

(RUPEES ONE LAKH TWELVE THOUSAND FIVE HUNDRED ONLY.)

FOR CITIZEN CREDIT
CO-OPERATIVE BANK LTD

Handwritten signature
Authorised Signatory

Citizen credit co-operative Bank Ltd.
Mapusa Branch,
Shop No. G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507

D-5/STP(V)/C.R./35/11/2012-RD

भारत



INDIA

STAMP DUTY
00000

GOA
NON JUDICIAL

Rs. ≈ 0112500 ≈ 12.6.2018

365430

GOA

Zero*One*One*Two*Five*Zero*Zero

9590 6132352

Name of Purchaser SABH INFRASTRUCTURE LIMITED



2579/2018

14/06/2018

DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa,
Bardez, Goa on this 12th day of June, 2018.

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BETWEEN

1. MR.FLORIANO RUMALDO CORDO alias
MR.FLORIANO ROMUALDO CORDO alias

MR.FLORINA RUMALDO CORDO, son of the late Mr. Caetano Cordo alias Cajetan Cordo, aged about 74 years, married, retired, holder of PAN Card No. , British National of Indian Origin, holding OCI Card bearing No. A2090572, ordinarily residents of 54, Kenton Park Cres, Harrow, Middlesex, HA3 8UA, presently residing at House No.229, Umta Waddo, Calangute, Bardez, Goa, and his wife,

2. MRS.HAZEL FILOMENA SIMPLICIA CORDO alias

MRS.HAZEL SIMPLICIA D'SOUZA E CORDO, daughter of Mr. Alexo Conceicao Hermenezildo DSouza, aged about 69 years, married, retired, holder of PAN Card No. British National of Indian Origin, holding OCI Card bearing No. A1433930, ordinarily residents of 54, Kenton Park Cres, Harrow, Middlesex, HA3 8UA, presently residing at House No.229, Umta Waddo, Calangute, Bardez, Goa hereinafter referred to as the 'VENDORS' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the ONE PART.

AND

1. Ms. SABH INFRASTRUCTURE LTD, a limited company incorporated under the Indian Companies Act, 1956, holding PAN Card bearing No. heaving its registered office at C 27, 2nd Floor, Pamposh Enclave, New Delhi, herein represented by its Director, Mr.

Florian Cordo

Theresa Cordo

[Signature]

[Signature]

GAUTTAM SABHARWAL, S/o Col J.C Sabharwal, about 51 years of age, businessman, married, Indian National, holding PAN _____, resident of J185, Saket, New Delhi, duly authorized vide Resolution dated 08-06-2018, and

2. **SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.**, a private limited company incorporated under the Indian Companies 1956, holding PAN Card bearing No. _____ heaving its registered office at B1/9, Ground Floor, Safdarjung Enclave, New Delhi, herein represented by its Director, **Mr. GAUTTAM SABHARWAL**, S/o Col J.C Sabharwal, about 51 years of age, businessman, married, Indian National, holding PAN _____ resident of J185, Saket, New Delhi, duly authorized vide Resolution dated 08-06-2018, both hereinafter jointly referred to as the **"PURCHASERSS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its Directors, Shareholders, executors, administrators, successors-in-interest, legal representatives and assigns) of the **OTHER PART**.

WHEREAS there exist a property known as " DONGARPUR, surveyed under survey no.466/14 of village Calangute, Bardez, Goa having total area of 375 sq.mts, surveyed as a part of a larger property in the old cadastral survey under cadastral No. 3348, not found registered in the Land registration office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, situated in the Village of Calangute, within the limits of the Village Panchayat of Calangute, Taluka & Sub District of Bardez, District of North Goa, State of Goa, hereinafter referred to as the **SAID PROPERTY**


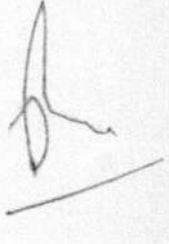
for the sake of brevity and more clearly described in the Schedule herein below written.

WHEREAS the SAID PROPERTY was owned by Mr. Caetano Cordo alias Caitano Cordo alias Cajetan Cordo and his wife Mrs. Margarida Cordo alias Margarida Cardero, which is evidenced from the Registo de Agreemensor of the SAID PROPERTY, which is part of the larger property surveyed in the old cadastral survey under cadastral No. 3348, and also in the records of the demarcation proceedings, wherein the name of Mr. Caetano Cordo is recorded as the proprietor of the larger property bearing old cadastral survey no. 3348, which includes the SAID PROPERTY.

AND WHEREAS the said Mr. Caetano Cordo alias Caitano Cordo alias Cajetan Cordo and his wife Mrs. Margarida Cordo alias Margarida Cardero, expired on 15/6/1955 at Nairobi and on 17/9/1997 at GMC Bambolim, respectively, leaving behind three theirs namely the VENDOR No.1 married to the VENDOR No.2, Mr. Alexcio Elias Cordo alias Elias Cordo, who expired on 6/10/1994 as a bachelor, in London and Mr. Feliciano Eutiquio Cordo, who expired on 27/7/2008, as a bachelor, in Brazil.

AND WHEREAS the VENDOR No.1 had commenced an Inventory Proceedings of the estate of the said late Mr. Caetano Cordo alias Caitano Cordo alias Cajetan Cordo and his wife late Mrs. Margarida Cordo alias Margarida Cardero, which was registered under Inventory Proceeding No. 113/2013/A, in the Court of the Civil Judge Senior Division, at Mapusa, in which proceedings the SAID PROPERTY, which was described as Item No.2, came to be exclusively allotted to the VENDORS herein,

 4 

which allotment was confirmed by the Civil Judge Senior Division, vide her order dated 06-04-2013.

AND WHEREAS the VENDORS have represented to the PURCHASERS that the VENDORS are now the sole, absolute and exclusive owners and in possession of the SAID PROPERTY and that there is no other person/s and/or entity who has or who can claim a better title to the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASERS that there are no tenants, mundkars, occupants or any other person, who has or can claim any right to the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASERS that the SAID PROPERTY is covered under the Settlement Zone, in the ODP 2015 of Calangute.

AND WHEREAS the VENDORS have represented to the PURCHASERS that the SAID PROPERTY is not subject matter of any acquisition proceedings or litigation of Court Notice and the title of the VENDORS to the SAID PROPERTY is clear and marketable.

AND WHEREAS based on the representations made by the VENDORS herein, and the assurances mentioned hereinafter, the PURCHASERS has approached the VENDORS to purchase the SAID PROPERTY, bearing Survey No. 466/14 of Calangute Village, free from all claims, liabilities and encumbrances, for a total sum of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs and Fifty thousand Only).



