For CITIZENCREDIT Authorised Signatory Rupees-ten laters forty thousand him hidredony) PANATI, GOA 463 001

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

भारत 24257 NON JUDICIAL गृवा one zero teer zero tero zero zero 10:19 Rs. 1040200/- PB6818

INDIA STAMP DUTY

Name of Purchaser VIANAAR Homes PUT LAD

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 27th day of the month of OCTOBER, of the year 2015;

BETWEEN

'C & A ASSOCIATES', (PAN Card no. AAGFC6995A) a Partnership Firm, under the Indian Partnership Act, 1932, having their office No.108, Rajdhani Plaza ,New Rajdhani Enclave,Vikas Marg,Delhi-110092, in this Deed represented by its Two Partners: (1). MR. VIJAY KUMAR ARORA, aged 58, Son of late Shri. Chetan Dev, married, businessman, Indian National, resident of B-108, Swasthyavihar Delhi -110092 (2). MR. BHARAT CHAWLA, aged 54, son of Amrit Ial Chawla, married, businessman, Indian National, resident of C-78, Preetvihar, Delhi -110092, Hereinafter referred to as 'THE VENDOR'. (Which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PART.

AND

VIANAAR HOMES PVT. LTD., (PAN Card no. AAECV8249H) a duly for a du registered PRIVATE LAD COMPANY having registered office at 97-B, Manekshaw Road, Anupam Garden, Sainek Farm, New Delhi -110062, represented herein by MR. VARUN NAGPAL, son of Vijay

FOR C & A ASSOCIATES

Kumar Nagpal, unmarried, 32 years of age, Indian National, businessman, who is duly authorized to execute the present Deed vide Resolution dated 23rd Oct 2015, resident of 97-B, Manekshaw Road, Anupam Garden, Sainek Farm, New Delhi – 110062. Hereinafter referred to as 'THE PURCHASER' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS, there exists a property known as 'ZARI' also known as 'CHUVADECHI CADDI' or 'CHIMBARICHY ADD' admeasuring 5075 sq. mts situated at Anjuna Village, Taluka and Sub District of North Goa, State of Goa and within limits of Village Panchayat of Anjuna described in Land Registration Office under No. 26030 Book No. 67 new at pages 55 onwards not enrolled in the Taluka Revenue office and surveyed under survey Nos. 398 sub-division 14 & 18 of Village Anjuna. (Hereinafter referred to the as the 'Said Larger Property') and described more particularly in SCHEDULE I herein below.

For C & A ASSOCIATES

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AND WHEREAS the said larger property originally belonged to late Mr. Camilio Diogo Andre Pinto who expired somewhere in the year 1962.

AND WHEREAS the larger property admeasuring 5075 sq. mts which is surveyed under Survey No. 398/14 and 18 originally belonged to late Camilio Diogo Andre Pinto.

AND WHEREAS the Larger Property is described in livro de descricoes prediaes at No. 26030 at Folios 86 of B67 and the name of late Camilio Diogo Andre Pinto is also inscribed in livro de inscricoes diversas at F11/195 No. 9674.

AND WHEREAS the original owner Mr. Camilio Diogo Andre Pinto expired without leaving any Will or any other disposition of his last wish leaving behind his 3 sons namely 1). Mr. Joaquim Kemehiel Pinto alias Joaquim Pinto, 2). Late Hortence Martin Pinto or Martin alias Hortencio Pinto and 3). Late Cyril Constancio Pinto alias Cyric C. Pinto as his universal heirs and successors to his estate.

For C & A ASSOCIATES

AND WHEREAS Mr. Joaquim Kemehiel Pinto is married to Mrs. Michaeline Joaquim Pinto and out of their wedlock they have only one son Mr. Ben Kemehiel alias Ben Pinto.

AND WHEREAS Late Mr. Hortence Martin Pinto or Martin alias Hortenco Pinto was married to Mrs. Meklin Pinto and out of their wedlock they had no children. Mr. Hortence Martin Pinto or Martin alias Hortenco Pinto expired on 05/10/1991 leaving behind Will dated 04/05/1991 bequeathing his share in the said property in towour of his nephew Mr. Ben Kemehiel alias Ben Pinto.

