoy the same as its absolute owner without any interference from the SELLER or any one claiming through him.


[Signature]

[Signature]

5. The SELLER does hereby covenants that :
- a) The said property is free of any encumbrances, charges and other third party rights.
 - b) The SELLER has a good, clear and a marketable title to sell the said property.
 - c) The structures existing in the said property do not constitute any violations of any law in force in the State of Goa.
 - d) The SELLER has paid all its dues to the local authority up to date and indemnifies the PURCHASER in respect of any outstanding.
6. The SELLER has represented to the PURCHASER that the said property is free from all encumbrances, liabilities, charges, etc. and is not the subject matter of any litigation and has a clear, legal and marketable title with an unobstructed access to the said property.



K. L. Arora

For CONCRETE LIFESTYLES (GOA)



Partners

7. The SELLER has represented to the PURCHASER that he has not received any notices or demolition orders from any of the local/other authorities in respect of any of the structures in the said property or in respect of any other charge of the said property.

8. In case the PURCHASER is evicted from the possession of the said property by any third party or any heirs of the original owners, previous owners or any heir or any party thereof, claiming any right, title or interest in the said property or by any order from any court of law, with respect to the said property, the SELLER shall indemnify the PURCHASER towards all the costs/damages, incurred by them in the said property.

9. The SELLER hereby gives his no objection to carry out mutation of the said property in survey records and the SELLER also agrees to assist, apply, reply and do all such necessary acts that may be required for the purpose of

 For CONCRETE LIFESTYLES (GOA)

Partners

transferring the SAID PROPERTY in the name of the BUYER/PURCHASER with any legal authorities.

SCHEDULE



All that landed property "Aradi", admeasuring 2000 sq. mts., situated at Village Soccoro, Bardez, Goa, surveyed in the Revenue Survey of Record of Rights under Survey No.10/26, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa and bounded as under:

East	:	By Survey No.11/2;
West	:	By public road;
North	:	By Survey No.10/25;
South	:	By Survey No.10/27.

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

For CONCRETE LIFESTYLES (GOA)

[Handwritten signature]

[Handwritten signature]

Partners

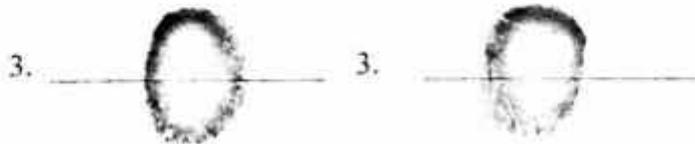
SIGNED, SEALED AND DELIVERED
with in named the SELLER or the FIRST PARTY.
SHRI KRISHAN LAL ARORA

K. Arora



.....
L.H.T.I.

R.H.T.I.



K. Arora

FOR CONCRETE LIFESTYLES

[Signature]

Partners



SIGNED, SEALED AND DELIVERED
withinnamed the PURCHASER or
the SECOND PARTY.

M/S. CONCRETE DREAM HOMES,
represented by its Partner MR. ANUJ DESAI

For CONCRETE LIFESTYLES (GOA)

Partners

For CONCRETE LIFESTYLES (GOA)

Partners



.....	
L.H.T.I.	R.H.T.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

For CONCRETE LIFESTYLES (GOA)

Partners

IN THE PRESENCE OF :

[Signature]
1.

Hiren Jaysukhlal Bakhde
S/o. Jaysukhlal K Bakhde
P/o. 12 Ashyaran,
off S.V. Rd.
Near Naranoli Hosp.
Parsic (w) Mun-56!

[Signature]
2.

