(Rupees Six Lakhs Twenty Five Thousand Only)

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

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Rs.0625000/- PB7147
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INDIA STAMP DUTY GOA

Name of Purchaser DAS GOA VENTURES LLP

5357/2016

THE SEAL OF THE SUB-REGISTRAR OF BARDEZ
MAPUSA

DEED OF SALE

THIS DEED OF SALE is made on this 23rd day of December 2016 at Mapusa-Goa.

B E T W E E N

(1) MR. GAJANAN K KORGAONKAR, son of late Kashiram Korgaonkar, aged 40 years, married, professional, holder of Pan card bearing no. , and his wife **(2) MRS. AMITA GAJANAN KORGAONKAR**, wife of Gajanan Korgaonkar, age 38 years, married, housewife, holder of Pan Card bearing no. , both are Indian National and residing of XS-8, Second Floor, Sunset boulevard, Althino, Mapusa, Bardez - Goa, Hereinafter called as the **"VENDORS" OF THE FIRST PART.**

AND

DAS GOA VENTURES LLP, a limited liability Partnership, incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008 under LLP identification Number AAH-7693 on 8th November, 2016 in the Office of the Registrar of Companies at Mumbai with its registered office at Jaganlaxmi, Lakhshya House, Near Rameshwar Templ, Saraswati Marg. Society Road,

Jogeshwari (East), Mumbai 400060, Maharashtra, India, holder of Pan Card no. , represented through its authorized signatory **MR. SHIVRAJ RANJIT PAWAR** (DIN number –), son of Mr. Ranjit Pawar, 39 years of age, married, businessman, Indian National, holder of Pan Card No. , resident of Shivam, Ektanagar, Vithalwadi, Akurdi , Pune – 411 035 vide resolution dated 16th December 2016. Hereinafter referred to the **"PURCHASER" OF THE SECOND PART.**

The term and expression VENDORS and PURCHASER shall, unless repugnant to the context and meaning thereof, be deemed to mean and include their heirs, legal representatives, assigns, executors, or any other person or persons legally, equitably, or otherwise claiming through them.

AND WHEREAS the partnership vide its Board resolution dated 16th December 2016 has accepted the above appointment and authorization for purchasing the below mentioned property.

AND WHEREAS the **VENDORS** have declared to the **PURCHASER** that they are the joint and exclusive co-owners in possession and enjoyment of an immovable property known as **"DANDANDI" OR "DANDO"** situated at Village Nerul, Taluka of Bardez, Registration and Sub District of Ilhas Taluka, (Tiswadi), Goa, along with a

house admeasuring an area of 180 sq. mts., which is surveyed under survey no. 106 of sub division No. 6, totally admeasuring an area of 1500 sq.mts., Hereinafter referred to as the "**THE SAID PROPERTY**" which is more particularly described in the Schedule I hereunder written.

AND WHEREAS the said property originally inscribed in favour of Ramchandra Sinai Orti under no.13339 at folio 162(r) of book F-21 in the office of Land Registration Ilhas; as having purchased from Jose Goulao da Costa Cascaes and others under a Deed dated 27/09/1923 drawn in the Office of Notary Carlos Pegado of Ilhas.

AND WHEREAS the said Ramchandran Sinai Orti died on 6/10/1936 and his widow Sitabai died on 27/10/1956.

AND WHEREAS by Deed of Partition dated 12/04/1984; (i) Smt. Gopikabai with her husband Govind Morto Agshikar; (ii) Vasundarbai; widow of Sripad kenkre and (iii) Premabai with her husband Rauji Borkar; who were jointly holding the said whole property ; (in terms of Order of Homologatio dated 13/07/1962 in the Inventory Proceedings conducted on the demise of Govind Morto Agshikar and his wife Gopikabai; in the Court of Civil Judge Senior Division at Panaji) partitioned their respective holdings whereby the said property was allotted to the said Gopikabai and

her husband Govind Morto Agshikar; which Deed is duly registered in the Office of Sub Registrar Ilhas.

AND WHEREAS by two separate wills dated 18/12/1984 the said Gopikabai and her husband Govind Morto Agshikar bequeathed their disposal quota in the said property to their two sons namely Mr. Avinash G. Agshikar and Mr. Avdhut G. Agshikar.

AND WHEREAS the said Gopikabai and her husband Govind Morto Agshikar expired leaving behind their following legal heirs

a. Avinash Agshikar married to Mrs. Ameeta Avinash Agshikar

b. Avdhut Agshikar married to Mrs. Anuya Avdhut Agshikar

c. Mrs. Mohana S. Kudchadkar married to Sadanand N. Kudchadkar

d. Dr. Aruna Arvind Nagorcencar married to Dr. Arvind Nagorcencar

e. Mrs. Abhaya Shashikant Borkar married to Mr. Shashikant Borkar

f. Mrs. Maya Prakash Bhobe married to Mr. Prakash G. Bhobe and

g. Mrs. Seema Arun Kakodker married to Mr. Arun Kakodker

AND WEHREAS the said late Gopikabai and her husband Govind Morto Agshikar have confirm in their respective wills that they have seven children's, five daughter and two sons and their names and their identities are specified.

