

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA ILHAS/TISWADI
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 583

Print Date Time: 17/May/2013 10:57 AM

Date of Receipt: 17/May/2013

Serial No. of the Document: 1557

Nature of Document: Sale

Received the following amounts from Sri Nirmal B. Kedia for Registration of above Document in Book-1 for the year 2013

Rs.Ps

Processing Fees

460.00

Total :

460.00

Amount in words: Rupees Four Hundred Sixty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below:

Name of the Person Authorized:

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

AXIS BANK LTD
SIDDHARTH BANDODKAR BHAVAN
P. SHIRGAONKAR ROAD, PANAJI

D-5/STP(V)/C.R./35/2/2010-RD

भारत 12435 NON JUDICIAL गीवा
186633 MAY 16 2013



ZERO ONE FIVE FOUR ZERO ZERO ZERO 12:37

R.0154000/- PB5740

INDIA

STAMP DUTY

GOA

NAME: Prescon Homes Pvt Ltd
ADDRESS: Thane (W)
PANACHE: Puja Malik
SIGNATURE: [Signature]
RECEIPT NO: Axis/12435

For AXIS BANK LTD.

[Signature]

Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.



DEED OF CONFIRMATION AND SALE

THIS DEED is made at Panaji-Goa, on this 16th
day of May 2013.

[Signature]

[Signature]

BETWEEN

(I) **M/S. REIS MAGOS ESTATE PRIVATE LIMITED**, a Company incorporated under the Indian Companies Act, 1956 (Act 1 of 1956), duly registered under No. 24-01519 on 31/1/1994 before the Registrar of Companies, Goa, holding Pan Card No. AACCR5342K, having its Registered Office at Plot No. 7, 8 & 9, Pilerne Industrial Estate, Pilerne, Bardez, Goa represented herein by its **DIRECTOR, SHRI SURESH VISHWANATH PARULEKAR**, aged 71 years, married, in business, holding PAN Card No. AJXPP8521B, Indian National, residing at Verem-Betim, Bardez-Goa, hereinafter referred to as the "**VENDOR**" (which expression shall unless the same be repugnant to the context or meaning thereof include its Directors, successors, liquidators and permitted assigns) represented herein by its Attorney **PRESCON HOME PRIVATE LIMITED**, a Company incorporated under the Indian Companies Act, 1956 (Act 1 of 1956), Pan No. AAECPP5052E, having its office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane (West) 400601, Maharashtra State, vide Power of Attorney dated 20/5/2011, executed before the Sub




Registrar, Ilhas, Panaji, Goa under Serial No. 50/2011, (Certified True Copy Submitted herewith) and through its authorised Signatory **MRS. PUJA SUSHANT NAIK**, wife of Mr. Sushant Naik and daughter of Mr. Tukaram Gaonkar, aged 33 years, in service, holding PAN Card No. AHFPN8569B, married, Indian National, resident of F/2, B/3, Purva Apartments, Martins Morod, Caranzalem, Taleigao Goa authorized vide Resolution dated 6/4/2013 (certified True copy submitted herewith), **OF THE FIRST PART.**

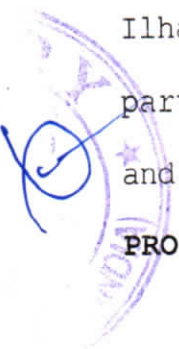


(II)

M/S PRESCON HOMES PRIVATE LIMITED, a Company incorporated under the Indian Companies Act, 1956 (Act 1 of 1956), under No. U45209MH2007PTC171924 on 22/6/2007 before the Registrar of Companies, Maharashtra, Mumbai, holding PAN No. AAECF5052E, having its office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane (West) 400601, Maharashtra State, represented herein by its Director, **MR. NIRMAL B. KEDIA**, son of Bhagirathprasad Purshottamdas Kedia, aged 43 years, married, in business, holding PAN Card No. AAMPK1658E, Indian National, having address at 252, Krishna Bhawan, Walkeshwar

Road, Mumbai 400006, Maharashtra State, hereinafter referred to as the **"PURCHASER"**, (which expression shall unless the same be repugnant to the context or meaning thereof include its Directors, successors, liquidators and permitted assigns) authorized vide Resolution dated 6/4/2013 (copy submitted herewith) **OF THE SECOND PART.**

 **WHEREAS** there exists a larger Property known as **"TOLLEM E OITEIRO AGALI"**, being land described in the Land Registration Office of Ilhas under No. 768 of Book B-10 Old, not enrolled in the Taluka Revenue Office and described in Survey records as agricultural land and surveyed under Survey No. 8/1 of Village Azossim, totally admeasuring 3,06,575 square meters, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Sub-District of Ilhas, North Goa District, State of Goa and more particularly described in Schedule I herein under written and hereinafter referred to as the **"SAID ENTIRE PROPERTY"**.