AND WHEREAS Late Cyril Constancio Pinto alias Cyric C. Pinto was married to Mrs. Rose Pinto and out of their wedlock had 3 sons namely 1). Ivan Pinto, 2). Felix Pinto and 3). John Pinto. Mr. Cyril C. Pinto alias Cyric Pinto expired on 19/09/1988 and Mrs. Rose Pinto expired on 12/07/1986 respectively.

For C & A ASSOCIATES

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AND WHEREAS Mr. Ivan Pinto expired on 22/10/1993 leaving behind his wife Mrs. Carmelia Pinto and one son Mr. Claude Anthony Pinto.

AND WHEREAS Mr. John Pinto is married to Rita Pinto without any legal heirs. Late Felix Pinto expired on 28/12/1995 as a bachelor.

AND WHEREAS pursuant to the death of Mr. Camilio Diago Andre Pinto, Mr. Joaquim K. Pinto alias Joaquim Pinto (Plaintiff No. 2) along with his wife and son (Plaintiff No. 3 and 1) filed a Suit for Declaration and correction of Survey records bearing Special Civil Suit No. 92/92/A before the Civil Judge Senior Division, Mapusa for a declaration that they are the co-owners of the Suit Property bearing Survey No. 398/18 known as 'CHUVADECHI CADDI' or 'CHIMBARICHY' situated at Anjuna.

AND WHEREAS vide Judgment and Decree dated 26/08/1997 passed in Special Civil Suit No. 92/92/A, the Civil Judge Senior Division, Mapusa was pleased to declare Joaquim Kemehiel Pinto

FOR C & A ASSOCIATES

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alias Joaquim Pinto, Michaeline Joaquim Pinto and Ben Kemehiel alias Ben Pinto as the co-owners of the Suit Property surveyed under survey no. 398/18 which earlier formed the part of the larger property 'CHUVADECHI CADDI' or 'CHIMBARICHY' situated at Anjuna along with late Cyril Constancio Pinto alias Cyric C. Pinto and his legal heirs upon perusing all the necessary documents including the Inscription and Description documents.

AND WHEREAS pursuant to the death of late Cyril Constancio Pinto alias Cyric Pinto and Mrs. Rita Pinto, Inventory Proceedings were initiated bearing No. 273/1998 by Mr. John Pinto in the Court of Eivil Judge Senior Division at Mapusa in order to partition and equally distribute the said property among the widow and legal heir of late Ivan Pinto and Mr. John Pinto.

AND WHEREAS the said property was equally partitioned among the two children of late Cyril Constancio Pinto and Mrs. Rose Pinto and thereafter in auction the said property was bid at value of Rs. 25,100/- and taken over by John Pinto by paying off the owelties

For C & A ASSOCIATES

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to the other two interested parties namely Mrs. Carmelina Pinto and Claude Anthony Pinto towards the said property.

AND WHEREAS by virtue of Order dated 10/01/2008 passed in the Inventory Proceedings No. 273/1998 by the First Additional Civil Judge Senior Division, Mapusa Mr. John Pinto became the lawful, absolute owner and having rightful title to the said property.

AND WHEREAS by virtue of Order dated 28/02/2007 passed by the by. Collector in Case No. 18/41/06/LRC/Misc, the names of Joaquim K. Pinto, Michaeline Joaquim Pinto and Ben Kemehiel alias Ben Pinto are recorded in the occupant's column as cooccupants in survey records of Form I & XIV of Survey No. 398/14.

AND WHEREAS upon being the co-owners of the said property John Pinto and Ben Kemehiel Pinto filed a Regular Civil Suit No. 183/2010/B before the Civil Judge Senior Division, Mapusa against Shrikant Tamonkar and his wife Mrs. Rajeshri Tamonkar for Permanent Injunction.

For C & A ASSOCIATES

AND WHEREAS pursuant to the filing of the Suit, Shrikant Tamonkar and his wife Rajeshri Tamonkar allegedly claimed tenancy over the said property; accordingly the issue was referred by the Civil Court to the Joint Mamlatdar for final decision under the Tenancy Act which was registered as Case No. TNC/SR/ANJ/13/2002.

AND WHEREAS during the pendency of the Tenancy case before the Joint Mamlatdar, Rajeshri Tamonkar expired on 30/07/2006 and hence her two sons were brought on record.

