

B-8 New



गोवा GOA

002619

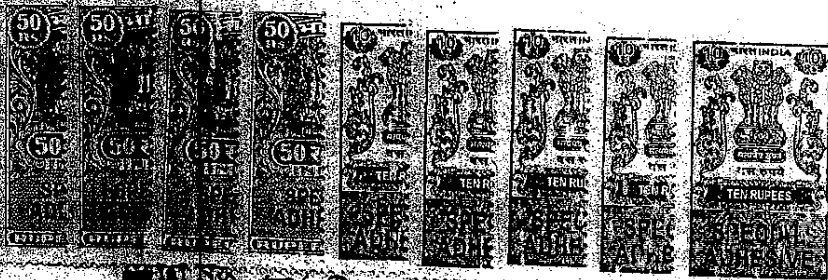
2070
 Heading at Mumbai
 as there is no
 additional stamp
 along with.

17 teen thousand only
 Infinity Develop. Pvt. Ltd
 one lakh

40,48,000/-
 forty eight thousand

Signature of the ...

Signature of the ...



5862

Presented at the Office of the
 Sub-Registrar of Goa
 between the hours of 8/15/18
8/15/18 at 18

Accepted Fees Total Rs. 148000
 Registration 148000
 Copying (Folio) 150/-
 Copying endorsement 250/-
 Postage 101
 Total Rs. 148401

For INFINITY DEVELOP. (P) LTD.

DEED OF SALE

Director

SUB

[Handwritten signatures and initials]

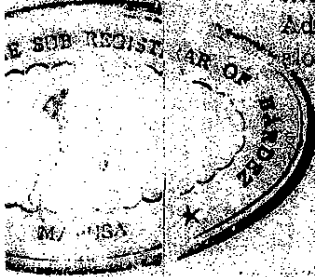
1



GOA

002618

St. No. 2070 Date 6/12/06
Value of stamp fifteen thousand only
Name of the party Infinity Developers Pvt. Ltd.
Residing at Mumbai
As there is no one label
fourty eight thousand
Additional stamp attached
along with Signature of the Purchaser



THIS DEED OF SALE is executed on this 8th day of December in the year Two Thousand Six (2006)

[Handwritten signatures]
4/11/2006
2

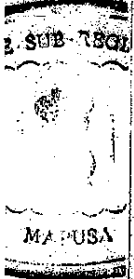


GOA

992617

No. 2070 Date of issue 6/12/06
Value of stamp paper fifteen thousand only
Name of the party Infinitely Developers Pvt. Ltd.
Residing at Mumbai
As there is no
Additional stamp paper is attached
along with.

Signature of the owner



BETWEEN

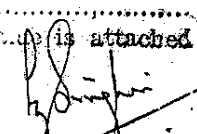
Notarized



GOA

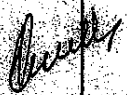
002616

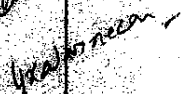
Sr. No. 2079 Place of Vend. Goa Date of issue 6/1/76
Value of stamp paper fifteen thousand only
Name of the purchaser Infinity Developers Pvt Ltd
Residing at Mumbai
As there is no other value is attached
Additional nothing along with.

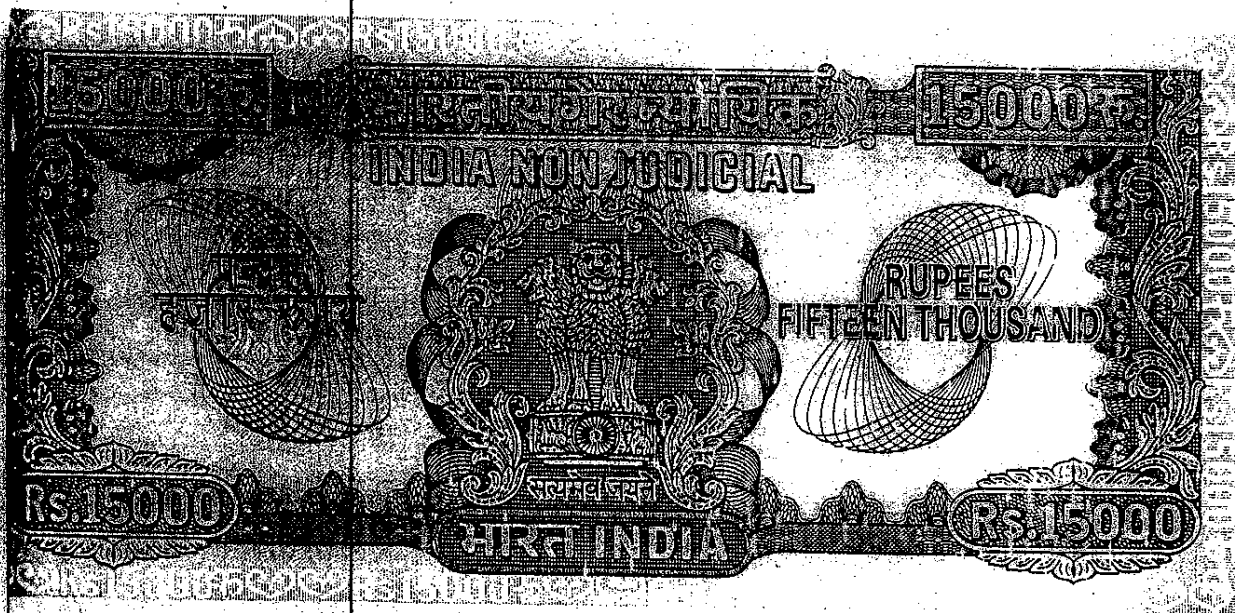

Signature of the Purchaser

1. Mr. Vishwanath Rohidas Halamkar, aged 57 years, son of late









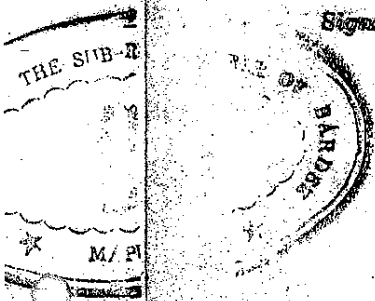
गोवा GOA

002612

Sr. No. 2070 Place of Issue :- Panaji Date of Issue 5/12/66
Value of stamp paper Fifteen Thousand only
Name of the vendor Infinity Developers Pvt. Ltd.
Residing at Mumbai
As there is no stamp paper of Rs.
Additional stamp paper of Rs. value is attached
along with.

