

CO-OP. BANK LTD.

E-320, RUA DE OUREM
PANAJI, GOA 403 001

Authorized Signatory

D-5/STP(V)/C.R./35/6/2006-RD(PART-III)



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AUG 30 2016

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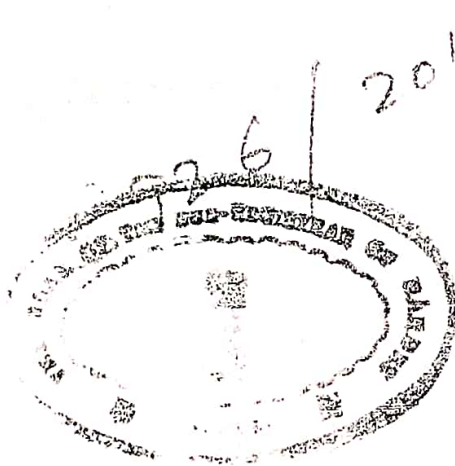
Rs. 1750000/- PB6816

INDIA

STAMP DUTY

GOA

Name of Purchaser MR. GIRDHARLAL MOHANLAL GARGARI



DEED OF SALE



For CENTURY ULTRAPACK PVT. LTD.

Handwritten signature

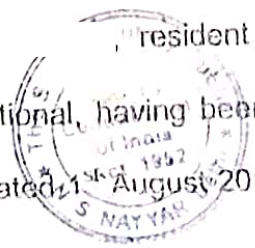
THIS DEED OF SALE, is executed in the city of Mapusa, Goa, on
this 31st day of August, 2016 (31/08/2016);

BETWEEN

MR. GIRDHARLAL MOHANLAL GANGANI, son of late Mohanlal
Raja Gangani aged 60 years, married, businessman, having PAN
Card No. _____, Adhaar Card No. _____, Email
Id gangani.vijay@gmail.com, Mobile No. +9 _____, Indian
National, residing at Galaxy Building, Dr. A. B. Road, Opp. Nova
Goa Hotel, Panaji, Goa, hereinafter referred to as "VENDOR"
(which expression shall unless repugnant to the context or meaning
thereof be deemed to mean and include his legal heirs, executors,
administrators, legal representatives and assigns) OF FIRST
PART.

AND

M/S. CENTURY ULTRAPACK PVT LTD, a Private Limited
Company, incorporated under Companies Act, 1956, having its
registered office at B2/64, Mohan Co-op Industrial Estate, Mathura
Road, Badarpur, New Delhi, 110044, having PAN Card No:
_____, CIN:-U70101DL2005PTC133219, through its
Director MR. MADHUKAR BAJAJ, son of M. L. Bajaj, aged 57
years, married, in business, having PAN Card No: _____,
Adhaar Card No. _____, Email Id:- m.bajaj@gmail.com,
Mobile No. +91 _____, resident of 9, Golf Links, New Delhi -
110 003, Indian National, having been authorized in terms of the
Board Resolution dated 1st August 2016, hereinafter referred to as



context or meaning thereof be deemed to mean and include its legal executors, administrators, legal representatives and assigns) OF THE OTHER PART.

WHEREAS there exists a LARGER PROPERTY known as "TOLLONY" or "THAR BHAT" admeasuring 16,975 sq. mls, situated at Soddiem Siolim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa. The said LARGER PROPERTY is surveyed under No. 233/6 of village Siolim, described in the Land Registration Office of Bardez under no 12198 at 8v of Book No. B-32 (new), not enrolled in the Taluka Revenue office (Matriz), which property is better described in SCHEDULE - I appearing hereinbelow.

AND WHEREAS, the LARGER PROPERTY originally belonged to late Soiru Narayan Naique, the same having been gifted to him together with other properties by his parents Narana Balcustam Naique and wife Essodi Naiquinim, vide a Deed of Gift and Deposit dated 7.8.1943, which is found to be drawn at fls 69v of Book no. 488, of the then Notary Public of the Judicial Division of Bardez, Pinto de Menezes, also registered at folio 8v in Book no. B-32 (new) of Land Registration record of Bardez, preserved in the Directorate of Archives, Archaeology and Museum, Panaji, Goa.

AND WHEREAS, the LARGER PROPERTY stand duly inscribed by transfer in favour of the said Soiru Narayan Naique under Inscription No. 32611, at folio 53 overleaf of Book No. B-32



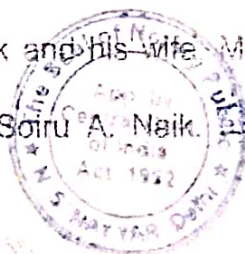
of the Record of Transfers of the Land Registration Office at Bardez, the LARGER PROPERTY is more particularly described in Schedule I hereto.

