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

Officer / Manager

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

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

भारत 17316 NON JUDICIAL ₹ [illegible]
178883 SEP 15 2018
12:46
Rs. 1125000/- PB6651
INDIA STAMP DUTY GOA

Purchaser Name Saad Infrastructure India Pvt. Ltd.

NOTARY
MENINO PIEDADE GOMES
PONDA TALUKA
Regd. No. 233
Exp. dt.
15/07/2020
GOVT. OF GOA(INDIA)

Deepak Ganapati Gaonkar

4149/18

SUB REGISTRAR OF GOA
PONDA

DEED OF SALE

For Saad Infrastructure India Pvt. Ltd.

Director

THIS DEED OF SALE is executed on this 17th day of September of the Year Two Thousand and Eighteen (17/09/2018), at Margao, Taluka and Registration Sub-District of Salcete, District of South Goa, in the State of Goa;

B E T W E E N :

(1-a) SHRI. SHAMBHU ATMARAM PAI PANANDIKER, son of late AtmaramXembu Pai Palondicar, major, married, aged about 86 years, Retired, holder of PAN NO.: , Aadhar Card (Not obtained), Mobile. NIL, Email ID.sam9pai@yahoo.com, Indian National and his wife **(1-b) SOU. ANJALI SHAMBHU PAI PANANDIKER,** daughter of Krishnarai Amembar, wife of Shambhu Pai Panandiker, major, married, aged about 79 years, occupation Retired, holder of PAN NO. , Aadhar Card (Not obtained), Mobile.: Nil, Email ID.sam9pai@yahoo.com, overseas citizen of Indian, holding OCI Card no. , both residing of 116, Hemmady Regency, Margao Goa and presently residing at 1908, Holly Hill Dr, Austin, Texas USA. **(2-a) SHRI. VISHVAMBHER @ VISHAWAMBHAR ATMARAM PAI PANANDIKER, alias VISHVANATH ATMARAM PAI PANANDIKER,** son of late Atmaram Xembhu Poi Palondicar, aged about 83 years, major, married with a prenuptial agreement for separation of assets, Academician, holder of PAN NO. , Aadhar Card No.: , Mobile.: , Email ID.:vapp07@gmail.com, and being Indian National and residing at Panandikar Chambers, 4th Floor, M. L. Furtado Road, Margao, Goa. **(3-a) SHRI. SHANU ATMARAM PAI PANANDIKER**, son of late Atmaram Xembu Poi Palondicar, aged about 81 years, major, married, retired, holder of PAN NO. , Aadhar card no. , Mobile.:8975761037, Email ID.:shanupai.panandiker@gmail.com, and his wife **(3-b) SOU. KUNDA SHANU PAI**

For Saad Infrastructure India Pvt. Ltd.

Director

PANANDIKER, daughter of Ramji Hirba Naik Prataprao Sardesai, wife of Shanu Pai Panandiker, major, married, aged about 76 years, housewife, holder of PAN NO. , Aadhar Card No.: , Mobile.:9822141479, Email.:shanupai.panandiker@gmail.com, both being Indian Nationals and earlier residing at KRISHNA, Amritnagar, Margao, Goa and presently residing at Shantayee Bunglow, H.No.5/2623, Near Raghavendra Swamy Mutt, Monte, Marlem, Margao-Goa 403601. **(4-a) SHRI. KAMLESH ATMARAM PAI PANANDIKER,** son of late Atmaram Shambhu Pai Panandiker, aged about 79 years, major, married, retired, holder of PAN NO. , Aadhar Card No.: , Mobile. , Email ID.:kamleshpai@gmail.com, Indian National and his wife **(4-b) SOU. MANGALA KAMLESH PAI PANANDIKER,** daughter of Purushottam Govind Chitnis, wife of Kamlesh Pai Panandiker, major, married, aged about 67 years, occupation Businesswoman, holder of PAN NO. , Aadhar Card No. , Mobile.:Nil, Email ID.:mangalapai8@gmail.com, overseas citizen of India, holding OCI card No. A 239242, and residents of 4th Floor, Panandiker Chamber, M. L. Furtado Road, Margao, Goa and presently residing at 19425, Vineridge Road, Excelsior, MN, 55331, USA. **(5-a) SMT. RAJANI RAMCHANDRA PAI PANANDIKAR,** daughter of Vinayak Damodar Bale and widow of late Ramchandra Atmaram Pai Panandiker, major, aged about 80 years, housewife, Indian National, holder of PAN NO. , Aadhar Card No.: , Mobile.+918411886841, Email ID.: rohanrpai@yahoo.com, resident of H.no.262, Minguel Loyola Furtado Road Margao Goa and presently residing at CD Flower Valley, Marigold, 3rd Floor, Borda, Post Fatorda, Salcette-Goa. **(6-a) SHRI. ROHAN RAMCHANDRA PAI PANANDIKER,** son of

Rai M.kPP.

For Saad Infrastructure India Pvt. Ltd.

Director

late Ramchandra Atmaram Pai Panandiker, major, married, aged about 51 years, businessman, holder of PAN NO. , Aadhar Card No.: , Mobile.:+918975766035, Email ID.:rohanrpai@gmail.com, and his wife, **(6-b) SOU. NUTAN ROHAN PANANDIKER**, daughter of Narayan Vasudev Ghodge, wife of Rohan Panandiker, major, married, aged about 47 years, occupation service, holder of PAN NO. , Aadhar Card No.: , Mobile.+918975766036 Email ID.:npanadiker@gmail.com, both being Indian Nationals and residents of H.no.262, 14TH Ward Minguel Loyola Furtado Road Margao Goa and presently residing at Building no. 2T1/T2, Prudential Pristine co-op Hsg Society, H.No. 90/6(7&8), 3rd floor, Grande Vanelim, Colva, Salcette-Goa. **(7-a) SHRI. ROHIT RAMCHANDRA POI PANANDIKER**, son of late Ramchandra Atmaram Pai Panandiker, major, divorcee, aged about 49 years, businessman, holder of PAN NO. , Aadhar Card No.: , Mobile.:+918975766034, Email ID.:rohitpai@yahoo.com, and being Indian National, and residing at H.no.262, Minguel Loyola Furtado Road, Margao Goa and presently residing at CD Flower Valley, Marigold, 3rd Floor, Borda, Post Fatorda, Salcette-Goa, and hereinafter being jointly referred to as **"THE VENDORS"** (which expression shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally, wherever the context or meaning shall so require or permit), **OF THE FIRST PART:**

AND

(8) SAAD INFRASTRUCTURE INDIA PVT. LTD., (CINU45200GA2014PTCOO7421), PAN.: , a registered company, registered in state of Goa having office at Ponda, Goa represented through its Director **SHRI. DEEPAK**

For Saad Infrastructure India Pvt. Ltd.

Director

GANAPATI GAONKAR, son of late Ganapati Gaonkar, (DIN:06861086), aged 49 years, Businessman, Aadhar Card No. , Mob.: 9225901313, Email ID.:deepakggaonkar@rediffmail.com, Indian National, residing at Opa, Khandepar, Ponda – Goa so authorized vide resolution, dated 25/12/2015 and hereinafter referred to as **THE PURCHASER** (which expression shall, unless repugnant to the context or meaning thereof, include its executors, administrators, directors, and official assigns) OF THE OTHER PART.

WHEREAS:

1-a) There exists a piece or parcel of land without any special denomination, together with a Residential Building and 13 shops standing thereon, situated at Francisco Luis Gomes Road, also known as Station Road, Margao, within the local limits of Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South Goa, in the State of Goa, being described in the Land Registration Office of Salcete, at Margao, under **Description No. 16679, at folio 2 of Book No. B-43 (New Series),** the said Residential Building being inscribed in Taluka Revenue Office of Salcete, at Margao, under **Matriz No. 22** and rustic part of the property being inscribed under **Matriz No. 23**, the said property being bounded, as per the Land Registration Records, as under:-

On or towards the **East** : a public road leading to Margao Railway Station,

On or towards the **West** : by the property belonging to the heirs of Joaquim D'Souza,

For Saad Infrastructure India Pvt. Ltd.

Director

On or towards the **North** : by public road leading to Railway Station and property belonging to Jose Luis Alvares and others, and,

On or towards the **South** : by the property of the Indian Railways.

1-b) The rustic part of the said property bearing Description No. 16679 was surveyed during the recent City Survey of Margao under **Chalta No. 294 of P. T. Sheet No. 253** and the said Residential Building was surveyed under **Chalta No. 295 of P. T. Sheet No. 253,** the total area of the Chalta Nos. 294 and 295 being 1889.00 sq. mts.;

1-c) The said part of the said larger property, now bearing Chalta Nos. 294 and 295 of P. T. Sheet No. 253 of City Survey Margao, is more particularly described in the **SCHEDULE - I** hereunder written and, for better clearness, is delineated on the Survey Plan annexed hereto and thereon is shown by red coloured boundary liens and shall hereinafter for brevity's sake, be referred to as **"THE SAID PROPERTY".**

AND WHEREAS

2-a) In terms of a **Deed of Sale, dated 29/11/1937**, recorded at pages 40 (reverse) to 43 (reverse) of Book of Deeds No. 441 of the then Notary of Salcete, at Margao, Shri Furtado; and the earlier owners of the said property viz., Shri Gajajan GunajiRedkar, his wife, Smt. Tarabai Gajanan Redkar, Shri Vasant Gunaji Redkar, Shri Damodar Gunaji Redkar, Shri Chandrashekhar Gunaji Redkar, Shri Ramakant Gunaji Redkar, Shri Madhukar Gunaji Redkar, Shri Mohan Gunaji Redkar and

Rai M.F.P.

For Saad Infrastructure India Pvt. Ltd.

Director

Shri Dinkar Kashinath Redkar, all residents of Margao, sold and transferred the said property, bearing Description No. 16679, save and except 13 shops existing therein, i. e., the property now bearing Chalta Nos. 294 and 295 of P. T. Sheet No. 253 of City Survey Margao, in favour of Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Joao Santana Gomes, all residents of Margao.

2-b) By virtue of the said Deed of Sale dated 29/11/1937, the said Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Joao Santana Gomes became the absolute and exclusive owners of the said property, described under No. 16679, save and except the said 13 shops existing therein;

2-c) Pursuant to the said purchase, the said property, was inscribed in the names of the said Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Joao Santana Gomes under **Inscription No. 29962, at folio 30 (reverse) of Book No. G-36** of the Land Registration Office of Salcete, at Margao, on 24/12/1937;

AND WHEREAS

3-a) One of the co-owners of the said property viz., Shri Joao Santana Gomes and his wife, Smt. Rita Mariana Baretto filed a suit for partition in the Civil Court of Salcete, at Margao, against Shri Shankar Jaiwant Karapurkar, his wife, Smt. Parvati Karapurkar, Shri Atmaram Xembu Poi Palondicar and his wife, Smt. Sitabai Palondicar, for partitioning the said property;

3-b) In the said suit, the said property was put to public auction on 25/10/1948 and in the said public auction, the said property was adjudicated in favour of Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Baltazar Menino Rodrigues, resident of Carmona;

For Saad Infrastructure India Pvt. Ltd.

Director

3-c) Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondicar were dispensed from depositing the price of their 2/3rd share in the said property, as they were already the owners of 2/3rd share in the same, and the said Shri Baltazar Menino Rodrigues deposited in the Court the price of his 1/3rd share in the said property i. e., a sum of Rs. 19,000, annas 5 and reis 4;

3-d) By virtue of the said auction proceedings, therefore, the said Shri Baltazar Menino Rodrigues and his wife became the owners of 1/3rd undivided share in the said property and the said Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondikar and their respective wives continued to be the owners of the remaining 2/3rd share in the same;

3-e) In terms of a **Deed of Sale dated 17/11/1951**, and recorded by the then Asstt. Notary of Salcete, at Margao, Shri AnandraoBabuCamotimRedkar, at page no. 47 onwards of Book of Deeds No. 825 of the Notarial Records of Salcete, at Margao; the said Shri Baltazar Menino Rodrigues and his wife, Smt. Concilia Noronha, alias, Concilia Rosa Estefania Dias e Noronha sold and transferred in favour of Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondicar, all their rights to 1/3rd undivided share in the said property, for a total consideration of Rs. 10,000/-, which represented the then market value of the said 1/3rd share;

3-f) By virtue of the said Deed of Sale dated 17/11/1951, the said Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondicar and their respective wives became entitled to the said property, in equal shares;

AND WHEREAS

4-a) The said Smt. Sitabai Atmaram Xembu Palondicar expired,

For Saad Infrastructure India Pvt. Ltd.

Director

intestate, on 1/3/1983, leaving behind the said Shri Atmaram Xambu Poi Palondicar, as her widower and moiety-holder and the following children, as her sole and universal heirs:-

i) Shri Ramchandra Atmaram Pai Panandiker, married to Smt. Rajani Ramchandra Pai Panandikar;

ii) Shri Shambhu Atmaram Pai Panandiker, married to Smt. Anjali Shambhu Pai Panandiker, **vendors nos.1(a) and 1 (b)** herein,

iii) Shri Vishwambhar, alias, Vishwanath Atmaram Pai Panandiker, **vendors no.2(a)** herein, married to Smt. Aruna, with a prenuptial agreement of separation of assets and hence without applicability of communion of assets and thus without any share in favour of his wife.

iv) Shri Shanu Atmaram Pai Panandiker, married to Smt. Kunda Shanu Pai Panandiker, **vendors nos.3 (a) and 3 (b)** herein,

v) Shri Kamlesh Atmaram Pai Panandiker, married to Smt. Mangala Kamlesh Pai Panandiker, **vendors nos.4 (a) and 4 (b)** herein,

vi) Smt. Vijayalaxmi, alias, Sharada Vinayak Kamat, widow of late Vinayak Venkatesh Kamat;

4-b) Upon the demise of the said Smt. Sitabai, her daughter, Smt. Vijayalaxmi Vinayak Kamat, widow of late Vinayak Venkatesh Kamat, relinquished all her rights to the inheritance left behind by her deceased mother in favour of co-heirs, in accordance with Article 2029 of Portuguese Civil Code, in terms of a **Notarial Deed of Relinquishment and Succession dated 12/4/1983** and recorded by the then Notary Ex-Officio of Salcete, at Margao, Shri Joanes Agnelo Lino Rodrigues, at folios 89 (reverse) to 91 of Book of Deeds No. 1293 of the Notarial Records of Salcete, at Margao;

For Saad Infrastructure India Pvt. Ltd.