5



AND WHEREAS the PURCHASERS are purchasing the SAID PROPERTY in the ratio of 80:20 i.e. 80% of the SAID PROPERTY is being purchased by the PURCHASER No. 1 and 20% of the SAID PROPERTY is being purchased by the PURCHASER No.2.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASERS the SAID PROPERTY, free from all encumbrances, claims and liabilities, for a total sum of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs and Fifty thousand Only), which is and constitutes the market value of the SAID PROPERTY.

AND WHEREAS the VENDORS are therefore executing this Deed of Sale in favour of the PURCHASERS, to convey and transfer the SAID PROPERTY to the PURCHASERS, which Deed of Sale is executed on the following terms and conditions as laid down herein below.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid Agreement and in consideration of the sum of Rs. 37,50,000/- (Rupees Thirty Seven Lakhs and Fifty thousand Only), paid by the PURCHASERS herein to the VENDORS, as follows, a Rs 2,00,000/- (Rupees Two Lac only) vide Cheque No. 150160 dated 04/08/2016, drawn on the ICICI Bank, Kailash Colony Branch New Delhi Branch, in favour of the VENDOR No.1, Rs12,85,000/- (Rupees Twelve Lac Eighty Five Thousand only) vide pay order No. 500722 dated 07/06/2018, drawn on the ICICI Bank, Nehru Place Chawla





any time heretofore usually held, used, occupied or enjoyed therewith and all the estate, right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever at law and in equity of the **VENDORS** into, out of or upon the "SAID PROPERTY" or any part thereon free from any and all encumbrances, charges and liens **TO HAVE AND TO HOLD** the "SAID PROPERTY" and all other rights thereto hereby granted, conveyed and assured or expressed so to be **UNTO AND TO** the use and benefit of the **PURCHASERS** forever, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof from the date of execution of these presents and subject to the terms and conditions hereinafter mentioned.

2. The **VENDORS** have sold to the **PURCHASERS**, vide this Deed of Sale, the **SAID PROPERTY**, in the following manner, to the **PURCHASER NO. 1**, 80% of all rights, interest and title of the **SAID PROPERTY** and to the **PURCHASER No.2**, 20% of all rights, interest and title of the **SAID PROPERTY** and the **PURCHASER No.1** and the **PURCHASER No.2** shall own, possess and hold their respective properties, as per their respective holdings i.e. 80:20, respectively.
3. The **VENDORS** covenant with the **PURCHASERS** that the **VENDORS** have in themselves absolute authority, right, title and power to transfer and convey all its right, title and interest in the "SAID PROPERTY", hereby conveyed and

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undertake to indemnify the **PURCHASERS** against any person/s who may prove a better title to the "SAID PROPERTY".

4. The **VENDORS** do hereby covenant with the **PURCHASERS** that the **VENDORS** have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby it is prevented from granting and conveying the "SAID PROPERTY", and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever to the "SAID PROPERTY".
5. The **VENDORS** have on this day delivered unto the **PURCHASERS** the vacant and peaceful possession of the "SAID PROPERTY", and the **PURCHASERS** may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the "SAID PROPERTY", without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the **VENDORS** or their heirs, successors, representatives, executors, etc., or any of them or by any person/s claiming to or from, under or in trust for it or any of it.
6. The **VENDORS** also assure the **PURCHASERS** that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the "SAID PROPERTY", conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.

Florian Baro *Hagedorn*

[Signature] *[Signature]*

7. The **PURCHASERS** shall hold the "SAID PROPERTY", free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the **VENDORS** and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The **VENDORS** their heirs, successors, representatives, executors, etc., agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and shall keep the **PURCHASERS** and its shareholders, Partners, successors, representatives, nominees, assigns including any person/s claiming through or under the **PURCHASERS** harmless against all suits, proceedings, costs, charges, claims or demands and the **VENDORS**, their heirs, successors, representatives, executors, etc., shall keep the **PURCHASERS** indemnified against any and all such contingencies.

8. The **VENDORS** and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the "SAID PROPERTY", hereby conveyed, from, under or in trust for the **VENDORS** or their heirs, successors, representatives, executors, etc., or any of them, shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASERS** do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the "SAID PROPERTY", to the use of the **PURCHASERS** in the manner aforesaid and as shall be reasonably required by the **PURCHASERS**,

its shareholders, partners, successors, administrators, nominees, assigns or Counsels-in-law.

9. The **VENDORS** herein covenant and assure the **PURCHASERS** that there are no claims, demands, charges or lien of whatsoever nature on the "SAID PROPERTY", and the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASERS** against any such claims or demands.
10. The **VENDORS** covenant that there are no litigation/s, claim/s, demand/s or acquisition pending in any Court or Office with respect to the SAID PROPERTY sold herein and the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASERS** against any/all litigation that may take place, in relation to the SAID PROPERTY.
11. The **VENDORS** covenant and assure the **PURCHASERS** that the SAID PROPERTY, is developable and the same is a Settlement Zone Property.
12. The **VENDORS** covenant that there are no tenants, mundkars, occupants or any other person, who has or can claim any right to the SAID PROPERTY.
13. The Parties hereto have valued this Deed at Rs. 37,50,000/- (Rupees Thirty Seven Lakhs and Fifty thousand Only), which is its correct and true market value, for the purpose of stamp duty, and accordingly appropriate stamp duty is paid herewith.



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14. The VENDORS covenant that they do not belong to the schedule caste or schedule tribe community.
15. The said SAID PROPERTY is non- agricultural property i.e. a Settlement Property. This document and transaction is complying with Foreign Exchange Management Act, 1999 and Reserved Bank of India guidelines. The Office of Sub Registrar- Cum- Civil Registrar- Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.
16. The VENDORS do hereby covenant that the VENDORS have inherited the SAID PROPERTY from their parents/parents in law, which is permitted under the FEMA, 1999 and the same is herein being sold to the PURCHASERSS, which are Indian Companies/Firms, in terms of law.

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT PROPERTY known as " DONGARPUR, surveyed under survey no.466/14 of Calangute Village, admeasuring 375 sq.mts, surveyed as a part of a larger property in the old cadastral survey under cadastral No. 3348, not found registered in the Land registration office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, situated in the Village of Calangute, within the limits.of the Village Panchayat of Calangute, Taluka & Sub District of Bardez, District of North Goa, State of Goa, which property is presently bounded as under:

On or towards the North: by the property bearing survey no. 465/13 & 465/1;

Libran Borde *Hazel Borge*

[Signature]
12

[Signature]

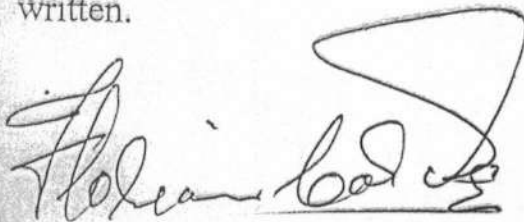

On or towards the South: by the property bearing survey no.
442/5,

On or towards the East: by the property bearing survey no. 466/3,
and

On or towards the West: by the property bearing survey no.
466/4.