Signature of the ex-officio vendor

Signature of the Purchaser



Rohidas Halarnkar, married, service, landlord, Indian National,

[Handwritten signature]

[Handwritten signature]
Halarnkar
11

[Handwritten signature]

5
[Handwritten mark]



गोवा GOA

002615

St. No. 2070 Place of Vend :- Panaji Date of issue 6/12/06
 Value of stamp paper Fifteen Thousand only
 Name of the p Infinity Developers Pvt Ltd.
 Residing at Mumbai
 As there is no
 Additional
 along with

.....
 of the value is attached

Signature of the of the vendor

[Signature]
 Signature of the Purchaser



resident of house no. 1487/2, opposite GPA/2, Alto Porvorim,

[Signature]

[Signature]

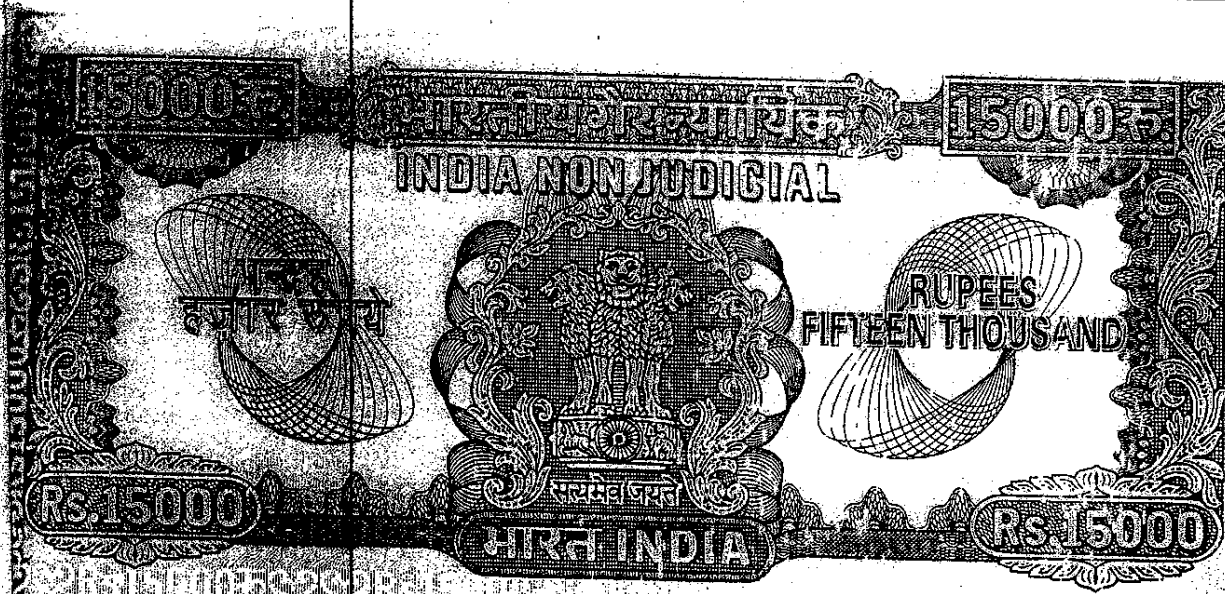
[Signature]

191

[Signature]

5

[Signature]



गोवा GOA

002614

Sr. No. 2070 Place of Vendor Bardez Date of issue 6/12/06
Value of stamp paper Fifteen Thousand only
Name of the purchaser Infinity Developers Pvt. Ltd.
Residing at Mumbai
As there is no single stamp paper attached
Additional stamp papers are none attached
along with.

Signature of the ex officio vendor

Signature of the Purchaser



Bardez Goa.

[Handwritten signature]
[Handwritten signature]
Witnesses
[Handwritten initials]

[Handwritten signature]
[Handwritten initials]



गोवा GOA

002613

Sr. No. 2070 Place of issue Mumbai Date of issue 6/12/06
Value of stamp paper Fifteen thousand rupees
Name of the purchaser Infinity Developers Pvt Ltd
Residing at Mumbai
As there is no other stamp paper attached
Additional stamp paper attached
Signature of the purchaser [Signature]
Signature of the purchaser [Signature]

2. Mrs Meeta Vishwanath Halarnkar, aged 48 years, wife of said

[Signature]
[Signature]
[Signature]
8



GOA

Sr. No. 2070 Place of Vend. :- Panaji Date of Issue ... 6/12/06 002611
 Value of stamp paper fifteen thousands
 Name of the purchaser family develop pvt ltd
 Residing at Mumbai
 As there is no stamp paper of No.
 Additional stamp paper of the value is attached
 along with.

Signature of the official vendor

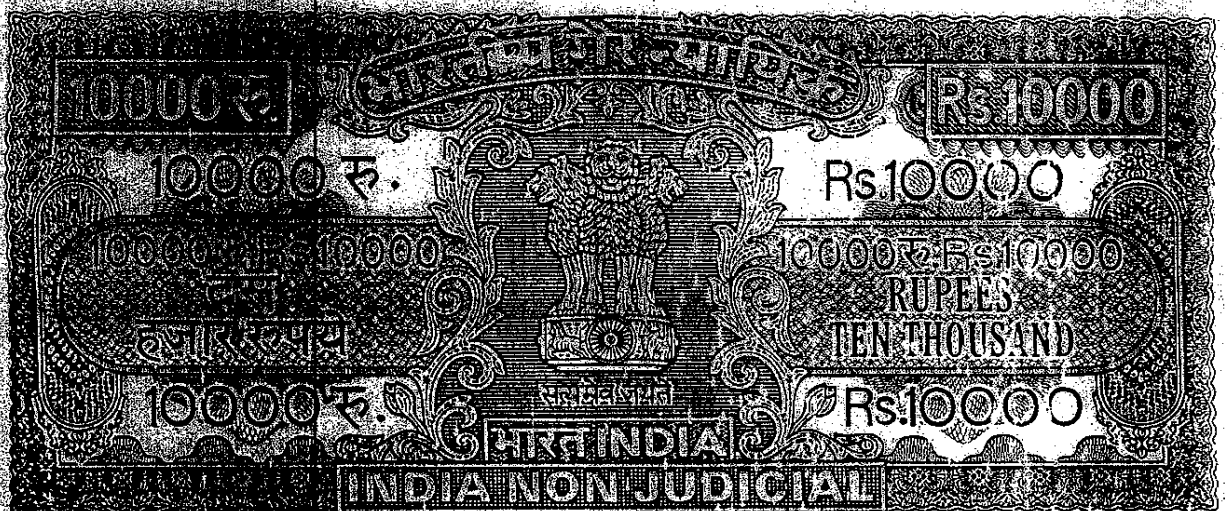
[Signature]
 Signature of the Purchaser



037

Vishwanath Rohidas Halarnkar, married, domestic, Indian National.

