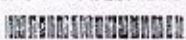




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- 91957



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time: 17/May/2013 10:57 AM
Date of Receipt: 17/May/2013
Receipt No: 583
Serial No. of the Document: 1557

Nature of Document: Sale

Received the following amounts from Sri. Nirmal B. Kadia 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]
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: *[Signature]*

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

[Signature] *[Signature]*
Signature of the person receiving the Document Signature of the Sub-Registrar

Designed and Developed by C-DAC, AICTE Pune



201

ISS # 120013

AXIS BANK LTD
SIDHARTH BANDOJKAR BHAYAN
P. SHEUNGONKAR ROAD, PANAJI

भारत 12435 NON JUDICIAL गोवा
186633 MAY 16 2013



12:37

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

Rs. 0154000/- PB5740

INDIA STAMP DUTY GOA

VILLAGE: Passecao Manca Post 11d
ADDRESS: Phno. 16
SIGNATURE: Rajy Naik
RECEIPT NO: AXIS/12435

For AXIS BANK LTD.

[Signature]

Authorised Signatory
P. Sheungonkar 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. [REDACTED], 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. [REDACTED], Indian National, residing at Verembetim, 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. [REDACTED], 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



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Registrar, Lhas, 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. [REDACTED], married, Indian National, resident of F/2, B/s. 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. U45209MH2007PT011924 on 22/6/2007 before the Registrar of Companies, Maharashtra, Mumbai, holding PAN No. [REDACTED], having its office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpekhandi, 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. [REDACTED], Indian National, having address at 252, Krishna Bhavan, Walkeshwar

3
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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 OYTEIRO AGLI", 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 1 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



[Handwritten signatures]

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, CL No. PNIDE 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



5
[Handwritten signature] *[Handwritten signature]*

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. 53,26,250/- towards Sale of the SAID 30% AREA has already been received by the VENDOR from the PURCHASER pursuant to Agreement dated 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.



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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. 703 of Book 5-10 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



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National Highway No. 4A from Carembolim 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 free 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,



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[Handwritten signature]

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. 5/1 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.



9.  

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 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 276 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, CB No. PNJ08 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/-.



10 





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 276 of Book 1 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-BK1-009423-2011, CB no. PMSD8 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/218/77 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.

11 





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, as surveyed by the said Office and described in Survey record of 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 Gardim Houli;

SOUTH: By Survey No. 2;

NORTH: By Survey No. 11 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 E. No. 285 of Carambolim

12

[Handwritten signatures]





Village connecting National Highway No. 4A from
Carambolim Village to Gaoim-Moula Village, forming
part of SAID ENTIRE PROPERTY described hereinabove
in SCHEDULE 1, 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.

M *Ph*





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SIGNED, SEALED AND DELIVERED
BY THE VENDOR

M/S. REIS MAGOS ESTATE
PRIVATE LIMITED represented
by its Attorney PRESCON
HOME PRIVATE LIMITED
through Authorized
Signatory MRS. PUJA
SUSHANT NAIK.

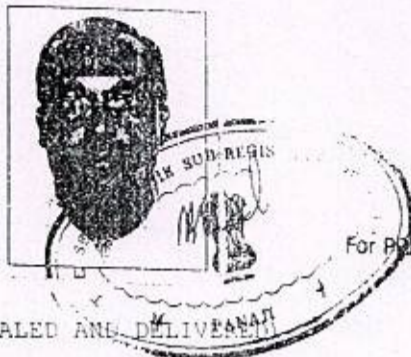
L.H.F.P.

R.H.F.P.



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Handwritten mark



For PRESCON HOMES PRIVATE LIMITED

M. Kedia
Director/Authorised Signatory

SIGNED, SEALED AND DELIVERED

BY THE PURCHASER

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

L.H.F.P.

R.H.F.P.



M. Kedia

M

IN THE PRESENCE OF:

1. Name : Sunanda Kadi

Signature : [Signature]

Address : C-1902, Lakshmanandi House,
Gokulam, Masjid (G), Mumbai

2. Name : Mohammed Rafiq

Signature : [Signature]

Address : Talegaon Goa

[Signature] [Signature]

