

(Rupees Ten lakhs Only)

For CITIZEN CREDIT CO-OP BANK LTD.

Amal's  
Authorized 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

भारत 11237 NON JUDICIAL  
119932 APR 23 2015  
000 200 200 200 200 200 12:46  
R. 1000000/- PB7147  
INDIA STAMP DUTY GOA

Name of Purchaser MR SURAJ MORAJKAR

Name of Purchaser M/s HANSA VANIJYA VYAPAAR PVT LTD

(Rupees Ten ~~lacs~~ **TRUE COPY** ~~thousand~~ **thousand** Only)

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भारत 11238 NON JUDICIAL  
106933 APR 23 2015  
000 200 100 000 200 200 12:47  
R. 1041000/- PB7147  
INDIA STAMP DUTY GOA

Name of Purchaser MR SURAJ MORAJKAR

Name of Purchaser M/s HANSA VANIJYA VYAPAAR PVT LTD



1969  
20/9/15



DEED OF SALE

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**THIS DEED OF SALE** is executed on this 24th day of April, 2015, at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the state of Goa;

**BETWEEN**

(1)(i) **MR. AGNELO RICARDO FERNANDES**, son of late Teofilo Fernandes, Aged about 55 years, married, service, Holder of Pan Number AACPF4021E, and his wife,

(ii) **Mrs MARIA AQUILA FILOMENA alias MARIA AQUILA F. ARAUJO**, daughter of late Constancio de Araujo, aged about 48 years, married, service, Holder of Pan Number AAHPF1169Q, both Indian Nationals, Residents of Kegdevelim, Reis Magos, Bardez, Goa,

2) (i) **MR. MINGUEL JOSE FERNANDES alias MINGUEL J. FERNANDES**, son of late Teofilo Fernandes, Aged about 53 years, married, service, Holder of Pan Number ABSPF7905J, and his wife,

*Handwritten signatures:*  
A. de A. (crossed out), A. de A., Hedel. Mendes, [Signature], [Signature], [Signature]

(ii) **Mrs. CLAUDINA PINHEIRO**, daughter of Mr. Manuel Pinheiro, aged about 47 years, married, service, Holder of Pan Number AGZPP0620J, both Indian Nationals, residents of Kegdevelim, Reis Magos, Bardez, Goa,

3)(i) **MR. FRANCISCO INACIO FERNANDES alias FRANCISCO I. R. FERNANDES**, son of late Teofilo Fernandes, Aged about 48yrs, married, service, Holder of Pan Number ABDPF1144Q, and his wife,

(ii) **Mrs. DELLILAH MELLBA FERNANDES alias DELILAH M. FERNANDES**, daughter of Mr. Hilario Fernandes, Aged about 40 years, married, housewife, Holder of Pan Number ABDPF1145R, both India Nationals, residing at Kegdevelim Reis Magos, Verem, Bardez, Goa, all of them hereinafter, referred to as the **"VENDORS"** (which expression or meaning thereof mean and include their respective heirs, successors, legal representatives and assigns) of the ONE PART;

**AND**

*Ades*      *Heirs*      *Heirs*  
*Hedep*      *Muldes*      *Muldes*  
*IC*      *Muldes*



1. **M/S SUN ESTATE DEVELOPERS**, a Sole Proprietary concern of **MR. SURAJ MORAJKAR**, son of Mr. Sagun Morajkar, aged about 43 years, married, businessman, Indian National, holding Pan No. AEMPM7614J, with its office at Miramar Beach Road, next to Hotel Blue Bay, Caranzalem, Ilhas – Goa and

2. **M/s. HANSA VANIJYA VYAPAAR PVT. LTD.**, a Private Limited Company, having its Registered Office at 241, Okhla Industrial Estate, Phase III, New Delhi-110020, with CIN No:U74999DL2013PTC259905, and holding Pan Card No. AADCH4203L, consisting of following Directors,

(i) **Mr. MUKUL SHARMA**, son of Mr. Jai Prakash Sharma, aged about 41 years, married, businessman, Indian National, holding PAN Card No. AWGPS5355L, resident of Block L, House No. 77A, Saket, New Delhi, 110017 and

(ii) **Mr. NALIN KUMAR GUPTA**, son of Mr. Narendra Kumar Gupta, aged about 43 years, married, businessman, Indian National, resident of House No. 003, Daisy Tower, Omaxe Green Valley, Suraj Kund Road, sector 41-42, Faridabad, Haryana, 121010, represented herein by its Director, **Mr.**

*Handwritten signatures and initials:*  
Aldo, Shero, Hedel, Mides, [Large signature], [Signature], [Signature]





in schedule I hereto and is delineated in the plan annexed hereto in Red colored boundary line and shall be hereinafter, referred to as the "Larger property";

**AND WHEREAS**

1. The said property originally belonged to one Mr. Jose Frederico Lourenco De Souza and the same stands inscribed in his name under Inscription No. 13.499 on 27/8/1924 having purchased the same from its earlier owners, Mr. Jose Goulao da Costa Cascaes and his wife, Mrs. Alba Gloria de Salinas Vidigal Cascaes, Mr. Leao Francisco Salinas e Souza Vidigal and Mr. Rodolfo Piedade Salinas e Souza Vidigal, both bachelors;

