

गोवा GOA

042196

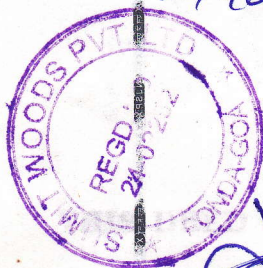
Sr. No. 1520 Place of vendor: Ponda, Date of issue 22/06/10
 Value of stamp paper Rs 25,000/-
 Name of the purchaser Smt Woods Pvt Ltd
 Residing at Ponda son of _____
 As there is no single stamp paper for the value of Rs. 1,37,600/-
 Additional stamp papers for the completion of the value attached along with.

Signature of Ex-officio vendor

Serial No. 1605
 Presented at the Office of the
 Sub-Registrar of Ponda
 between the hours of 2/3 PM
 and 2/4 PM on 22/06/2010
Mansu

Signature of the purchaser

Received fees for: _____
 Registration 94100/-
 Copying (Folios) 60
 Copying endorsements 10/-
 Postage _____
94100/-
 Total Rs.



(Mitaneem Jangid)

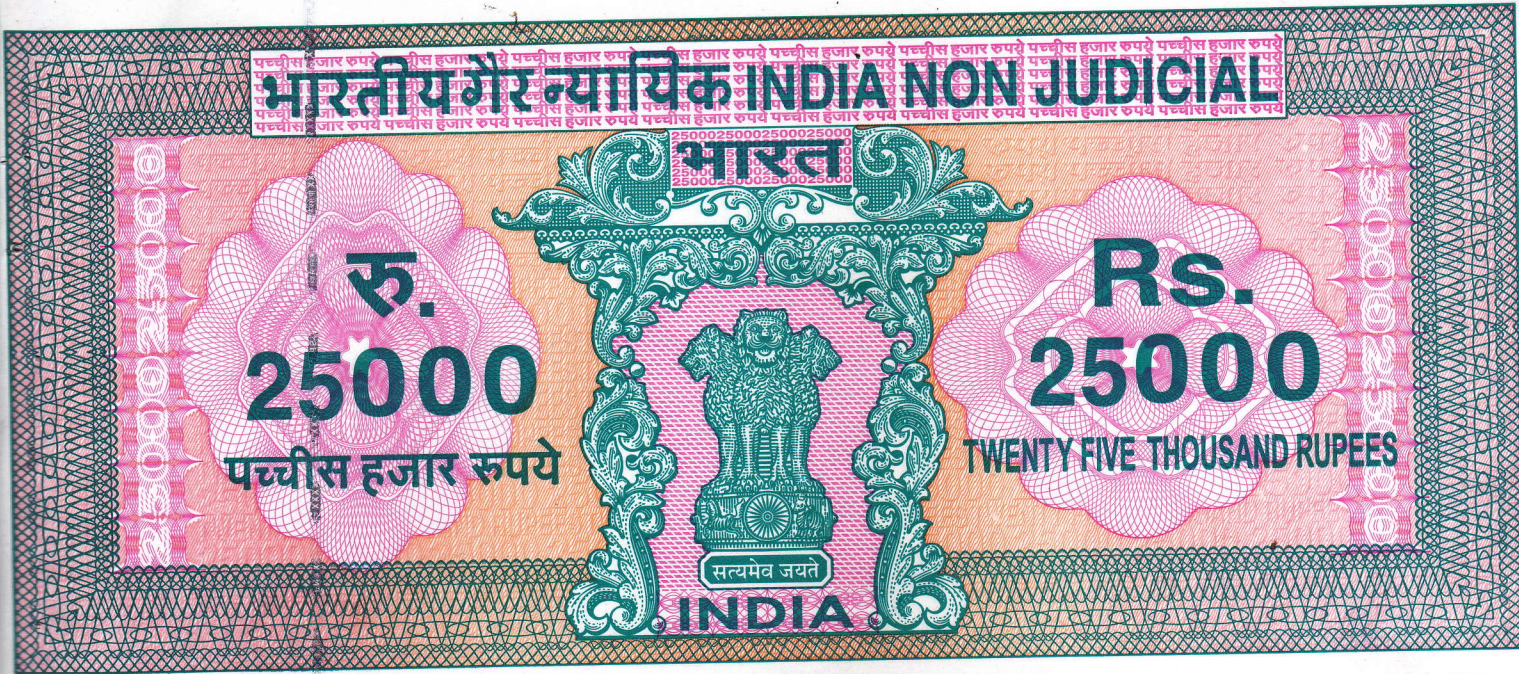
DEED OF SALE

SUB-REGISTRAR
 PONDA

-1-

SUB-REGISTRAR
 PONDA

[Handwritten signatures and initials at the bottom of the page]




