

(Rupees Three Laths Sixty Eight Thousand Five Hundred only)

For CITIZEN CREDIT
CO-OP. BANK LTD.



Authorised Signatory

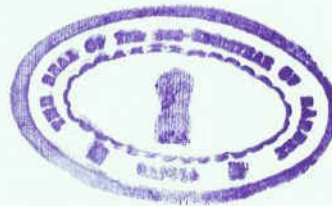
CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

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

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Name of Purchaser OLALIAN ESTATE PVT LTD





3374/2017

10/08/2017


DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Goa,



On this 09th day of the month of AUGUST and year 2017;





BETWEEN;

VIANAAR PROPERTIES PRIVATE LIMITED, a duly registered Private Limited company, which was originally incorporated in the name of ARSH PROPERTIES PVT. LTD. And the name was changed in the Incorporation certificate dated 13/07/2017, having corporation identity no. U70100MH2013PTC2455929, having PAN Card no. AALCA8530D and having its registered office at Flat No. 308, 3rd Floor Hiren Light Indust. Co. Soc., Mogul Lane, Mahim (West) Mumbai - 400016, represented herein by its managing director Mr. Varun Nagpal, Son of Mr. Vijay Kumar Nagpal, aged 34 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 22.07.17, (annexed hereto as 'Annexure 1'), hereinafter referred to as the '**VENDOR**', (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 28 years of age, Holder of PAN Card No. CWPPS3333H, Indian National, resident of 270/3, Livrament Vaddo, Sangolda, Bardez - Goa, vide Power of Attorney

dated 22/07/2017 executed before Notary Adv. Sanyogita at New Delhi, of the **FIRST PART**.

AND

OLALIAN ESTATE PVT LTD, a duly registered Pvt. Ltd. Company, having Pan Card No. AACCO5330J having their registered office at Unit no. 201, Gera's Imperium I, Patto, Panaji, Goa - 403001, represented herein by its Director Mr. Director MR. GAURAV BABBAR, son of M. S. C. Babbar, married, business, aged 36 years, Indian National, holder of PAN Card No. AFKPB1969A, resident of A-4/557, near Jwala Heri, Paschim Vihar, New Delhi - 110063, ~~son of M. S. C. Babbar, married, business, aged 36 years, Indian National, holder of PAN Card No. AFKPB1969A, resident of A-4/557, near Jwala Heri, Paschim Vihar, New Delhi - 110063,~~ vide Board of Directors resolution dated 22.07.2017 (annexed hereto as 'Annexure II'), **VENDEE** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) represented herein through duly constituted Power of Attorney holder **MR. KRISHNARAJ GAUNS**, son of Vassudev Gauns, aged 22 years, Unmarried, Service, Holder of PAN Card no. BXAPG1974K, Indian National and both resident of H. No. 375, Takwada, Usgao, Ponda, Goa - 403407, vide Power of Attorney



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dated 22/07/2017 executed before Notary Adv. Sanyogita at New Delhi of the **SECOND PART.**

WHEREAS there exist a property known as "Chivari" also known as "Cupachi Galli also known as "Vollo" admeasuring a total area of 15850 sq. mts situated at Village Panchayat of Anjuna-Caisua, Taluka and registration Sub-District of Bardez, and state of Goa, neither described in the Land Registration Office of Bardez nor enrolled in Taluka Revenue Office of Bardez, surveyed under Survey No.377/1 of Anjuna Village vide Instrument of Sale dated 19/11/1968 registered before the Sub-Registrar of Bardez bearing Serial No.811 registered on 19/11/1968 at 11.30 am and more particularly described in Schedule I. (Hereinafter referred to as the "**Larger Property**").

AND WHEREAS late Sarasvati Shridora Londe alias Saraswati Shridhar Londe was the original owner of the larger property.

AND WHEREAS the name of Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe is reflected in Form I and XIV which was obtained from the Talathi Anjuna Bardez in the Occupants Column. So also Form No.9 in the occupant's column reflects that name of Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe.

