



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 2827

Print Date Time: 15/Oct/2010 04:57 PM

Date of Receipt: 15/Oct/2010

Serial No. of the Document: 3857

Nature of Document: Sale

Received the following amounts from Sri. Rajee Shivram Rane for Registration of
above Document in Book-1 for the year 2010

Rs. Ps

Registration Fee	1000050.00
Processing Fees	210.00
Total :	1000260.00

Amount in words: Rupees Ten Lakh Two Hundred Sixty 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 _____

_____ on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC, ACTS Pune.



HDFC BANK LTD
COSMOS TOWERS
NR. GOVERNMENT BLDG.
OPP. DCB BANK
MAPUSA-GOA 403 507

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

भारत 04148 NON JUDICIAL गोंवा
190519 OCT 15 2010
13:13
R. 1500000/- PB6677
INDIA STAMP DUTY GOA

Name of Purchaser **RAOJEE CONSTRUCTIONS**
HDFC Bank Ltd.

Authorised Signatory



Sr. No. 3857/10

15/10/10



DEED OF CONVEYANCE

THIS DEED OF SALE AND CONVEYANCE is made and entered into at Mapusa, Goa on this 15th day of Oct., 2010 between Raojee S/o Shivram Rane, age 52, Indian Inhabitant, **PAN No. AGGPR1241L** carrying on business in the name and style of "**Raojee Construction**" as the Sole Proprietor residing at Ravindra Building Flat No. F-2, Bablo Naik Colony, St. Inez Panjim Goa, hereinafter called "**THE VENDOR**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors and administrator) of the **ONE PART**, AND **Trinity Consortium Development Pvt. Ltd.**, a company registered under the Companies Act, 1956, through its Director Shri

Raojee S

Trinity

Avinash S/o Bhogilal Parikh, aged 63, **PAN No.AACPP1784A**, Occupation :**Bussiness** Indian Inhabitant of Mumbai, having its registered office at 301-302 Vikas Chambers, Mitt Chowki, Malad (West), Mumbai-400 064, hereinafter collectively referred to as "the Confirming Party" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the



SECOND PART AND SUN HOSPITALITY AND SERVICE APARTMENTS

PVT. LTD. a company registered under the Companies Act, 1956, through its Director Shri Prakash S/o Chandrakant Sheth, aged 53, **PAN No AAIPS3060N**, Indian Inhabitant of Mumbai, having its registered office at 5 Mahavir Krupa, Opposite Sakhi Fitness Centre, Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai- 400 067, hereinafter referred to as "the Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **THIRD PART**

W H E R E A S:-

- a) One Mrs. Leopaldina Fernandes E Vas, Mr. Xavier Fransisco Sales Vas, Mrs. Senen Vas, Mr. Filomeno CueroBino Vas and Mrs. BeBiana Preciosa Godinho E Vas all of Goa were absolutely seized and possessed and otherwise well and sufficiently entitled to all that property locally known as "Ambirna" or "Corlechem Batta", situated, lying and being at village Socorro, Bardez-Goa within the limits of village Panchayat Socorro, Sub District Bardez, District North in the state of Goa, bearing Survey No. 405/11 admeasuring approximately 3350 sq. meters and more particularly described in the Schedule 1 hereunder written ;

R B S

- b) The abovenamed Mrs. Leopaldina Fernandes E Vas, Mr. Xavier Fransisco Sales Vas, Mrs. Senen Vas, Mr. Filomeno Cuerebino Vas and Mrs. Bebiana Preciosa Godinho E Vas were also absolutely seized and possessed of and otherwise and sufficiently entitled to the property locally known as "Ambirna" or "Corlechem Batta", situated, lying and being at village Socorro, Bardez-Goa within the limits of village Panchayat Socorro, Sub District Bardez, District North in the state of Goa, bearing Survey No. 405/10 admeasuring approximately 10300 sq. meters and more particularly described in the schedule I hereunder written ;



By a Deed of Conveyance dated 12th day of June, 2007, duly registered at the office of Sub Registrar of Assurances at Bardez at serial No. 2951/2007, the abovenamed owners sold, transferred and conveyed the property more particularly described in the schedule I hereunder written to the Vendor herein absolutely for the consideration mentioned in the said Deed of Conveyance and handed over the vacant and peaceful possession of the said property more particularly described in the Schedule I hereunder written to the Vendor herein ;