Amardeep K. Jha
Sh. S.N. Jha
P/o D-136, Krishna Park
New Delhi - 110062

[Signature]

For CONCRETE LIFESTYLES (GDR)

[Signature]

Partners

Read by: Seb

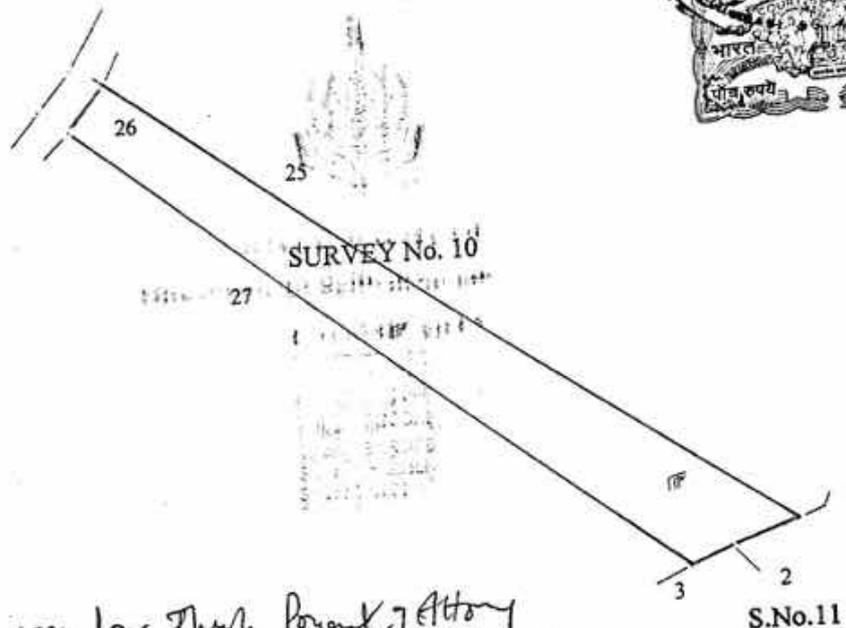
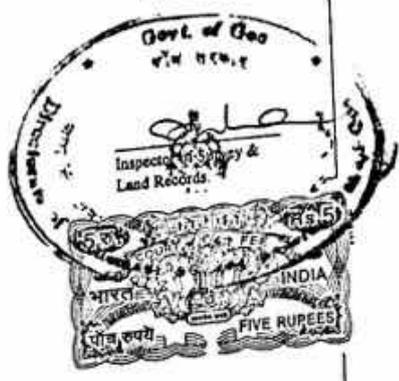


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Inward No 2633



Plan Showing plots situated at
Village : SOCORRO
Taluka : BARDEZ
Survey No./Subdivision No. : 10/ 26
Scale : 1 : 1000



Vendor Thyga Prasad J Athay
18/12/2010

Purchaser _____

Aravind Prasad
7-3-11/11/2011
Compared By:

Generated By : Mitali M. Naik
On : 07-03-2011

Aravind



For CONCRETE LIFESTYLES (GOA)

Aravind
Partners

Aravind



Office of Sub-Registrar Bardez

Government of Goa

Date & Time : 24-08-2011 04:04:03 PM

Document Serial Number : 4127

Registered at 03:26:00 PM on 24-08-2011 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

No	Description	Rs. Ps
	Registration Fee	120000.00
	Processing Fees	180.00
	Total :	120180.00

Stamp Duty Required: 125000.00 Stamp Duty Paid: 150000.00

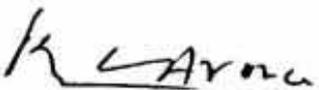
Applicant Desai presenter

Name	Photo	Thumb Impression	Signature
Anuj Desai, s/o Ajay Desai , Married, Indian, age 47 Years, Business, r/o 702, Kandolim Nagar, Co-Op housing Society Gulmohar Cross Road No11 Ville Parque W Mumbai 49 Pan card No AACPD9744Q Partner of M/s Concrete lifestyle(Goa)			