(The SAID PROPERTY is delineated in Red in the plan annexed
hereto)


IN WITNESS WHEREOF the parties above-named have set their
respective hands on the day, month and year first hereinabove
written.



SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDORS 1

1

1



MR.FLORIANO RUMALDO CORDO alias MR.FEORIANO
ROMUALDO CORDO alias MR.FLORINA RUMALDO
CORDO

L. H.

R. H.



(i)



(ii)



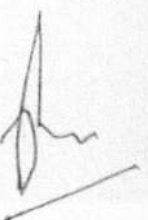
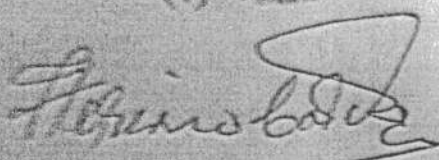
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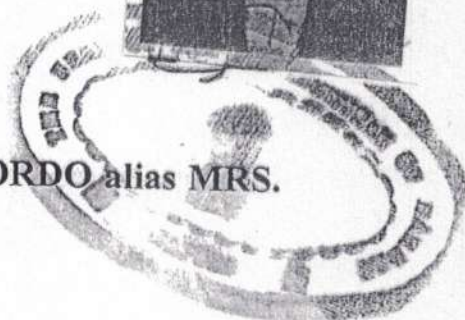
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SIGNED SEALED AND DELIVERED 1
BY THE WITHIN-NAMED VENDORS 2 1

Hazel Cordo

MRS. HAZEL FILOMENA SIMPLICIA CORDO alias MRS.
HAZEL SIMPLICIA D'SOUZA E CORDO



L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



Hazel Cordo

Hazel Cordo

[Signature]

[Signature]

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASERS]

Sabh Infrastructure Ltd.

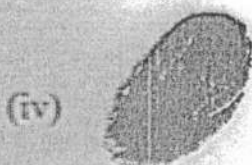
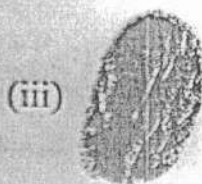
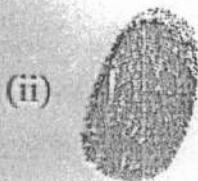
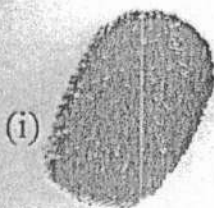
Director



Ms. SABH INFRASTRUCTURE LTD
THROUGH ITS DIRECTOR
Mr. GAUTTAM SABHARWAL

L. H.

R. H.



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SIGNED SEALED AND DELIVERED 1
BY THE WITHIN-NAMED PURCHASERS 1

For SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.

Director



SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.
THROUGH ITS DIRECTOR
Mr. GAUTTAM SABHARWAL

L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



[Signature]

[Signature]

[Signature]

[Signature]

IN THE PRESENCE OF:

1. MAHABLESWAR R CHARJ

M

2. SATRO SOARES Soares

Francis Bask

Hazel

h

h



2579/18

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



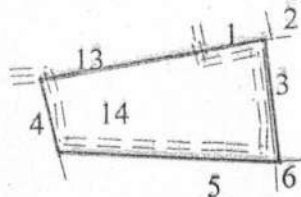
Plan Showing plots situated at
Village : CALANGUTE
Taluka : BARDEZ
Survey No./Subdivision No. : 466/ 14
Scale : 1 :1000

Inward No:4852

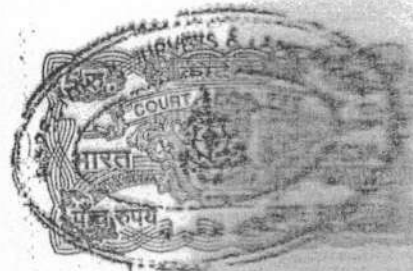
~~(Rajesh R. Pai Kuchelkar)~~
~~Inspector of Survey &~~
~~Land Records.~~

SURVEY No. 466

S.No.465



S.No.442



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[Signature]

[Signature]

[Signature]

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Generated By : Vrushali Arolkar (D' Man Gr. II)

On : 03-07-2017

Compared By : *[Signature]*

25/9/18



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

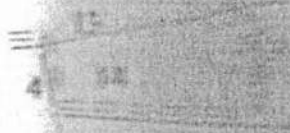


Plot No. 1455
Village: VASCOINHA
Taluka: VASCOINHA
Survey No. 455/14
Area: 1.0000

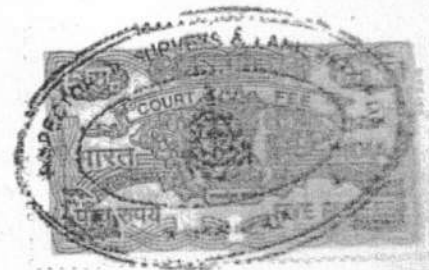
Inward No. 455

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(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.

SURVEY No. 455 S.No. 455



S.No. 455



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Generated By : Vrushali Arolkar (DMS-IT)
On : 03-07-2017

Compared By: *[Signature]*
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(FS)

REG-1 52518 6*

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time: 14-06-2018 12:55:38 PM




Document Serial Number: 1577

Presented at 12:55:38 PM on 14-06-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	75000.00
2	Processing Fees	380.00
	Total:	75380.00

Stamp Duty Required: 112500.00 ✓ Stamp Duty Paid: 112500.00 ✓

Gautam Sabharwal presenter

Name	Photo	Thumb Impression	Signature
Gautam Sabharwal, S/O Col J.C. Sabharwal, Married Indian, age 51 Years, Business, r/o J185, Saket New Delhi Director of Sabh Infrastructure Ltd having its reg office at C 27, 2nd floor, Pamposh Enclave, New Delhi, Vide Resolution dated 08/06/2018			