Director

4-c) In terms of the very same Deed dated 12/4/1983, the above named 5 sons of the said Smt. Sitabai Atmaram Poi Palondicar listed at serial nos. (i) to (v) in para 4-b above were declared to be her sole and universal heirs;

4-d) Upon the demise of the said Smt. Sitabai Atmaram Palondicar, Shri Atmaram Xambu Poi Palondicar became entitled to rights to undivided half share in all the assets left behind by his deceased wife, Smt. Sitabai and in view of the said Relinquishment of Rights by Smt. Vijayalaxmi Vinayak Kamat, the remaining undivided half share in all the assets left behind by Smt. Sitabai devolved upon their abovenamed five sons viz., Shri Ramchandra, Shri Shambhu, Shri Vishwambhar, Shri Bhanu, Shri Kamlesh and their respective wives;

4-e) The said Shri Atmaram Xambu Poi Palondicar filed **Special Civil Suit No. 147/83/A** in the Court of Civil Judge, Senior Division, at Margao, against all his above named sons and daughters-in-laws, for a declaration that the division of the common properties, including the said property, be adjudicated and decreed as per Annexure - C to the plaint in said suit with retrospective effect from 30/3/1972;

4-f) The said suit was decreed on 7/11/1983, and as per Annexure - C attached to the said decree, Rights to Half of the said property and also rights to half share of the land bearing Description No. 9195 were enlisted, as one single entity, under Item No. 5;

4-g) In the partition of assets carried out in the said suit, the said Item No. 5 was allotted in equal shares to the said Shri Atmaram Xembu Poi Palondicar and his five sons i.e., 1/6th undivided share to each one, and consequently the said allotment, the said Shri Atmaram Xembu Poi Palondicar and his five sons, together with their respective wives became entitled to

For Saad Infrastructure India Pvt. Ltd.

Director

Rights to Undivided Half Share in the said property, in equal shares;

4-h) The said Smt. Vijayalaxmi, alias, Sharada Vinayak Kamat, daughter of the said Atmaram Xembu Pai Panandikar, expired, intestate, on 13/9/1993, leaving behind her following three children, as her sole and universal heirs:-

(i) Shri Venkatesh Vinayak Kamat, married to Sou. Nandini Venkatesh Kamat;

(ii) Sou. Vinaya Rajiv Shinkre, married to Shri Rajiv Mukund Shinkre, and,

(iii) Sou. Vidya Baiju Kamat Parthan, married to Shri Baiju Parthan;

4-i) In terms of a **Deed of Gratuitous Assignment of Rights and Declaration of Succession dated 14/12/1995,** recorded at page no. 24 onwards of Book of Deeds No. 1373, by the then Notary Ex-officio of Salcete, at Margao, Shri Chandrakant Pissurlenkar, the abovenamed children of Smt. Vijayalaxmi viz., Shri Venkatesh Vinayak Kamat, Sou. Vinaya Rajiv Shinkre and Sou. Vidya Baiju Kamat Parthan, together with their respective spouses, relinquished all their rights to the inheritance left behind by their mother and mother-in-law, the said Smt. Vijayalaxmi, alias, Sharada Vinayak Kamat, in terms of Article 2029 of Portuguese Civil Code, in favour of the co-heir, viz., the ascendant, the said Shri Atmaram Xembu Poi Panandikar, father of the said Smt. Vijayalaxmi;

4-j) The said Shri Atmaram Xembu Pai Panandikar expired at Margao, on 13/12/2003 and Shortly thereafter, his son - Shri Ramchandra Atmaram Pai Panandikar also expired on 19/12/2003, at Margao;

4-k) In terms of a **Deed of Declaration of Succession dated 7/7/2004,** recorded by the then Notary Ex-officio of Salcete, at

Pai M.K.P.P.

For Saad Infrastructure India Pvt. Ltd.

Director

Margao, Shri Leonardo T. Charly D'Sa, at pages 26 (reverse) onwards of Book of Deeds No. 1465, it was declared that Smt. Rajani Ramchandra Pai Panandikar is the widow and moiety-holder of late Ramchandra Atmaram Pai Panandikar and that his two sons viz., Shri Rohan Ramchandra Pai Panandikar, married to Sou. Nutan Rohan Pai Panandikar and Shri Rohit Ramchandra Pai Panandikar, married to Sou. Gauri Rohit Pai Panandikar are the sole and universal heirs of late Ramchandra Atmaram Pai Panandikar;

4-l) By the very same Deed dated 7/7/2004 the above named four sons of late Atmaram Xembu Poi Palondikar viz., (1) Shambhu (2) Vishwambhar, (3) Shanu and (4) Kamlesh were declared to be his sole and universal heirs;

4-m) Upon the demise of the said Shri AtmaramXembu Poi Palondicar, his grand-children i.e., the children of his deceased daughter - Smt. Vijayalaxmi, viz., Sou. Vinaya VinayakKamat, alias, Vinaya Rajiv Shinkre, Shri Venkatesh Vinayak Kamat and Sou. Vidya Baiju Kamat Parthan, alongwith their respective spouses, in terms of a **Deed of Relinquishment of Rights dated 13/8/2004**, drawn by the then Notary of Ex-Officio of Salcete, at Margao, Shri Leonardo T. Charly D'Sa, in the respective Book of Deeds; relinquished all their rights to the inheritance left behind by their grand-father / grand-father-in-law, the said Shri Atmaram Xembu Poi Palondicar in favour of co-heirs.

4-n) Pursuant to judgment, dated 25th April 2014,passed by the court of the IInd Addl. Civil judge, Senior Division, Margao, in Marriage Petition no.35/2013/II, read with the publication thereof in official Gazette, Government of Goa, series III no.45 on 5th February 2015,the provisional divorce granted to said Shri Rohit Pai Panandiker, was made absolute,

4-o) An aforesaid by virtue of inheritance, Rights to Undivided

For Saad Infrastructure India Pvt. Ltd.

Director

Half share in the said property have devolved upon the following vendors herein in the following proportion:-

i) Shri Shambhu and his wife, Sou. Anjali ... 1/10th;
ii) Shri Vishwambhar ... 1/10th;
iii) Shri Shanu and his wife, Sou. Kunda ... 1/10th;
iv) Shri Kamlesh and his wife, Sou. Mangala ... 1/10th;
v) Smt. Rajani ... 1/20th;
vi) Shri Rohan and his wife, Sou. Nutan & ... 1/40th,
vii) Shri Rohit ...1/40th;

AND WHEREAS

5-a) As aforesaid the vendors own and are seized and possessed of and otherwise well and sufficiently entitled to an undivided share/right and interest in the said property described above and the remaining undivided share in the said property is owned by the heirs/legal representative of said Shri Shankar Jaiwant Karapurkar, since deceased.

AND WHEREAS

6-a) Pursuant to an agreement between the vendors and the purchaser herein the vendors have agreed to sell to the purchaser herein the said property.

6-b) The inventory/deed of succession late Shankar Jaywant Karapurkar/his successors is yet to be completed, the sale of their share in the said property is likely to be delayed.

6-c) Pursuant to an understanding between the vendors and the purchaser, it is agreed that the vendors herein shall sell their entire share/right in the said property now and that the heirs of late Shankar Karapurkar shall sell their entire undivided right in the said property soon after the succession/inventory proceedings are completed to establish their title to the said property.

For Saad Infrastructure India Pvt. Ltd.

Director

AND WHEREAS the heirs of late Shankar Karapurkar have entered into an Agreement dated 17/09/2018 for sale of their remaining half share in favour of the Purchaser herein.

AND WHEREAS pursuant to said understanding between the parties hereto the vendors have agreed to sell, convey and transfer in favour of the purchaser herein all their entire undivided half share/right in the said property at/for a total price/consideration of **Rs.2,50,00,000/-(Rupees Two Crores Fifty Lacs only)** being its fair market value.

AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour which they hereby do.

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

1. In pursuance of the said agreement and in consideration of the said sum of **Rs.2,50,00,000/-(Rupees Two Crores Fifty Lacs only),** subject to deduction of Tax Deduction at Source (TDS) and paid by the Purchaser to the Vendors, in the manner as set out in the **SCHEDULE - II** hereunder written (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchasers), **THEY** the Vendors, as the absolute and exclusive owners of the **undivided half right share in** said property, do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser, **FOR EVER, ALL THEIR ENTIRE UNDIVIDED HALF RIGHT SHARE** IN the said piece or parcel of land admeasuring 1889.00 sq. mts. more particularly

For Saad Infrastructure India Pvt. Ltd.

Director

described in the **SCHEDULE- I** hereunder written and, for better clearness, being delineated on the Survey Plan thereof annexed hereto and thereon shown by red coloured boundary lines, **TOGETHER WITH** all and proportionate rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND** also together with all the deeds, documents, writings, vouchers and other evidences of title relating to their rights in the said property or any part/share thereof **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said property (hereinafter collectively referred to as **"the said premises"), TO HAVE AND TO HOLD** all and singular the said premises hereby granted, conveyed and assured or expressed so to be with all their rights, members and appurtenances **UNTO and TO** the use and benefit of the Purchasers **FOR EVER, SUBJECT HOWEVER TO** the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal/Panchayat Authorities or any other public body in respect thereof.

2. A N D the Vendors do hereby for themselves, their heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath

For Saad Infrastructure India Pvt. Ltd.

Director

done, committed, omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said premises hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said premises hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the

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For Saad Infrastructure India Pvt. Ltd.

Director

request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required by the Purchaser.

4. AND the Vendors do hereby covenant with the Purchaser that they have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said premises in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSTH THAT the Vendors do hereby covenant with the Purchaser that the said premises hereby sold are absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever and that if for any defect in title of the Vendors the Purchaser are deprived of the said property or any part thereof, the Vendors shall compensate the Purchaser or their successors in interest.

6. The present fair market value of the entire said property is Rs. 5,00,00,000/- (Rupees Five Crores only) and the value of undivided half right/share sold hereby is Rs.2,50,00,000/- (Rupees two crores fifty lacs only) the requisite Stamp Duty is paid hereon, accordingly.

For Saad Infrastructure India Pvt. Ltd.

Director

SCHEDULE - I HEREINABOVE REFERRED TO :

(DESCRIPTION OF THE PROPERTY HEREBY SOLD)

ALL THAT UNDIVIDED HALF SHARE/RIGHT/INTEREST IN ALL THAT piece or parcel of land admeasuring 1889.00 sq. mts. or thereabouts, together with a Residential House standing thereon, the rustic part of the same bearing Chalta No. 294 and the Residential House bearing Chalta No. 295 of P. T. Sheet No. 253 of City Survey Margao, the said parcel of land forming a part of the larger property without any special denomination, situated at Francisco Luis Gomes Road, also known as Station Road, within the local limits of Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South Goa, in the State of Goa, the said larger property being described in the Land Registration Office of Salcete, at Margao, under Description No. 16679, at folio 2 of Book No. B-43 (New Series), the said Residential House being inscribed in Taluka Revenue Office of Salcete, at Margao, under Matriz No. 22 and rustic part of the property being inscribed under Matriz No. 23, the said part now bearing Chalta Nos. 294 and 295 of P. T. Sheet No. 253 constituting an independent and distinct entity and being bounded as under:

On or towards the East : by Francisco Luis Gomes Road, also known as Station Road and Chalta Nos.197 and 296 of P. T. Sheet No.253 of City Survey, Margao,

On or towards the West: by Chalta Nos. 140, 141, 143 and 293 of P. T. Sheet No. 253 of City Survey Margao,

For Saad Infrastructure Pvt. Ltd.

Director

On or towards the North : by Francisco Luis Gomes Road, Also known as Station Road and,

On or towards the South : by Chalta No. 248 of P. T. Sheet No. 252 of City Survey Margao.

AND for better clearness, is delineated on the Survey Plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.)

For Saai Infrastructure India Pvt. Ltd.

Director

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PIEDADE GOMES
NDA TALUKA
egd. No. 233
Exp. dt.
15/07/2020
F GOA(INDIA)

SCHEDULE - II HEREINABOVE REFERRED TO :

(PAYMENT OF CONSIDERATION TO VENDORS)

Sr. No of the vendors as shown in this deed	Name of Vendor	DD No.	Date	Amount (Rs.)	TDS Deducte (Rs.)
1-a	Shambhu Atmaram Pai Panandiker	016491	15/09/2018	19,80,000/-	5,20,000/-
1-b	Anjali Shambhu Pai Panandiker	016479	12/09/2018	19,80,000/-	5,20,000/-
2-a	Vishvanath Atmaram Pai Panandiker	016480	12/09/2018	49,50,000/-	50,000/-
3-a	Shanu Atmaram Pai Panandiker	016481	12/09/2018	24,75,000/-	25,000/-
3-b	Kunda Shanu Pai Panandiker	016482	12/09/2018	24,75,000/-	25,000/-
4-a	Kamlesh Atmaram Pai Panadiker	016492	15/09/2018	19,80,000/-	5,20,000/-
4-b	Mangala Kamlesh Pai Panandiker	016484	12/09/2018	19,80,000/-	5,20,000/-
5-a	Rajani Ramchandra Pai Panandikar	016485	12/09/2018	24,75,000/-	25,000/-
6-a	Rohan Ramchandra Pai Panandiker	016486	12/09/2018	6,18,750/-	6,250/-
6-b	Nutan Rohan Panandiker	016487	12/09/2018	6,18,750/-	6,250/-
7-a	Rohit Ramchandra Poi Panandiker	016488	12/09/2018	12,37,500/-	12,500/-
			Total	**2,27,70,000/-**	**22,30,000/**
			Grand Total	**Rs. 2,50,00,000/-**	

All above DDs are drawn on HDFC Bank, Ponda Branch.