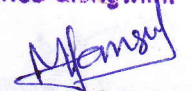
गोवा GOA

042197



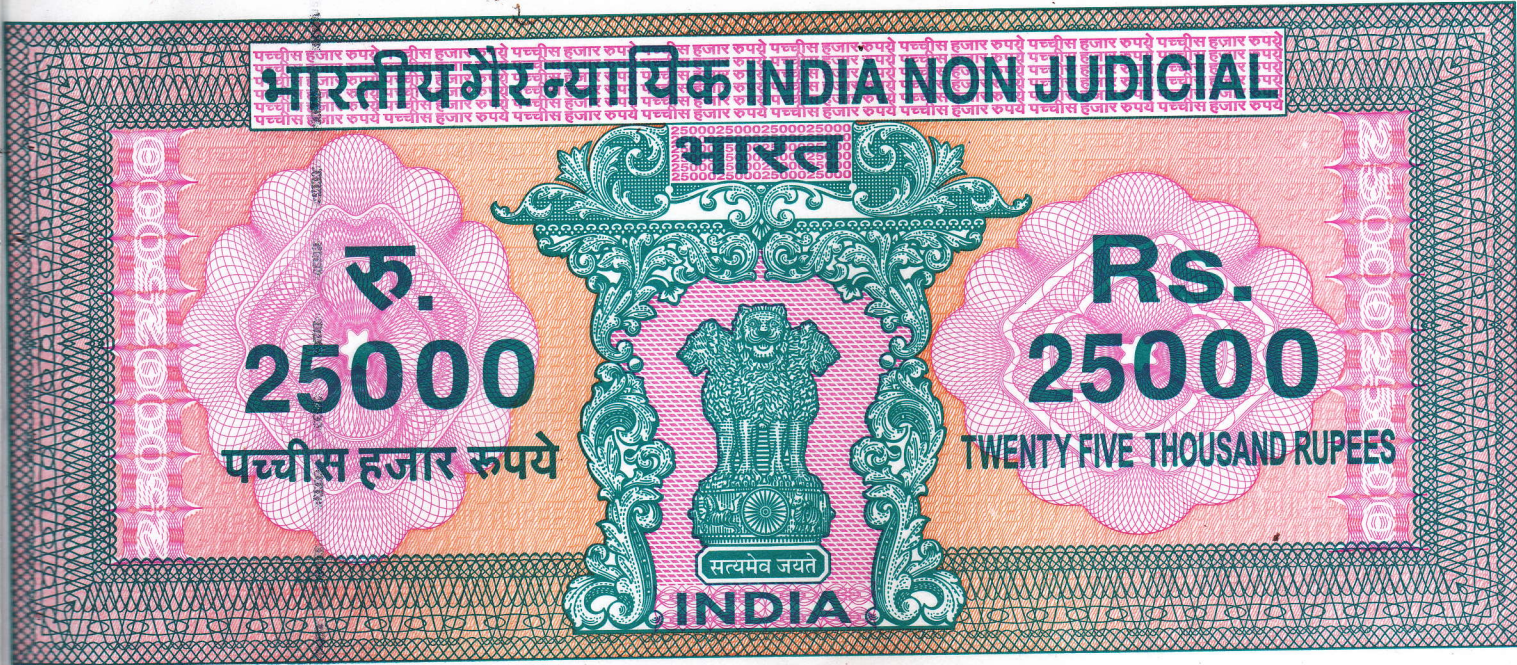
Sr. No. 1520 Place of vendor: Ponda, Date of issue 22/06/10
Value of stamp paper Rs 25,000/-
Name of the purchaser Sumit Woods Pvt Ltd.
Residing at Ponda son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached along with.


Signature of Ex-officio vendor


Signature of the purchaser

THIS DEED OF SALE is made and entered at Ponda Goa, in the
Taluka and registration Sub-District of Ponda, District of North





गोवा GOA

042198

Sr. No. 1520 Place of vendor:- Ponda, Date of issue 22/06/10.
 Value of stamp paper Rs 25000/-
 Name of the purchaser Smile Woods PVT Ltd.
 Residing at Pondela son of _____
 As there is no single stamp paper for the value of Rs. 1,37,600/-
 Additional stamp papers for the completion of the value attached alongwith.



[Signature]
 Signature of Ex-officio vendor

[Signature]
 Signature of the purchaser

Goa, in the State of Goa, on this 28th day of June in the year
 Two thousand Ten. (28/06/2010.)

[Signature]
[Signature]
[Signature]



गोवा GOA

042199

Sr. No. 1520 Place of vendor:- Ponda, Date of issue 22/06/10
Value of stamp paper Rs 25000/-
Name of the purchaser Smrit Woods Pvt Ltd.
Residing at Ponda, son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached alongwith.



Signature of Ex-officio vendor

Signature of the purchaser

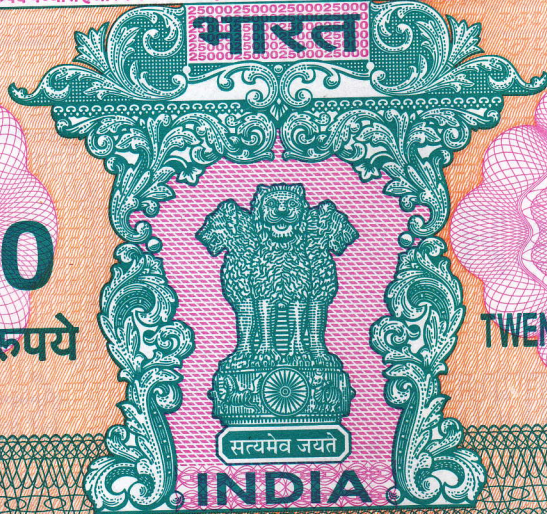
BETWEEN:-

1. Mr. MANGESH BHIKU KUNDAIKAR, son of Shri. Bhiku Kundaikar, age 45 years, businessman, having PAN Card No. ADAPK0178A and his wife,