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AND WHEREAS said Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe vide application under Section 103 of the Land Revenue Code 1968 before the deputy Collector & Sub-Divisional Officer, Mapusa in Case No: 18/139/92-LRC/Misc sought for correction the survey records in Form I and XIV as the remark "Play Ground" was wrongly reflected in survey No.377/1 which otherwise falls in Survey No.407/1 of Anjuna village.

AND WHEREAS vide Order dated 18/08/1992 the Ld. Deputy Collector & Sub-Divisional Officer, Mapusa was pleased to direct the Mamlatdar of Bardez to delete the remark "Play ground" from the other rights column of Survey No.377/1 of Anjuna village and record the same in respect to Survey No.407/1 of Anjuna Village.

AND WHEREAS late Sarasvati Shridora Londe alias Saraswati Shridhar Londe was married to late Sridora Rajarama Londe alias Shridhar .R. Londe and out of their wedlock had one child (daughter) namely Mrs. Puspa Shridhar Londe alias Pushpa Mohan.

AND WHEREAS said Puspa Shridhar Londe alias Pushpa Mohan was married to one T.N Mohan and out of their wedlock had



one son namely T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat.

AND WHEREAS the marriage between Puspa Shridhar Londe alias Pushpa Mohan and T.N Mohan have been dissolved by virtue of a divorce proceedings.

AND WHEREAS late Sarasvati Shridora Londe alias Saraswati Shridhar Londe expired on 24/05/2000 and late Sridora Rajarama Londe alias Shridhar. R. Londe expired on 26/02/1962 at Malwan, Sawantwadi.



AND WHEREAS late Sarasvati Shridora Londe alias Saraswati Shridhar Londe expired leaving behind Will dated 21/05/1992 drawn at page 86 of book 170 before the Sub-Registrar and Notary Ex-officio Mapusa, Bardez bequeathing the Larger Property along with other properties in favour of her only daughter Puspa Shridhar Londe alias Pushpa Mohan and grandson Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat as her last wish.

AND WHEREAS pursuant to Will dated 21/05/1992 Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat jointly acquired rightful title, ownership in

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the larger Property and their names are also reflected in the occupant's column of Form I and XIV.

AND WHEREAS pursuant to the death of Late Sarasvati Shridora Londe alias Saraswati Shridhar Londe and late Sridora Rajarama Londe alias Shridhar. R. Londe, T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat executed a Deed of Succession or Qualification of Heirs on 20/12/2000 drawn at Pages 89 to 91V at Book of Deeds bearing No. 794 before the Registrar cum Sub-Registrar and Notary Ex-officio, Mapusa, Bardez Goa.



AND WHEREAS by virtue of Deed of Succession or Qualification of Heirs on 20/12/2000, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Tanginkere Mohan Harshavardhan alias Rajkumar Mohan Bhat succeeded as sole and universal heirs to the estate left behind by late Sarasvati Shridora Londe alias Saraswati Shridhar Londe and late Sridora Rajarama Londe alias Shridhar. R. Londe.


AND WHEREAS vide Letter dated 21/11/2013 bearing Ref. No. TPBZ/ZON/636/ANJ/TCP-13, said T. M. Harshavardhan has obtained a Letter from the Town and Country Planning Department certifying that the Larger Property falls in the

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settlement zone surveyed under Survey No. 377/1 of Anjuna Village.

AND WHEREAS upon becoming the absolute owners in possession Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat executed Deed of Sale/Conveyance dated 28/05/2010 and conveyed a portion of the property admeasuring 403.9sq.mts forming a part of the larger Property to Mr. Arthur Mendonca duly registered before the Sub-Registrar of Bardez bearing Registration No.BRZ-BK1-01946-2010, CD Number BRZD65 on 28/05/2010. (Hereinafter referred to as '**Said Plot A**').




AND WHEREAS said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat also executed another Deed of Sale/Conveyance dated 27/7/2010 and conveyed a portion of the property admeasuring 322.5 sq.mts, Plot "B" which is forming a part of the larger Property to Mr. Arthur Mendonca duly registered before the Sub-Registrar of Bardez bearing Registration No.BRZ-BK1-02734-2010, CD Number BRZD76 on 27/07/2010. (Hereinafter referred to as '**Said Plot B**').