Endorsements

Applicant

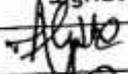
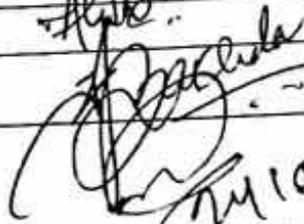
Krishan Lal Arora , s/o late Boota Singh , widow, Indian, age 74 Years, Business, r/o F-73 Kalkaji , First floor
Delhi 19 Pan card No ADJPA2623D

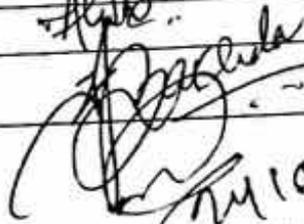
Photo	Thumb Impression	Signature
		

Manoj Desai, s/o Ajay Desai, Married, Indian, age 47 Years, Business, r/o 702, Jamnagar, Co-Op housing Society
 Gulmohar Cross Road No11 Ville Parle W Mumbai 49 Pan card No AACPD9744Q Partner of M/s Concrete
 style(Goa)

Photo	Thumb Impression	Signature
		

ntification

Witness Details	Signature
A.K. Jha, s/o S.N. Jha, Married, Indian, age 46 Years, Business, r/o New delhi	
Hiren Bakhda, Jaysuklal Bakhda, Married, Indian, age 49 Years, Business, r/o Ville Parle Mumbai	


 SUB-REGISTRAR
 BARDEZ



Book-1 Document
Registration Number BRZ-BK1-04110-2011
CD Number BRZ0278 on
Date 24-08-2011

24/08/11
SUB-REGISTRAR
Sub-Registrar (Bardez)

signed By: *Prakash*

nature: *Allo*

signed and Developed by C-DAC, ACTS, Pune

24/08/11



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Receipt No: 2473
Serial No. of the Document: 4128

Print Date Time: 24/Aug/2011 04.06 PM
Date of Receipt: 24/Aug/2011

Nature of Document: Sale

Received the following amounts from Sri Anuj Desai for Registration of above Document in Book-1 for the year 2011

	Rs.Ps
Registration Fee	140000.00
Processing Fees	210.00
Total :	140210.00

Amount in words: Rupees One Lakh Forty Thousand Two Hundred Ten Only.

Probable date of issue of Registered Document: / /

[Signature]
Signature of the Sub-Registrar
BARDEZ

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: Hinda / 24

Specimen Signature of the Person Authorized: _____
Signature of the Presentor: *[Signature]*

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

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

Signature of the person receiving the Document
Designed and Developed by C- DAC ACTS Pune

[Signature]
Signature of the Sub-Registrar

S. NO. 10/27, Vill. Socorro, Tal. BARDEZ,
NORTH GOA.

(Rupees One lakh Seventy Five Thousand Only)

CITIZEN CREDIT CO-OP BANK LTD
E-326, BIAVA DE COURTEM
PANAJI, GOA 401 001

भारत 04834 NON JUDICIAL ग 111
157290 AUG 24 2011
12:45
R. 0175000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser M/s. Concrete Lifestyles (Goa)
Partner - Hiren J. Bakhda.

For CITIZEN CREDIT™
CO-OP. BANK LTD.
Kenneth L. L. me
Authorized Signatory

4128/11
24/8/2011



DEED OF SALE

THIS DEED OF SALE is executed on this 24th day of August of the year 2011 in the City of Mapusa, Goa.

[Handwritten signature]

For **CONCRETE LIFESTYLES (GOA)**

[Handwritten signature]

Partner

BETWEEN

SHRI KRISHAN LAL ARORA, aged 74 years, son of late Boota Singh, widower, businessman, Indian National, residing at F-73, Kalkaji, First Floor, New Delhi, 19, having PAN No. ADJPA2623D.

Hereinafter referred to as the "**SELLER**" or the **FIRST PARTY**.

The said expressions, the **SELLER** shall unless repugnant to the context or meaning thereof, mean and include his heirs, successors, assignees, representatives, nominees, etc.