AND WHEREAS by deed of sale dated 06/04/2005 the above said seven children's with their spouses sold the said property to the Vendor No.1; which deed is duly registered in the Office of Sub Registrar Ilhas. Thus became the owner in possession of the said property.

AND WHEREAS by virtue of said Deed of Sale, the Vendor no. 1 is the absolute owner in possession of the said property and accordingly his name is recorded in the occupant column of Form I & XIV of record of rights in respect of said property bearing Survey No. 106/6 of Revenue Village Nerul, Bardez-Goa.

AND WHEREAS the Vendor No. 2 is the wife of the Vendor No. 1 and as such the Vendor No. 2 has acquired the right to the said property under the regime of Communion of Assets as prevailing in the State of Goa.

AND WHEREAS the Purchaser herein being interested to purchase the said property along with a house, approached the Vendor No.1 and the Vendor No.1 agreed to sell the said property along with a house bearing recent Survey No. 106/6 of Village Nerul, Taluka Bardez, more particularly described in the Schedule-I written herein under, with all its easements, pathways, and appurtenances, free from all encumbrances at or for a total sale

price of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakhs only). The market value of the said property is Rs. 1,15,00,000/- (Rupees One Crore Fifteen Lakhs only) and the value of the House is Rs. 10,00,000/- (Rupees Ten lakhs only) which is its market value.

AND WHEREAS In view of the Notification dated 1st June 2013, the PURCHASER has paid towards Tax Deducted at Source, an amount of Rs. 1,25,000/- (Rupees One lakh Twenty Five Thousand only) vide E-tax acknowledgement Number A copy of the E-Tax Acknowledgement is annexed hereto as 'Annexure A '.

AND WHEREAS the Parties herein, hereby declare that the said property does not belong to the Schedule Caste or Schedule Tribe Community, in pursuant to the Notification No. RD/Land/LRC/ 318/77 dated 21.8.78.

AND WHEREAS the Vendors have handed over all the title documents with respect to the said property to the Purchaser and after full satisfaction with the title of the said Vendors to the said property, the Purchaser agreed to purchase the said property from the Vendors.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said Deed and in consideration of Rs. 1,25,00,000/- (Rupees One Crore Twenty Five Lakh only) as aforesaid, paid by the Purchaser to the Vendors, in the manner more particularly described in the Schedule II hereunder written and the receipt of Vendors do hereby admit and acknowledge), they, the Vendors do hereby sell, grant, assign, transfer, release, convey, assure and assign unto and to the use of the Purchaser, ALL THAT Property, situated at Village Nerul, Taluka Bardez, Goa, bearing Survey No. 106/6 of Village Nerul along with a house, more particularly described in the Schedule-I written herein under, TOGETHER WITH all the fences, water courses, ways, paths, passages, trees, easements, privileges, liberties, appurtenances, whatsoever existing in the said property. **TO HAVE AND TO HOLD**, ALL THAT said property bearing Survey No. 106/6 of Village Nerul, more particularly described in the Schedule-I written herein under, hereby sold, granted, released, conveyed, assured, assigned and intended or expressed so to be with it and every of its rights, appurtenances, unto and to the use and benefit of the Purchaser forever subject to the payment of taxes if any, to the public body in respect thereof 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, have, occupy, possess and enjoy ALL THAT said property bearing Survey No.106/6 of Village Nerul, more particularly described in the Schedule-I written herein under, hereby granted and of every part thereof to and for the own use and benefit of the Purchaser, without any suit, lawful eviction, interruption, claim and demand whatsoever from the Vendors or by any person or persons.

2. That the Vendors have handed over unconditional peaceful vacant possession of the said property hereby sold, in favour of the Purchaser on the day of execution of this Deed, so as to own, possess and enjoy the same by the Purchaser as its absolute owner without any obstruction, interruption or hindrance in any manner whatsoever from the Vendors or from any person or persons.

3. The Vendors agrees to pay all the outgoings, cesses, rates, taxes and other charges payable for the said Property upto the date of execution of this Deed and from the date of execution of this Deed onwards the same shall be borne and paid by the Purchaser alone.