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AND WHEREAS vide another Deed of Sale/Conveyance dated 23/04/2013 said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of the property admeasuring 812.50 sq.mts, Plot "C" which is forming a part of the larger Property to Mr. Arthur Mendonca duly registered before the Sub-Registrar of Bardez bearing Registration No.BRZ-BK1-02400-2013, CD Number BRZD495 on 7/05/2013. (Hereinafter referred to as '**Said Plot C**').



AND WHEREAS pursuant to Deed of Sales/Conveyances with respect to Plot- A admeasuring 403.9 sq.mts, Plot-B admeasuring 322.5sq.mts and Plot-C admeasuring 812.50 sq.mts which totally admeasures 1538.90 sq. mts, Mr. Arthur Mendonca became lawful, absolute owner and having marketable title to property bearing Survey No. 1538.90 sq. mts. Herein after.

AND WHEREAS Mr. Arthur Mendonca's name also appears in Form I and XIV in the Occupant's Column with respect to property bearing Survey No. 1538.90 sq. mts.

AND WHEREAS upon becoming the absolute owner in possession, Mr. Arthur Mendonca along with his wife Mrs. Eugenie Mendonca sold the Property admeasuring 1538.90 sq.

Arthur Mendonca

Eugenie Mendonca

mts to "Arsh Properties Private Limited" vide Deed of Sale dated 10/2/2016 duly registered before the Sub-Registrar of Bardez bearing Registration Number BRZ-BK1-00722-2016 CD Number BRZD777 dated 15/01/2016.

AND WHEREAS pursuant to the Sale Deed dated 10/2/2016, Arsh Properties Private Limited' was put in possession and became the lawful owners of the Property admeasuring 1538.90 sq. mts.



AND WHEREAS pursuant to Mutation Application dated 24/05/2016 before the Office of the Mamlatdar, Bardez bearing Mutation No. 56419, the name of "Arsh Properties Private Limited" is reflected in the occupants Column Form I & XIV with respect to property admeasuring 1538.90 sq. mts.

AND WHEREAS said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat executed Deed of Sale/Conveyance dated 13/10/2010 and conveyed a portion of the property admeasuring 449.95 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing

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Registration No. BRZ-BK1-03745-2010, Book 1 document, CD Number BRZD87 on 13/10/2010.

AND WHEREAS pursuant to Sale Deed dated 13/10/2010, a Deed of Rectification dated 28/02/2014 was duly executed between Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat and Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima rectifying the Survey Plan which was annexed to the said Sale Deed which was duly registered before Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01146-2014, Book 1 document, CD Number BRZD646 on 24/03/2014.



AND WHEREAS said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T. M. Harshavardhan alias Rajkumar Mohan Bhat also executed Deed of Sale/Conveyance dated 30/04/2012 and conveyed a portion of the property admeasuring 216 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01971-2012, Book 1 document, CD Number BRZD318 on 30/04/2012.

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AND WHEREAS pursuant to Sale Deed dated 30/04/2012, a Deed of Rectification dated 28/02/2014 was duly executed between Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat and Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima rectifying the Survey Plan which was annexed to the said Sale Deed which was duly registered before Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01140-2014, Book 1 document, CD Number BRZD646 on 24/03/2014.

AND WHEREAS vide another Deed of Sale/Conveyance dated 18/01/2013, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of the property admeasuring 481.25 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-00514-2013, Book 1 document, CD Number BRZD433 on 30/01/2013.

AND WHEREAS pursuant to Sale Deed dated 18/01/2013, a Deed of Rectification dated 28/02/2014 was duly executed between Puspa Shridhar Londe alias Pushpa Mohan and Mr. T.M. Harshavardhan alias Rajkumar Mohan Bhat and Mr. Joe Q.

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D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima rectifying the Survey Plan and the Plot Number from Plot 'A' to Plot 'C' and which was duly registered before Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01294-2014, Book 1 document, CD Number BRZD652 on 28/03/2014.