[Signature]
[Signature]
[Signature]
[Signature]



गोवा GOA

003478

No. 2070 Date of issue 6/12/06
Value of stamp Ten thousand rupees
Name of the Infinity Developers Pvt. Ltd.
Residing at Mumbai
As there is no
Additional
along with
Signature of the co-owner
Signature of the Purchaser

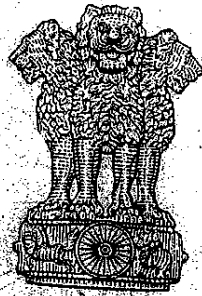


resident of house no. 1487/2, opposite GPA/2, Alto Porvorim,

[Signature]
[Signature]
[Signature]
10

भारतीय गैर न्यायिक
भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

GOA

052808

No. 2070 Place of Issue: Panaji Date of Issue 6/12/06
Value of stamp paper Five Hundred only
Name of the party Infinity Developers Pvt. Ltd.
Residing at Mumbai

As there is no stamp
Additional stamp
and with
Signature of the official vendor

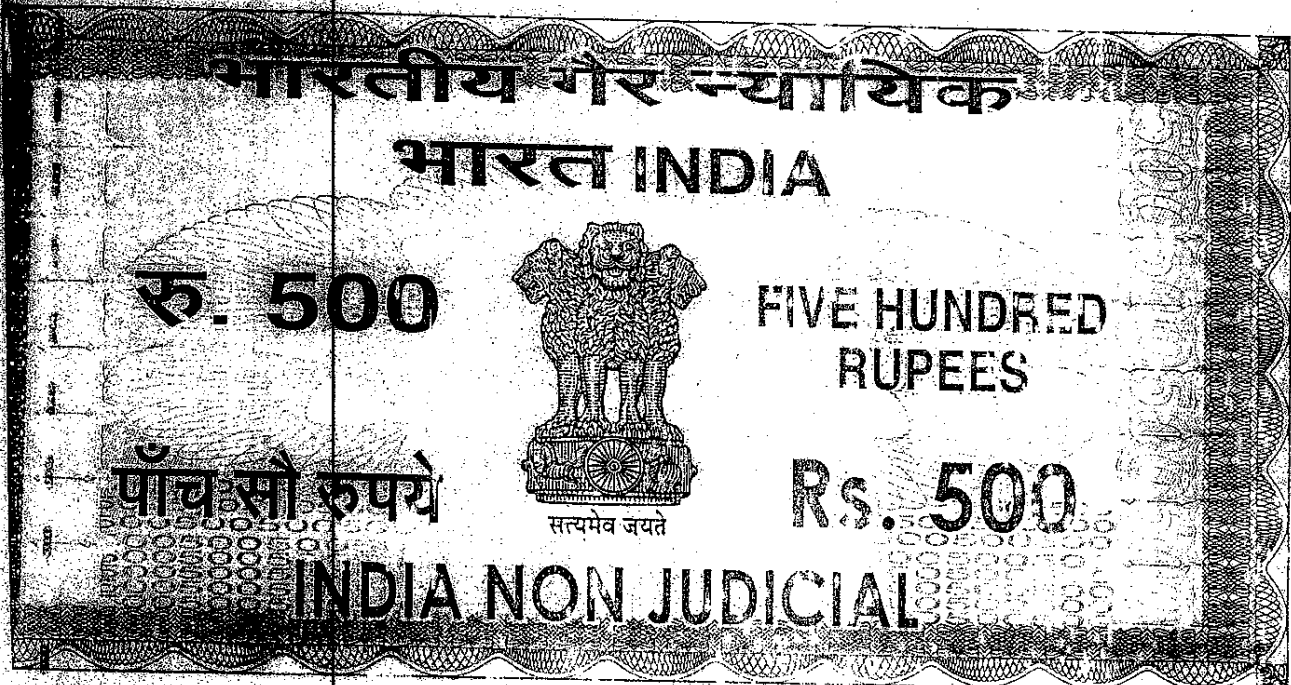
is attached
Signature of the Purchaser

Bardez Goa. Hereinafter called the SELLERS (which expression

[Handwritten signatures]
Khatasnee
11

Khatasnee





GOA

Sr. No. 2070 Place of Issue: Goa Date of issue 6/12/06 052807
 Value of stamp paper: Five Hundred only
 Name of the purchaser: Infinity Developers Pvt. Ltd.
 Residing at: Mumbai
 As there is no stamp duty payable on this stamp paper, the value is attached along with.

Signature of the sender

Signature of the Purchaser

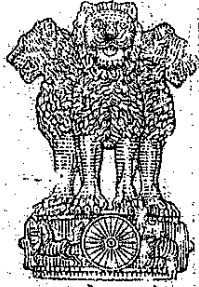
shall unless repugnant to the context and meaning thereof include

[Handwritten signatures and initials]
 12



भारतीय गैर न्यायिक
भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

GOA

052806

Sr. No. 2070 Place of Vend :- Panaji Date of issue ... 6/10/86

Value of stamp paper ... Four Hundred only

Name of the purchaser ... Infinity Developers Pvt. Ltd.

Residing at ... Mumbai

As there is no stamp paper of Rs.

Additional stamp paper of Rs. value is attached
along with

Signature of the official vendor

Signature of the Purchaser

(their heirs, executors, successors, administrators and assigns)

[Handwritten signatures and initials]

भारतीय गैर न्यायिक
भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

GOA

052805

Sr. No. 20770 Place of Vendor: ... 6/12/06

Value of stamp paper ... Five Hundred only

Name of the purchaser ... Infinit, Developers Pvt. Ltd.

Residing at ... Mumbai

There is no single ...

...

Additional stamp paper ... attached

...

Signature of the vendor

Signature of the Purchaser

OF THE FIRST PART:

[Handwritten signatures and initials]

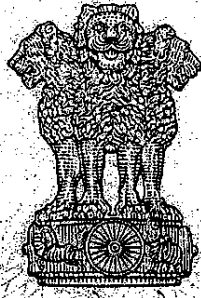
भारतीय गैर न्यायिक
भारत INDIA

₹. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500



सत्यमेव जयते

INDIA NON JUDICIAL

GOA

Sr. No. 2070, Place of Vend. :- Porvorim Date 6/12/96 052804

Value of stamp paper Five Hundred Only

Name of the purchaser Infinity Developers Pvt. Ltd.

Residing at Mumbai

As there is no objection

Additional stamp paper is attached along with

Signature of the *ex officio* vendor

Signature of the Purchaser



AND

[Signature]

[Signature]

Jointly

Received

15

Watas neen

[Signature]

भारतीय न्यायिक
भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

GOA

Sr. No. 20910 Place of Vend :- P. ... 6/12/06

652803

Value of stamp paper ... Five Hundred only

Name of the purchaser ... Infinity Developers Pvt. Ltd.

Residing at ... Mumbai

As there is no stamp ...

Additional stamp paper ...