4. The VENDORS hereby agrees and undertakes to indemnify and save the PURCHASER harmless in the event of any defect in the title of the schedule property or any claims put

forth either by the VENDORS themselves, or their legal heirs, representatives, successors or anybody, claiming any right, title, under or in trust for the VENDORS and also to reimburse all such cost and expenses of litigation or in the event the schedule property or any portion thereof is lost to the PURCHASER as a result of defective title or breach of covenants by the VENDORS.

5. <u>THAT THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER AS UNDER</u>:

a) That the said property hereby sold shall be quietly entered into and upon and held and enjoy the profits received therefrom by the Purchaser without any interruption or disturbance by the Vendors and/or any person acting on their behalf.

b) That said property hereby sold subsists and the Vendors being lawful and absolute owners have full powers and absolute authority to sell the same.

c) That the said property hereby sold is free from encumbrances, charges, liens, mortgages, leases or any other proceeding of Civil or Criminal in nature.

d) That in case, if any person or persons, Bank or any Financial Institutions, claim any right or interest over the said property hereby sold then the Vendors shall be solely responsible to answer the claim of such a person or persons/Bank or Financial Institution and to indemnify the Purchaser.

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 Evacuee Properties Act, or any other claims, demand, charges, recovery proceedings or penalties by any statutory authority.

g) That there are no charges, attachment, previous agreements, mortgages contractual agreement, contracts, collaterals, demands, liens, injunctions, executive demand, etc. on the said property hereby sold.

h) That the Vendors have got no objection to include the name of the Purchaser in the occupant column of Form I & XIV of the survey records of the said survey No. 106/6 of Village Nerul, Taluka Bardez and provide the necessary document/affidavit, if any, required for the purpose of mutation of the name of the Purchaser in said survey records.

Parrikar

i) That in case any discrepancies or errors in the present document found at anytime hereinafter, then the Vendors undertake to rectify/correct the same immediately upon the receipt of such written intimation from the Purchaser.

6. ARBITRATION:

Any dispute arising out of or touching upon or in relation to the terms of this Deed including the interpretation and validity of the terms and conditions thereof and the respective rights and obligations of the Parties shall be settled amicably by mutual discussion. In case the Parties are unable to settle their disputes within 15 days, the same shall be settled through arbitration as per the Arbitration and Conciliation Act, 1996, or any statutory amendments / modifications thereof for the time being in force, by a sole arbitrator selected from the names of two arbitrators proposed by the Vendors. In case the Purchaser delays/neglects/refuses to select one of the names from the suggested names within 15 days of intimation, it shall be deemed that the first such named arbitrator so proposed by the Vendors is acceptable to both the parties as the sole arbitrator, whose appointment shall be final and binding on the Parties. Costs of arbitration shall be shared equally

by the parties. The arbitration shall be held in English language.

7. NOTICE:

Any notice, demand or other communication including but not limited to the Purchaser's Default Notice to be served under this Deed may be served upon any Party by registered post with acknowledgement due or through speed post or through courier service at the address mentioned below, or through e-mail or at such other address as it may from time to time be notified in writing to the other Party.

In case of the Vendor No. 1 –

In case of the Purchaser -

SCHEDULE - I

(Description of the Said Property)

ALL THAT Property admeasuring an area of 1500.00 sq. mts., including a house admeasuring an area 180 sq. mts., bearing survey no.106/6 of Village Nerul, identified as "DANDO' or "DANDADI", situated at Nerul, within the limits of Village Panchayat of Nerul, Taluka and Registration known as, Sub-District of Bardez, North Goa District, State of Goa, which property is described in the Land Registration office of Bardez under no.13946 at folio 197 (R) of book B-34 (new) and is enrolled in the Taluka Revenue Office under Matriz no.188. The said property (as per the survey plan) is bounded as under:-

Towards the North	: Survey no.106/5 of Nerul.
Towards the South	: Road and Sr. no.105/5 of Nerul.
Towards the East	: Road.
Towards the West	: Nalla Sy. No. 106/1 of Nerul.

SCHEDULE II

(Mode of payment)

a. A sum of Rs. 10,00,000/- (Rupees Ten lakhs only) is paid on 3rd October 2016 by Designated Partner Mr. Dharrit Shah (DIN No. 01380931) through Standard Chartered Bank, UTR No [redacted] to Vendor no. 1. The receipt of which the Vendors do hereby admit and acknowledge.

b. A sum of Rs. 1,13,75,000/- (Rupees One Crore Thirteen Lakhs Seventy Five Thousand only) is paid on 22/12/2016 through bank transfer to Vendor no. 2. The receipt of which the Vendors do hereby admit and acknowledge.

c. TDS deducted on total consideration @1% equivalent to Rs. 1,25,000/- (Rupees One lakh Twenty Five Thousand only).

IN WITNESSES WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands on the day, month and the year first herein above mentioned.