For Saad Infrastructure India Pvt. Ltd.

Director

.....Vendor Nos. (1a). Shri Shambhu and his wife the vendor no.(1b), Sou. Anjali, are represented in this Deed by their son and duly constituted Attorney, Dr. Atmaram @ Atman Shambhu Pai Panandiker, son of Shri Shambhu Pai Panandiker, aged 44 years, residing at 116, Hemmady Regency, Margao, South Goa and orderly residing at 1908, Holly Hill Dr, Austin, Texas USA, vide instrument of Power of Attorney, dated 4/5/2018 and recorded in the office of the sub registrar Salcette/Margao at serial no.2024 and registered under no.MGO-BK4-00081-2018, CD No. MGOD123 on 4/5/2018.

....Vendor No.(5-a) SMT. RAJANI RAMCHANDRA PAI PANANDIKAR, widow, as operator certificate from the office of deputy collector Salcete, Margao, for sale of her share in the said property vide certificate No.3/42/Lnd-Propty/Dyc/Sal/2018, dated 10/09/2018, is represented in this Deed by her son and duly constituted Attorney, the vendor no.(7-a) herein SHRI. ROHIT RAMCHANDRA POI PANANDIKER by virtue of an Instrument of Power of Attorney executed on 3/4/2014, and recorded before office of sub registrar Salcette at Margao under no.1656 on 3/4/2014 and registered under no.MGO-BK4-00036-2014,CD No. MGOD76 on 3/4/2014.

—The Vendors nos.(3a) and 3(b) herein viz. SHRI. SHANU ATMARAM PAI PANANDIKER and SOU. KUNDA SHANU PAI PANANDIKAR, are being represented herein by their son SHRI. RAJ SHANU PAI PANANDIKER, son of Shanu pai Panandiker, aged 41 years, Indian National, then residing

For Saad Infrastructure India Pvt. Ltd.

Director

at KRISHNA Amritnagar, Margao, Goa and presently at SHANTAYEE Bungalow, H.No.5/2623, Near Raghvendra Swami Muth, Monte Marlem Margao, Goa as their attorney, constituted in terms of Power of attorney, dated 22/1/2010, executed before Adv. K. P. Desai, Notary Public of South Goa, Margao, a copy of which is filed herewith.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

For Saad Infrastructure India Pvt. Ltd.

Director

The present transaction / sale deed is not in violation of the FEMA regulations / RBI guidelines and that the parties hereto undertake to comply with other requirements if any.

Signed and delivered by the withinnamed VENDORS

DR. ATMARAM @ ATMAN SHAMBHU PAI PANANDIKER
As attorney of SHRI. SHAMBHU ATMARAM PAI PANANDIKER and
SOU. ANJALI SHAMBHU PAI PANANDIKER,

(L.H.F.T.)

(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

SHRI. VISHAWAMBHAR @ VISHVAMBHER ATMARAM PAI PANANDIKER
alias. VISHVANATH ATMARAM PAI PANANDIKER

(L.H.F.T.)

(R.H.F.T.)

For Seed Infrastructure India Pvt. Ltd.

Director

SHRI. RAJ SHANU PAI PANANDIKER
as attorney of SHRI. SHANU ATMARAM PAI PANANDIKER and
SOU. KUNDA SHANU PAI PANANDIKER,

(L.H.F.T.)

(R.H.F.T.)

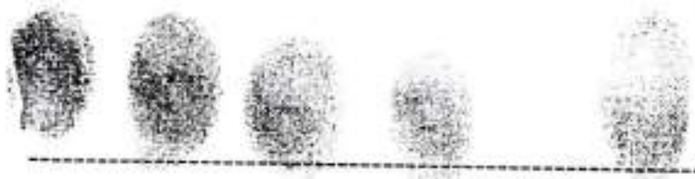
For Seed Infrastructure India Pvt. Ltd.

Director

R. K. Rai Panandiker

R. K. Rai Panandiker

SHRI. KAMLESH ATMARAM PAI PANANDIKER



(L.H.F.T.)

(R.H.F.T.)

R. K. Rai M.K.P.P. Vaidya Rai

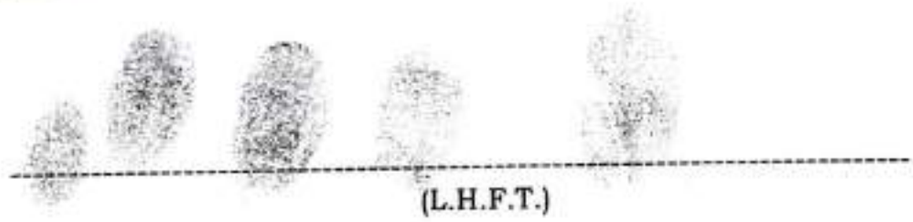
For Saad Infrastructure India Pvt. Ltd.

Director

M. L. Pai Panandiker

Panandiker

SOU. MANGALA KAMLESH PAI PANANDIKER



(L.H.F.T.)

(R.H.F.T.)

Pai M. L. Pai Panandiker

Pai Kamlesh Pai

For Seed Infrastructure India Pvt. Ltd.

Director

SHRI. ROHIT RAMCHANDRA POI PANANDIKER
For Self and as Attorney of SMT. RAJANI
RAMCHANDRA PAI PANANDIKAR

(L.H.F.T.)

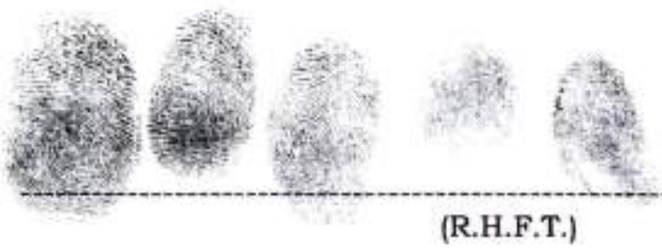
(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

SHRI. ROHAN RAMCHANDRA PAI PANANDIKER

(L.H.F.T.)



(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

SOU. NUTAN ROHAN PANANDIKER

(L.H.F.T.)

(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

Signed, sealed and delivered by the withinnamed PURCHASER
SAAD INFRASTRUCTURE INDIA PVT. LTD.,
through its Director

For Saad Infrastructure India Pvt. Ltd.

Director

SHRI. DEEPAK GANAPATI GAONKAR

(L.H.F.T.)

(R.H.F.T.)

IN PRESENCE OF :

1. Mr. Rudresh Anand Raikar, Navelim, Goa

2. Shaba P. Gaude . Betoda Ponda. Goa

For Saad Infrastructure India Pvt. Ltd.

Director

PLAN SHOWING OF THE PLOTS P.T..SHEET NO.253/ CHALTA NO.294 &295 LOCATED IN MARGAO VILLAGE OF SALCETE TALUKA,

NORTH

SCALE 1: 500

0 mt 5 mt 10 mt 15 mt 20 mt

TARY
PIEDADE GOMES
ONDA TALUKA
Regd. No. 233
Exp. dt.
15/07/2020
OF GOA(INDIA)

LEGEND

	BANYAN TREE
	MANGO TREE
	JUNGLE TREE
	COCONUT TREE

SURVEY PLAN BOUNDARY

ALL DIMENSION IN METRE

Rai M.K.P.P.

For Saad Infrastructure India Pvt. Ltd.

Director

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 19-09-2018 12:06:27 PM

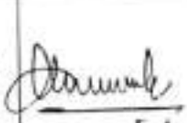
Document Serial Number : 4149

Presented at 10:30:00 AM on 19-09-2018 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	875000.00
2	Processing Fees	1050.00
	Total :	876050.00

Stamp Duty Required: 1125000.00 Stamp Duty Paid: 1125000.00

Deepak Ganapati Gaonkar presenter

Name	Photo	Thumb Impression	Signature
Deepak Ganapati Gaonkar,S/o.Late Ganapati Gaonkar , Married,Indian,age 49 Years,Business,r/oOpa,Khandepar,Ponda,Goa. As the Director of Saad Infrastructure India Pvt Ltd vide Resolution dated 25/12/2015			

Endorsements

Executant

1 . Rohit Ramchandra Poi Panandiker, S/o.Late Ramchandra Atamaram Pai Panandiker, Divorce,Indian,age 49 Years,Business,r/oHno.262,Minguel Loyola Furtado Road,Margao,Goa Forself & as the POA for the Vendor No.5a, vide POA dtd:3/4/2014 executed before S ub Registara,Salcete Reg no.1656

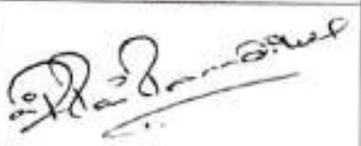
Photo	Thumb Impression	Signature

2 . Atmaram alias Atman Shambhu Pai Panandiker, S/o.Shambhu A.Pai Panandiker, Married,U.S.National of Overseas Citizen of India,age 44 Years,Doctor,r/o116Hemmady Regency,Margao,South Goa. and ordinarly r/o,.Austin Texas,USA As the P OA for the Vendor No.1a and 1b vide POAdtd: 4/5/2018 executed before Sub registrar,Salcete,Reg No.2024

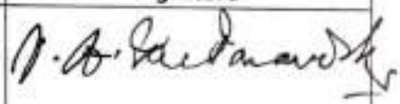
NOTARY PIEDADE GOMES NDA TALUKA Lic. No. 233 Exp. dt. 15/07/2023 GOA(INDIA)

Photo	Thumb Impression	Signature

2. Raj Shanu Pai Panandiker, S/o. Shanu A Pai Panandiker, Married,Indian,age 41 Years,Business,r/o Shantayee, Near Raghavendra Swamy Math, Monte, Margao, Salcete, Goa. As the POA for the Vendor No.3a and 3b Vide POA dated 22/01/2010 executed before Notary Kishor Prabhudessai under reg No. 527/M/10

Photo	Thumb Impression	Signature
		

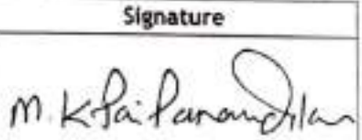
4 . Vishvambher alias Vishwambhar Atmaram Pai Panadiker alias Vishvanath Atmaram Pai Panandiker, S/o.Late Atmaram Xembu Poi Palondicar, Married,Indian,age 83 Years,Academician,r/oPandikar Chamber ,4th Floor,M.L.Furtado Road,Margao,Goa

Photo	Thumb Impression	Signature
		

5 . Kamlesh Atamaram Pai Panandiker, S/o.Late Atmaram Shambhu Pai Panadiker, Married,Indian,age 79 Years,Retired,r/o4th Floor,Panandiekar Chamber,M.L.Furtado Road,Margao,Goa and presently r/o.19425,Vineridge Raod,Excelsior,MN 55331,USA

Photo	Thumb Impression	Signature

6 . Mangala Kamlesh Pai Panandiker, D/o.Purushottam Govind Chitnis, Married,USANational of Overseas Citizen of India,age 67 Years,Business,r/o4th Floor,Panandiekar Chamber,M.L.Furtado Road,Margao.Goa 4th Floor,Panandiekar Chamber,M.L.Furtado Road,Margao,Goa and presently r/o.19425,Vineridge Raod,Excelsior,MN 55331,USA

Photo	Thumb Impression	Signature
		

7 . Rohan Ramchandra Pai Panadiker, S/o.Ramchandra Atmaram Pai Panandike, Married,Indian,age 51 Years,Business,r/oHno.262,14th Ward Minguel Loyola Furtado Road,Margao,Goa

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No. 233
dt.
/2020
GOA(INDIA)

Photo	Thumb Impression	Signature

Nilkan rohan Panandiker, D/o.Narayan Vasudev Ghodge, Married,Indian,age 47 Years,Service,r/oHno.262,14th Ward Minguel Loyola Furtado Road,Margao,Goa

Photo	Thumb Impression	Signature

9 . Deepak Ganapati Gaonkar, S/o.Late Ganapati Gaonkar, Married,Indian,age 49 Years,Business,r/oOpa,Khandepar,Ponda,Goa. As the Director of Saad Infrastructure India Pvt Ltd vide Resolution dated 25/12/2015

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Shaba Pandu Gaude , S/o.Pandu Gaude ,Married,Indian,age 39 Years,Service,r/o Bethoda,Ponda,Goa.	