Endorsements

Executant



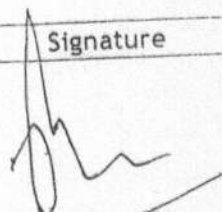
1. Floriano Rumaldo Cordo@Floriano Romualdo Cordo@ Florina Rumaldo Cordo, S/O Late Caetano Cordo@ Cajetan Cordo, Married, British National National of Overseas Citizen of India, age 74 Years, Retired, r/o 54, Kenton Park Cres, Harrow, Middlesex, HA3,8UA, Pr at H.no 229, Umta Waddo, Calangute, Bardez Goa Pan no

Photo	Thumb Impression	Signature
		

2. Florina Rumaldo Cordo@Floriano Romualdo Cordo, S/O Late Caetano Cordo, S/O Alexo Conceicao Hermenezildo Dsouza, Married, British National National of Overseas Citizen of India, age 69 Years, Retired, r/o 54, Kenton Park Cres, Harrow, Middlesex, HA3,8UA, Pr at H.no 229, Umta Waddo, Calangute, Bardez Goa Pan no

Photo	Thumb Impression	Signature
		



3. Gautam Sabharwal, S/O Col J.C. Sabharwal, Married Indian, age 51 Years, Business, r/o J185, Saket New Delhi Director of Sabh Infrastructure Ltd having its reg office at B1/9, Ground Floor, Pamposh Enclave, New Delhi vide Resolution dated 08/06/2018

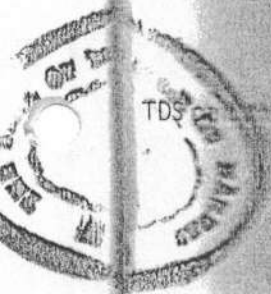
Photo	Thumb Impression	Signature
		

S/O Col J.C. Sabharwal, Married, Indian, age 51 Years, Business, r/o J185, Saket New
 Infrastructure Ltd having its reg office at C 27, 2nd floor, Pamposh Enclave, New Delhi,
 23/06/2018

	Thumb Impression	Signature
		

Identified by

Sr No.	Witness Details	Signature
1	S/O Suman Kerkar, Married, Indian, age 54 W/o Nalka Wado, Verla Bardez Goa	
2	S/O Ramdas Chari, Married, Indian, age 49 W/o Britto Wado, Parra, Bardez Goa	



Stamp dated 14/06/2018 Rs 3,12,000/-

Sub-Registrar
 SUB-REGISTRAR

NO. 2579
 14/06/18

Endorsement
 Mutation fees of Rs 1,000/- is
 paid vide challan no 201800509293
 dated 14/06/2018

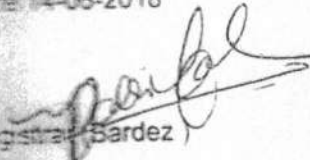
2579/18

Block-1 Document

Registration Number BRZ-BK1-02669-2018

CD Number BRZD799 on

Date 14-06-2018


Sub-Registrar Bardez

Scan

SUB-REGISTRAR
BARDEZ

Signa

Design

CITIZEN CREDIT CO-OP BANK LTD

[Signature]
Authorized Signatory

Citizen credit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G / 1, Ground Floor, Block D - 1,
Beshan Humes,
Mapusa, Goa - 403 507

D-51/STP(V)/C.R./35/11/2013-20

भारत
STAMP DUTY
00000
GOA
NON JUDICIAL
Rs. ≈ 0253750 ≈ 20.6.2017
365430
GOA
INDIA ***Zero*Two*Five*ThreeSevenFive*Zero***
5036 7034242

Name of Purchaser SABH INFRASTRUCTURE LTD.



DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa,
Bardez, Goa on this 20th day of June, 2017.

BETWEEN

[Signature]

[Signature]
1

1. **MR.FLORIANO RUMALDO CORDO** alias **MR.FLORIANO ROMUALDO CORDO** alias **MR.FLORIANA RUMALDO CORDO**, son of the late Mr. Caetano Cordo alias Cajetan Cordo, aged about 73 years, married, retired, holder of PAN Card No. , British National of Indian Origin, holding OCI Card bearing No. , ordinarily residents of 54, Kenton

2. **MRS.HAZEL FILOMENA SIMPLICIA CORDO** alias **MRS.HAZEL SIMPLICIA D'SOUZA E CORDO**, daughter of Mr. Alexo Conceicao Hermenezildo DSouza, aged about 68 years, married, retired, holder of PAN Card No. British

National of Indian Origin, holding OCI Card bearing No. , ordinarily residents of 54, Kenton Park Cres, Harrow, Middlesex, HA3 8UA, represented herein by her husband and attorney, **MR.FLORIANO RUMALDO CORDO** alias **MR.FLORIANO ROMUALDO CORDO** alias **MR.FLORIANA RUMALDO CORDO**, son of the late Mr. Caetano Cordo alias Cajetan Cordo, aged about 73 years, married, retired, holder of PAN Card No., British National of Indian Origin, holding

OCI Card bearing No. , ordinarily residents of 54, Kenton Park Cres, Harrow, Middlesex, HA3 8UA, presently residing at House No.229, Umta Waddo, Calangute, Bardez, Goa, duly constituted vide power of attorney dated 31-05-2016, executed before the Notary Public, Adv. Pandurang P. Banaulikar, at Mapusa, hereinafter referred to as the 'VENDORS' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the ONE PART.

AND

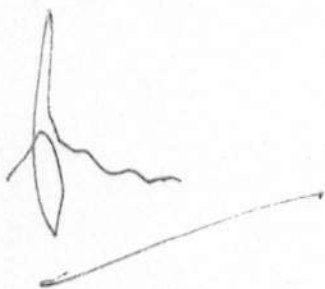
1. **Ms. SABH INFRASTRUCTURE LTD**, a limited company incorporated under the Companies 1956, holding

207. S/111 01
SP1P2

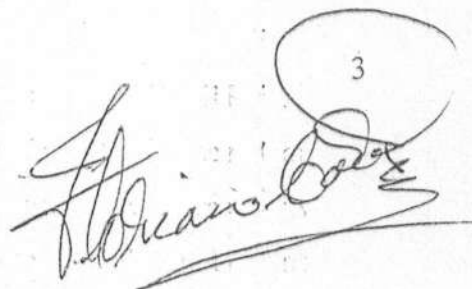
PAN Card bearing No. _____, heaving its registered office at C 27, 2nd Floor, Pamposh Enclave, New Delhi, herein represented by its Director, Mr. GAUTTAM SABHARWAL, S/o Col J.C Sabharwal, about 50 years of age, businessman, married, Indian National, holding PAN _____ resident of J185, Saket, New Delhi, duly authorized vide Resolution dated 17-06-2017, and

