

NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

[Signature]

Officer / Manager

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kazirada Ponda Goa 403 401

0-5/STP/V/1, R, 75/5/2016-REG/PAR/C1

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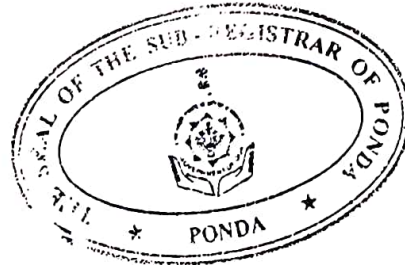
Serial No. 2647/2016
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 12:20
and 12:30 on 07/12/2016

Received fees for Re _____ N. P
Registration 561820-00
Copying (Folios) 150 22500
Copying Endorsements _____
Postage _____
Total Fee 562055-00

Mullam M Javed

[Signature]
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SUB-REGISTRAR
PONDA

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SUB-REGISTRAR
PONDA



DEED OF SALE

[Signature]

[Signature]

This Deed of Sale is executed on this 15th day of the month of November, 2016, in the city of Ponda, Goa.

BETWEEN

M/S. RITESH DEVELOPERS PVT. LTD., a Company constituted under the Indian Companies Act, 1956, having its office at Nirankal Road, Ponda, Goa, having Permanent Account Number _____, represented herein by its Managing Director SMT. DEEPA RAJESH VERENKAR, daughter of Shri Dattatray Govekar, aged 41 years, married, resident of Shantinagar, Ponda, Goa, in terms of Resolution of Board of Directors passed in BOD Meeting dated 11/11/2016, hereinafter called as the SELLER, (which expression shall unless repugnant to the context or meaning thereof mean and include its Directors, administrators, successors in office of Directors, assignees etc.) of the FIRST PART.

AND

PALM PROJECTS, a duly registered Partnership Firm constituted under the Indian Partnership Act, 1932, having its office at House No.6, Nagamasjid, Curti, Ponda, Goa, having Permanent Account Number _____, through its Partners (1) SHRI MULLAM MOHID, son of Shri Mullam Comoludino, aged 44 years, married, (2) SHRI MULAM M. SAYEED, son of Shri Mullam Comoludino, aged 42 years, married, (3) SHRI MULAM M. WAHEED @ MULLA WAHEED, son of Shri Mullam Comoludino, aged 40 years, married and (4) SHRI MULLAM M. JAVED, son of Shri Mullam Comoludino, aged 37 years, married, all resident of House No. 6, Nagamasjid, Curit, Ponda, Goa, hereinafter called as the PURCHASER (which expression shall unless repugnant to the context or meaning thereof mean and include



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its Partners, administrators, successors in office of Partners, assignees etc.) of the FIRST PART, represented herein by Partner said SHRI MULLAM M. JAVED, in the capacity as constituted Attorney in terms of General Power of Attorney dated 12/11/2015 executed before Notary Shri Shailendra G. Madkaikar at Ponda, registered in his books under No. 383/2015 on 12/11/2015.

All the Parties herein are INDIAN NATIONALS.

WHEREAS the SELLER is the owner in possession of a distinct landed property admeasuring 16255 q. mtrs., bearing Survey No. 80/1-G of Village Ponda, said distinct property being forming part of the larger property known as SALEM BHATT also as 'GORBATTI' also as 'TAMBONO GUDO, situated at Curti, Ponda, Goa, within limits of Village Panchayat of Curti Khandepar, said larger property being registered in the Land Registration Office under No. 5811 at page 171 (V) of Book B-15 (new) and Matriz No. 340 to 347 of Taluka Revenue Office of Ponda and denominated as "Metade De Salem Bata" and surveyed under Survey No. 68/0 and Survey No. 80/0 renumbered as 80/1 of Village Ponda and being bounded on the East by the properties of Sincres (Shinkre family), on the West by the properties of Sincres (Shinkre family), on the North by the Land of Comunidade of Curti and on the South by a drain.



AND WHEREAS, the SELLER became entitled to distinct landed property admeasuring 16255 q. mtrs., bearing Survey No. 80/1-G of Village Ponda, in terms of Deed of Sale dated 30/06/2008, duly registered before the Office of Sub-Registrar of Ponda under No. 1394/08 at pages 137 to 174 of Book 1, volume 1803 on 09/07/2008,

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said distinct landed property admeasuring 16255 sq. mtrs., bearing Survey No. 80/1-G of Village Ponda being more particularly described in detail in SCHEDULE I hereunder written.

AND WHEREAS, said larger property registered in the Land Registration Office under No. 5811 formed part of the bigger property of the same name SALEM BHATT also as 'GORBATTA' also as 'TAMBONO GUDO, surveyed under Survey No. 68/0 and Survey No. 80/0 of Village Ponda and said bigger property originally belonged to and was jointly owned and possessed by family of late Shri Vishnu Shinkre and other co-owners from Shinkre family of Ponda and by late Shri Crishna Ramchandra Camotim Puroito alias Shri Krishna Ramchandra Kamat Purohit married to Smt. Laximibai Krishna Kamat Purohit.

AND WHEREAS, though said bigger property was owned by family of late Shri Vishnu Shinkre and other co-owners from Shinkre family of Ponda and by late Shri Crishna Ramchandra Camotim Puroito jointly, the possession of their respective portions so enjoyed were separated by metes and bounds and enjoyed by the said respective families separately.

AND WHEREAS, said Smt. Laximibai Krishna Kamat Purohit expired intestate at Panaji, Goa, leaving behind her husband/moiety holder/widower/half sharer said Shri Krishna Kamat Purohit and their children viz; (a) Shri Ramchandra Krishna Kamat Purohit alias Babu Krishna Kamat, since deceased, married to Smt. Laximibai Ramchandra Kamat Purohit, (b) Shri Gopal Krishna Kamat Purohit,



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bachelor. (c) Smt. Pramila Krishna Kamat Purohit alias Satyabhama Narayan Bale married to Shri Narayan Pandurang Bale, (d) Shri Narayan alias Narendra Krishna Kamat Purohit married to Smt. Anjali Narayan Kamat.