2. Upon the death of said Mr. Jose Frederico Lourenco De Souza, the said property came to be owned and possessed by his wife, Mrs. Elvira Ana Peturlina Lobo;

3. In terms of Deed of sale and Release dated 3/2/1970, said Mrs. Elvira Ana Peturlina Lobo, a widow as absolute owner of the said property conveyed and/or transferred the said property to Mrs. Ana Brigida Mascarenhas married to Mr. Teofilo Fernandes who was the resident of Nerul, Bardez, Goa;

*Handwritten signatures and initials:*  
A large signature in the center reads "Hedep. Fernandes".  
To its right is another signature "Fernandes".  
Below the central signature is a circled mark "TC".  
To the right of "TC" is a signature "Mascarenhas".  
Below "Mascarenhas" is another signature "Mascarenhas".  
To the left of the central signature is a signature "Teofilo".

4. Said Deed of Sale and Release dated 3/2/1970, stands registered in the Office of the Sub-Registrar of Ilhas and Registered in Books under no 65 at pages 110 to 113 of book no I, Vol. no. 45 dated 17/2/1970;

5. Said Mrs. Ana Brigida Mascarenhas and her husband, Mr. Teofilo Fernandes expired on 14/4/1972 and 11/11/2012 respectively leaving behind following children:-

(i) Mr. Agnelo Ricardo Fernandes married to Mrs. Maria Aquila Filomena,

(ii) Mr. Minguel Jose Fernandes married to Mrs. Claudina Pinheiro,

(iii) Mr. Francisco Inacio Fernandes married to Mrs. Dellilah Melba Fernandes,

(iv) Mrs. Gracelinda Isabel Fernandes, married to Mr. Alberto Fernandes,

(v) Mrs. Justiniana Rosario Fernandes Silveira married to Mr. Francis Silveira and

(vi) Mrs. Anunciao Perpetua Fernandes Monteiro married to Mr. Nicholas Monterio; as their sole universal heirs;

6. In terms of Deed Of Sale dated 21st April 2005, executed between said Mr. Teofilo Fernandes, during his lifetime and

*Mede* *Heino* *Alves* *Alves*  
*Alves*  
*Alves*



Mr. Agnelo. Ricardo Fernandes and his wife, Mrs. Maria Aquila Filomena; Mr. Minguel Jose Fernandes and his wife, Mrs. Claudina Pinheiro; Mr. Francisco Inacio Fernandes and his wife, Mrs. Dellilah Melba Fernandes; Mrs. Gracelinda Isabel Fernandes and her husband, Mr. Alberto Fernandes; Mrs. Justiniana Rosario Fernandes Silveira and her husband, Mr. Francis Silveira and Mrs. Anuncicao Perpetua Fernandes Monteiro and her husband, Mr. Nicholas Monterio, sold and/or conveyed part of the said larger property surveyed under survey no. 97/7 to the extent of 4,000 sq.mts. in favour of one, Mr. Pradeep Subhrai Shirodkar who in turn transferred and or conveyed the said portion to M/s Scenic Estates;

7. That the said portion admeasuring 4000.00 sq. mts. is detached and or partitioned from the larger property describe in SCHEDULE I and is allotted separate survey number bearing survey no. 97/7 A;

8. That the balance area of the said property described in SCHEDULE I to the extent of 9,975.00 sq. mts. forms a distinct and separate property and is a subject matter of present deed. The said portion of larger property described in SCHEDULE I to the extent of 9,975.00 sq. mts. is better described in SCHEDULE II hereto and shall be hereinafter

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Pheins.  
Mendes  
Ampo  
M/S


referred to as the "SAID PLOT";

9. Upon the death of said Mr. Teofolio Fernandes and his wife, Mrs. Ana Brigida Mascarenhas, a Deed of Relinquishment dated 13/01/2015 as recorded before Sub Registrar, Ex-Officio Notary of Bardez, at Mapusa, in book under no.848, at pages 46v to 47, wherein, said 1) Mrs. Gracelinda Isabel Fernandes and her husband Mr. Alberto Fernandes; 2) Mrs. Justiniana Rosario Fernandes Silveira and her husband, Mr. Francis Silveria, and 3) Mrs. Anuncicao Perpetua Fernandes Monteiro and her husband, Mr. Nicholas Monterio, relinquished all their right, title and interest in the estate of their deceased parents- parents-in-law in favour of the other heirs of late Teofolio Fernandes and Ana Brigida Mascarenhas, i.e. the VENDORS at serial no 1(i), 2(i) and 3(i) herein. That the VENDORS at serial no. 1(i), 2(i) and 3(i) are married to VENDORS at serial no. 1(ii), 2(ii) and 3(ii) under Regime of Communion of Asset, The Portuguese Civil Law prevailing in the State of Goa, therefore they are made party in the present Deed.