Signature of the co officio vendor

Signature of the Purchaser

Infinity Developers Private Limited a private limited company duly

[Handwritten signature]

[Handwritten signature]

16

registered with the Registrar of Companies, at Mumbai, under Registration No. U 45309 MH 2002 PTC 136547, having its registered office at 220, Commerce House, N. M. Road, Fort Mumbai 1, represented herein by its director Mr. Lalit Sanghavi, aged 42 years, son of Gunwantraj Sanghavi, married, business, Indian National hereinafter called the PURCHASER (which expression shall unless repugnant to the context and meaning thereof include its, executors, successors, administrators and assigns) OF THE SECOND PART;

AND

1. Mr Prasad Subhedar, aged 45 years, son of late Balkrishna Subhedar, married, service, Indian National, resident of house no. 76, Rajwado, Mapusa, Bardez Goa;
2. Mrs Prashanti Prasad Subhedar, aged 38 years, wife of said Prasad Subhedar, married, domestic, Indian National, resident of house no. 76, Rajwado, Mapusa, Bardez Goa;
3. Mr Nelson Carvalho, aged 45 years, son of Lucas Carvalho, married, service, Indian National, resident of house no. 190, Angod, Mapusa, Bardez Goa;
4. Mrs Maria Carvalho, aged 42 years, wife of said Nelson Carvalho, married, domestic, Indian National, resident of house no. 190, Angod, Mapusa, Bardez Goa;

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

17
[Handwritten signature]
[Handwritten signature]

5. Sumeru Developers Pvt. Ltd, represented by its Director Shri Amir Gaitonde S/o Sadashiv Gaitonde, 58 Years of age, married, Indian National, Hereinafter called the CONFIRMING PARTY, OF THE THIRD PART (which expression shall unless repugnant to the context and meaning thereof include their heirs, executors, successors, administrators and assigns)

WHEREAS in this deed the Confirming Party no. 2 and 4 are being jointly and severally represented by their power of attorney the Confirming Party no. 1 and 3, by virtue of the power of attorney duly executed before Advocate and Notary Shri N. S. Porob, Notary of Bardez area, under registration no. 12944/2006 on 21/11/2006. The true copy of the said power of attorney is produced along with this deed of sale.

AND WHEREAS there exist a property, known as "PAITHAN" or "DURIG", admeasuring 8575 sq. mts, situated at Village Salvador do Mundo, within the jurisdiction of Viilage Panchayat of Salvador do Mundo, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office at Panaji under no. 2756 at Folios 230 of Book B - 19, not enrolled in the Taluka Revenue Office, but surveyed under Survey no. 128, Sub-Division 2, more shown in the plan annexed to this deed and particularly described in SCHEDULE given herein below, (Hereinafter called the SAID PROPERTY).

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B-8 new

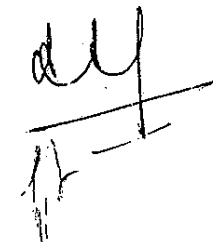
AND WHEREAS the said property does have a proper motorable access, having width of 8 mtrs which can be used through Survey no. 118/6A even by heavy vehicles.

AND WHEREAS the Sellers purchased the said property from its owner M/s Laticia Angelina Fernandes, spinster, alongwith the right to use the said access passing through the property bearing Survey no.118/6A, belonging to the said owner Ms Laticia Angelina Fernandes by executing a deed of Sale on 16.10.2003, duly registered in the Office of the Sub-Registrar of Ilhas, under Registration No. 2194 at pages 97 to 110 of Book I, Volume No. 1064, dated 27.10.2003.

AND WHEREAS in the said sale deed dated 16.10.2003 the area of the said property was shown as 8575 sq. mts, however said M/s Laticia Angelina Fernandes had made an application in the Court of the Deputy Collector and Sub-Divisional Officer Mapusa Sub-Divisional Mapusa, for demarcation and resurvey of the said property, which application/case was registered under no. 15/83/2003/Re-Survey, and in the said Re-survey, the area of the said property was increased from 8575 sq. mts to 9497 sq. mts. being the corrected true and actual area of survey no. 128/2. However upon publication of the Public Notice in the daily Navhind Times dated 24/11/2006 an objection was received from Adv. M. S. Joshi on behalf of his client Shri Vithal Joshi as regards the area which was the subject matter of the re-survey as such the present Sale Deed is



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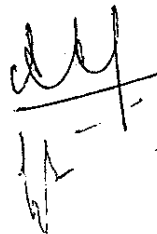
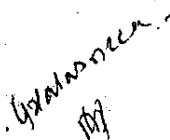
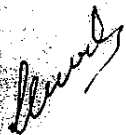

restricted to an area of 8575 sq. mtrs, which area is shown in Red colour boundry line in the plan annexed to this Deed.

AND WHEREAS by virtue of the said sale deed dated 16.10.2003 the Sellers herein became the absolute owners in possession of the said property.

AND WHEREAS the Sellers had entered into an Agreement for Sale dated 21.06.2006 with the Confirming Party no. 1 and 3, and by virtue of the same had agreed to sell the said property to the Confirming Party no. 1 and 3. Further the Confirming Party no. 5 had an agreement for sale with the Confirming Party no. 1 and 3 and that by virtue of the Promissory Note dated 04/10/2006 and by virtue of the affidavit dated 04/10/2006 the Purchaser herein has agreed to purchase the said property from the Confirming Party no. 5

AND WHEREAS in the said sale deed dated 16.10.2003 as well as in the said agreement dated 21.06.2006 the boundaries of the said property are shown on the east by cashew plantation of Shri Diago de Souza, on the west: by the Hill of Comunidade of Serula, on the North: by the Cashew plantation of Shri Paulo Martimo Paes and on the South:- by cashew plantation of Braz Mascarenhas, whereas in the present deed the said property is identified by survey numbers and sub-divisions in the schedule.

AND WHEREAS at The time of signing/executing the said agreement dated 21.06.2006 the Confirming Party no. 1 and 3 had





paid to the Sellers an amount of Rs 4,70,000/- (Rupees four Lakh seventy thousand only).

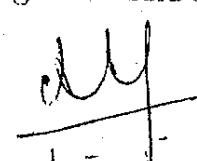

AND WHEREAS subsequent to the said agreement dated 21.06.2006 the Confirming Party no. 1 and 3 took all the initiatives, by incurring all the expenses, to get the required necessary letter, from the Town and Country Planning department Mapusa, for the Conversion of the said property for residential purpose.

AND WHEREAS the Sellers agreed to sell and the Purchaser agreed to purchase the said property alongwith the right to use the said access passing through the property bearing Survey no.118/6A, belonging to the said owner Ms Laticia Angelina Fernandes for the total consideration of Rs 74,000.00/- (Rupees Seventy Four Lakhs only), the same is market value of the said property. Stamp duty is paid on the actual market value.