AND WHEREAS, in the Inventory Proceedings instituted in the Court of the Civil Judge Senior Division at Panaji after the death of said Smt. Laxmibai Kamat Purohit, being Inventario Orfanologico No. 992/1940 (Inventario Geral 1264), the portion of the said bigger property owned and possessed by said late Shri Crishna Ramchandra Camotim Puroito was allotted to said Smt. Pramila Krishna Kamat Purohit also known as Smt. Satyabhama Narayan Bale and found inscribed in her name under Inscription No. 16243 at page 184 (v) of book G-29 of Land Registration Office of Ilhas at Panaji-Goa.

AND WHEREAS, during the promulgation of survey records, the name of said Shri Ramchandra Krishna Kamat Purohit also called as Shri Ramchandra Crisna Camotim Purohit or Babu Krishna Kamat was recorded as occupant of said bigger property.

AND WHEREAS, though said distinct part (adicao) of the said bigger property was allotted to the said Smt. Pramila Krishna Kamat Purohit in the said Inventory Proceedings and registered and inscribed in her favour in the Land Registration Office at Panaji, said Smt. Pramila Krishna Kamat Purohit alias Satyabhama Narayn Bale and her three brothers i.e. said Shri Ramchandra Krishna Kamat Purohit alias Babu Krishna Kamat, Shri Gopal Krishna Kamat Purohit and Shri Narayan alias Narendra Krishna Kamat Purohit, continued to own, possess and



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enjoy in common said distinct and separate part (adicao) of the said bigger property after the death of their parents said Shri Krishna Ramchandra Kamat Purohit alias Crisna Ramchandra Camotim Puroito and Smt. Laxmibai Kamat Purohit alias Laximi Camotim.

AND WHEREAS, by operation of law respective spouses of said Smt. Pramila Kamat Purohit i.e. Shri Narayan Pandurang Bale and that of said Shri Ramchandra Krishna Kamat Purohit and Shri Narayan Krishna Kamat Purohit, viz. Smt. Laxmibai Ramchandra Kamat Purohit and Smt. Anjali Narayan Kamat Purohit, respectively have become the joint owners of the said distinct part (adicao) of the said bigger property.

AND WHEREAS the said distinct and separate part of the said bigger property owned by family of late Shri Crishna Ramchandra Camotim Puroito is bounded on the East and West by the properties of Sincres (i.e. family of late Shri Vishnu Shinkre and other co-owners from Shinkre family of Ponda), on the North by the Land of Comunidade of Curti and on the South by a drain and designated as 1st adicao (1st part) and denominated as "Metade De Salem Bata".

AND WHEREAS, in the year 1972, an area of 40790 sq. mtrs. of said bigger property was acquired by the Government of Goa, Daman & Diu for Military Authorities in terms of Notification No. RD/LQN/227/72 dated 20/12/1972 published in Government Gazette, Series II, No. 40 and subsequently Award was passed on 30/03/1973.



AND WHEREAS, subsequently in terms of Deed of Sale dated 15/04/1986 registered in the Office of Sub Registrar Ponda, said Shri Ramchandra Krishna Kamat Purohit alongwith his wife Smt. Laxmibai Kamat Purohit, said Shri Narayan Bale alongiwth his wife Smt. Satyabhama Bale @ Pramila Kamat Purohit, said Shri Gopal Kamat Purohit and said Shri Narendra Kamat Purohit alongiwth his wife Smt. Anjali Kamt Purohit, sold and conveyed to M/s. Sindhusagar Estate Agency, a partnership firm, a portion admeasuring 26075 sq. mtrs., forming part of Survey No. 68/0 of the said 1st Adicao (1st part) of their distinct portion of the said bigger property.

AND WHEREAS under Notification dated 15/04/1975, published in official Gazette, series II No. 5 dated 23/04/1985 an area of 1163 sq. mtrs. of Survey No. 80/0 now renumbered as 80/1 was acquired for establishment of Regional Load Despatch Centre Western Region at Ponda.

AND WHEREAS an area of 3082 sq. mtrs. of the portion under Survey No. 80/0 now renumbered as Survey No. 80/1 was sold to one Shri Shantaram Bablo.Naik.

AND WHEREAS, said Shri Ramchandra Krishna Kamat Purohit or Babu Krishna Kamat expired intestate on 19/06/1989 at Panaji Goa leaving behind said Smt. Laximibai Ramchandra Kamat Purohit as his widow and their children viz; (a) Smt. Geeta Ashok Prabhudessai, married to Shri Ashok Vaikunth Prabhudessai, (b) Shubhalaxmi U. Pai Raikar married to Shri Ulhas Bhagwant Pai Raikar, (c) Smt. Asha



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Hemant Bhangui, married to Shri Hemant Gopinath Bhangui and (d) Smt. Smita Vivek Elekar, married to Shri Vivek Anant Elekar.

AND WHEREAS, the aforesaid facts of legal heirship on the death of Shri Ramchandra alias Babu Krishna Kamat are confirmed vide Deed of Succession dated 19/10/1989 recorded in Book No. 632 page 69 (V) onwards of Ex-Officio Notary of Ilhas, Panaji, Goa.

AND WHEREAS, upon joint inspection in the presence of Shri G.V. Upadhye (surveyor) conducted on 14/04/1990 in the presence of representatives of family of late Shri Vishnu Shinkre and other co-owners from Shinkre family of Ponda and that of late Shri Crishna Ramchandra Camotim Puroito alias Shri Krishna Ramchandra Kamat Purohit, said bigger property was divided by metes and bounds on the site plan based on the Survey Plan and Plots denoted in Letter 'K1 to K7' were allotted to family of late Shri Crishna Ramchandra Camotim Puroito and Plots denoted in Letter 'S1 to S10' were allotted to family of late Shri Vishnu Shinkre and other co-owners from Shinkre family of Ponda.

