

(Rupees 100 Lakhs Twenty thousand only)

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SERIAL 18941 NON JUDICIAL
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R.02200000/PB6816
STAMP DUTY GOA

Authorised Signatory

[Signature]

NAME OF PURCHASER: M/s Adival palcon constructions & Records Pvt Ltd



DEED OF SALE

THIS SALE DEED is executed at Panaji, Tiswadi, Goa, on this day of
26th August, 2014;

X HSCAP1

[Signature]

[Signature]



BETWEEN

DR. MADHAV VISHNU NAIK, son of Shri. Vishnu Naik, 79 years of age, married, medical practitioner, having PAN NO. AAXPN7269D, and his wife MRS. HEMA MADHAV NAIK, 76 years of age, married, housewife, having PAN NO. AAXPN7268C, both Overseas Citizens of India, having Certificates of Registration as Overseas Citizens of India bearing Nos. A1035459 and A 1035460 respectively, having their address in India at C/o Vikram N. N. Panvelcar, H.No. E/80, Khornavaddo, Patto, Ribandar, Ilhas, Goa, presently residing at 1001, Foxcroft, Lagrange, Georgia, USA, 30240, represented in this act by their duly constituted attorney MR. VIKRAM NARCINVA NAIQUE PANVELCAR, son of Narcinva V.N. Panvelcar, 26 years of age, businessman, residing at H. No. E/80 Khornavaddo, Patto, Ribandar, Ilhas, Goa, vide power of attorney dated 3rd of June, 2013, executed before the Notary Public Mr. Sashikant V. Nabar, at Panaji, under registration No. 4688, hereinafter referred to as "THE VENDORS" (which expression unless repugnant to the context thereof shall mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

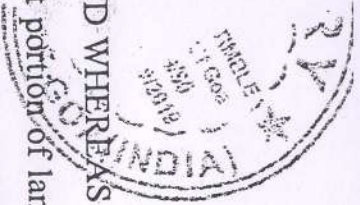
M/S. ADWALPALKAR CONSTRUCTIONS & RESORTS PVT. LTD., incorporated under Companies Act 1956, holding pan card no.AAICA6765F, having its office at "Adwalpalkar Avenue", St. Inez, Panaji - Goa, duly represented in this act by its Director, SHRI. MAHESH R. ADWALPALKAR, son of Shri. Ramakant S Adwalpalkar, age 58 years, married, businessman, Indian national, resident of "Indira Horizon Residency" Dona Paula, Goa, hereinafter referred to as "THE PURCHASER" (which expression unless repugnant to the context thereof shall mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART.



AND WHEREAS Shri. Vishnu Govinda Naigue Panvelcar was the owner of a hilly property known as Arecal, situated in the Village of Talaulim of Santa Anna and Curca, of the parish of the same name of Ilhas Taluka, Tiswadi Taluka, Registration Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under NO. 2122 at page 75 of Book -6 (New) and inscribed under No. 24887 at pages 153(reverse) to 154 of Book number G-38 and recorded in Matriz under Number 3, 15 and 16 of Curca village and No.93 of Santana Village, bounded on the East by the Hill of Venancio Raimundo Da Cruz, West by heirs of Custodio Pires Do Rosario, North by hill of Comunidade of Curca and South by coconut and areca grove of Vencatexa Camotim, Mariano Luis and Nepomoceno Caldeira, Vencatexa Camotim and Ramchondra Camotim Panvelcar, and currently surveyed under survey no.53/1 of village Curca, hereinafter referred to as 'THE ENTIRE PROPERTY' and which property is more fully described in the Schedule I hereunder written.

AND WHEREAS the said erstwhile owner of the entire property expired on 24th of August, 1974 and upon his death an Inventory Proceeding amongst majors under No. 02/1975 came to be instituted in the Court of the Civil Judge Senior Division at Panaji.

AND WHEREAS half of the entire property was listed at Item No.24 in the said Inventory proceedings as the other half was already forming part of a gift deed as mentioned in the Inventory Proceedings and the Partition Deed thereafter executed, and vide order dated 22nd June, 1983 the said proceedings concluded in terms of a consent application dated 10th February, 1983, indicating the manner in which the assets should be distributed amongst the moiety holder i.e the widow of Shri. Vishnu Govinda Naigue Panvelcar and their Ten Children.



AND WHEREAS in the said Partition Deed the VENDORS were allotted that portion of land admeasuring an area of 3135 sq. mts. and marked as plot no.20, for brevity sake, surveyed under survey no.53/1 (part) of village Curca (Tiswadi) hereinafter for brevity sake referred to as the "SAID PORTION".

