

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

*M. J. S.*  
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD  
E-320, ROAD DE CUREN  
PUNAJ, GOA 403 001

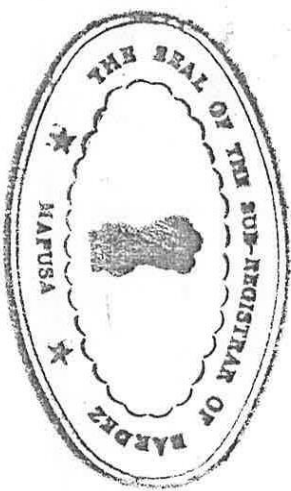
D5/SPT/CA/25/2016-10/PART-III

श्री २८७३८ नॉन जूडिशियल  
115298 NOV 28 2016  
R.0900100/- PB6818  
INDIA STAMP DUTY GOA

Name of Purchaser M/s SHERATON INFRA

5000/2016

6/12/2016



DEED OF SALE

THIS DEED OF SALE is Sherraton Mapusa-Goa  
For SHERATON INFRA

*M. J. S.* *Sherraton P. S.*

Partner

Partner

*Sherraton*

*Sherraton*

-2-

on this 5th day of December 2016 between:-

(1)(i) Smt. Priscilla Pinto alias Priscilla Pinto D'Souza, aged 51 years, in service, wife of late Douglas C. D'Souza, holding PAN Card no. Aadhar Card no. mobile no. 9323888886, Email Id. passypinto@yahoo.com, and her son,

(ii) Shri. Denver Savio D'Souza, aged 24 years, Student, son of late Douglas C. D'Souza, holding PAN Card no. Aadhar Card no. mobile no. 9323888886. Email Id. passypinto@yahoo.com, both residing at 304, Nagyug, Mathrudas Colony Road, near Kalina Bhakti Samaj Mandir, Kalina, Mumbai-Maharashtra-400098 hereinafter referred to as the "OWNERS/VENDORS" (which expression shall include their heirs, successors, administrators and assigns) of the FIRST PART AND, (2) M/s. Sheraton Infra, a Partnership Firm having its office at Shop no.272/2160, Ground floor, Motilal Nagar no.1, near Vibgyor School, Link Road, Goregaon (West), Mumbai-400104 and holding PAN Card No. herein represented by its Partners, (i) Karishma S. Tekchandani, aged 40 years, in Business, married, wife of Suresh Tekchandani, holding PAN Card no. Aadhar



FOR SHERATON INFRA

*Hosdy*  
Partner

FOR SHERATON INFRA

*Dasman*  
Partner

*SEK*  
*prsoza*

*Prudh*

Card no \_\_\_\_\_ Email Id sheratonhomes@gmail.com,  
mobile no.8898035011, residing at 603 B Wing, Casurina,  
Evershine Greens, Adarsh Nagar, Link Road, Andheri (West),  
Azad Nagar, Mumbai, Maharashtra-400053

(ii) Shri Devesh Haseja, aged 24 years, in Business,  
unmarried, son of Shri Rajkumar Haseja, holding PAN Card  
no. \_\_\_\_\_ Aadhar Card no. \_\_\_\_\_

Email Id sheratonhomes@gmail.com, mobile no.  
9769444347, residing at 2401, Sejal Tower, Sejal Park,  
Link Road, Goregaon (West), Mumbai-400101,

(iii) Shri Laxman Tekchandani, aged 48 years, in Business,  
married, son of Pokardas Tekchandani, holding PAN Card  
no \_\_\_\_\_ Aadhar Card no. \_\_\_\_\_ Email Id  
sheratonhomes@gmail.com, mobile no.9821011105, residing  
at 502, A Wing, Kukreja Palace, Vallabh Baug Lane Ext.  
Ghatkopar (E), Mumbai-400075 hereinafter referred to as  
“THE PURCHASERS” (which expression shall include its  
heirs, successors, administrators and assigns) of the SECOND  
PART.

All Indian Nationals.