AND WHEREAS the sale consideration of Rs 74,000,00/- (Rupees Seventy Four Lakhs only) would be paid by the Purchaser to the Sellers and the Confirming Party in the following manner with the following break ups being Rupees 60,000,00/- (Rupees Sixty lakhs only) to the Sellers and Rs 14,000,00/- (Rupees fourteen lakhs only) to the Confirming Party.

AND WHEREAS the Sellers had already received an amount of Rs 4,70,000/- (Rupees four Lakhs seventy thousand only) from the Confirming Party at the time of signing of the said agreement dated



H/W/S new
10/11


21.06.2006

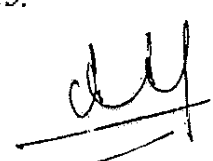
AND WHEREAS the break ups would be paid in the following manner:-

- I. Rs 60,00,000/- (Rupees sixty lakhs only) to the Sellers with the following break ups:-
 - a. Six demand drafts of Rs 9,00,000/- (Rupees nine lakhs only) each, amounting to Rs 54,00,000/- (Rupees fifty four lakhs only).
 - b. Two demand drafts of Rs 3,00,000/- (Rupees three lakh only).

- II. Rs 14,00,000/- (Rupees fourteen lakhs only) to the Confirming Party with the following break ups:-
 - a. One demand draft of Rs 1,00,000/- (Rupees one lakh only) to Confirming Party no. 1.
 - b. One demand draft of Rs 1,00,000/- (Rupees One lakh only) Confirming Party no. 2.
 - c. One demand draft of Rs 1,00,000/- (Rupees One lakh only) Confirming Party no. 3.
 - d. One demand draft of Rs 1,00,000/- (Rupees One lakh only) Confirming Party no. 4.
 - e. One demand draft of Rs 10,00,000/- (Rupees Ten lakhs only) Confirming Party no. 5.




witness
by

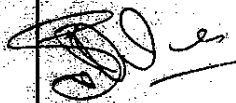





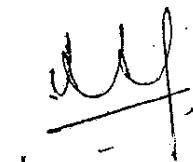
(THEREBY MAKING THE FIGURE OF Rs. 14,00,000/-
(RUPEES FOURTEEN LAKHS ONLY)

AND WHEREAS the details of the demand drafts issued to the individual party are mentioned in the Schedule II herein below.

NOW THEREFORE, the SELLERS do hereby sell, convey, transfer and assign to the PURCHASER in consideration of Rs. 74,000,00/- (Rupees Seventy Four Lakhs only), all that said property, known as "PAITHAN" or "DURIG", admeasuring 8575 sq. mts, situated at Village Salvador do Mundo, within the jurisdiction of Village Panchayat of Salvador do Mundo, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office at Panaji under no. 2756 at Polios 230 of Book B - 19, not enrolled in the Taluka Revenue Office, but surveyed under Survey no. 128, Sub-Division 2, more particularly described in SCHEDULE given herein below, alongwith the right to use the said access passing through the property bearing Survey no.118/6A, belonging to the said owner Ms Laticia Angelina Fernandes, TOGETHER WITH ALL the rights, ways, waters, water sources, liberties, privileges, easements and appurtenances, whatsoever belonging to the Said property or any part or portion thereof or in any way reputed to, belonged to or be occupied therewith or be appurtenant thereto; AND ALL the rights, titles, estates, interests, claims and demands whatsoever of the Sellers to the Said property, TO HAVE AND TO HOLD the same to the Purchaser absolutely and forever.




Laticia Fernandes
M


M



10000254494

FORM I & XIV

नुमुना नं १ व १४

Date: 15/09/2011

Page: 1 of 1

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	128
Village गांव	Salvador-Do-Mundo	Sub Div. No. हिस्सा नंबर	2
Name of the Field शेताचे नांव	Paittona	Tenure सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.85.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.85.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.85.75

Assessment: आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Infinity Developers Pvt. Ltd. Co.		21917	

S.No.	Name of the Tenant हुळ्याचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे	Mode रीत	Season सं.सम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जामीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.

OFFICER IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
28/12/2010
Date of Issue 15/9/11
Mamlatdar's Office



That the CONFIRMING PARTY does hereby confirm the present sale being made by the SELLERS to PURCHASER and further covenant that they will not claim for any specific performance of contract or any other right of whatsoever nature with the SELLERS with regards to said property in pursuance to the said agreement dated 21.06.2006.

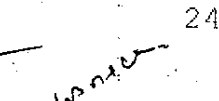

That the CONFIRMING PARTY does hereby confirm the fact that on the execution, registration of this deed of sale the said agreement dated 21.06.2006 to be treated as nullity for all the legal purposes

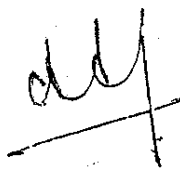

That there is certificate dated 17.11.2006, issued by Adv. Sikandar S. Thali stating that he had given a Public Notice in the News Paper "HERALD", dated 09.11.2006, asking for objection, if any, for sale of said property, from any person, and that he has not received any objections till 16.11.2006.

That the PURCHASER has paid the total agreed consideration amount of Rs 74,00,000/- (Rupees Seventy Four lakhs only) to the SELLERS and the CONFIRMING PARTY in the following manner, the receipt whereof the SELLERS and the CONFIRMING PARTY does hereby admit and acknowledge :-

I. Rs 60,00,000/- (Rupees sixty lakhs only) to the SELLERS with the following break ups:-


24


- a. Six demand drafts of Rs 9,00,000/- (Rupees nine lakhs only) each, amounting to Rs 54,00,000/- (Rupees fifty four lakhs only).
- b. Two demand drafts of Rs 3,00,000/- (Rupees three lakh only).

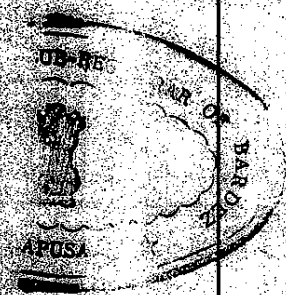
II. Rs 14,00,000/- (Rupees fourteen lakhs only) to the CONFIRMING PARTY with the following break ups:-

- a one demand draft of Rs 1,00,000/- (Rupees one lakh only) to Confirming Party no. 1.
- b. One demand draft of Rs 1,00,000/- (Rupees One lakh only) Confirming Party no. 2.
- c. One demand draft of Rs 1,00,000/- (Rupees One lakh only) Confirming Party no. 3.
- d. One demand draft of Rs 1,00,000/- (Rupees One lakh only) Confirming Party no. 4.
- e. One demand draft of Rs 10,00,000/- (Rupees Ten lakhs only) Confirming Party no. 5.

(THEREBY MAKING THE FIGURE OF RS 14,00,000/- (RUPEES FOURTEEN LAKHS ONLY)

That the details of the demand drafts issued to the individual party is mentioned in the Schedule II herein below.