AND WHEREAS the VENDORS are in possession and occupation of SAID PORTION, the PURCHASER has approached the VENDOR for purchase SAID PORTION is more fully described in the Schedule II hereunder written.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. In total consideration of the sum of Rs. 62,70,000/- (Rupee Sixty Two Lakhs Seventy Two Thousand only) in lieu of all that flat bearing no.401 on the Fourth Floor, at Adwalpalkars Horizon Unit II, Block A, situated at Dona paula admeasuring an area of 130 sq. mts., more fully described in Schedule III as annexed in the plan attached hereto alongwith stilt parking of one car bearing number 05 as annexed in the plan attached hereto, which plot is more fully described in the Schedule II hereunder written and delineated in red colour in the Plan annexed hereto, which plan forms an integral part of the present deed, in favour of the Purchaser alongwith all the estate, rights, title, liberties, easements, profits, privileges, rights and appurtenances whatsoever to the said plot belonging or in any way appertaining to or with the said portion or any part thereof alongwith the rights connected with the said portion and all the other rights and appurtenances hereto before usually held, used, occupied or enjoyed or reputed or known as part thereof or to be appurtenances thereto, AND ALL the estate, right, title and interest, use, inheritance, property, benefit, claim and demand whatsoever, both at law and in equity of the Vendors into, out of or upon the said plot described in the Schedule II hereunder written, or any part thereof TO HAVE AND TO HOLD the said portion hereby sold to the Purchaser unto and to the use and benefit of



the Purchaser subject to the payment of taxes, assessments, rates, duties now chargeable upon the same or which may hereafter become payable in any respect thereof to the Government or the Panchayat or any other local authority, which taxes, rates, assessments and duties shall exclusively be payable by the Purchaser and it shall be lawful for the Purchaser from time to time and all times hereafter peacefully and quietly to continue to possess and enjoy the same without any interruption, eviction, claim and demand whatsoever from the Vendors or anybody acting on their behalf.

2. That the Vendors have a perfect and legal and unassailable right, title and interest to the said portion hereby sold and as such have full authority to sell and transfer the same in favour of the Purchaser.

3. The Vendors state that the said portion in question covered under this Deed is free from any sort of charges, demands and encumbrances and undertake to rectify any claims, charges, encumbrances or demands in respect of the said portion at their own cost and to assure to the Purchaser peaceful and full enjoyment thereto.

4. The Vendors state that there are no dues, charges, affecting the said portion.

5. The Vendors shall co-operate at all times with the Purchaser in order to fully and effectually transfer the said portion in the name of the Purchaser by signing necessary applications, forms before the concerned authorities that may be required to transfer the share certificates, Panchayat records, water and electricity connection etc in favour of the Purchaser.

6. In the event if for any defect in the title of the Vendors, the Purchaser is ever dispossessed / deprived from the whole or any part of the said right, title and interest to the said plot, the Vendors undertake to indemnify the Purchaser, his heirs, successors against any such loss.



7. The PURCHASER states that all the expenses, government duties/taxes, including infrastructure taxes, service taxes and/or other tax and/or any other expenses applicable and/or necessary to convey the possession and/or title of the said flat mentioned in Schedule III shall be borne by the PURCHASERS themselves from time to time.

8. The PURCHASERS further state that they shall handover the possession alongwith Occupancy certificate of the said flat mentioned in schedule III within a time of 24 months from the day of execution of this Deed of Sale.

9. The PURCHASERS further state that they have done a title search of the said Portion and have satisfied themselves with the same.

10. The said portion is zoned under residential zoning and is not a comunidade property.

11. The Vendors declare that the subject matter of the Sale Deed does not pertain to the occupancies of persons belonging to the Schedule Castes and Schedule Tribes.

12. The Plot is valued at Rs. 62,70,000/- (Rupee Sixty Two Lakhs Seventy Two Thousand only) and appropriate stamp duty is paid herewith.







SCHEDULE-I

DESCRIPTION OF ENTIRE PROPERTY)

ALL THAT a hilly property known as Arecal, situated in the Village of Talaulim of Santa Anna and Curca, of the parish of the same name of Ilhas Taluka, Tiswadi Taluka, Registration Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under NO. 2122 at page 75 of Book -6 (New) and inscribed under No. 24887 at pages 153(reverse) to 154 of Book number G-38 and recorded in Matriz under Number 3, 15 and 16 of Curca village and No.93 of Santana Village, bounded on the East by the Hill of Venancio Raimundo Da Cruz, West by heirs of Custodio Pires Do Rosario, North by hill of Comunidade of Curca and South by coconut and areca grove of Vencatexa Camotim, Mariano Luis and Nepomoceno Caldeira, Vencatexa Camotim and Ranchondra Camotim Panvelcar and bounded as under:

ON THE NORTH : By hill of Comunidade of Curca;

ON THE SOUTH: By coconut and areca grove of Vencatexa Camotim;

ON THE EAST: By the Hill of Venancio Raimundo Da Cruz

ON THE WEST: By the property of heirs of Custodio Pires Do Rosario.