The Partner at Sr. no.2(i) is herein represented by her  
attorney her husband Shri Suresh Jairamdas Tekchandani,

For SHERATON HOMES

Suresh

Partner

For SHERATON

Laxman P.N.

Partner

TEK 150032A-

Juridical



of 46 years, in business, son of Shri Jairamdas Thadomal Tekchandani, holding Pan Card no. \_\_\_\_\_, resident of 603, B Wing, Casurina Evershine Greens, Adarsh Nagar, Link Road, Andheri (West), Azad Nagar, Mumbai, Maharashtra-400053 as constituted vide Power of Attorney dated 15-07-2016 executed before the Sub-Registrar Mumbai.



WHEREAS there exists a part and parcel of land admeasuring 1351m2 comprising of sy.no.41/2 admeasuring 575m2, Sy.no.41/7-A admeasuring 776m2 along with an old dilapidated House bearing H.No.275 (20A/3) admeasuring 100m2 standing in Sy.no.41/2 identified as 'TAMBUDQU' situated at Souza Wado, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District Bardez, District North Goa, in the State of Goa, which property is hereinafter referred to as the SAID PROPERTY and is described in detail in the Schedule hereunder.

WHEREAS on 13-4-1929 One Fifth Share of the property described under no.29438; interalia; stands inscribed in favour of Resurriecao Rosario Fernandes under no.22262 at folio 192 (R) of book G-28 in the Office of Land Registrar Bardez.

FOR SHERATON INFRA

*Massie*  
Partner

FOR SHERATON INFRA

*doxman. P. 11*  
Partner

Partner

*Pinicillo*

*DEH 150028*

WHEREAS by a Deed dated 4-1-1975 Bento Francis D'Souza purchased the said Plot admeasuring 776m2 bearing Cadastral sy.no.1130 described under no.29438 now bearing Sy.no.41/7-A and 41/2 from Avilasio Fernandes, son of the said Ressurciaio; which Deed is duly registered in the Office of Sub-Registrar Bardez.



WHEREAS the Cadastral Survey no.1130 corresponds to 41/2; 41/7-A (part).

WHEREAS the said Bento Francis D'Souza died on 9-9-1980 and his widow Ermelinda died on 10-1-1996 both being survived by their sole heir Doloroso Conceicao Lourence Martins D'Souza; who died on 24-1-1999 being survived by his widow Priscilla Pinto alias Priscilla Pinto D'Souza and his son as his sole heir Denver Savio D'Souza.

WHEREAS by Order of Homologation dated 20-7-2005 in the Inv. Pro.200/2001 initiated in the Court of Civil Judge Senior Division at Mapusa; the said property listed as item nos.1;2;3 and 4 was allotted to his widow Priscilla D'Souza.

~~FOR SHERA~~  
10/02/2001

Partner

~~FOR SHERA~~  
10/02/2001

Partner

*[Signature]*

*DE Souza*



hindrance from the Owners/Vendors and/or any other person  
for SHERATON INFR  
FOR SHERATON INFR  
Daxman, P.O.

**Partner**

her person

DEF 750024



claiming through the Owners/Vendors and/or the predecessors-in-title of the Owners/Vendors. The Owners/Vendors further covenants with the Purchasers that the SAID PROPERTY hereby sold is free from tenants, mundcars, or any other person/s having any right of possession or obligation therein.

3.- The Owners/Vendors hereby covenant with the Purchasers as under:-

(a)-That THE SAID PROPERTY is free from encumbrances and claims of any nature whatsoever.

(b)-That the Title of the Owners/Vendors to THE SAID PROPERTY is clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.

(c)-That as on this date the Owners/Vendors have not created any encumbrances and/or Third Party rights upon and to the the SAID PROPERTY nor THE SAID PROPERTY the subject matter of any lis-pendens or order of attachment of Order of Injunction or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the SAID PROPERTY and nor that there are

Partner

Partner

*Sherraton Infra*

*Sherraton Infra*

*Sherraton*

*Sherraton*



any dues, taxes and cess payable against THE SAID PROPERTY which can be recovered as the arrears under Land Revenue Act.