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED VENDOR NO. 1)

(MR. GAJANAN K KORGAONKAR)

Left Hand Finger Impressions	Right Hand Finger Impressions

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED VENDOR NO. 2)

(MRS. AMITA GAJANAN KORGAONKAR)

Left Hand Finger Impressions	**Right Hand Finger Impressions**

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED PURCHASER)

(DAS GOA VENTURES LLP
through its authorized signatory
Mr. Shivraj Pawar)

Left Hand Finger Impressions	**Right Hand Finger Impressions**

IN THE PRESENCE OF FOLLOWING WITNESSES:

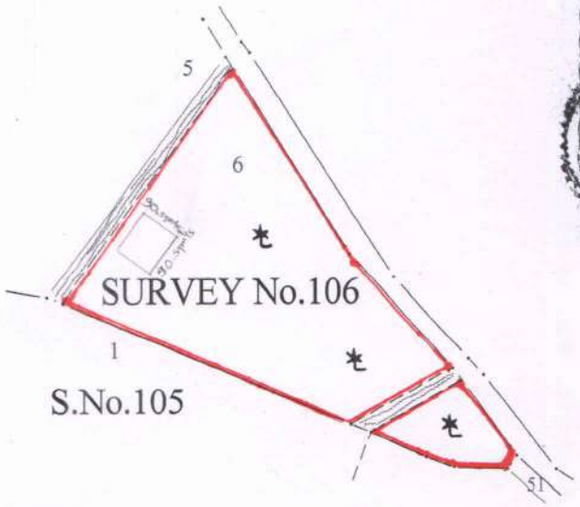
Name of the Witness	Signature
1. Sarvesh Chari	
2. Nikhil Shetje	

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

N

Plan Showing plots situated at
Village : NERUL
Taluka : BARDEZ
Survey No./Subdivision No. : 106/ 6
Scale :1:1000

(SAVIO.C.SILVEIRA)
Inspector of Survey &
Land Records.



Vendor No 1

No 2

Purchaser

Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 20-05-2016

Compared By:

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 27-12-2016 11:00:56 AM

Document Serial Number : 5357

Presented at 10:34:00 AM on 27-12-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	500000.00
2	Processing Fees	330.00
	Total :	500330.00

Stamp Duty Required: 625000.00 Stamp Duty Paid: 625000.00

Shivraj Ranjit Pawar presenter

Name	Photo	Thumb Impression	Signature
Shivraj Ranjit Pawar,S/o Ranjit Pawar , Married,Indian,age 39 Years,Business,r/oShivan,Ektanagar,Vithalwadi,Akurdi,Pune 411 035. Authorised Signatory of Das Goa Ventures LLP. Having office at Jaganlaxmi,Lakshya House, Nr. Rameshwar Temple, Saraswati Marg, Society road. JOgeshwari (East),Mumbai 400060.Maharashtra. PAN CARD NO .Through Board resolution dated 16.12.2016.			

Endorsements

Executant

1 . Gajanan Kashiram Korgaonkar, s/o late Kashiram Korgaonkar, Married,Indian,age 40 Years,Advocate,r/o SX-8, Second Floor, Sunsetboulevard, Altinho,Mapusa, Bardez, Goa. PAn No.

Photo	Thumb Impression	Signature

2 . Amita Gajanan Korgaonkar, W/o Gajanan Korgaonkar, Married,Indian,age 38 Years,House-Wife,r/o SX-8, Second Floor, Sunsetboulevard, Altinho,Mapusa, Bardez, Goa.

Photo	Thumb Impression	Signature

3 . Shivraj Ranjit Pawar, S/o Ranjit Pawar, Married,Indian,age 39 Years,Business,r/oShivan,Ektanagar,Vithalwadi,Akurdi,Pune-411 035. Authorised Signatory of Das Goa Ventures LLP. Having office at Jaganlaxmi,Lakshya House, Nr. Rameshwar Temple, Saraswati Marg, Society road. JOgeshwari(East),Mumbai 400060.Maharashtra. PAN CARD NO .Through Board resolution dated 16.12.2016.

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Nikhil Narayan Shetye , S/o Narayan Shetye,UnMarried,Indian,age 25 Years,Self-employed,r/o Bhaidwada, Corgao,Pernem Goa	
2	Sarvesh Narayan Chari , S/o Narayan Chari,UnMarried,Indian,age 25 Years,Service,r/o H.no 113, Virnoda Pernem Goa	

Sub-Registrar

TDS Paid through Bank of India dated 23-12.2-16 of Rs. 1,25,000/-

SUB-REGISTRAR BARDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-05230-2016
CD Number BRZD784 on
Date 27-12-2016

Sub-Registrar (Bardez)

Scanned By :- Saulanand

Signature :-

Designed and Developed by C-DAC, ACTS, Pune