AND WHEREAS, subsequently, said Shri Gopal Ramchandra Kamat Purohit expired in the status as bachelor on 16/10/1995 at Dr. Bhandare Hospital Panaji Goa, leaving behind him a Will dated 29/02/1995 recorded at page 35 to 37 of Book No. 104 of Book of Wills of Ex-Officio Notary Ilhas, Panaji, Goa, which facts of legal testamentary heirship are confirmed by Deed of Succession dated 02/02/1996 recorded at page 26 (V) of Book No. 654 of Ex-Officio Notary of Ilhas at Panaji Goa.



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AND WHEREAS, as per the above referred Will left behind by said Shri Gopal Krishna Kamat Purohit, his testamentary legal heirs who could claim preferential rights in the said Plot K1 to K7 of said bigger property were (a) Smt. Laximibai Ramchandra Kamat Purohit and (b) Shri Narayan alias Narendra Krishna Kamat Purohit, who as such were entitled to half of 1/4th share each of said Shri Gopal Krishna Kamat Purohit.

AND WHEREAS, subsequently, family of late Shri Vishnu Shinkre and other co-owners from Shinkre family of Ponda, filed a suit for partition in the Court of Civil Judge Senior Division at Ponda being Special Civil Suit No. 65/94/A (old) (re-registered as Regular Civil Suit No. 270/2000/B), wherein the above referred allotment of Plots in favour of said Shinkre and Kamat family respectively were confirmed by partitioning the same subsequent to which said Shinkre family have obtained Order from Dy. Collector, S.D.O. Ponda, Goa, for allotment of separate survey numbers to each Plots referred above in Land Partition Case No. LRC/PART/9/51/2004.

AND WHEREAS, by virtue of Order passed by the Dy. Collector Ponda in said Case No. LRC/PART/9/51/2004, said portion which was surveyed under Survey No. 80/0 was renumbered as Survey No. 80/1 and the plots so allotted to said Shinkre family were separated by allotting to such plots distinct and separate survey numbers and the remaining area of Survey No. 80/1 was allotted to Kamat family and consequently Kamat family owned land under new Survey No. 80/1 and 68/0.



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AND WHEREAS, being owners of said larger property 'SALEM BHATT' or 'GORBATTA' or 'TAMBONO GUIDO, registered in the Land Registration Office under No. 5811, Smt. Laxmibai Ramchandra Kamat Purohit, Smt. Geeta Ashok Prabhudessai and her husband Shri Ashok Vaikunth Prabhudessai, Smt. Shubhalaxmi U. Pai Raikar and her husband Shri Ulhas Bhagwant Pai Raikar, Smt. Asha Hemant Bhangui and her husband Shri Hemant Gopinath Bhangui and Smt. Smita Vivek Elekar and her husband Shri Vivek Anant Elekar alongwith said Smt. Pramila Kamat Purohit @ Satyabhama Bale and her husband Shri Narayan Pandurang Bale and said Shri Narendra Kamat Purohit alongwith his wife Smt. Anjali Kamt Purohit, sold said distinct landed property, earlier bearing Survey No. 80/1(part)(presently bearing Survey No. 80/1-G of Village Ponda, reflected in the survey records being admeasuring 16255 sq. mtrs. alongwith another distinct landed property presently bearing Survey No. 80/1-H of Village Ponda reflected in the survey records being admeasuring 19829 sq. mtrs., to the SELLER herein, all in terms of said Deed of Sale dated 30/06/2008, duly registered before the Office of Sub-Registrar of Ponda with details of registration as mentioned herein above.

AND WHEREAS, upon purchase of the said distinct landed property admeasuring 16255 q. mtrs., presently bearing Survey No. 80/1-G of Village Ponda, the SELLER has duly converted a distinct portion admeasuring 4430 sq. mtrs. and another portion admeasuring 5450 sq. mtrs. from the said distinct landed property bearing Survey No. 80/1-G of Village Ponda, in terms of Conversion Sanad bearing



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No. RB/CNV/PON/AC-II/05/2014/69 dated 24/07/2015, issued by Addl. Collector, Ponda.

AND WHEREAS, the PURCHASER herein being desirous of purchasing distinct portion of land admeasuring 3957.49 sq. mtrs. from said duly converted distinct portion admeasuring 4430 sq. mtrs., forming part of the said distinct landed property admeasuring 16255 sq. mtrs. from the SELLER, the SELLER agreed to sell the same to the PURCHASER for a total consideration of Rs.1,40,45,132/- (Rupees One Crore Forty Lakhs Forty Five Thousand One Hundred Thirty Two Only), all in terms of Agreement for Sale dated 24/02/2016, duly registered in the office of Sub-Registrar of Ponda under No. 842/16 at pages 137 to 168, of Book I, Volume 3097, on 25/02/2016, said distinct portion admeasuring 3957.49 sq. mtrs., being more particularly described with its boundaries in SCHEDULE II hereunder written and shown in red lines on the plan annexed hereto and referred to in this Deed of Sale as the 'SAID LAND'.

AND WHEREAS, the PURCHASER has already paid to the SELLER an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only), out of said total consideration agreed upon in respect of SAID LAND agreed to be purchased under said Agreement for Sale dated 24/02/2016, by including said amount in consolidated Cheque bearing No. 023352 dated 14/12/2015 drawn on Central Bank of India, Ponda Branch, in the name of SELLER, the receipt of which the SELLER acknowledge herein.



AND WHEREAS the PURCHASER being now desirous of making the balance payment of Rs.1,25,45,132/- (Rupees One Crore Twenty Five Lakhs Forty Five Thousand One Hundred Thirty Two Only) to the SELLER in respect of SAID LAND, has requested the SELLER to execute Deed of Sale in respect of the SAID LAND, for which the SELLER has agreed and as such the parties hereto having agreed on the covenants of this Deed of Sale, reduce the same in writing as under.