That the SELLERS admit of having received an amount of Rs 4,70,000/- (Rupees four lakhs seventy thousand only)



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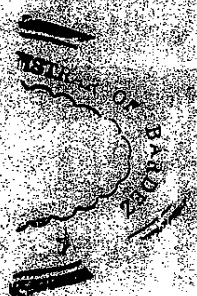
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That the exclusive possession and enjoyment of the Said Property, free from any encumbrances, is handed over to the PURCHASER at the time of execution of this deed.

THE SELLERS, do hereby covenant/undertake, that they will assist the PURCHASER in all respect, and at all point of time, after the execution, registration of this deed of sale, by executing any document, including the Deed of Rectification if any, No Objection or Declaration or Affidavit for better flow of the right, title and interest in the said property, in the name of the PURCHASER, in the Survey records.

THE SELLERS and the CONFIRMING PARTY do hereby covenant / undertake that they have No Objection of whatsoever nature for the PURCHASER applying for mutation and getting recorded the name of the PURCHASER or any person of the choice of the PURCHASER in the form I and XIV of the survey records of the said property.

THE SELLERS and the CONFIRMING PARTY do hereby covenant to give the No Objection to the Notice in Form no.



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Malas...

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X and or XII that will be issued by the Talathi concerned, as required under the Land Revenue code, at the time carrying out the mutation.

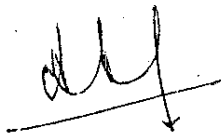
THE SELLERS do hereby covenant, to assist the PURCHASER in legal defense in respect of the title to the said property, only in case of any legal claim based on valid legal document having at least prima-facie legal case, is made for adverse title to the said property hereby sold or any portion thereof of the said property hereby conveyed or any dispute in respect of the said property or any portion thereof, as a consequence of which there is deprivation of possession and or enjoyment of the said property and or any portion thereof by the PURCHASER. Provided that, the SELLERS are informed forthwith of such claim, for assisting the PURCHASER in defending his rights, title and interest to the said property or any portion thereof.

That the SELLERS and the CONFIRMING PARTY do hereby indemnify the PURCHASER for any loss that may be sustained by the PURCHASER, in case of any claim of adverse title is made to the said property or any portion thereof by any individual or firm either, legal or fictitious.

The said property admeasuring 8575 sq. mtrs alongwith the said access is shown in Red colour boundry line in the plan annexed to this Deed



By *Gopalaswami* 27


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pr

IN WITNESS WHEREOF this Deed is executed by the SELLERS the PURCHASER and the CONFIRMING PARTY in the presence of witnesses, who signed below on the day and year first herein above mentioned.

SCHEDULE

All that SAID PROPERTY, known as "PAITHAN" or "DURIG", admeasuring 8575 sq. mts, shown in the plan annexed hereto, situated at Village Salvador do Mundo, within the jurisdiction of Village Panchayat of Salvador do Mundo, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office at Panaji under no. 2756 at Folios 230 of Book B - 19, not enrolled in the Taluka Revenue Office, but surveyed under Survey no. 128, Sub-Division 2, and bounded as follows:-

On the East:- by the property surveyed under Survey no. 118, sub divisions 2 to 6.

On the West:- by the remaining part of the same property and the property surveyed under Survey no. 115, sub division 2.

On the North:- by the property surveyed under Survey no. 118, sub division 1.

On the south:- by the property surveyed under Survey no. 116, sub divisions 7 to 15.


[Signature]

28

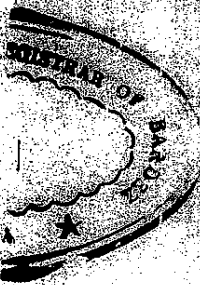
[Signature]
Witness
[Signature]

[Signature]
[Signature]

SCHEDULE II

DEMAND DRAFTS ISSUED ARE AS FOLLOWS:

1. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 9,00,000/- (Rupees Nine Lakh only) issued in favour of Vishwanath Rohidas Halarnkar bearing no. 677843
2. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 9,00,000/- (Rupees Nine Lakh only) issued in favour of Vishwanath Rohidas Halarnkar bearing no. 677844
3. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 9,00,000/- (Rupees Nine Lakh only) issued in favour of Vishwanath Rohidas Halarnkar bearing no. 677845
4. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 9,00,000/- (Rupees Nine Lakh only) issued in favour of Meeta Vishwanath Halarnkar bearing no. 677847
5. Demand draft drawn on Oriental Bank of Commerce, dated of 6-12-2006 of Rs 9,00,000/- (Rupees Nine Lakh only) issued in favour of Meeta Vishwanath Halarnkar bearing no. 677848



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Vishwanath Halarnkar

29

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6. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 9,00,000/- (Rupees Nine Lakh only) issued in favour of Meeta Vishwanath Halarnkar bearing no. 677849

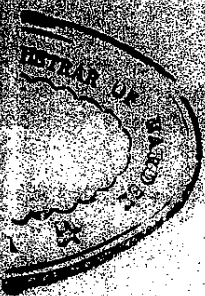
7. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 3,00,000/- (Rupees Three Lakh only) issued in favour of Vishwanath Rohidas Halarnkar bearing no. 677846

8. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 3,00,000/- (Rupees Three Lakh only) issued in favour of Meeta Vishwanath Halarnkar bearing no. 677850

9. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 1,00,000/- (Rupees One Lakh only) issued in favour of Prasad Subhedar bearing no. 677854

10. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 1,00,000/- (Rupees One Lakh only) issued in favour of Prashanti Prasad Subhedar bearing no. 677851

11. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 1,00,000/- (Rupees One Lakh only) issued in favour of Nelson Carvalho bearing no. 677856



Halarnkar
Halarnkar
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Halarnkar
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dd

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12. Demand draft drawn on Oriental Bank of Commerce, dated 6-12-2006 of Rs 1,00,000/- (Rupees One Lakh only) issued in favour of Maria Carvalho bearing no. 677857

13. Pay Order drawn on Oriental Bank of Commerce, dated 18-10-2006 of Rs 10,00,000/- (Rupees Ten Lakh only) issued in favour of M/s Sumeru Developers Pvt. Ltd. bearing no. 430051.