AND WHEREAS vide Application dated 29/04/2008 Shri. Shrikant Tamonkar and his sons withdrew their claim of tenancy rights over the said property and hence accordingly the Joint Mamlatdar was pleased to dismiss the issue framed by the Civil Court in Regular Civil Suit No. 183/1/B.

AND WHEREAS thereafterwards Mr. Shrikant Tamonkar and his children along with Ben Kemehiel alias Ben Pinto and John Pinto filed compromise terms in the Regular Civil Suit No. 183/2013/B

FOR C & A ASSOCIATES

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wherein an area of 510 sq. mts which formed a part of the said larger property was conveyed and transferred to Shrikant Tamonkar and his children in lieu of their mundkarial rights including the plinth area of the existing house and surrounding land.

AND WHEREAS the said larger property was therefore vested jointly by John Pinto, Rita Pint, Ben Kemehiel alias Ben Pinto, Joaquim K. Pinto and Catherine K. Pinto.

Kemehiel alias Ben Pinto, Mrs. Catherine K. Pinto, Mr. Joaquim Kemehiel Pinto, Mr. John Pinto and Rita P.F. Pinto sold the northern part of the said property admeasuring 2000 sq. mts which is forming a part of the larger property admeasuring 5075 sq. mts. to Gajanan Ladu Mandrekar and the same is registered on 01/07/2008 before the Sub-Registrar of Bardez bearing Registration No. 3490 at Pages 1 to 19 at Book No. I, Vol. No. 2668. (Hereinafter

For C & A ASSOCIATES

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referred to as the 'Said Property A'), described more particularly in **SCHEDUE II** herein below.

AND WHEREAS pursuant to Sale Deed dated 30/04/2008, the Said Property A was independently surveyed under Survey No. 398/14-A and the name of Mr. Gajanan Ladu Mandrekar is reflected in the occupant's column of Form I & XIV surveyed under Survey No. 398/14-A.

AND WHEREAS Conversion Sanad dated 08/01/2013 has also been granted to Gajanan Ladu Mandrekar by the Collector of North Goa with respect to the 'Said Property A' bearing Survey No. 398/14-A for residential purpose.

AND WHEREAS upon being the absolute owner in possession, Mr. Gajanan Ladu Mandrekar executed a Sale Deed dated 06/05/2010 with C & A Associates (Vendor herein) with respect to the said property admeasuring 2000 sq. mts registered before the

For C & A ASSOCIATES

Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-011614-2010, Book 1 document, CD No. BRZD61 registered on 06/05/2010.

AND WHEREAS pursuant to Sale Deed dated 06/05/2010, C & A Associates (Vendor) was put in possession of the 'Said Property A' and became the lawful owners of the said property and their name is also reflected in Form I & XIV in the occupant's column with respect to 'Said Property A'.

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AND WHEREAS vide Sale Deed dated 30/04/2008, Mr. Ben Kemehiel alias Ben Pinto, Mrs. Catherine K. Pinto, Mr. Joaquim Kemehiel Pinto, Mr. John Pinto and Rita P.F. Pinto sold the southern part of a property admeasuring 2565 sq. mts which is forming a part of the said larger property admeasuring 5075 sq. mts to Narayan Ladu Mandrekar and the same is registered on 01/07/2008 before the Sub-Registrar of Bardez bearing Registration No. 3585 at Pages 268 to 286 at Book No. I, Vol. No. 2668. (Hereinafter referred to as the 'Said Property B'), described more particularly in SCHEDUE III herein below.

For C & A ASSOCIATES

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AND WHEREAS pursuant to Sale Deed dated 30/04/2008, the 'Said Property B' was independently surveyed under Survey No. 398/14-B and the name of Mr. Narayan Ladu Mandrekar is reflected in the occupant's column of Form 1 & XIV surveyed under Survey No. 398/14-B.

AND WHEREAS Conversion Sanad dated 22/10/2011 has been granted to Narayan Ladu Mandrekar by the Collector of North Goa with respect to the 'Said Property B' bearing Survey No. 398/14-B (Part) for residential purpose i.e. 1980.00 sq. mts.