(d)-That THE SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchasers peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person whomsoever.

(e)-Notwithstanding any act, deed, matters or things whatsoever done by the Owners/Vendors or by any person/s lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary, the Owners/Vendors have good right and absolute powers to grant, transfer, convey and assure THE SAID PROPERTY unto and to the Purchasers in the manner aforesaid and it shall be lawful for the Purchasers from time to time and at all times hereinafter to peacefully and quietly hold, possess, own and enjoy THE SAID PROPERTY and to receive the rents and profits, to use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Owners/Vendors or from by any other person/s lawfully or


equitably claiming by from, under or in trust for the

FOR SHERATON INFRA

FOR SHERATON INFRA

Partner

Partner

  
Partner

  
Partner

Owners/Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Owners/Vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Owners/Vendors or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the Owners/Vendors and all person/s having or lawfully equitably claiming any estate, right title or interest at law or in equity in THE SAID PROPERTY hereby granted or any part thereof by, from or under or in trust of the Owners/Vendors.

f.- That THE SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchasers peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person whomsoever through the Owners/Vendors and or the predecessor-in-title of the Owners/Vendors.

4.- The Owners/Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers

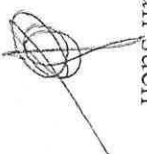
do and execute or cause to be done and executed all such

FOR SHERATON  
H102840

FOR SHERATON IN ERRA  
P.1

Partner

Partner



DEF 30020

further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring THE SAID PROPERTY hereby granted to and unto the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

5.-The Owners/Vendors do hereby give their explicit consent to the Purchasers to delete their names and get the name of the Purchasers recorded in the Survey Record of Village Panchayat and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Owners/Vendors do hereby further agree and assure the Purchasers to sign and execute all such other documents and give NOC for the above purpose.

6.- The Owners/Vendors do hereby indemnify the Purchasers against any claims if made to THE SAID PROPERTY or by any person claiming through the Owners/Vendors and/or its predecessors-in-title and the Owners/Vendors shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the title and possession of the Purchasers.

7.- The Owners/Vendors Declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging

to Schedule Caste and Schedule Tribe.

For SHERAION

Partner

doxman.P.V

*[Signature]*

*DEHSON*

8.- The present fair market value of THE SAID PROPERTY is Rs.1,80,00,000/- (Rupees one crore eighty lakhs only)and Stamp duty of Rs.9,00,100/- is paid thereto which is borne by the Purchaser.

SCHEDULE

(Description of the said Plot)

All that part and parcel of land admeasuring 1351m<sup>2</sup> comprises of Sy.no.41/2 admeasuring 575m<sup>2</sup>, Sy.no.41/7-A admeasuring 776m<sup>2</sup> along with an old dilapidated House bearing H.No.275 (20A/3) admeasuring 100m<sup>2</sup> standing in Sy.no.41/2 identified as 'TAMBUDQU' situated at Souza Wado, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District Bardez, District North Goa, in the State of Goa, which property described under no.29438 of Book B-75 and enrolled in the Taluka Revenue Office under Matriz no.776.

The said Plot as One Unit is bounded as under:-

Towards the North:-Sy.no.41/1 of Candolim and Road.

Towards the South:-Sy.no.41/15 of Candolim

Towards the East :-Sy.no.28/17,22,23 and 40/1 of Candolim

Towards the West :-Sy.no.41/1 and 41/7 of Candolim

FOR SHERATON INFRA

Partner

FOR SHERATON INFRA

Partner

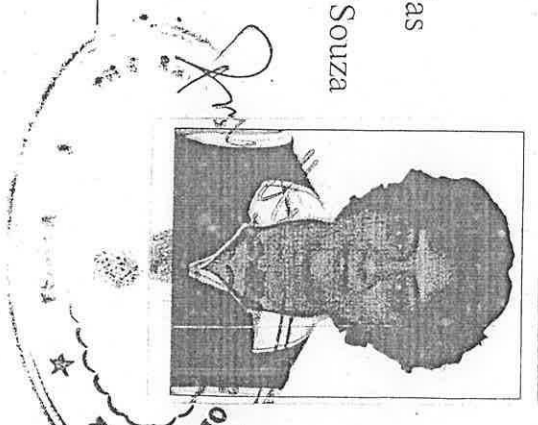
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*[Signature]*  
*[Signature]*