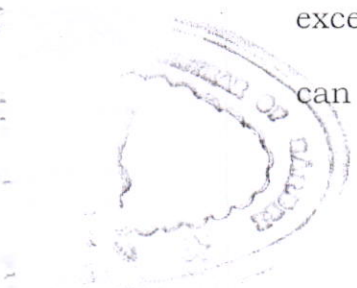
10. That vide Deed of Succession dated 20/01/2015 drawn in the Office of the Civil Registrar -cum-Sub-Registrar and

*[Handwritten signatures and initials]*  
A. H. de  
C. H. de  
A. H. de  
A. H. de  
A. H. de

Notary Ex-Officio of Bardez Judicial Division at Mapusa, Goa,  
at Book No.848, at pages 51v to 53 wherein abovenamed  
children were confirmed as the legal heirs of deceased  
persons;



11. The Vendors are desirous to sell the said plot to the  
Purchasers and the Purchasers are desirous to purchase the  
said plot;



12. The Vendors have represented to the Purchasers that  
except the VENDORS herein there are no other person/s who  
can have right claim and or interest in respect of the said plot;

13. The Vendors have represented to the Purchasers that  
the said plot is free from encumbrances and or defect in title  
and that the VENDORS have absolute clear and marketable  
title to the said plot;

14. The Vendors have represented to the Purchasers that  
there are no tenants or mundkars or any other person who  
can claim right over the said plot;

*M. P. Almeida*      *Heirs*      *Approved*  
*Adel. Mendes*  
*[Signature]*      *[Signature]*  
*[Signature]*



15. The Vendors have represented to the Purchasers that there is no traditional access passing through the said plot to any other plot;

16. The Vendors have represented to the Purchasers that said plot is not subject matter of land acquisition or Requisition further no income tax proceedings are pending against the said plot.

17. Based upon the said representation made by the VENDORS, the Purchasers herein have jointly approached the VENDORS to purchase the said plot for a total consideration of Rs. 4,08,00,000/- (Rupees Four Crores Eight Lakhs Only) which is the market value of the said plot;

18. It has been agreed between the parties hereto that the vendors shall sell in favour of the Purchasers and the Purchasers shall purchase all that plot admeasuring 9,975 sq. mts. of the property known as **"MARVODO DARNADIN"**, also known as **"AMBE KHOR"**, situated in the village Nerul, within the jurisdiction of Village Panchayat of Nerul, Taluka and Registration Sub-District of Bardez, District of North Goa, surveyed under survey No. 97, sub division no. 7, for a total consideration of Rs.4,08,00,000/- (Rupees Four Crores

*M/de* *Hedeli* *Bleed*  
*Heiro* *Jules*  
*Ayo* *Mp*

Eight Lakhs Only) which is the market value of the said plot;

**NOW THIS DEED OF SALE WITNESSETH**

**AS UNDER:**

1. In pursuance of the said agreement and in consideration of the said sum of Rs.4,08,00,000/- (Rupees Four Crores Eight Lakhs Only) out of which monetary consideration in the sum of Rs.2,04,00,000/- (Rupees two crores four lakhs only) paid as per the payment Schedule mentioned hereinbelow, by the Purchaser No.2 to Vendors upon the execution of these presents ( the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchasers) and allotment of three villas each admeasuring 225.00 square meters in built up area as per the specifications contained at Annexure-II to this Deed at a fixed cost of Rs.30,222/- ( Rupees Thirty Thousand, Two Hundred and Twenty Two Only) per square meter, irrespective of the fact as to whether there is an escalation in the cost of construction of the said built-up area or otherwise and aggregating to Rs.2,04,00,000/- (Rupees two crores four lakhs only) which is equivalent to the balance consideration due and payable to the Vendors by the Purchaser at serial

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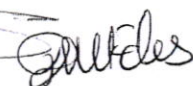
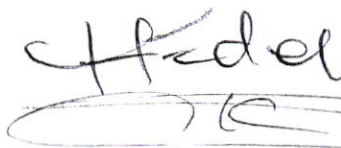

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No.1. said Villas are better described in Schedule-III hereto, which is agreed to be constructed and allotted by the Purchaser at Serial No.1 to the Vendors. It is agreed between the Parties hereto that Purchaser No.1 upon completion of the construction of the said villas shall hand over the possession of the said villas and issue the possession Letter thereof and thereafter Purchasers shall convey the Villas and/or built up area to be constructed by the Purchasers in the said plot in favour of the proposed purchaser / third party . THEY the Vendors, as the absolute and exclusive owners of the said plot, do hereby sell, assign, release, transfer, convey and assure unto the Purchasers FOR EVER ALL THAT plot admeasuring 9,975 sq. mts. of the property known as **"MARVODO DARNADIN", also known as "AMBE KHOR"**, situated in the village Nerul, within the jurisdiction of Village Panchayat of Nerul, Taluka and Registration Sub-District of Bardez , District of North Goa, in the State of Goa surveyed under survey No. 97, sub division no. 7, the said plot being more particularly described in the SCHEDULE-II hereunder written and, for better clearness, being delineated on the plan ANNEXURE annexed hereto and thereon shown surrounded in red color boundary lines, TOGETHER WITH all singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining





to or with the same or any part thereof now or at any time heretofore usually held, used, occupied, or enjoyed therewith or reputed or known as part or member thereof to belong or to be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, claiming by, from through, under or in trust for them hath done, committed omitted or knowingly or willingly suffered to the contrary they the vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the Purchasers from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, posses and enjoy the said plot hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit, without any suit, eviction, interruption, claim ad demand whatsoever from or by the Vendors or their survivors or from or by any person or persons lawfully or equitably, inheritance, property possession, benefit, claim and demand whatsoever at law and in equity of the Vendors, in to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the