AND WHEREAS upon being the absolute owner in possession, Mr. Narayan Ladu Mandrekar along with his wife Mrs. Niharika N. Mandrekar executed a Sale Deed dated 05/12/2011 with C & A Associates (Vendor herein) with respect to the 'Said Property B' admeasuring 2065 sq. mts registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-05629-2011, Book 1 document, CD No. BRZD255 registered on 05/12/2011.

For C & A ASSOCIATES

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AND WHEREAS pursuant to Sale Deed dated 05/12/2011, C & A Associates (Vendor) was put in possession of the said property and became the lawful owners of the 'Said Property B' and their name is also reflected in Form I & XIV in the occupant's column with respect to 'Said Property B'.

AND WHEREAS the Vendor now agrees to sell the northern part and southern part comprising of both the Said Properties 'A' and 'B' more fully described in SHCEDULE II and SCHEDULE III herein below to the purchaser and the Purchaser has agreed to purchase the same for a total consideration of Rs.2,08,00,000/-(Rupees Two Crore Eight Lacs Only) free from all encumbrances, charges, demands whatsoever.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

 The Vendor hereby agrees to sell and the Purchaser agrees to purchase the Said Properties 'A' and 'B' known as 'ZARI' also known as 'CHUVADECHI CADDI' or 'CHIMBARICHY ADD'

For C & A ASSOCIATES

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admeasuring 2000 sq. mts bearing Survey No. 398/14-A situated at Anjuna Village which is more particularly described in Schedule III and Schedule III which is forming a part of the larger property also known as 'ZARI' also known as 'CHUVADECHI CADDI' or 'CHIMBARICHY ADD' totally admeasuring 5075 sq. mts which is more particularly SCHEDULE I herein under. (Hereinafter referred to as the 'Said Properties A . & B').

that the Vendor do hereby agrees to convey, sell, transfer, grant and assign in favour of the Purchaser the 'Said Properties A & B' mentioned in **SCHEDULE II & SCHEDULE III** herein under, upon receipt of consideration of an amount of Rs.2,08,00,000/- (Rupees Two Crore Eight Lacs Only),out of which an amount of Rs. 20,00,000/- is paid vide Cheque No. 000008 dated 19/10/2015, HDFC Bank Ltd Bank, Branch Kalkaji, New Delhi and an amount Rs. 1,85,92,000/-(Rupees One Crore Eighty Five Lacs Ninety Two Thousand Only) is paid via bank transfer having reference No. FT510241990629 after a TDS deduction of 1% of the total consideration amount, which is Rs. 2,08,000/-(Rupees Two Lacs Eight Thousand Only).

That the Vendor declares that the 'Said Properties A & B'
mentioned in SCHEDULE II & SCHEDULE III herein under is free from
all encumbrances.

FOR C & A ASSOCIATES

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Partner

- 4. The Vendor has handed over the peaceful, lawful and vacant possession of the 'Said Properties A & B' to the Purchaser at the time of execution of the present Sale Deed.
- 5. That the Vendor hereby declares that they are the absolute owners of the 'Said Properties A & B' and have full right and absolute authority to convey and transfer the 'Said Properties A & B' in favour of the Purchaser.

'Said Properties A & B' the Vendor shall be responsible to answer their claim and indemnify the Purchaser.

- 7. That the Vendor has all the powers to sell, transfer, assign all that 'Said Properties A & B' in favour of the Purchaser.
- 8. And that the Vendor has put the Purchaser in possession of the 'Said Properties A & B'.

For C & A ASSOCIATES

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- 9. That prior to this Deed the Vendor has not entered or executed any Agreement for sale or create any right or interest with any person/s or Parties nor the Vendors have received any consideration or amount from any person/s or parties for sale of the 'Said Properties A & B'.
- 10. That the Title of the Vendor to the 'Said Properties A & B' is valid, clean and marketable.
- 11. That the Vendor declares that no attachment or notices from Government or local authorities or under any Act have been served on the Vendor with respect to the 'Said Properties A & B' is subject to any proceedings under any statute or regulations.
- 12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into 'Said Properties A & B' or restraining execution of any work to be carried in the 'Said Properties A & B' mentioned in the Schedule II & Schedule III.