AND WHEREAS, the PURCHASER having paid the stamp duty of Rs. 4,07,310/- at the time of execution of said Agreement for Sale dated 24/02/2016, same is remitted herein and balance stamp duty of Rs. 2,95,000/- is paid herein.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance of Agreement for Sale dated 24/02/2016, executed by the parties hereto in respect of the SAID LAND and in consideration of Rs.1,40,45,132/- (Rupees One Crore Forty Lakhs Forty Five Thousand One Hundred Thirty Two Only), being true market value in respect of the SAID LAND sold hereby, the SELLER do hereby TRANSFER, CONVEY and SELL to the PURCHASER, all that SAID LAND being a distinct portion of land admeasuring 3957.49 sq. mtrs., forming part of the distinct landed property admeasuring 16255 sq. mtrs., bearing Survey No. 80/1-G of Village Ponda, said distinct landed property being forming part of the larger property known as SALEM BHATT also as 'GORBATTA' also as 'TAMBONO GUDO, situated at Curti, Ponda, Goa, within limits of



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Village Panchayat of Curti Khandepar, said larger property being registered in the Land Registration Office under No. 5811 at page 171 (V) of Book B-15 (new) and Matrize No. 340 to 347 of Taluka Revenue Office of Ponda and denominated as "Metade De Salem Bata" and surveyed under Survey No. 68/0 and Survey No. 80/0 renumbered as 80/1 of Village Ponda, said larger property being described with boundaries mentioned hereinbefore and said distinct landed property admeasuring 16255 sq. mtrs., bearing Survey No. 80/1-G of Village Ponda being more particularly described with boundaries in SCHEDULE I hereunder written and SAID LAND admeasuring 3957.49 sq. mtrs., shown in red lines on the plan annexed herewith being more particularly described with boundaries in SCHEDULE II hereunder written, with all privileges, benefits, use and domain whatsoever attached to the SAID LAND, for the PURCHASER to have and to hold the same forever and always.

2. The PURCHASER having already paid to the SELLER an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only), out of said total consideration agreed upon in respect of SAID LAND agreed to be purchased under said Agreement for Sale dated 24/02/2016, by including said amount in consolidated Cheque bearing No. 023352 dated 14/12/2015 drawn on Central Bank of India, Ponda Branch, in the name of SELLER, the receipt of which the SELLER acknowledge herein, has paid balance consideration amount of Rs. 1,25,45,132/- (Rupees One Crore Twenty Five Lakhs Forty Five Thousand One Hundred Thirty Two Only) by way of five Cheques, of which one being bearing No. 023391 dated 29/09/2016 for Rs. 45,00,000/- (Rupees Forty Five Lakhs Only), another being bearing No. 023384



dated 22/07/2016 for Rs. 40,00,000/- (Rupees Forty Lakhs Only) and other being bearing No. 023392 dated 11/11/2016 for Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only), other being bearing No. 023394 dated 15/11/2016 for Rs. 1232/- (Rupees One Thousand Two Hundred Thirty Two Only) and the remaining amount of Rs. 5,43,900/- (Rupees Five Lakhs Forty Three Thousand Nine Hundred Only) is paid by including said amount in one consolidated Cheque bearing No. 023393 dated 15/11/2016, all cheques being drawn on Central Bank of India, Ponda Branch, in favour of SELLER, as such the SELLER acknowledge herein receipt of total consideration in respect of the SAID LAND and does hereby acquit, discharge and release the PURCHASER from the same and every part of the said total consideration amount of Rs.1,40,45,132/-, in respect of the SAID LAND sold hereby.

3. The SELLER does hereby covenant having delivered vacant and peaceful possession of the SAID LAND to the PURCHASER and assure the PURCHASER of enjoying and possessing the SAID LAND as owner thereof without any interference from the SELLER or any other person lawfully claiming under the SELLER or any third person for all times hereafter.

4. The SELLER does hereby covenant by undertaking and binding himself to provide duly constructed approach road of 10.00 mtrs. width on the eastern side of the SAID LAND for the PURCHASER to have uninterrupted access to the SAID LAND.



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5. The SELLER does hereby assure the PURCHASER that ownership and possessory right to the SAID LAND subsists with the SELLER as on this day and the Director executing this Deed of Sale has been duly empowered for the purpose and that the SAID LAND is free from any encumbrances, charges and liens of whatsoever nature or litigation or legal proceedings of whatsoever nature and the same is absolutely free from any right of way or easementary right of whatsoever nature in favour of any person over the SAID LAND.

6. The SELLER does hereby declare that there is no subsisting Agreement for Sale or any other transaction entered by the SELLER with any other third party in respect of the SAID LAND agreed to be sold hereby.

7. The SELLER do hereby covenant and declare to stand for the PURCHASER and shall unconditionally indemnify the PURCHASER for any loss including monetary loss caused to the PURCHASER in the event of any lawful claim or objection in respect of the SAID LAND is raised by any third party or anyone claiming under the SELLER at all times.

8. The SELLER does hereby convey no objection to transfer the inscription of the SAID LAND in the name of the PURCHASER in concerned Government Offices and undertake to sign necessary Applications, swear Affidavits and other writings as may be required to secure transfer of inscription of the SAID LAND in the name of the PURCHASER.



9. The SELLER do hereby identify the SAID LAND as the same as the one described in Schedule II hereunder written and shown in hatched red lines in the plan annexed hereto.

SCHEDULE I

(Description of the property bearing
Survey No. 80/1-G of Village Ponda)

All that distinct landed property admeasuring 16255 q. mtrs., bearing Survey No. 80/1-G^(PART) of Village Ponda, situated at Curti, Ponda, Goa, said distinct property being forming part of the larger property known as SALEM BHATT also as 'GORBATTA' also as 'TAMBONO GUDO, situated at Curti, Ponda, Goa, within limits of Village Panchayat of Curti Khandepar, Sub-District Ponda, District South Goa, said larger property being registered in the Land Registration Office under No. 5811 at page 171 (V) of Book B-15 (new) and Matriz No. 340 to 347 of Taluka Revenue Office of Ponda and denominated as "Metade De Salem Bata" and surveyed under Survey No. 68/0 and Survey No. 80/0 renumbered as 80/1 of Village Ponda, said larger property being bounded on the East by the properties of Sincres (Shinkre family), on the West by the properties of Sincres (Shinkre family), on the North by the Land of Comunidade of Curti and on the South by a drain, said distinct landed property admeasuring 16255 q. mtrs being bounded as under:

- East: By property bearing Survey No. 80/1-C of Village Ponda.
West: By property bearing Survey No. 80/1-B, 80/1-A and partly by portion of land sold to Shri Shantaram Naik and partly by property bearing Survey No. 79 of Village Ponda.
North: By drain beyond which lies property bearing Survey No. 68/0.