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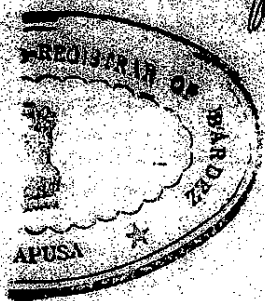
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Vishwanath

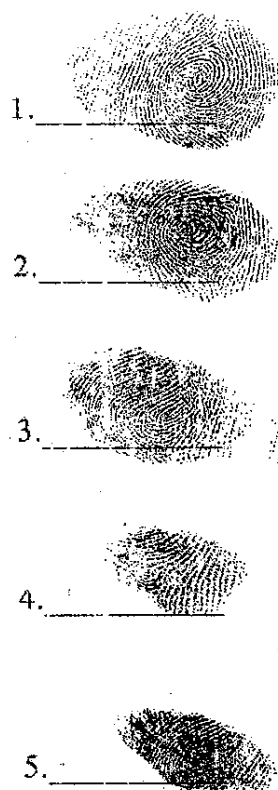
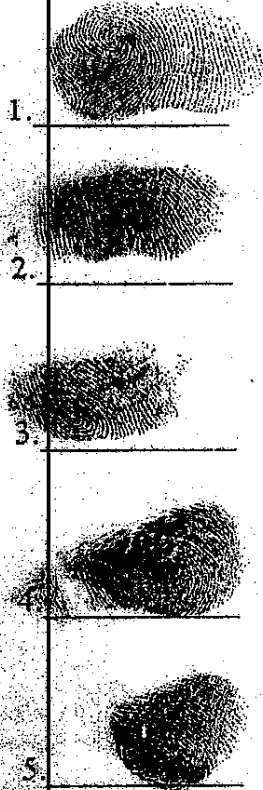
SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED SELLER
Shri. Vishwanath Rohidas Halarnkar



Mod. H. B. S. 1978

L.H.F.P.

R.H.F.P.



[Signature]

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Vishwanath

[Signature]

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED SELLER

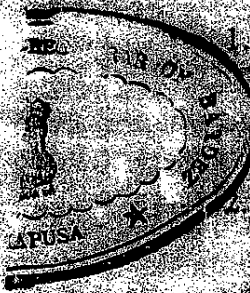
Meeta Vishwanath Halarnkar

Halarnkar



L.H.F.P.

R.H.F.P.



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33

Halarnkar

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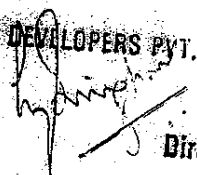
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SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER

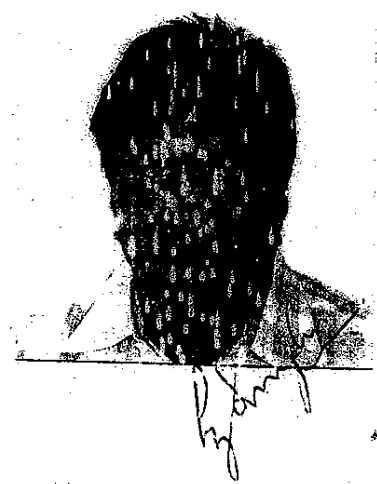
Infinity Developers Private Limited
represented herein by its director

Mr. Lalit Sanghavi

FOR INFINITY DEVELOPERS PVT. LTD.

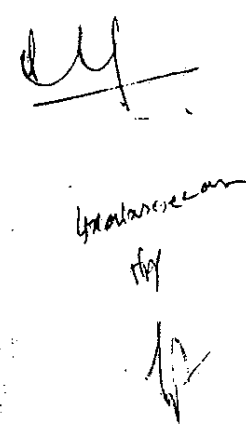
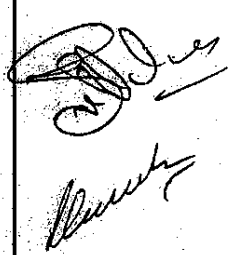
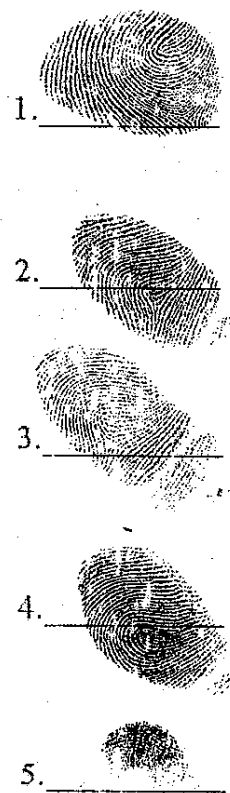
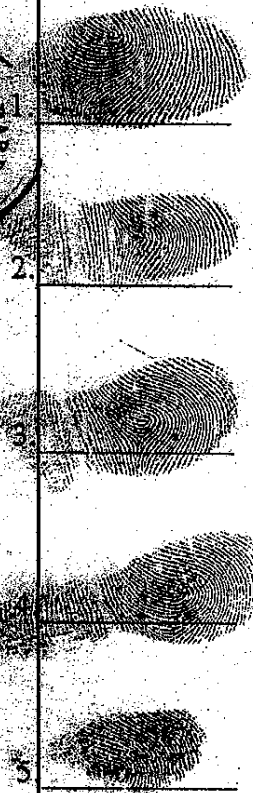


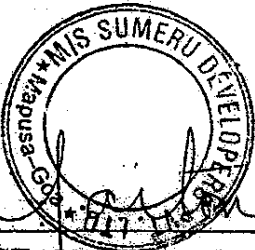
Director



L.H.F.P.

R.H.F.P.



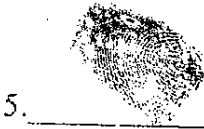
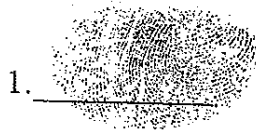
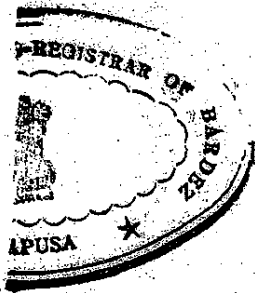


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SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED
CONFIRMING PARTY NO 5
M/s Sumeru Developers Pvt. Ltd.
represented by its Director
Shri Amir Gaitonde

L.H.F.P.

R.H.F.P.



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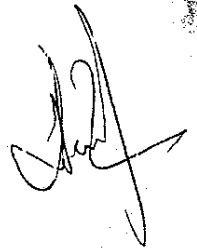
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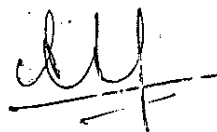
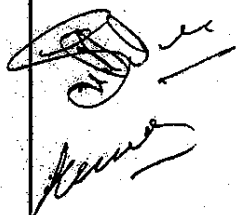
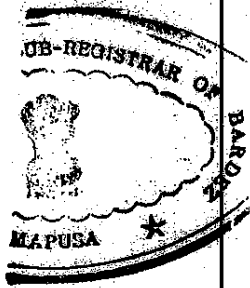
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WITNESSES:-