*M. J. [Signature]*  
*Heins.* *Hedel.* *[Signature]*  
*[Signature]* *[Signature]*  
*[Signature]* *[Signature]*

said plot hereby granted conveyed and assured or express so to be with all their rights, members and appurtenances UNTO and to the use and the benefits of the Purchaser FOREVER, subject however to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat authorities or any other public body in respect thereof.

2. In acknowledgement of the Said consideration referred to above and in compliance with the understanding which the Vendors have with the Purchaser at serial No.1 as regards the villas, the VENDORS as beneficial owners in possession of all that part and parcel of the said plot hereby transfer, convey, grant assign and assure unto the Purchasers the said plot bearing survey no.97/7 of the Village of Nerul, better described in Schedule-II hereto admeasuring 9975.00 square meters distinct and dis-annexed from the rest of the larger property, to hold the same unto the Purchasers as joint owners thereof in equal shares of 50 % each, as absolute joint owners in possession thereof, free from any encumbrances and/or defect in title as Vendors of the said plot.

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*[Handwritten signature]*

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

*[Handwritten signature]* *[Handwritten signature]*



3. 1% TDS has been deducted from the sale consideration of the said plot and paid by the Purchasers under Sec 295 of Income tax Act.

4. AND THE Vendors do hereby for themselves, their heirs, executors and administrators, covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT 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 Plot hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or

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*Shrino*

*ffedel*

*Dufdes*

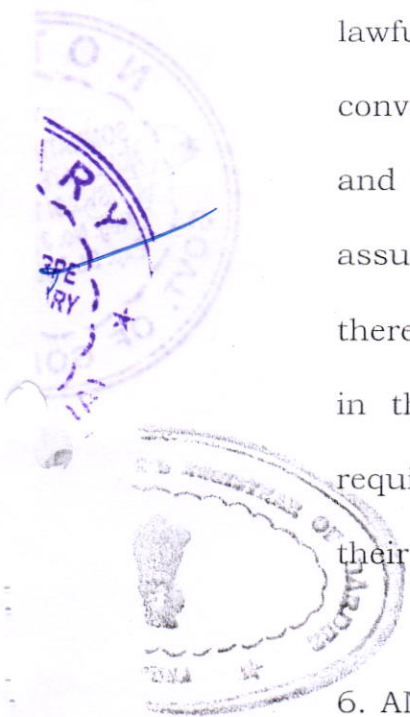
*Auye*

*Mp*

*Shrino*



any of them shall and will from time to time, and at all times hereafter at the request and cost of Vendors do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting and assuring said plot with residential house and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid, as shall or may be reasonably required by the Purchasers their successors or assigns or their Counsels-in-law.



6. AND the Vendors do hereby covenant with the Purchasers that they the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting or conveying the said plot in the manner aforesaid or whereby the same or any part thereof, is, can or may be charges, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

7. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchasers that the said plot hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments or any kind whatsoever and, that if for any defect in the title of the Vendors the

*[Handwritten signatures and initials]*  
A/da  
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C. H. de  
M. de  
M. de  
M. de

Purchasers are deprived of the whole or any part of the said Plot the Vendors shall compensate the Purchasers and/or their counsels-in-law.

8. The Purchaser at serial No.1 Covenant that the said Villas /or built-up area, agreed to be allotted in kind component to the ownership of the Vendors under this Deed shall be built as per approved plans and as per the standard specifications specified at **Annexure-II** hereto. It is further agreed between the parties hereto that the construction of the said villas and handing over possession of the said Villas unto the Vendors to be completed in all respect shall be the sole responsibility and obligation of the Purchaser at Serial No. 1.

9. Upon obtaining Occupancy Certificate for the built up area allotted to the Vendors, the Purchaser at serial no1. shall handover the possession of the said built up area, completed in all respects to the Vendors, within a period of 24 months from the date of obtaining all the licenses, permissions, approval, consents from the Government statutory authorities/semi-Government/Panchayat authorities, which will be applied within 3 months from the execution of the present Deed of Sale, subject to the extension to the said period being extended on request in writing by the Purchaser at serial No.1 for a further period of 6 months, prior to the

*Midas*

*Heins*

*Hedel*

*Midas*

*Heins*

*Midas*

*Midas*



expiry of the period of 30 months stipulated hereinabove.

