

38  
39  
Rupees One Lakh Seventy four thousand Four hundred

FOR CREDIT TO  
CO-OP BANK LTD

Authorized Signatory

Co-operative Bank Ltd.  
Mapusa Branch,  
Shop No. 6 - 1, Ground Floor, Block P - 1,  
Borhan Market,  
Mapusa, Goa - 400 007  
D-515799V1 CR. 135 FF 12953-50



भारत  
STAMP DUTY  
60000

Rs 0174300

365430

GOA  
NON JUDICIAL

19.10.2016

GOA

INRIA -- Zero - One - Seven Four - Three Zero - Zero --

2356 7232207

Name of Purchaser Datwani Developers Pvt Ltd



DEED OF SALE

SD  
H

THIS DEED OF SALE is executed at Mapusa GOA, on this  
20<sup>th</sup> day of October of the year 2016.

*[Signature]*

*[Signature]*



4494/2016  
20/10/2016



**BETWEEN:-**

(1) **Smt. Madhu Ahluwalia**, aged 60 years, married, in Business, daughter of Tatal Ram Chhabra and wife of Bharat Bhushan, holding PAN Card No.ADQPA8679J, Aadhar no. 441938744706, Email Id bbwalia@yahoo.com, mob.no.9910104668, residing at A-10A, Sector 51, Noida, Uttar Pradesh-201301, hereinafter called the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, and legal representatives and assigns) as Party of the **FIRST PART**;

**AND**

2.- **DATWANI DEVELOPERS PVT.LTD.** a Company incorporated under the Companies Act, having its office at A/11-Milan CHS 16-Pali Road, Bandra(W), Mumbai-400050, holding Pan Card no.AAFC00566L, herein represented by its Director **SHRI.SUNIL LAKHI DATWANI**, aged 46years, in business, holding Pan Card no.AACPD0452F, son of Shri.Lakhi Datwani, residing at A/11, Milan Pali Road, Bandra West, Mumbai 400050, as authorised by the resolution of the board of Directors dated 17/10/2016, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof include its



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-3-

successors, executors, administrators and assigns) as Party of the SECOND PART.

All Indian Nationals

WHEREAS there exists a property admeasuring 498m<sup>2</sup> being surveyed under no.93/9-A-4 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA" situated at Marra, within the limits of Village Panchayat of Marra-Pileme, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as THE SAID PLOT is described in detail in the Schedule hereto.

WHEREAS the Vendor hereto came to be the owner of the SAID PLOT having purchased the same under a Deed dated 30-04-2007 registered under no.2313 of Book I Vol.2111 in the office of Sub-Registrar Bardez.

WHEREAS the Vendor purchased the said Plot as Plot admeasuring 498m<sup>2</sup> being PLOT A-1 of the whole property 93/9.

WHEREAS on 12-4-2013 the Dy. Collector Mapusa issued Order of portion of interalia Plot no.A-1 in case

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-4-

no.15/143//2011/Part/Land/DC-II in the Office of the Dy. Collector Mapusa.

WHEREAS in terms of the above the name of the Vendor stands recorded in the Survey Record of Rights of Form I and XIV of 93/9-A-4.

WHEREAS the Vendor does hereby represent to the Purchaser that:

(a) The Vendor holds a legal, clear and marketable right, title and interest in respect of the SAID PLOT free from all encumbrances, liens, charges, mortgage, or injunctions or acquisitions or attachments from any Court of law and that the Vendor is fully entitled to transfer, convey, alienate and sell the SAID PLOT.

(b) The Vendor is the sole owner and in possession of the SAID PLOT. Except Vendor no other person or persons have any right, title and interest in the SAID PLOT.

(c) Neither the Vendor nor anyone on their behalf have otherwise created any adverse rights in respect of the SAID PLOT or any part thereof, which are subsisting as on date.

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(d) There is no dispute as to the boundaries of the SAID PLOT.

(e) There are no easementary rights created under any document or under any covenant or by prescription in respect of and/or upon the SAID PLOT or any part thereof, including right of way created in favour of any adjoining owners passing through the said Property.

(f) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the SAID PLOT or any part thereof.

(g) There are no Income Tax, Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated or pending by any taxation authorities or local authorities against the Vendor whereby the SAID PLOT or any part thereof is in any way affected and/or impaired;

(h) All outgoings, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of the SAID PLOT are paid till the date of this Deed of Sale and there are no dues payable to any of the aforesaid authorities:

H. H. H.





(i) The Vendor have not entered into any agreement or arrangement for sale of or development of or otherwise transferred the SAID PLOT or any part thereof;

(j) The SAID PLOT is/was not the subject matter of any acquisition, litigation, requisition, attachment or otherwise or before any Court, Tribunal and/or Forum;

(k) All compliances germane to the SAID PLOT have been complied with under applicable laws, rules and regulations and that there is no reason for the Vendor to believe that there is any outstanding claim or liability (crystallized or potential) that may affect the SAID PLOT and/or development thereof;

(l) Neither the Vendor nor any of his predecessors in title are guilty of having / not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Vendor to the SAID PLOT or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;

(m) No notice/s is/are received by the Vendor or anyone on their behalf neither by their predecessor/s in title, either from local authorities or from the Government or otherwise for

*H. Das*

*S. D. Dattani*





requisition, acquisition and/or for road widening of/for the SAID PLOT or any part thereof;

(m) There are no dues and/or proceedings pending against the Vendor, as contemplated under Section 281 of the Income Tax Act, 1961;

(n) No third party consent or no objection is needed for the purpose of completing the transaction contemplated in respect of the SAID PLOT or any part thereof in favour of the Purchaser.

(p) The Purchaser has offered to purchase the SAID PLOT from the Vendor free of any claims and encumbrances.

(q) The Vendor does hereby sell, transfer, convey and alienate the SAID PLOT to the Purchaser and the Purchaser relying on the representation, confirmations and assurances of the Vendor, the Purchaser does hereby purchase the SAID PLOT for a total lump sum sale consideration of Rs.49,80,000/- (Rupees forty nine lakhs eighty thousand Only) (hereinafter referred to as "Purchase Consideration") on the terms and conditions stipulated herein.

*Govt. District*





NOW THIS INDENTURE WITNESSETH:-

1.- That in consideration of the amount of Rs.49,80,000/- (Rupees forty nine lakhs eighty thousand Only) is paid by the Purchaser to the Vendor vide RTGS from Bank of India, A/c no.00632011000811, Turner Road Branch, Mumbai-400050 to Punjab National Bank 3097000201129829 74 Janpat, New Delhi, which amount the Vendor does hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser; and the Vendor does hereby confirm the same to be the whole and total consideration payable and that the Vendor do not hold any claim against the Purchaser concerning the same; the Vendor does hereby grant, transfer, assign, assure and convey all the SAID PLOT more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PLOT belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Vendor into and upon the SAID PLOT and every part thereof hereby granted and

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conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the Vendor or knowingly suffered to the contrary the Vendor now has in himself good rights, full power and absolute authority to grant the SAID PLOT hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise

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by the Vendor well and sufficiently saved defended kept harmless and indemnified the Purchaser from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming from under or in trust for the Vendor AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for the Vendor or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly and absolutely assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. In pursuance of the receipt of the entire Purchase Consideration paid by the Purchaser to the Vendor in the aforesaid manner, the receipt whereof is hereby admitted and acknowledged by the Vendor, the Vendor have simultaneously put the Purchaser in unconditional exclusive and absolute



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peaceful, quiet and vacant possession of the SAID PLOT to be held by the Purchaser forever without any harm and/or hindrance from the Vendor and/or any person claiming through and/or on account of the Vendor and the Vendor do hereby indemnify the Purchaser against all/any such Third Party claims which shall be settled by the Vendor alone without disturbing the title and the possession of the Purchaser.

3. The Vendor declare, states and verifies that the representations made in this Deed of Sale including in the recitals above are true and correct and confirm that the above recitals form an integral part of this Deed of Sale as if the same have been incorporated specifically in the body of this Deed of Sale.

4. The Vendor hereby covenant with the Purchaser that:-

(a) Notwithstanding any act, deed, matter or thing by the Vendor or by any person or persons claiming by, under or in trust for him, made, done omitted or knowingly or willingly done or suffered to the contrary, the Vendor has in herself good right, full power and absolute authority to grant, convey and alienate the SAID PLOT unto the Purchaser.