NOTARY
U PIEDADE GOMES
PONDA TALUKA
Regd. No. 233
Exp. dt.
15/01/2020
GOA(INDIA)

Sub-Registrar

Book-1 Document
Registration Number MGO-BK1-04111-2018
CD Number MGOD128 on
Date 19-09-2018

Sub-Registrar (Salcete/Margao)

Scanned By:-

— CUM —
- REGISTRAR

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

CERTIFIED TO BE TRUE COPY
29/09/2018
MENINO PIEDADE GOMES
NOTARY
PONDA
STATE OF GOA INDIA
Date 29/09/2018
Place Ponda, Goa
Reg. No. 4255/2018

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

Officer / Manager

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

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

भारत 18717 NON JUDICIAL ग़ैर न्यायिक
110882 SEP 23 2020
14:57
Rs.0400000/- PB6651
INDIA STAMP DUTY GOA

Purchaser Name Saad Infrastructure India Pvt Ltd and MD Square Realty LLP

2694/20

NOTARY
MENINO PIEDADE GOMES
PONDA
JUDICIAL DIVISION
Regd. No. 233
Exp. dt.
15/07/2025
GOVT. OF GOA (INDIA)

DEED OF SALE

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY

Designated Partner

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
DAPARA BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIEM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 36986 NON JUDICIAL ₹ 100
188422 OCT 05 2020
16:17
Rs.0725000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser..... Saad Infrastructure (I) Pvt. Ltd and MD Square Realty LLP

NOTARY
PIEDADE GOMES
PONDA
CIVIL DIVISION
Regd. No. 233
Exp. dt.
5/07/2025
GOA (INDIA)

THIS DEED OF SALE is executed on this 5th day of October of the Year Two Thousand and twenty (05/10/2020), at Margao, Taluka and Registration Sub-District of Salcete, District of South Goa, in the State of Goa;

B E T W E E N :

For Saad Infrastructure India Pvt. Ltd.
Director

For MD SQUARE REALTY LLP
Designated Partner

(1) SMT. USHA KRISHNADATTA SHARMA, daughter of Keshav Mhablu Nadkarni, aged about 76 years, major, widow, Housewife, holder of PAN NO. , Aadhar Card No.: , Mobile.:NIL, Email ID.:NIL, and residing at 'HARIM' Opp. Vidhya Bhavan, Comba, Margao, Goa. 403601.**(2-a) SMT. VEENA ANIL PAI KAKODE,**daughter of Shantaram Ganesh Akerkar, wife of Anil Bhaskar Pai Kakode, major, married, aged about 67 years,Housewife,PAN:, Adhar: , MOB:8097379377, Email ID.:NIL, and her husband, **(2-b) SHRI. ANIL BHASKAR PAI KAKODE,** son of Bhaskar Pai Kakode, major, married, aged about 73 years, Engineer,holder of PAN NO. , Aadhar: , Mobile.: 9322226626,Email ID. *anilkakode@gmail.com*, both of them being Indian Nationals and residing at 17, Alice Court, Mogul Lane, Mahim, Mumbai – 400016. **(2-c) SHRI. ASHOK SHANTARAM AKERKAR,** son of Shantaram Akerkar, major, married, aged about 63 years, Architect,PAN:: ,AadharNo.: ,Mobile.: 8369185161, Email ID.:ashokakerkar@gmail.com., and his wife, **(2-d) SMT. GEETA ASHOK AKERKAR,** daughter of Mandhar Krishnaji Nadkarni, wife of Ashok Akerkar, major, married, aged 58 years, Physiotherapist,PAN: , Adhar: ,MobileNo.9082058207,EmailID.:geetaakerkar14@mail.com, both of them being Indian Nationals and residing at B/11, Ultra Society, Lt. Dilip Gupte Marg, Mahim, Mumbai. 400016. **(3-a) SHRI. VENKATESH ANANT PAI RAITURKAR,** son of Late Anant V. Pai Raiturkar, major, married, aged about 68 years, Retired, holder of PAN NO. ,AadharNo.: , Mobile.:9850092523, Email ID.: NIL, and his wife, **(3-b) SMT. SARASWATI VENKATESH PAI RAITURKAR,** daughter of Mahadev Sinai Kakodkar, wife of Venkatesh Pai Raiturkar, major, married,

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

aged about 65 years, Housewife, holder of PAN , Aadhar No: , Mobile No. 9767250483 Email ID.: NIL, both of them being Indian Nationals and residing at House No. 281/Z-37 SITA, Near Ayyappa Temple, Vagulem, Curtorim, Goa, 403709 **(3-c) SMT. MEDHA SUBHASH KAMAT,** daughter of Late Anant V. Pai Raiturkar, wife of Subhash Kamat, major, married, aged about 66 years, Housewife, PAN NO. AadharCard:No. ,Mob:9011882086 Email ID:NIL, and her husband, **(3-d) SHRI. SUBHASH ANANT KAMAT,** son of late Anant Kamat, major, married, aged about 74 years, Retired, holder of PAN NO. , Aadhar Card No.: ,Mobile.:9881495295, Email:dskamat@rediffmail.com, both of them being Indian Nationals and residing at 10/F2, Kamat Estate, New PWD Tonca, Caranzalem, Goa – 403002. **(3-e) SHRI. SHIRISH ANANT PAI RAITURKER,** son of Late Anant V. Pai Raiturker, major, married, aged about 64 years, Retired, holder of PAN NO. , Aadhar Card No.: ,Mobile:9822102531,Email:*pairaiturker@gmail.com* and his wife **(3-f) SMT. SUBHAGA SHIRISH PAI RAITURKER,** daughter of Manguesh V. Hede, wife of Shirish Pai Raiturkar, major, married, aged about 59 years, Housewife, holder of PAN: ,Adhar No. , Mobile.:9822128440,Email ID.: NIL, both of them being Indian Nationals and residing at 'Anant' 1, Sapna Estate, Near Manovikas School, Gogol, Fatorda – Goa 403602 **(3-g) SHRI. VAGUISH ANANT PAI RAITURKAR,** son of Late Anant V. Pai Raiturkar,major,married,aged63years,retired,PAN: ADHAR: ,Mobile:9823079005Email:*vaguishpairaiturkar@gmail.com* and his wife,**(3-h) SMT. MADHAVI VAGUISH PAI RAITURKAR,** daughter of Dr. Jayant Mayekar, wife of Vaguish Pai Raiturkar, major, married, aged about 55 years, Housewife, holder of PAN NO. Aadhar Card No.

For Saad Infrastructure India Pvt. Ltd.

U.as.21

For MD SQUARE REALTY LLP

Designated Partner

, Mobile.:9404147466, Email ID.:NIL, both of them being Indian Nationals and residing at 'Kamat Royale', Bldg No.- 9/521, Kerant Caranzalem,Goa. –403002. **(3-i) SMT. VEERA SHIRISH SHETYE,** daughter of Late Anant V. Pai Raiturkar, wife of Shirish Shetye, major, married, aged about 59 years, Housewife, holder of PAN NO. , Aadhar Card No.: , Mobile.:9822181753, Email ID.: NIL, and her husband, **(3-j) SHRI. SHIRISH RAJARAM SHETYE,** son of Rajaram Shetye, major, married, aged about 65 years, Businessman, holder of PAN NO. , Aadhar Card No. ,Mobile.:9822031825,EmailID.:shetye10@gmail.com, both of them being Indian Nationals and residing at 65/C, B, Muktangan, Barrebhat, Arlem, Raia, Goa – 403720. **(3-k) SHRI. SHIVDATTA ANANT PAI RAITURKAR,** son of Late Anant V. Pai Raiturkar, major, married, aged about 55 years, Businessman, PAN: , Aadhar: , Mob.:9822101676,Email:spairaiturkar@gmail.com, and his wife, **(3-l) SMT. SANCHITA SHIVDATTA PAI RAITURKER,** daughter of Laxmikant Dhaimodkar, wife of Shivdatta Pai Raiturkar, major, married, aged about 49 years, Housewife, holder of PAN NO. Aadhar Card No.: , Mobile.:9922301415, Email ID.: NIL, both of them being Indian Nationals and residing at RH-2, Green Empire Co-op. Hsg. Society, Mutt Road, Gogol, Fatorda – 403602. **(4-a) SMT. AMITA GAJANAN DUKLE,** daughter of Late Atchut Vishnu Naik, wife of Gajanan Dukle, major, married, aged about 60 years,Housewife, holder of PAN NO. ,Aadhar Card No.: , Mobile.: 9822455055, Email ID.: NIL, and her husband, **(4-b) SHRI. GAJANAN VISHWANATH DUKLE,** son of Vishwanath Dukle, major, married, aged about 63 years, Businessman,PAN: ,Aadhar: ,Mobile :9822155055,Email:*gajanandukle@hotmail.com*, both of them

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

being Indian Nationals and residing at 'Gajanan Niwas', Fontainhas, Mala, Panaji – Goa. 403001. **(4-c) SHRI. ATISH ATCHUT NAIK,** son of Late Atchut Vishnu Naik, major, married, aged about 55 years, Businessman, holder of PAN NO. ,Aadhar No. ,MOB:9822100446, Email:atishanaik@yahoo. Com and his wife **(4-d) SMT. PRATIMA ATISH NAIK,** daughter of Govind Ramnath Nevrekar, wife of Atish Naik, major, married, aged about 47 years, Housewife,PAN:. . . . . , Aadhar Card No.:_ , Mobile.:9423885446, Email ID.: NIL, both of them being Indian Nationals and residing at H.No. E-92, Padre Miranda Road, Margao, Salcete, Goa 403601**(5) SMT. SAROJINI Alias ANAGHA SAKHARAM REGE,** daughter of Shankar Jaiwant Karapurkar, wife of late Sakharam Rege, major, married, aged about 68 years, Housewife, holder of PAN NO. ,Aadhar No.: , Mobile.:7774909070, Email ID.: NIL,**6-a) SMT. SRINITA JAIWANT KARAPURKAR,** daughter of Babuso Gavod Dessai, widow of late Jaiwant Shankar Karapurkar, aged about 76 years, Housewife, holder of PAN: , Aadhar: ,MOB:9420687942, Email ID.: srinitakarapurkar@rediffmail.com, and her son **(6-b)SHRI.SHANKAR JAIWANT KARAPURKAR,** son of late Jaiwant Shankar Karapurkar, aged about 43 years, bachelor, PAN: Aadhar Card No. , Mobile.:9822011191,Email:shankar_karapurkar@rediffmail.com both of them being Indian Nationals and residing at Nav Shanti Kuti, Diogo Costa Road, Comba, Margao Goa -403601 **(6-c) SMT.NANDITA RAJESH NADKARNI**, daughter of late Jaiwant Shankar Karapurkar, aged about 48 years, Housewife, PAN: ,Aadhar:No: ,Mobile:9822145666,E mail:drnanditajk@rediffmail.com and her husband, **(6-d) SHRI. RAJESH DURGADAS NADKARNI**, son of Durgadas Nadkarni,

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aged about 58 years, Businessman, holder of PAN NO. [redacted],Aadhar No.: [redacted], Mobile.:9822181857, Email ID.: NIL, both of them being Indian Nationals and residing at Durgaprasad, Pundalik Nagar, Porvorim, Goa – 403521 , all of them and hereinafter being jointly referred to as "**THE VENDORS**" (which expression shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally, wherever the context or meaning shall so require or permit), **OF THE FIRST PART:**

AND

(8) **MD SQUARE REALTY, L.L.P.,** a Limited Liability Partnership firm incorporated u/s 12(1) of The Limited Liability Partnership Act 2008 and registered with the Ministry of Corporate Affairs, Govt. of India, under **L,L.P Identity No.AAN-9354,** holding Income Tax PAN.: [redacted],Email ID.:mdsquarerealty@gmail.com, Mobile.:9011584646, having its registered office at CF-1, Block, First Floor, Dr. Almeida Complex, Ponda Goa, 403401 and represented herein by its Director, **SHRI. MITHIL RAMKRISHNA DHAVALIKAR**, son of Ramkrishna Madhav Dhavalikar, major, married, aged about 26 years, service,PAN.: [redacted],Aadhar: [redacted], Mob.No.9011584646, Email:*mithal_924@yahoo.co.in*, Indian National, residing at H.No.184, Near Shree Mahalaxmi Temple, Bandora, Ponda – Goa, by virtue of Resolution dated 06/11/2019 ,certified copy of which is being presented to the Sub-Registrar of Salcete at Margao, Goa at the time of presentation of this Deed for the purpose of its registration under The Indian Registration Act, 1908 and hereinafter referred to as **THE PURCHASER** (which expression shall, unless repugnant to the context or meaning thereof, include its executors, administrators, partners, and official assigns) OF THE OTHER PART.

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AND

(9)SAAD INFRASTRUCTURE INDIA PVT. LTD., (CIN U45200GA2014PTCOO7421), PAN.: , a registered company, registered in state of Goa having office at Ponda, Goa represented through its Director **SHRI. DEEPAK GANAPATI GAONKAR,** son of late Ganapati Gaonkar, (DIN:06861086), aged 51 years, Businessman, Aadhar Card No.: ,Mob.:9225901313,Email:deepakggaonkar@*rediffmail.com*, Indian National, residing at Opa, Khandepar, Ponda, Goa so authorized vide resolution, dated 5/12/2015,certified copy of which resolution is being presented to the Sub-Registrar of Salcete at Margao, Goa at the time of presentation of this Deed for the purpose of its registration under The Indian Registration Act, 1908 and hereinafter referred to as **THE CONFIRMING PARTY** (which expression shall, unless repugnant to the context or meaning thereof, include its executors, administrators, directors and official assigns) OF THE THIRD PART.

1. WHEREAS:

(i) There exists a piece or parcel of land without any special denomination, together with a Residential Building and 13 shops standing thereon, situated at Francisco Luis Gomes Road, also known as Station Road, Margao, within the local limits of Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South Goa, in the State of Goa, being described in the Land Registration Office of Salcete, at Margao, under **Description No. 16679, at folio 2 of Book No. B-43 (New Series),** the said Residential Building being inscribed in Taluka Revenue Office of Salcete, at Margao, under **Matriz No. 22** and rustic part of the property being inscribed under **Matriz No. 23**, the said property being bounded, as per the Land Registration Records, as under:-

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Towards **East** : public road leading to Margao Railway Station,

Towards **West:** by the property belonging to the heirs of Joaquim D'Souza,

Towards **North**: by public road leading to Railway Station and property belonging to Jose Luis Alvares and others, and,

Towards **South**: by property of Railway Company.

(ii) The rustic part of the said property bearing Description No. 16672 was surveyed during the recent City Survey of Margao under **Chalta No. 294 of P. T. Sheet No. 253** and the said Residential Building was surveyed under **Chalta No. 295 of P. T. Sheet No. 253,** the total area of the Chalta Nos. 294 and 295 being 1889.00 sq. mts.;

(iii) The said part of the said larger property, now bearing Chalta Nos. 294 and 295 of P. T. Sheet No. 253 of City Survey Margao, is more particularly described in the **SCHEDULE - I** hereunder written and, for better clearness, is delineated on the Survey Plan annexed hereto and thereon is shown by red coloured boundary liens and shall hereinafter for brevity's sake, be referred to as "**THE SAID PROPERTY**".