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South: By property bearing Survey No. 82/6 of Village Ponda.

SCHEDULE II

(Description of the distinct portion of land admeasuring 3957.49 sq. mtrs. denoted as SAID LAND sold hereby)

rw
(Signature)
All that distinct portion of land admeasuring 3957.49 sq. mtrs., forming part of the distinct landed property admeasuring 16255 sq. mtrs., bearing Survey No. 80/1-G ^(PART) of Village Ponda, situated at Curti, Ponda, Goa, said distinct property being forming part of the larger property known as SALEM BHATT also as 'GORBATTA' also as 'TAMBONO GUDO, situated at Curti, Ponda, Goa, within limits of Village Panchayat of Curti Khandepar, Sub-District Ponda, District South Goa, described in the Schedule I herein above appearing, said distinct portion of land admeasuring 3957.49 sq. mtrs. delineated in red lines on the plan annexed hereto being bounded as under:

East: By a strip of land admeasuring about 203.11 sq. mtrs. running in North-South direction acquired by PWD for water pipeline and thereafter remaining portion of the property bearing Survey No. 80/1-G (part) of Village Ponda and 10.00 mtrs. wide proposed road .

West: By property bearing Survey No. 79/1 of Village Ponda.

North: By property bearing Survey No. 80/1-B of Village Ponda.

South: By property bearing Survey No. 79/1 of Village Ponda.



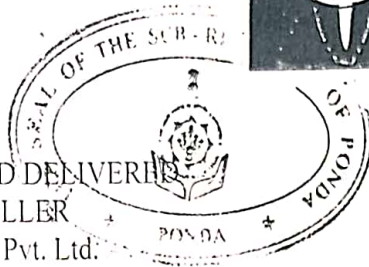
(Signature)

B. Venkatar

IN WITNESS whereof the parties hereto have executed and signed this DEED OF SALE on the day, year and place mentioned first hereinabove.



Deepa Verenkar



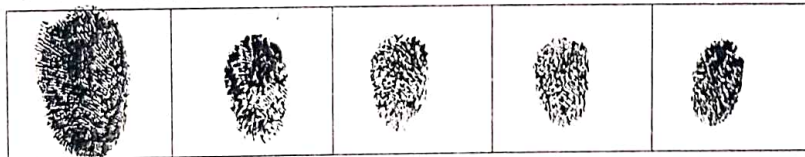
SIGNED SEALED AND DELIVERED
by the within named SELLER
M/s. Ritesh Developers Pvt. Ltd.
A Company, represented herein by
its Managing Director
Smt. Deepa Rajesh Verenkar

Deepa Verenkar

LEFT HAND FINGER IMPRESSION



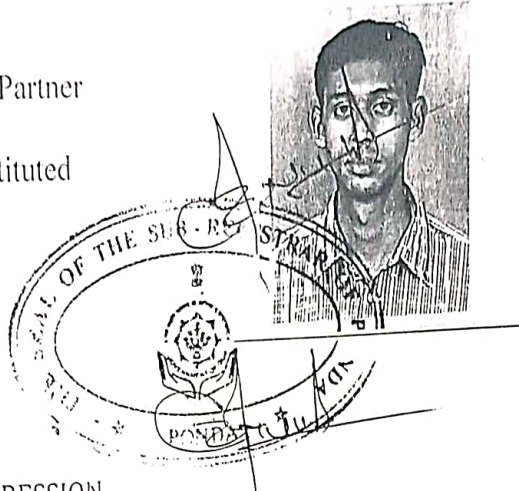
RIGHT HAND FINGER IMPRESSION



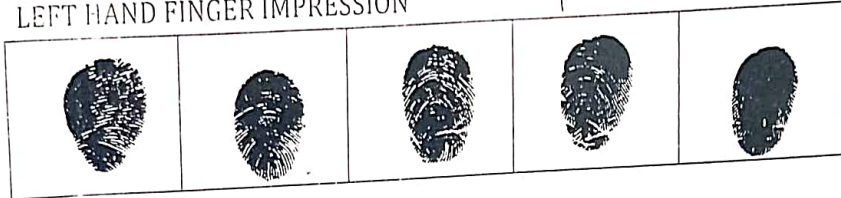
Deepa Verenkar

Deepa Verenkar

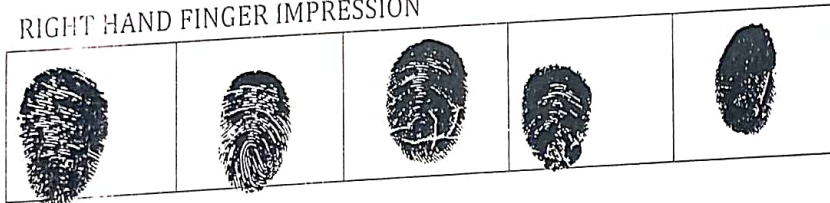
SIGNED SEALED AND DELIVERED
 by the within named PURCHASER
 Palm Projects,
 a Partnership Firm
 represented herein by its Partner
 Shri Mullam M. Javed
 For self and as duly constituted
 Attorney of Partners
 Shri Mullam Mohid
 Shri Mulam Sayeed
 Shri Mulla Waheed



LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION



In presence of:

1. Venkat narayan PV Mys
2. Sayeed Rehambillee Lafah

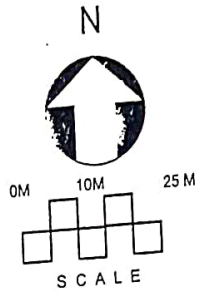
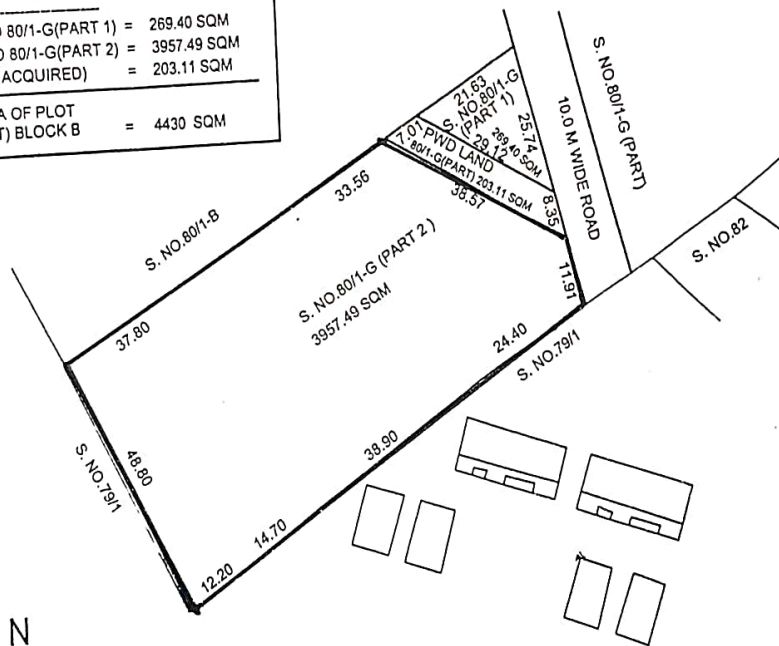


ANNEXURE----

PLAN

SHOWING PLOT OF LAND BEARING PART 1, PART 2, AND PWD ACQUIRED LAND FORMING PART OF SURVEY NO. 80/1-G PART AND DESIGNATED AS BLOCK B OF VILLAGE PONDA GOA.

AREA STATEMENT	
PLOT SR.NO 80/1-G(PART 1)	= 269.40 SQM
PLOT SR.NO 80/1-G(PART 2)	= 3957.49 SQM
PLOT (PWD ACQUIRED)	= 203.11 SQM
TOTAL AREA OF PLOT 80/1-G(PART) BLOCK B	= 4430 SQM



Registered No. 3016/2016
 of pages 249 to 284
 Book No. 2 Volume No. 3312
 Date 09/13/2016
 Sub-Registrar

[Signature]

D. Venky





Ritesh Developers Pvt. Ltd.
Engineers, Contractors & Real Estate Developers

Address: Near Rajiv Gandhi Kala Mandir,
Bethora Road Ponda - Goa 403 401
Phone No. (O) 0832 - 2313178, 2319194
Email: rdpl.mailbox@rediffmail.com

Certified true copy of Resolution passed at the Board of Director meeting of Ritesh Developers Pvt. Ltd. Held at Regional office of the company, Bethora Road, Ponda-Goa on 11/11/2016 at 4.00 p.m.

AUTHORITY TO SIGN DOCUMENTS

Resolved that the consent of the Board be and is hereby accorded to Mrs. Deepa R. Verenkar, Managing Director, be and is hereby authorize to execute a Sale Deed pertaining to Plot in Survey No 80/ 1-G (Part) at Copperwada Curti Ponda - Goa in the name of Plam Project, to submit the same in the office of the Sub-registrar, Ponda-Goa.

Resolved further that Mrs. Deepa R. Verenkar, Managing Director be and is hereby authorize to submit a certified copy of this resolution to the office of the sub-Registrar, Ponda-Goa.

Deepa R. Verenkar
(Managing Director)



Nagamasjid, Curti, Ponda, Goa, are working partners in the Partnership Firm "Palm Projects", in terms of Deed of Partnership dated 12/11/2015 to be registered before the Registrar of Firms at Panaji, Goa, in terms of the provisions of the Indian Partnership Act, 1932, with its registered office at House No. 6, Nagamasjid, Curti, Ponda, Goa, the said Firm is proposed to be engaged in the business of Contractors, Engineering, Real Estate and dealing in any other activity allied and incidental thereto.

AND WHEREAS in the course of business activities of the said firm, various acts, deed and things will be required to be performed in the name of the said firm by the partner/s on behalf of the firm in consensus and with consent of all the partners viz; executing Deed of Sales, Agreement for development and sale of properties, execution of MOU's, Agreements to be executed with the prospective purchasers of the residential and commercial premises to be constructed by the said firm in the course of its business activities and also outright purchase of movable and immovable properties as and when the need arises.

AND WHEREAS in the course of the operation of the partnership, partners may also be required to sign necessary documents as and when required for taxation purpose and to execute any document before the Registrar of Firms as may be advised by Lawyer, Chartered Accountant or any other specialized consultant of the firm from time to time.

AND WHEREAS to do all the above acts, we are desirous of appointing our said partner SHRI. MULLAM M. JAVED, as our

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(Signature)

Attorney to do and execute the following acts, deeds and things, on our behalf and in our name, acting for and on my behalf as agent and/or Attorney of Partners in the course of the said partnership business with respect to all acts, deeds and things we are required to or ought to have perform personally, all in our absence, which the said partner acting as our Attorney has agreed to do.

NOW THEREFORE, KNOW YOU ALL AND THESE PRESENTS WITNESS that we (1) SHRI. MULLAM MOHID(2) SHRI. MULAM M. SAYEED and (3) SHRI. MULLA WAHEED, hereby appoint, nominate and constitute our partner SHRI MULLAM M. JAVED, to be our true and lawful Attorney with full authority and power to do and execute, all acts, deeds and things mentioned below for us and on our behalf and in our name in the capacity as partners of the said firm viz;

1. To perform any act, deed or thing on our behalf and in our name as may be required to be performed by us as working Partner of the said Firm "PALM PROJECTS" by virtue of Deed of Partnership dated 12/11/2015.

2. To get the Partnership firm registered in the office of Registrar of Firms, Income Tax Departments and all the concerned offices.

3. To apply on our behalf in the name of the said firm, in the capacity as Partners of the said Firm, to the Competent Authority for grant of permission if any, required for developing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, by constructing new



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buildings and for that purpose to sign all Applications and other papers, to appear before the Competent Authority and to give all the papers and information as required and to do all acts and things necessary for the purpose of obtaining such permissions.