AND

M/S. CONCRETE LIFESTYLES (GOA), a registered partnership firm, with its registered office at A-406, Winsway Complex, 4th Floor, Telli Gally, Near Old



K L Arora

For CONCRETE LIFESTYLES (GOA)

[Signature]

Partners

Police Lane, Andheri (1) Mumbai - 400 069, represented by its Partner, **MR. ANUJ DESAI**, son of Ajay Desai, aged 47 years, married, business, I.N., resident of 702, Jannagar, Co-op. Housing Society Ltd., Gulmohar, Cross Road No.11, Ville Parle, (W) Mumbai – 49, having his PAN AACPD9744Q, authorized by Partnership Deed dated 09/08/2010.

Hereinafter referred to as the **PURCHASER** or the **SECOND PARTY**.

WHEREAS:

A) The SELLER is the absolute owner in lawful, physical and exclusive possession of a property surveyed under No.10/27, admeasuring 2050 square meters alongwith two residential houses bearing No.451 and 83(452) situated therein, forming part of the larger property known as "RAIBATTA" or "VUDDULECHI SIR" or "OLLACHI XIR" or "ARADI" situated at Aradi of Soccoro, within the limits of Village Panchayat of

For CONCRETE EVIDENCES (COA)

[Signature]

[Signature]

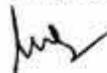
Partners



Socorro, Taluka and Registration Sub-district of Bardez, District North Goa, State of Goa, described under Land Registration No.5146 at page 157V of Book B-35 old in the office of the Land Registrar of Bardez and enrolled under Matriz Nos.640 and 770 of 1st circumscription of the Village Socorro in the Taluka Revenue Office of Bardez, more particularly described in SCHEDULE hereinafter written and hereinafter referred to as the "SAID PROPERTY", delineated in the plan annexed hereto marked in red coloured bounded line.

B) The SAID PROPERTY originally belonged to one Kashinath Bablo Naik alias Caxinata Bablo Naique and is found inscribed in his favour under No.39379 at folio 199 (v) of Book G-44 in the Land Registration Office of Bardez, Judicial division having been allotted to him in the Inventory Proceedings amongst orphans which proceeded in the Civil Court of Judicial Division Bardez (3rd Office)

For CONCRETE LIFESTYLES (CCA)



Partners



filed on the death of Xantabai Caxinata Naique, wife of said Kashinath Bablo Naik alias Caxinata Bablo Naik.

C) The SAID PROPERTY was purchased by Mr. Sebastian Cyprian Mendes alias Sebastiao C. Mendes vide certificate of purchase dated 17/04/1989 registered under No.1514 of Book I, Vol.79 before Sub Registrar of Bardez, Mapusa Goa in public auction held by Assistant Registrar of Co-operative Societies, North Zone Mapusa Market Sub-Yard, Mapusa, Goa under Section 156 of Maharashtra Co-operative Societies was Act, 1960, along with the said residential houses thereon, bearing House Nos.451 and 83 (452), respectively.

D) Vide a Deed of Sale dated 17/12/2007, duly registered before the Sub-Registrar of Bardez, under No.570, at pages 63 to 81 Book No.I Volume No.2446, dated 24/01/2008, the said Mr. Sebastiao Mendes and his

For CONCRETE LIFESTYLES (COA)



Partners



wife Mrs. Martha Mendes, sold the said property to M/s. Ideas Plus Ink Constructions Pvt. Ltd.



E) Vide Deed of Sale dated 09/04/2009, registered before the Sub-Registrar of Bardez, under No.BRZ-BK1-00509-2009, at C.D. No.BRZD. No.19, dated 09/04/2009, document serial No.503, M/s. Ideas Plus Ink Constructions Pvt. Ltd. have sold the said property to Shri Krishan Lal Arora, the SELLER abovenamed.

F) The SELLER is therefore the absolute owner in lawful and physical possession of THE SAID PROPERTY.