2. **SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.,** a private limited company incorporated under the Companies 1956, holding PAN Card bearing No. _____, heaving its registered office at B1/9, Ground Floor, Safdarjung Enclave, New Delhi, herein represented by its Director, Mr. GAUTTAM SABHARWAL, S/o Col J.C Sabharwal, about 50 years of age, businessman, married, Indian National, holding PAN _____, resident of J185, Saket, New Delhi, duly authorized vide Resolution dated 17-06-2017, both hereinafter jointly referred to as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its Directors, Shareholders, executors, administrators, successors-in-interest, legal representatives and assigns) of the **OTHER PART.**

WHEREAS there exist a property known as " DONGARPUR ", surveyed under survey no.442/5 of village Calangute, Bardez, Goa having total area of 725 sq.mts, surveyed as a part of a larger property in the old cadastral survey under cadastral No. 3348, not found registered in the Land registration office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, situated in the Village of Calangute, within the limits of the Village Panchayat of Calangute, Taluka & Sub District of Bardez, District of North Goa, State of Goa, hereinafter referred to as the SAID PROPERTY for the sake of brevity and more clearly described in the Schedule herein below written.



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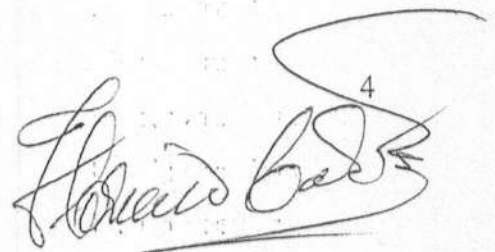
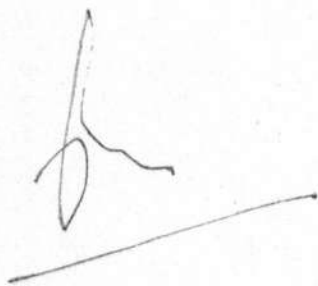


WHEREAS the SAID PROPERTY was owned by Mr. Caetano Cordo alias Caitano Cordo alias Cajetan Cordo and his wife Mrs. Margarida Cordo alias Margarida Cardero, which is evidenced from the Registo de Agreemensor of the SAID PROPERTY, which is part of the larger property surveyed in the old cadastral survey under cadastral No. 3348, and also in the records of the demarcation proceedings, wherein the name of Mr. Caetano Cordo is recorded as the proprietor of the larger property bearing old cadastral survey no. 3348, which includes the SAID PROPERTY.

AND WHEREAS the said Mr. Caetano Cordo alias Caitano Cordo alias Cajetan Cordo and his wife Mrs. Margarida Cordo alias Margarida Cardero, expired on 15/6/1955 at Nairobi and on 17/9/1997 at GMC Bambolim, respectively, leaving behind three theirs namely the VENDOR No.1 married to the VENDOR No.2, Mr. Alexcio Elias Cordo alias Elias Cordo, who expired on 6/10/1994 as a bachelor, in London and Mr. Feliciano Eutiquio Cordo, who expired on 27/7/2008, as a bachelor, in Brazil.

AND WHEREAS the VENDOR No.1 had commenced an Inventory Proceedings of the estate of the said late Mr. Caetano Cordo alias Caitano Cordo alias Cajetan Cordo and his wife late Mrs. Margarida Cordo alias Margarida Cordero alias Margarida Cardero, which was registered under Inventory Proceeding No. 113/2013/A, in the Court of the Civil Judge Senior Division, at Mapusa, in which proceedings the SAID PROPERTY, which was described as Item No.1, came to be exclusively allotted to the VENDORS herein, which allotment was confirmed by the Civil Judge Senior Division, vide her order dated 06-04-2013.

AND WHEREAS the VENDORS have represented to the PURCHASERS that the VENDORS are now the sole, absolute and exclusive owners and in possession of the SAID PROPERTY and that



there is no other person/s and/or entity who has or who can claim a better title to the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASERS that there are no tenants, mundkars, occupants or any other person, who has or can claim any right to the SAID PROPERTY.

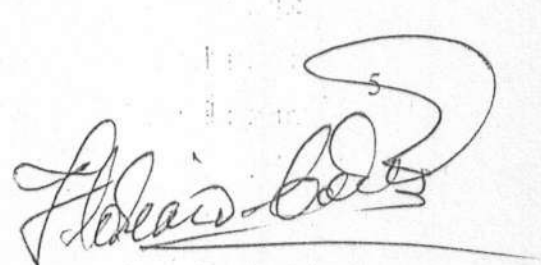
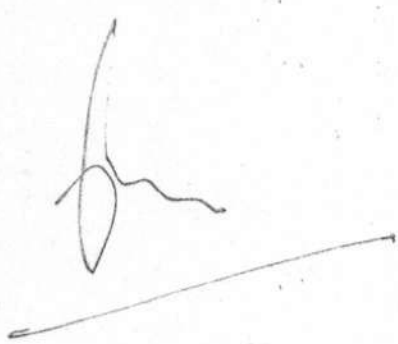
AND WHEREAS the VENDORS have represented to the PURCHASERS that the SAID PROPERTY is covered under the Settlement Zone, in the Regional Plan 2001 and 2021.

AND WHEREAS the VENDORS have represented to the PURCHASERS that the SAID PROPERTY is not subject matter of any acquisition proceedings or litigation of Court Notice and the title of the VENDORS to the SAID PROPERTY is clear and marketable.

AND WHEREAS based on the representations made by the VENDORS herein, and the assurances mentioned hereinafter, the PURCHASERS has approached the VENDORS to purchase the SAID PROPERTY, bearing Survey No. 442/5 of Calangute Village, free from all claims, liabilities and encumbrances, for a total sum of Rs. 72,50,000/- (Rupees Seventy Two Lakhs and Fifty thousand Only).

AND WHEREAS the PURCHASERS are purchasing the SAID PROPERTY in the ratio of 80:20 i.e. the PURCHASER No.1 is purchasing 80% of the SAID PROPERTY while the PURCHASER No. 2 is purchasing 20% of the SAID PROPERTY.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASERS the SAID PROPERTY, free from all encumbrances, claims and liabilities, for a total sum of Rs. 72,50,000/- (Rupees

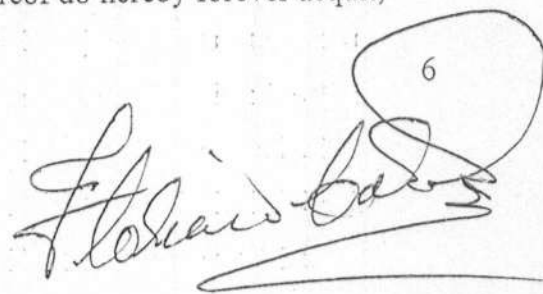
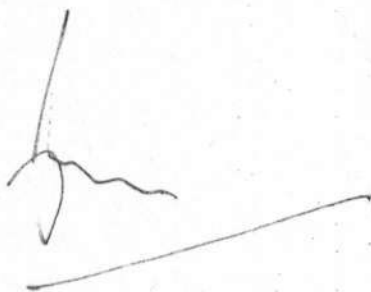


Seventy Two Lakhs and Fifty thousand Only), which is and constitutes the market value of the SAID PROPERTY.