SIGNED AND DELIVERED  
RED By the Vendors

*Priscilla*

Smt. Priscilla Pinto alias

Smt. Priscilla Pinto D'Souza



1. \_\_\_\_\_ 1. \_\_\_\_\_



2. \_\_\_\_\_ 2. \_\_\_\_\_



3. \_\_\_\_\_ 3. \_\_\_\_\_



4. \_\_\_\_\_ 4. \_\_\_\_\_



5. \_\_\_\_\_ 5. \_\_\_\_\_



For SHERATON INDIANIA For SHERATON INDIANIA

*Priscilla*

*Priscilla*

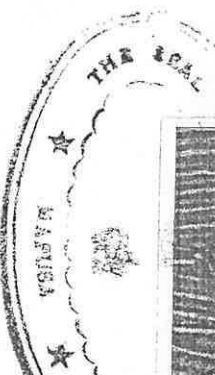
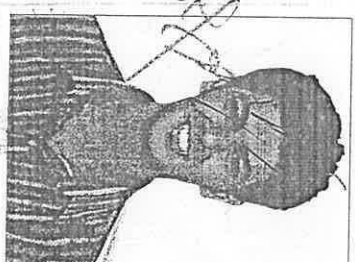
Partner

Partner

*Priscilla*

*Priscilla*

*DE Proulx*  
Shri. Denver Savio D'Souza  
OWNERS/VENDORS



1. \_\_\_\_\_ 1. \_\_\_\_\_



2. \_\_\_\_\_ 2. \_\_\_\_\_



3. \_\_\_\_\_ 3. \_\_\_\_\_



4. \_\_\_\_\_ 4. \_\_\_\_\_



5. \_\_\_\_\_ 5. \_\_\_\_\_

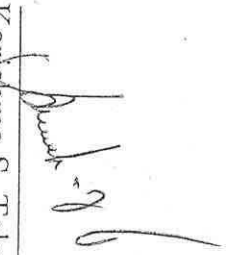


FOR SHERATON INFRA FOR SHERATON INFRA  
*Sharma* *Sharma*  
Partner Partner

*Sharma*

*DE Proulx*

SIGNED AND DELIVERED  
By the Purchasers

  
Smt. Karishma S. Tekchandani

through Attorney Suresh  
Jairamdas Tekchandani



1. \_\_\_\_\_ 1. \_\_\_\_\_



2. \_\_\_\_\_ 2. \_\_\_\_\_



3. \_\_\_\_\_ 3. \_\_\_\_\_



4. \_\_\_\_\_ 4. \_\_\_\_\_



5. \_\_\_\_\_ 5. \_\_\_\_\_



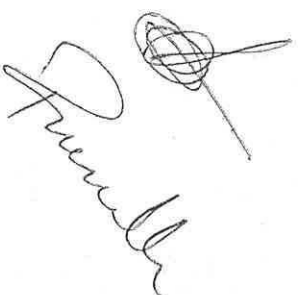
For SHERATON INFRA

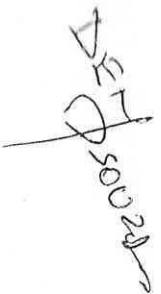


Partner

For SHERATON INFRA

  
Partner







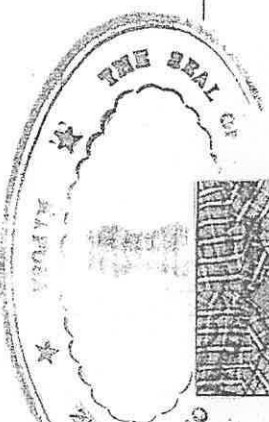
For SHERATON INFRA

*Devesh Haseja*

Partner

Shri. Devesh Haseja

*Devesh*



1.