AND WHEREAS vide yet another Deed of Sale/Conveyance dated 28/02/2014, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T. M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of the property admeasuring 863.25 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-01240-2014, Book 1 document, CD Number BRZD650 on 27/03/2014.

AND WHEREAS vide yet another Deed of Sale/Conveyance dated 03/11/2015, said Puspa Shridhar Londe alias Pushpa Mohan and Mr. T. M. Harshavardhan alias Rajkumar Mohan Bhat conveyed a portion of the property admeasuring 1651.75 sq. mts forming a part of the larger Property to Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima duly registered before the Sub-Registrar of Bardez bearing

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Registration No. BRZ-BK1-08549-2015, Book 1 document, CD Number BRZD774 on 03/11/2015.



AND WHEREAS pursuant to the aforesaid Deed of Sales dated 13/10/2010, 30/04/2012, 18/01/2013, 28/02/2014, 03/11/2015 and vide three Rectification Deeds, all dated 28/02/2014 which totally admeasures 3661.75 sq. mts, Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima became the lawful, absolute owner and having marketable title to property admeasuring 3661.75 sq. mts surveyed under Survey No. 377/1 of Anjuna Village.


AND WHEREAS upon becoming the absolute owner in possession, Mr. Joseph Q. D'lima alias Joseph Quintinho D'lima and his wife Natalie D'lima sold plot of land admeasuring 3661.75 sq.mts which is forming a part of the larger property surveyed under Survey No. 377/1 of Anjuna Village to Arsh Properties Private limited had vide Deed of sale dated 10/03/2017 duly registered before the Sub-Registrar of Bardez bearing Registration Number BRZ-BK1-01187-2016 CD Number BRZD778 dated 10/03/2016.

AND WHEREAS pursuant to Mutation Application dated 24/05/2016 before the Office of the Mamlatdar, Bardez

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bearing Mutation No. 56420, the name of "Arsh Properties Private Limited" is included in the occupants Column Form I & XIV with respect to property admeasuring 3661.75 sq. mts. by deleting the name of Mr. Joe Q. D'lima alias Joseph Q. D'lima alias Joseph Quintinho D'lima based upon Deed of Sale dated 10/03/2016.



AND WHEREAS by virtue of Deed of Sales dated 10/02/2016 and 10/03/2016, Arsh Properties Private limited became the absolute owners in possession of Property totally admeasuring 5200.65 sq. mts which is forming a part of the larger Property surveyed under Survey No. 377/1 of Anjuna Village. (Hereinafter referred to as the '**Said Property**').

AND WHEREAS upon being the absolute owner of the Said Property admeasuring 5200.65 sq.mts, Arsh Properties Private limited applied for partition of the area 5200.65 sq.mts surveyed under Survey No. 377/1 before the Deputy Collector & SDO, Bardez bearing Case No.15/270/2016/PART/LAND.

AND WHEREAS the Dy. Collector & S.D. Mapusa vide Order dated 03/05/2017 was pleased to confirm the partition as per the Plan prepared by the Supt. of settlement and land records, Mapusa thereby allotting a new Survey No. 377/1-A,



admeasuring 5200 sq.mts in favour of Arsh Properties Private limited.

AND WHEREAS pursuant to the partition, Said Property admeasuring 5200 sq. mts is independently surveyed under New Survey No. 377/1-A and the name of Arsh Properties Private limited is reflected in the occupant's column of Form I & XIV surveyed under Survey No. 377/1-A.

AND WHEREAS the company name of **ARSH PROPERTIES PVT. LTD.** has now been changed in the incorporation certificate to be **VIANAAR PROPERTIES PVT. LTD.** as on 13/07/2017 and shall be hereafter referred to as the **VENDEE** of the Said Property.