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(d) All rates, taxes and outgoing due and payable in respect of the SAID PLOT and every part thereof have been paid regularly and no part thereof is or are in arrears. Till the date of execution hereof, the Vendor shall be responsible and liable to pay all or any outgoing charges including premium, penalty, interest, dues and expenses, in respect of the SAID PLOT to the appropriate authority;

(e) That the Vendor shall and will from time to time, and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PLOT to the Purchaser.

(f) The Vendor shall indemnify and keep the Purchaser indemnified for and against any losses, claims or damages arising out of any act or omission or commission of the Vendor in violation of the statutory provisions that may affect the possession, right, title or interest of the Purchaser to the SAID PLOT;

*M. ...*  
\_\_\_\_\_

*Sachin R. Patil*





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(i) The Vendor shall and will from time to time, and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PLOT to the Purchaser.

(j) The SAID PLOT is not subject matter of any lien, trust, mortgage, tenancy charges, encumbrances, liability, litigation, adverts, claim by way of sale, gift, trust, inheritance or otherwise howsoever or attachment or lis-pendens.

5. The Vendor does hereby give her exclusive consent and no objection to the Purchaser to get Mutation Proceedings conducted in the Survey Records of Rights and get the name of the Purchaser recorded in the Form I & XIV under the provisions of Land Revenue Code.

6. The Vendor declares that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

7. The market value of the SAID PLOT is Rs.49,80,000/- (Rupees forty nine lakhs eighty thousand Only) and as such Stamp duty of Rs.1,74,500/- is affixed hereto which is borne by the Purchaser.

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*Chand Babbar*



SCHEDULE

All that plot of land identified as Plot-A-1 admeasuring 498m<sup>2</sup> being surveyed under no.93/9-A-4 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA" situated at Marra, within the limits of Village Panchayat of Marra-Pilerne, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar under no.20248 of Book B-52 and is not enrolled in the Taluka Revenue Office but it surveyed under Cadastral Survey no.1085 and 1086.

The said whole Property is bounded as under:-

Towards the North:-by Sy.no.93/7 of Marra-Pilerne.

Towards the South:-Road passing through Sy.no.93/9 of Pilerne-Marra.

Towards the East :-By the property belonging to Communidade of Pilerne-Marra.

Towards the West :-Road and by Sy.no.93/8, 93/10 and 93/13 of Village Marra-Pilerne.

*Hing*  
*[Signature]*





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The said Plot is bounded as under:-

Towards the North:-Sy.no.93/7 of Pilerne-Marra.

Towards the South:-Internal Road and Sy.no.93/10,  
93/9-A-6 of Pilerne-Marra.

Towards the East :-Sy.no.93/9-A5 and 9-A of Pilerne-  
Marra

Towards the West :-Survey no.93/8 of Pilerne-Marra.

IN WITNESS WHEREOF the Parties hereto have executed  
this Deed of Sale on the day, month and year first hereinabove  
mentioned.

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SIGNED AND DELIVERED BY THE VENDOR

*M. S.*

Smt. Madhu Ahluwalia

VENDOR



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



*M. S.*

*Smt. Ahluwalia*





SIGNED AND DELIVERED  
BY THE PURCHASER

*Sunil Lekhi Datwani*

DATWANI DEVELOPERS PVT.LTD.  
represented herein by its Managing  
Director  
Shri. Sunil Lekhi Datwani



PURCHASER

- 1. \_\_\_\_\_ 1. \_\_\_\_\_
- 2. \_\_\_\_\_ 2. \_\_\_\_\_
- 3. \_\_\_\_\_ 3. \_\_\_\_\_
- 4. \_\_\_\_\_ 4. \_\_\_\_\_
- 5. \_\_\_\_\_ 5. \_\_\_\_\_



WITNESSES:-

- 1. *Shri. Shreshth P. ...*
- 2. *V. ...*



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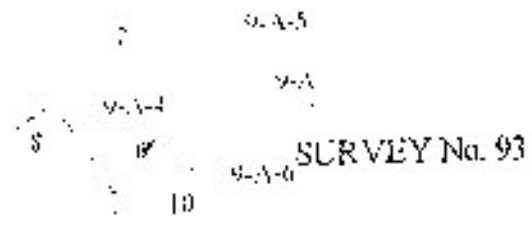


GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MAPUSA - GOA



Plan Showing: plan situated at  
 Village: MAPUSA  
 Taluka: CAMOIM  
 Survey No. Subdivision No.: 93/ 9-A-4  
 Scale: 1:1000

Sarpanch plots  
 Area: 498 sq.mts  
 Dhyanant  
 Inspector of Survey &  
 Land Records  
 City Survey, Mapusa



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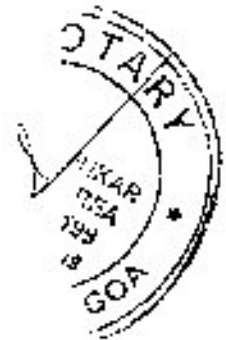
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STAMPED RECEIPT

Office of Sub-Registrar Bardez  
Government of Goa



Print Date: 20-10-2016 09:52:12 AM

Document Serial Number: 14594

Presented at 09:29:00 AM on 20-10-2016 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows

Sl. No.	Description	Rate / Rs.
1	Registration Fee	97600.00
2	Processing Fees	280.00
	<b>Total</b>	<b>97880.00</b>

Stamp of the Applicant: 17500.00      Stamp of the State: 1600.00

Name of the Applicant: \_\_\_\_\_

Name	Photo	Thumb Impression	Signature
<p>Mr. Rajendra Chhabra</p> <p>Business, 10A, Sector 51, Huda</p> <p>Ward No. 10, Bardez, Goa</p> <p>Age: 60 Years</p> <p>Occupation: Business</p>			

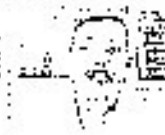

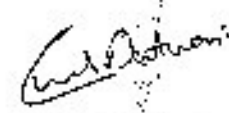


1. COMMENTS

Mr. Rajendra Chhabra, D/o. Late Raju Chhabra, Bardez, Indian, age 60 Years, Business, 10A, Sector 51, Huda  
Ward No. 10, Bardez, Goa.

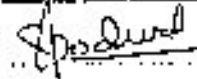
Photo	Thumb Impression	Signature

I, Sudhakar Reddy, S/o Lakshmi Devi, Married, Indian, age 46 Years, Business, r/DA/11, 11/10/2019  
 residing at Plot No. 400050, Block 10, Durga Developers Pvt. L. O., Having office at A/11, 11/10/2019  
 do hereby declare that Plot No. 400050, Block 10, Durga Developers Pvt. L. O., Having office at A/11, 11/10/2019

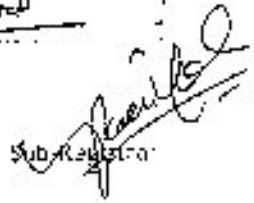
Photo	Thumb impression	Signature
		



**WITNESSES**

Sl. No.	Witness Details	Signature
1	Sudhakar Reddy, S/o Kiran Pedduri, Married, Indian, age 43, residing at Plot No. 400050, Block 10, Durga Developers Pvt. L. O., Goa	



  
 Sub-Registrar

**REGISTRAR  
 CARDS**

Notary Seal  
 Date: 11/10/2019  
 Location: Durgam Cheruvu, Hyderabad

4456



I hereby certify that the above is a true and correct copy of the original document as presented to me for attestation.  
 Date: 21/10/2016  
 Place: Bardez, Goa

*[Signature]*  
 N. C. GAONKAR  
 ADVOCATE & NOTARY  
 BARDEZ - GOA

Sudhanand  
 Caparekha

I hereby certify that the above is a true and correct copy of the original document as presented to me for attestation.



