

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 10731

NON JUDICIAL गौडा
MAR 16 2015

zero four eight zero zero zero zero 15:51

Rs.0480000/- PB71A7

INDIA

STAMP DUTY

GOA

Name of Purchaser SIMRAN SURESH TEKCHANDANI



THIS DEED OF SALE is made at Mapusa on this 30th
day of the month of March 2015

BETWEEN

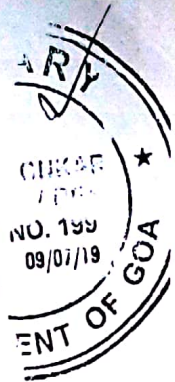
BETWEEN

2

Shri Vishu Hardasmal Lala, son of late Hardasmal Lala, aged 74 years, business, married, Indian, holding PAN Card No. AAQPL1664F, residing at 13-A, Chand Terraces, St. Andrews Road, Opp. Holy Family Hospital, Bandra(W), Mumbai 400050, (Hereinafter referred to as the OWNER/VENDOR (which expression shall include his heirs, successors, representatives and assigns) of the FIRST PART; and **Miss. Simran Suresh Tekchandani** holding Pan no AUMPT0836F unmarried, Indian, d/o Suresh Teckchandani, Resident of 603, B Wing, Casurina, Evershine Greens, CMS, Link Road, Andheri (W) Mumbai 400053, represented by her father Mr. Suresh Tekchandani, married, Indian, aged 44 yrs Resident of 603, B Wing, Casurina, Evershine Greens, CMS, Link Road, Andheri (W) Mumbai 400053. Indian national and holding Power of Attorney, Exhibit "A", hereinafter referred to as "THE PURCHASER", (which expression shall unless it be repugnant to the context or meaning thereof shall include her successors, administrators and assigns) OF THE SECOND PART;

WHEREAS there exists a piece and parcel of land denominated "PEDACAO DE CUCHELIM OU TEMBA COM SEU ANEIXOS", admeasuring about 264 sq.mts. surveyed under Chalta No 7 of P.T. Sheet No. 10 situated at Cuchelim, within the jurisdiction of the Mapusa Municipal council, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, more particularly described in the Schedule I hereinafter referred to as "Schedule I Property"

[Handwritten signatures]



NO. 755
09/07/19

ANDWHEREAS there exist another piece and parcel of land denominated "PEDACAO DE CUCHELIM OU TEMBA COM SEU ANEIXOS", admeasuring about 1700 sq mts. Surveyed under Chalta No.9 of P.T.Sheet No. 10 situated at Cuchelim, within the jurisdiction of the Mapusa Municipal council, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, more particularly described in the **Schedule II** hereinafter referred to as "**Schedule II Property**" and Collectively the Schedule I Property and Schedule II Property are hereinafter referred to as "**Schedule I and II Properties**"

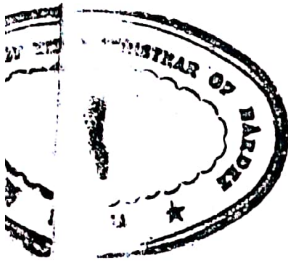
ANDWHEREAS the Schedule I and II properties originally belonged to Santana Fernandes, Fatima Fernandes, Paul Fernandes, Faustina Fernandes, Anna Eusebio Fernandes, Rita Fernandes, Nicola Fernandes and Joseph Trinidad and the said fact is seen reflected in the Survey Records of rights, since the time of Survey Operation.

ANDWHEREAS by virtue of the deed of sale dated 07.05.1997 executed in the Office of the Sub-Registrar of Bardez at Mapusa under Registration no. 1046 of Book no. I, Volume no. 596, dated 14.07 1998, the aforesaid persons Santana Fernandes, Fatima Fernandes, Paul Fernandes,



Faustina Fernandes, Anna Eusebio Fernandes, Rita Fernandes, Nicola Fernandes and Joseph Trinidad sold the Said the Schedule I and II properties to Mr. Jayant Purushottam Nanodkar.

ANDWHEREAS said Mr. Jayant Purushottam Nanodkar and Smt. Mandakini Jayant Nanodkar, by deed of sale dated 22.09.2006 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration no. 5454 at page no 91 to 117 of Book no. I, Volume no. 1858, dated 02.11.2006, sold the Said the Schedule I and II properties to Mr. Ricardo Joseph Desouza, Mr. David Andrew Desouza and Mr. Kamal Bhawandas Kukreja.



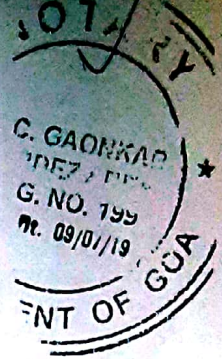
ANDWHEREAS said Mr. Ricardo Joseph Desouza, Mr. David Andrew Desouza and Mr. Kamal Bhawandas Kukreja, by deed of sale dtd 11.05.2011, and duly registered in the Office of the Sub-Registrar of Bardez at Mapusa under Registration no. BRZ-BK1-02380-2011, CD No. BRZD173, dated 12.05.2011, sold the Said the Schedule I and II properties to the Owner/Vendor.

ANDWHEREAS by virtue of the aforementioned facts and circumstances the Owner/Vendor is the sole, universal and absolute Owner in possession of the Said the Schedule I and II properties.



ANDWHEREAS at the Backside/rearside i.e. on the Northside of the Said the Schedule II property there is another plot surveyed under Survey No. 85, Sub-Division No. 1 of City Survey Mapusa, hereinafter referred as: said "Back Side Plot" which belongs to and is owned by the Smt Leena Kamal Kukreja the daughter of the Owner/Vendor herein and the same is land-locked property for which the access / right of way of not less 6 mtrs width and approx. 73 mt. length within and along the Schedule I and II properties is to be given perpetually at all times and in all conditions exclusively and irrevocably without any impediment , restriction & obstruction **Exhibit."B"**.

ANDWHEREAS the Owner/Vendor is desirous and willing to sell Said the Schedule I and II properties while perpetually retaining access and right of way of not less than 6 meters in width within and along the length of approximately measuring about aprox 75mtrs of the said Schedule I and II properties from the public road touching the said Schedule I and II properties right upto the said Back Side Plot, hereinafter referred to as the said **"Internal Access Road"** more particularly described as per the provision of the separate clause written hereunder and pictorially represented , delineated and demarcated in a drawing / plan annexed



hereto as **Exhibit."B"** with this deed of sale ,to and for the exclusive use as a means of Access to the said Back Side Plot , in all time and in all conditions, exclusively and irrevocably without any impediment , restriction & obstruction . Based On this representation the purchasers have approached the Owner/Vendor with offer to purchase the Said the Schedule I and II properties for a total consideration of **₹120,00,000_**(Rupees_one crore and teenty iacs_) which the Owner/Vendor has accepted and agreed to on the terms and conditions here under written .

NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

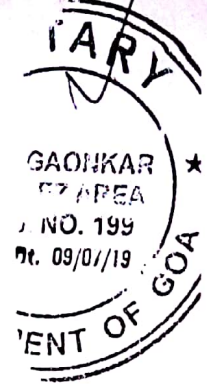
1. The agreed total consideration of ₹ . **120,00,000/-** (**Rupees one crore twenty lacs only**) is paid by the Purchasers and received by the Owner/Vendor by way of RTGS dt. 20.03.2015 Rs. 118,80,000 and TDS Dtd. 23-03-15 Rs 120,000 **Exhibit."C"** in favour of the Owner/Vendor receipt whereof the Owner/Vendor do hereby admit and acknowledge of having received under this deed, and therefore the Owner/Vendor hereby grant the Purchasers release and discharge in full and forever acquit, release and discharge the purchasers and do hereby sell ,assign , convey , transfer the said Schedule I and II. properties , **TOGETHER WITH** all trees, fences, hedges, lights, liberties, privileges,



easements and appurtenances whatsoever to the said Schedule I and II properties and belonging or in way appertaining to or with the said Schedule I and II properties in or any part thereof now or at any time hereto usually held, used, occupied, or conveyed or enjoyed or reputed or known as part or be appurtenant thereto **AND ALL** the estate, right, title, interest, claim and demand whatsoever, both at law and in equity of the Owner/Vendor into out of or upon the said Schedule I and II properties to have and to hold the said Schedule I and II properties hereby sold to the purchasers and all and singular and other rights hereby granted, sold, released, conveyed and confirmed or intended so to be with them and every rights and appurtenances unto and the use and benefit of purchasers save and except Owner/vender perpetually retaining the access / right of way on the said **"Internal Access Road"** more particularly described as per the provision of the separate clause written hereunder and pictorially represented, delineated and demarcated in a drawing / plan annexed hereto as **Exhibit."B"**

2. The Purchaser have perused the documents of all previous sequences of sale deed executed till date in respect of the said Schedule I and II properties and after having got the independent legal advice has accepted the title of the current

Two handwritten signatures in black ink. The signature on the left is more complex and stylized, while the one on the right is simpler and more fluid.



Owner/Vendor to the Said Schedule I and II properties . Further the Owner has brought to the knowledge of the Purchaser and the Purchaser herein is fully aware that the Owner/Vendor has not yet mutated his entry in respect of the said Schedule I and II properties that the mutation entry of the pen-ultimate owner is available in the Revenue records of right in respect of the said Schedule I and II properties , notwithstanding the aforesaid facts the Purchaser is fully satisfied and have decisively accepted the title of the Owner/Vendor as clear and marketable to the Said Schedule I and II properties , having also issued a public notice in the Navhind times Goa on Tuesday dated 08.07.2014, wherein there were no claimants, Objections from any person/s towards the Said Schedule I and II properties . The Purchaser is hereby precluded from raising any issue, dispute, claim or damages on this count at any point of time now or in future. The meaning and purport of this clause shall prevail over all other clauses relating to the title or the said Schedule I and II properties if there is any contradiction and inconsistency in the relevant clauses interse

3.The Owner/ Vendor shall perpetually retain and the purchasers hereby unequivocally and indisputably agree and accept to give exclusive ,unimpeded, unrestricted & unobstructed irrevocable access and right of way on the said

"Internal Access Road" more particularly described as per the provision of the this clause and pictorially represented, delineated and demarcated in a drawing / plan annexed hereto as **Exhibit."B"** to and for the exclusive use as a means of Access to the said Back Side Plot, in all time and in all conditions exclusively and irrevocably without any impediment, restriction & obstruction. The purchasers are precluded from erecting any permanent, semi permanent or temporary structure, gardens, landscapes, closed/open parking slots/lots areas, garages or any sort of usages of the said, now or at anytime in the future on the said **"Internal Access Road"**. The purchaser hereby indemnify and keep indemnified the owner/vendor against loss, damages, cost, charges, expenses if any suffered by the reason of non adherence scrupulously or breach this condition of the deed of sale at all times now and in future, and in any case, if and when the said schedule I and II properties are sold, mortgaged, sold, leased, rented and transferred, conveyed by any means to any third party in any manner whatsoever this clause shall be invariably and expressly be made binding on the perspective third party including their heirs, successors, representatives and assigns without fail. and the same shall be clearly shown/demarcated in the development plan submitted / presented for any developments on the said plots to any Authority, such as Mapusa Municipal Corporations



,Town and Country Planning, Planning and Development Authority, Housing Society Body, and or to any other licensing Authority/Bodies.

4. The Owner/Vendor do hereby deliver to the purchaser all deeds , evidence ,writings in his possession and custody related to the title of the said Schedule I and II properties to the satisfaction of the purchasers and the purchasers are precluded from making grievance or arising any dispute in that respect now or in future . The Owner/ Vendor has also put the Purchaser in exclusive, peaceful, and vacant possession of the said Schedule I and II properties to be held by the Purchaser in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Owner/Vendor and/or any other person claiming through the Owner/Vendor.

5. The Owner/Vendor hereby covenant with the Purchaser as under:-

That the Said Schedule I and II properties are free from any encumbrances and claims of any nature whatsoever.

That the Title of the Owner/Vendor to the Said Schedule I and II properties is clear, valid and marketable and is subsisting and the Owner/Vendor is lawfully entitled to sell and alienate the same.



That as on this date the Owner/Vendor has not created any encumbrances and/or any Third Party rights in respect of Said Schedule I and II properties and that on date the Said Schedule I and II properties are not 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 Schedule I and II properties nor that there are any dues, taxes and cess payable against the Said Schedule I and II properties which can be recovered as the arrears under Land Revenue Act.



That the Said Schedule I and II properties hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owner/Vendor or any other person whomsoever.



That the Purchasers shall be absolutely free and entitled to make use of / consume the entire available Floor Area Ratio (FAR)/ FSI rights of the Said Schedule I and II properties including the making use of / consuming the entire available Floor Area Ratio (FAR)/ FSI of the said "Internal Access Road"

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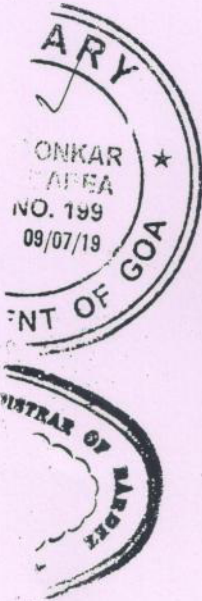
A handwritten signature in black ink, appearing to be "V. Chaudhary".

subjected to adherence to and in consonance of the clause 3 hereinabove written.

That the Purchasers shall in all agreements or deeds made henceforth with any prospective customers/purchasers make the clear cut reference of the fact that the said "Internal Access Road" has to be maintained for the use of the Owner/Vendor as per the provision on of clause 3 hereinabove written and further include a clause in all agreements or deeds or any document with the prospective customers/purchasers or the financial institution of the Purchaser that the prospective customers/purchasers or the financial institution are bound by the clause 3 thereby precluded from erecting any permanent, semi-permanent or temporary structure, garden, lawn, landscape, parking lot area, garage, or any sort of usage now or at any point of time in future on the said Internal Access Road".