[Signature]

[Signature]



SCHEDULE-II

(DESCRIPTION OF SAID PORTION)

All that portion of land admeasuring 3135 sq. mts. termed as plot XX in the deed of Partition mentioned hereinabove and surveyed under survey no.53/1 (part) of village Curca(Tiswadi) Tiswadi Taluka, Registration Sub-District of Ilhas, North Goa District, State of Goa and bounded as under:

ON THE NORTH : By Public Road;

ON THE SOUTH: partly by survey no.53/4 and partly by survey no.53/1 (part) village Curca;

ON THE EAST: By portion of land surveyed under survey no. 53/1 (part) village Curca

ON THE WEST: part XIX of survey no. 53/1 village Curca.

SCHEDULE-III

(DESCRIPTION OF FLAT)

All that the said flat bearing no.401, admeasuring an area of 130 square meters, situated on the Fourth floor of the building known as "ADWALPALKAR'S HORIZON" Unit II Block A, as marked in the plan attached hereto alongwith one stilt car parking no.5 as marked in the plan attached hereto and located on property bearing Survey no.212/1 of Village Taleigaon, Tiswadi Taluka, registered under registration No.9995 of Book B-36 new and also bearing distinct registration no.15671 of Book B-11, Matriz no.Nil which property admeasures 26816 sq. mts. and under construction Licence/VPTLG/CONST.LIC/18/2010-2011/742 the North Goa Planning and Development Authority under Ref.No.NGPDA/1286/1697/ 2008 dated 16/10/2009.

IN WITNESS WHEREOF the parties named hereinabove have put their respective hands on the day, month and year first hereinabove mentioned.

[Signature]

[Signature]

SIGNED AND DELIVERED BY THE

WITHIN NAMED VENDORS represented herein

By their Duly Constituted Attorney

MR. VIKRAM NARCINVA NAIQUE PANVEL CAR



Panvel



Panvel

MR. VIKRAM NARCINVA NAIQUE PANVEL CAR

LEFT HAND FINGER PRINTS

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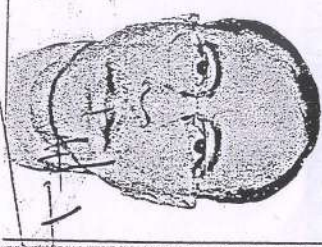
RIGHT HAND FINGER PRINTS

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Panvel






[Signature]

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
"BUILDER" "M/S ADWALPALKAR CONSTRUCTIONS &
RESORTS PVT. LTD." REPRESENTED BY ITS DIRECTOR MR.
MAHESH R. ADWALPALKAR AND CONFIRMING PARTY M/S
ADWALPALKAR CONSTRUCTIONS








MR. MAHESH R. ADWALPALKAR.

LEFT HAND FINGER PRINTS

				
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RIGHT HAND FINGER PRINTS

				
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In Presence of Witness:

- 1) Mr. Rahul Fernandes
- 2) Ashoka Nile - Nile

(Signature)

(Signature)



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Office of Sub-Registrar Ilhas/Tiswadi
Government of Goa

Print Date & Time : 27-08-2014 12:03:16 PM

Document Serial Number : 1996

Presented at 11:17:00 AM on 27-08-2014 in the office of the Sub-Registrar (Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	188100.00
2	Processing Fees	420.00
Total :		188520.00