G) The SELLER has agreed to sell and the PURCHASER has agreed to purchase the SAID PROPERTY with the said two houses for a consideration of Rs.60,00,000/- (Rupees Sixty lakhs only) which is its fair market value.

For CONCRETE LIFESTYLES (COA),

Partners



II) The said 2 houses existing in the said property were old and not in habitable condition. The PURCHASER proposed to the SELLER to repair and renovate the said house, making them habitable and offered to pay an additional consideration of Rs.10,00,000/- (Rupees Ten lakhs only) to defray the expenses incurred on the said repair and renovation works.

I) The SELLER accepting the said offer of the PURCHASER has repaired and renovated the said houses spending an amount of Rs.10,00,000/- (Rupees Ten lakhs only).

J) The PURCHASER has already paid Rs.26,00,008/- (Rupees Twenty Six Lakhs and Eight only) to the SELLER towards part payment and the balance consideration is agreed to be paid at the execution of conveyance, the receipt of which the SELLER does hereby admits and acknowledges.

For CONCRETE LIFESTYLES (GOA)



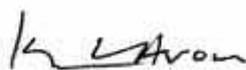
Partners



NOW THEREFORE THIS DEED OF SALE
WITNESSES AS UNDER:

1. In pursuance of the Agreement above, the SELLER does hereby transfer and convey by way of SALE unto the PURCHASER all that property surveyed under No.10/27, admeasuring 2050 square meters alongwith two residential houses bearing No.451 and 83(452) situated therein, forming part of the larger property known as "RAIBATTA" or "VUDDULECHI SIR" or "OLLACHI XIR" or "ARADI" situated at Aradi of Soccoro, within the limits of Village Panchayat of Socorro, Taluka and Registration Sub-district of Bardez, District North Goa, State of Goa, more particularly described in SCHEDULE hereinafter written for a total consideration of Rs.60,00,000/- (Rupees Sixty lakhs only).

2. The PURCHASER having already paid Rs.26,00,008/- (Rupees Twenty Six Lakhs and Eight only) to the SELLER earlier, has paid today to the SELLER an



For CONCRETE LIFESTYLES (GOA)



Partners



amount of Rs.33,99,992/- (Rupees Thirty Three Lakhs Ninety Nine Thousand Nine Hundred Ninety Two only), by RTGS dated 24/08/2011, drawn on Indian Bank, Santa Cruz (W) Branch Mumbai, towards the balance sale consideration, the receipt of which the SELLER does hereby admits and acknowledges towards full and final settlement of the total agreed consideration of the said property.

3. The PURCHASER has also paid an amount of Rs.10,00,000/- (Rupees Ten lakhs only) to the SELLER by RTGS dated 24/08/2011, drawn on Indian Bank, Santa Cruz (W) Branch Mumbai, towards reimbursement of the expenses incurred by the SELLER on repair and renovation of the said houses and the SELLER admits and acknowledges the receipt thereof.

4. The SELLER has delivered lawful and physical possession of the said property with the said 2 houses to



FOR CONCRETE LIFE SITES/COM,

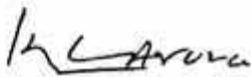


Partners

the PURCHASER and the PURCHASER has taken possession thereof.

5. From today the SELLER ceases to have any right, title or interest in the said property and the said 2 houses and the PURCHASER shall enjoy the same as its absolute owner without any interference from the SELLER or any one claiming through him.

6. The SELLER does hereby covenants that :
- a) The said property is free of any encumbrances, charges and other third party rights.
 - b) The SELLER has a good, clear and a marketable title to sell the said property.
 - c) The structures existing in the said property do not constitute any violations of any law in force in the State of Goa.



For CONCRETE LIFESTYLES (GOA)



Partners

d) The SELLER has paid all its dues to the local authority up to date and indemnifies the PURCHASER in respect of any outstanding.