 **AND WHEREAS** by an Agreement dated 17/12/2007 (hereinafter referred to as the SAID PRINCIPAL AGREEMENT) the VENDOR herein agreed to sell, transfer, convey and assign 60% area of the **SAID ENTIRE PROPERTY**

to and in favour of the PURCHASER upon terms and conditions appearing in the SAID PRINCIPAL AGREEMENT and in lieu thereof the PURCHASER agreed to develop the **SAID ENTIRE PROPERTY** in to various Plots.

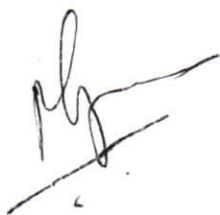
AND WHEREAS subsequent thereto an Agreement for Sale with possession dated 20/5/2011, registered in the Office of Sub Registrar of Ilhas under No. PNJ-BK1-01423-2011, CD No. PNJD8 on 20/5/2011(hereinafter referred to as the **SAID SUBSIDIARY AGREEMENT**) was signed

and executed between the VENDOR and the PURCHASER whereby 30% right corresponding to 91957.50 sq.mts. of **SAID ENTIRE PROPERTY**(hereinafter referred to as the **SAID**

30 % AREA) was transferred, conveyed and assigned with possession in favour of PURCHASER upon terms and conditions appearing in the **SAID SUBSIDIARY AGREEMENT**.

THE **SAID 30% AREA** is demarcated in Blue colour boundary line in Plan II annexed hereto, for identification and signed by both the Parties and more particularly described in SCHEDULE II written hereunder.

AND WHEREAS the SAID SUBSIDIARY AGREEMENT was termed as "AGREEMENT FOR SALE WITH POSSESSION" and not as Deed of Sale/Conveyance though the entire Sale Consideration for **SAID 30 % AREA** was duly received by the VENDOR herein from the PURCHASER herein, duly acknowledged and accordingly Stamp duty and the



Registration charges described hereinafter in detail as required/applicable under the Law having been paid towards Government Revenue.

AND WHEREAS now the VENDOR has agreed to confirm the Sale, transfer, conveyance and assignment of the **SAID 30% AREA** (admeasuring 91957.50 sq.mts.) to and in favour of the PURCHASER herein.

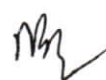
AND WHEREAS the total consideration of Rs. 1,53,26,250/- towards Sale of the **SAID 30% AREA** has already been received by the VENDOR from the PURCHASER under Agreement 17/12/2007 and therefore no consideration is payable now by the PURCHASER to the VENDOR.

AND WHEREAS the PURCHASER is the absolute owner in possession and is well and sufficiently entitled to the **SAID 30% AREA** in terms of the SAID SUBSIDIARY AGREEMENT. However the VENDOR has now agreed to confirm the said sale by signing and executing the present document in favour of the PURCHASER in confirmation thereof.

AND WHEREAS the VENDOR and the PURCHASER has agreed to sign and execute the present Deed of Sale and confirmation upon the terms and covenants appearing hereinafter.

NOW THEREFORE THIS DEED OF SALE AND CONFIRMATION
WITNESSES AS UNDER:-

1. That in pursuance of the said Agreements and in consideration of amount of Rs. 1,53,26,250/- (Rupees Crore Fifty Three Lakhs Twenty Six Thousand Two hundred and Fifty Only) already paid on or before 17/12/2007 i.e. on signing SAID PRINCIPAL AGREEMENT (the receipt of the total sale consideration, the VENDOR hereby admit and acknowledge) the VENDOR as absolute and exclusive owner do hereby confirms the Sale, transfer, conveyance and assignment in favour of the PURCHASER of **SAID 30% AREA** admeasuring 91957.50 sq.mts. Known as "**TOLLEM E OITEIRO AGALI**", being land described in the Land Registration Office of Ilhas under No. 768 of Book B-10 Old and surveyed under Survey No. 8/1 of Village Azossim, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Sub-District of Ilhas, North Goa District, State of Goa and more particularly described in the **SCHEDULE-II**, forming part and parcel of the **SAID ENTIRE PROPERTY** described in the **SCHEDULE-I** and forming independent, separate Plot having separate boundaries and demarcated on the site with boundary stones, having independent 10 mts. wide Panchayat Road and also accessed by 15 mts. wide right of way connecting