AND WHEREAS the **VENDEE** has approached the **VENDOR** to purchase a portion of a Plot 'X' admeasuring **1,700 sq. mts** surveyed under **Survey No. 377/1-A** which is forming a part of the Said Property and which is described in **SCHEDULE-II** herein below for a total consideration of **Rs. 92,00,000/- (Rupees Ninety Two Lacs Only)** free from all encumbrances, charges, demands whatsoever. (Hereinafter referred to as the **Said Plot 'X'**).

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NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agrees to sell and the VENDEE agrees to purchase the Said Plot "X" admeasuring **1700 sq. mts** surveyed under **Survey No. 377/1-A** situated at **Anjuna Village** which is more particularly described in Schedule II herein under.
2. The Vendor do hereby agree to convey, sell, transfer, grant and assign in favour of the VENDEE the 'Said Plot "X"' admeasuring 1700 sq.mts surveyed under Survey No.377/1-A mentioned in SCHEDULE II herein under, upon receipt of consideration of an amount of **Rs. 92,00,000/- (RUPEES NINETY TWO LAC ONLY)**.
3. The Vendor do hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the VENDEE absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot "X" admeasuring total area of 1700 sq. mts within the limits of Village Panchayat of Anjuna which is more fully described Schedule II herein below.
4. The VENDEE shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the Said Plot "X"



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NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agrees to sell and the VENDEE agrees to purchase the Said Plot "X" admeasuring **1700 sq. mts** surveyed under **Survey No. 377/1-A** situated at **Anjuna Village** which is more particularly described in Schedule II herein under.
2. The Vendor do hereby agree to convey, sell, transfer, grant and assign in favour of the VENDEE the 'Said Plot "X" admeasuring 1700 sq.mts surveyed under Survey No.377/1-A mentioned in SCHEDULE II herein under, upon receipt of consideration of an amount of **Rs. 92,00,000/- (RUPEES NINETY TWO LAC ONLY).**
3. The Vendor do hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the VENDEE absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot "X" admeasuring total area of 1700 sq. mts within the limits of Village Panchayat of Anjuna which is more fully described Schedule II herein below.
4. The VENDEE shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the Said Plot "X"



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without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

5. The Vendor has handed over the peaceful, lawful and vacant possession of Said Plot "X" to the VENDEE at the time of execution of the present Sale Deed.
6. That the Vendor hereby declares that they are the absolute owners of the Said Plot "X" and have full right and absolute authority to convey and transfer the Said Plot in favour of the VENDEE.
7. In case if any person claims or claims any right or interest in Said Plot "X", the Vendor shall be responsible to answer their claim and indemnify the VENDEE.
8. That the Vendor has all the powers to sell, transfer, assign their respective Said Plot "X" in favour of the VENDEE which are described in Schedule II herein below.
9. And that the Vendor has put the VENDEE in possession of Said Plot "X".

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10. That prior to this Agreement the Vendor has not entered or executed any agreement for sale/ Sale Deed or create any right or interest with any person/s or parties.

11. The Vendor has not received any consideration or amount from any Person/s or Parties for sale of the Said Plot.

12. That the Title of the Vendor towards Said Plot "X" is valid, clean and marketable.

13. That the Vendor declares that no attachment or notices from Government or local authorities or under any Act have been served on the Vendor with respect to the Said Plot "X" mentioned hereinabove is subject to any proceedings under any statute or regulations.

14. That there is no stay or Temporary Injunction granted by any Court/Tribunal restraining entering into the Said Plot "X" or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.

15. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the Said Plot "X" and the Said Plot "X" is fully in possession of the Vendor.



16.The Vendor has no objection to include the name of the VENDEE or his nominee in the records of rights or in any other records.



17.The entire amount has been paid in the name of the Vendor towards the Said Plot "X" and the Vendor has consented for the same.


18.The Vendor hereby declares that the Said Plot "X" does not belong to the Schedule Caste and Schedule Tribe.

19.Both the Parties are entitled for specific performance of this Agreement.

