

(Rupees Fifteen Lakhs Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CHSL
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/SIN(V)/C.R./35/33/2011-ED

भारत 05387
174287



INDIA

NON JUDICIAL गोंया
AUG 13 2015

17:37

R. 1500000/- PB7122

STAMP DUTY

GOA

Name of Purchaser: UMIYA HOLDING Pvt Ltd

(Rupees Fifteen Lakhs Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

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भारत 05388
146288



INDIA

NON JUDICIAL गोंया
AUG 13 2015

17:37

R. 1500000/- PB7122

STAMP DUTY

GOA

Name of Purchaser: UMIYA HOLDING Pvt Ltd

(Rupees Eight Lakh Eighty Five Thousand Only)

FOR CITIZEN CREDIT
CO-OP BANK LTD

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES CHSL
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/SIN(V)/C.R./35/33/2011-ED

भारत 05389
136285



INDIA

NON JUDICIAL गोंया
AUG 13 2015

17:39

R. 0885000/- PB7122

STAMP DUTY

GOA

Name of Purchaser: UMIYA HOLDING Pvt Ltd

ANIRUDHA MEHTA. Anirudh

DEED OF SALE

THIS DEED OF SALE is made at Margao-Goa on this
17th day of August, 2015;





BY

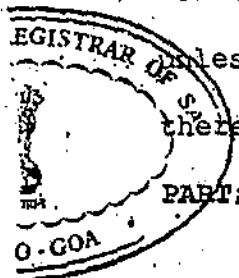
M/s KARLE PROPERTIES, a Partnership Firm, registered under the Indian Partnership Act 1932, having its Registered Office at 151, industrial suburb, Yeshwantpur, Bangalore, 560022 holding pan number AABFK1537B represented herein by its Partner, Mr. Sudarshan Karle, son of L.T. Karle, aged about 61 years, married, Indian National, resident of Bangalore, hereinafter referred to as VENDOR. (Which expression shall, unless it be repugnant to the context or meaning thereof, mean and include the partners of the said firm for the time being, their heirs, successors-in-title, legal representatives and assigns) OF THE FIRST PART.

IN FAVOUR OF

M/s. UMIYA HOLDING PVT. LTD., a private limited company, incorporated under the Companies Act, 1956 having its office at 29/3.H.M Strafford, 2nd floor, 7th cross road, vasanth nagar, Bangalore - 560052 and having its Goa office at No.102 & 103, 1st Floor, Anand Towers-1, Chicalim, Airport Road, Goa-403 711, holding PAN No. AAACU4321R Represented in this agreement by its Director

Amind

Mr. Aniruddha Mehta, son of Bhanuprasad C.Mehta, aged 53 years businessman, residing at Bangalore ,hereinafter referred to as "PURCHASER", (which expression shall



unless the same be repugnant to the context or meaning thereof includes it's successors, assigns) OF THE SECOND PART;

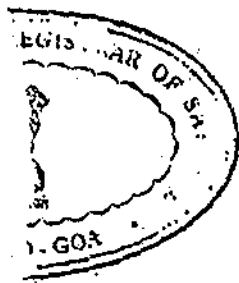
All the parties to this Deed are Indian National

AND WHEREAS there exist a large property admeasuring 64,175 m2 bearing Survey. No. 139/1 of village Banaulim, identified as "PANDI XETI" ,Lote No. 199 to 202; DEXNAL XETIM, Lote : 203 to 206, DEPNAICALO DURO Lote No. 208 to 213; 215 to 217; "REBOLGALE" Lote No.220 or "KHARIYACHO BAND" situated at Banaulim, within the limits of village panchayat Banaulim, Taluka and Registration Sub -District of Salcete, District South Goa in the state of Goa; which property is described in the office of Land Registrar Salcete under No. 39322 at folio 185 of Book B-101 and is enrolled in the Taluka Revenue office under Matriz No. 1719, the said property bearing Sy No. 139/1 is more particularly described in the Schedule I mentioned herein below and hereinafter referred to as the SAID PROPERTY for the Sake of brevity.

AND WHEREAS the VENDORS have developed the SAID PROPERTY into plots and a independent part and parcel of land admeasuring 5074.5 m2 is identified as PLOT NO 92, the same being a part of the large property admeasuring

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seven crore and seventy seven lacs Only). The present fair market value is Rs. 7,77,00,000/- and Stamp duty of Rs.38,85,000/- (Rupees Thirty eight lacs and eighty five thousand only) is affixed hereto, which is borne by the PURCHASER who will likewise exclusively bear the charges of registration of this Deed.

13. The SCHEDULES appended hereto and the PLAN annexed hereto shall form part and parcel of this Deed and shall be construed accordingly.

SCHEDULE - I

(DESCRIPTION OF THE " SAID PROPERTY")

All that property known "PANFI XETI", lot No. 199 to 202; DEXNAL XETIM, Lote : 203 to 206, DEPNAICALO DURO Lote No. 208 to 213; 215 to 217; "REBOLGALE" Lote No.220 of "KHARIYACHO BAND" situated at Banaulim, within the limits of village panchayat Banaulim, Taluka and Registration Sub -District of Salcete, District South Goa in the state of Goa, admeasuring 64,175 m2 bearing Survey. No. 139/1 of village Banaulim, which property is described in the office of Land Registrar Salcete under No. 39322 at folio 185 of Book B-101 and is enrolled in the Taluka Revenue

[Signature] *[Signature]*

Revenue office under Matriz No. 1719, the said property

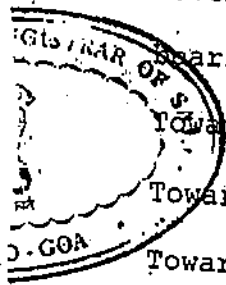
bearing Sy No. 139/1 is bounded as under :

Towards the North :- Sy. No.138/1 of Banaulim

Towards the South :- Sy. No.140/1 of Banaulim

Towards the East :- Sy. No.139/6 of Banaulim

Towards the West :- Road.



SCHEDULE -II

(DESCRIPTION OF "SAID PLOT")

All that independent Part and parcel of the land identified as PLOT NO 92, admeasuring an area of 5074.5 m², being a part of the large property admeasuring 64,175 m² bearing Survey. No. 139/1 of village Banaulim. The said Plot No. 92 is bounded as under:

Towards the North :- Internal Road.

Towards the South :- Margao- Cavelossim Road.

Towards the East :- Internal Road.

Towards the West :- Internal Road.

IN WITNESS WHEREOF the VENDORS, PURCHASER have signed this Deed of Sale on the day, month and the year first hereinabove written in presence of witnesses.



16

SIGNED, SEALED AND DELIVERED
by the within named "VENDOR"
M/s. KARLE PROPERTIES
Represented by its Partner.

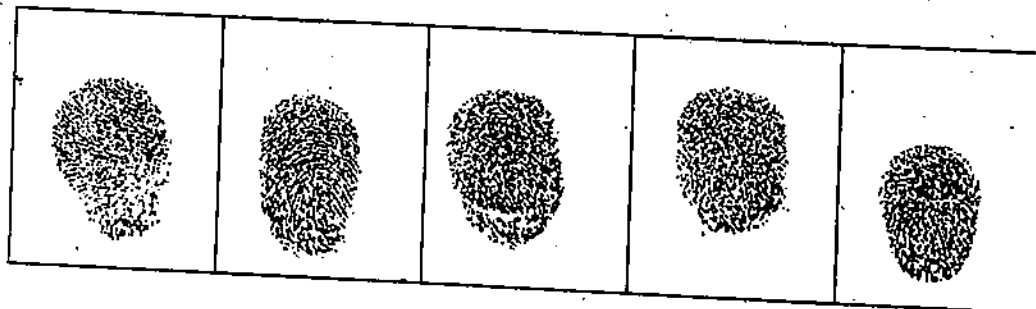


Mr. SUDARSHAN KARLE

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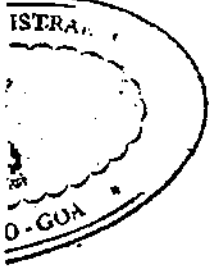


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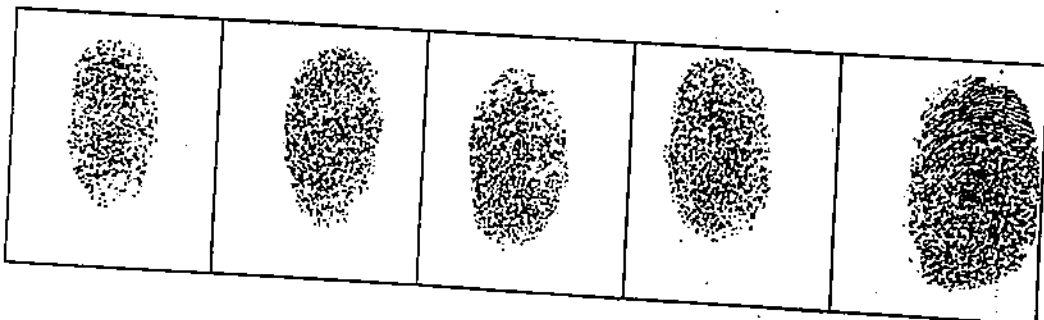
(L.T.F) *Aniruddha*

SIGNED, SEALED AND DELIVERED
by the within named "PURCHASER"
M/s. UMIYA HOLDING PVT. LTD.
Represented by its Director.

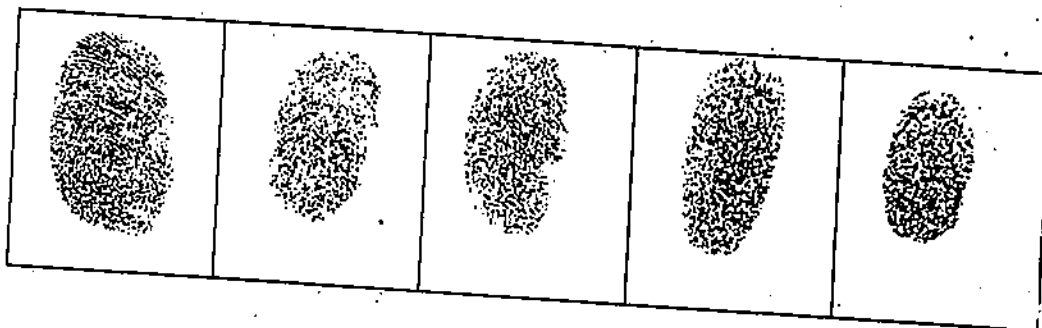


Mr. ANIRUDDHA MEHTA

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[Signature]

Aniruddha

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 17-08-2015 10:46:29 AM



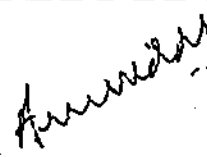
Document Serial Number : 3873

Presented at 10:29:00 AM on 17-08-2015 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	3108000.00
2	Processing Fees	330.00
	Total :	3108330.00

Stamp Duty Required: 3885000.00 Stamp Duty Paid: 3885000.00

Aniruddha Mehta presenter

Name	Photo	Thumb Impression	Signature
Aniruddha Mehta, S/o. Bhanuprasad C. Mehta, Married, Indian, age 53 Years, Business, r/o Bangalore, As the Director of M/s. Umiya Holding Pvt Ltd vide Resolution dated :13/8/2015			

Endorsements

Executant

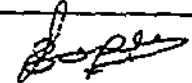
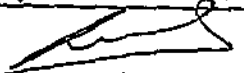
1. Sudarshan Karle, S/o. L.T. Karle, Married, Indian, age 61 Years, Business, r/o Bangalore, As the Partner of M/s. Karle Properties vide Resolution dated :12/8/2015

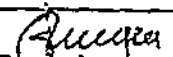
Photo	Thumb Impression	Signature
		

2. Aniruddha Mehta, S/o. Bhanuprasad C. Mehta, Married, Indian, age 53 Years, Business, r/o Bangalore, As the Director of M/s. Umiya Holding Pvt Ltd vide Resolution dated :13/8/2015

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Savio Agnelo Lopes ; S/o. Otonile A. Lopes, Married, Indian, age 48 Years, Service, r/o R/o. Dandevaddo, Chinchinim, Salcete, Goa	
2	Surendra M. Naik ; S/o. Murari B. Naik, Married, Indian, age 52 Years, Service, r/o R/o. Vaddem, Vasco, Goa.	


Sub-Registrar

IGIS

AO

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AO

Book-1 Document
Registration Number MGO-BK1-03803-2015
CD Number MGOB86 on
Date 17-08-2015

[Signature]

Sub-Registrar (Salcete/Margao)

Scanned By:-

[Signature]
Dera

Suraj R. Vernekar
Sub Registrar

Signature:-

Designed and Developed by C-DAC, ACTS, Pune