4. To seek legal opinion, obtain title clearance certificates in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm as and when desired by our said Attorney as partner of the said firm, get issued legal notices and for the said purpose engage advocate/advocates.

5. To appoint an architect and to get the plans of the proposed building sanctioned from the competent local authority or any other authorities concerned in respect of the new building/s proposed to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

6. To prepare the building/s plans with the help of the architect for the new building/s proposed to be constructed in properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm under the present development rules.

7. To make necessary Application to and sign all papers, to appear before the Municipal Authorities, Village Panchayat or any appropriate authority, to pay necessary fees and premium required for getting plans sanctioned and to do all other acts and things that may be necessary for getting the plans of the proposed building/s

sanctioned by the Municipal or any other appropriate authority and other authorities in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

8. To apply for and obtain commencement certificate for the construction of new building/s from the Municipal Authorities, Village Panchayat or any other appropriate authority and for that purpose to sign Applications and other papers, to pay necessary fees and to do all other acts and things that may be necessary for that purpose and in that behalf, all in properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

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9. To appear and to file any Applications, make statements, swear affidavits before any officer or authority of the Government, including Talathi, Awal Karkun, Mamlatdar, Dy. Collector, Collector, Town & Country Planning Department, P.D.A., Block Development Officer, Police Station, Forest Departments, Electricity Department, Water Supply Department, Village Panchayats or Municipality or before the Income Tax or Sales Tax Authorities or perform any other act, with respect to the matters regarding the proposed developments in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm

10. To demand and issue valid acknowledgment receipts and to file any Applications and ask for copies, certified copies before any of the aforementioned authorities or any other Government or Semi-Government authority apply for mutations of survey records, amalgamation of plots/property and sub divisions and get it

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demarcated by metes and bounds. For the said purpose, to file affidavits, issue No Objection Certificates or any other writings which may be required and to sign on our behalf wherever necessary, all in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

11. To apply for and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as a generally required for a building/s to be constructed, all in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

12. To obtain occupancy and completion certificate from the Municipality and/or Planning & Development Authority or any other appropriate authority after the completion of the building/s or buildings proposed to be constructed, all in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

13. To pay any deposits and pay moneys required to be deposited or paid to the Municipality, Village Panchayat and other authorities for getting the plans sanctioned and for getting any water or electric and other conveniences necessary and to withdraw such deposits which are refundable and to pay any fees, fines, cess, levies which are legally recoverable from said Firm, all in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.



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14. To get the licences and permissions renewed/revalidated and to apply for revised plans, conversion of land and to do any other act, thing or deed incidental thereto as and when necessary, all in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

15. To sell, transfer, mortgage, release, partition/divide and/or enter into Agreement of Sale, Memorandum of Understanding or Deed of Sale, Lease, Leave & Licence and also to execute any rectification, consent and ratification deeds in respect of the premises situated in the building to be constructed in future in respect of properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm and get them duly registered, authenticated and stamped as the case may be before the competent authorities, including the Sub-Registrar and Notary Public or any other registering authority and admit execution thereof and to sign on our behalf in the capacity as partner of the said firm wherever necessary, to collect the deeds and agreements and affix the thumb impression before the Office of Sub-Registrar or Notary Public in respect of the sale of any of the premises situated in the building/s constructed in the said property and to ask for certified copies and sign on our behalf in the name of the firm wherever necessary.

16. To execute the Deed of Conveyance in respect of properties of the said Partnership Firm or properties which or taken up for development hereafter by the said Firm alongwith undivided right, title or interest therein, in favour of such person as our said Attorney acting as partner shall deem fit, including a Co-operative Housing Society and to do all other things required to complete the transfer of any such property on our behalf in the name of the said Firm.

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17. To receive rent or license fees in respect of the premises, situated in the building to be constructed in the properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, let out to any third person, company, financial institution, firm or any other entity as may be deemed fit by our said Attorneys by way of Agreement of Lease or Leave & License on our behalf and in our name on behalf of the said Firm as my said Attorney acting as partner deem fit and proper by issuing receipt thereof.

18. To put to use built up premises or terrace in/of the building/s to be constructed in properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, for any lawful purpose as may be deemed fit and proper by our said Attorney for monetary returns to the firm by way of lease, leave and license or any such Agreement with the third party and to issue No Objection Certificate on our behalf as partners in the name of the firm to any competent Authority for any commercial activity to be commenced in and over the building/s constructed or to be constructed in the properties of the Firm as and when required by any lessee, licensee or any person to whom the premises may have been let out for any lawful usage and to perform all acts, deeds or things as may be incidental and required to be done for such usage of the building/s constructed or to be constructed in existing properties of the said Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm.

19. If any legal proceedings are required to be taken in connection with the work of development or to assert or establish right of ownership of the said Firm in respect of properties of the said

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Partnership Firm or properties which might be purchased or taken up for development hereafter by the said Firm, or if any legal action is taken against us or said Firm in connection with properties of the Firm or any construction or the constructed portion, to prosecute and defend such legal proceedings before any Court including Revenue Courts, to engage advocate/advocates, to sign and verify pleadings on our behalf as partners and to make and sign any papers, including the written statement or any application, reply, statement of claim or terms of compromise in the above proceedings on our behalf as partners and also to make and sign such other applications which may be required to be filed before any Authority, in connection with or pursuant to the above proceedings. To depose and swear affidavits on our behalf as partners or in the name of the said firm. To prefer on our behalf as partner or in the name of the said firm, any appeal, revision, review, writ or such other remedy arising from the said legal proceedings. To apply for and collect certified copies of any judgment, order, decree or any other document in connection with the above proceedings.

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20. To pay all the Municipal and other taxes, all in respect of existing properties of the said Partnership Firm or properties which might be purchased or taken up for development or taken up for development hereafter by the said Firm payable until the completion or after the completion or after the completion of the building/s to be constructed in the properties of the Firm, due and payable by said Firm.