2- AND WHEREAS

(i) In terms of a **Deed of Sale, dated 29/11/1937**, recorded at pages 40 (reverse) to 43 (reverse) of Book of Deeds No. 441 of the then Notary of Salcete, at Margao, Shri Furtado; and the earlier owners of the said property viz., Shri Gajajan Gunaji Redkar, his wife, Smt. Tarabai Gajanan Redkar, Shri Vasant Gunaji Redkar, Shri Damodar Gunaji Redkar, Shri Chandrashekhar Gunaji Redkar, Shri Ramakant Gunaji Redkar, Shri Madhukar Gunaji Redkar, Shri Mohan Gunaji Redkar and Shri Dinkar Kashinath Redkar, all residents of

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Margao, sold and transferred the said property, bearing Description No. 16679, save and except 13 shops existing therein, i. e., the property now bearing Chalta Nos. 294 and 295 of P. T. Sheet No. 253 of City Survey Margao, in favour of Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Joao Santana Gomes, all residents of Margao.

(ii) By virtue of the said Deed of Sale dated 29/11/1937, the said Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Joao Santana Gomes became the absolute and exclusive owners of the said property, described under No. 16679, save and except the said 13 shops existing therein;

(iii) Pursuant to the said purchase, the said property, was inscribed in the names of the said Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Joao Santana Gomes under **Inscription No. 29962, at folio 30 (reverse) of Book No. G-36** of the Land Registration Office of Salcete, at Margao, on 24/12/1937;

3-AND WHEREAS

(i) One of the co-owners of the said property viz., Shri Joao Santana Gomes and his wife, Smt. Rita Mariana Baretto filed a suit for partition in the Civil Court of Salcete, at Margao, against Shri Shankar Jaiwant Karapurkar, his wife, Smt. Parvati Karapurkar, Shri Atmaram Xembu Poi Palondicar and his wife, Smt. Sitabai Palondicar, for partitioning the said property;

(ii) In the said suit, the said property was put to public auction on 25/10/1948 and in the said public auction, the said property was adjudicated in favour of Shri Shankar Jaiwant Karapurkar, Shri Atmaram Xembu Poi Palondicar and Shri Baltazar Menino Rodrigues, resident of Carmona;

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(iii) Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondicar were dispensed from depositing the price of their 2/3rd share in the said property, as they were already the owners of 2/3rd share in the same, and the said Shri Baltazar Menino Rodrigues deposited in the Court the price of his 1/3rd share in the said property i. e., a sum of Rs.19,000, annas 5 and reis 4;

(iv) By virtue of the said auction proceedings, therefore, the said Shri Baltazar Menino Rodrigues and his wife became the owners of 1/3rd undivided share in the said property and the said Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondikar and their respective wives continued to be the owners of the remaining 2/3rd share in the same;

(v) In terms of a **Deed of Sale dated 17/11/1951**, and recorded by the then Asstt. Notary of Salcete, at Margao, Shri Anandrao Babu Camotim Redkar, at page no. 47 onwards of Book of Deeds No. 825 of the Notarial Records of Salcete, at Margao; the said Shri Baltazar Menino Rodrigues and his wife, Smt. Concilia Noronha, alias, Concilia Rosa Estefania Dias e Noronha sold and transferred in favour of Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondicar, all their rights to 1/3rd undivided share in the said property, for a total consideration of Rs.10,000/-, which represented the then market value of the said 1/3rd share;

(vi) Thus by virtue of the said earlier Deed of Sale dated 29/11/1937 and the second Deed of Sale dated 17/11/1951, the said Shri Shankar Jaiwant Karapurkar and Shri Atmaram Xembu Poi Palondicar and their respective wives became entitled to the said property, in equal shares;

4-AND WHEREAS

(i) The said Smt. Sitabai Atmaram Xembu Palondicar expired, intestate, on 1/3/1983, leaving behind the said Shri Atmaram

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Xambu Poi Palondicar, as her widower and moiety-holder and the following children, as her sole and universal heirs:-

a) Shri Ramchandra Atmaram Pai Panandikar, married to Smt. Rajani Ramchandra Pai Panandikar;

b) Shri Shambhu Atmaram Pai Panandikar, married to Smt. Anjali Shambhu Pai Panandikar,

c) Shri Vishwambhar, alias, Vishwanath Atmaram Pai Panandikar, married to Smt. Aruna, with a prenuptial agreement of separation of assets and hence without applicability of communion of assets and thus without any share in favour of his wife.

d) Shri Shanu Atmaram Pai Panandikar, married to Smt. Kunda Shanu Pai Panandikar,

e) Shri Kamlesh Atmaram Pai Panandikar, married to Smt. Mangala Kamlesh Pai Panandikar,

f) Smt. Vijayalaxmi, alias, Sharada Vinayak Kamat, widow of late Vinayak Venkatesh Kamat;

ii) Upon the demise of the said Smt. Sitabai, her daughter said Smt. Vijayalaxmi Vinayak Kamat, widow of late Vinayak Venkatesh Kamat, relinquished all her rights to the inheritance left behind by her deceased mother in favour of co-heirs, in accordance with Article 2029 of Portuguese Civil Code, in terms of a **Notarial Deed of Relinquishment and Succession dated 12/4/1983** and recorded by the then Notary Ex-Officio of Salcete, at Margao, Shri Joanes Agnelo Lino Rodrigues, at folios 89 (reverse) to 91 of Book of Deeds No. 1293 of the Notarial Records of Salcete, at Margao;

iii) In terms of the very same Deed dated 12/4/1983, the above named 5 sons of the said Smt. Sitabai Atmaram Poi Palondicar listed at serial nos. (a) to (e) in para 4-(i) hereinabove were declared to be her sole and universal heirs;

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iv) Upon the demise of the said Smt. Sitabai Atmaram Palondicar her husband, said Shri Atmaram Xambu Poi Palondicar became entitled to rights to undivided half share in all the assets left behind by his deceased wife, Smt. Sitabai and in view of the said Relinquishment of Rights by Smt. Vijayalaxmi Vinayak Kamat, the remaining undivided half share in all the assets left behind by Smt. Sitabai devolved upon their above named five sons viz. Shri Ramchandra, Shri Shambhu, Shri Vishwambhar, Shri Shanu, Shri Kamlesh and their respective wives;

v) The said Shri Atmaram Xambu Poi Palondicar filed **Special Civil Suit No. 147/83/A** in the Court of Civil Judge, Senior Division, at Margao, against all his above named sons and daughters-in-laws, for a declaration that the division of the common properties, including the said property, be adjudicated and decreed as per Annexure - C to the plaint in said suit with retrospective effect from 30/3/1972;

vi) The said suit was decreed on 7/11/1983, and as per Annexure - C attached to the said decree, Rights to Half of the said property and also rights to half share of the land bearing Description No.9195 were enlisted, as one single entity, under Item No. 5;

vii) In the partition of assets carried out in the said suit, the said Item No. 5 was allotted in equal shares to the said Shri Atmaram Xembu Poi Palondicar and his five sons i.e. 1/6th undivided share to each one, and consequently vide the said allotment the said Shri Atmaram Xembu Poi Palondicar and his five sons, together with their respective wives became entitled to Rights to Undivided Half Share in the said property, in equal shares;

viii) The said Smt. Vijayalaxmi alias, Sharada Vinayak Kamat, daughter of the said Atmaram Xembu Pai Panandikar, expired,

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intestate, on 13/9/1993, leaving behind her following three children, as her sole and universal heirs:-

(a) Shri Venkatesh Vinayak Kamat, married to Sou. Nandini Venkatesh Kamat;

(b) Sou. Vinaya Rajiv Shinkre, married to Shri Rajiv Mukund Shinkre, and,

(c) Sou. Vidya Baiju Kamat Parthan, married to Shri Baiju Parthan;

ix) In terms of a **Deed of Gratuitous Assignment of Rights and Declaration of Succession, dated 14/12/1995,** recorded at page no. 24 onwards of Book of Deeds No. 1373, by the then Notary Ex-officio of Salcete, at Margao, Shri Chandrakant Pissurlekar, the abovenamed children of Smt. Vijayalaxmi viz., Shri Venkatesh Vinayak Kamat, Sou. Vinaya Rajiv Shinkre and Sou. Vidya Baiju Kamat Parthan, together with their respective spouses, relinquished all their rights to the inheritance left behind by their mother and mother-in-law, the said Smt. Vijayalaxmi, alias, Sharada Vinayak Kamat, in terms of Article 2029 of Portuguese Civil Code, in favour of the co-heir, viz., the heirs and said Shri Atmaram Xembu Poi Panandikar, father of the said Smt. Vijayalaxmi;

x) The said Shri Atmaram Xembu Pai Panandikar expired at Margao, on 13/12/2003 and Shortly thereafter, his son Shri Ramchandra Atmaram Pai Panandikar also expired on 19/12/2003, at Margao;

xi) In terms of a **Deed of Declaration of Succession dated 7/7/2004**, recorded by the then Notary Ex-officio of Salcete, at Margao, Shri Leonardo T. Charly D'Sa, at pages 26 (reverse) onwards of Book of Deeds No. 1465, the above named four sons of late Atmaram Xembu Poi Palondikar viz. said (a) Shambhu (b) Vishwambhar, (c) Shanu and (d) Kamlesh were declared to be his sole and universal heirs;

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xii) By the very same Deed, dated 7/7/2004 it was declared that Smt. Rajani Ramchandra Pai Panandikar is the widow and moiety-holder of late Ramchandra Atmaram Pai Panandikar and that his two sons viz., Shri Rohan Ramchandra Pai Panandikar, married to Sou. Nutan Rohan Pai Panandikar and Shri Rohit Ramchandra Pai Panandikar, married to Sou. Gauri Rohit Pai Panandikar as the sole and universal heirs of late Ramchandra Atmaram Pai Panandikar;

xiii) Upon the demise of the said Shri Atmaram Xembu Poi Palondicar, his grand-children i.e., the children of his deceased daughter - Smt. Vijayalaxmi, viz., Sou. Vinaya Vinayak Kamat, alias, Vinaya Rajiv Shinkre, Shri Venkatesh Vinayak Kamat and Sou. Vidya Baiju Kamat Parthan, alongwith their respective spouses, by a **Deed of Relinquishment of Rights dated 13/8/2004**, drawn by the then Notary of Ex-Officio of Salcete, at Margao, Shri Leonardo T. Charly D'Sa, in the respective Book of Deeds, relinquished all their rights to the inheritance left behind by their grand-father / grand-father-in-law, the said Shri Atmaram Xembu Poi Palondicar in favour of co-heirs.

xiv) Pursuant to **judgment, dated 25th April 2014**,passed by the court of the IInd Addl. Civil judge, Senior Division, Margao, in Marriage Petition no.35/2013/II, read with the publication thereof in official Gazette, Government of Goa, series III no.45 on 5th February 2015,the provisional divorce granted to said Shri Rohit Pai Panandiker, was made absolute,

xv) An aforesaid by virtue of inheritance, Rights to Undivided Half share in the said property devolved upon the following persons as the heirs of late Atmaram panandikar and his wife Smt. Sitabai in the following proportion/shares:-

a) Shri Shambhu and his wife, Sou. Anjali

b) Shri Vishwambhar Atmaram Panandikar

c) Shri Shanu and his wife, Sou. Kunda

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d) Shri Kamlesh and his wife, Sou. Mangala

e) Smt. Rajani Ramchandra Panadikar,

f) Shri Rohan Ramchandra Panandikar and his wife Smt. Nutan

g) Shri Rohit Ramchandra Panandikar.

xvi) By **Deed of sale, dated 7/9/2018** and registered in the office of the sub registrar Salcette at Margao under registration Number MGO-BK1-04111-2018,CD Number MGOD128 on 19/9/2018, said heirs viz. said SHRI. SHAMBHU ATMARAM PAI PANANDIKER and his wife SOU. ANJALI SHAMBHU PAI PANANDIKER, SHRI.VISHAWAMBHAR ATMARÁM PAI PANANDIKAR, alias VISHVANATH ATMARAM PAI PANANDIKAR, SHRI. SHANU ATMARAM PAI PANANDIKER and his wife KUNDA SHANU PAI PANANDIKER, SHRI. KAMLESH ATMARAM PAI PANANDIKER and his wife SOU. MANGALA KAMLESH PAI PANANDIKER, SMT. RAJANI RAMCHANDRA PAI PANANDIKAR, SHRI. ROHAN RAMCHANDRA PAI PANANDIKER and his wife SOU. NUTAN ROHAN PANANDIKER and said SHRI. ROHIT RAMCHANDRA POI PANANDIKER, sold and conveyed to the Confirming Party herein all their shares, rights, interests, which totally constituted the said half share of late Atmaram Panadikar and his wife Smt. Sitabai Panadikar.

xvii) Ever since the said deed dated 7/9/2018, the Confirming Party herein has acquired and owns and is seized and possessed of and otherwise well and sufficiently entitled to the said undivided half share/right in the said property described in the schedule-I written hereunder.