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SCHEDULE I

All that part and parcel of land known as "CHIVARI" also known as "CUPACHI GALLI" also known as "VOLLO" located within the limits of Village Panchayat of Anjuna in the Taluka and Sub-District of Bardez, District of North Goa admeasuring 5200.00 sq. mts surveyed under Survey No. 377/1-A forming a part of a larger property totally admeasuring 15850 sq. mts neither described in the Land Registration Office of Bardez nor enrolled in Taluka Revenue Office of Bardez, surveyed under Survey No. 377/1 of Anjuna Village which are bounded as follows:

On the East: By Road


On the West: By property bearing Survey No. 378/5-A

On the South: By remaining part of Survey No. 377/1

On the North: By part of property bearing Survey 377/1

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SCHEDULE II

All that portion of land known as "CHIVARI" also known as "CUPACHI GALLI" also known as "VOLLO" admeasuring 1700 sq. mts (PLOT "X") located within the limits of Village Panchayat of Anjuna in the Taluka and Sub-District of Bardez, District of North Goa which forming a part of the larger property admeasuring 5200. sq. mts which is more fully described in **Schedule I** herein above and which is bounded as under and more particularly shown in the plan annexed to this Deed of Sale as Annexure III :

On the East: By Road

On the West: By remaining part of Survey No. 377/1

On the South: By remaining part of Survey No. 377/1

On the North: By part of property bearing Survey 377/1

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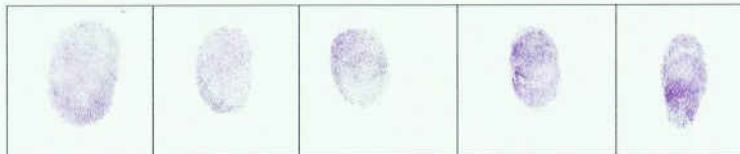
SIGNED AND DELIVERED by the]

within named Vendor]



MR. VARUN NAGPAL, DIRECTOR – VIANAAR PROPERTIES PVT.
LTD., through his POA holder – **MS. AKSHAYA SATARDEKAR**

Left Hand Finger Impressions



Right Hand Finger Impressions



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SIGNED AND DELIVERED by the]
within named VENDEE]



MR. GAURAV BABBAR, DIRECTOR – OLALIAN ESTATE PVT. LTD.,
through his POA holder – **MR. KRISHNARAJ GAUNS**