That the Owner/Seller shall not be entitled to maintain or include his name anywhere / in any column of the Survey records of rights of the Said Schedule I and II properties as regards the said "Internal Access Road" is concerned.

That the Owner/Vendor does hereby give his explicit consent to the Purchasers to get the name of the Purchaser recorded



A handwritten signature in black ink, appearing to be 'Santosh' followed by some illegible characters.

A handwritten signature in black ink, consisting of a series of loops and a long vertical stroke.

in the Survey Record of Mapusa Municipal Council and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Owner/Vendor does hereby further agree and assure the Purchaser to sign and execute all such other documents, affidavit and give NOC for the above purpose however all the costs, fees and expenses thereto shall be born by the Purchasers alone.



6. The Owner/ Vendor indemnify and keep indemnified the Purchasers against loss , damages , cost ,charges ,expenses if any suffered by the reason of any defect in title of the Owner/Vendor or any breach of the covenants herein above written.



7. The Owner/Vendor being of Non-Goan Origin, his marriage, is not governed under the regime of Communion of Assets and as such his spouse is not a necessary Party to this Conveyance.

8. The present fair market value of the Said Schedule I and II properties is Rs 1,20,00,000/- (**Rupees One Crore Twenty Lacs only**) and Stamp duty and registration fees is paid on the fair market value by the Purchasers.

SCHEDULE-I

All that part and parcel of land denominated "PEDACAO DE CUCHELIM OU TEMBA COM SEU ANEIXOS", situated at Cuchelim, within the jurisdiction of the Mapusa Municipal council, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, described in the Land Registration office officer of Bardez at Mapusa under no.22661 of Book B-58 and is enrolled in the Taluka Revenue Office under Matriz no.5, 751, 753 and 754 surveyed for the record of rights under Chalta No.7 of P.T.Sheet No. 10 of kucheli (Mapusa) City, situated within the settlement Zone as per the outline development plan admeasuring about 264 sq.mts., is bounded as follows:-

Towards the North:- By Property bearing Chalta no.6 .

Towards the South:- By Property bearing Chalta no.8.

Towards the East :- By Property bearing Chalta no.6 .

Towards the West:- By Drain of rain water.



SCHEDULE - II

All that part and parcel of land denominated "PEDACAO DE CUCHELIM OU TEMBA COM SEU ANEIXOS", situated at Cuchelim, within the jurisdiction of the Mapusa Municipal council, Taluka and Registration Sub-District of Bardaz, District North Goa in the State of Goa, described in the Land Registration office officer of Bardez at Mapusa under no.22561 of Book B-58 and is enrolled in the Taluka Revenue Office under Matriz no.5, 751, 753 and 754 surveyed for the record of rights under Chalta No.9 of P.T.Sheet No. 10 of kucheli (Mapusa) City, situated within the settlement Zone as per the outline development plan admeasuring about 1700 sq.mts., is bounded as follows:-

Towards the North:- By Property bearing Chalta no.6 .

Towards the South:- By public road .

Towards the East :- By Property bearing Chalta no.6 .

Towards the West:- By Drain of rain water.



[Signature]
10/7/19

[Signature]

IN WITNESS WHEREOF the Parties hereto have signed on this deed on the day , month and year hereinabove mentioned.

Read Signed and Delivered by the Party of First Part the
Owner/Vendor herein **Shri Vishu Hardasmal Lala** in
the Presence of witnesses

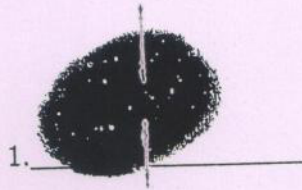
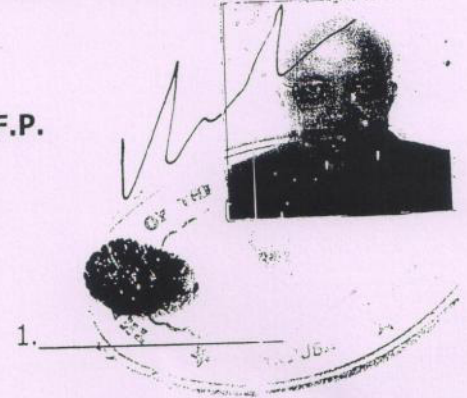


Left and Right Hand Finger Prints of Shri Vishu

Hardasmal Lala

L.H.F.P.

R.H.F.P.



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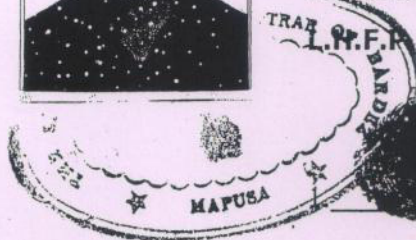
Read Signed and Delivered by the Party of Second Part the

Purchaser Mrs. Simran Teckchandani herein

represented by its **1Mr. Suresh Jairamdas Tekchandani**

holding power of attorney in presence of witnesses

**Left and Right Hand Finger Prints of Shri Suresh
Jairamdas Tekchandani**

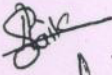


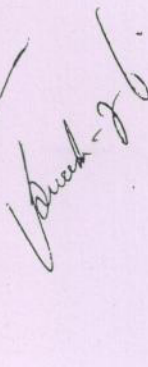
R.H.F.P.



Suresh

WITNESSES :-

1.  ALANKSHA NHH
2.  - Ruddy Fernandes.

20

Date: 26-03-2015

To,

Ms. Simran Suresh Tekchandani

Sub: Payment receipt



I Mr. Vishu Hardasmal lala seller of the property chalta no. 7 of PT. Sheet no.10 admeasuring 264 sq.mt and chalta no 9 of PT. Sheet no.10 admeasuring 1700 sq.mt have received the payment in full and final as mention below.

1) RS. 86, 50,000/- UTR NO. SRCBR 92015032000000241

On 20th March 2015

2) RS. 32,30,000/- UTR NO.3481507900000002

On 20th March 2015

Thanking you

Regards

MR.VISHU HARDASMAL LALA



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 30-03-2015 03:42:51 PM

Document Serial Number : 1528

Presented at 03:19:00 PM on 30-03-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	480000.00
2	Processing Fees	450.00
	Total :	480450.00

Stamp Duty Required: 480000.00

Stamp Duty Paid: 480000.00

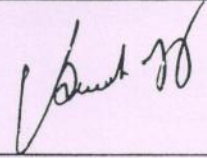
Suresh Tekchandani presenter

Name	Photo	Thumb Impression	Signature
Suresh Tekchandani, s/o Jairamdas Tekchandani, Married, Indian, age 44 Years, Business, r/o 603, B Wing Casurina Evershine Greens CMS, Link Road Andheri (W) Mumbai 400053 POA for Purchaser Vide 02.12.2014 executed before Joint Sub Registrar Andheri Mumbai			

Endorsements

Executant

1 . Suresh Tekchandani, s/o Jairamdas Tekchandani , Married, Indian, age 44 Years, Business, r/o 603, B Wing Casurina Evershine Greens CMS, Link Road Andheri (W) Mumbai 400053 POA for Purchaser Vide 02.12.2014 executed before Joint Sub Registrar Andheri Mumbai

Photo	Thumb Impression	Signature
		



2. Yishu Hardasmal Lala, s/o Late Hardasmal Lala, Married, Indian, age 74 Years, Business, r/o 13-A Chand Terraces., St. Andrews Road Opp. Holy Family Hospital Bandra (W) Mumbai 400050 PAN No. AAQPL1664F.