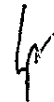
1. TRIMURTI KARPE



2. P. N. Kamat



Gopalasreekanth
1979



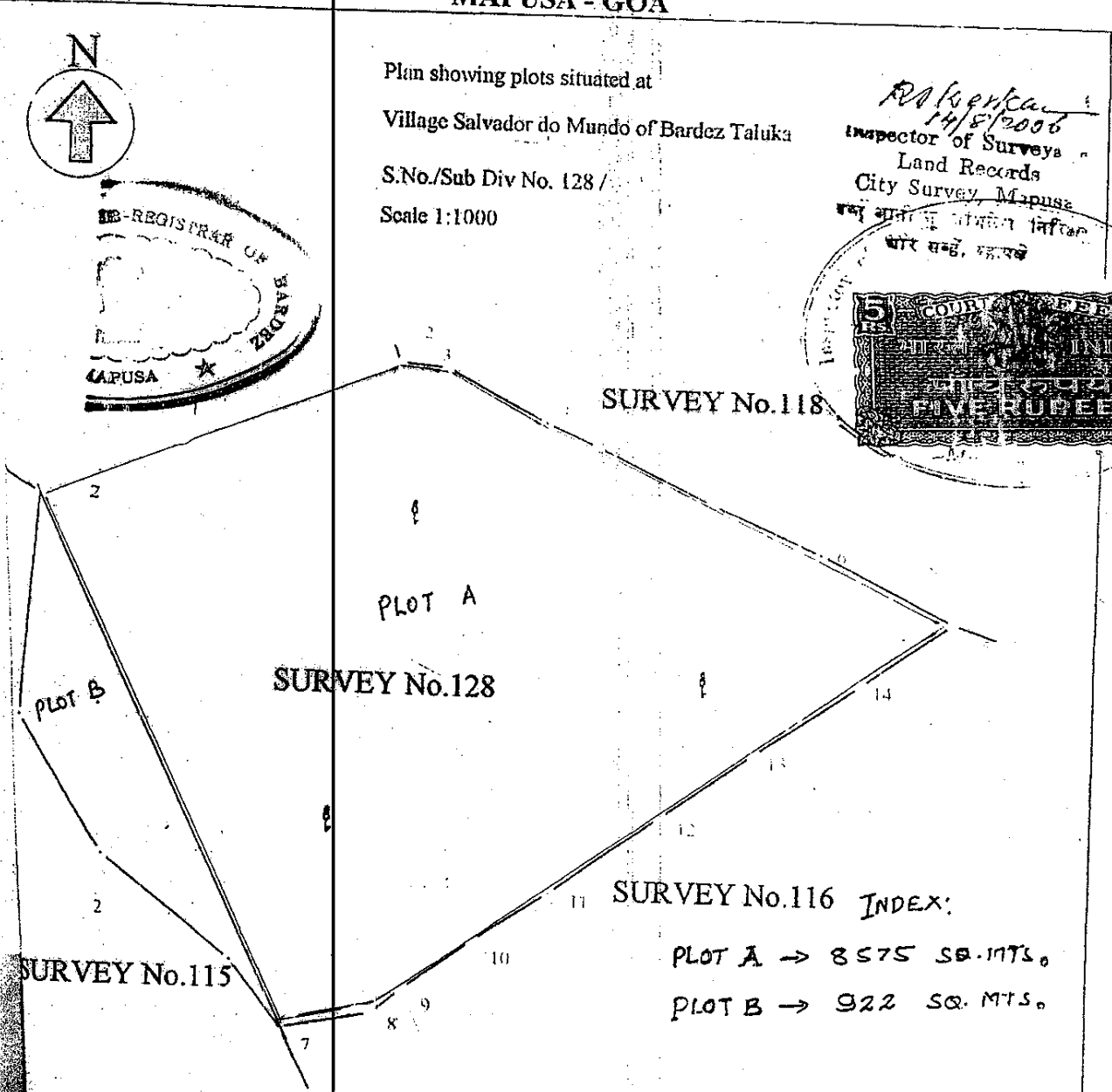
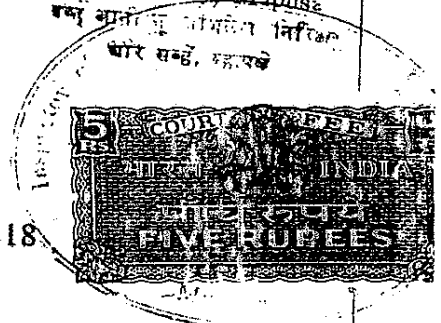


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan showing plots situated at
 Village Salvador do Mundo of Bardez Taluka
 S.No./Sub Div No. 128 /
 Scale 1:1000

RA Kerkar
 14/8/2006
 Inspector of Survey
 Land Records
 City Survey, Mapusa
 काय मातृ सु. विभाग निता
 कार सं. ४, ४४४४



SURVEY No.118

SURVEY No.128

SURVEY No.116 INDEX:

PLOT A → 8575 SQ. MTS.
 PLOT B → 922 SQ. MTS.

SURVEY No.115

Computer Generated by *[Signature]*
 On 14-08-2006

OWNER'S SIG.

PURCHASER SIGN.

1) *[Signature]*

Compared by: *[Signature]*
 14.8.06

2) *[Signature]*

[Signature]
 CONFIRMING PARTY NO. 1 & 2
[Signature]
 CONFIRMING PARTY NO. 3 & 4
[Signature]
 CONFIRMING PARTY NO. 5

registered No. 6164
at pages 156 to 166
Book No. 1
date 13th Dec 2006

Sub-Registrar

2/11/07



07

2



- 1) Mr. Vishwanath Rohidas Halarnkar aged 57 years, s/o late Rohidas Halarnkar, married, service, landed Indian national, s/o Alto Porvorim
- 2) Mrs. Meeta Vishwanath Halarnkar aged 48 years, w/o Vishwanath Halarnkar, married, domestic, Indian National, s/o Alto Porvorim
- 3) Infinity Developers Private Limited a private limited company represented by its director Mr. Lalit Sanghan, aged 42 years, s/o Lunwantray Sanghan, married, business, Indian National
- 4) Mr. Prasad Subhedar, aged 45 years s/o late Balkrishna Subhedar, married, Service, Indian National, s/o Rajwade, Mumbai for self and as attorney for a) Mrs. Prashanti P Subhedar
- 5) Mr. Nelson Carvalho, aged 45 years s/o Lucas Carvalho, married, Service Indian National, s/o Anand maphusa for self and as attorney for Mrs. Maria Carvalho
- 6) Sumesu Developers Pvt. Ltd. represented by its Director Shri Amis Caitonde s/o Salashiv Caitonde, 58 years of age, married, Indian National

executing parties 1 to 6

.....
submits execution of the so called
Sale

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For INFINITY DEVELOPERS PVT. LTD.

Handwritten signature of Lalit G. Singh.

Director

LALIT G. SINGH

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Handwritten text, possibly a name or title.

Handwritten signature or name.

Handwritten text, possibly a note or address, mentioning 'The District Registrar'.

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SUB-REGISTRAR
BARDEZ