- d) By another Deed of Conveyance of the even date i.e. dated 12th day of June, 2007, duly registered at the office of Sub Registrar of Assurances at Bardez at serial No. 2950/2007, the abovenamed owners sold, transferred and conveyed the property more particularly described in the schedule II hereunder written to the Vendor herein absolutely for the consideration mentioned in the said Deed of Conveyance and handed over the vacant and peaceful possession of

R B

the said property more particularly described in the schedule II hereunder written to the Vendor herein ;

- e) One Mrs. Maria Escola Stica Da Costa and Mr. Antonieta Braganca were seized and possessed of and well and sufficiently entitled to all that immovable property local known as "Ambirna" or " Bathulen situated at village Socorro, Bardez-Goa, within the limits of Village Panchayat Socorro, Sub District Bardez, District North in the state of Goa bearing Survey No. 405/10A admeasuring approximately 3925 sq. meters and more particularly described in the schedule hereunder written

- f) By a Deed of Conveyance dated 18th June, 2007, duly registered at the office of Sub Registrar of Assurances Bardez at serial No. 3064/2007, the abovenamed owners sold, transferred and conveyed their said property more particularly described in the Schedule III hereunder written for the consideration mentioned in the said Deed of Conveyance and handed over its vacant and peaceful possession to the Vendor herein;

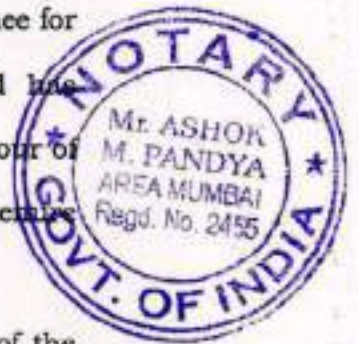
- g) The Vendor is thus seized and possessed and is otherwise well and sufficiently entitled to all that properties more particularly described in the schedule hereunder written in the Schedules No. I, II and III hereunder written;

- h) The Vendor had acquired the said properties for and on behalf of the Confirming Party herein and entire consideration paid by the Vendor to the abovenamed owners under the aforesaid Deeds of Conveyance, had been provided by the Confirming Party and the Vendor had

R B S

agreed to sell, transfer and assign the said properties to the Confirming Party and/or its nominee;

- i) The Confirming Party has nominated the Purchaser as its nominee for the purpose of the conveyance of the said properties and has requested the Vendor to execute the Deed of Conveyance in favour of the Purchaser and the Vendor has readily agreed to do so; the terms of the said properties is "Orchard Land"



It is agreed by and between the Parties hereto that The Party of the Third Part shall pay a sum of Rs. 5,00,00,000/- (Rupees Five Crores Only) , however it is agreed that the Vendor herein shall have right and charge over the area admeasuring 3000 Sq.metres. Out of the agreed consideration Rs.4,50,00,000/- (Rupees Four Crore Fifty Lakhs Only) will be paid to the Confirming Party herein on behalf of the Party of the First Part as being their consideration for relinquishing right, title and interest of the said property referred herein below and more particularly described in the schedule mentioned herein below and Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) paid on or before the execution of these presents hereof (the payment and receipt whereof each of the Confirming Party hereby admits and acknowledges of and from the same and every part thereof do forever releases and discharges the Purchaser). The balance amount of Rs. 4,25,00,000/- (Rupees Four Crore and Twenty Five Lakhs Only) shall be paid within one (1) month from the date of registration of these presents.

- k) The Party of the First Part, the Vendor herein has agreed to execute the conveyance in favour of the Party of the Third Part for a consideration for a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only)

R B S

to be paid on execution of these presents, however it is agreed that the Vendor herein shall have right and charge over the area admeasuring 3000 Sq.metres., which shall be earmarked on the tentative plan.

NOW THIS INDENTURE WITNESSETH that in pursuance of the payments of Rs. 2,28,35,000/- (Rupees Two Crores Twenty Eight Lakhs Only) paid from time to time before the execution of these presents by the Confirming Party to the Vendor, to enable the Vendor to purchase and acquire the said properties more particularly



described in the schedule I, II and III hereunder written, for the benefit of the Confirming Party, being consideration paid by the Vendor to the abovenamed original owners. (the receipt whereof the Vendor doth hereby admit and acknowledge and of the from the same and every part thereof doth hereby for ever acquit release and discharge the Confirming Party) AND in consideration of the sum of Rs. 25,00,000/- (Rupees Twenty- Five Lakhs Only) paid on or before the execution of these presents by the Purchaser to the Confirming Party on behalf of the Party of the First Part herein, (the receipt whereof the Confirming Party doth hereby admit and acknowledge and of the from the same and every part thereof doth hereby for ever acquit release and discharge the Purchaser). The Vendor doth hereby grant, sell, convey, transfer and assure and the Confirming Party doth hereby assign, release and confirm unto the Purchaser free from any encumbrances and reasonable doubts. ALL THAT piece or parcel of land or ground with the messuages hereditaments and premises in fee simple bearing Survey No. 405/11, 405/10 and 405/10A of village Socorro, Bardez Goa, District North in the state of Goa admeasuring in aggregate 17575 sq. meters or thereabout and