Certified True Copy  
*[Signature]*  
 N. C. GAONKAR  
 Advocate & Notary  
 Mapusa, Bardez - Goa  
 Reg. No. 159/2016

NOTARIAL NOTARIAL

21 OCT 2016





**BETWEEN:-**

(1) **Smt. Madhu Ahluwalia**, aged 60 years, married, in Business, daughter of Tehal Ram Chhabra and wife of Bharat Bhushan, holding PAN Card No. ADQPA8679J, Aadhar no. 441938744706, Email Id [bbwalia@yahoo.com](mailto:bbwalia@yahoo.com), mob. no. 9910104668, residing at A-10A, Sector 51, Noida, Uttar Pradesh-201301 hereinafter called the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, and legal representatives and assigns) as Party of the **FIRST PART**;

**AND**

2.- **DATWANI DEVELOPERS PVT. LTD.** a Company incorporated under the Companies Act, having its office at A/11-Milan CHS 16-Pali Road, Bandra (W), Mumbai-400050, holding Pan Card no. AAFCD0566L, herein represented by its Director **SHRI. SUNIL LAKHI DATWANI**, aged 46 years, in business, holding Pan Card no. AACPD0452F, son of Shri. Laxmi Datwani, residing at A/11, Milan Pali Road, Bandra West, Mumbai 400050, as authorised by the resolution

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of the Board of Directors dated 17/10/2016, hereinafter referred to as "PURCHASER"(which expression shall unless repugnant to the context or meaning thereof include its successors, executors, administrators and assigns) as Party of the **SECOND PART**.

All Indian Nationals

WHEREAS there exists a property admeasuring 416m2 being surveyed under no.93/9-A-5 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA" situated at Marra, within the limits of Village Panchayat of Marra-Pilerne, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as THE SAID PLOT is described in detail in the Schedule hereto.

WHEREAS the Vendor hereto came to be the owner of the SAID PLOT having purchased the same under a Deed dated 30-04-2007 registered under no.2313 of Book I Vol.2111 in the office of Sub-Registrar Bardez.

WHEREAS the Vendor purchased the said Plot as Plot admeasuring 416m2 being PLOT A-2 of the whole property 93/9.

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WHEREAS on 12-4-2013 the Dy. Collector Mapusa issued Order of partition of interalia Plot no.A-2 in case no.15/143//2011/Part/Land/DC-II in the Office of the Dy. Collector Mapusa.



WHEREAS in terms of the above the name of the Vendor stands recorded in the Survey Record of Rights of Form I and XIV of 93/9-A-5.

WHEREAS the Vendor does hereby represent to the Purchaser that:

(a) The Vendor holds a legal, clear and marketable right, title and interest in respect of the SAID PLOT free from all encumbrances, liens, charges, mortgage, or injunctions or acquisitions or attachments from any Court of law and that the Vendor is fully entitled to transfer, convey, alienate and sell the SAID PLOT.

(b) The Vendor is the sole owner and in possession of the SAID PLOT. Except Vendor no other person or persons have any right, title and interest in the SAID PLOT.

(c) Neither the Vendor nor anyone on their behalf have otherwise created any adverse rights in respect of the SAID PLOT or any part thereof, which are subsisting as on date.





(d) There is no dispute as to the boundaries of the SAID PLOT.

(e) There are no easementary rights created under any document or under any covenant or by prescription in respect of and/or upon the SAID PLOT or any part thereof, including right of way created in favour of any adjoining owners passing through the said Property.

(f) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the SAID PLOT or any part thereof.

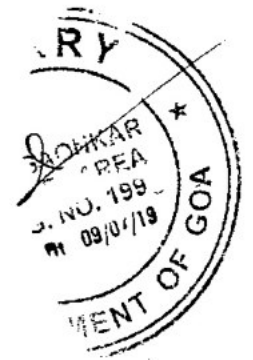
(g) There are no Income Tax, Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated or pending by any taxation authorities or local authorities against the Vendor whereby the SAID PLOT or any part thereof is in any way affected and/or impaired;

(h) All outgoings, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of the SAID PLOT are paid till the date of this Deed of Sale and there are no dues payable to any of the aforesaid authorities;

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*Chand Dahan*





(i) The Vendor have not entered into any agreement or arrangement for sale of or development of or otherwise transferred the SAID PLOT or any part thereof;

(j) The SAID PLOT is/was not the subject matter of any acquisition, litigation, requisition, attachment or otherwise or before any Court, Tribunal and/or Forum;

(k) All compliances germane to the SAID PLOT have been complied with under applicable laws, rules and regulations and that there is no reason for the Vendor to believe that there is any outstanding claim or liability (crystallized or potential) that may affect the SAID PLOT and/or development thereof;

(l) Neither the Vendor nor any of his predecessors in title are guilty of having / not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Vendor to the SAID PLOT or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;

(m) No notice/s is/are received by the Vendor or anyone on their behalf neither by their predecessor/s in title, either from local authorities or from the Government or otherwise for

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requisition, acquisition and/or for road widening of/for the SAID PLOT or any part thereof;

(n) There are no dues and/or proceedings pending against the Vendor, as contemplated under Section 281 of the Income Tax Act, 1961;

(o) No third party consent or no objection is needed for the purpose of completing the transaction contemplated in respect of the SAID PLOT or any part thereof in favour of the Purchaser.

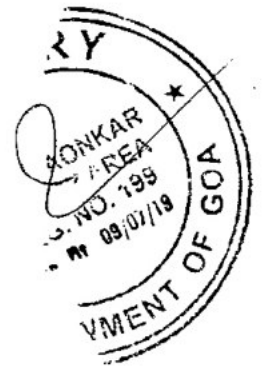
(p) The Purchaser has offered to purchase the SAID PLOT from the Vendor free of any claims and encumbrances.

(q) The Vendor does hereby sell, transfer, convey and alienate the SAID PLOT to the Purchaser and the Purchaser relying on the representation, confirmations and assurances of the Vendor, the Purchaser does hereby purchase the SAID PLOT for a total lump sum sale consideration of Rs.42,50,000/- (Rupees forty two lakhs fifty thousand Only) (hereinafter referred to as "**Purchase Consideration**") on the terms and conditions stipulated herein.

*Hing*

*Gov. Datwani*





-8-

**NOW THIS INDENTURE WITNESSETH:-**

1.- That in consideration of the amount of Rs. 42,50,000/- (Rupees forty two lakhs fifty thousand Only) is paid by the Purchaser to the Vendor vide RTGS from Bank of India, A/c no.00632011000811, Turner Road Branch, Mumbai-400050 to Punjab National Bank 3097000201129829 74 Janpat, New Delhi, which amount the Vendor does hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser; and the Vendor does hereby confirm the same to be the whole and total consideration payable and that the Vendor do not hold any claim against the Purchaser concerning the same; the Vendor does hereby grant, transfer, assign, assure and convey all the SAID PLOT more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PLOT belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Vendor into and upon the SAID PLOT and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE

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*Sanjiv Dakhani*

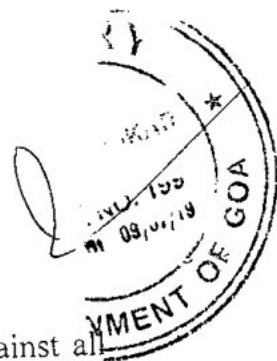




OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the Vendor or knowingly suffered to the contrary the Vendor now has in himself good rights. full power and absolute authority to grant the SAID PLOT hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendor well and sufficiently saved defended kept



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A circular stamp for Datwani Developments Pvt. Ltd. The text inside the stamp includes "DATWANI DEVELOPMENTS PVT. LTD." and "MUMBAI".



harmless and indemnified the Purchaser from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming from under or in trust for the Vendor **AND FURTHER** that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for the Vendor or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly and absolutely assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. In pursuance of the receipt of the entire Purchase Consideration paid by the Purchaser to the Vendor in the aforesaid manner, the receipt whereof is hereby admitted and acknowledged by the Vendor, the Vendor have simultaneously put the Purchaser in unconditional exclusive and absolute peaceful, quiet and vacant possession of the SAID PLOT to be held by the Purchaser forever without any harm and/or

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hindrance from the Vendor and/or any person claiming through and/or on account of the Vendor and the Vendor do hereby indemnify the Purchaser against all/any such Third Party claims which shall be settled by the Vendor alone without disturbing the title and the possession of the Purchaser.

3. The Vendor declare, states and verifies that the representations made in this Deed of Sale including in the recitals above are true and correct and confirm that the above recitals form an integral part of this Deed of Sale as if the same have been incorporated specifically in the body of this Deed of Sale.

4. The Vendor hereby covenant with the Purchaser that:-

(a) Notwithstanding any act, deed, matter or thing by the Vendor or by any person or persons claiming by, under or in trust for him, made, done omitted or knowingly or willingly done or suffered to the contrary, the Vendor has in herself good right, full power and absolute authority to grant, convey and alienate the SAID PLOT unto the Purchaser.