7. The SELLER has represented to the PURCHASER that the said property is free from all encumbrances, liabilities, charges, etc. and is not the subject matter of any litigation and has a clear, legal and marketable title with an unobstructed access to the said property.

8. The SELLER has represented to the PURCHASER that he has not received any notices or demolition orders from any of the local/other authorities in respect of any of the structures in the said property or in respect of any other charge of the said property.

9. In case the PURCHASER is evicted from the possession of the said property by any third party or any heirs of the original owners, previous owners or any heir

K. C. Arora

FOR CONCRETE LIFESTYLES (COA)

[Signature]

Partners

or any party thereof, claiming any right, title or interest in the said property or by any order from any court of law, with respect to the said property, the SELLER shall indemnify the PURCHASER towards all the costs/damages, incurred by them in the said property.

10. The SELLER hereby gives his no objection to carry out mutation of the said property in survey records and the SELLER also agrees to assist, apply, reply and do all such necessary acts that may be required for the purpose of transferring the SAID PROPERTY in the name of the BUYER/PURCHASER with any legal authorities.

SCHEDULE

All that immoveable property surveyed under No.10/27, admeasuring 2050 square meters alongwith two residential houses bearing No.451 and 83(452) situated therein, forming part of the larger property known as "RAIBATTA" or "VUDDULECHI SIR" or "OLLACHI

For CONCRETE LIFESTYLES (GOA)

[Handwritten Signature]

[Handwritten Signature]

Partners

XIR" or "ARADI" at Aradi of Socorro, within the limits of Village Panchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, described under Land Registration No.5146 at page 157V of Book B-35 old in the office of the Land Registrar of Bardez and enrolled under Matriz Nos.640 and 770 of 1st circumscription of the Village Socorro in the Taluka Revenue Office of Bardez and the same is bounded as follows, that is to say:

On or towards the East : By the property now belonging to Sebastian and Luis;

On or towards the West : By the property belonging to Pascoal Rebeiro, now belonging to Chari;

On or towards the South : By the property having a house and open land belonging to the heirs of

K. L. A. A. A.

For CONCRETE LIFESTYLES (GOA),

[Signature]

Partners

S. Ana Monteiro and now
belonging to Ladu;

On or towards the North : By the property and
House with garden
belonging to the heirs of
Pascoal Ribeiro and one
Ladu and others.

The said property surveyed under No.10/27 as per New
Survey, is bounded as follows :

On the North : By Survey No.10/26;
On the South : By Survey No.10/28;
On the West : By road;
On the East : By property surveyed
under No.11/3 and 11/4.

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

K. Castro

For CONCRETE LIFESTYLES, Lda,
[Signature]

Partners

SIGNED, SEALED AND DELIVERED
withinnamed the SELLER or the FIRST PARTY.
SHRI KRISHAN LAL ARORA

K L Arora



L.H.T.I.

R.H.T.I.



- | | | | |
|----|--|----|--|
| 1. | | 1. | |
| 2. | | 2. | |
| 3. | | 3. | |
| 4. | | 4. | |
| 5. | | 5. | |

K L Arora

For CONCRETE LIF
[Signature]



SIGNED, SEALED AND DELIVERED
withinnamed the PURCHASER or
the SECOND PARTY.
M/S. CONCRETE DREAM HOMES,
represented by its Partner MR. ANUJ DESAI
For CONCRETE LIFESTYLES (GOA)

Partners

L.H.T.I.

R.H.T.I.