10. The Purchaser No.1 shall construct the said Villas agreed to be allotted to the Vendors in the said plot upon obtaining permissions/licenses from the concerned authorities on terms of approved plans or modified approved plans and shall not carry on the development in violation of the conditions of the license and/or in infringement of the provisions of the laws in force, namely the Panchayat Raj Act, Town & Country Planning Act. The Purchaser No.1 covenants to indemnify and keep indemnified the Vendors for any infringement/violation of the terms and conditions of this clause.

11. The Vendors covenant that they shall on being put in possession of built-up area which is agreed to be allotted to the Vendors under the Deed abide by the rules and regulations, obligations of any entity and/or co-operative society of owners of built-up area if caused to be formed by the Purchasers, the Vendors by themselves covenant that they will abide by the said rules and regulations, so formulated by the Purchasers and shall also by themselves become members of such society and effect payment of requisite fees and charges imposed by the said society and/or entity.

12. The Vendors have today handed over the physical

*Handwritten signatures:*  
Ade  
Heino  
Hedra  
Ayob  
Mules  
S. S.



possession of the said plot to the Purchasers.

13. The Vendors hereby gives their explicit consent to delete the name of the Vendors from the Form I & XIV of the plot bearing Survey No. 97, Sub-Division No. 7, of Village Nerul, Bardez, Goa, and enter the name of Purchasers as Occupants of the said plot thereof.

14. Said property is partly orchard and partly settlement, Orchard area admeasures 6710.00 square meters and settlement area admeasures 3274.00 square meters, therefore, orchard land is valued at Rs.1,67,75,000/- (Rupees one crore sixty seven lakhs seventy five thousand only) @ Rs.2500.00 per square meters and settlement land is valued at Rs.1,63,70,000/- (Rupees one crore sixty three lakhs seventy thousand only) @ Rs. 5000.00 per square meters.

15. The said plot is valued and purchased for Rs.4,08,00,000/- (Rupees Four Crores and Eight Lakhs only), therefore, this deed is embossed on stamp papers valued at Rs.20,41,000/- (Rupees twenty Lakhs and Forty One Thousand only), which is borne and paid by the Purchasers in equal share.

*Handwritten signatures:*  
Hedob  
Pecels  
Hedob  
Pecels  
Hedob  
Pecels

16. The Vendors as well as the Purchasers do not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77, dated 21/08/1978.



**IN WITNESS WHEREOF** the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;

**SCHEDULE - I**

**(Description of the entire property)**

ALL THAT immovable property known as "MARVODO DARNADIN", admeasuring 13,975.00 square metres, situated in the village Nerul, within the jurisdiction of village Panchayat of Nerul, Taluka of Bardez, Sub-District of Registration of Bardez, District of North Goa, surveyed under survey no. 97, sub division no. 7 of the survey records of village Nerul, described in land registration office under no. 13033 of L.B. 34 New and inscribed under Matriz no. 186 of Nerul and bounded as under:-

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

EAST : By property belonging to Antonio Salvador D'Souza,

WEST : By property belonging to Antonio Salvador D'souza,

NORTH: By Gutter coming from the hill belonging to

Comunidade of Nerul and

SOUTH : By fields belonging to the Comunidade of Nerul.

**SCHEDULE - II**

**(description of the plot hereby sold)**

ALL THAT plot admeasuring 9,975 square meters, of the property known as "MARVODO DARNADIN" also known as "AMBE KHOR", situated in the village Nerul, within the local limits of village panchayat of Nerul, Taluka and, Sub District of Bardez , District of North Goa, in the State of Goa, surveyed under Survey No. 97, Sub- Division No. 7 of the survey records of village Nerul, described in land registration office under no. 13033 of L.B. 34 New and enrolled under Matriz no. 186 of Nerul and bounded as under:-

EAST: By property bearing Survey No. 91/1 of the Village Nerul,

*M. de*

*ffeder*

*Guards*

*Renw.*

*IC*

*Wides*

*de*

*de*



WEST: By property bearing survey No. 97/6 of the village

Nerul,

NORTH: By property bearing survey no. 97/7A of the

village Nerul &

SOUTH: By Public Road beyond which is the property

bearing survey no. 107/6 of the village Nerul.

**PAYMENT SCHEDULE-III**

- (i) DD No. 206103, for Rs.33,66,000/- dated 23/4/2015, drawn on YES Bank, in favour of Vendor (1)(i) MR. AGNELO RICARDO FERNANDES,
- (ii) DD No. 206104, for Rs.33,66,000/- dated 23/4/2015, drawn on YES Bank, in favour of Vendor (1)(ii) Mrs MARIA AQUILA F. ARAUJO,
- (iii) DD No. 206105, for Rs.33,66,000/- dated 23/4/2015, drawn on YES Bank, in favour of Vendor 2(i) MR. MINGUEL J. FERNANDES,
- (iv) DD No. 206106, for Rs.33,66,000/- dated 23/4/2015, drawn on YES Bank, in favour of Vendor 2(ii) Mrs. CLAUDINA PINHEIRO,

*Dayo*  
*Hedel*  
*Alides*  
*He*  
*He*  
*He*  
*He*  
*He*



of Astral or equivalent brand.