FOR C & A ASSOCIATES

- 13. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the 'Said Properties A & B' and the 'Said Properties A & B' is fully in possession of the Vendor.
- 14. The Vendor has no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.
- 15. The entire amount has been paid in the name of the Vendor and the Vendor has consented for the same.
- 16. The Vendor hereby declares that the 'Said Properties A & B' does not belong to the Schedule Caste and Schedule Tribe.
- Both the Parties are entitled for specific performance of this Deed.

For C & A ASSOCIATES

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SCHEDULE I

All that distinct, separate and we delinated northern half part of the larger property admeasuring an area of 2000.00 square metres which is better shown delineated in red boundary line in the annexed hereto being part and parcel of the larger property totally admeasuring an area of 5075 square metres known as 'ZARI' also known as 'CHUVADECHI CADDI' or 'CHIMBARICHY ADD' situated at Anjuna Village, Taluka and Sub District of North Goa, State of Goa and within limits of Village Panchayat of Anjuna described in Land Registration Office under no. 26030 Book No. 67 new at pages 55 onwards not enrolled in the Taluka Revenue office and surveyed under survey Nos. 398 sub-division 14-A, of Village Anjuna and aforesaid SAID PLOT is bounded as follows:

NORTH: By the property under survey no. 398/7;

SOUTH : Remaining part of the aforesaid property;

EAST : By Public Road;

For C & A ASSOCIATES

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WEST : By the property surveyed under survey No. 398 of

Subdivision 12 and 13.

SCHEDULE II

All that Northern part of the property having an area of 2000 sq. mts surveyed under Survey No. 398/14-A being part and parcel of the property fully described in SCHEDULE I herein above and is bounded as under:

> NORTH By property bearing Survey No. 398/7 of

> > Jeron D'souza and others;

SOUTH By remaining part of the same property

bearing bearing Survey No. 398/14

By Road; EAST

WEST By property under Survey No. 398/12 & 13

For C & A ASSOCIATES

Partner

belonged to E Drank, Shrimati Apa Shirodkar and others and belonged to Jeron D'souza;

SCHEDULE III



All that Southern part of the property having an area of 2065 sq. mts surveyed under Survey No. 398/14-B being part and parcel of the property fully described in SCHEDULE I herein above and is bounded as under:

NORTH

By property bearing Survey No. 398/14-A

belonging to the Vendor

SOUTH

Partly by remaining part of the same

property and road.

EAST

By Road;

WEST

By property under Survey No. 398/12

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this 27th day of October, 2015.

For C & A ASSOCIATES

Partner

Partner

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SIGNED AND DELIVERED by] within named VENDOR C & A ASSOCIATES

Through their only two Partners

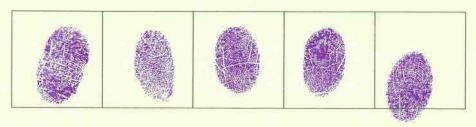


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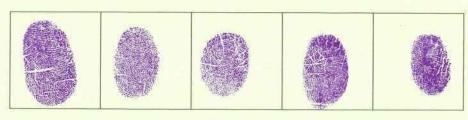
MR. VIJAY KUMAR ARORA

(Partner of C & A ASSOCIATES)

Left Hand Finger Impression



Right Hand Finger Impression



For C & A ASSOCIATES

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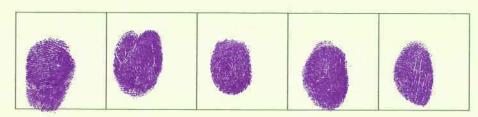
MR. BHARAT CHAWLA

(Partner of C & A ASSOCIATES)

Left Hand Finger Impression



Right Hand Finger Impression



For C & A ASSOCIATES

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SIGNED AND DELIVERED by the

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within named PURCAHSER

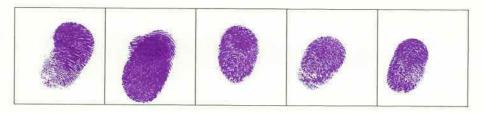


MR. VARUN NAGPAL

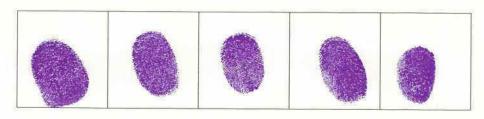
(DULY AUTHORIZED REPRESENTATIVE OF

VIANAAR HOMES PVT. LTD.)