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Muksha Naik , D/o Sandesh Naik, UnMarried, Indian, age 23 Years, Service, r/o H.No. 163 Nr. ganesh temple Khorlim Mapusa Bardez Goa	
2	Ruddy Fernandes , s/o Agnelo Fernandes, UnMarried, Indian, age 24 Years, Service, r/o H.No 63 Agar Vaddo Morjim Pernem Goa	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
 Registration Number BRZ-BK1-05218-2015
 CD Number BRZD763 on
 Date 01-04-2015


 Sub-Registrar (Bardez)



Scanned By:-

Signature:-

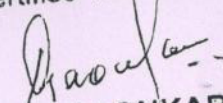
Designed and Developed by C-DAC, ACTS, Pune

Shaitel

*Delivered by
15/4/15*



Certified True Copy


 N. C. GAONKAR
 Advocate & Notary
 Mapusa, Bardez - Goa
Reg. No - 2343/2015

16 APR 2015

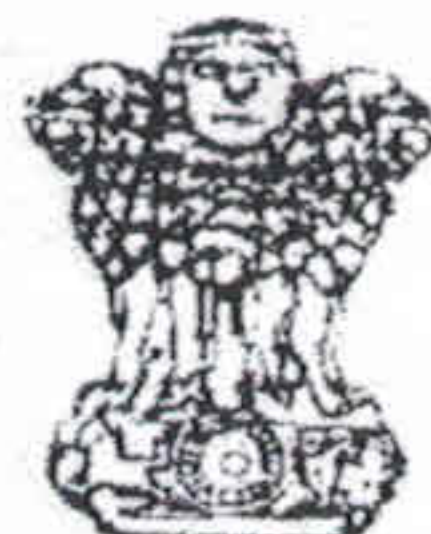
For CITIZEN CREDIT
CO-OP BANK LTD.

Authorised Signatory

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

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

भारत 09625
195936



NON JUDICIAL गोंय
DEC 05 2014

16:14

R.0060000/- PB7147

INDIA

STAMP DUTY

GOA

Name of Purchaser: Simran Suresh Tekchandani



DEED OF SALE

THIS DEED OF SALE is made at Mapusa on this

Signature

Signature

Signature



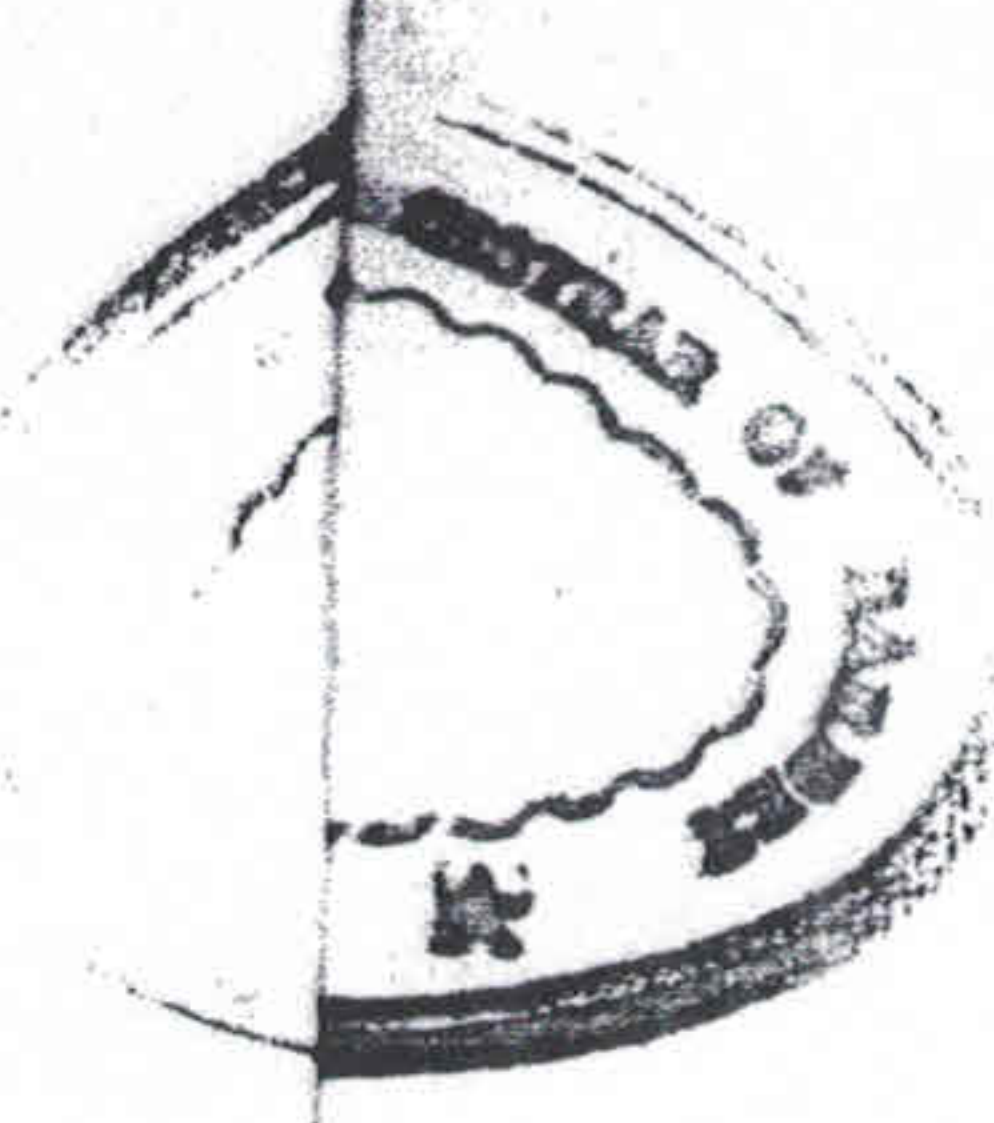
6th day of December 2014 between **(1) (i) Smt. Mary Pinto**, aged 56 years, married, housewife, holding PAN Card No.AHBPP5603M, daughter of late Anthony Chakunny Maliakal Kunna and her husband **(ii) Shri Maurish Pinto**, aged 51 years, in business, married, holding PAN Card No.AJIPP4939L, son of Shri Marcel Thomas Pinto, both resident of Hill Crest Building, Flat No.CG-3, Shetye Vaddo, Mapusa Goa, hereinafter referred to as the OWNERS/VENDORS (which expression shall include their heirs, successors, representatives and assigns) of the **ONE PART, AND** **(2) Miss Simran Suresh Tekchandani**, aged 19 years Student, daughter of Shri. Suresh Jairamdas Tekchandani, unmarried, holding PAN Card No.AUMPT0836F, resident of 603, B Wing, Casurina, Evershine Greens, CMS, Link Road, Andheri (W) Mumbai 400053. hereinafter referred to as the PURCHASER (which expression shall include her heirs, successors, representatives and assigns) of the **OTHER PART.**

All Indian Nationals.