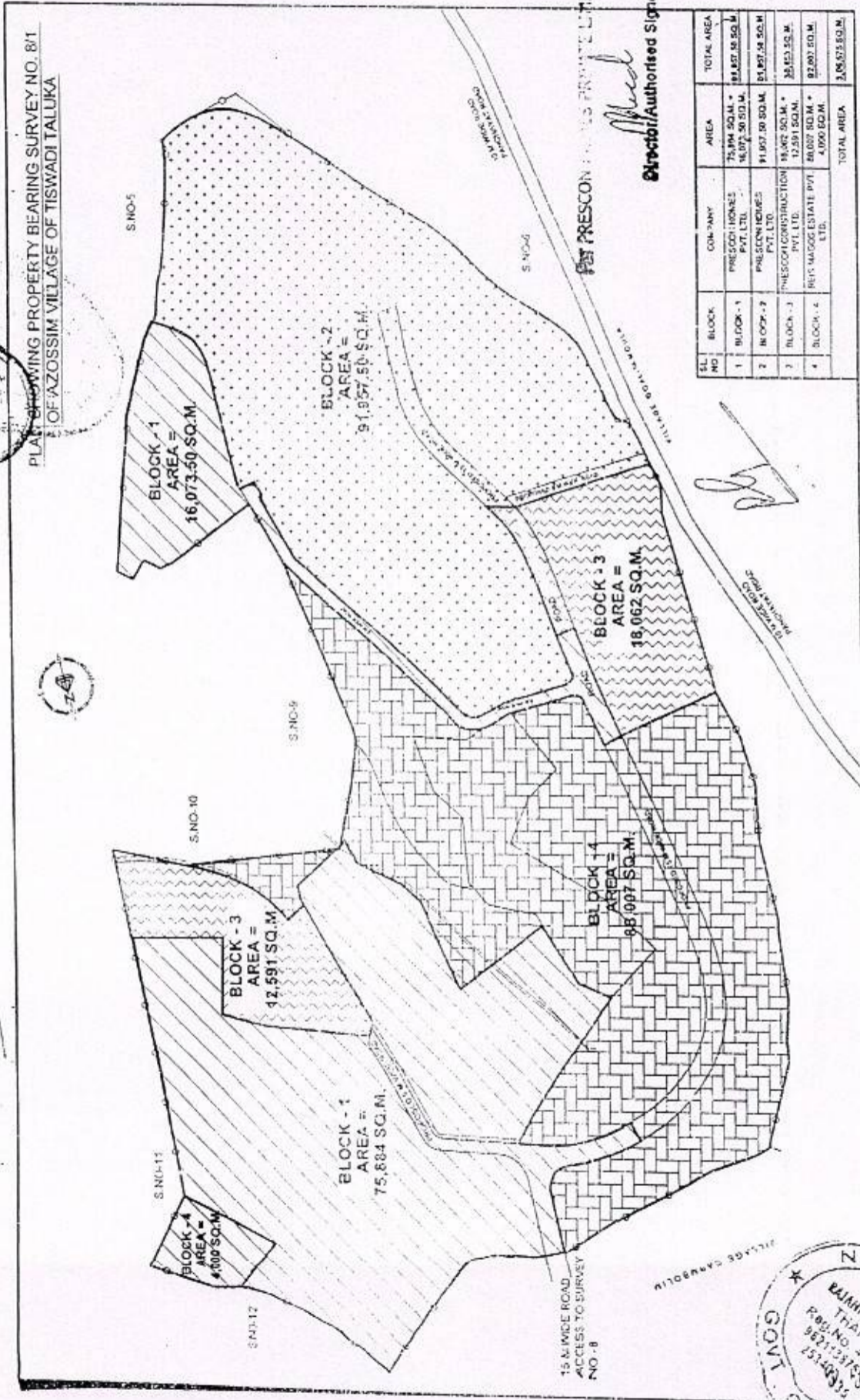


PLAN A

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



SDI



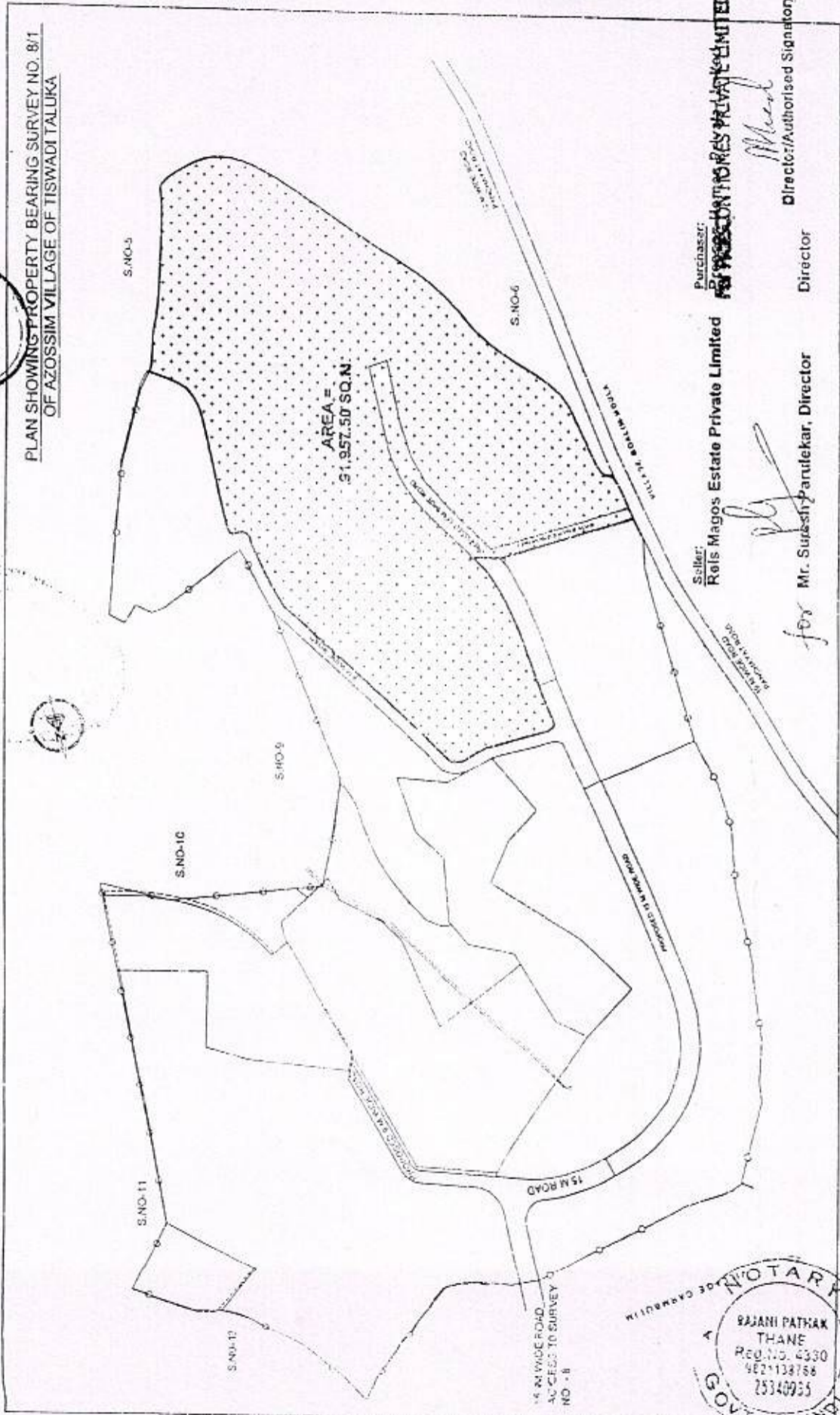
PAT PRESCON INDUSTRIES PRIVATE LIMITED
Director/Authorised Signatory

S.L. NO.	BLOCK	CON-PANY	AREA	TOTAL AREA
1	BLOCK - 1	PRESCON INDUSTRIES PVT. LTD.	75,884 SQ.M.	75,884 SQ.M.
2	BLOCK - 2	PRESCON INDUSTRIES PVT. LTD.	16,073.50 SQ.M.	16,073.50 SQ.M.
3	BLOCK - 3	PRESCON INDUSTRIES PVT. LTD.	18,062 SQ.M.	18,062 SQ.M.
4	BLOCK - 4	PRESCON INDUSTRIES PVT. LTD.	95,007 SQ.M.	95,007 SQ.M.
TOTAL AREA				205,033 SQ.M.



PLAN II

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



Purchaser:
RELS MAGOS ESTATE PRIVATE LIMITED

Seller:
RELS MAGOS ESTATE PRIVATE LIMITED

M. Suresh Paritekar

Director/Authorised Signatory

[Signature]

Director

for Mr. Suresh Paritekar, 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. [REDACTED]. Dir. of M/S. Prescon Homes Pvt. Ltd. vide Board Resolution dated 16/04/2013 having office at 201, 2nd Floor, Prestige Precinct, Almeida Road, Panchpakhadi, Thane West 400 601. Company PAN No. [REDACTED]			

Endorsements

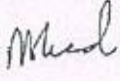
Executant

1. Puja Suchant 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 Authersied 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.)

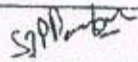
Photo	Thumb Impression	Signature



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. [REDACTED], 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.	

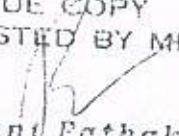


Denotation of Stamp :


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.

TRUE COPY
ATTESTED BY ME


Rajani Pathak
B.Sc., LL.M.
NOTARY & ADVOCATE
1st Floor, Vision Business Centre,
Bhiwandiwala Terrace,
Adjacent to Court, Thane
Ph - 25340935, 9821138768, 9830138768



Book-1 Document
Registration Number PNJ-BK1-01510-2013
CD Number PH1022 on
Date 17-05-2013

M. B. Singh
Sub-Registrar Ilhas Tigra

**SUB-REGISTRAR
ILHAS**

Scanned By - *V. Wade*

Signature - *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