National Highway No. 4A from Carambolim Village to Gaolim-Moula Village, together with liberties, rights, privileges, easements and appurtenances whatsoever to the **SAID 30% AREA** hereby conveyed AND ALL the estate, rights, title, interest, property, claim and demand whatsoever, at law, of the VENDOR in and to the **SAID 30% AREA** hereby conveyed unto and to the use of the PURCHASER forever.

2. AND the VENDOR does hereby covenants and declares for itself, its Directors, executors, representatives and assigns that the VENDOR has good right to convey the **SAID 30% AREA** hereby conveyed unto the PURCHASER AND THAT it shall be lawful for the PURCHASER from time to time and at all times, hereafter peaceably to hold, possess and enjoy the **SAID 30% AREA** hereby conveyed with all appurtenances and to receive the profits thereof for PURCHASER's own use and benefit without any lawful eviction, interruption, claims or demands whatsoever from, or by the VENDOR and from any other person or persons, lawfully or equitably claiming by, from, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, released and forever discharged or otherwise by VENDOR sufficiently saved, defended, kept harmless and indemnified of, from and against all estates,



charges and encumbrances whatsoever either already or hereafter had, made, executed, occasioned or suffered by the VENDOR or any other person or persons, lawfully or equitably claiming any right, estate, title or interest at law or in equity in the **SAID 30% AREA** hereby conveyed or any part thereof under or in trust from the VENDOR.

3. The VENDOR hereby undertakes that if the title of the VENDOR to the **SAID 30% AREA** hereby sold is found defective the VENDOR shall rectify the defect at his own cost and shall further compensate the PURCHASER in terms of the loss caused immediately without disturbing the possession of the PURCHASER.

4. The VENDOR hereby gives its No objection to the PURCHASER for inclusion of their names in survey records of Survey No. 8/1 of Village Azossim by carrying out Mutation Procedure and further give its No Objection for Land Partition for obtaining separate Survey Number in respect of **SAID 30% AREA**.

5. THE VENDOR and the PURCHASER hereby declares that they do not have any claims in respect of the sale consideration or as against each other w.r.t. Sale and Transfer of **SAID 30% AREA** which is free from any encumbrances or charges thereon.

6. The market value of the **SAID 30% AREA** hereby conveyed (as on 17/12/2007 and 20/5/2011) was Rs. 1,53,26,250/- (Rupees Crore Fifty Three Lakhs Twenty Six Thousand Two Hundred and Fifty Only) for the purpose of valuation only. However the appropriate stamp duty is of 3% (equivalent to Rs.4,62,000/-) for the present Deed which was partly paid by the PURCHASER at relevant time as under:

a) Rs. 1,53,500/- paid on 17/12/2007 vide Agreement for Development of Same date registered under No. 3397 at pages 259 to 278 of Book I Vol. 1892 on 17/12/2007, before the Sub Registrar of Ilhas, Panaji, Goa by way of Franking the Document in the Bank of Rajasthan Ltd. Panaji, Goa (The total franking amount paid being of Rs. 3,07,000/- .i.e., for 60% share of which Rs. 1,53,500/- of stamp duty franked was for 30% share.)



b) Rs. 1,54,000/- paid on 20/5/2011 vide Agreement for Sale with Possession of same date registered in the Office of Sub Registrar of Ilhas under No. PNJ-BK1-01423-2011, CD No. PNJD8 on 20/5/2011 by way of Franking the Document in the Axis Bank Ltd. Panaji, Goa. However this amount was paid much in excess as the Computer Entry for the Stamp Duty required was showing only Rs. 76,635/-.

A handwritten signature in black ink, likely of the Sub Registrar, written over the page number 10.

A second handwritten signature in black ink, located to the right of the first signature.