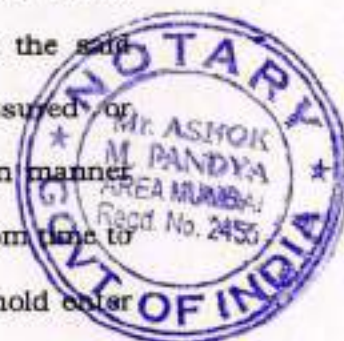
R B S

more particularly described in the Schedule I , II and III hereunder written and delineated on the plan hereto annexed by red coloured boundary line TOGETHER WITH all and singular the structures, houses, outhouse, fencing, compound walls, edifices, buildings, Court yards, areas, compounds, sewers drains ditches fences tree plants shrubs ways paths passages commons gullies wells waters water courses lights liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said lands or grounds hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at or any time heretobefore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto. AND ALL THE ESTATE, right, title, interest, claim and demand whosoever at law and in equity of the Vendor and the Confirming Party into out of or upon the said land hereditaments and premises or any part thereof TO HAVE AND TO HOLD all and singular the said hereditaments and premises hereby granted conveyed, sold, transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances (all which are hereinafter called "the said premises) UNTO AND TO THE USE and benefit of the Purchaser, its Successors and assigns SUBJECT TO the payment of all future rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Goa in Panchayat or any other public body or local authority in respect thereof AND the Vendor and the Confirming Party doth hereby for himself, his heirs, executors and administrators covenant with the Purchaser THAT notwithstanding any act, deed, matter or thing



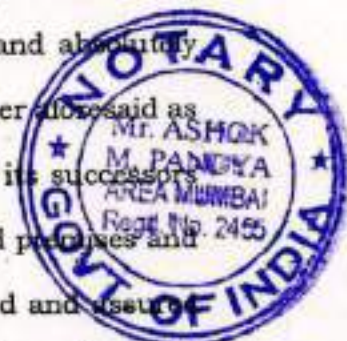
R B S

whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed, omitted, or knowingly or willingly suffered to the contrary. The Vendor now have in himself good right, full power and absolute authority to grant, convey, transfer and assure the said premises hereby granted conveyed transferred and assured or intended so to be unto and to the use of the Purchaser in 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 use occupy possess and enjoy the said premises hereby granted conveyed transferred and assured with its 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 or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor, his heirs, executors and administrators or any of them or by any person lawfully or him them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates title charge and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for him. AND FURTHER that he the Vendor 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 conveyed transferred and assured or any part thereof by from under or in trust for them, the Vendor, or his heirs, executors and administrators of any of them



R B

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, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser its successors and assigns or its Counsel in law for assuring the said premises and every part thereof hereby granted conveyed transferred and assured unto and to the use of the Purchaser in manner aforesaid ; AND Vendor doth hereby further covenant with the Purchaser that the Vendor has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the same or any part thereof are can , shall or may be charged encumbered, impeached or prejudicially affected in estate title or otherwise howsoever; AND the Vendor doth hereby confirm and record that he has on execution hereof put the Purchaser in quiet, peaceful and vacant possession of the said properties more particularly described in the schedule I, II and III hereunder written as owners thereof.



SCHEDULE I OF THE PROPERTY

All that immoveable property namely "AMBIRNA" or "CORLECHEM BATTIA" situated in the Village of Socorro, Bardez-Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North, in the state of Goa, wholly described in the land registration office of Bardez under No. 7043 at Folio 360 of B new 18 and enrolled in the Taluka Revenue Office under

R B S

matriz Nos. 413, 415,432 and 434 of the second circumscription of Socorro Survey No. 405/11 totally admeasuring an area of 3,350 sq. meters and is bounded as under :-

On the North: By property surveyed under Survey No.

405/7 by property surveyed under Survey No.
405/B.

On the South : By property surveyed under Survey No.
405/12.

On the East : By Road.