5-AND WHEREAS

i) The said Shri Shankar Jaiwant Karapurkar expired, intestate, on 7/1/1957, leaving behind Smt.Parvatibai Shankar Karapurkar, as his widow and moiety-holder and the following children, as his sole and universal heirs:-

a) Sou. Nirmala Shantaram Akerkar, married to Shri Shantaram Ganesh Akerkar,

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b) Smt. Anjani, alias, Sitabai Anant Pai Raiturkar, married to Shri Anant Venkatesh Pai Raiturkar,

c) Miss Jivan Shankar Karapurkar,

d) Miss Bhagyadevi Shankar Karapurkar married to Bhagwant Karapurkar and known as Bhagyadevi Bhagwant Karapurkar,

e) Miss Sarojini Shankar Karapurkar married to Sakharam Vishnu Rege and known as Anagha Sakharam Rege ,

f) Shri Krishnadatta Shankar Karapurkar also known as Krishnadatta Sharma married to Usha Krishnadatta Karapurkar @ Sharma,

g) Smt. Suman Shankar Karapurkar married to Atchut Vishnu Naik and known as Suman Atchut Naik, &,

h) Shri Jaiwant Shankar Karapurkar,

ii) Upon the demise of the said Shri Shankar Jaiwant Karapurkar, **Orphanological Inventory Proceedings No. 15301 of 1957** were instituted in the Court of Civil Judge, Senior Division, at Margao, by his widow, the said Smt. Parvatibai @ Shantabai Karapurkar, for partitioning the assets left behind by him among the interested parties wherein Rights to Half of the said property were described under Item No. 15 of the List of Assets left behind by the deceased;

iii) The said Inventory Proceedings having run its legal course, and the Rights to Half of the said property described under Item No. 15 of the said List of Assets were allotted to the share of the said Smt. Parvatibai, alias, Shantabai Shankar Karapurkar, which allotments made in the said Inventory Proceedings were homologated in terms of the **Final Order dated 14/6/1958;**

iv) The said Smt. Parvatibai @ Shantabai Shankar Karapurkar, widow of late Shankar Jaiwant Karapurkar expired at Margao, on 13/5/1974 leaving behind her above named 8 children, as her sole and universal heirs;

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v) Upon the demise of the said Smt. Parvatibai Shankar Karapurkar, Inventory Proceedings were instituted by her son, Shri Krishnadutta Shankar Karapurkar in the Court of Civil Judge, Senior Divison, at Margao, which Inventory Proceedings were incorporated in the said Orphonological Inventory Proceedings No.15301/57 earlier instituted upon the demise of her deceased husband, Shri Shankar Jaiwant Karapurkar;

vi) During the pendency of the said Inventory Proceedings, one of the interested parties, viz., Shri Atchut Vishnu Naik, husband of Smt. Suman Shankar Karapurkar @ Surekha Atchut Naik, expired, intestate, on 19/2/1975, leaving behind the said Smt. Surekha Atchut Naik, nee, Suman Shankar Karpurkar as his widow and moiety-holder and the following two children as his sole and universal heirs viz.

a) Miss. Amita Atchut Naik, a minor then

b) Mast. Atish Atchut Naik, a minor then

vii) In the said Inventory Proceedings, Rights to Half of the said property, which was described under Item No. 15 in the List of Assets filed in the earlier Inventory Proceedings, were enlisted as one of the assets left behind by the deceased, Smt. Parvatibai;

viii) The said Inventory Proceedings having run its legal course, a chart of Partition was drawn in the same and the said Rights to Half of the said property was allotted to the following interested parties in equal shares viz.

a) Smt. Nirmala Shantaram Akerkar ... 1/8th,

b) Smt. Anjani@ Sitabai Anant Pai Raiturkar ...1/8th,

c) Smt. Jeevan Shankar Karapurkar ... 1/8th,

d) Smt. Bhagyadevi Bhagwant Karapurkar ... 1/8th,

e) Smt. Sarojini Shankar ' Karapurkar ... 1/8th,

f) Shri Krishnadutta Shankar Karapurkar ... 1/8th,

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g) Shri Jaiwant Shankar Karapurkar ... 1/8th &,

h) Smt. Suman @ Surekha Atchut Naik, ... 1/8th;

ix) The allotments made in the said Inventory Proceedings were confirmed in terms of the **Order of Homologation dated 13/1/1978**, passed in the said proceedings;

x) In terms of a **Deed of Relinquishment of Rights dated 9/10/1986,** drawn by the then Notary Ex-Officio of Ilhas, at Panaji, Shri Balkrishna Sadashiv Sinai Wagle, at pages 75 onwards of Notarial Book of Deeds No. 623, Sou. Amita Atchut Naik, alias, Amita Gajanan Dukle and her husband, Shri Gajanan Vishwanath Dukle had relinquished all their rights to the inheritance left behind by their father and father-in-law, late Atchut Vishnu Naik, who had expired at Margao, on 9/2/1975, in favour of co-heirs;

xi) In terms of a **Deed of Declaration of Succession, dated 10/8/2005** drawn by the then Notary Ex-Officio of Salcete, at Margao, in the respective Book of Deeds, it was declared that Shri Atish Atchut Naik is the sole and universal heir of late Atchut Vishnu Naik, who expired on 9/2/1975;

xii) Said Smt. Mukta @ Nirmala Shantaram Akerkar and her husband, Shri Shantaram Ganesh Akerkar expired leaving behind their son, Shri Ashok Shantaram Akerkar, married to Sou. Geeta Ashok Akerkar, and daughter Sou. Veena Anil Pai Kakode, married to Shri Anil Bhaskar Pai Kakode, i.e. the vendors nos 2(a) to 2(d) as their heirs and successors;

xiii) In terms of an allotment made in **Inventory proceeding No.9/2010A** of the Court of Civil Judge Senior Division at Margao all the rights in said property held by late Smt. Mukta and Shri. Shantaram Akerkar were allotted to the said Shri Ashok Shantaram Akerkar and Sou. Veena Anil Pai Kakode in equal shares.

xiv) Shri Anant @ Maruti Venkatesh Pai Raiturkar, husband of Sou. Anjani, alias, Sitabai Anant Pai Raiturkar, daughter of Shri

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Shankar Jaiwant Karapurkar, expired intestate at Margao, on 9/10/1999, leaving behind the said Smt. Sitabai Anant Pai Raiturkar, as his widow and moiety-holder, and the following children, as their sole and universal heirs:-

a) Sou. Medha Anant Pai Raiturkar, alias, Medha Subhash Kamat, married to Shri Subhash Kamat, the vendors nos.3(c) and 3(d) herein,

b) Sou. Veera Anant Pai Raiturkar, alias, Sou. Veera Shirish Shetye, married to Shri Shirish Rajaram Shetye, the vendors nos.3(i) and 3(j) herein,

c) Shri. Venkatesh Anant Pai Raiturkar, married to Sou. Saraswati Venkatesh Pai Raiturkar, the vendors nos.3(a) and 3(b) herein,

d) Shri. Vaguish Anant Pai Raiturkar, married to Sou. Madhavi Vaguish Pai Raiturkar, the vendors nos.3(g) and 3(h) herein,

e) Shri. Shivadutta Anant Pai Raiturkar, married to Sou. Sanchita Shivadutta Pai Raiturkar, the vendors nos.3(k) and 3(l) herein, and;

f) Shri Shirish Anant Pai Raiturkar, married to Sou. Subhaga Shirish Pai Raiturkar; the vendors nos. 3(e) and 3(f) herein,

xv) In terms of a **Deed of Succession dated 14/12/2000**, drawn by the then Notary Ex-Officio of Salcete, at Margao, Shri Pandharinath S. S. Borco, at pages 76 (reverse) onwards of Book of Deeds No. 1420, Smt. Sitabai Anant Pai Raiturkar was declared to be the widow and moiety-holder of late Anant Venkatesh Pai Raiturkar and his above named 6 children viz. i) Sou. Medha Anant Pai Raiturkar, alias, Medha Subhash Kamat, married to Shri Subhash kamat,(the vendor nos.3(c) and 3(d) herein,)ii) Sou. Veera Anant Pai Raiturkar, alias, Sou. Veera Shirish Shetye, married to Shri Shirish Rajaram Shetye,(the vendors nos.3(i) and 3(j) herein,)iii) Shri. Venkatesh Anant Pai Raiturkar, married to Sou. Saraswati Venkatesh Pai kaiturkar, (the vendors nos. 3(a) and 3(b) herein,) iv) Shri.

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Vaguish Anant Pai Raiturkar, married to Sou. Madhavi Vaguish Pai Raiturkar, the vendors nos. 3(g) and 3(h) herein, v) Shri. Shivadutta Anant Pai Raiturkar, married to Sou. Sanchita Shivadutta Pai Raiturkar, the vendors nos.3(k) and 3(l) herein, and; vi) Shri.Shirish Anant Pai Raiturkar, married to Sou. Subhaga Shirish Pai Raiturkar; the vendors nos.3(e) and 3(f) herein, were declared to be his sole and universal heirs;

xvi) Said Smt. Sitabai Anant Pai Raiturkar expired on 27/6/2013 and in terms of a deed of **Deed of succession dated 20/3/2014,** drawn by the then Notary Ex-Officio of Salcete, at Margao, in the Book of Deeds no.1597 at pages 89 (V) to 91, above named six children viz. i) Sou. Medha Anant Pai Raiturkar, alias, Medha Subhash Kamat, married to Shri Subhash kamat,(the vendor nos.3(c) and 3(d) herein,)ii) Sou. Veera Anant Pai Raiturkar, alias, Sou. Veera Shirish Shetye, married to Shri Shirish Rajaram Shetye,(the vendors nos.3(i) and 3(j) herein,)iii) Shri., Venkatesh Anant Pai Raiturkar, married to Sou. Saraswati Venkatesh Pai Raiturkar, (the vendors nos. 3(a) and 3(b) herein,) iv) Shri. Vaguish Anant Pai Raiturkar, married to Sou. Madhavi Vaguish Pai Raiturkar, the vendors nos. 3(g) and 3(h) herein, v) Shri. Shivadutta Anant Pai Raiturkar, married to Sou. Sanchita Shivadutta Pai Raiturkar, the vendors nos.3(k) and 3(l) herein, and; vi) Shri. Shirish Anant Pai Raiturkar, married to Sou. Subhaga Shirish Pai Raiturkar; the vendors nos.3(e) and 3(f) herein, were declared to be her sole and universal heirs and were qualified as the heirs of late Anant Raiturkar and his wife late Sitabai;

xvii) By **deed of relinquishment of illiquid rights, dated 16/8/2017** and recorded at pages 51 to 52 of book of deeds no.1642, said Sou. Medha Anant Pai Raiturkar, alias, Medha Subhash Kamat, and her husband Shri Subhash Kamat, Sou. Veera Anant Pai Raiturkar, alias, Sou. Veera Shirish Shetye, and her husband Shri Shirish Rajaram Shetye, Shri Shirish

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Anant Pai Raiturkar and his wife Sou. Subhaga Shirish Pai Raiturkar relinquished all their illiquid rights in the estates left by their parents/parents in law said Shri Anant Venkatesh Pai Raiturkar and his wife Smt. Sitabai Anant Pai Raiturkar.

xviii) The said Smt. Surekha Atchut Naik, nee Suman Shankar Karapurkar, widow of late Atchut Vishnu Naik expired intestate, at Margao, on 10/05/2009;

xix) In terms of a **Deed of Relinquishment of Rights dated 6/8/2009**, drawn by the Notary Ex-Officio of Ilhas, at Panaji, Shri William Rebello, at pages 49 (reverse) onwards of Book of Deeds No. 699, the said Smt. Amita Atchut Naik, alias, Amita Gajanan Dukle and her husband, Shri Gajanan Vishwanath Dukle relinquished all their rights to inherittance left behind by their deceased mother and mother-in-law, the said Smt. Surekha Atchut Naik, in favour of the co-heirs;

xx) Said Shri Jaiwant Shankar Karapurkar, alias, Jaivanta Jawaharlal Martinho Karapurkar expired, leaving behind Smt. Srinita Jaiwant Karapurkar, as his widow and moiety-holder and Sou. Nandita Jaiwant Karapurkar, alias, Nandita Rajesh Nadkarni, married to Shri Rajesh Durgadas Nadkarni and Shri Shankar Jaiwant Karapurkar, as his sole and universal heirs;

xxi) Upon the demise of the said Shri Jaiwant Shankar Karapurkar, **Inventory Proceedings No. 8 of 2010/III** were instituted in the Court of Civil Judge, Senior Division, at Margao, by his son, Shri Shankar Jaiwant Karapurkar for partitioning the assets left behind by the deceased, wherein 4/42nd undivided share in the said property, which was enlisted at Item No.4 in the List of Assets left behind by the deceased and in the said proceedings Rights to Half of the said Item No. 4 were allotted to the share of Smt. Srinita Jaiwant Karapurkar, Rights to One Fourth of the said Item No. 4 were allotted to the share of Sou. Nandita Rajesh Nadkarni and Rights to the remaining One Fourth of the said property were allotted to the share of Shri Shankar Jaiwant Karapurkar;

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xxii) The said Smt. Jeevan Shankar Karapurkar expired on 16/12/1990 intestate, as a spinster, and in terms of the allotment made in the **inventory proceedings no.13 of 1991/A**, all her right/share in the said property which was listed at serial no.4 therein was allotted to her brother, said Shri Jaiwant Shankar Karapurkar and her two sisters viz. Smt. Anjani @ Sitabai Anant Raiturkar and Smt. Mukta @Nirmala Akerkar in equal shares.

xxiii) The said Smt. Bhagyadevi Shankar Karapurkar, alias, Bhagyadevi Bhagwant Karapurkar and her husband, Shri Bhagwant M. Karapurkar expired on 28/5/2005 and 17/5/2003 respectively intestate and without any ascendants or descendants.

xxiv) Said Shri Krishnadutta Shankar Karapurkar, son of Shankar Karapurkar, who was also known as Krishnadatta Sharma expired on 18/9/2014 without any issues leaving behind him his widow and moiety holder, Smt. Usha Krishnadatta Sharma.

xxv) For the purpose of allotment and partitioning the assets of late Smt. Bhagyadevi and late Shri Bhagwant Karapurkar, an Inveotary proceedings being **Regular Inventory Proceedings No.165/2016/C** was instituted by their collaterals in the court of Civil Judge, Junior Division Margao, wherein the rights of late Shri Bhagwant Karapurkar and his wife Smt. Bhagyadevi was listed at item no.3 therein.

xxvi) During the pendency of said Regular Inventory Proceedings No.165/2016/C another **Inventory proceedings No.206/2018/G** was also instituted after the death of late Krishnadatta Karapurkar, by the children of his collaterals, in the court of Civil Judge, Junior Division Margao, wherein his share in the said property was listed at item no.2 therein.

xxvii) By **agreement for sale, dated 18/9/2018** and registered in the office of the sub registrar Salcette at Margao under no.