AND WHEREAS the VENDORS are therefore executing this Deed of Sale in favour of the PURCHASERS, to convey and transfer the SAID PROPERTY to the PURCHASERS, which Deed of Sale is executed on the following terms and conditions as laid down herein below.

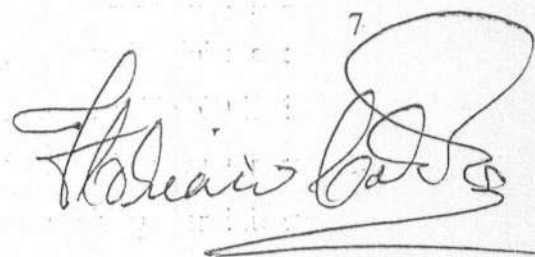
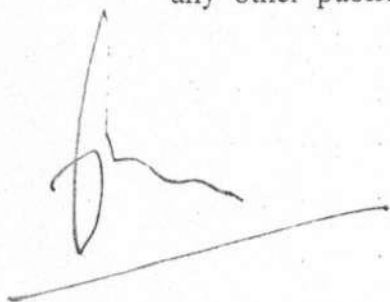
NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid Agreement and in consideration of the sum of Rs. 72,50,000/- (Rupees Seventy Two Lakhs and Fifty thousand Only), paid by the PURCHASERS herein to the VENDORS, as follows, i.e. to Mr. FLORIANO CORDO alias FLORIANO RUMALDO CORDO, the VENDOR No.1, Rs. 28,03,575/- (Rupees Twenty Eight Lakhs Three thousand Five hundred and Seventy Five Only) vide pay order No. 504429, dated 16-06-2017, drawn on the ICICI Bank, Greater Kailash, New Delhi, and Rs. 8,21,425/- (Rupees Eight Lakhs Twenty one thousand Four hundred and Twenty Five Only) deducted and paid online as TDS @ 22.66%, including surcharge & education cess and to Mrs. HAZEL CORDO alias HAZEL FILOMENA SIMPLICIA CORDO, the VENDOR No. 2, Rs. 28,03,575/- (Rupees Twenty Eight Lakhs Three thousand Five hundred and Seventy Five Only) vide pay order No. 504430, dated 16-06-2017, drawn on the ICICI Bank, Greater Kailash, New Delhi, and Rs. 8,21,425/- (Rupees Eight Lakhs Twenty one thousand Four hundred and Twenty Five Only) deducted and paid online as TDS @ 22.66%, including surcharge & education cess, (the receipt whereof both the VENDORS do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit,



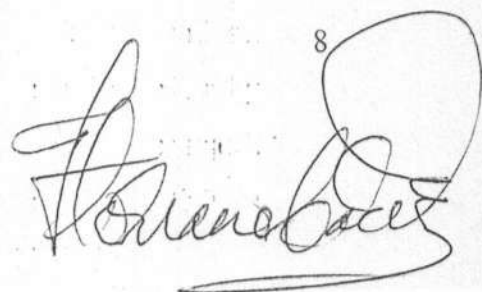
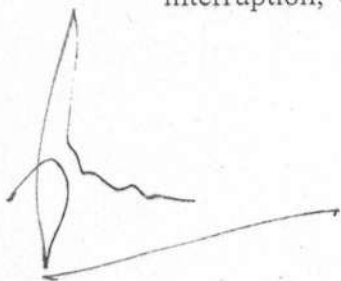
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release and discharge the PURCHASERS), the VENDORS as the absolute and exclusive owners of the SAID PROPERTY, admeasuring 725 sq. mts, presently bearing survey No.442/5 of Calangute Village, situated at Calangute, Bardez, Goa, more particularly described in Schedule herein-under written, and delineated in red in the plan annexed hereto, do hereby sell, transfer, assign and convey to the PURCHASERS, the SAID PROPERTY, i.e. to the PURCHASER No.1, 80% of all their rights, title, interest and benefits in the SAID PROPERTY, admeasuring 725 sq. mts, presently bearing survey No.442/5 of Calangute Village, situated at Calangute, Bardez, Goa, and to the PURCHASER No.2, 20% of all their rights, title, interest and benefits in the SAID PROPERTY, admeasuring 725 sq. mts, presently bearing survey No.442/5 of Calangute Village, situated at Calangute, Bardez, Goa, which SAID PROPERTY is more particularly described in the Schedule herein-under written, and delineated in red in the plan annexed hereto, together with all and singular rights, liberties, privileges, easements, advantages, whatsoever to the "SAID PROPERTY" belonging or in anyway, now or at any time heretofore usually held, used, occupied or enjoyed therewith and all the estate, right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the "SAID PROPERTY" or any part thereon free from any and all encumbrances, charges and liens **TO HAVE AND TO HOLD** the "SAID PROPERTY" and all other rights thereto hereby granted, conveyed and assured or expressed so to be **UNTO AND TO** the use and benefit of the PURCHASERS forever, SUBJECT HOWEVER to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof from the date of



execution of these presents and subject to the terms and conditions hereinafter mentioned.

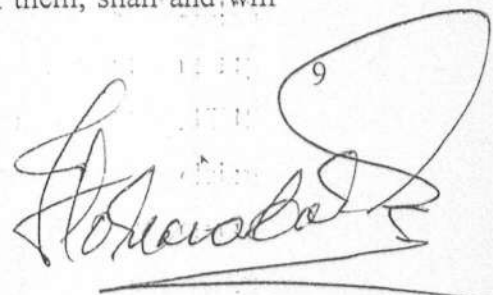
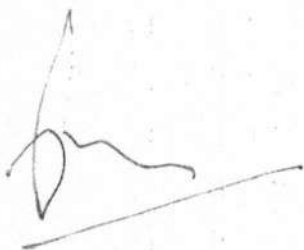
2. The VENDORS covenant with the PURCHASERS that the VENDORS have in themselves absolute authority, right, title and power to transfer and convey all its right, title and interest in the "SAID PROPERTY", hereby conveyed and undertake to indemnify the PURCHASERS against any person/s who may prove a better title to the "SAID PROPERTY".
3. The VENDORS and PURCHASERS covenant that the PURCHASERS shall own, possess and hold the SAID PROPERTY in the ratio of 80:20 i.e. the PURCHASER No.1, shall now be the owner of 80% of the SAID PROPERTY while the PURCHASER No.2, shall now be the owner of 20% of the SAID PROPERTY, and the SAID PROPERTY shall be owned and possessed jointly, by the PURCHASERS.
4. The VENDORS do hereby covenant with the PURCHASERS that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby it is prevented from granting and conveying the "SAID PROPERTY", and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever to the "SAID PROPERTY".
5. The VENDORS have on this day delivered unto the PURCHASERS the vacant and peaceful possession of the "SAID PROPERTY", and the PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the "SAID PROPERTY", without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the