On the West : By property surveyed under Survey No.
405/10A.



SCHEDULE II OF THE PROPERTY

All that immoveable property namely "AMBIRNA" or "CORLECHEM BATT" situated in the Village of Socorro, Bardez-Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North, in the state of Goa, wholly described in the land registration office of Bardez under No. 7043 at Folio 360 of B new 18 and enrolled in the Taluka Revenue Office under matriz Nos. 413, 415,432 and 434 of the second circumscription of Socorro Survey No. 405/10 totally admeasuring an area of 10,300 sq. meters and is bounded as under :-

On the North: By property surveyed under Survey No.
405/7.

On the South : By property surveyed under Survey No.

Handwritten signatures and initials in blue ink, including a large 'R', a stylized 'B', and a signature that appears to be 'S. B.'.

405/13 and by property surveyed under Survey
No. 405/10 A.

On the East : By property surveyed under Survey No.
405/10 A

On the West : By property surveyed under Survey No.
405/9.



SCHEDULE III OF THE PROPERTY

All that immoveable property namely "AMBIRNA" or "BATULEM" situated in the Village of Socorro, Bardez-Goa, within the limits of village Panchayat Socorro, Sub District Bardez, District North, in the state of Goa, wholly described in the land registration office of Bardez under No. 22929 at Folio 81 of B new 59 and enrolled in the Taluka Revenue Office under matriz No. 400 of the second circumscription of Socorro Survey No. 405/10 A totally admeasuring an area of 3,925 sq. meters and is bounded as under :-

On the North: By property surveyed under Survey No.
405/7.

On the South : By property surveyed under Survey No.
405/14.

On the East : Partly by property surveyed under Survey
No. 405/11 and 405/12.

On the West : By property surveyed under Survey No.
405/10.

R B 3

SIGNED AND DELIVERED
BY THE WITHINNAMED THE VENDOR
SHRI. RAOJEE SHIVRAM RANE
IN THE PRESENCE OF

RAOJEE CONSTRUCTION

Raojee
Director

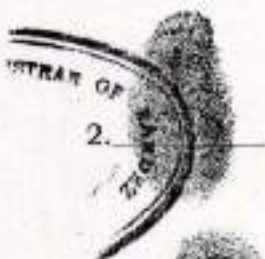


R.H.T.

L.H.T.I.

1. 

1. 



2. 

2. 

3. 

3. 

4. 

4. 

5. 

5. 



R *S* *B*

SIGNED AND DELIVERED
BY THE WITHINKAMED
THE CONFIRMING PARTY
TRINITY CONSORTIUM
DEVELOPMENT PVT. LTD
THROUGH ITS DIRECTOR
SHRI. AVINASH PARIKH

PURSUANT TO THE RESOLUTION OF
THE BOARD DATED 14TH Sep. 2010
IN THE PRESENCE OF

1.



1.



2.



2.



3.



3.



4.



4.



5.



5.



For TRINITY CONSORTIUM DEVELOPMENT PVT. LTD.

DIRECTOR



R

S

B

SIGNED AND DELIVERED
 BY THE WITHINNAMED
 THE PURCHASER
 SUN HOSPITALITY AND SERVICE
 APARTMENTS PVT. LTD.
 THROUGH ITS DIRECTOR
 SHRI. PRAKASH SHETH
 PURSUANT TO THE RESOLUTION OF
 THE BOARD DATED 15TH Sep. 2010
 IN THE PRESENCE OF

For M/s. Sun Hospitality & Service Apartments Pvt. Ltd.

G. I. M.

Director



1. 

1. 

2. 

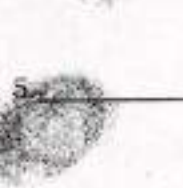
2. 

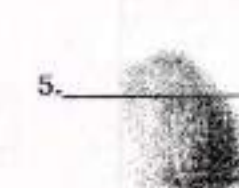
3. 

3. 

4. 

4. 

5. 

5. 



Witnesses:-

① *Mural Pandya*

M. Pandya

② *Hkn. D. Deshmukh*

H. H.

R *8*

B

RECEIPT

RECEIVED FROM the withinnamed Purchaser a sum of Rs. 50,00,000/-
(Rupees Fifty Lakhs Only) vide cheque no 743924 dated 20 September 2010
drawn on The Kapol Co-op Bank Ltd, Kandivali Branch being the full
consideration withinmentioned, agreed to be paid by them, paid to me.