21. To form a Co-operative Housing Society of the occupants of building/s to be constructed in properties of the said Partnership Firm or properties which might be purchased or taken up for development

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hereafter by the said Firm and secure due registration of the same under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.

22. To exercise the aforementioned powers with full effect in respect of any other property moveable or immovable which said Firm may acquire in future or any property which may be brought in by any of the partners as asset of the firm and to purchase any such property moveable or immovable in the name of the said Firm as may be deemed fit by our said Attorney acting as partner of the said firm.

23. To borrow monies from desirous investors for the purpose of purchase of property/ies or for undertaking development of property/ies belonging to third party or for the purpose of utilizing the same in the development projects of the said firm, all for consideration to be paid to any such prospective investors as may be decided by the firm from time to time and to perform any act, deed or thing including executing Agreement, MOU or any other writing on behalf of and in the name of the said firm with any such prospective investors as may be required for the purpose.

24. To generally manage and administer properties of the said Firm and to perform any act, deed or thing in respect thereof, required to be done with the Municipal Council, Village Panchayat or any other appropriate authority, Department of Government in respect of electricity, water supply, communication i.e. telephone etc. and to approach any Government or Semi-Government Authority in the



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course of management or administration thereof, in safe guarding our interest as partners or interest of the said Firm.

25. To generally perform all acts, deeds and things as and when any properties are acquired by said Firm outside State of Goa and the powers conferred hereinabove shall be read in the context applicable with reference to the law, Government and Semi Government Offices & Authorities and Law Courts, Revenue Courts of respective States and permissions, licences etc. required as per the law and rules applicable, to respective States.

26. To generally perform all acts, deeds and things in pursuance of the present Power of Attorney executed in terms of stipulations made in the Deed of Partnership dated 12/11/2015.

To do or cause to be done, generally, all other acts and things as are necessary or are required to be done in the course of the business activities of the said firm or for further development of properties or properties which might be purchased or taken up for development hereafter by the said Firm by constructing building/s therein, in all respects as our said Attorney as partner of the said firm shall deem fit and proper.

And we as partners of the said firm agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney acting as partner of the said firm by exercise of the powers herein contained as though the same were done by us in capacity as partners of the said Firm.

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IN WITNESS WHEREOF We, the undersigned hereto sign this
POWER OF ATTORNEY on this 12th day of November 2015.

THE EXECUTANTS

[Signature]
1) SHRI. MULLAM MOHID



[Signature]
17/11/15

[Signature]

2) SHRI. MULAM M. SAYEED



[Signature]

3) SHRI. MULLA WAHEED,



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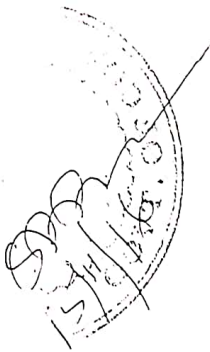
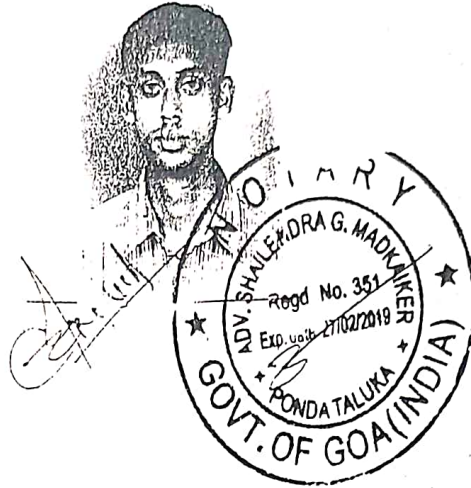
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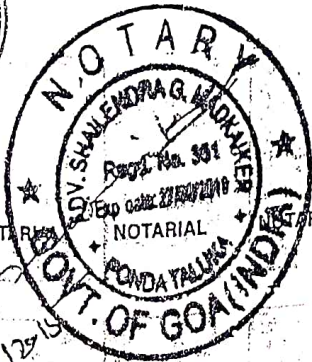
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I ACCEPT:

MULLAM M. JAVED



M *Javed* *S. G. Madhiker* *Javed*



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12/11/2015

Executed & signed before me which I attest

Place: Ponda-Goa

Date: 12/11/2015

Reg. No. 383/2015

S. G. Madhiker
12/11/2015

Adv. S. G. Madhiker
NOTARY
Ponda Taluka
GOVT. OF GOA

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EXECUTING PARTIES


1) M/S. RITESH DEVELOPERS PVT. LTD., a Company constituted under the Indian Companies Act, 1956, having its office at Nirankal Road, Ponda, Goa, through its Managing Director SMT. DEEPA RAJESH VERENKAR, daughter of Shri Dattatray Govekar, aged 41 years, married, resident of Shantinagar, Ponda, Goa, in terms of Resolution of Board of Directors passed in BOD Meeting dated 11/11/2016.

2) PALM PROJECTS, a duly registered Partnership Firm constituted under the Indian Partnership Act, 1932, having its office at House No.6, Nagamasjid, Curti, Ponda, Goa, through its Partner SHRI MULLAM M. JAVED, son of Shri Mullam Comoludino, aged 37 years, married, all resident of House No. 6, Nagamasjid, Curit, Ponda, Goa, for self and as constituted Attorney of other Partners SHRI MULLAM MOHID, SHRI MULAM M. SAYEED and SHRI MULAM M. WAHEED, in terms of General Power of Attorney dated 12/11/2015 executed before Notary Shri Shailendra G. Madkaikar at Ponda, registered in his books under No. 383/2015 on 12/11/2015.

executing parties
Nos. one &
two
admits execution of this so called
deed

Deepra Rajesh Verenkar 



Mullam. M. Javed 



Miss Shalabha. Shyamseundare
Usgaonkar, Advocate, major
of age, unmarried, Indian
National, residing at Usgao
Ponda Goa

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him

Usgaonkar

Ponda dated 07/12/2016

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SUB-REGISTRAR
PONDA

Registered No. 3016/2016
at pages 249 to 284
Book No. 1 Volume No. 3312
date 09/12/2016

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Sub-Registrar