1.



2.

2.



3.

3.



4.

4.



5.

5.

For SHERATON INFRA  
*Devesh Haseja*

Partner

For SHERATON INFRA  
*Devesh Haseja*

Partner

*Set 150022*

*Devesh*

For SHERATON INFRA

Laxman P. S.

Partner

Shri. Laxman Tekchandani

All Partners of

SHERATON INFRA

PURCHASERS

for



- |          |          |
|----------|----------|
| 1. _____ | 1. _____ |
| 2. _____ | 2. _____ |
| 3. _____ | 3. _____ |
| 4. _____ | 4. _____ |
| 5. _____ | 5. _____ |

WITNESSES:-

1. Shri. Laxman

2. Rajendra Sheende

For SHERATON INFRA

Laxman P. S.  
Partner

SAVED LAXMAN

RAJENDRA SHEENDE

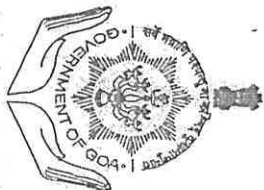
For SHERATON INFRA

Laxman P. S.

Partner

Rajendra Sheende

Shri. Laxman  
Partner



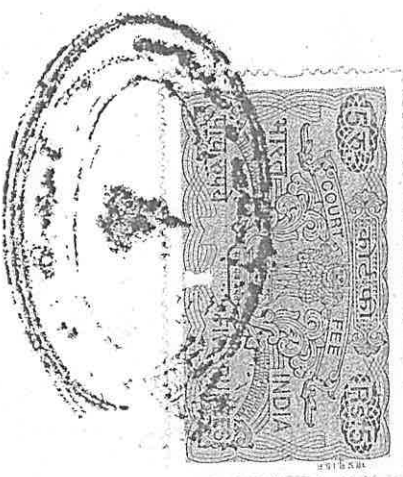
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GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

Plan Showing plots situated at  
Village : CANDOLIM  
Taluka : BARDEZ  
Survey No./Subdivision No.: 41/ 7-A  
Scale : 1 : 1000

(ANAND V. VAIGANKAR)  
Inspector of Survey &  
Land Records.

10/11/16



7	7-A	1	2	22
9	10			
SURVEY No. 41				
	12			23 S.No.28
		14	15	1 S.No.40

DEH SUDAS  
For SHERATON INFRA  
Partner

For SHERATON INFRA  
Partner

Checked By : Vrushali Arolkar (D' Man Gr. II)  
Date: 08-11-2016


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

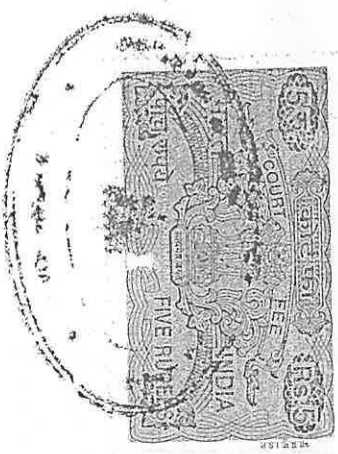
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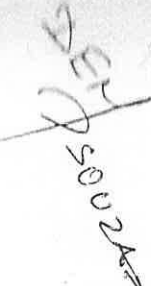


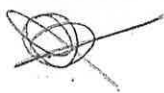
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

Plan Showing plots situated at  
Village : CANDOLIM  
Taluka : BARDEZ  
Survey No./Subdivision No. : 41/ 2  
Scale : 1 : 1000

  
10/11/16  
(ANAND V. VAIGANKAR)  
Inspector of Survey &  
Land Records.