7. The PURCHASER has also promptly paid all the Registration Charges as required under the Law/ Revenue Authorities the details of which are as under:

a) Rs. 100/- paid on 17/12/2007 vide Agreement for Development of Same date registered under No. 3397 at pages 259 to 278 of Book I Vol. 1892 on 24/12/2007, before the Sub Registrar of Ilhas, Panaji, Goa.

b) Rs. 3,06,730/- paid on 20/5/2011 vide Agreement for Sale with Possession of same date registered in the Office of Sub Registrar of Ilhas under No. PNJ-BK1-0423-2011, CD No. PNJD8 on 20/5/2011.

8) The Executants declare that the subject matter of this Sale Deed does not pertain to occupancies of persons belonging to Schedule Castes and Schedule Tribes in pursuance of Notification No. RD/LAND/LRC/318/77 dated 21/8/78.

9) The Agreement for Development dated 17/12/2007 and Agreement of Sale with possession dated 20/5/2011 shall form part and parcel of the present Deed and shall be read alongwith the present document.

SCHEDULE-I

(DESCRIPTION OF THE SAID ENTIRE PROPERTY)

ALL THAT Property known as "TOLLEM E OITEIRO AGALI", being land described in the Land Registration Office of Ilhas under No. 768 of Book B-10 Old, not enrolled under Matriz and described in Survey records as agricultural land and surveyed under Survey No. 8/1 of Village Azossim, admeasuring 3,06,575 square meters, situated at Village Azossim within the jurisdiction of Azossim-Neura Village Panchayat, Sub-District of Ilhas, North Goa District, State of Goa and is bounded as follows:-

EAST: By Survey Nos. 11/1, 9/1, 10/1 and 5/1, all of Village Azossim;

WEST: By Village Gaolim Moula;

SOUTH: By Survey No. 6

NORTH: By Survey No. 12 of Village Carambolim;

SCHEDULE-II

(DESCRIPTION OF THE SAID 30% AREA HEREBY CONVEYED)

ALL THAT 30% area admeasuring 91957.50 sq.mts. forming independent, separate Plot having separate boundaries and demarcated on the site with boundary stones, having independent 10 mts. wide Panchayat Road and also accessed by 15 mts. wide right of way through private Plot S. No. 289 of Carambolim

Village connecting National Highway No. 4A from Carambolim Villge to Gaolim-Moula Village, forming part of SAID ENTIRE PROPERTY described hereinabove in SCHEDULE I. and shown delineated in blue colour lines in the copy of the plan annexed hereto and marked therein and is bounded as follows:-

EAST: Partly by 9 Mts. wide road, Partly by S. No. 8/1 and partly by S. No. 5 of Azossim Village;

WEST: Partly by 10 Mts. wide Panchayat road, partly by S. No. 6 and Partly by S. No. 8/1;

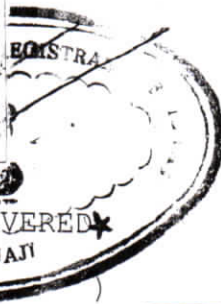
SOUTH: Partly by S. No. 5 and Partly by S. No. 6 of Azossim Village;

NORTH: By 9 Mts. wide road.

IN WITNESS WHEREOF the parties hereto have set their hands on the day, month and the year hereinabove mentioned.

GOA

[Handwritten signatures]



[Handwritten signature]

M/S. REIS MAGOS ESTATE
PRIVATE LIMITED represented
by its Attorney PRESCON
HOME PRIVATE LIMITED
through Authorised
Signatory MRS. PUJA
SUSHANT NAIK.
R.H.F.P.

L.H.F.P.



[Handwritten signature in blue ink]



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[Handwritten signature]



THE SUB-REGIS

For PRESCON HOMES PRIVATE LIMITED

SIGNED, SEALED AND DELIVERED

Director/Authorised Signatory

BY THE PURCHSER

M/S PRESCON HOMES
PRIVATE LIMITED through
its DIRECTOR, MR. NIRMAL
B. KEDIA

L.H.F.P.

R.H.F.P.