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MGO-BK1-04099-2018,CD No.MGOD128 on 18/9/2018,the vendors herein alongwith late Shri Sakharam Rege, Shri Sidharth Vasant Karapurkar and his wife Smt. Rajashri Sidharth Karapurkar, have agreed to sell to the confirming party herein and/or its nominee all their undivided half share/right and interest in the said property described in schedule-I which they have inherited through late Shankar Jaiwant Karapurkar and hereinafter referred to as **THE SAID SHARE** at/for a total price/consideration of **Rs.2,50,00,000/- (Rupees two crores fifty lacs only)** with a representation that all the allottees of shares in the said rights of late Smt. Bhagya Dutt Karapurkar, late Shri Bhagwant Karapurkar and of Krishnadatta Karapurkar @ Krishnadatta Sharma, shall also perform the agreement after the allotments are finalized in the respective inventory proceedings.

xxviii) Under the said agreement, the confirming party has paid to the vendors a sum of Rs.9,00,000/-(Rupees nine lacs only) as part payment towards the said share as shown in detail in schedule-I written hereunder.

xxix) In terms of the final allotment, dated 6/5/2019 made in the said Inventaory Proceedings No.206/2018/G, all the rights of late Krishnadatta Karapurkar @ Sharma were allotted to:

a) Smt. Usha Krishnadatta Sharma @ Karapurkar, the vendor no.1 herein,

b) Smt. Veena Kakode and her husband, the vendors nos. 2-a and 2-b herein,

c) Shri Ashok Akerkar and his wife Smt. Geeta, the vendors nos. 2-c and 2-d herein,

d) Shri Venkatesh @ Pradip Raiturkar and his wife, the vendors nos.3-a and 3-b herein,

e) Smt. Medha kamat and her husband, the vendors nos.3-c and 3-d herein,

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f) Shri Shirish Raiturkar and his wife, the vendors nos. 3-e and 3-f herein,

g) Shri Vaguish Raiturkar and his wife, the vendors nos.3-g and 3-h herein,

h) Smt. Veera Shetye and her husband, the vendors nos.3-i and 3-j herein,

i) Shri Shivdatta @Sandeep Raiturkar and his wife, the vendors nos.3-k and 3-l herein,

j) Smt.Amita Dukle and her husband, the vendor nos.4-a and 4-b herein,

k) Shri Atish Naik and his wife, the vendors nos.4-c and 4-d herein,

l) Smt. Anagha Rege, the vendor no. 5 herein and her husband Said Shri Sakharam Vishnu Rege,

m) Smt. Srinita Karapurkar, vendor no. 6-a herein,

n) Shri Shankar Karapurkar, the vendor no.6-b herein

o) Smt.Nandita Nadkarni and her husband, the vendors nos.6-c and 6-e herein.

xxx)During the pendency of the said Inventory proceedings no.165/2016/C, said Shri Sakharam Vishnu Rege, one of the heir of late Krishnadatta Karapurkar and executant of the said agreement, dated 18/9/2018, expired on 5/2/2020.

xxxi)Said Shri Sakharam Vishnu Rege, husband of said Sarojini Shankar Karapurkar @ Anagha Sakharam Rege had executed a will, dated 31/1/2019 and recorded at folio 100 to 2V of will book no.467/468, whereby he bequeathed all his share in the said property in favour of Smt. Veena Anil Pai Kakode,(vendor no.2-a herein), Shri Venkatesh Anant Pai Raiturkar,(vendor no.3-a herein), Smt. Medha Subhash Kamat, (vendor no.3-c herein), Shri Vaguish Anant Pai Raiturkar, (vendor no.3-g herein), Smt. Veera Shirish Shetye,(vendor no.3-i herein),Shri Shivadatta Anant pai Raiturkar, Smt.Nadita Rajesh Nadkarni and Smt. Amita Rajan Dukle, being his nephews/ nieces.

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xxxii) The said Inventory was continued after the death of said Sakharam Rege and in terms of the final decree dated 25th June 2020, all the rights of late Bhagwant Karapurkar and his wife Bhagyadevi as also of late Sakharam Rege were allotted to :

a)Smt. Usha Krishnadatta Sharma @ Karapurkar, the vendor no.1 herein,

b) Smt. Veena Kakode and her husband, the vendors nos. 2-a and 2-b herein,

c)Shri Ashok Akerkar and his wife Smt. Geeta, the vendors nos. 2-c and 2-d herein,

d) Shri Venkatesh @ Pradip Raiturkar and his wife, the vendors nos.3-a and 3-b herein,

e) Smt. Medha kamat and her husband, the vendors nos.3-c and 3-d herein,

f) Shri Hirish Raiturkar and his wife, the vendors nos. 3-e and 3-f herein,

g)Shri Vaguish Raiturkar and his wife, the vendors nos.3-g and 3-h herein,

h)Smt. Veera Shetye and her husband, the vendors nos.3-i and 3-j herein,

i) Shri Shivdatta @Sandeep Raiturkar and his wife, the vendors nos.3-k and 3-l herein,

j) Smt. Amita Dukle and her husband, the vendor nos.4-a and 4-b herein,

k) Shri Atish Naik and his wife, the vendors nos.4-c and 4-d herein,

l) Smt. Anagha Rege, the vendor no. 5 herein,

m) Smt. Srinita Karapurkar, vendor no. 6-a herein,

n)Shri Shankar Karapurkar, the vendor no.6-b herein.

o) Smt. Nandita Nadkarni and her husband the vendors nos. 6-c and 6-d herein.

xxxiii) In the said Inventory proceedings Smt. Sugandha Vasant Karapurkar, said Shri Sidharth Vasant Karapurkar and

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his wife were allotted the rights in another assets of late Bhagwant and Smt. Bhagyadevi and as such they cease to have any rights in the said property.

xxxiv) As aforesaid the vendors own and are seized and possessed of and otherwise well and sufficiently entitled to a total undivided half share/right and interest in the said property described in schedule –I written hereunder being the said share described hereinabove and inherited through late Shri Shankar Jaiwant Karapurkar, since deceased.

6. AND WHEREAS

i) On completion of the inventory proceedings and as agreed under the said agreement, dated 18/9/2018, the confirming party has now nominated the purchaser herein as its nominee to purchase the said share in the said remaining half and the purchaser herein and the confirming party have requested the vendors to execute the deed of sale of the said remaining half share in the said property described in schedule-I written hereunder in favour of the purchaser, which the vendors hereby do.

ii) It is agreed between the parties hereto that the consideration payable to the vendors herein be paid as per the share as shown in schedule-II written hereunder.

7.AND WHEREAS accordingly the vendors, pursuant to the nomination of the purchaser and in performance of the said agreement, dated 18/9/2018 do hereby execute the present sale.

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

1.In pursuance of the said agreement and in consideration of the said price of **Rs.2,50,00,000/-(Rupees Two Crores Fifty Lacs only),** subject to deduction of Tax Deduction at Source (TDS) out of which an amount of Rs.9,00,000/-(Rupees nine

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lacs only) is paid by the confirming party to the vendors at the time of signing the said agreement, dated 18/9/2018 as shown in **SCHEDULE-II** written hereunder and the balance amount of Rs.2,41,00,000/-(Rupees two crores forty one lacs only) paid by the purchaser in the manner as set out in the **SCHEDULE - III** hereunder written (the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), they the Vendors, as the absolute and exclusive owners of **THE SAID SHARE** do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser, forever all their said share being undivided half right/share in the said property which as a whole is more particularly described in the **SCHEDULE-I** hereunder written and for better clearness, as a whole shown on the Survey Plan thereof annexed hereto by red coloured boundary lines, **TOGETHER WITH** all and proportionate rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof or any structure standing therein now or at any time hereto fore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto **AND** also together with all the deeds, documents, writings, vouchers and other evidences of title relating to their rights in the said property or any part/share thereof **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said property **TO HAVE AND TO HOLD** all and singular the said share hereby granted, conveyed and assured or expressed so to be with all their rights, members and appurtenances UNTO and

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TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal Authorities or any other public body in respect thereof.

2. AND THE VENDORS do hereby for themselves, their heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said share hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said share hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

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3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said share hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring all their rights in the said property and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required by the Purchaser.

4. AND THE VENDORS do hereby covenant with the Purchaser that they have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying their said share in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSTH THAT AND THE VENDORS DO HEREBY COVENANT with the Purchaser that the said share/rights in the said property hereby sold are absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever and that if for any defect in title of the Vendors the Purchaser are deprived of the said share or any part thereof, the Vendors shall compensate the Purchaser or their successors in interest.

6. The present fair market value of entire said property admeasuring 1889.00 sq. mts. is Rs. 5,00,00,000/- (Rupees Five Crores only) and the value of undivided half right/share

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sold hereby which is equivalent to an undivided area of 944.50 sq. mts is Rs.2,50,00,000/-(Rupees two crores fifty lacs only)

7. The vendors and the confirming party do hereby declare that in view of the present sale, the said agreement, dated 18/9/2018 and registered in the office of the sub registrar Salcette at Margao under no.MGO-BK1-04099-2018, CD No.MGOD128 on 18/9/2018 stands cancelled and unenforceable in law.

8. In view of the present sale of said share being executed in favour of the purchaser herein and further as the amount of Rs.900000/-(Rupees nine lacs only) paid by the confirming party to the vendors as part consideration under said agreement dated 18/9/2018,the purchaser has refunded to the confirming party an amount of Rs.893250/(Rupee eight lacs ninety three thousand two hundred fifty only) by cheque no.006212,dated 3/10/2020 drawn on ICICI Bank Ponda, Goa after deducting TDS of Rs.6750/-(Rupees six thousand seven hundred fifty only).

SCHEDULE - I

(DESCRIPTION OF THE ENTIRE PROPERTY OF WHICH THE UNDIVIDED HALF SHARE IS HEREBY SOLD)

ALL THAT piece or parcel of land totally admeasuring 1889.00sq.mts. or thereabouts, together with an old Residential House standing thereon, the rustic part of the same bearing Chalta No. 294 and the Residential House bearing Chalta No. 295 of P. T. Sheet No. 253 of City Survey Margao, the said parcel of land forming a part of the larger property without any special denomination, situated at Francisco Luis Gomes Road, also known as Station Road, within the local limits of Margao Municipal Council, Taluka and Registration Sub-District of Salcete, District of South Goa, in the State of Goa, the said larger property being described in the Land Registration Office of Salcete, at Margao, under Description No.

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16679, at folio 2 of Book No. B-43 (New Series), the said Residential House being inscribed in Taluka Revenue Office of Salcete, at Margao, under Matriz No. 22 and rustic part of the property being inscribed under Matriz No. 23, the said part now bearing Chalta Nos. 294 and 295 of P. T. Sheet No. 253 constituting an independent and distinct entity and being bounded as under:

East : by Francisco Luis Gomes Road also known as Station Road and Chalta Nos.197and 296 of P.T. Sheet No.253 of City Survey Margao,

West: by Chalta Nos.140, 141,143 and 293 of P. T. Sheet No.253 of City Survey Margao,

North: by Francisco Luis Gomes Road, also known as Station Road and,

South : by Chalta No.248ofP. T. Sheet No.252 of City Survey Margao.

AND for better clearness, is delineated on the Survey Plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.)

SCHEDULE - II

(DETAILS OF PAYMENT OF RS.9,00,000/- PAID TO VENDORS BY CONFIRMING PARTY AT THE TIME OF AGREEMENT DATED 18/9/2018)

Sr. No of Vendors as shown in this Deed	Name of payee	DD No.	Date	Amount	TDS Deducted
1	Usha Krishnadatta Sharma	00336	18/09/2018	148500/-	1500/-
2- a, 2-b	Veena Anil Pai Kakode	000323	18/09/2018	74250/-	750/-
2-c, 2-d	Ashok Shantaram Akerkar	000324	18/09/2018	74250/-	750/-

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3-a, 3-b	Venkatesh Anant Pai Raiturkar	000327	18/09/2018	49500/-	500/-
3-g, 3-h	Vaguish Anant Pai Raiturkar	000338	18/09/2018	49500/-	500/-
3-k, 3-l	Shivdatta Anant Pai Raiturkar	000329	18/09/2018	49500/-	500/-
4-c, 4-d	Atish Atchut Naik	000335	18/09/2018	148500/-	1500/-
5	Anagha Sakharam Rege	000330	18/09/2018	148500/-	1500/-
6-a	Srinita Jaiwant Karapurkar	000331	18/09/2018	74250/-	750/-
6-b	Shankar Jaiwant Karapurkar	000334	18/09/2018	37125/-	375/-
6-c, 6-d	Namita Rajesh Nadkarni	000333	18/09/2018	37125/-	375/-
			Total	**891,000/-**	**9,000/-**
			Grand Total	**9,00,000/-**	

All above DDs, are drawn on HDFC Bank, Ponda Branch.

SCHEDULE - III HEREINABOVE REFERRED TO :

(DETAILS OF BALANCE PAYMENT OF RS.2,41,00,000/-

PAID NOW TO THE VENDORS)

Sr. No of the vendors as shown in this Deed	Name of payee	Cheque No	Date	Amount	TDS Deducted
1	Usha Krishnadatta Sharma	000890	22/09/2020	1401906/-	10594/-
1	Usha Krishnadatta Sharma	000891	22/09/2020	258463/-	1954/-
2-a, 2-b	Veena Anil Pai Kakode	000892	22/09/2020	2731184/-	20639/-
2-c, 2-d	Ashok Shantaram Akerkar	000893	22/09/2020	2432659/-	18383/-

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3-a, 3-b	Venkatesh Anant Pai Raiturkar	000894	22/09/2020	1574817/-	11901/-
3-c, 3-d	Medha Subhash Kamat	000895	22/09/2020	444988/-	3363/-
3-e, 3-f	Shirish Anant Pai Raiturkar	006201	22/09/2020	146463/-	1107/-
3-g, 3-h	Vaguish Anant Pai Raiturkar	006202	22/09/2020	1574817/-	11901/-
3-i, 3-j	Veena Shirish Shetye	006203	22/09/2020	544497/-	4115/-
3-k, 3-l	Shivdatta Anant Pai Raiturkar	006204	22/09/2020	1674326/-	12653/-
4-a, 4-b	Amita Gajanan Dukle	006205	22/09/2020	737912/-	5577/-
4-c, 4-d	Atish Atchut Naik	006206	22/09/2020	3392076/-	25633/-
5	Anagha Sakharam Rege	006207	22/09/2020	1841293/-	13915/-
6-a	Srinita Jaiwant Karapurkar	006208	22/09/2020	2432659/-	18383/-
6-b	Shankar Jaiwant Karapurkar	006209	22/09/2020	1216328/-	9192/-
6-c, 6-d	Nandita Rajesh Nadkarni	006210	22/09/2020	1514854/-	11448/-
			Total	2,39,19,242/-	1,80,758/-
			Grand Total	**2,41,00,000/-**	

All above cheques are drawn on ICICI Bank, Ponda Branch.