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

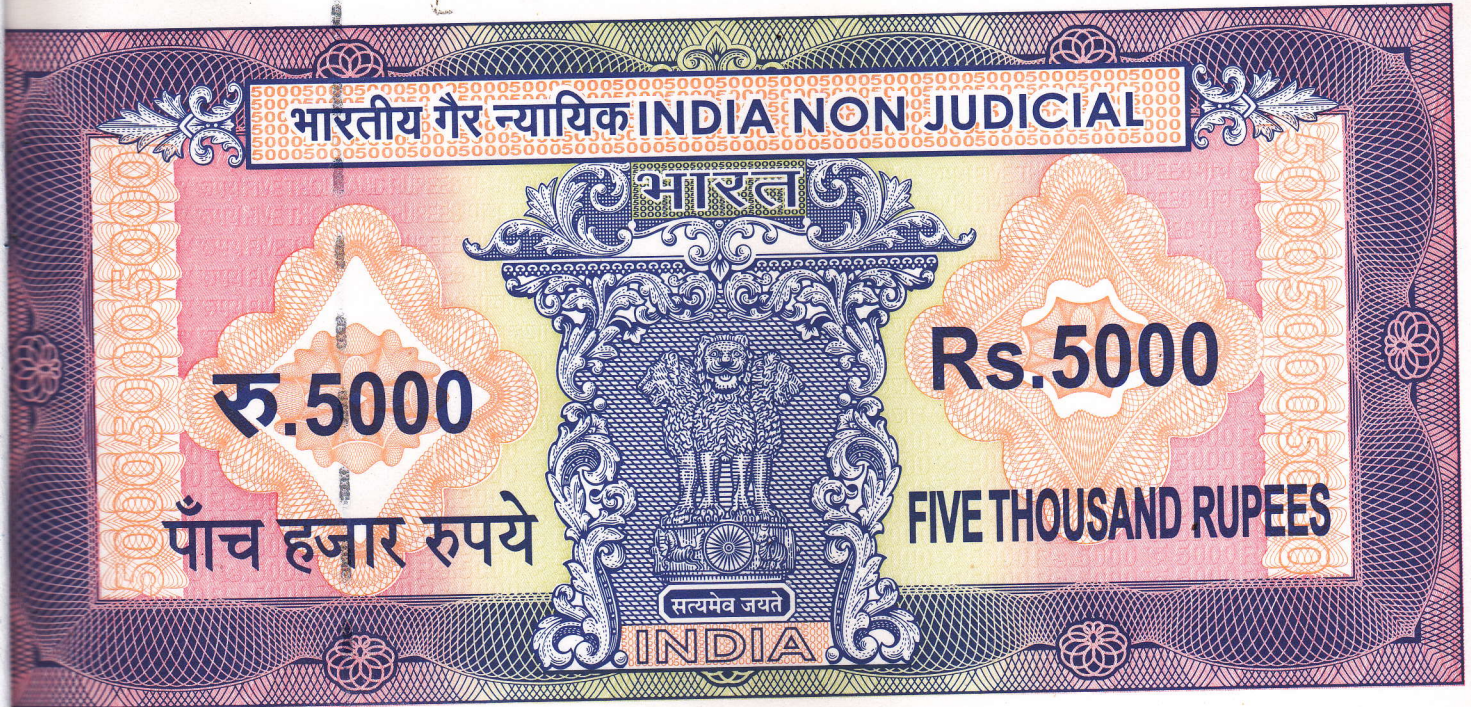
042200

Sr. No. 1520 Place of vendor: Ponda, Date of issue 22/06/10.
Value of stamp paper Rs 25000/-
Name of the purchaser Smt Woods Pvt Ltd.
Residing at Panaji son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached alongwith

Signature of Ex-officio vendor

Signature of the purchaser

2. Mrs. SANGEETA MANGESH KUNDAIKAR, age 38 years,
housewife, having PAN Card No. AQKPK5894L both Indian Nationals



गोवा GOA

048162

Sr. No. 1520 Place of vendor: Ponda, Date of issue 22/6/10
Value of stamp paper Rs 5000/-
Name of the purchaser Sunit Woods Pvt Ltd
Residing at Pondh son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser



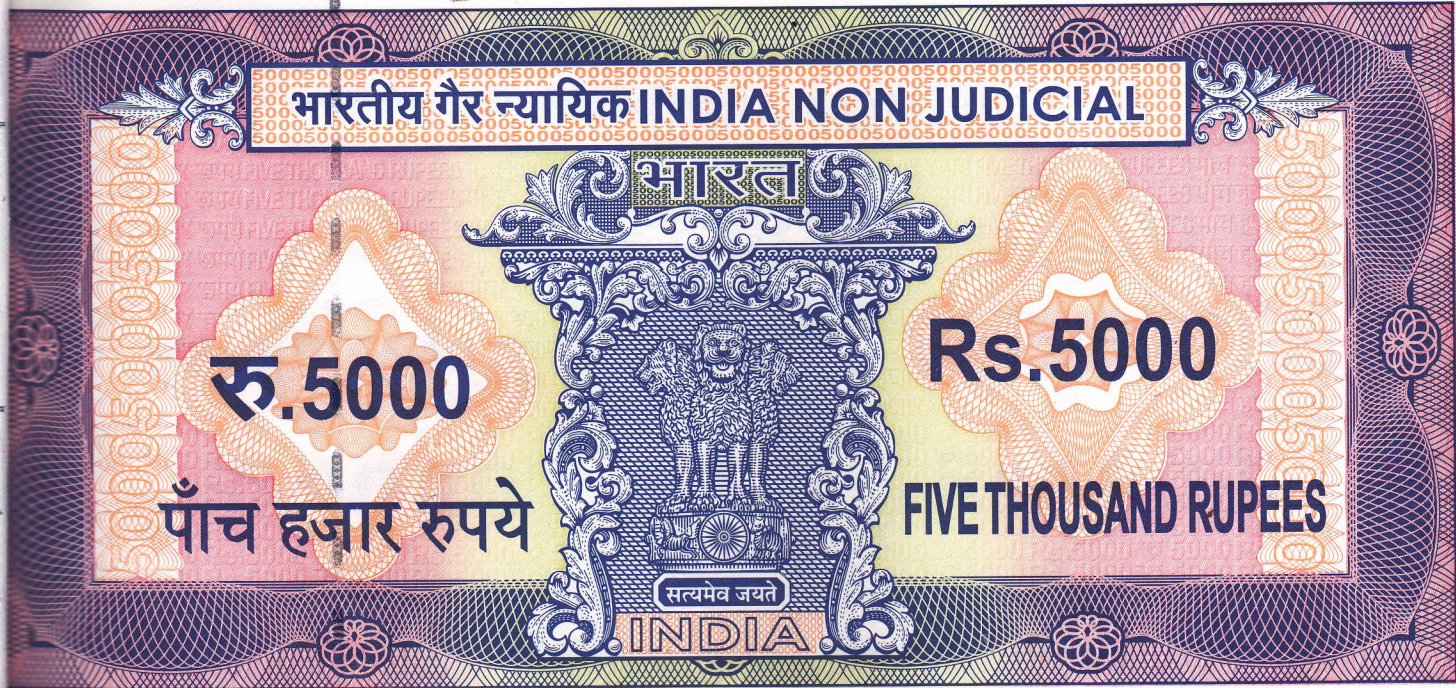
and residents of Khadpaband Ponda Goa, hereinafter jointly referred to as "THE VENDORS" (Which expression shall unless repugnant

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[Signature]

[Signature]

[Signature]



गोवा GOA

048161

Sr. No. 1520 Place of vendors: Ponda, Date of issue 22/6/10.
 Value of stamp paper Sumit Woods Rs. 1000/-
 Name of the purchaser _____
 Residing at Ponda son of _____
 As there is no single stamp paper for the value of Rs. 1,32,600/-
 Additional stamp papers for the completion of the value attached alongwith.