8) Sanitary ware will be of white colour of Hindware or equivalent brand and Plumbing fittings will be of Jaquar or equivalent brand.

9) Internal painting will be Acrylic emulsion (Royale of Asian paints).

10) External painting will be done with Apex Ultima of Asian paints.

11) External doors and windows will be of Aluminium and powder coated.

12) Internal doors will be Flush doors with teak veneer.

13) Flooring will be of Vitrified tiles.

14) Bathroom dado will have vitrified tiles upto ceiling height.

15) Sloping roof of the structure will be waterproofed.

16) Provision will be kept for telephone, TV, and Invertor.

17) Underground sump and overhead tank will be provided for water storage.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

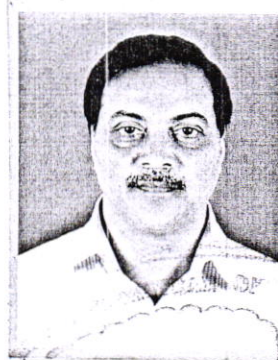
*[Handwritten signature]*



SIGNED AND DELIVERED BY

WITHIN NAMED VENDOR No.

(1)(i) MR. AGNELO RICARDO FERNANDES



*Agnelo*



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

*Agnelo*  
*Agnelo*  
*Agnelo*  
*Agnelo*  
*Agnelo*

SIGNED AND DELIVERED BY

WITHIN NAMED VENDOR No.

1(ii) Mrs MARIA AQUILA FILOMENA

alias MARIA AQUILA F. ARAUJO,



*Araujo*



LEFT HAND FINGER TIPS IMPRESSIONS



RIGHT HAND FINGER TIPS IMPRESSIONS

*Araujo*

*Araujo*

*Mrs  
Hedra*

*Araujo*

*Araujo*

*Araujo*

SIGNED AND DELIVERED BY

WITHIN NAMED VENDOR No.

2(i) MR. MINGUEL JOSE FERNANDES

alias MINGUEL J. FERNANDES,



*Minguel*

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

*Minguel*

*Pherno*

*Alvarez*

*Minguel*

*Minguel*

*Minguel*

*Minguel*





SIGNED AND DELIVERED BY  
WITHIN NAMED VENDOR No.

2(ii) Mrs. CLAUDINA PINHEIRO



*Pinheiro*

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

*Mrs. Pinheiro*      *Pinheiro*      *Pinheiro*

*Head*

*IC*

*Pinheiro*

*Pinheiro*

SIGNED AND DELIVERED BY

WITHIN NAMED VENDOR No.

3(i) MR. FRANCISCO INACIO FERNANDES

alias FRANCISCO I. R. FERNANDES,



*F. Fernandes*

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

*[Signature]*

*[Signature]*

*F. Fernandes*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

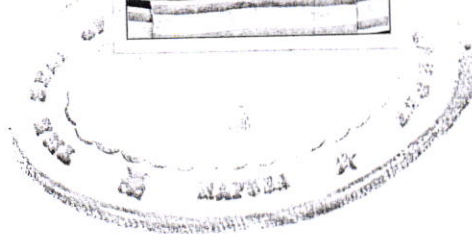
*[Signature]*

SIGNED AND DELIVERED BY

WITHIN NAMED VENDOR No.

3(ii) Mrs. DELLILAH MELLBA FERNANDES

alias DELILAH M. FERNANDES,



*Dellilah*



LEFT HAND FINGER TIPS IMPRESSIONS



RIGHT HAND FINGER TIPS IMPRESSIONS

*Ch-del*  
*IC*

*Delilah*

*Mples*

*Delilah*

*Mples*

*Argo*

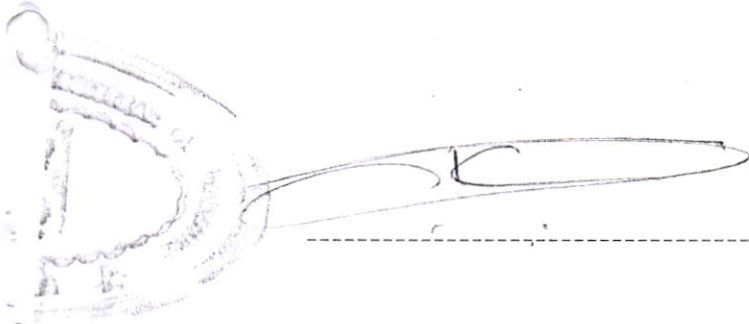
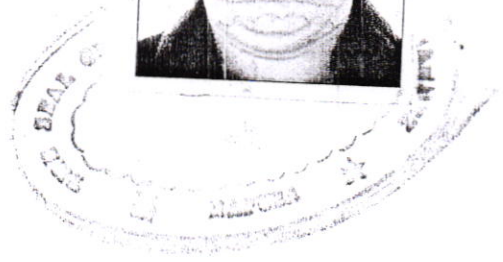
*Mples*





SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASER No.