V. Pinto

Pinto

M. Pinto



The Purchaser herein is represented by her Attorney her father Shri Suresh Tekchandani, son of Shri Jairamdas Thadomal Tekchandani, of 44 years, in business, resident of 603, B Wing, Casurina, Evershine Greens, Adarsh Nagar, Andheri (West) Mumbai as constituted vide General Power of Attorney dated 02-12-2014 executed before the Sub-Registrar Andheri, Mumbai.

WHEREAS there exists two Plots of land admeasuring 350m² bearing Chalta no.8 of P.T.Sheet 10 of City Survey Mapusa identified as VANGOR or EDSODEACHEM BHAT or PAULISTANACHEM BHAT situated at Mapusa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, hereinafter referred to as THE SAID PLOT.

WHEREAS the Vendors are the Owners in possession of the SAID PLOT; the Lady Vendor having purchased the same under a Deed dated 04-11-1996 registered under no.427 of Book I Vol.478 in the Office of the Sub-Registrar of Bardez.

Pto

V. Shankar-76

M. K. K.

WHEREAS the Vendors have thus represented to be the sole and universal Owners in possession of the SAID PLOT.

WHEREAS the Lady Vendor being married to the Male Vendor under the regime of Communion of Assets; his spouse gets moiety Share in the SAID PLOT.

WHEREAS the Vendors have offered to sell the SAID PLOT to the Purchaser and the Purchaser does hereby purchase the same for a total consideration of Rs.20,00,000/- (Rupees twenty lakhs only).

WHEREAS at the offer of the Vendors the Purchaser does hereby purchase the said PLOT for a total consideration of Rs. 20,00,000/- (Rupees twenty lakhs only) which is the present fair market value of the same.

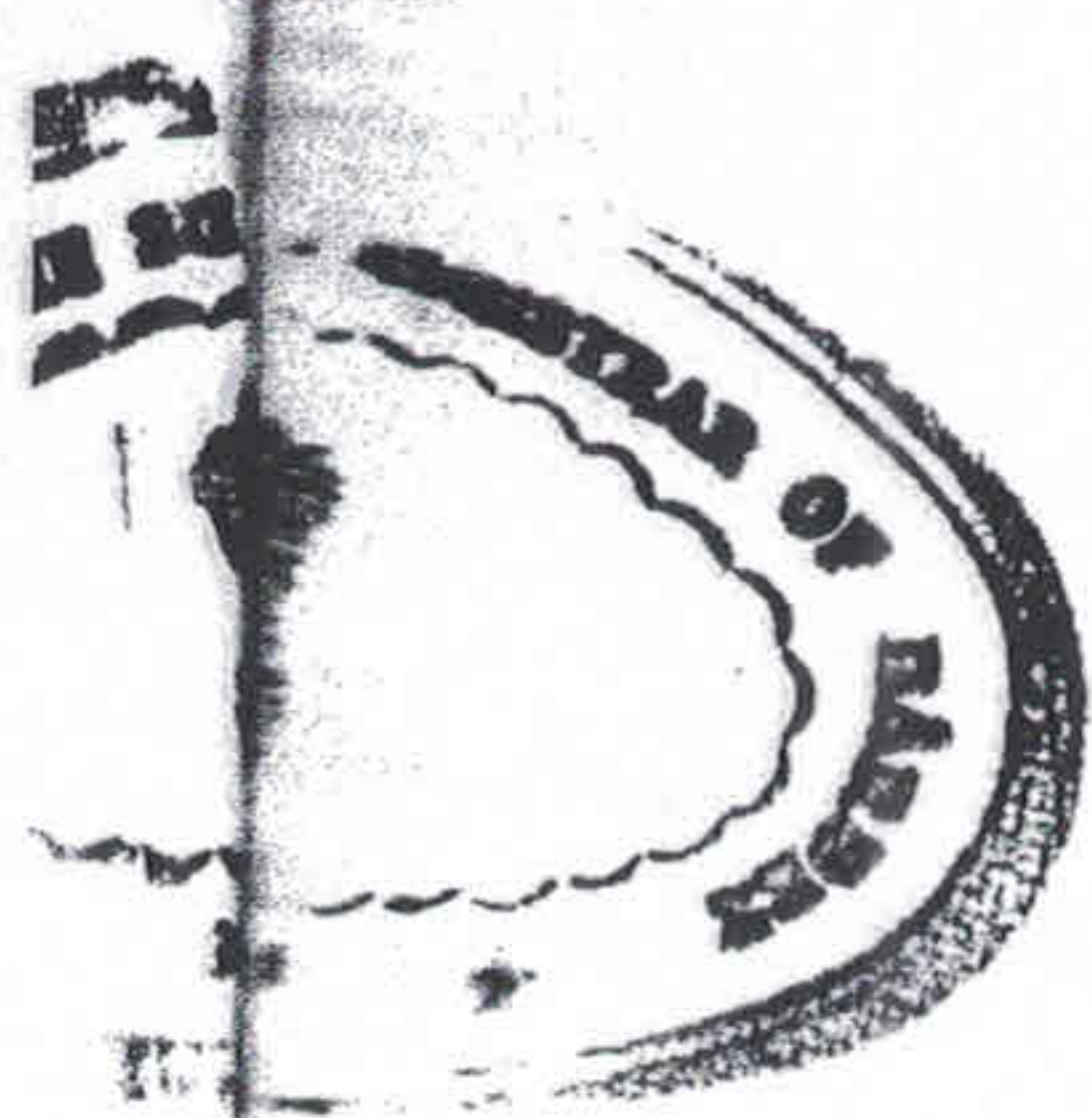
NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of Rs. 20,00,000/- (Rupees twenty lakhs only) received by the Vendors from the Purchaser which amount the Vendors

Pinto

V. S. S. S.

[Signature]



do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendors as absolute Owner hereby convey by way of sale unto the Purchaser THE SAID PLOT together with the trees, structures, access along with the easements, appurtenants, belonging thereto, TOGETHER WITH all trees, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Vendors in or the SAID PLOT hereby conveyed and every part thereof to hold the same to the Purchaser forever absolutely uninterruptedly.