[Signature]
 Signature of Ex-officio vendor

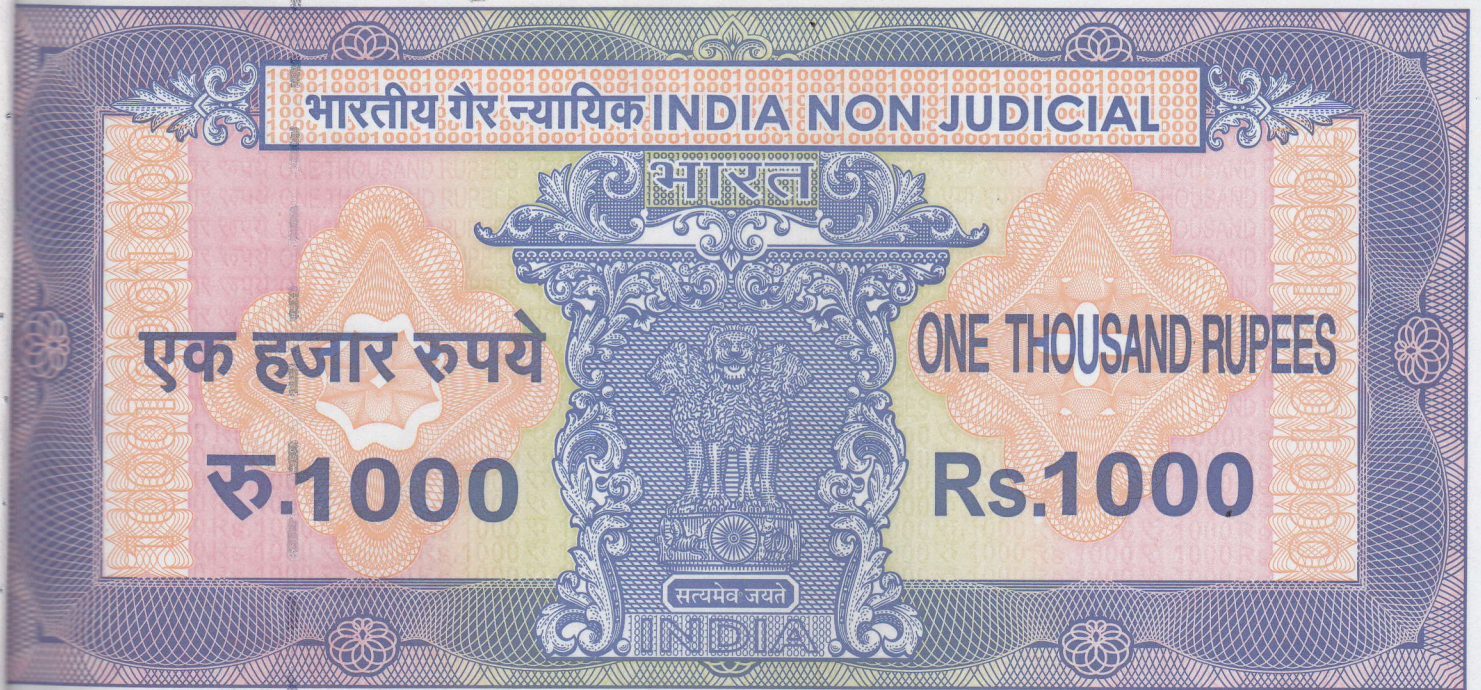
[Signature]
 Signature of the purchaser

to the context or meaning thereof be deemed to include their heirs,
 executors, legal representatives, administrators, successors and
 assigns) of the FIRST PART.

-7-

[Signature]

[Signature] [Signature] [Signature]



गोवा GOA

103413

Sr. No. 1520 Place of vendor:- Ponda, Date of issue 22/06/2010,
Value of stamp paper Rs. 1000/-
Name of the purchaser Sumit Woods Pvt Ltd.
Residing at Ponda son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached alongwith.
Signature of Ex-officio vendor [Signature]
Signature of the purchaser [Signature]