**1.M/S SUN ESTATE DEVELOPERS,**  
Through its Proprietor,  
**MR. SURAJ MORAJKAR,**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

*Chedel.*

*Suraj Morajkar*

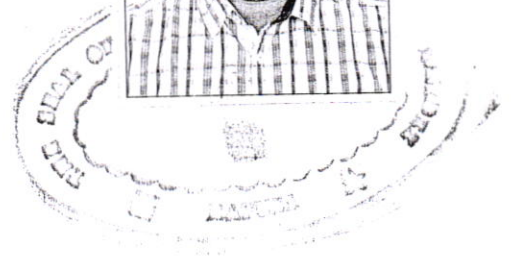
*M. Karve*      *Chheino*      *Surajkar*      *Suraj*      *M. Karve*



SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASER No.

2.M/s. HANSA VANIJYA VYAPAAR PVT. LTD.

Through its Director  
KUMAR  
Mr. NALIN GUPTA



*Handwritten signature*

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

*Handwritten signatures and initials:*  
 Chandel  
 Aides  
 Shrin  
 Aides  
 Aides  
 Aides  
 Aides



IN THE PRESENCE OF:

1. Adv Gauri Savantur Wf

2. Lochan Madkavkar Lawyer.



H. Patel  
 M. Desai  
 P. Desai  
 A. Desai  
 S. Desai





GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 PANAJI- GOA

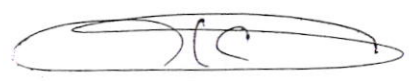
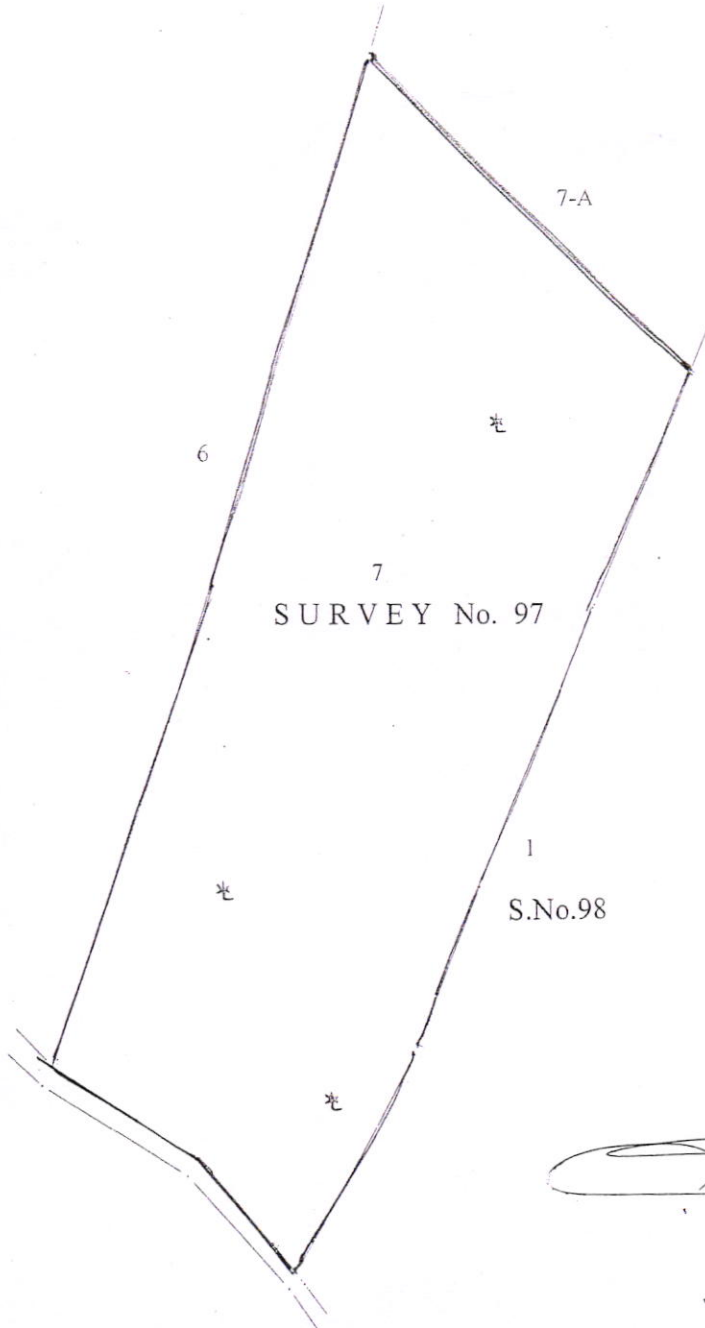
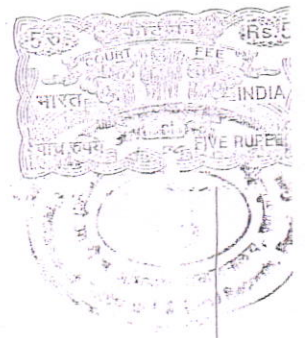
Inward No. 11522

Plan Showing plots situated at  
 Village : NERUL  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 97/ 7  
 Scale : 1 : 1000