2.- The Vendors have today put the Purchaser in unconditional exclusive peaceful vacant possession of the SAID PLOT to be held by the Purchaser in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Vendors and/or any other person claiming through the Vendors.

Pit

V. Smith - 7/8

M. P.

3.- The Vendors hereby covenant with the Purchaser as under:-

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

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

(c)-That as on this date the Vendors have not created any encumbrances and/or Third Party rights upon and to the the SAID PLOT nor is the SAID PLOT 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 any dues, taxes and cess payable against the SAID PLOT which can be recovered as the arrears under Land Revenue Act.

(d)-That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the

Vendor 78

[Signature]

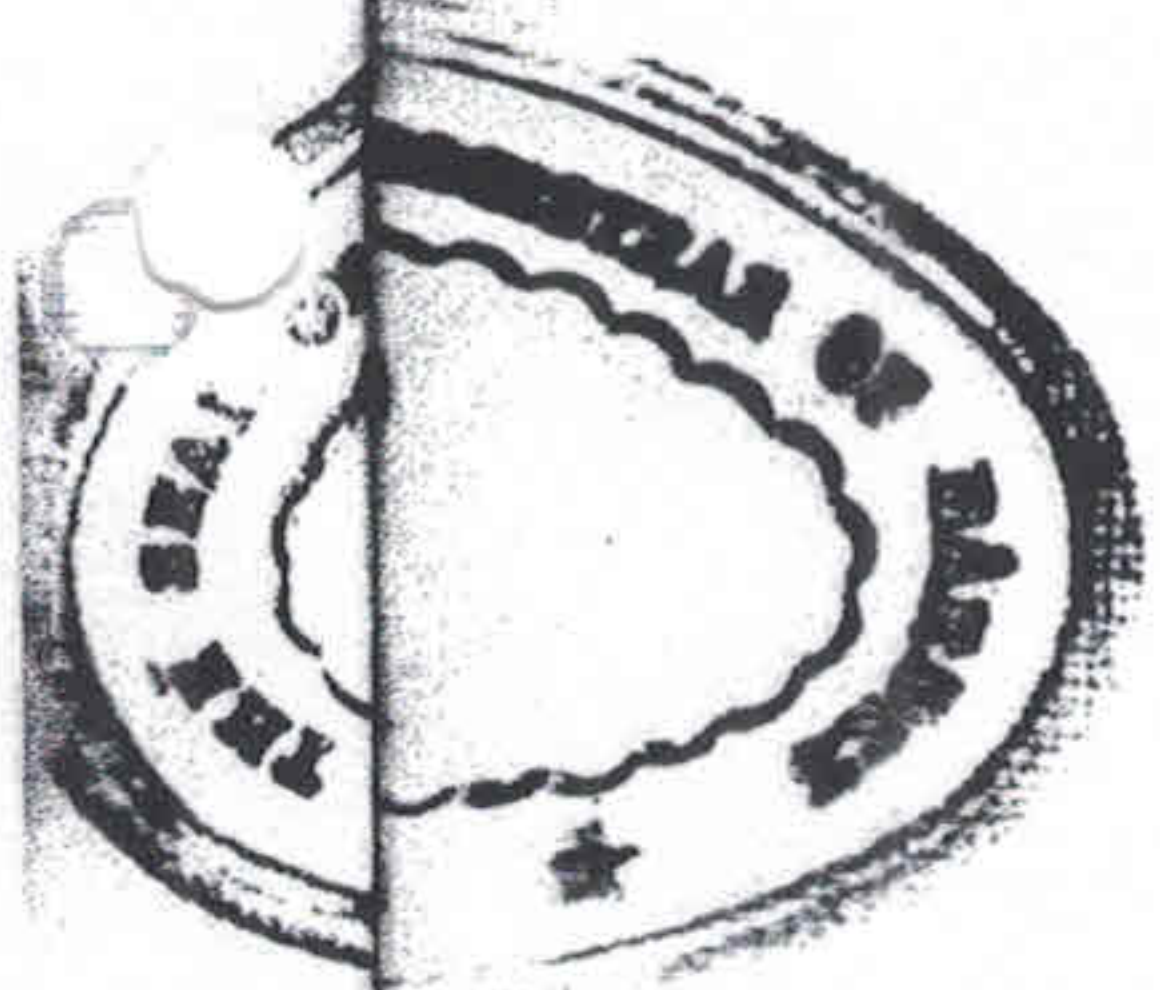
Pit

Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendors or any other person whomsoever.

4.- The Vendors do hereby give their explicit consent to the Purchaser to delete his name and get the name of the Purchaser recorded in the Survey Record of Mapusa Municipal Council and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Vendors do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.

5.- The Vendors do hereby indemnify the Purchaser against any claims if made to the SAID PLOT by any person claiming through the Vendors and the Vendors shall settle the said claim and rectify the defect to the title, if any, at his own cost without disturbing the title and possession of the Purchaser.

6.- The Vendors declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.



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7.- The present fair market value of the SAID PLOT is Rs.20,00,000/- and Stamp duty of Rs.60,000/- is paid hereto which is borne by the Purchaser.

SCHEDULE

All that part and parcel of land admeasuring 350m² bearing Chalta no.8 of P.T.Sheet 10 of City Survey Mapusa identified as VANGOR or EDSODEACHEM BHAT or PAULISTANACHEM BHAT situated at Mapusa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which forms a part of the larger property described under no.9591 of book B-25 in the Office of Land Registrar Bardez and is enrolled in the Taluka Revenue Office under Matriz no.748.

The SAID PLOT is bounded as under:-

Towards the North:- Chalta no.7 of P.T.Sheet 10
of City Survey Mapusa

Towards the South,
And East :- Chalta no.9 of P.T.Sheet 10
of City Survey Mapusa

Towards the West :- Nalla.

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[Signature]

[Signature]

IN WITNESS WHEREOF the Parties hereto have set
their hands on the day and year first hereinabove
mentioned.

SIGNED AND DELIVERED
By the Party
of the Vendors in the
Presence of witnesses


Smt. Mary Pinto



1.



1.



2.



2.



3.



3.



4.



4.



5.