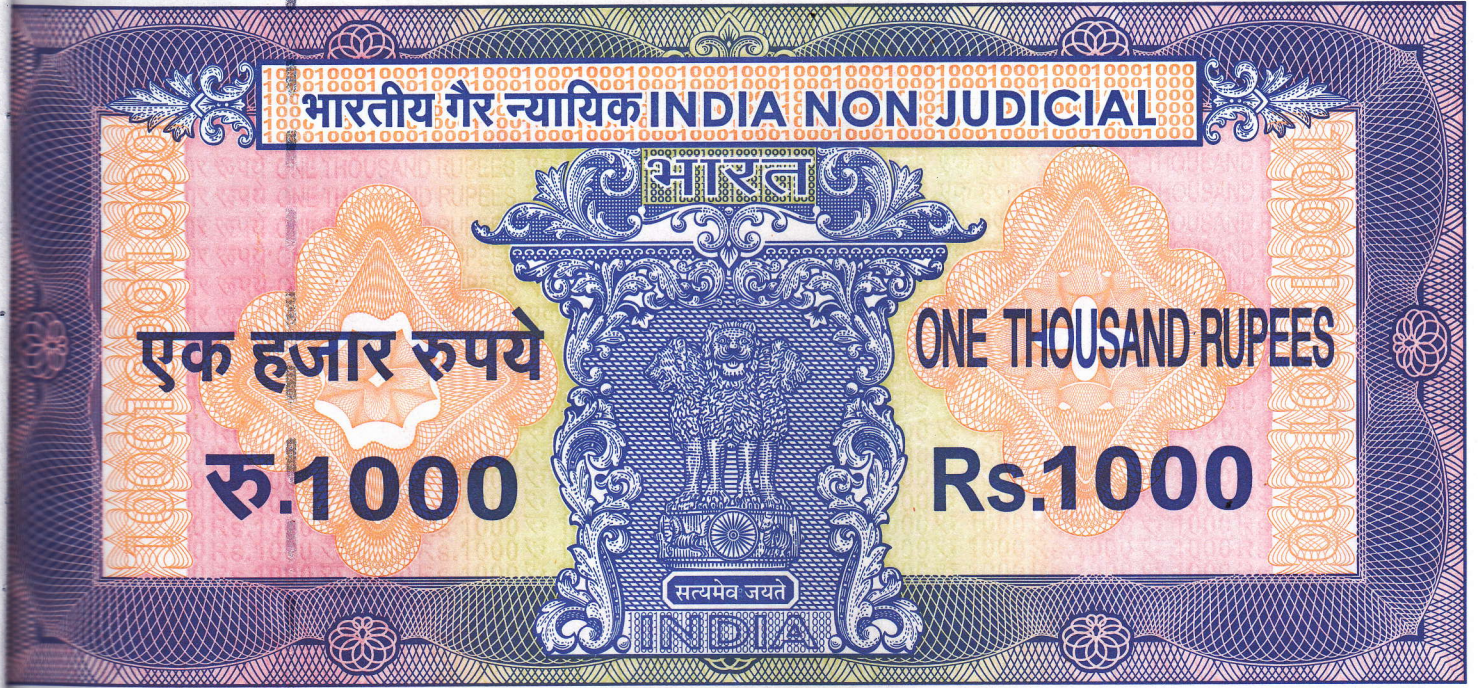
AND :-

3. M/S SUMIT WOODS PVT LTD, a Private Limited Company,
having PAN Card No AAICS 1385B and having its Goa office at

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[Signature]

[Signature] [Signature]



गोवा GOA

103412

Sr. No. 1520 Place of vendor: Ponda, Date of issue 22/06/2010
Value of stamp paper Rs 1000/-
Name of the purchaser Sumit Woods Pvt Ltd.
Residing at Ponela son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached alongwith.



(Signature)

Signature of Ex-officio vendor

(Signature)

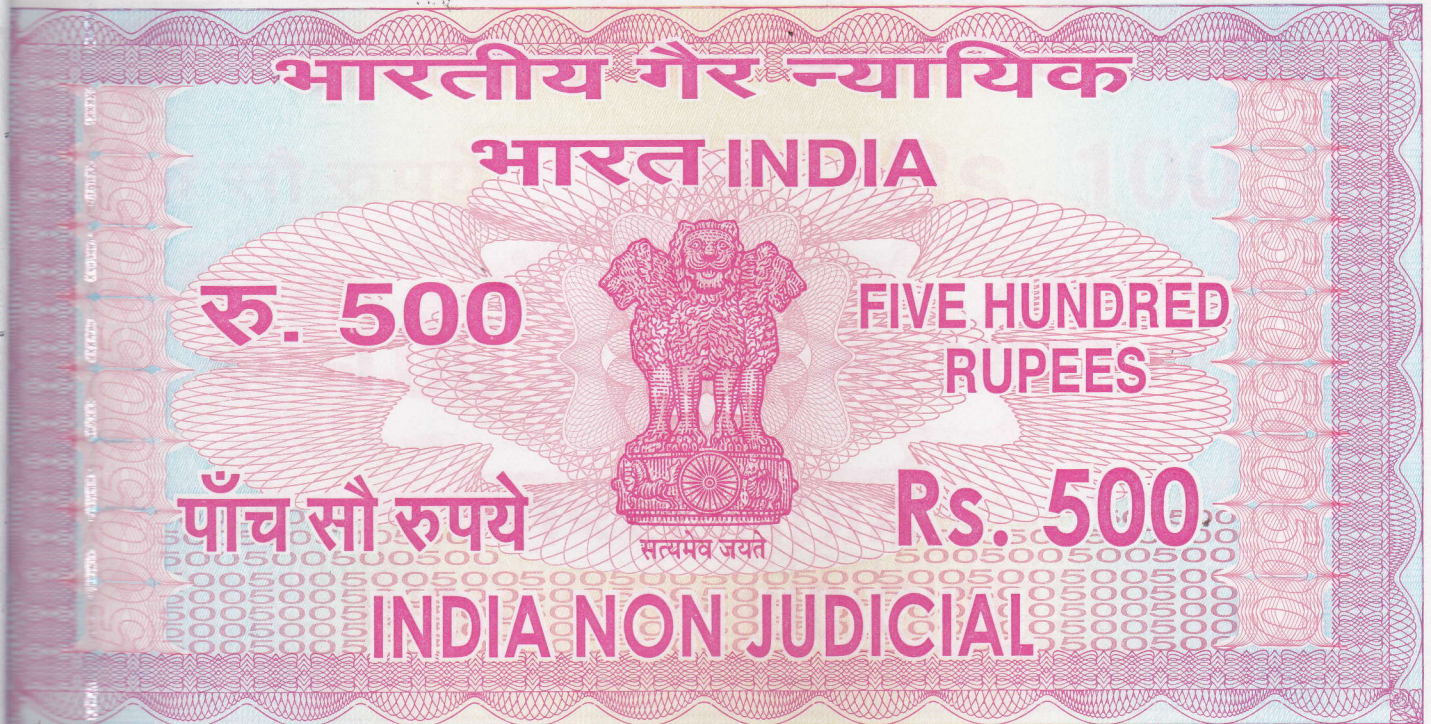
Signature of the purchaser

"SUMIT CLASSIC", Near Ponda Municipality, Sadar, Ponda Goa,
represented in this Deed by its Directors (a) Shri. MITARAM

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(Signature)

(Signature)



गोवा GOA

121951

Sr. No. 1520 Place of vendor:- Ponda, Date of issue 22/06/10,
Value of stamp paper 500/-
Name of the purchaser Sumit woods PVT LTD
Residing at Paneh son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached alongwith.