  
SHERATON



FOR SHERATON

  
Partner

FOR SHERATON INFRA  
dammam P  
Partner

By : Vrushali Arolkar (D' Man Gr. II)  
08-11-2016



7-11-2016  
Compared By:



Office of Sub-Registrar Bardez  
Government of Goa

Print Date & Time : 06-12-2016 11:15:31 AM

Document Serial Number : 5090

Generated at 10:57:00 AM on 06-12-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	720000.00
2	Processing Fees	590.00
Total :		720590.00

Stamp Duty Required: 900000.00 Stamp Duty Paid: 900100.00

Applicant: Tekchandani presenter

Name	Photo	Thumb Impression	Signature
Applicant: Tekchandani, S/o Pokardas Tekchandani, Married, Indian, age 48 W/o: Business, r/0502, A Wing, Mangra Palace Vellachn Baug Lane Ext. Shrikopar (E), Mumbai 400075. Partner of M/S. SHEPATION H Partnership Firm Having office at Shop no 107/2160, ground near Marital Nagar, No. 1 Nr. Vidyogor Agarwal Link road, Goregaon (W) Mumbai 400104.			 FOR SHERATON H KAYMAN P. Parti

Endorsements

Endorser:

Subregistrar Jayramdas Tekchandani, S/o Jayramdas Thadomal Tekchandani, Married, Indian, age 46  
W/o: Business, r/0603, B Wing Casuarina Evershine Greens Adarsh Nagar Link Road Andheri (west) Azad Nagar  
Mumbai, Maharashtra-400053 As POA(1) dated 15/07/2016, for Karishma S. Tekchandani, executed before Sub  
Registrar Mumbai.




Photo	Thumb Impression	Signature



Priscilla Pinto 2 Priscilla Pinto D'souza, W/o Late Douglas C.D'souza, widow, Indian, age 51  
r/o Service, r/o304, Nagyug, Mathurdas Colony road, Nr. Kalina Bhakti Samaj Mandir, Kalina, Mumbai-  
Maharashtra-400098.

Photo	Thumb Impression	Signature
		




3. Denver Savio D'souza, S/o Late Douglas C.D'souza, UnMarried, Indian, age 24  
Years, Student, r/o304, Nagyug, Mathurdas Colony road, Nr. Kalina Bhakti Samaj Mandir, Kalina, Mumbai-  
Maharashtra-400098

Photo	Thumb Impression	Signature
		


4. Devesh Haseja, S/o Rajkumar Haseja, UnMarried, Indian, age 24 Years, Business, r/o2401, Sejal Tower, Sejal  
Park, Link road, Goregaon (W) Mumbai 400101. Partner of M/s.SHERATON H Infra.Partnership Firm Having office  
at Shop no 272/2160, ground floor, Motilal Nagar, No.1 Nr. Vibgyor School Link road, Goregaon (W) Mumbai  
400104.

Photo	Thumb Impression	Signature
		 FOR SHERATON H Infra Partner

5. Laxman Tekchandani, S/o Pokardas Tekchandani, Married, Indian, age 48 Years, Business, r/o502, A Wing,  
Kukreja Palace, Vallabh Baug Lane Ext. Ghatkopar (E), Mumbai 400075. Partner of M/s.SHERATON H  
Infra.Partnership Firm Having office at Shop no 272/2160, ground floor, Motilal Nagar, No.1 Nr. Vibgyor School  
Link road, Goregaon (W) Mumbai 400104.

Photo	Thumb Impression	Signature
		 FOR SHERATON H Infra Partner

### Identification

Sr No.	Witness Details	Signature
1	Shradha Poduval, W/o Kiran Poduval, Married, Indian, age 43 Years, Advocate, r/o H.no 35, Sagar Society, Dona Paula Goa	

Scanned By:-

Sub-Registrar  
SUB-REGISTRAR  
BAPNEZ

Signature:-

Book-1 Document  
Registration Number BRZ-BK1-05045-2016  
CD Number BRZD784 on  
Date 12-12-2016

Sub-Registrar (Bardez)

  
SUB-REGISTRAR  
BARDEZ

Scanned By:- Sodanand

Signature:- Mhandekar

Designed and Developed by C-DAC, ACTS, Pune