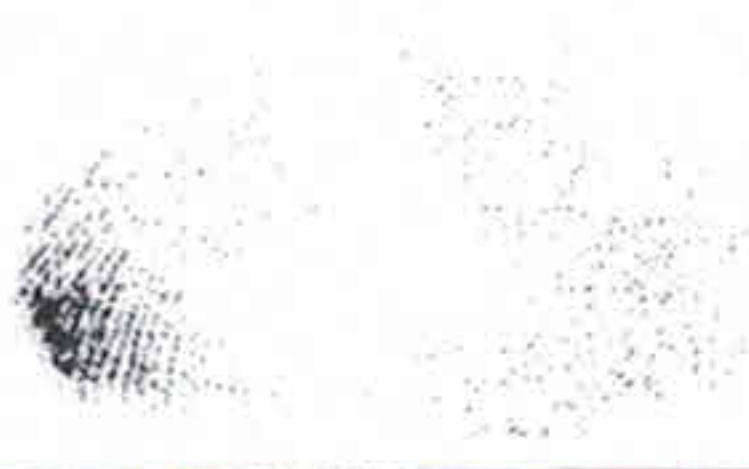
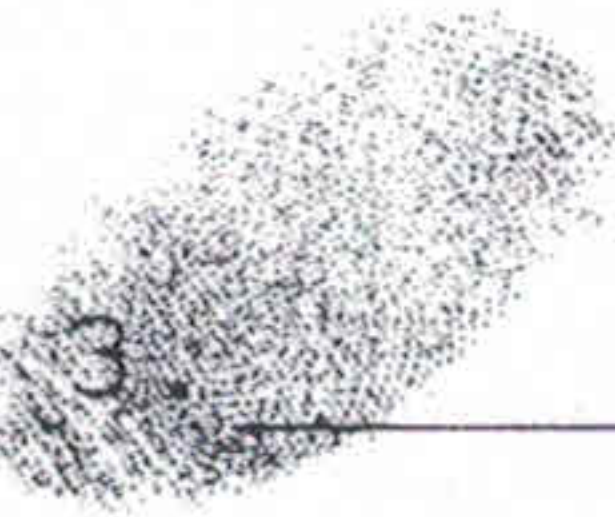
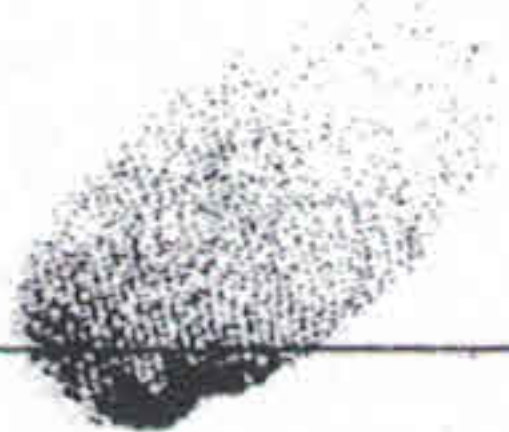
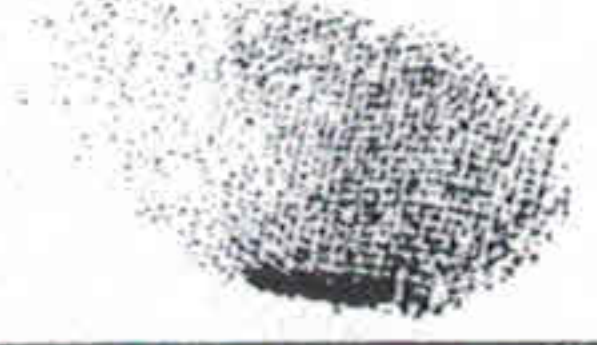


5.





VENDORS

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

Vendor 78

[Signature]

[Signature]

-11-

SIGNED AND DELIVERED
By the Party of the)
Purchaser in the)
Presence of witnesses



Miss Simran Tekchandani
Represented by Attorney Sri
Suresh Jeyarajadas Tekchandani
MAPULA

PURCHASER

1. _____ 1. _____

2. _____ 2. _____

3. _____ 3. _____

4. _____ 4. _____

5. _____ 5. _____

1.  - Ruddy Jeyarajadas.

2.  - Alaksha Nair

Handwritten signature/initials

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DATE: 06-12-2014

FROM

MR. MAURISH PINTO

MRS. MARY PINTO

SUB: PAYMENT RECEIPT

WE HAVE RECEIVED A SUM OF RS. 20, 00,000/- RUPEES TWENTY LACS ONLY. BY TWO SEPARATE DEMAND DRAFT, D.D.NO: 000846 DATED 05-12-14 AMOUNT OF RS. 10,00,000/- AND D.D. NO: 000849 DATED 06-12-2014 FOR RS.10,00,000/- FROM MS. SIMRAN SURESH TECKCHANDANI TOWARDS SALE OF PLOT, CHALTA NO: 8 OF P.T SHEET 10 OF CITY SURVEY MAPUSA IDENTIFIED AS VANGOR OR EDSODEACHEM BHAT OR PAULISTANACHEM BHAT SITUATED AT MAPUSA.

THANKING YOU

YOURS FAITHFULLY

REGARDS



MR. MAURISH PINTO



MRS. MARY PINTO

Janet-76






Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 08-12-2014 01:14:36 PM

Document Serial Number : 5226

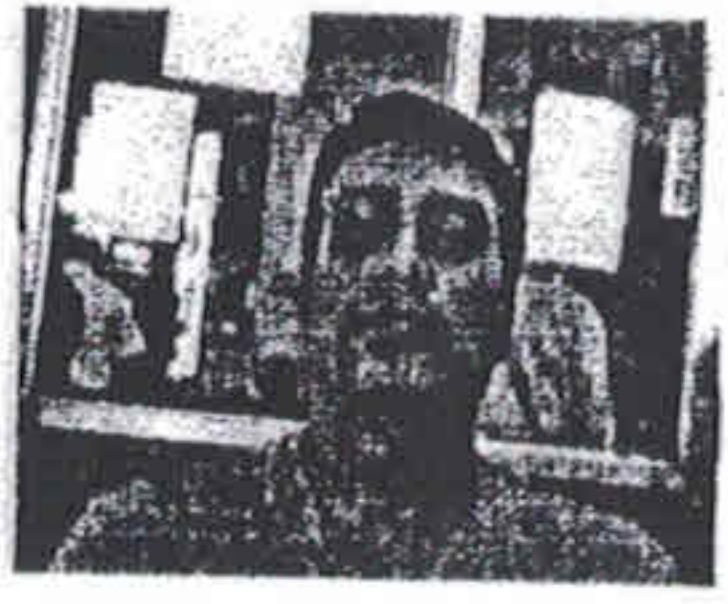
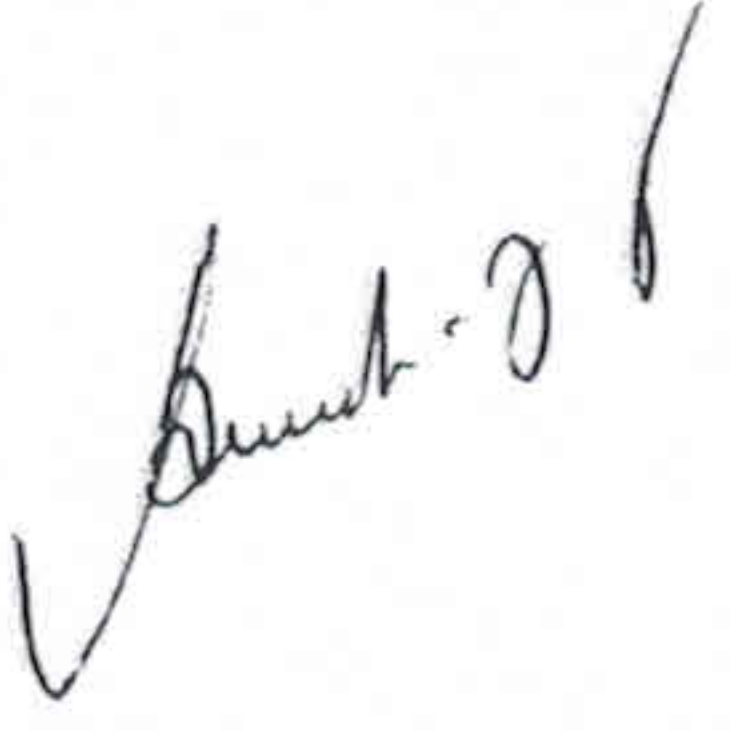
Presented at 12:48:00 PM on 08-12-2014 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	40000.00
2	Processing Fees	330.00
	Total :	40330.00