Plg

M

IN THE PRESENCE OF:

1. Name : Sumodh Kedia



Signature : 

Address : C-1903, Lakshmanandi Heights,
Gokuldhara, Malad (E), Mumbai

2. Name : Mohamed Rafik

Signature : 

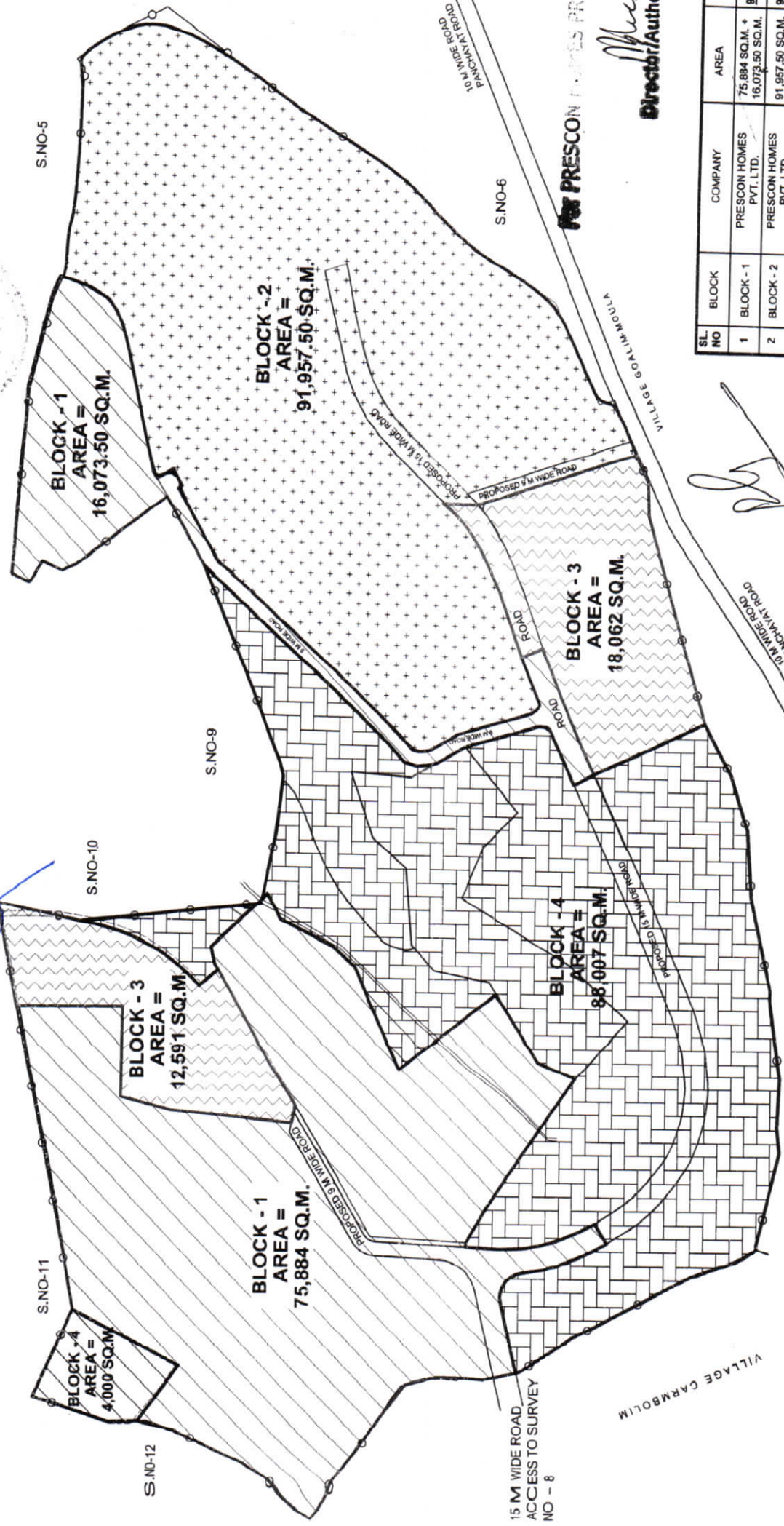
Address : Talegaon Goa

30%

PLAN I

PLAN SHOWING PROPERTY BEARING SURVEY NO. 8/1
OF AZOSSIM VILLAGE OF TISWADI TALUKA



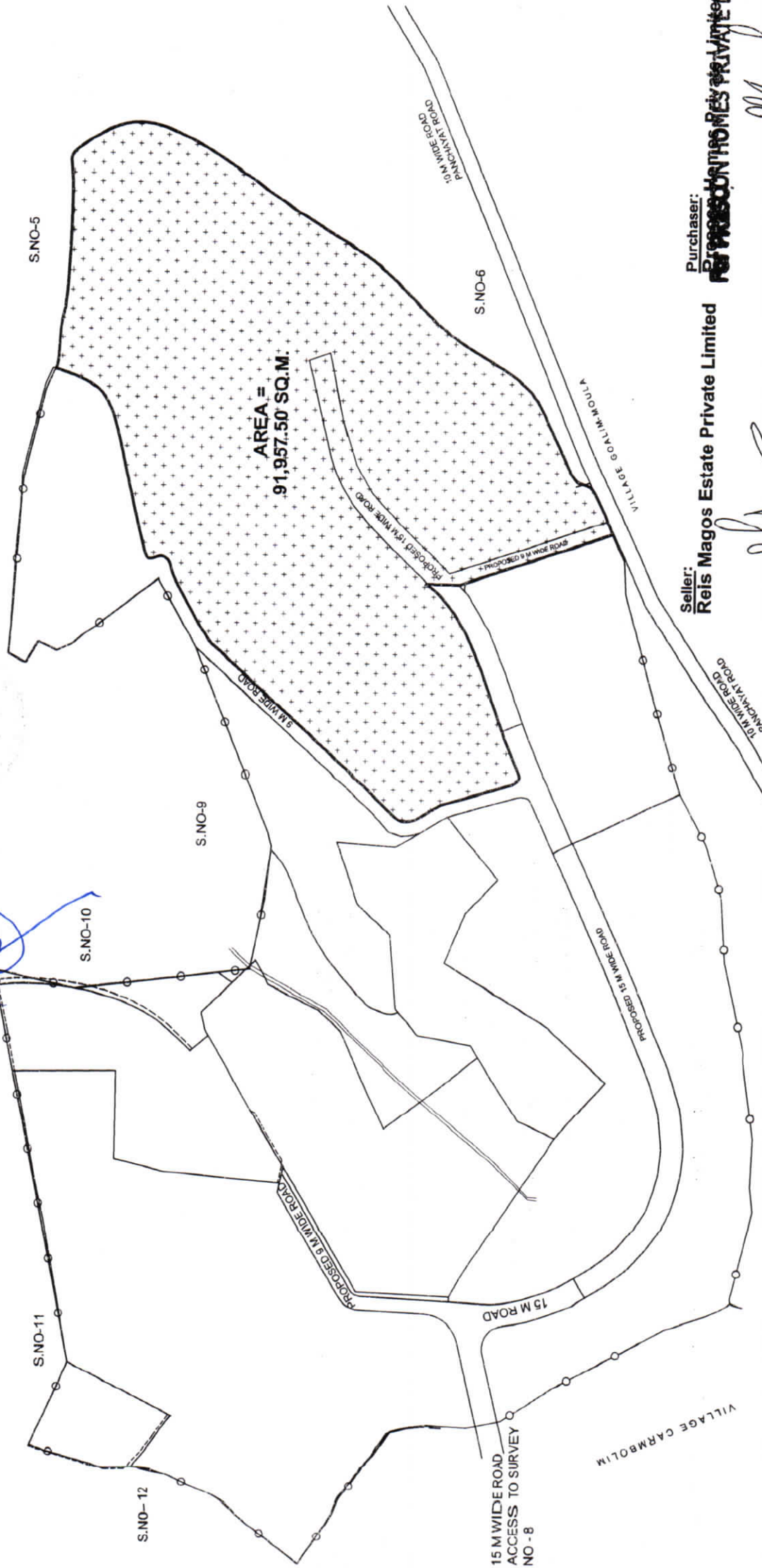
Mr PRESCON HOMES PRIVATE LIMITED
Mud
Director/Authorised Signatory

SL NO	BLOCK	COMPANY	AREA	TOTAL AREA
1	BLOCK - 1	PRESCON HOMES PVT. LTD.	75,884 SQ.M. + 16,073.50 SQ.M.	91,957.50 SQ.M.
2	BLOCK - 2	PRESCON HOMES PVT. LTD.	91,957.50 SQ.M.	91,957.50 SQ.M.
3	BLOCK - 3	PRESCON CONSTRUCTION PVT. LTD.	18,062 SQ.M. + 12,591 SQ.M.	30,653 SQ.M.
4	BLOCK - 4	REIS MAGOS ESTATE PVT. LTD.	88,007 SQ.M. + 4,000 SQ.M.	92,007 SQ.M.
			TOTAL AREA	3,06,575 SQ.M.