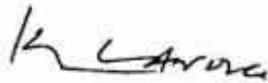
1.		1.	
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For CONCRETE LIFESTYLES (GOA)

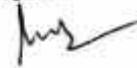
Partners

IN THE PRESENCE OF :

1.  Hirew J. Bakkda
S/o Jaysukhlal K. Bakkda
No. 12, Adyanan,
off S.V. Road,
Near Naravati 1stp.
Pante (w) Mumbai 56.
2.  Amarosee K. Jho
S/o Sh. S.N. Jho
No. D-136, Krishna Park, New Delhi-110062



For CONCRETE LIFESTYLES (GOA)



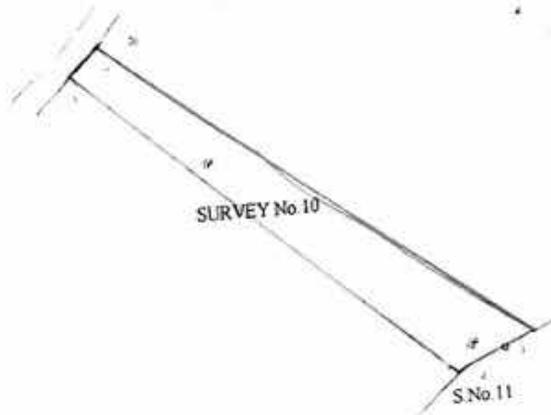
Partners


Kavij. 



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

Plan showing plots, located in
Village Socorro of Barda Taluka
S No. Sub Div No. 10
Scale 1:1000



Albuquerque
Albuquerque

Raj

1/2 Arava

Print Generated by *Print*
Version: 1.0
Date: 20/07/2007

Compared by *Print*
C.A. Wajid

1/2 Arava

FOR CONCRETE LIFESTYLES (GOA)

Print
Partners



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 24-08-2011 04:06:34 PM

Document Serial Number : 4128

Presented at 03:42:00 PM on 24-08-2011 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	140000.00
2	Processing Fees	210.00
	Total :	140210.00

Stamp Duty Required: 150000.00

Stamp Duty Paid: 175000.00

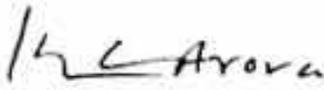
Anuj Desai presenter

Name	Photo	Thumb Impression	Signature
Anuj Desai, s/o Ajay Desai , Married, Indian, age 47 Years, Business, r/o 702, Jamnagar , Co-Op housing Society Ltd Gulmohar Cross Road No11 Ville Parle W Mumbai 49 Partner of Concrete Lifestyles a Partnership firm having office at Mumbai Pan card No AACPD9744Q			

Endorsements

Executant

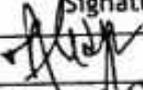
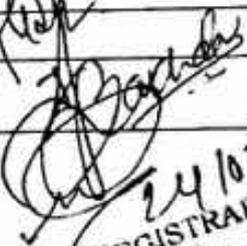
1 . Krishan Lal Arora , s/o late Boota Singh , widow, Indian, age 74 Years, Business, r/o F-73 Kalkaji , First floor
New Delhi 19 Pan card No ADJPA2623D

Photo	Thumb Impression	Signature
		

2. Anuj Desai, s/o Ajay Desai, Married, Indian, age 47 Years, Business, r/o 702, Jamnagar, Co-Op housing Society Ltd Gulmohar Cross Road No11 Ville Parle W Mumbai 49 Partner of Concrete Lifestyles a Partnership firm having office at Mumbai Pan card No AACPD9744Q

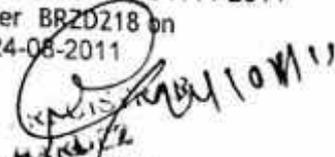
Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	A.K. Jha, s/o S.N. Jha, Married, Indian, age 46 Years, Business, r/o New delhi	
2	Hiren Bakhda, Jaysuklal Bakhda, Married, Indian, age 49 Years, Business, r/o Ville Parle Mumbai	

24/07/11
 SUB-REGISTRAR
 BARDEE

Book-1 Document
Registration Number BRZ-BK1-04111-2011
CD Number BRZ0218 on
Date 24-08-2011

SUB 
Sub-Registrar (Bardez)

Scanned By: - 

Signature: - 

Designed and Developed by C-DAC, ACTS, Pune