Stamp Duty Required: 131750.00

Stamp Duty Paid: 220000.00

Dilip K Naik presenter

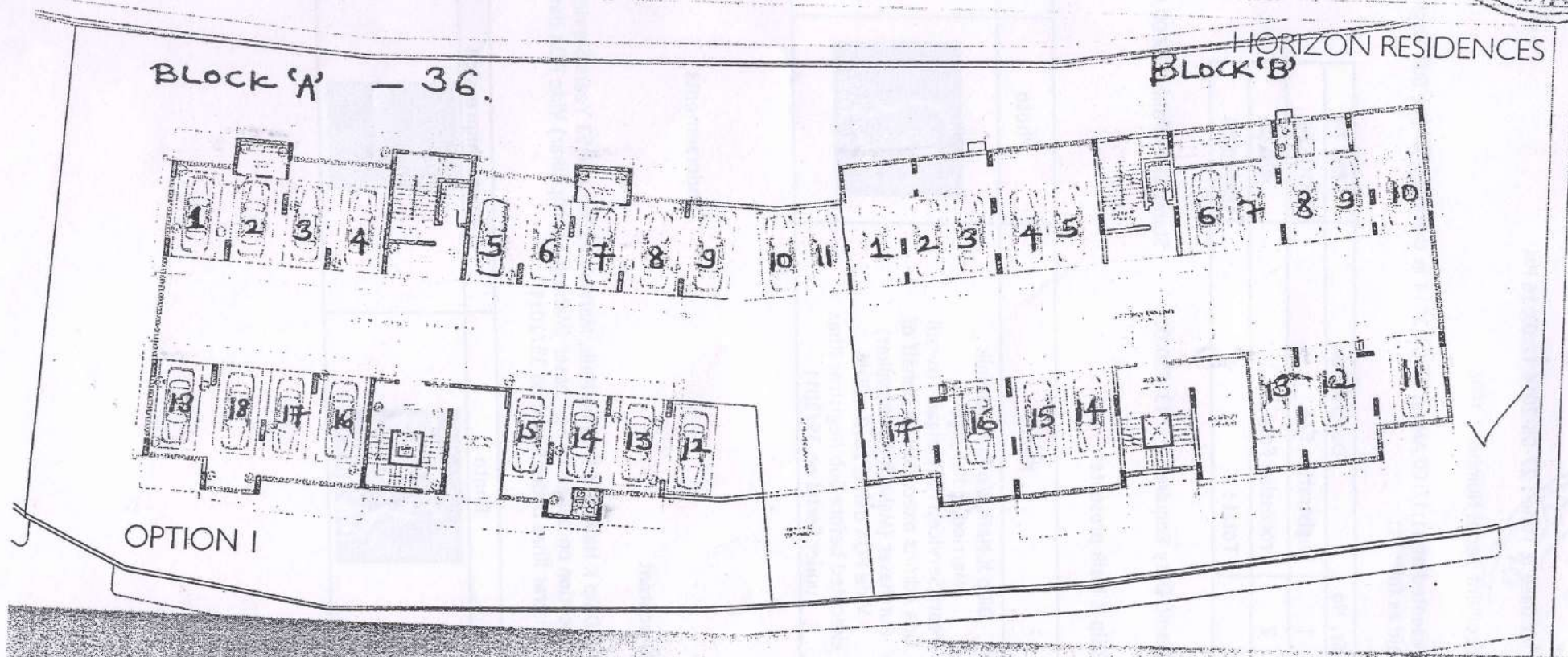
Name	Photo	Thumb Impression	Signature
Dilip K Naik, s/o Krishna Naik, Married, Indian, age 53 Years, Service, r/o Taleigao Tiswadi Goa Admits execution on behalf of Purchaser (Mahesh Adwalpalkar) Vide POA dated 26/04/2011 executed before Sub Registrar Ilhas under Serial no 35/2011			

Endorsements

Executant

1. Dilip K Naik, s/o Krishna Naik, Married, Indian, age 53 Years, Service, r/o Taleigao Tiswadi Goa Admits execution on behalf of Purchaser (Mahesh Adwalpalkar) Vide POA dated 26/04/2011 executed before Sub Registrar Ilhas under Serial no 35/2011

Photo	Thumb Impression	Signature




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2. Vikram Narciuva Naique Panvelcar, s/o Narciuva V N Panvelcar, Married, Indian, age 26 Years, Business, r/o H/no E/80, Khornawado, Patto Ribandar Ilhas Goa As a POA holder for Vendors 1 and 2 vide POA dated 03/06/2013 executed before Shashikant V Nabar at Panaji under Reg No 4688.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv Rachel Fernandes , d/o John Fernandes, UnMarried, Indian, age 25 Years, Advocate, r/o Ponda Goa	

Sub-Registrar

VIKRAM NARCIUVA
ILHAS

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document
Registration Number PNJ-BK1-01966-2014
CD Number PNJD32 on
Date 09-09-2014

Sub-Registrar (Ilhas/Triswadi)

Scanned By:- R. Jeshu

Signature:- *RJ*

Designed and Developed by C-DAC, ACTS, Pune



TRUE COPY

U. R. Timble
Reg. No 67618/2016 dated 18/03/2016
NOTARY
PANAJI STATE OF GOA (INDIA)