Left Hand Finger Impression



Right Hand Finger Impression



For C & A ASSOCIATES

Partner

Dortnor

W. A.

WITNESSES

. No. ARSHAYA SATARDELAR

Premdeep Kankonkarz

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For C & A ASSOCIATES

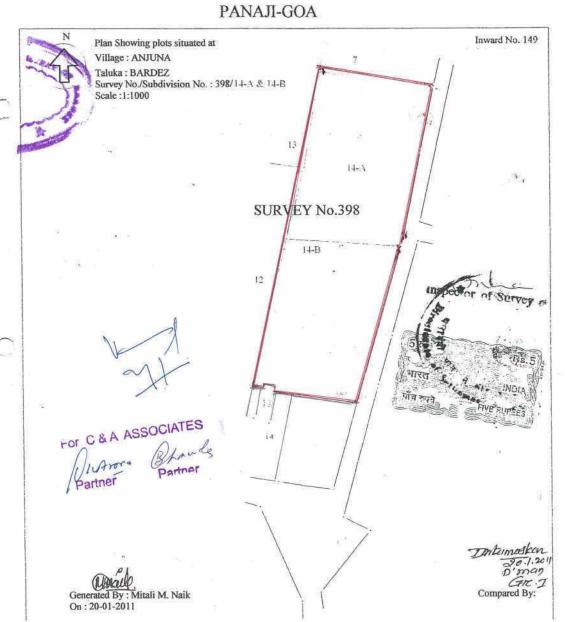
Partner

Dorton

VAN.



GOVERNMENT OF GOA Directorate of Settlement and Land Records





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time: 27-10-2015 11:29:55 AM

Document Serial Number: 4826

Presented at 11:10:00 AM on 27-10-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as

follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	832000.00
2	Processing Fees	350.00
10	Total:	832350.00

Stamp Outy Required:

1040000.00

Stamp Duty Paid: 1040200.00

Varun Nagpal presenter

Name	Photo	Thumb Impression	Signature
Varun Nagpal,s/o Vijay Kumar Nagpal, UnMarried,Indian,age 32 Years,Business,r/o Office at 97-B, Manekshaw Road, Anupam Garden, Sainek Farm, New Delhi Director of Vianaar Homes Pvt. Ltd Office at 97-B, Manekshaw Road, Anupam Garden, Sainek Farm, New Delhi Co. Pan No. AAECV8249H, Vide Resolution dated 23.10.2015			vaye

Endorsements

Executant

1 . Vijay Kumar Arora, s/o Late Chaten Dev, Married, Indian, age 58 Years, Business, r/o B- 108 Swasthyavihar Delhi - 110092 Partner of C and A Associates Office at 108, Rajdhani Plaza, New Rajdhani Enclave, Vikas Marg, Delhi- 110092, Firm pan No. AAGFC6995A

Photo	Thumb Impression	Signature
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² 2. Bharat Chawla, s/o Amrit Lal Chawla, Married, Indian, age 54 Years, Business, r/o C-78 Preetvihar, Delhi-110092 Partner of C and A Associates Office at 108, Rajdhani Plaza, New Rajdhani Enclave, Vikas Marg, Delhi-110092, Firm pan No. AAGFC6995A

Photo	Thumb Impression	Signature
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3 . Varun-Nagpal, s/o Vijay Kumar Nagpal , UnMarried,Indian,age 32 Years,Business,r/o Office at 97-B, Manekshaw Road, Anupam Garden, Sainek Farm, New Delhi Director of Vianaar Homes Pvt. Ltd Office at 97-B, Manekshaw Road, Anupam Garden, Sainek Farm, New Delhi Co. Pan No. AAECV8249H, Vide Resolution dated 23.10.2015

Photo	Thumb Impression	Signature
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Identification

Sr No.	Witness Details	Signature
1	Akshaya Satardekar , d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livramenth vaddo, Sangolda Bardez- Goa	talandul
2	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 28 — Years, Service, r/o H. No 33, Chimbel Tiswadi Goa	AS

Adv. G. Teles

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

ROST



Book-1 Document
Registration Number BRZ-BK1-08479-2015
CD Number BRZD774 on
Date 29 10 2015

Sub-Registrar (Bardez)

Scanned By:- Salanand

Signature: - Moonelog

Designed and Developed by C-DAC, ACTS, Pune

Sanday II