*Concha*

*Handwritten notes in Devanagari script*



*Handwritten signature*



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 24-04-2015 10:26:51 AM

Document Serial Number : 1964



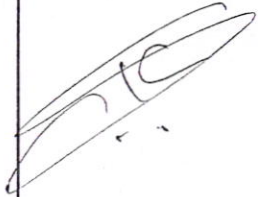
Presented at 09:33:00 AM on 24-04-2015 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1632000.00
2	Processing Fees	730.00
	<b>Total :</b>	<b>1632730.00</b>

Stamp Duty Required: 2040000.00

Stamp Duty Paid: 2041000.00

Suraj Morajkar presenter

Name	Photo	Thumb Impression	Signature
Suraj Morajkar, s/o Sagun Morajkar , Married, Indian, age 43 Years, Business, r/o Saipem Candolim Bardez Goa Pan No. AEMPM7614J, Sole Proprietor of M/S Sun Estate Developers office Miramar Beach Road, Next to Hotel Blue Bay, Caranzalem Ilhas - Goa			

Endorsements




Executant

1 . Agnelo Ricardo Fernandes, s/o Late Teofilo Fernandes, Married, Indian, age 55 Years, Service, r/o Kegdevelim Reis Magos Bardez Goa Pan No. AACPF4021E

Photo	Thumb Impression	Signature
		



2 . Maria Aquila Filomena alias Maria Aquila F Araujo, d/o Late Costancio De Araujo, Married, Indian, age 48 Years, Service, r/o Kegdevelim Reis Magos Bardez Goa Pan No. AAHPF1169Q

Photo	Thumb Impression	Signature
		

3 . Minguel Jose Fernandes alias Minguel J. Fernandes, s/o Late Teofilo Fernandes, Married, Indian, age 53 Years, Service, r/o Kegdevelim Reis Magos Bardez Goa Pan No. ABSPF7905J

Photo	Thumb Impression	Signature
		

4 . Claudina Pinheiro, d/o Manuel Pinheiro, Married, Indian, age 47 Years, Service, r/o Kegdevelim Reis Magos Bardez Goa Pan No. AGZPP0620J

Photo	Thumb Impression	Signature
		

5 . Francisco Inacio Fernandes alias Francisco I.R Fernandes, s/o Late Teofilo Fernandes, Married, Indian, age 48 Years, Service, r/o Kegdevelim Reis Magos Bardez Goa Pan No. ABDPF1144Q

Photo	Thumb Impression	Signature
		



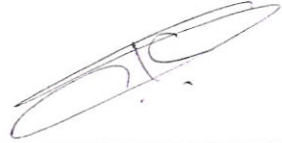
6 . Dellilah Mellaba Fernandes alias Delilah M. Fernandes, w/o Hilario Fernandes, Married, Indian, age 40 Years, House-Wife, r/o Kegdevelim Reis Magos Bardez Goa Pan No. ABDPF1145R

Photo	Thumb Impression	Signature
		

TARIK  
THB. KASPE  
SECRETARY  
31/1/20  
8/02/2011  
GOA (INDIA)



7 . Suraj Morajkar, s/o Sagun Morajkar, Married, Indian, age 43 Years, Business, r/o Saipem Candolim Bardez Goa Pan No. AEMPM7614J, Sole Proprietor of M/S Sun Estate Developers office Miramar Beach Road, Next to Hotel Blue Bay, Caranzalem Ilhas - Goa


Photo	Thumb Impression	Signature
		

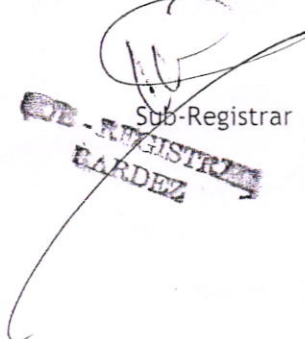
8 . Nalin Kumar Gupta, s/o Narendra Kumar Gupta, Married, Indian, age 43 Years, Business, r/o H.No 003 Daisy Tower Omaxe Green Valley Suraj Kund Road, Sector 41-42 Faridabad Haryana 121010 Director of M/S Hansa Vanijya Vyappar Pvt Ltd Office at 241 Okhal Industrial Estate Phase III New Delhi - 110020 , Co. Pan No. AADCH4203L, Vide Resolution dated 22.04.2015

Photo	Thumb Impression	Signature
		



Identification

Sr No.	Witness Details	Signature
1	Gauri Sarvankar , d/o Gurudas Sarvankar, Married, Indian, age 32 Years, Adv., r/o H.No.28/J/3, Karaswada Mapusa Bardez Goa	

  
Sub-Registrar  
REGISTRAR  
BARDEZ

Book-1 Document  
Registration Number BRZ-BK1-05613-2015  
CD Number BRZD764 on  
Date 24-04-2015

Sub-Registrar (Bardez)

Scanned By:-

REGISTRAR  
BARDEZ

Signature:-


Shankar

Designed and Developed by C-DAC, ACTS, Pune



Delivered by  
Sankar  
04/05/15

CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL

  
SOMNATH B. KARPE  
NOTARY  
Tiswadi Taluka  
STATE OF GOA (INDIA)  
Reg. No. 1411/2015  
Date 26/5/2015