Left Hand Finger Impressions

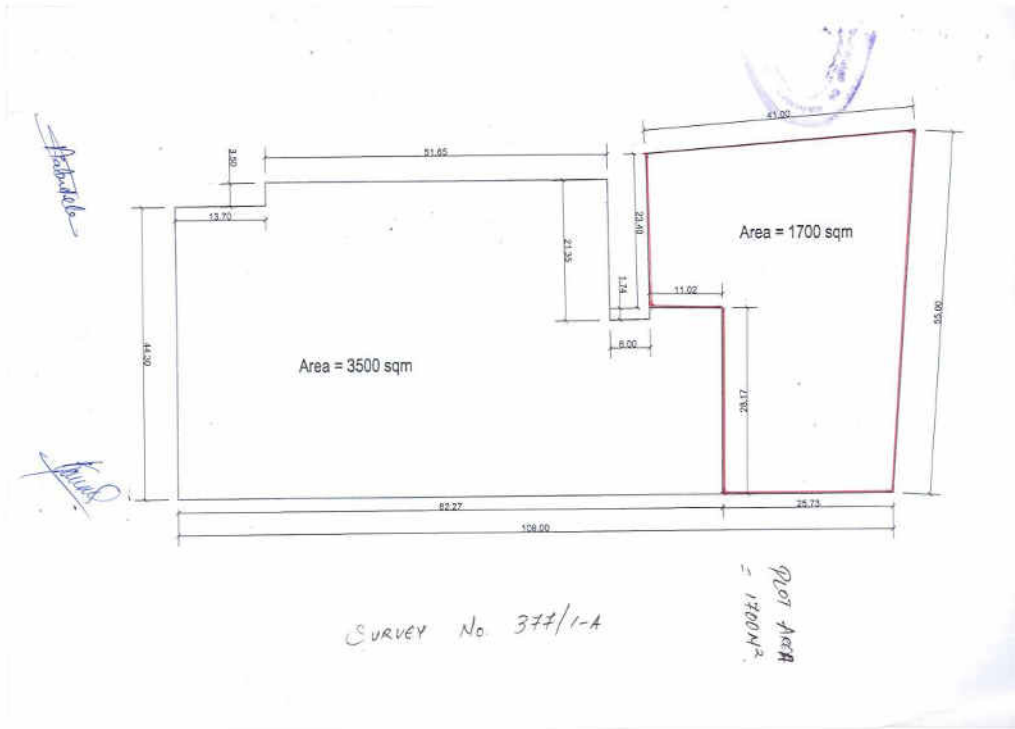


Right Hand Finger Impressions



Witnesses:

1. Premdeep Kankankar2. Ramash Tiwari 





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 10-08-2017 01:27:09 PM

Document Serial Number : 3374

Presented at 11:50:00 AM on 10-08-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	276000.00
2	Processing Fees	480.00
	Total :	276480.00

Stamp Duty Required: 368000.00

Stamp Duty Paid: 368000.00

Krishnaraj Gauns presenter

Name	Photo	Thumb Impression	Signature
Krishnaraj Gauns, S/o Vassudev Gauns, UnMarried, Indian, age 22 Years, Service, r/oH.no 375, Takwada, Usgao, Ponda Goa. Through Constituted POA holder for Purchaser. OLatian Estate Pvt Ltd, P OA dated 22.7.2017. before Adv Notary Sanyogita at New Delhi. vide resolution dated 22.7.2017.			

Endorsements

Executant



1. Krishnaraj Gauns, S/o Vassudev Guans, UnMarried, Indian, age 22 Years, Service, r/oH.no 375, Takwada, Usgao, Ponda Goa. Through Constituted POA holder for Purchaser. OLatian Estate Pvt Ltd, P OA dated 22.7.2017. before Adv Notary Sanyogita at New Delhi. vide resolution dated 22.7.2017.

Photo	Thumb Impression	Signature

2. Akshaya Anant Satardekar, D/o Anant Satardekar, Married, Indian, age 28 Years, Service, r/o270/3, Liyrament Vaddo, Sangolda, Bardez-Goa PAN No. CWPPS3333H. AS POA holder for Vianaar Properties Pvt

d. which was originally incorporated in the name of Arsh Properties Pvt Ltd. vide resolution dated 22.7.2017. POA dated 22.7/2017, before Adv Notary Sanyogita at New Delhi.

Photo	Thumb Impression	Signature
		

Sr No.	Witness Details	Signature
1	Pranish Kankonkar, S/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.no 32, Gavant Chimbet Tiswadi Goa	
2	Ramesh Tiwari, S/o Ramshankar Tiwari, Married, Indian, age 50 Years, Business, r/o Flat no E-202, Socorro Gardens Socorro, Bardez Goa	

Endorsement

Mutation fee of Rs 1,500/- is paid
vide challan no 201700593915

TDS Paid through HDFC Bank dated 09.8.2017 of Rs 92,000/- dated 10/08/2017

Scanned By:-

Rs of 1,000/- vide challan
no 20170059291.

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

JB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03391-2017
CD Number BRZ0789 on
Date 10-08-2017

Sub-Registrar Bardez



REGISTRAR
BARDEZ

Designed and Developed by C-DAL, ACTS, Pune



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR TALUKA BARDEZ

REGISTRATION DEPARTMENT GOVERNMENT OF GOA

Print Date Time: 10/Aug/2017 01:27 PM

Receipt No: 2229

Date of Receipt: 10/Aug/2017

Serial No. of the Document: 3374

Nature of Document: Sale

Received the following amounts from Sri. Krishnaraj Gauns for Registration of above Document in Book-1 for the year 2017

Rs.Ps

Registration Fee	276000.00
Processing Fees	480.00
Total :	276480.00

Amount in words: Rupees Two Lakh Seventy Six Thousand Four Hundred Eighty Only

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below:

Name of the Person Authorized: _____

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ACTS Pune