SDL

PLAN II

PLAN SHOWING PROPERTY BEARING SURVEY NO. 8/1
OF AZOSSIM VILLAGE OF TISWADI TALUKA



Seller:
Reis Magos Estate Private Limited

for Mr. Suresh Parulekar, Director

Purchaser:

~~REIS MAGOS ESTATE PRIVATE LIMITED~~

Director/Authorised Signatory

Director



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 17-05-2013 10:58:00 AM

Document Serial Number : 1557




Presented at 10:39:00 AM on 17-05-2013 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Processing Fees	460.00
	Total :	460.00

Stamp Duty Required: 77310.00

Stamp Duty Paid: 154000.00

Nirmal B. Kedia presenter

Name	Photo	Thumb Impression	Signature
Nirmal B. Kedia, s/o Bhagirathprasad Purshottamdas Kedia , Married, Indian, age 43 Years, Business, r/o 252, Kirhsna Bhawan, Walkeshwar Road Mumbai 400006. PAN No. AAMPK1658E. Dir. of M/S. Prescon Homes Pvt. Ltd. vide Board Resolution dated 06/04/2013 having office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane West 400 601. Company PAN No. AAECP5052E.			


Endorsements

Executant

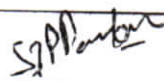
1. Puja Sushant Naik, w/o Sushant Naik, Married, Indian, age 33 Years, Service, r/o F-2, B-3, Purva Apartments, Martins Morod, Caranzalem, Taleigao Tiswadi Goa The Authorised Signatory of Prescon Home Private Limited vide Board Resolution dated 06/04/2013 (POA holder of M/S Reis Magos Estate Private Ltd vide POA dated 20/05/2011 executed before the Sub Registrar Ilhas Goa under Sr. No. 50/2011.)

Photo	Thumb Impression	Signature
		

2. Nirmal B. Kedia, s/o Bhagirathprasad Purshottamdas Kedia, Married, Indian, age 43 Years, Business, r/o 252, Kirhsna Bhawan, Walkeshwar Road Mumbai 400006. PAN No. AAMPK1658E. Dir. of M/S. Prescon Homes Pvt. Ltd. vide Board Resolution dated 06/04/2013 having office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane West 400 601. Company PAN No. AAACP5052E.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Sadhana Parrikar, d/o Jaiprakash Parrikar, Married, Indian, age 30 Years, advocate, r/o Taleigao, Ilhas, Goa.	



Denotation of Stamp :


Sub-Registrar
SUB-REGISTRAR
ILHAS

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 307500/- has been paid thereon.






Book-1 Document
Registration Number PNJ-BK1-01510-2013
CD Number PNJD22 on
Date 17-05-2013

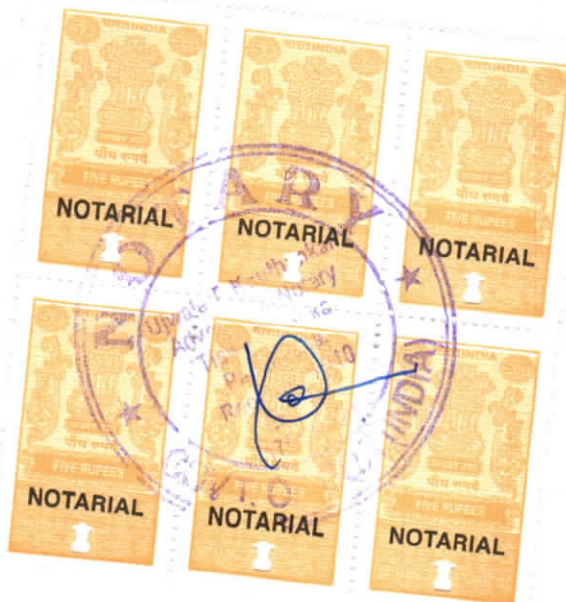
Sub-Registrar (Ilhas/Tiswadi)

SUB-REGISTRAR
ILHAS

Scanned By:- V. Nade

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Certified True Copy of the Original

Reg No. 1730(A)/19 Dated 13/12/2019

[Signature]

UJWALA T. KOUTHANKAR
Advocate & Notary
Tiswadi Taluka
Panaji - Goa
Reg. No 256 / 10