(f) All rates, taxes and outgoing due and payable in respect of the SAID PLOT and every part thereof have been paid regularly and no part thereof is or are in arrears. Till the date of execution hereof, the Vendor shall be responsible and liable to pay all or any outgoing charges including premium, penalty, interest, dues and expenses, in respect of the SAID PLOT to the appropriate authority;

(g) That the Vendor shall and will from time to time, and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PLOT to the Purchaser.

(h) The Vendor shall indemnify and keep the Purchaser indemnified for and against any losses, claims or damages arising out of any act or omission or commission of the Vendor in violation of the statutory provisions that may affect the possession, right, title or interest of the Purchaser to the SAID PLOT;

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(i) The Vendor shall and will from time to time, and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PLOT to the Purchaser.

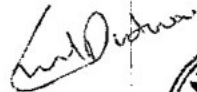
(j) The SAID PLOT is not subject matter of any lien, trust, mortgage, tenancy charges, encumbrances, liability, litigation, adverts, claim by way of sale, gift, trust, inheritance or otherwise howsoever or attachment or lis-pendens.

5. The Vendor does hereby give her exclusive consent and no objection to the Purchaser to get Mutation Proceedings conducted in the Survey Records of Rights and get the name of the Purchaser recorded in the Form I & XIV under the provisions of Land Revenue Code.

6. The Vendor declares that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

7. The market value of the SAID PLOT is Rs.42,50,000/- (Rupees forty two lakhs fifty thousand Only) and as such









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Stamp duty of Rs.1,48,800/- is affixed hereto which is borne by the Purchaser.

SCHEDULE

All that plot of land identified as Plot-A-2 admeasuring 416m<sup>2</sup> being surveyed under no.93/9-A-5 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA" situated at Marra, within the limits of Village Panchayat of Marra-Pilerne, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar under no.20248 of Book B-52 and is not enrolled in the Taluka Revenue Office but it surveyed under Cadastral Survey no.1085 and 1086.

The said whole Property is bounded as under:-

Towards the North:-by Sy.no.93/7 of Marra-Pilerne.

Towards the South:-Road passing through Sy.no.93/9 of Pilerne-Marra.

Towards the East :-By the property belonging to comunidade of Pilerne-Marra

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-16-



Towards the West :-Road and by Sy.no.93/8, 93/10 and 93/13 of Village Marra-Pilerne.

The said Plot is bounded as under:-

Towards the North:-Sy.no.93/7 of Pilerne-Marra.

Towards the South:-Sy.no.93/10, 93/13; Plot A-12 of Sy.no.93/9-A and 6 mts. Internal Road.

Towards the East :-Plot A-3 of the same property.

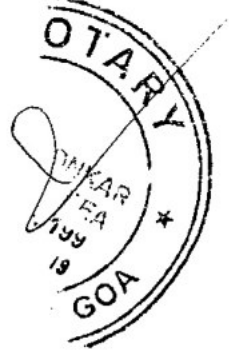
Towards the West :-Survey no.93/8 of Pilerne-Marra.

IN WITNESS WHEREOF the Parties hereto have executed this Deed of Sale on the day, month and year first hereinabove mentioned.

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SIGNED AND DELIVERED  
BY THE VENDOR

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Smt. Madhu Ahluwalia  
VENDOR



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- 2.  2. 
- 3.  3. 
- 4.  4. 
- 5.  5. 

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-18-  
SIGNED AND DELIVERED  
BY THE PURCHASER

*Sunil Datwani*



DATWANI DEVELOPERS PVT.LTD.  
represented herein by  
its Managing Director  
Shri. Sunil Laxhi Datwani

PURCHASER



1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	



WITNESSES:-

1. *Shreechandra Pochand*

2. *Vipin Sharma* VIPIN SHARMA

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*Sunil Datwani*







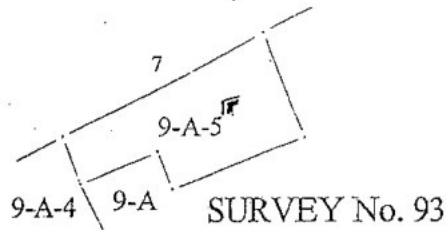
Case from plots  
Area : 416 sqm  
MARRA  
AREA  
NO. 199  
09/07/19  
T OF GOA

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



Plan Showing plots situated at  
Village : MARRA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 93/ 9-A-5  
Scale : 1 :1000

*Ditayank*  
Inspector of Surveys &  
Land Records  
Office of Survey Mapusa



*Signature*

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*Signature*

Office of Sub-Registrar Bardez  
Government of Goa



Print Date & Time : 20-10-2016 09:53:33 AM

Document Serial Number : 4495

Presented at 09:19:00 AM on 20-10-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	85000.00
2	Processing Fees	280.00
	Total :	85280.00

Stamp Duty Required: 148750.00

Stamp Duty Paid: 148800.00

Sanit Lakhmi Datwani presenter

Name	Photo	Thumb Impression	Signature
Sanit Lakhmi Datwani, S/O Lakhmi Datwani, Married, Indian, age 46 Years, Business, r/o A/11, Milan Pali road, Bandra west, Mumbai 400050. Director of Datwani Developers Pvt Ltd, having office at A/11, Milan CHS 16-Pali road, Bandra (W) Mumbai 400050. vide resolution dated 17/10/2016.			



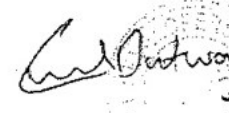

Endorsements

Executant

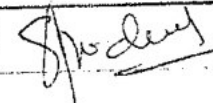
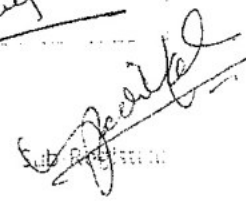
1. Madhu Mikawalia, D/O Tonac Ram Chhabra, Married, Indian, age 60 Years, Business, r/o A-10A sector 51, Noida UP India 201301.

Photo	Thumb impression	Signature

2. Sarbajit Datwani S/o Laxmi Datwani, Married, Indian, age 46 Years, Business, r/o A/11, Milan Path, road, Dindora West Mumbai-400050. Director of Datwani Developers Pvt Ltd, Having office at A/11, Milan Chs, Dindora West, Mumbai (W) Mumbai-400050. vide resolution dated 17/10/2016.

Photo	Thumb Impression	Signature
		 

Identification

Sl No.	Witness Details	Signature
1	Shradha Poduval . W/o Kiran Poduval, Married, Indian, age 43 Years, Advocate, r/o h.no 35, Sagar Society, Dona Paula Goa	 

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Signature

Designed and Developed by C-DAC, ACTS, Pune

**REGISTRAR  
BARDEZ**

Blank Document  
Registration Number BRZ-BK1-04400-2016  
CD Number BRZ0793 on  
Date 20-10-2016

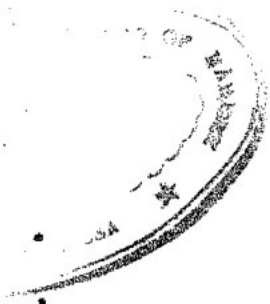


Sub-Registrar *[Signature]*

Scanned By: *Sadana* - REGISTRAR

Signature: *[Signature]*

Designed and Developed by C-Ind. ACS, Pune



Certified True Copy  
*[Signature]*  
N. C. GAONKAR  
Advocate & Notary  
Mapusa, Bardez - Goa  
Reg. No. 10503/2016

21 OCT 2016

Chpees One lakh twenty four thousand three hundred only

Citizencredit co-operative Bank Ltd.  
Mapusa Branch,  
Shop No.G - 1,Ground Floor,Block D - 1,  
Boshan Homes,  
Mapusa, Goa - 483 587



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GOA  
NON JUDICIAL

Rs. ≈ 0124300 ≈ 19.10.2016

365430

GOA

2368 5229404

For CITIZENCREDIT™  
CO-OP BANK LTD

D - 5 / STP(V) / C.R. / 35 / 11 / 2013 - RD

INDIA

\*\*Zero\*One\*\*Two\*\*Four\*ThreeZero\*Zero\*\*

*Jamila Feb.*  
Authorised Signatory

Name of Purchaser

*DATWANI DEVELOPERS PVT LTD.*

*4496/2016*  
*20/10/2016*



**DEED OF SALE**

*sd*  
*✓* THIS DEED OF SALE is executed at Mapusa GOA, on this 20<sup>th</sup> day of October of the year 2016.

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*Govt Datwani*





-2-

**BETWEEN:-**

(1) **Smt. Madhu Ahluwalia**, aged 60 years, married, in Business, daughter of Tehal Ram Chhabra and wife of Bharat Bhushan, holding PAN Card No.ADQPA8679J, Aadhar no. 441938744706, Email Id bbwalia@yahoo.com, mob.no.9910104668, residing at A-10A, Sector 51, Noida, Uttar Pradesh-201301, hereinafter called the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, and legal representatives and assigns) as Party of the **FIRST PART**;

**AND**

2.- **DATWANI DEVELOPERS PVT.LTD.** a Company incorporated under the Companies Act, having its office at A/11-Milan CHS 16-Pali Road, Bandra(W), Mumbai-400050, holding Pan Card no.AAFCD0566L, herein represented by its Director **SHRI.SUNIL LAKHI DATWANI**, aged 46years, in business, holding Pan Card no.AACPD0452F, son of Shri.Lakhi Datwani, residing at A/11, Milan Pali Road, Bandra West, Mumbai 400050, as authorised by the resolution of the board of Directors dated 17/10/2016, hereinafter referred to as **"PURCHASER"** (which expression shall unless



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C. GAONKAR  
REG. NO. 199  
Dt. 08/07/18  
MENT OF GOA

-3-

repugnant to the context or meaning thereof include its successors, executors, administrators and assigns) as Party of the **SECOND PART**.

All Indian Nationals

WHEREAS there exists a property admeasuring 350m<sup>2</sup> being surveyed under no.93/9-A-6 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA" situated at Marra, within the limits of Village Panchayat of Marra-Pilerne, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as THE SAID PLOT is described in detail in the Schedule hereto.

WHEREAS the Vendor hereto came to be the owner of the SAID PLOT having purchased the same under a Deed dated 30-04-2007 registered under no.2313 of Book I Vol.2111 in the office of Sub-Registrar Bardez.

WHEREAS the Vendor purchased the said Plot as Plot admeasuring 350m<sup>2</sup> being PLOT A-12 of the whole property 93/9.

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*Govind Dattani*  
DATTANI DEVELOPERS  
MUMBAI  
PVT. LTD.



WHEREAS on 12-4-2013 the Dy. Collector Mapusa issued Order of partition of interalia Plot no.A-12 in case no.15/143//2011/Part/Land/DC-II in the Office of the Dy. Collector Mapusa.

WHEREAS in terms of the above the name of the Vendor stands recorded in the Survey Record of Rights of Form I and XIV of 93/9-A-6.

WHEREAS the Vendor does hereby represent to the Purchaser that:

(a) The Vendor holds a legal, clear and marketable right, title and interest in respect of the SAID PLOT free from all encumbrances, liens, charges, mortgage, or injunctions or acquisitions or attachments from any Court of law and that the Vendor is fully entitled to transfer, convey, alienate and sell the SAID PLOT.

(b) The Vendor is the sole owner and in possession of the SAID PLOT. Except Vendor no other person or persons have any right, title and interest in the SAID PLOT.

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(c) Neither the Vendor nor anyone on their behalf have otherwise created any adverse rights in respect of the SAID PLOT or any part thereof, which are subsisting as on date.

(d) There is no dispute as to the boundaries of the SAID PLOT.

(e) There are no easementary rights created under any document or under any covenant or by prescription in respect of and/or upon the SAID PLOT or any part thereof, including right of way created in favour of any adjoining owners passing through the said Property.

(f) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the SAID PLOT or any part thereof.

(g) There are no Income Tax, Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated or pending by any taxation authorities or local authorities against the Vendor whereby the SAID PLOT or any part thereof is in any way affected and/or impaired;

(h) All outgoing, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other

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concerned authority in respect of the SAID PLOT are paid till the date of this Deed of Sale and there are no dues payable to any of the aforesaid authorities;

(i) The Vendor have not entered into any agreement or arrangement for sale of or development of or otherwise transferred the SAID PLOT or any part thereof;

(j) The SAID PLOT is/was not the subject matter of any acquisition, litigation, requisition, attachment or otherwise or before any Court, Tribunal and/or Forum;

(k) All compliances germane to the SAID PLOT have been complied with under applicable laws, rules and regulations and that there is no reason for the Vendor to believe that there is any outstanding claim or liability (crystallized or potential) that may affect the SAID PLOT and/or development thereof;

(l) Neither the Vendor nor any of his predecessors in title are guilty of having/not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Vendor to the SAID PLOT or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;

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(m) No notice/s is/are received by the Vendor or anyone on their behalf neither by their predecessor/s in title, either from local authorities or from the Government or otherwise for requisition, acquisition and/or for road widening of/for the SAID PLOT or any part thereof;

(n) There are no dues and/or proceedings pending against the Vendor, as contemplated under Section 281 of the Income Tax Act, 1961;

(o) No third party consent or no objection is needed for the purpose of completing the transaction contemplated in respect of the SAID PLOT or any part thereof in favour of the Purchaser.

(p) The Purchaser has offered to purchase the SAID PLOT from the Vendor free of any claims and encumbrances.

(q) The Vendor does hereby sell, transfer, convey and alienate the SAID PLOT to the Purchaser and the Purchaser relying on the representation, confirmations and assurances of the Vendor, the Purchaser does hereby purchase the SAID PLOT for a total lump sum sale consideration of Rs.35,50,000/- (Rupees thirty five lakhs fifty thousand Only) (hereinafter referred to as "Purchase Consideration") on the terms and conditions stipulated herein.

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**NOW THIS INDENTURE WITNESSETH:-**

1.- That in consideration of the amount of Rs. 35,50,000/- (Rupees thirty five lakhs fifty thousand Only) is paid by the Purchaser to the Vendor vide RTGS from Bank of India, A/c no.00632011000811, Turner Road Branch, Mumbai-400050 to Punjab National Bank 3097000201129829 74 Janpat, New Delhi, which amount the Vendor does hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the Purchaser; and the Vendor does hereby confirm the same to be the whole and total consideration payable and that the Vendor do not hold any claim against the Purchaser concerning the same; the Vendor does hereby grant, transfer, assign, assure and convey all the SAID PLOT more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PLOT belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Vendor into and upon the SAID PLOT and every part thereof hereby granted and

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conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the Vendor or knowingly suffered to the contrary the Vendor now has in himself good rights, full power and absolute authority to grant the SAID PLOT hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Vendor or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise

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by the Vendor well and sufficiently saved defended kept harmless and indemnified the Purchaser from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming from under or in trust for the Vendor **AND FURTHER** that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for the Vendor or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly and absolutely assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. In pursuance of the receipt of the entire Purchase Consideration paid by the Purchaser to the Vendor in the aforesaid manner, the receipt whereof is hereby admitted and acknowledged by the Vendor, the Vendor have simultaneously put the Purchaser in unconditional exclusive and absolute

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peaceful, quiet and vacant possession of the SAID PLOT to be held by the Purchaser forever without any harm and/or hindrance from the Vendor and/or any person claiming through and/or on account of the Vendor and the Vendor do hereby indemnify the Purchaser against all/any such Third Party claims which shall be settled by the Vendor alone without disturbing the title and the possession of the Purchaser.

3. The Vendor declare, states and verifies that the representations made in this Deed of Sale including in the recitals above are true and correct and confirm that the above recitals form an integral part of this Deed of Sale as if the same have been incorporated specifically in the body of this Deed of Sale.

4. The Vendor hereby covenant with the Purchaser that:-

(a) Notwithstanding any act, deed, matter or thing by the Vendor or by any person or persons claiming by, under or in trust for him, made, done omitted or knowingly or willingly done or suffered to the contrary, the Vendor has in herself good right, full power and absolute authority to grant, convey and alienate the SAID PLOT unto the Purchaser.

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(b) There are no encumbrances, charges, liens or any other liability of whatsoever nature of the SAID PLOT conveyed by these presents and that there has been no prior agreement with any third party in respect thereto;

(c) the Purchaser shall hold the SAID PLOT free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to be claimed by, from or in trust for them;

(d) the SAID PLOT hereby conveyed, transferred and assured unto the Purchaser was until the transfer hereby effected, in the absolute ownership of the Vendor and the same was not subject to any tenancy or easement or any other rights in whatsoever or howsoever;

(e) it shall be lawful for the Purchaser, from time to time and at all times hereafter to peaceably and quietly enter upon, own, hold, possess, occupy and enjoy the SAID PLOT without any interruption, claim or demand whatsoever by the Vendor or any one claiming through or under them;

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(f) All rates, taxes and outgoing due and payable in respect of the SAID PLOT and every part thereof have been paid regularly and no part thereof is or are in arrears. Till the date of execution hereof, the Vendor shall be responsible and liable to pay all or any outgoing charges including premium, penalty, interest, dues and expenses, in respect of the SAID PLOT to the appropriate authority;

(g) That the Vendor shall and will from time to time, and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PLOT to the Purchaser.

(h) The Vendor shall indemnify and keep the Purchaser indemnified for and against any losses, claims or damages arising out of any act or omission or commission of the Vendor in violation of the statutory provisions that may affect the possession, right, title or interest of the Purchaser to the SAID PLOT;

(i) The Vendor shall and will from time to time, and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done or executed, all such reasonable

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acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PLOT to the Purchaser.

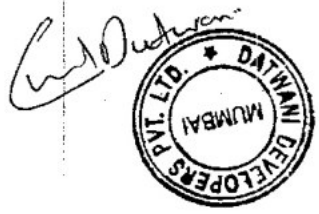
(j) The SAID PLOT is not subject matter of any lien, trust, mortgage, tenancy charges, encumbrances, liability, litigation, adverts, claim by way of sale, gift, trust, inheritance or otherwise howsoever or attachment or lis-pendens.

5. The Vendor does hereby give her exclusive consent and no objection to the Purchaser to get Mutation Proceedings conducted in the Survey Records of Rights and get the name of the Purchaser recorded in the Form I & XIV under the provisions of Land Revenue Code.

6. The Vendor declares that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

7. The market value of the SAID PLOT is Rs. 35,50,000/- (Rupees thirty five lakhs Only) and as such Stamp duty of Rs.1,24,300/- is affixed hereto which is borne by the Purchaser.

*My*





-15-

SCHEDULE

All that plot of land identified as Plot-A-<sup>12</sup>~~12~~ measuring 350m<sup>2</sup> being surveyed under no.93/9-A-6 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA" situated at Marra, within the limits of Village Panchayat of Marra-Pilerne, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar under no.20248 of Book B-52 and is not enrolled in the Taluka Revenue Office but it surveyed under Cadastral Survey no.1085 and 1086.

*Handwritten initials/signature*

The said whole Property is bounded as under:-

Towards the North:-by Sy.no.93/7 of Marra-Pilerne.

Towards the South:-Road passing through Sy.no.93/9 of Pilerne-Marra.

Towards the East :-By the property belonging to comunidade of Pilerne-Marra

Towards the West :-Road and by Sy.no.93/8, 93/10 and 93/13 of Village Marra-Pilerne.

*Handwritten signature*





-16-

The said Plot is bounded as under:-

Towards the North:-Plot A-1 of the same property and 6 mts. wide road.

Towards the South:-Property surveyed under no.93/13 of Pilerne-Marra.

Towards the East :-Plot no.A-13 of the same property

Towards the West :-Survey no.93/10 of Pilerne-Marra.

IN WITNESS WHEREOF the Parties hereto have executed this Deed of Sale on the day, month and year first hereinabove mentioned.

*M. J.*

*Chand D. Desai*  
A circular stamp for Dattam Development Pvt. Ltd., Mumbai. The text around the perimeter of the stamp reads "DATTAM DEVELOPMENT PVT. LTD. \* MUMBAI \*".



-17-

SIGNED AND DELIVERED  
BY THE VENDOR

*Madhu*  
Smt. Madhu Ahluwalia

VENDOR



1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	



*Madhu*

*Govt. Dept.*



AGRIKAR  
7 AREA  
NO. 199  
08/07/19  
TENT OF GOA

SIGNED AND DELIVERED  
BY THE PURCHASER

*Sunil Datwani*

DATWANI DEVELOPERS PVT.LTD.



represented herein by its Managing Director

Shri. Sunil Lakhi Datwani

PURCHASER

1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	



WITNESSES:-

1. *Shri. Shreshth Padwal*

2. *V. Sharma* **VIPIN SHARMA**

*Hing*

*Sunil Datwani*





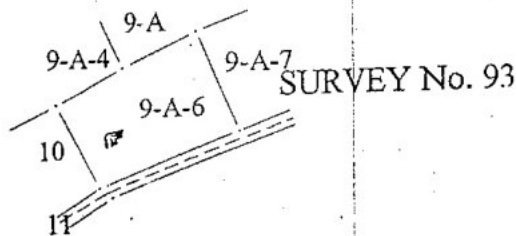
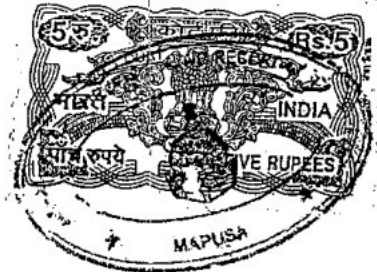
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MAPUSA - GOA



Plan Showing plots situated at  
 Village : MARRA  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 93/ 9-A-6  
 Scale : 1 : 1000

Area = 350 sq mts

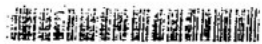
*M. Nayant*  
 Inspector of Surveys &  
 Land Records  
 City Survey, Mapusa



*M. Nayant*

*M. Nayant*

*[Signature]*



Office of Sub-Registrar Bardez

Government of Goa



Print Date & Time : 20-10-2016 09:54:54 AM

Document Serial Number : 4496

Presented at 09:25:00 AM on 20-10-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	71000.00
2	Processing Fees	280.00
	<b>Total :</b>	<b>71280.00</b>

Stamp Duty Required: 124250.00

Stamp Duty Paid: 124300.00

Sunil Lakni Datwani presenter

Name	Photo	Thumb Impression	Signature
Sunil Lakni Datwani, S/o Laxhi Datwani, married, Indian, age 40 years, Business, r/o A/11, Milan Pati road, Bandra west, Mumbai 400050. Director of Datwani Developers Pvt Ltd. Having office at A/11, Milan HS-16-Pati road, Bandra (W) Mumbai-400050. vide resolution dated 17/10/2016.			



Endorsements

Execltant

1. Madhu Ahtuwalia, D/o Tehal Ram Chhabra, married, Indian, age 60 Years, Business, r/o A-10A, sector 51, Noida Uttar Pradesh-201301.

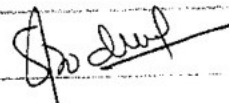
Photo	Thumb Impression	Signature



Z. Sunil Lakhi Datwani, S/o Lakhi Datwani, Married, Indian, age 46 Years, Business, r/o A/11, Milan Pati road, Bandra west, Mumbai 400050. Director of Datwani Developers Pvt Ltd, Having office at A/11, Milan Pati road, Bandra (W) Mumbai 400050. vide resolution dated 17/10/2016.

Photo	Thumb Impression	Signature
		 

Identification

Sr No.	Witness Details	Signature
1	Shradha Poduval, w/o Kiran Poduval, Married, Indian, age 43 Years, Advocate, r/o H.no 35, Sagar Society, Dona Paula Goa	



Scanned By:-

Signature

Designed and Developed by C-DAC, ACTS, Pune

  
 Registrar  
**REGISTRAR**  
**ARDEZ**

Book 1 Document  
Registration Number BRZ-BK1-04399-2016  
CD Number BRZD783 on  
Date 20-10-2016



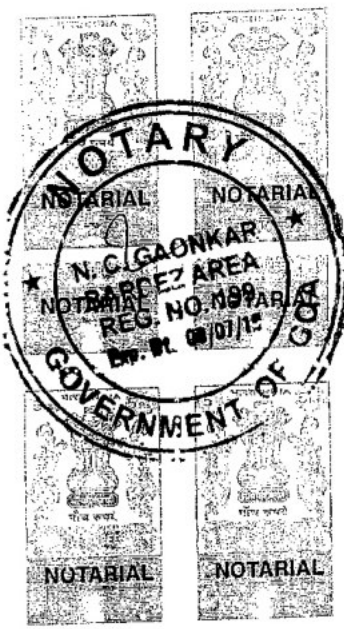
*[Handwritten Signature]*  
Sub-Registrar (Bardez)



Scanned By:- *Sachinand*

Signature:- *[Handwritten Signature]*

Designed and Developed by C DAC, ACTS, Panaji



Certified True Copy

*[Handwritten Signature]*  
**N. C. GAONKAR**  
Advocate & Notary  
Mapusa, Bardez - Goa  
Reg. No. 10488/2016

21 OCT 2016

(One lakh twelve thousand seven hundred only)

For **CITIZENCREDIT™**  
CO-OP BANK LTD

*[Signature]*  
Authorised Signatory

Citizencredit co-operative Bank Ltd.  
Mapusa Branch,  
Shop No.G - 1,Ground Floor,Block D - 1,  
Boshan Homes,  
Mapusa, Goa - 483 507



STAMP DUTY  
00000

**GOA**  
NON JUDICIAL

Rs. ≈ **0112700** ≈ 19.10.2016

365430

**GOA**

D-5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

**INDIA**

\*\*Zero\*One\*\*One\*\*Two\*\*SevenZero\*Zero\*\*

2369 5337396

Name of Purchaser DATWANI DEVELOPERS PVT. LTD.

*4497/2016*  
*20/10/2016*



**DEED OF SALE**

THIS DEED OF SALE is executed at Mapusa GOA, on this  
*H* 20<sup>th</sup> day of October of the year 2016.

*SD*

*[Signature]*

*[Signature]*





-2-

BETWEEN:-

1.-(i) **Smt. Madhu Ahluwalia**, aged 60 years, married, in Business, daughter of Tehal Ram Chhabra, holding PAN Card No. ADQPA8679J, Aadhar no. 441938744706, Email Id bbwalia@yahoo.com, mob.no.9910104668, residing at A-10A, Sector 51, Noida, Uttar Pradesh-201301, (ii) **Shri. Deepak Chhabra**, aged 59 years, in Business, married, son of Tehal Ram Chhabra, holding PAN Card No.ACMPC6313N, Aadhar no.Nil, Email address bbwalia@yahoo.com, mob.no.9811370145, residing at B-39, Shubham Enclave, Paschim Vihar, New Delhi-110063, (iii)**Harsh Chhabra**, aged 51 years, in Business, married, daughter of Tehal Ram Chhabra, holding PAN Card No.ABYPC3392G, Aadhar no. Nil, Email address bbwalia@yahoo.com, mob.no.9910104668, residing at A-10A, Sector 51, Noida, Uttar Pradesh-201301, (iv).- **Poonam Chhabra**, aged 53 years, in business, married, daughter of Tehal Ram Chhabra, holding PAN Card No. AQUAPC5060C, Aadhar no. bbwalia@yahoo.com, mob.no.9910104668, residing at A-10A, Sector 51, Noida, Uttar Pradesh-201301, hereinafter referred to as "OWNERS/VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof shall include their



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-3-

successors, legal representatives, administrators and assigns) as Party of the FIRST PART.

AND

2.- **DATWANI DEVELOPERS PVT.LTD.** a Company incorporated under the Companies Act, having its office at A/11-Milan CHS 16-Pali Road, Bandra (W), Mumbai-400050, holding Pan Card no.AAFCD0566L, herein represented by its Director **SHRI.SUNIL LAKHI DATWANI**, aged 46 years, in business, holding Pan Card no.AACPD0452F, son of Shri. Lakhi Datwani, residing at A/11, Milan Pali Road, Bandra West, Mumbai-400050, as authorised by the resolution of the Board of Directors dated 17/10/2016, hereinafter referred to as "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof include its successors, executors, administrators and assigns) as Party of the SECOND PART.

All Indian Nationals.

The Vendors at Sr.no.1(ii); (iii) and (iv) are herein represented by their Attorney the Vendor no.1 (i) as constituted vide Power of Attorney dated 14<sup>th</sup> October 2016





-4-

executed before Notary Narender Narayan Agnihotri at Noida, G.B, Nagar under Reg.no2320.

WHEREAS there exists land admeasuring 320m2 bearing Sy.No.93/9-A-7 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA" situated at Marra, within the limits of Village Panchayat of Marra-Pilerne, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa; which property is described in detail in the Schedule hereunder and is hereinafter referred to as the SAID PLOT.

WHEREAS T.R. Chhabra purchased the said Plot under a Deed of Sale dated 30-4-2007 duly registered under no.2314 of book I Vol.2111 in the Office of Sub-Registrar Bardez.

WHEREAS T.R. Chhabra purchased the said Plot as PLOT NO.A-13 admeasuring 320m2 of the whole property bearing Sy.no.93/9-A.

WHEREAS by Order dated 12-4-2013 in case no.15/143/2011/Part/Land/DC-II the said Plot interalia was partitioned and sub-division no.93/9-A-7 was allotted to the said Plot.





-5-

WHEREAS in terms of the above the name of T.R. Chhabra stands recorded in the Survey Record of Rights.

WHEREAS T.R. Chhabra died on 24-10-2010 being survived by the Owner/Vendor as confirmed by the Surviving Member Certificate issued by Tehsildar in Nangloi-Delhi.

AND WHEREAS the OWNERS/VENDORS thus state and declare to be the sole and exclusive owners in possession of the SAID PLOT.

WHEREAS the Owners/Vendors state and declare that:-

(i)-That the Owners/Vendors are the sole and exclusive owners in possession of the SAID PLOT.

(ii)-That the SAID PLOT is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act, nor is the Plot part of any litigation and/or sub-judice in any manner whatsoever.

(iii)-That there are no tenants and/or mundkars having any rights or claims over the SAID PLOT.

*Ming*

*Govind Datarani*





-6-

(iv) That there are no encumbrances of whatsoever nature over the SAID PLOT by way of mortgage charges, and/or liens and the name of the predecessor-in-title of the Owners/Vendors.

WHEREAS the OWNERS/VENDORS now do not desire to retain the SAID PLOT.

WHEREAS the Owners/Vendors have now offered to the PURCHASERS to sell the SAID PLOT to the PURCHASERS and at the offer of the Owners/Vendors and on the assurance of their clear and marketable title the PURCHASERS do hereby purchase SAID PLOT for a total consideration of Rs.32,20,000/- (Rupees thirty two lakhs twenty thousand only).

**NOW THIS INDENTURE WITNESSETH:-**

1.- That in consideration of the amount of Rs.32,20,000/- (Rupees thirty two lakhs twenty thousand only) is paid by the Purchaser to the Owner/Vendor no.4 Smt. Poonam Chhabra at the instance and call of the Owners/Vendors vide RTGS from Bank of India A/c no.006320110000811, Turner Road Brancy, Mumbao-400050 to Syndicate Bank A/c no.90842030006914, Bahadur Shar Zafer Marg, New Delhi, which amount the Owners/Vendors do hereby jointly admit and acknowledge

*Muz*

*Chaitanya*







-7-

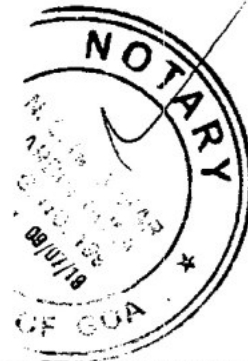
and of and from the same and every part thereof do hereby acquit, release and discharge the PURCHASERS; they the Owners/Vendors do hereby grant, transfer, assign, assure and convey all SAID PLOT more particularly described in the Schedule hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PLOT belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Owners/Vendors into and upon the SAID PLOT and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASERS forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed of things done or executed by the Owners/Vendors or knowingly suffered to the contrary they the Owners/Vendors now have in themselves good rights, full power and absolute authority to grant SAID PLOT hereby granted and conveyed or expressed



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*Car. Dattwan*





so to be UNTO AND TO THE USE OF THE PURCHASERS in the manner aforesaid AND THAT the PURCHASERS shall and may at all times hereafter quietly and peacefully possess and enjoy SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASERS in the manner aforesaid as shall or may be reasonably required.

2.- The Owners/Vendors have today put the Purchasers in unconditional exclusive and absolute peaceful vacant possession of the SAID PLOT to be held by the Purchasers forever without any harm and/or hindrance from the Owners/Vendors and/or any person claiming through and/or

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A handwritten signature in black ink.





-9-

on account of the Owners/Vendors and the Owners/Vendors do hereby indemnify the Purchasers against all/any such claims of heirship or otherwise if made shall be settled by the Owners/Vendors alone at their cost without disturbing the possession of the Purchasers.

3.- The Owners/Vendors do hereby assure the Purchasers that there are no encumbrances/charges, lien or claims of any nature against the SAID PLOT and that the Purchasers has absolute, clear and marketable title to the SAID PLOT and is lawfully entitled to alienate the same unto the Purchasers the Owners/Vendors further assure the Purchasers that all or any dues upto the date of execution of Deed of Sale pertaining to the SAID PLOT and levied by any Central or Local authority, whatsoever have been paid by the Owners/Vendors and any dues arising after the Deed of Sale shall be paid by the Purchasers. At any later stage also, in case of dues being found to be payable for the period prior to the Deed of Sale, the same shall be paid by the Owners/Vendors without demur upon being informed by the Purchasers.

4.- The Owners/Vendors hereby covenant with the Purchasers as under:-



- (a) That the SAID PLOT is free from encumbrances and claims of any nature whatsoever.
- (b) That the title of the Owners/Vendors to the SAID PLOT is clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.
- (c) That the has not created any third Party rights and/or encumbrances upon and to the SAID PLOT nor is the said property the subject matter of any lis-pendent or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the SAID PLOT and not that there are any dues, taxes and cess payable against the SAID PLOT which can be recovered as the Owners/Vendors of Land Revenue.
- (d) That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchasers peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors and/or any other person whomsoever.









-11-

5.- The Owners/Vendors do hereby give their exclusive consent and no objection to the Purchasers to get Mutation Proceedings conducted in the Survey Record of Rights and get the name of the Purchasers recorded in the Form I & XIV under the Provisions of Land Revenue Code.

6.- The Owners/Vendors declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

7.- The market value of the SAID PLOT is Rs.32,20,000/- (Rupees thirty two lakhs twenty thousand only) and as such Stamp duty of Rs.1,12,700/- is affixed hereto which is borne by the Purchasers.

### SCHEDULE

(The Description of SAID PROPERTY)

All that part and parcel of land identified as Plot-A-13 admeasuring 320m<sup>2</sup> bearing Sy.No.93/9-A-7 of Village Marra, identified as "BAMONGALLI" or "CUMBREACHEM BATA" or "MARACHEM BATA"

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*Handwritten signature*





-12-

situated at Marra, within the limits of Village Panchayat of Marra-Pilerne, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar under no.20248 of Book B-52 and is not enrolled in the Taluka Revenue Office but it surveyed under Cadastral Survey no.1085 and 1086.

The said whole Property is bounded as under:-

Towards the North:-by Sy.no.93/7 of Marra-Pilerne.

Towards the South:-Road passing through Sy.no.93/9 of Pilerne-Marra.

Towards the East :- By the property of Comunidade of PilerneMarra.

Towards the West :-Road and by Sy.no.93/8, 93/10 and 93/13 of Village Marra-Pilerne.

*Hing*

*Carst. Detham*





-13-

The said Plot is bounded as under:-

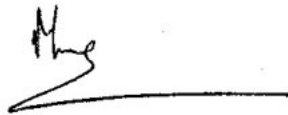
Towards the North:- Internal 6 mts. Road.

Towards the South:- Plot no.A-15 of Property surveyed under  
no.93/9A and property surveyed under  
no.93/13

Towards the East :-Sy.no.93/9-A of Pilerne-  
Marra.

Towards the West :-Survey no.93/9-A6 of Pilerne-Marra.

IN WITNESS WHEREOF the Parties hereto have executed  
this Deed of Sale on the day, month and year hereinabove  
mentioned










-14-

SIGNED AND DELIVERED BY  
The within named OWNERS/  
VENDORS

  
Smt. Madhu Ahluwalia for self and

as attorney for











Shri Deepak Chhabra

Shri Harsh Chhabra

Poonam Chhabra

OWNERS/VENDORS



1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	









SIGNED AND DELIVERED

By The within named

PURCHASERS *Sunil Lakhi Datwani*



DATWANI DEVELOPERS PVT. LTD.

represented herein by

its Managing Director

Shri. Sunil Lakhi Datwani



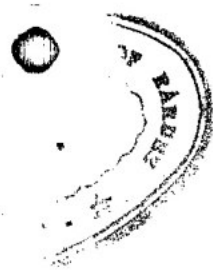
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	



IN THE PRESENCE OF WITNESSES:

1. *Shraddha Poolwal*      *Shraddha Poolwal*

2. *V. Sharma*      *VIPIN SHARMA*  
*...*      *Sunil Lakhi Datwani*





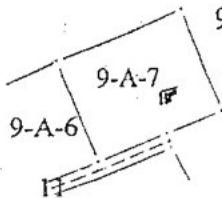
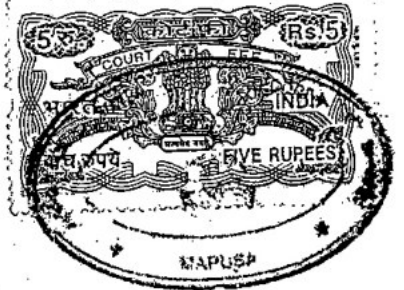
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MAPUSA - GOA



Plan Showing plots situated at  
 Village : MARRA  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 93/ 9-A-7  
 Scale : 1 :1000

Area : 320 sq mts

*D. N. G. Gadinkar*  
 Inspector of Surveys &  
 Land Records  
 CR, Survey Mapusa



9-A  
 SURVEY No. 93

*Swapanil Bhonsle*

*Ming*

*Swapanil Bhonsle*

Generated By : Swapanil Bhonsle  
 On : 04-12-2013

*Ritcolka*  
 Compared By:  
 212



Office of Sub-Registrar Bardez

Government of Goa



Print Date & Time : 20-10-2016 09:55:19 AM

Document Serial Number : 4497

Presented at 09:30:00 AM on 20-10-2016 in the office of the Sub-Registrar ( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	64400.00
2	Processing Fee	350.00
	Total :	64750.00

Stamp Duty Required: 112700.00 Stamp Duty Paid: 112700.00

Sunil Lakhi Datwani presenter

Name	Photo	Thumb Impression	Signature
Sunil Lakhi Datwani, S/o Lakhi Datwani, Married, Indian, age 46 Years, Business, 170A/11, Milan Padi road, Bandra west, Mumbai 400050. Director of Datwani Developers Pvt industry office at A/11, Milan Padi, 16 Padi road, Bandra (W) Mumbai - 400050. vide resolution dated 17/10/2016.			

Endorsements

Executant

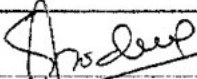
1. Machu Ahluwalia, D/o Tehal Ram Chhabra, Married, Indian, age 60 Years, Business, 170A-10A, sector 5, Noida Uttar Pradesh 201301. POA Sett & as POA holder for Vendor no 2, 3 & 4 dated 14.10.2016. Executed before my Notary Mahendra Narayan Agnihotri at Noida vide reg no 2320/16.

Photo	Thumb Impression	Signature

2. Sunil Lakhi Datwani, S/o Lakhi Datwani, Married, Indian, age 46 Years, Business, r/o A/11, Milari Pali road, Bandra west, Mumbai 400050. Director of Datwani Developers Pvt Ltd. Having office at A/11, Milari, C-15 16-Pali road, Bandra (W) Mumbai 400050. vide resolution dated 17/10/2016.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shradha Poduval , W/o Kiran Poduval, Married, Indian, age 43 Years, Advocate, r/o H.no 35, Sagar Society, Dona Paula Goa	



  
Sub-Registrar

**REGISTRAR**  
**ARDEZ**

Scanned By  
Signature

Book-1 Document  
Registration Number BRZ-BK1-04401-2016  
CD Number BRZD783 on  
Date 20-10-2016



Sub-Registrar *[Signature]*  
REGISTRAR  
BARDEZ

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Signature - *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



Certified True Copy

*[Signature]*  
N. C. GAONKAR  
Advocate & Notary  
Mapusa, Bardez - Goa  
*Reg. No. 10513/2016*

21 OCT 2016