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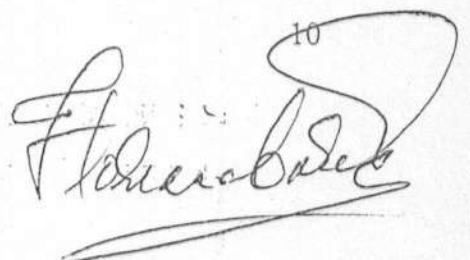
VENDORS or their heirs, successors, representatives, executors, etc., or any of them or by any person/s claiming to or from, under or in trust for it or any of it.

6. The **VENDORS** also assure the **PURCHASERS** that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the "SAID PROPERTY", conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.
7. The **PURCHASERS** shall hold the "SAID PROPERTY", free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the **VENDORS** and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The **VENDORS** their heirs, successors, representatives, executors, etc., agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and shall keep the **PURCHASERS** and its shareholders, Partners, successors, representatives, nominees, assigns including any person/s claiming through or under the **PURCHASERS** harmless against all suits, proceedings, costs, charges, claims or demands and the **VENDORS**, their heirs, successors, representatives, executors, etc., shall keep the **PURCHASERS** indemnified against any and all such contingencies.
8. The **VENDORS** and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the "SAID PROPERTY", hereby conveyed, from, under or in trust for the **VENDORS** or their heirs, successors, representatives, executors, etc., or any of them, shall and will



from time to time and at all times hereafter at the request and cost of the **PURCHASERS** do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the "SAID PROPERTY", to the use of the **PURCHASERS** in the manner aforesaid and as shall be reasonably required by the **PURCHASERS**, its shareholders, partners, successors, administrators, nominees, assigns or Counsels-in-law.

9. The **VENDORS** herein covenant and assure the **PURCHASERS** that there are no claims, demands, charges or lien of whatsoever nature on the "SAID PROPERTY", and the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASERS** against any such claims or demands.
10. The **VENDORS** covenant that there are no litigation/s, claim/s, demand/s or acquisition pending in any Court or Office with respect to the SAID PROPERTY sold herein and the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASERS** against any/all litigation that may take place, in relation to the SAID PROPERTY.
11. The **VENDORS** covenant and assure the **PURCHASERS** that the SAID PROPERTY, is developable and the same is a Settlement Zone Property.
12. The **VENDORS** covenant that there are no tenants, mundkars, occupants or any other person, who has or can claim any right to the SAID PROPERTY.
13. The Parties hereto have valued this Deed at Rs. 72,50,000/- (Rupees Seventy Two Lakhs and Fifty thousand Only), which



is its correct and true market value, for the purpose of stamp duty, and accordingly appropriate stamp duty is paid herewith.

14. The VENDORS covenant that they do not belong to the schedule caste or schedule tribe community.

SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT PROPERTY known as " DONGARPUR, surveyed under survey no.442/5 of Calangute Village, admeasuring 725 sq.mts, surveyed as a part of a larger property in the old cadastral survey under cadastral No. 3348, not found registered in the Land registration office of Bardez, nor found enrolled in the Taluka Revenue Office of Bardez, situated in the Village of Calangute, within the limits of the Village Panchayat of Calangute, Taluka & Sub District of Bardez, District of North Goa, State of Goa, which property is presently bounded as under:

On or towards the North: by the property bearing survey no. 466/14;

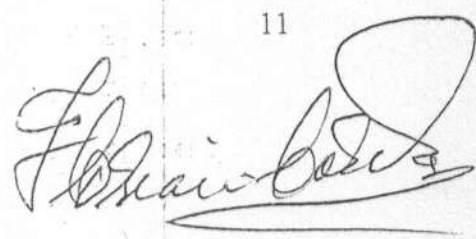
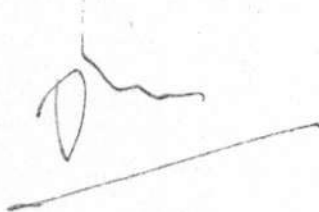
On or towards the South: by the property bearing survey no. 446/6 and a Public Road.

On or towards the East: by the property bearing survey no. 442/6, and

On or towards the West: by the property bearing survey no. 442/4.

(The SAID PROPERTY is delineated in Red in the plan annexed hereto)

IN WITNESS WHEREOF the parties above-named have set their respective hands on the day, month and year first hereinabove written.



SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDORS 1 & 2



MR.FLORIANO RUMALDO CORDO alias MR.FLORIANO
ROMUALDO CORDO alias MR.FLORIANA RUMALDO
CORDO, FOR SELF & AS ATTORNEY OF MRS.HAZEL
FILOMENA SIMPLICIA CORDO alias MRS.HAZEL
SIMPLICIA D'SOUZA E CORDO

L. H.

(i)



(ii)



(iii)



(iv)



(v)



R. H.

(i)



(ii)



(iii)



(iv)



(v)




SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED PURCHASERS

Sabh Infrastructure Ltd.


Director

For SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.