Stamp Duty Required: 60000.00

Stamp Duty Paid: 60000.00

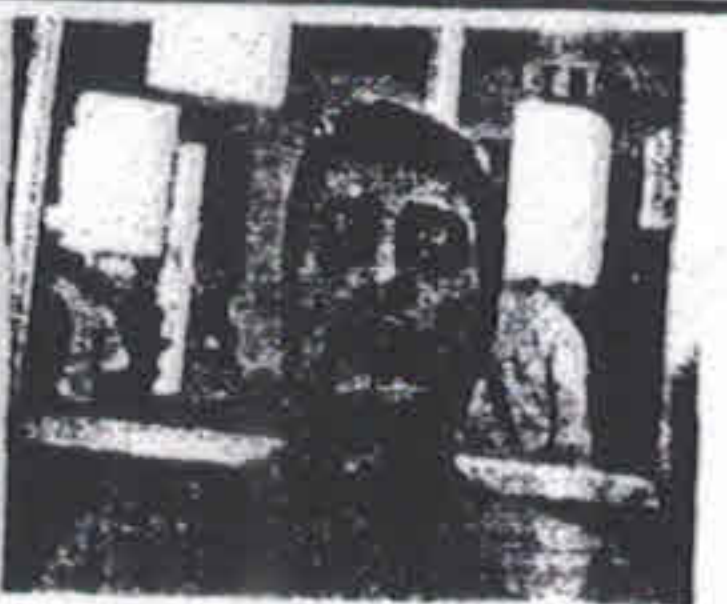
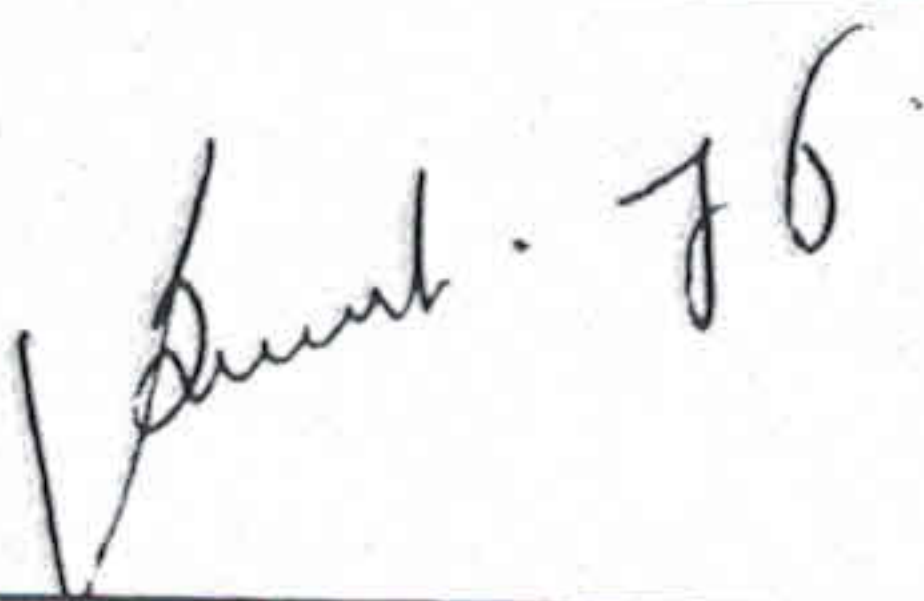
Suresh Tekchandani presenter

Name	Photo	Thumb Impression	Signature
Suresh Tekchandani, s/o Jairamdas Thadomal Tekchandani , Married, Indian, age 44 Years Business, r/o 603, B Wing Casurina, Evershine Greens CMS, Link Road, Ahdheri (w) Mumbai 400053 POA for Purchaser Vide POA dated 02.12.2014 executed before the Sub - registrar Andheri Mumbai			

Endorsements

Executant

1 . Suresh Tekchandani, s/o Jairamdas Thadomal Tekchandani , Married, Indian, age 44 Years, Business, r/o 603, B Wing Casurina, Evershine Greens CMS, Link Road, Ahdheri (w) Mumbai 400053 POA for Purchaser Vide POA dated 02.12.2014 executed before the Sub - registrar Andheri Mumbai

Photo	Thumb Impression	Signature
		

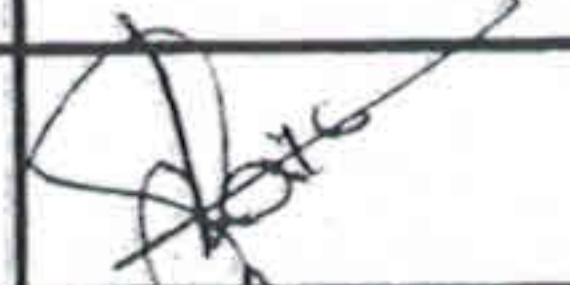
2 . Mary Pinto, d/o Late Anthony Chakunny Maliakal Kunna, Married, Indian, age 56 Years, House-Wife, r/o Hill Crest Building Flat No CG-3 Shetye Vaddo, Mapusa Goa Pan No. AHBPP5603M

Photo	Thumb Impression	Signature
		

3 . Maurish Pinto, s/o Marcel Thomas Pinto, Married, Indian, age 51 Years, Business, r/o Hill Crest Building Flat No CG-3 Shetye Vaddo, Mapusa Goa Pan No. AJIPP4939L

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Raksha Naik , D/o Sandesh Naik, UnMarried, Indian, age 23 Years, Service, r/o H.No. 163/A Nr Ganesh Temple Khorlim Mapusa Bardez Goa	
2	Ruddy Fernandes , S/o Agnelo Fernande, UnMarried, Indian, age 24 Years, Service, r/o H.No. 73, Agar Vaddo, Bethkhol Morjim Pernem Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

SUB-REGISTRAR
BARDEZ



Book-1 Document
Registration Number BRZ-BK1-05332-2014
CD Number BRZD759 on
Date 10-12-2014

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Shailesh

Delivered by
Special
8/01/15