Signature of ex-officio vendor

Signature of the purchaser

RAMLAL JANGID, age 52 years, married, businessman and (b)

Shri. SUBODH RAMAKANT NEMLEKAR, age 56 years, of

-10-

[Signature]

[Signature] *[Signature]* *[Signature]*



217237

Sr. No. 1520 Place of vendor:- Ponda, Date of issue 22/06/2010
Value of stamp paper Rs 100/-
Name of the purchaser Suneeet Woods Pvt Ltd
Residing at Ponda son of _____
As there is no single stamp paper for the value of Rs. 1,37,600/-
Additional stamp papers for the completion of the value attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser

married businessman, both Indian Nationals and residents of
Mumbai, hereinafter referred to as "THE PURCHASER" (Which

Expressions shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators, successors and assigns) of **THE SECOND PART.**

WHEREAS there exists a property in the Village Ponda Goa, known as "One fourth of half Bagayat Kumarbhat, Surbhat, Rambhat and Dagpoiquim", also known as "DAG VADO" situated at Keulem, with in the jurisdiction of Ponda Municipality, Taluka and Sub - District of Ponda, District of North Goa, in the State of Goa. The said property described in the Land Registration office of the Sub- District of Ilhas under No.533 of Book B-7, old bearing survey No. 134 and registered in the Taluka Revenue office under Matriz Number 523 and 527 and surveyed under new survey No.199/1 (part) of Village Ponda, Taluka Ponda The said entire property is bounded as follows:-

On or towards the East:- By property of Dhaku Kavlekar,

On or towards the West:- By stream.

On or towards the North:- By property of Dhaku Kavalekar, and

On or towards the South:- By National road.

AND WHEREAS the property originally owned and enjoyed by one Shri Ramchandra Mahadeva Shenvi Khandeparkar, unmarried resident of Ponda Goa.

AND WHEREAS in terms of Deed of Sale dated 15 th March 1971, registered before the Sub- Registrar of Ponda under Registration

Serial No.99 dated 15th March 1971, Shri Ramchandra Mahadeva Shenvi Khandeparkar, sold and transferred one forth of half Bagayat Kumarbhat , Surbhat and Dagpoiquim also known as DAG VADO situated at Kavlem Ponda Goa, with in the Taluka and Registration Sub- District of Ponda District of North Goa, in the State of Goa, the said property is bounded as under :- On or towards the East:- By property of Dhaku Kavlekar, On or towards the West:- By stream. On or towards the North:- By property of Dhaku Kavalekar, and On or towards the South:- By National road in favour of Smt Lalita Shankar Verenkar.

AND WHEREAS in terms of Deed of sale dated 23 rd May 2005, registered before the Sub- Registrar of Ponda under registration No.1203 at pages 59 to 77 Book No.I, Volume No.850 dated 18/07/2005, Smt. Lalita Shankar Verekar and her husband Mr. Shankar Verenkar sold and transferred the Plot No. A-1, admeasuring 2500.00 Sq. mts of the larger property in favour of Mr. Mangesh Bhiku Kundaikar, the Vendor No. 1, herein , thus the Vendors who are husband and wife became the absolute owner in possession of the said Plot A-1, admeasuring 2500.00 square metres

AND WHEREAS in terms of the Agreement for Development and Sale dated 21st March 2007, the Vendor No.1, along with his wife the Vendor No.2, agreed to sell and transfer the said Plot A-1, admeasuring 2500.00 Square metres in favour of Purchaser and the possession of the said Plot A-1, was delivered in favour of the Purchaser. The said Plot A-1, is bounded as follows:-

[Signature]

[Signature] *[Signature]* *[Signature]*

On or towards the East:- By boundary of Plot B1 of same property,

On or towards the West :- - By Nalla,

On or towards the North:- By land under survey No.199/ 1 (part)

On or towards the South:- By Ponda Kavlem main Road.

AND WHEREAS the Vendors have agreed to sell and Purchaser and have agreed to purchase the said Plot A-1, admeasuring an area of 2500.00 Sq. metres (Two thousand five hundred square metres) for a total consideration of Rs.57,30,000/=(Rupees fifty seven lakhs thirty thousand only.)

AND WHEREAS upon the joint survey by the Vendors and Purchaser it reveals that an area of 450 square metres towards the Eastern side there are structures and cannot be utilized for the purpose of development by the Purchaser and as such the Purchaser requested to the Vendors to execute a two separate Deed of sale of an area of 2050.00 Square metres and 450.00 Square metres in favour of the Purchaser.

AND WHEREAS the Vendor agreed to execute the two separate Deed of sale in favour of the Purchaser in terms of Agreement for Development and sale dated 21 st March 2007.

~:NOW THEREFORE THIS DEED OF SALE WITNESSES AS
UNDER:~

1. That in pursuance of Agreement between the Vendors and the purchaser and in consideration of sum of Rs.46,98,600/=(Rupees

Forty six lakhs ~~2500~~ ninety eight thousand six hundred only.)
being the consideration for the said plot A-1 (A) admeasuring
2050.00 Square metres, of larger Plot A-1, admeasuring 2500.00
Square metres paid by the purchaser to the Vendors, the Vendors
having received the full consideration of the said Plot A1 (A),
admeasuring an area of 2050 Sq. metres from the Purchaser, and
the receipt whereof the Vendors hereby admit and acknowledge and
from the same and every part thereof do forever acquit, release and
discharge the Purchaser, THEY THE VENDORS DO HEREBY
GRANT, TRANSFER, ASSIGN, ASSURE AND CONVEY the Plot A-1(A)
, admeasuring an area of 2050 Sq. metres more particularly
described in the schedule hereunder written and indicated in red
coloured boundary line on the plan annexed hereto together with
right to all severs, trees, drains ways, paths passages, waters
watercourses, right to lights, liberties, privileges, easements
advantages and appurtenance whatsoever available to the Plot A-
1(A), admeasuring an area of 2050 Sq. metres or on any wise
appertaining or usually held or occupied therewith or reputed to
belong or be appurtenant thereto and all the estate, rights title,
interest, property use, possession, claim and demand whatsoever of
the Vendors into and upon the said Plot A-1(A), and every part
thereof hereby granted and conveyed or 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 Public or Local body in respect thereof AND THE




Mansur

[Signature]

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[Signature]

[Signature]