WITNESS :

I SAY RECEIVED

(RAOJEE RANE, PROPRIETOR OF RAOJEE CONSTRUCTION)



Raojee R
(VENDOR)



RECEIPT

RECEIVED FROM the withinnamed Purchaser a sum of Rs. 4,50,00,000/-
(Rupees Four Crores Fifty Lakhs Only) vide cheque no 743901 dated 23 July
2010 and vide cheque no 732925 dated 20 October 2010 drawn on The Kapol
Co-op Bank Ltd, Kandivali Branch being the full consideration
withinmentioned, agreed to be paid by them, paid to me.

WITNESS :

WE SAY RECEIVED

(TRINITY CONSORTIUM DEVELOPMENT PVT. LTD)

1.

2.

[Signature]
(DIRECTOR)

(CONFIRMING PARTY)

R *[Signature]* *B*



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 15-10-2010 04:56:41 PM

Document Serial Number : 3857

Presented at 04:29:00 PM on 15-10-2010 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000050.00
2	Processing Fees	210.00
Total :		1000260.00

Duty Required: 1425010.00

Stamp Duty Paid: 1500000.00



Raojee Shivram Rane presenter

Name	Photo	Thumb Impression	Signature
Raojee Shivram Rane, s/o Shivram Rane, Married, Indian, age 52 Years, Business, r/o Ravindra Building Flat No. F-2, Bablo Naik Colony St. Inez Panaji Goa. PAN No. AGGPR1241L. Sole Proprietor of Raojee Construction.			 BAOJEE CONSTRUCTION Proprietor


Endorsements

Executant


1. Avinash Bhogilal Parikh, s/o Bhogilal Parikh, Married, Indian, age 63 Years, Business, r/o Office at 301-302 Vikas Chambers Mitt Chowki Malad West Mumbai 400 064. Confirming party. PAN No. AACPP1784A. Director of Trinity Consortium Development Pvt. Ltd vide Board Resolution dtd. 14/09/2010 and having office at Office at 301-302 Vikas Chambers Mitt Chowki Malad West Mumbai 400 064.

Photo	Thumb Impression	Signature
		 TRINITY CONSORTIUM DEVELOPMENT PVT. LTD. DIRECTOR

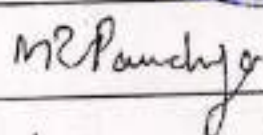
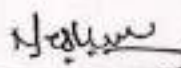
2. Raojee Shivrām Rane, s/o Shivrām Rane, Married, Indian, age 52 Years, Business, r/o Ravindra Building Flat No. F-2, Bablo Naik Colony St Inez Panaji Goa. PAN No. AGGPR1241L. Sole Proprietor of Raojee Construction.

Photo	Thumb Impression	Signature
		RAOJEE CONSTRUCTION Raojee R Proprietor

3. Prakash Chandrakant Sheth, s/o Chandrakant Sheth, Married, Indian, age 53 Years, Business, r/o Office at 5 Mahavir Krupa Opposite Sakhi Fitness Centre Mahavir Nagar Dahanukarwadi Kandivali West Mumbai. 400 067. PAN No. AAIPS3060N. Director of Sun Hospitality And Service Apartments Pvt. Ltd vide Board Resolution dtd. 15/09/2010 and having Office at 5 Mahavir Krupa Opposite Sakhi Fitness Centre Mahavir Nagar Dahanukarwadi Kandivali West Mumbai. 400 067.

Photo	Thumb Impression	Signature
		For M/s. Sun Hospitality & Service Apartments Pvt. Ltd. G. C. V. Director



Sr No.	Witness Details	Signature
1	Nirmal Pandya, s/o Ramniklal I Pandya, Married, Indian, age 57 Years, Service, r/o 102/B, West View 117 Bajaj Road, Virle Parle West Mumbai 56.	
2	Nitin Deshmukh, s/o Dev Deshmukh, Married, Indian, age 42 Years, advocate, r/o 108, Crystal Plaza C Wing New Link Road Andheri West Mumbai 53.	

SUB-REGISTRAR
BANDRA

Book-1 Document
Registration Number BRZ-BK1-03812-2010
CD Number BRZD88 on
Date 15-10-2010

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By:- *Samur*

Signature:-



Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY

Mr. Ashok M. Pandya

ASHOK M. PANDYA

ADVOCATE & NOTARY (GOVT. OF INDIA)

6-6, Diamond Apt, Behind Diamond

Glacier, L. T. Road Borivli (W),

MUMBAI 400192.