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Director

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Designated Partner

---The vendors viz. (2-a) Smt. VEENA ANIL PAI KAKODE (2-b) Shri ANIL BHASKAR PAI KAKODE (2-c)Shri ASHOK SHANTARAM AKERKAR,(2-d) Smt. GEETA ASHOK AKERKAR, are being represented herein by Shri SHIRISH ANANT PAI RAITURKER vendor no.(3-e) herein, as their attorney, constituted in terms of power of attorney dated 6th September 2018, executed before Notary Public of Greater Bombay Adv. D. S. Prabhu, a copy of which is filed herewith.

---The vendor nos. (3-a), (3-b), (3-f), (3-i), (3-j), (3-k), (3-l), (4-a) and (4-b) viz. Shri VENKATESH ANANT PAI RAITURKAR, Smt. SARASWATI VENKATESH PAI RAITURKAR, SMT. SUBHAGA SHIRISH PAI RATURKER, SMT VEERA SHIRISH SHETYE, SHRI SHIRISH SHETYE, SHRI SHIVDATTA ANANT PAI RAITURKER, SMT. SANCHITA SHIVDATTA PAI RAITURKER, SMT. GAJANAN DUKLE, SHRI GAJANAN VISHWANATH DUKLE, are being represented herein by vendor no.3(e) SHRI. SHIRISH ANANT PAI RAITURKER as their attorney, constituted in terms of power of attorney dated 5/9/2018, executed before Notary Public of Salcette, Geeta P. Kantak, a copy of which is filed herewith.

---The vendor nos. 3(c), 3(d), 3(g) and 3(h) viz. SMT MEDHA SUBHASH KAMAT, SHRI SUBHASH ANANT KAMAT, SHRI VAGUISH ANANT PAI RAITURKER and SMT. MADHAVI VAGUISH PAI RAITURKER are being represented herein by vendor no. 3(e) SHRI. SHIRISH ANANT PAI RAITURKER as their attorney, constituted interms of power of attorney dated 5th June 2009, executed before Notary Public of Panaji, Gokulds N. Naik,and attested on 17/6/2009, a copy of which is filed herewith.

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

---The vendor no.(4-d) Smt. PRATIMA ATISH NAIK, is being represented herein by her husband vendor no. (4-c) Shri. ATISH ATCHUT NAIK, as her attorney, constituted interms of power of attorney dated 4th September 2018, executed before Notary Public of Margao, Adv. Rajendra G. Raut Dessai, a copy of which is filed herewith.

----The vendor nos. 5 viz. Smt. SAROJANI @ANAGHA SAKHARAM REGE is being represented herein by vendor no. 3(e) SHRI SHIRISH ANANT PAI RAITURKER, as her attorney, constituted interms of power of attorney dated 28/8/2018, executed before Notary Public of Salcette, Geeta P. Kantak, a copy of which is filed herewith.

----The vendor nos. 6-b, 6-c, and 6-d viz. Shri SHANKAR JAIWANT KARAPURKAR, SMT. NANDITA RAJESH NADKARNI and SHRI RAJESH DURGADAS NADKARNI are being represented herein by vendor no.6-a, Smt. SRINITA KARAPURKAR, as their attorney, constituted in terms of power of attorney dated 24/6/2010, executed before Notary Public of Margao, Adv. Tolentina Xavier, a copy of which is filed herewith.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

Signed and delivered by the within named VENDORS

SMT. USHA KRISHNADATTA SHARMA

(L.H.F.T.)

(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

SHRI. SHIRISH ANANT PAI RAITURKER

For self and as attorney of Smt. VEENA ANIL PAI KAKODE, Shri ANIL BHASKAR PAI KAKODE, Shri ASHOK SHANTARAM AKERKAR, Smt. GEETA ASHOK AKERKAR, Shri VENKATESH ANANT PAI RAITURKAR, Smt. SARASWATI VENKATESH PAI RAITURKAR, SMT. SUBHAGA SHIRISH PAI RAITURKER, SMT. VEERA SHIRISH SHETYE, SHRI SHIRISH SHETYE, SHRI SHIVDATTA ANANT PAI RAITURKER, SMT.SANCHITA SHIVDATTA PAI RAITURKER, SMT. AMITA GAJANAN DUKLE, SHRI GAJANAN VISHWANATH DUKLE, SMT. MEDHA SUBHASH KAMAT, SHRI SUBHASH ANANT KAMAT, SHRI VAGUISH ANANT PAI RAITURKER, SMT.MADHAVI VAGUISH PAI RAITURKER, Smt. SARJANI @ ANAGHA SAKHARAM REGE

(L.H.F.T.)

(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

SHRI. ATISH ATCHUT NAIK
for self and as Attorney of
Smt. PRATIMA ATISH NAIK

(L.H.F.T.)

(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

SMT. SRINITA KARAPURKAR
for self and as attorney of
Shri SHANKAR JAIWANT KARAPURKAR,
SMT. NANDITA NADKARNI, and
SHRI RAJESH D. NADKARNI

(L.H.F.T.)

(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

Signed, sealed and delivered by the within named PURCHASER

MD SQUARE REALTY L.L.P. through its director

For MD SQUARE REALTY LLP

Designated Partner

SHRI. MITHIL RAMKRISHNA DHAVALIKAR

(L.H.F.T.)

(R.H.F.T.)

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

Signed, sealed and delivered by the within named

CONFIRMING PARTY

SAAD INFRASTRUCTURE INDIA PVT. LTD.,
through its Director

For Saad Infrastructure India Pvt. Ltd.

Director

SHRI. DEEPAK GANAPATI GAONKAR

(L.H.F.T.)

(R.H.F.T.)

IN PRESENCE OF:

1. Adv. Pramav P. Tendolkar

2. Shaba P. Gaude

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

NOTARY
ADV. PIEDADE GOMES
PONDA
GOVT. OF GOA (INDIA)

उ. क्र. २१.

For Saad Infrastructure India Pvt. Ltd.

Director

For MD SQUARE REALTY LLP

Designated Partner

200000358597

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Margao city

Page No. 1

Date 28/09/2018

Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
253	295	463.00			Private

Easements

----- Nil -----

Holders in the origin of the title (So far as traced) -

SUMAN ALIAS SUREKHA ATCHUT NAIK	1/16
KRISHNADATTA SHANKAR KARAPURKAR	1/16
MUKTA ALIAS NIRMALA SHANTARAM AGUERKAR	1/16
LAIWANT SHANKAR KARAPURKAR	1/16
ANJANI ALIAS SITABAI ANANT POI RAITURKAR	1/16
SAROJINI ALIAS ANAGHA SAKHARAM REGE	1/16
SHAGEDEN BHAGWANT KARAPURKAR	1/16
JIVAN SHANKAR KARAPURKAR	1/16
ATMARAM XAMBU POI PALONDIKAR	1/2

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name / Remarks	Now Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)
			----- Nil -----		

[ ] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

CITIZEN SERVICE CENTRE - SALCETE
28 SEP 2018
GOVERNMENT OF GOA

200000358595

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 1

Date 28/09/2018

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
253	294	1426.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

SAROJINI ALIAS ANAGHA SAKHARAM REGE	1/16
KRISHNADATTA SHANKAR KARAPURKAR	1/16
ATMARAM XAMBU POI PALONDIKAR	1/2
SUMAN ALIAS SUREKHA ATCHUT NAIK	1/16
BHAGEDEM BHAGWANT KARAPURKAR	1/16
VIVAN SHANKAR KARAPURKAR	1/16
MUKTA ALIAS NIRMALA SHANTARAM AGUERKAR	1/16
VINJANI ALIAS SITABAI ANANT POI RAITURKAR	1/16
JAIWANT SHANKAR KARAPURKAR	1/16

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name / Remarks	Now Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)
			----- Nil -----		

[ ] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

CITIZEN SERVICE CENTRE - SALCETE
28 SEP 2018
GOVERNMENT OF GOA

Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time :- **08-Oct-2020 10:10:55 am**

Document Serial Number :- **2020-MGO-2694**

Presented at **10:10:56 am** on **08-Oct-2020** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1125000
2	Registration Fee	875000
3	Mutation Fees	1000
4	Processing Fee	1580
	Total	**2002580**

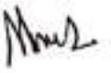
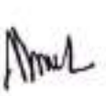
Stamp Duty Required :**1125000** Stamp Duty Paid : **1125000**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**DEEPAK GANAPATI GAONKAR** ,S/o - D/o **Age:** , **Marital Status:** ,**Gender:**,**Occupation:** , **Address1 -** KHADPABANDH PONDA GOA, **Address2 -** , **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**USHA KRISHNADATTA SHARMA** ,S/o - D/o **KESHAV MHABLU NADKARNI** **Age:** 76, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Housewife, **Address1 -** HARIM OPPOSITE VIDHYA BHAVAN COMBA MARGAO GOA 403406, **Address2 -** , **PAN No.:**			
2	**SHIRISH ANANT PAI RAITURKAR** ,S/o - D/o **ANANT PAI RAITURKAR** **Age:** 64, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Other, **Address1 -** ANANT 1 SAPNA ESTATE NEAR MANOVIKAS SCHOOL GOGOL FATORDA GOA, **Address2 -** , **PAN No.:**			
3	**ATISH ATCHUT NAIK** ,S/o - D/o **ATCHUT NAIK** **Age:** 55, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** HNO E92 PADRE MIRANDA ROAD MARGAO SALCETE GOA, **Address2 -** , **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**SRINITA JAIWANT KARAPURKAR** ,S/o - D/o **BABUSO GAVOD DESSAI** **Age:** 76, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Housewife, **Address1 -** NAV SHANTI KUTI DIOGO COSTA ROAD COMBA MARGAO GOA, **Address2 -** , **PAN No.:**			
5	**SHIRISH ANANT PAI RAITURKAR** ,S/o - D/o **ANANT PAI RAITURKAR** **Age:** 64, **Marital Status:** ,**Gender:**Male,**Occupation:** Other, **Address1 -** ANANT 1 SAPNA ESTATE NEAR MANOVIKAS SCHOOL GOGOL FATORDA GOA, **Address2 -** , **PAN No.:**			
6	**SHIRISH ANANT PAI RAITURKAR** ,S/o - D/o **ANANT PAI RAITURKAR** **Age:** 64, **Marital Status:** ,**Gender:**Male,**Occupation:** Other, **Address1 -** ANANT 1 SAPNA ESTATE NEAR MANOVIKAS SCHOOL GOGOL FATORDA GOA, **Address2 -** , **PAN No.:**			
7	**SHIRISH ANANT PAI RAITURKAR** ,S/o - D/o **ANANT PAI RAITURKAR** **Age:** 64, **Marital Status:** ,**Gender:**Male,**Occupation:** Other, **Address1 -** ANANT 1 SAPNA ESTATE NEAR MANOVIKAS SCHOOL FATORDA GOA, **Address2 -** , **PAN No.:**			
8	**ATISH ATCHUT NAIK** ,S/o - D/o **ATCHUT NAIK** **Age:** 55, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, **Address1 -** E92 PADRE MIRANDA ROAD MARGAO GOA, **Address2 -** , **PAN No.:**			
9	**SHIRISH ANANT PAI RAITURKAR** ,S/o - D/o **ANANT PAI RAITURKAR** **Age:** 64, **Marital Status:** ,**Gender:**Male,**Occupation:** Other, **Address1 -** ANANT 1 SAPNA ESTATE NEAR MANOVIKAS SCHOOL FATORDA GOA, **Address2 -** , **PAN No.:**			
10	**SRINITA JAIWANT KARAPURKAR** ,S/o - D/o **RAMA GAVOD DESAI** **Age:** 76, **Marital Status:** ,**Gender:**Female,**Occupation:** Housewife, **Address1 -** NAV SHANTI KUTI DIOGO COSTA ROAD COMBA MARGAO GOA, **Address2 -** , **PAN No.:**			
11	**SHIRISH ANANT PAI RAITURKAR** ,S/o - D/o **ANANT PAI RAITURKAR** **Age:** 64, **Marital Status:** ,**Gender:**Male,**Occupation:** Other, **Address1 -** ANANT 1 SAPNA ESTATE NEAR MANOVIKAS SCHOOL FATORDA GOA, **Address2 -** , **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
12	**DEEPAK GANAPATI GAONKAR** ,S/o - D/o **Age:** , **Marital Status:** ,**Gender:**,**Occupation:** , **Address1 -** KHADPABANDH PONDA GOA, **Address2 -** , **PAN No.:**			
13	**MITHIL RAMKRISHNA DHAVALIKAR** ,S/o - D/o **Age:** , **Marital Status:** ,**Gender:**,**Occupation:** , **Address1 -** CF1 BLOCK FIRST FLOOR DR ALMEIDA COMPLEX PONDA GOA, **Address2 -** , **PAN No.:**			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SHABA PANDU GAUDE, 41 ,1979-01-05 ,9823371966 , ,Service , Marital status : Married** 403401 Betora, Ponda, SouthGoa, Goa			
2	**PRANAV PRABHU TENDULKAR, 25 ,1995-08-13 ,9673199226 , ,Advocate , Marital status : Unmarried** 403401 Ponda, Ponda, SouthGoa, Goa			

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Document Serial No:-2020-MGO-2694

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Date : 08-Oct-2020

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

Civil Registrar
-Cum-
Sub Registrar
Salcete

CERTIFIED TO BE TRUE COPY
15/10/2020
MENINO PIEDADE GOMES
NOTARY
PONDA
STATE OF GOA -INDIA-
Date 15/10/2020
Place Ponda, Goa
Reg. No. 659/2020