VENDORS DO HEREBY COVENANT WITH THE PURCHASER that not withstanding any act, deed or thing by the Vendors or executed or knowingly suffered to the contrary they the Vendors now have in themselves good right, full power and absolute authority to grant the said Plot A-1(A) , admeasuring an area of 2050 square meters (Two thousand fifty square metres) hereby granted and conveyed and expressed to be UNTO AND TO THE USE OF THE PURCHASER FOREVER in manner aforesaid AND THAT the purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the said Plot A-1(A) and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors or any person or persons lawfully or equitably claiming any estate or interest in the said Plot A-1 (A) , of land 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 purchaser do and execute and cause to be done and execute all such acts, deeds and things whatsoever for further and more particularly assuring the said plot of land UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. The Vendors hereby covenants with the purchaser and assures and declares unto it as follows:-

i.) That the said plot A-1,(A) admeasuring 2050.00 square meters hereby conveyed, transferred, sold and assured unto the purchaser has not been encumbered by the VENDORS and that the Vendors whilst executing this Deed have lawful power and authority to effect this Sale, transfer, conveyance as the exclusive and absolutely owners and have good, valid, clean, legal, exclusive and marketable title to the said plot A-1, (A) including the right to alienate the same by way of Sale as hereby done and that the Vendors has not done anything to subject the said plot A-1,(A) to any lease, mortgage, charge, or lien or attachment or encumber any other rights of whatsoever.

(b.) That in case of the defect of the title of the Vendors the Purchaser is deprived of the said Plot A-1, (A) admeasuring 2050 Square metres or any party thereof the Vendors hereby undertake to compensate the Purchaser or successors in title.

ii.) That the Vendors shall and will from time to time and at all times hereafter at the request of the purchaser sign such further Deeds, documents or papers and/or do and execute or cause to be done and executed by other persons, if any found to be having or claiming any estate, rights, title or interest in to the said plot A-1 (A) , or any part thereof, all such further and other lawful acts, deeds, things matters conveyances and assurances in law whatsoever as

the Purchaser or its successors or assigns may from time to time require them to do for the purpose of having the transfer of ownership and possession of the said Plot A-1(A) recorded in the name of the purchaser in all Government records including the Land Revenue office and or office of Records of right etc for the purpose of carrying out Mutation

iii.) The possession of the said plot A-1,(A) admeasuring an area of 2050.00 Sq. meters as described in Schedule is already delivered to the purchaser and upon the execution of Deed of sale the Purchasers is entitled to carry out the mutation his name in Survey No. 199/ 1 (part) 199/ 1 of Village Ponda, and to record their name in the Government Offices and other bodies.

3. The Market Value of the said Plot A- 1(A) admeasuring 2050.00 Square meters is Rs.46,98,600/=(Rupees Forty six lakhs ninety eight thousand six hundred only.) and Stamp duty of Rs.1,37,600/=(Rupees One Lakhs thirty seven thousand six hundred is paid herein.

SCHEDULE OF PLOT A-1(A) HEREIN SOLD

ALL THAT Plot A-1, (A) admeasuring 2050 Sq. mts (Two thousand fifty square meters) of the larger Plot A-1 admeasuring 2500 Sq.mts

of the property known as "One fourth of half Bagayat Kumarbhat, Surbhat, Rambhat and Dagpoiquim", "Dang Vado" situated at Keulem, with in the jurisdiction of Ponda Municipality, Taluka and Sub - District of Ponda, District of North Goa, in the State of Goa. The said property described in the Land Registration office of the Sub- District of Ilhas under No.533 of Book B-7, old bearing survey No. 134 and registered in the Taluka Revenue office under Matriz Number 523 and 527 and surveyed under new survey No.199/ 1 (part) 199/ 1 of Village Ponda, Taluka Ponda.

The said Plot A-1(A) , admeasuring an area of 2050 Square metres, is a distinct entity and forms the part of Survey No. 199/ 1 (part) , 199/ 1 of Village Ponda, Taluka Ponda and is bounded as follows:-

On or towards the East:- By Plot A-1(B) , of same property,

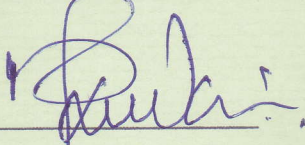
On or towards the West :- - By Nalla,

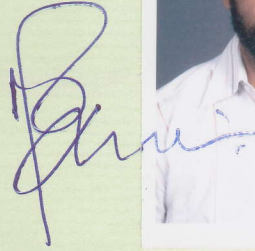
On or towards the North:- By land under survey No.199/ 1 (part)

On or towards the South:- By Ponda Kavlem main Road.

IN WITNESS WHERE OF the Parties hereto have signed this Deed of Sale on the date , month and year mentioned hereinabove.

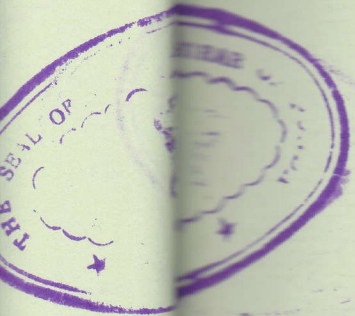
THE VENDORS:







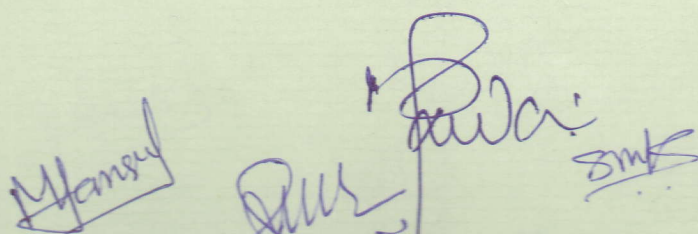
1. Mr. MANGESH BHIKU KUNDAIKAR



Left hand finger impressions.



Right hand finger impressions.



Smf

2. Mrs. SANGEETA MANGESH KUNDAIKAR



Left hand finger impressions.



Right hand finger impressions.

Mangesh

Smf

Sangeeta

Smf

THE PURCHASER:

Mitansul

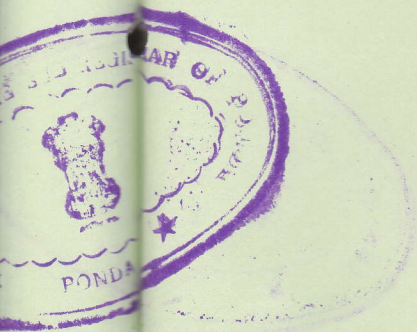
(MITARAM RAMLAL JANGID)

3. M/S SUMIT WOODS PVT LTD,

a Private Limited Company

represented by its Directors

Shri. MITARAM RAMLAL JANGID



Left hand finger impressions.