Director

Ms. SABH INFRASTRUCTURE LTD &
M/s SABHARWAL PROPERTIES INDUSTRIES PVT. LTD.
THROUGH ITS DIRECTOR
Mr. GAUTTAM SABHARWAL



L. H.



(i)



(ii)



(iii)



(iv)



(v)



R. H.



(i)



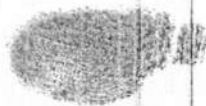
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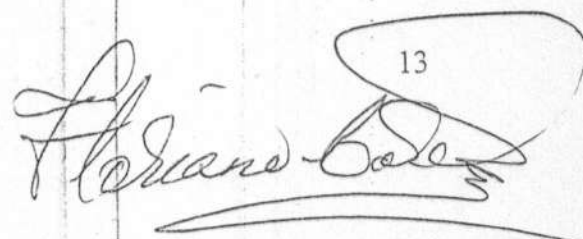
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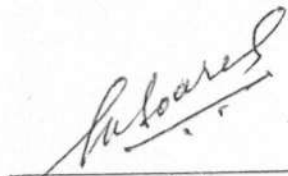
(v)



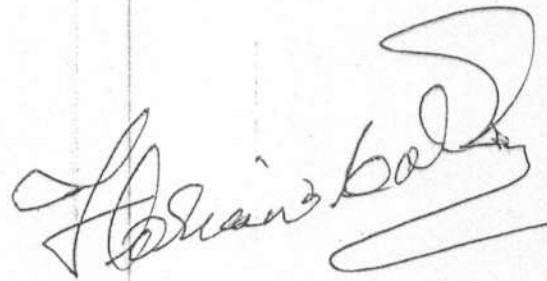
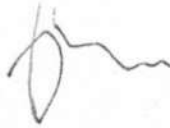
IN THE PRESENCE OF:



1. MANABLESWAR . R CHAR

2. 

Adv. Suresh K. Soanes

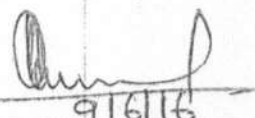


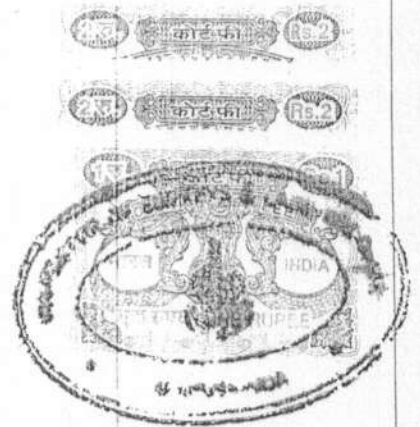
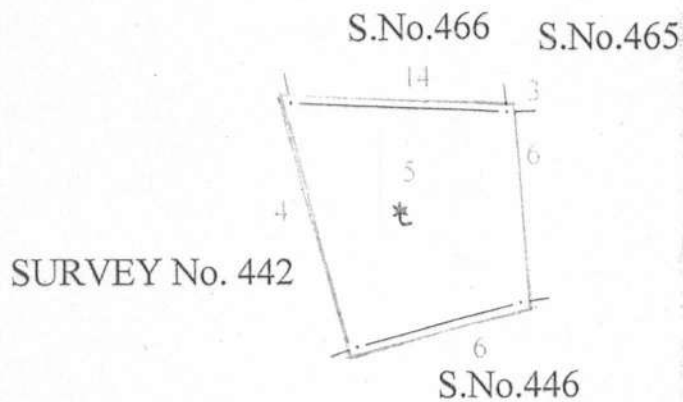


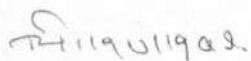
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

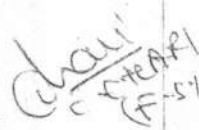


Plan Showing plots situated at
Village : CALANGUTE
Taluka : BARDEZ
Survey No./Subdivision No. : 442/ 5
Scale : 1 : 1000


9/6/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.




Generated By : Nitin M. Pikulkar (F.S.)
On : 09-06-2016

Compared By: 
F-51



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 22-06-2017 12:37:56 PM

Document Serial Number : 2563



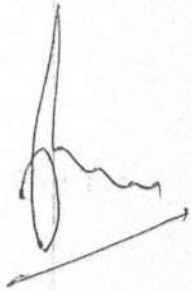
Presented at 12:00:00 PM on 22-06-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:-

Sr. No	Description	Rs. Ps
1	Registration Fee	181250.00
2	Processing Fees	410.00
	Total :	181660.00

Stamp Duty Required: 253750.00

Stamp Duty Paid: 253750.00

Gauttam Sabharwal presenter

Name	Photo	Thumb Impression	Signature
Gauttam Sabharwal, S/O Col J.C. Sabharwal . Married, Indian, age 50 Years, Business p/o 1185 Saket New Delhi I Director of Sabharwal Properties Industries Pvt Ltd having its reg office at B1/9, Ground Floor, Safdarjung Enclave, New Delhi vide Resolution dated 17/06/2017 & also the Director of Sabh Infrastructure Ltd having its reg office at C 27, 2nd floor, Pamposh Enclave, New Delhi, Vide Resolution dated 17/06/2017			



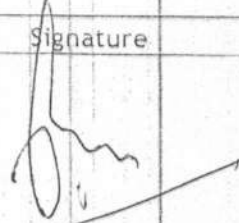
Endorsements

Executant

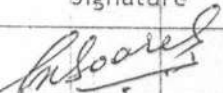
1 . Floriano Rinaldo Cordo@Floriano Roniualdo Cordo@ Floriana Rinaldo Cordo, S/O Late Caetano Cordo@ Cajetan Cordo, Married, British NationalNational of Overseas Citizen of India, age 73 Years, Retired, r/o 54, Kenton Park Cres, Harrow, Middlesex, HA3,8UA, Pr at H.no 229, Umta Waddo, Calangute, Bardez Goa Pan POA dated on 31/05/2016 executed before notary Adv Pandurang P. Banaulikar at Mapusa Bardez Goa

Photo	Thumb Impression	Signature
		

2. Gauttam Sabharwal, S/O Col J.C. Sabharwal, Married, Indian, age 50 Years, Business, r/o J185, Saket New Delhi Pan no Director of Sabharwal Properties Industries Pvt Ltd having its reg office at B1/9, Ground Floor, Safdarjung Enclave, New Delhi vide Resolution dated 17/06/2017 & also the Director of Sabh Infrastructure Ltd having its reg office at C 27, 2nd floor, Pamposh Enclave, New Delhi, Vide Resolution dated 17/06/2017

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv Savio X. Soares , S/O Reginaldo Soares, UnMarried, Indian, age 37 Years, Advocate, r/o H.no 149, Ucassaim, Bardez Goa	

Endorsement

Mutation fees paid Rs. 1000/-

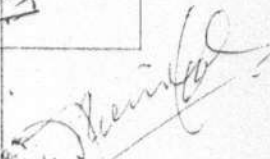
Ude Chalan No. 201700716646

dt. 03/10/17

Scanned By -

Signature -

Designed and Developed by C-DAC, ACTS, Pune


 Sub-Registrar
 REGISTRATION
 BARDEZ

2563

Book-1 Document
Registration Number BRZ-BK1-04043-2017
CD Number BRZD790 on
Date 03-10-2017

Sub-Registrar (Bardez)

Scanned By: *Shobha*

SUB-REGISTRAR
BARDEZ

Signature: *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune