

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: 16/Nov/2016 02:12 PM

Date of Receipt: 16/Nov/2016

Receipt No: 348

Serial No. of the Document: 4862

Nature of Document: Sale

Received the following amounts from Sri Atul Sharma for Registration of above Document in Book-1 for the year 2016

	Rs.Ps
Registration Fee	780000.00
Processing Fees	250.00
<b>Total</b>	<b>780250.00</b>

Amount in words: Rupees Seven Lakh Eighty Thousand Two Hundred Fifty 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 Property Bucket Pvt. Ltd.

Name of the Person Authorized:

Specimen Signature of the Person Authorized

Signature of the Presenter Director

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

The Registered Document has been handed over to:

on / /

For Property Bucket Pvt. Ltd.

*Atul Sharma*

(Rupees Four Lakhs Thirty Eight Thousand Seven Hundred Fifty Only)

For CITIZENCREDIT™  
CO-OP BANK LTD

Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 483 587

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



INDIA

STAMP DUTY

00000

GOA  
NON JUDICIAL

Rs. ≈ 0438750 ≈ - 7.11.2016

365430

GOA

\*\*Zero\*Four\*ThreeEightSevenFive\*Zero\*\*\*

2595 7548175

Name of Purchaser

PROPERTY BUCKET PVT LTD.

(Rupees Five Lakhs Thirty Six Thousand Two Hundred Fifty Only)

For CITIZENCREDIT™  
CO-OP BANK LTD

Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 483 587

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



INDIA

STAMP DUTY

00000

GOA  
NON JUDICIAL

Rs. ≈ 0536250 ≈ 10.11.2016

365430

GOA

\*\*Zero\*Five\*ThreeSix\*\*Two\*\*Five\*Zero\*\*\*

2615 6435290

Name of Purchaser

PROPERTY BUCKET PVT LTD.



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa on this 6<sup>th</sup> day  
of November, 2016

For Property Bucket Pvt. Ltd.

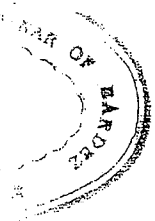
Sharma

Boal

For Property Bucket Pvt. Ltd.  
Sharma  
Director

## BETWEEN

(1) M/S NITYA SUNDARA ASSOCIATES, a Partnership firm having its office at 34, DDA Flats, SFS Hauz Khas, New Delhi- 110016, Pan Card No AALFN6790K, consisting of only two partners herein as parties i.e. (1) Mr. RAJIT GOEL, son of Shri N. D. Goel, 45 years of age, self Service, married Indian National, residence of 34, SFS DDA Flats, Hauz Khas, New Delhi-110016, holding Pan no. AAVPG9137D, Aadhar No. 824882524160, Mobile no. 7027002753, and (2) MR. RAVINDER PAL JINDAL, alias R. P Jindal son of Late Sh. Ved Parkash Jindal age 55 years, Profession Tax consultants, married, Indian National, residence of C-154, GF, Ashoka Enclave Part II, Faridabad 121003, Indian National, Pan No. ADTPJ1622R, Aadhar No. 809992714027, Mobile no. 9810970222, hereinafter referred to as 'THE VENDOR' (which expression, shall unless it be repugnant to the meaning and context thereof, be deemed to mean and include all its heirs, successors, executors, representatives, administrators and assigns) of the FIRST PART.



*[Signature]*

For Property Bucket Pvt. Ltd.

*[Signature]*

*[Signature]*

For Property Bucket Pvt. Ltd.

*[Signature]*

Director

For Property Bucket Pvt. Ltd.

*[Signature]*

(3) **PROPERTY BUCKET PVT.LTD**, a Company incorporated and registered under the provisions of the Companies Act, 1956, bearing CIN No. U45209MH2013PTC249294, having its registered office at 905 Sundew Building, Raheja Vihar, Chandi Vali, Andheri, East - 400072, with Pan no. AAHCP4154A, through its Director MR. **ATUL SHARMA**, son of Shri Kant Sharma, age 45 years, business, married, Indian National, PAN Card no AKNPS7133F, Aadhar No 870929180791 Mobile no. 9920254455, email : [atul@propbucket.com](mailto:atul@propbucket.com), residing at 905, Sundew, Raheja Vihar, Chandivali, Andheri East Mumbai, duly empowered by resolution of the Board of Directors dated 7/10/2016 hereinafter referred to as the 'THE PURCHASER' (which expression shall mean and include its partners, executors administrators and assigns) of the SECOND PART

For Property Bucket Pvt. Ltd.

All parties are Indian Nationals

*Atul Sharma*

WHEREAS the Vendors have represented to the Purchaser as under:

*[Handwritten signatures]*

For Property Bucket Pvt. Ltd.  
*Atul Sharma*  
Director

1) There exists a property known as 'SANQUACHI ARADDY', within the limits of Village Anjuna, Taluka of Bardez, Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office. The said property surveyed in the Record of Rights under survey no.28 sub-division no.1 for the Village Anjuna, Bardez Taluka. The said property is admeasuring totally 1950 square meters.

2) The property originally belonged to Benedito A.Paulo de Souza married to Ritinha Lobo. On their death, it was inherited by their only daughter Sabina D'Souza. The said Sabina and her husband Joao left behind their children (1) Aurelio M.D'Souza (2) Agnelo A.D'Souza and (3) Florinda E.De Souza married to Sabino D'Souza. On the death of Sabino D'Souza, his wife Florinda and his two children Marcus V.D'Souza and Victor M.D'Souza relinquished their rights to inheritance by a Deed of Renunciation.

3) The Said Aurelio and Agnelo, were allotted the property by Inventory Proceeding no.119/97 at Civil Court at Mapusa by final order dated 18/03/1998. Thereafter said Aurelio and Agnelo sold the said property to M/s.Joanna Clothing Pvt Ltd by Deed of Sale.

For Property Bucket Pvt. Ltd.

*[Signature]*

For Property Bucket Pvt. Ltd.

*[Signature]*

*[Signature]*

For Property Bucket Pvt. Ltd.

*[Signature]*

Director

dated 3/8/2005. The said M/s. Joanna Clothing Pvt Ltd by Deed of Sale dated 24/5/2006 sold the said property to M/s. Nitya Sundara Associates, the present Vendors.

4 ) Based on the above representations and on the terms and conditions hereunder mentioned, the Purchaser has agreed to purchase the said property for a total agreed price of Rs. 1,95,00,000/- (Rupees one crore ninety five Lakh only) which is the estimated fair market value whereof as under;

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. In consideration of the price of Rs. 1,95,00,000/- (Rupees one crore ninety five Lakh only) paid by the Purchaser to the Vendor by Bank instruments alongwith payment of TDS @ 1% as required under Section 194ia of Income Tax Act of Rs. 1,95,000/- i.e, Rs 97,500/- by Challan No 45604 dt 08/11/2016 from Axis Bank, and Rs 97,500/- by challan No <sup>45055</sup> <sup>13/11</sup> dated. . . 2016 by Axis Bank the receipt of which Vendors hereby acknowledge as received and discharge the Purchaser of the same thereof, the said Vendors do hereby transfer and convey, now by way of

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

For Property Bucket Pvt. Ltd.  
*[Handwritten signature]*  
Director

For Property Bucket Pvt. Ltd.  
*[Handwritten signature]*

sale absolutely and forever in the favour of the Purchaser all that said property mentioned in the Schedule hereunder TOGETHER WITH all structures/houses, trees, fencing, (Compound wall), ways, waterways, easements, liberties, privileges, utilities and any other attributes and appurtenances whatsoever that may go along with the same and that may run with or to the same, free from any and all encumbrances, charges or onus whatsoever, and all the claim, estate, interest, right, title and possession in the said property whatsoever of the Vendor, unto and to the use of the said Purchaser, for them, the Purchaser, TO HAVE AND TO HOLD the said property as its own thing absolutely now and ever onwards.

For Property Bucket Pvt. Ltd.

*Mansu*

2. The Vendors have today delivered exclusive, vacant, lawful and peaceful possession of the said property unto the Purchaser and Purchaser acknowledges the receipt of possession

3. The Vendor hereby covenants with the Purchaser as under:

*[Signature]*

For Property Bucket Pvt. Ltd.

*Mansu*

*Paul*

For Property Bucket Pvt. Ltd.

*Mansu*

Director

a) that the said property is free from all encumbrances as stated above and is not subject to lis pendens or attachments either before or after judgment.

b) that the Vendor has good right to convey the said property hereby conveyed unto the Purchaser in the manner aforesaid.

c) that the Vendor has not done or been party to any act whereby the said property is or may be under any charge in title, claim, estate or otherwise howsoever or whereby the Vendor is prevented from conveying or assigning the said property or any part thereof.

d) that all claims, taxes, land revenues and other dues owing to any authority, if any, payable in respect of the aforesaid property upto the date of execution of this Deed of Sale have been paid in full by the Vendor and any outstanding dues or arrears in respect thereof shall be the liability and responsibility of the Vendor. After the date of execution of this deed all the taxes and outgoings shall be the liability and responsibility of the Purchaser.



For Property Bucket Pvt. Ltd.  
*Asharame*

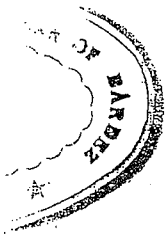
*[Signature]*

*[Signature]*

For Property Bucket Pvt. Ltd.  
*Asharame*  
Director

e) that the said property is not subject to any notice or scheme or notification or proceedings under Land Acquisition Act or Requisition, Administration of Evacue Properties Act, or reservation from the Government authorities or any other Public Body or authorities in respect of the said property or any part thereof, under any provision of law or any other claims, demands, charges, penalties by any statutory authority and that no attachment or notice/s from the Central or State Government or any other local body or authority under any Act, or Scheme or Legislative Enactment, Government Ordinance, Order or notification including Notice/ Proceedings for Acquisition /Requisition had/has been received by/or served upon the Vendor and that the said property or any part thereof are not subject to any attachment or recovery proceedings under the Income Tax Act, or any other act or statute, law or regulation;

f) that Vendor has not received any earnest money deposit, advance, deposit, token money or down payment from any person/s or entities in respect of the said property.



For Property Bucket Pvt. Ltd.  
*Sharma*

*[Signature]*  
For Property Bucket Pvt. Ltd.  
*Sharma*

*[Signature]*

For Property Bucket Pvt. Ltd.  
*Sharma*  
Director

g) notwithstanding any act, deed or thing whatsoever done by them or any person/s claiming by or through or under them, the Vendor has good right, full possession and title and absolute power and authority to convey and transfer the said property to the Purchaser by this instrument and the Vendor do hereby declare that she has not done or omitted or knowingly or willingly suffered and been party to any act, deed or thing whereby she is prevented from selling the said property or whereby the said property has been charged, encumbered or prejudicially affected.



For Property Bucket Pvt. Ltd.  
*Shama*

4. The Purchaser shall hereafter peaceably possess, occupy, use and enjoy the same property as its own chattel and property without any hindrance, interruption, claim and demand by or from the Vendor or any person whomsoever and shall be entitled to develop, sell, lease, rent the said property or transfer or otherwise deal with it as it deems fit.

5. The Vendor do hereby assure the Purchaser that she shall, at the cost of the person requiring the same, execute such writings and documents and do every act and thing

A handwritten signature in black ink, appearing to be "Ravi".

A handwritten signature in black ink, appearing to be "Ravi".

For Property Bucket Pvt. Ltd.  
*Shama*  
Director

necessary for further and/or more perfectly assuring the property hereunder sold and conveyed to the Purchaser as may reasonably be required.

6. The Vendor hereby agree to, and give their consent to the Purchaser obtaining the change of the relevant records in the Survey and other registers so as to bring the said property in its name in the said records, after the execution of the Sale Deed.

7. The VENDOR undertake to indemnify and keep indemnified the Purchaser for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the 'SAID PROPERTY'. Further, the VENDOR do hereby agree to indemnify and keep indemnified the Purchaser against all claim, demand, action, proceeding, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the Purchaser by any third party or against the VENDOR or any of them and in which the Purchaser or any other person claiming on behalf of,



For Property Bucket Pvt. Ltd.  
*[Signature]*

*[Signature]*

For Property Bucket Pvt. Ltd.  
*[Signature]*

*[Signature]*

For Property Bucket Pvt. Ltd.  
*[Signature]*  
Director

Purchaser is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

8. Neither the Purchaser nor the VENDOR hereto are belonging to Scheduled Caste or scheduled Tribes as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 and circular no.16/04/2011-RD dated 06/06/2011 issued by Govt of Goa.



For Property Bucket Pvt. Ltd.  
*[Signature]*

#### SCHEDULE

ALL THAT PROPERTY known as 'SANQUACHI ARADDY', within the limits of Village Anjuna, Taluka of Bardez, Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office. The said property is surveyed in the Record of Rights under survey no.28 sub-division no.1 for the Village Anjuna, Registration subdistrict and taluka of Bardez, District North Goa, State of Goa. The said property is admeasuring totally 1950 square meters. The said property is bounded as under:

*[Signature]*

*[Signature]*

For Property Bucket Pvt. Ltd.  
*[Signature]*  
Director

East: By the property surveyed under Survey no.12;

West: By a nullah;

North: By the property Surveyed under Survey No.27/7;

South: By a nullah and by the property surveyed under survey no.28/3.

IN WITNESS WHEREOF this deed is signed by the Vendors through partners and the Purchaser through its Director on the day first herein above mentioned in presence of two attesting witnesses.



For Property Bucket Pvt. Ltd.

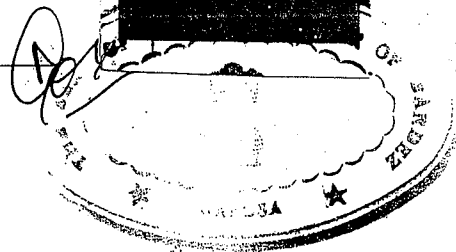
For Property Bucket Pvt. Ltd.

For Property Bucket Pvt. Ltd.  
Director

VENDORS:

*Goel*

RAJIT GOEL



Fingerprints:

Left hand

Right hand



*[Signature]*

*Goel*

For Property Bucket Pvt. Ltd.

*Sharma*

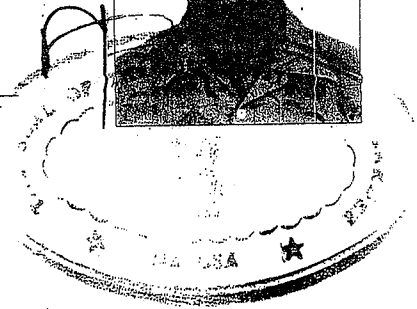
Director

For Property Bucket Pvt. Ltd.

*Sharma*

*[Handwritten signature]*

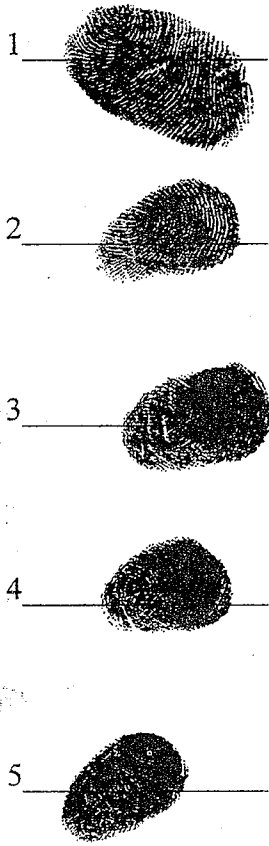
RAVINDER PAL JINDAL



Fingerprints:

Left hand

Right hand



For Property Bucket Pvt. Ltd.

*[Handwritten signature]*

For Property Bucket Pvt. Ltd.

*[Handwritten signature]*

*[Handwritten signature]*

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For Property Bucket Pvt. Ltd.

*[Handwritten signature]*

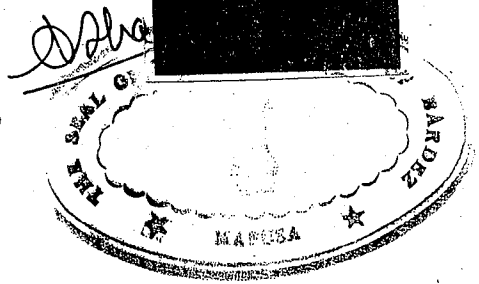
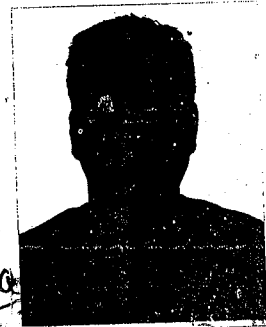
Director

PURCHASER:

Atul Sharma

PROPERTY BUCKET PVT.LTD

through director ATUL SHARMA



Fingerprints:

Left hand

Right hand



Atul Sharma

For Property Bucket Pvt. Ltd.

Boel

Atul Sharma

For Property Bucket Pvt. Ltd.

Atul Sharma

Director

Witnesses:

1. ~~Bau~~  
(Aadrya Banu)

2. ~~Scosta~~  
Manu D'Costa



[Signature]

For Property Bucket Pvt. Ltd.

[Signature]  
Director

[Signature]

For Property Bucket Pvt. Ltd.

[Signature]

For Property Bucket Pvt. Ltd.

[Signature]



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 16-11-2016 02:12:23 PM

Document Serial Number : 4862

Presented at 01:46:00 PM on 16-11-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	780000.00
2	Processing Fees	250.00
	<b>Total :</b>	<b>780250.00</b>



Stamp Duty Required: 975000.00 Stamp Duty Paid: 975000.00

Atul Sharma presenter

Name	Photo	Thumb Impression	Signature
Atul Sharma, S/o Shri Kant Sharma , Married, Indian, age 45 Years, Business, r/o 905, Sundew, Raheja Vihar, Chandivali, Andheri, East Mumbai- 400072 Pan no AKNPS7133F, Company pan no AAHICP4154A, Property Bucket Pvt Ltd, having its reg office at 905, Sundew builg, Raheja Vihar, Chandi Vali, Andheri East- 400072. authorised by Board of resolution, dated 7/10/2016			

Endorsements



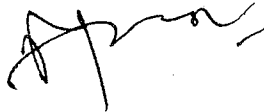
For Property Bucket Pvt. Ltd.

Executant

1 Rajit Goel, S/o Shri N.D.Goel, Married, Indian, age 45 Years, Service, r/ono 34, DDA Flats, SFS Hauz Khas, New Delhi -110016 Pan no AAVPG9137D, partnership firm AALFN6790K, M/S Nitya Sundara Associates having its reg office at office no 34, DDA Flats, SFS Hauz Khas, New Delhi -110016