Right hand finger impressions.

Shri. Mitansul

[Signature]

(b.) Shri. SUBODH RAMAKANT NEMLEKAR



Left hand finger impressions.



Right hand finger impressions.

Witnesses:-

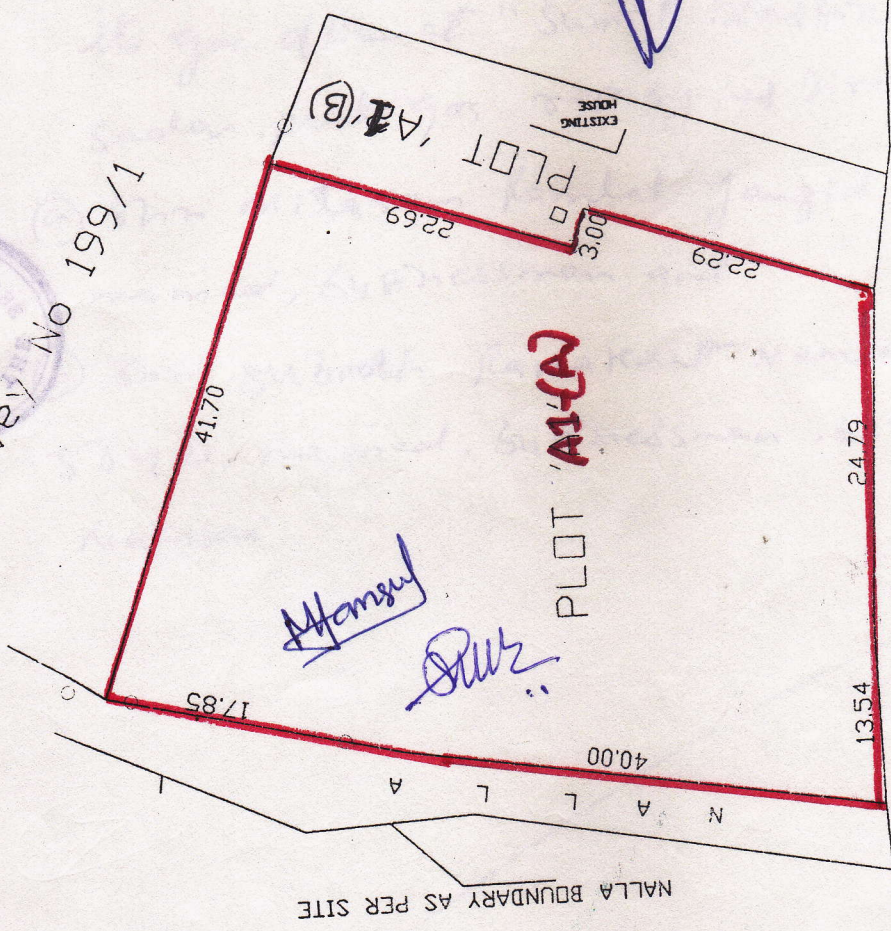
1. *[Signature]* (Nihara Namekar)

2. *[Signature]* Suresh P. Naik

[Handwritten signatures and initials at the bottom of the page, including 'Suresh', 'Nemlekar', and 'Suresh']

PLAN OF PLOT 'A1' IN SURVEY NO. 199/1 OF
PONDA VILLAGE OF PONDA TALUKA
AREA OF PLOT 'A1' 2050.00M2

Survey No 199/1



registered No. 1785/1
at pages No. 83 to 198
Book No. I Volume No. 1677
date 20/08/2010

Sub-Registrar

Mansul Sul Sul

- ① Mr. Mangesh Bhiku Kundaikan,
S/o Bhiku Kundaikan, 45 yr,
and his wife
- ② Mrs Sangeeta Mangesh Kundaikan
38 yr, housewife, both no khad paband
panda gor AND
- ③ M/s Summit Woods Pvt. Ltd. having
its gor office at "Summit Classic"
sadar, panda gor rep by its directors
- ④ Shri Mitesh Ram Lal Jangid, 52 yr
married, businessman and
- ⑤ Shri Subodh Ram Kant Nemlekar
56 yr, married, businessman, both no
numbar.

Executing party

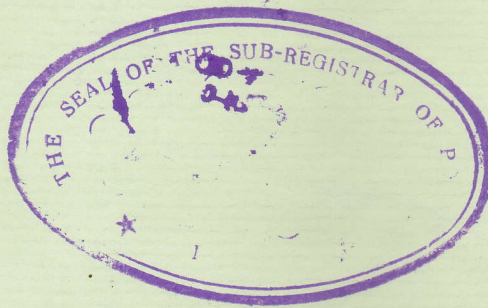
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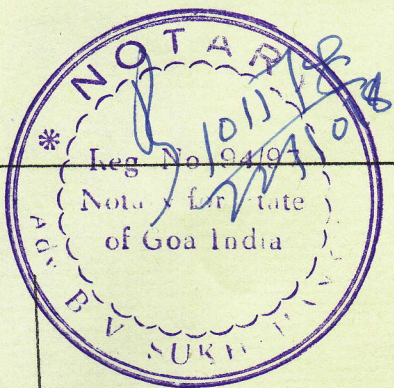
admits execution of the so called

..... deed

registered No. 1785/10
at pages 83 to 108
Book No. I Volume No. 1677
date 20/08/2010

Sub-Registrar





NALLA BOUNDARY AS PER SITE

N A L L A
40.00

17.85

41.70

PLOT 'A1'

22.29

3.00

22.69

PLOT 'A2'

EXISTING
HOUSE

Survey No 199/1

PLAN OF PLOT 'A1' IN S. NO. 199/1 OF
PONDA VILLAGE OF PONDA TALUKA
AREA OF PLOT 'A1' = 2050.00M²

R O A D

13.54

24.79



Survey

Proc.
SWS

Handwritten signature of the notary.