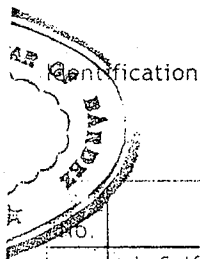
Photo	Thumb Impression	Signature


2. Ravinder Pal Jindal@R.P.Jindal, S/O Late Ved Parkash Jindal, Married, Indian, age 55 Years, service, r/o-154.GF, Ashoka Enclave; part II, Faridabad 121003 Pan no ADTPJ1622R, partnership firm AALFN679CK.M/S Nitya Sundara Associates having its reg office at office no 34, DDA Flats, SFS Hauz Khas, New Delhi -110016

Photo	Thumb Impression	Signature
		

3. Atul Sharma, S/o Shri Kant Sharma, Married, Indian, age 45 Years, Business, r/o 905, Sundew, Raheja Vihar, Chandivali, Andheri, East Mumbai- 400072 Pan no AKNPS7133F, Company pan no AAHCP4154A, Property Bucket Pvt Ltd, having its reg office at 905, Sundew builg, Raheja Vihar, Chandi Vali, Andheri East- 400072. authorised by Board of resolution dated 7/10/2016

Photo	Thumb Impression	Signature
		For Property Bucket Pvt. Ltd.  Director



No.	Witness Details	Signature
1	Adv Salfiya Banu , D/O Faiyaz Ahmed, UnMarried, Indian, age 36 Years, Advocate, r/o H.no 1369, Umta vaddo, Calangute Bardez Goa	

1DS paid through Axis Bank dated on 8/11/2016 and 13/11/2016

Scanned By:-

Signature:-

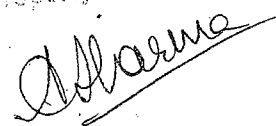
Designed and Developed by C-DAC, ACTS, Pune

For Property Bucket Pvt. Ltd.

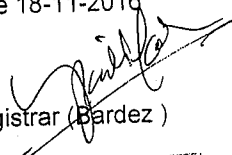


Sub-Registrar  
REGISTRAR  
BARDEZ

For Property Bucket Pvt. Ltd.



Book-1 Document  
Registration Number BRZ-BK1-04780-2016  
CD Number BRZD783 on  
Date 18-11-2016

  
Sub-Registrar (Bardez)

**BARDEZ**

Scanned By:- Sadanand

Signature:-

Impar, etc.

Designed and Developed by C-DAC, ACTS, Pune

For Property Bucket Pvt. Ltd.

Abharna

CERTIFIED COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING HELD AT THE REGISTERED ADDRESS OF THE COMPANY, ON 07-10-2016 at 11.00 a.m.

Directors Present:

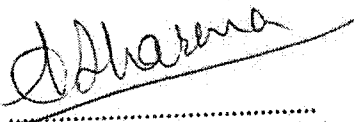
1. Mr. Atul Sharma
2. Mrs .Ruchi Sharma

Mr. Atul Sharma was in the chair.

"RESOLVED THAT the property survey no.28 sub-division no.1 for the Village Anjuna, Bardez Taluka, Goa be purchased by the company for the development purposes and permissions for the same be obtained".

"FURTHER RESOLVED THAT Mr. ATUL SHARMA, Director, be authorized to sign and execute a Deed of Sale in that respect and admit execution and secure registration thereof before the Sub-Registrar of Bardez, Mapusa."

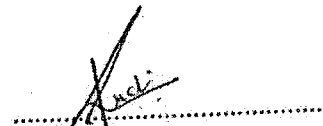
For PROPERTY BUCKET PRIVATE LIMITED



(Mr. Atul Sharma)  
Director

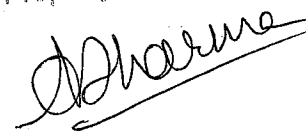


Date: 07-10-2016



(Mrs. Ruchi Sharma)  
Director

For Property Bucket Pvt. Ltd.



**PROPERTY BUCKET PVT. LTD.**

Add : 905 Sundew, Raheja Vihar, Chandivali, Andheri (E), Mumbai - 400 072.  
CIN : U45209MH2013PTC249294 | Service Tax No. AAHCP4154ASD002