AND WHEREAS, the said Soiru Narayan Naik, who was married to Radhabai Soiru Naik, expired on 13.1.1983 leaving behind him eleven children, as legal heirs and successors.

AND WHEREAS, the eldest son i.e. Shrinivas Soiru Naik upon death of his father, filed inventory proceedings before the Civil Judge, Sr. Div. at Mapusa, which was registered under No. 55/87 wherein the LARGER PROPERTY was listed under Item No. 15, which was taken on auction, jointly by Mr. Avadhut Soiru Naik and his two brothers, Shri Vinayak Soiru Naik and Mr. Digambar Soiru Naik and the chart of allotment was made absolute on 15.12.87.

AND WHEREAS, Digambar Soiru Naik died as a bachelor on 29/6/1989, leaving behind him a Will dated 3.8.88, registered under No. 1417/29 before the Ex-officio Notary Bardez, at pages 59 onwards of Book 148, wherein he bequeathed his undivided share i.e. one third share in the LARGER PROPERTY to his two nephews Gauresh Avadhut Nayak alias Gauresh Avdhoot Nayak and Soiru Avadhut Nayak alias Vishwas Avdhoot Nayak.

AND WHEREAS, after the death of Digambar Soiru Naik, Vinayak Soiru Naik and his wife, Smt. Sharadabai Vinayak Naik and Avdhoot Soiru Naik and his wife, Mangala Avdhoot Naik and Gauresh A. Naik and Soiru A. Naik.



16.01.1992, duly registered under No. 65/92 before Sub Registrar of Bardez, separated and partitioned and divided the LARGER PROPERTY described in **SCHEDULE – I**, into three plots/ divisions / parcels by metes and bounds, making share of each one separate and independent.

AND WHEREAS, consequent to the said Deed of Partition Mr. Vinayak Soiru Naik and his wife Smt. Sharadabai Vinayak Naik, became the absolute owners of an area admeasuring 5659 sq. mts. of the LARGER PROPERTY which portion of land came to be identified as plot/portion 'C', while Mr. Avadhut S. Naik and his wife Mangala A. Naik became the absolute owners of the other portion of land identified as plot/portion "A" admeasuring 5658 sq. mts and Mr. Gauresh Avadhut Naik and his brother Soiru Audhoot Naik became the absolute owners of plot/portion 'B', admeasuring 5658 sq mts.

AND WHEREAS, said Mr. Avadhut S. Naik and his wife Mangala A. Naik on becoming the owners of the portion of land identified as plot 'A' further sub- divided the said portion of land into eight sub- plots, by providing / reserving a road of 6 mtrs wide, and sold the six sub – plots to different purchasers, thus the balance area which the said late Mr. Avadhut .S. Naik alias Late Avdhoot S. Nayak and his wife Mangala A. Nayak, lawfully owned and possessed admeasured an area of 2877 sq. mts or thereabouts.

AND WHEREAS, the said Shri Gauresh Avadhut Naik along with his wife Smt. Shri Gauresh Nayak and Smt. ...



Avadhut Nayak along with his wife Smt. Neha Soiru Nayak became the lawful owners in title and possession of the Plot B admeasuring 5658 sq mtrs.

AND WHEREAS, the VENDOR herein by a Deed of Sale dated 21-4-2016 duly registered under No: BRZ – BK1-01975-2016, CD No:BRZD779, dated 21-4-2016 purchased the total area admeasuring 8535 square meters (i.e. 2877 sq. mts of Plot A and 5658 sq. mts of Plot B) from the original owners namely Late Mr. Avadhoot S. Naik along with his wife Mangala A. Naik, Shri. Gauresh Avadhut Nayak along with Smt. Shruti Gauresh Nayak and Shri. Soiru Avadhut Nayak along with Smt. Neha Soiru Nayak.

AND WHEREAS, the VENDOR herein became the absolute owner in title and possession of the total area admeasuring 8535 sq. mtrs currently surveyed under Survey No. 233/6 (part) of Siolim Village, Bardez-Goa, which shall hereinafter be referred to as the SAID PROPERTY, more particularly described in **SCHEDULE – II** herein below.

AND WHEREAS, the VENDOR accordingly carried out mutation and entered his name in the Survey Form I& XIV in respect of the SAID PROPERTY.

AND WHEREAS, the VENDOR, through his predecessors in title, had obtained the Conversion Sanad in respect of the SAID PROPERTY and the same bears the number RB/CNV/BAR/223/07 and was issued on 13-8-2012.



AND WHEREAS, the VENDOR herein had the intention to dispose of and sell the SAID PROPERTY and accordingly the PURCHASER herein approached the VENDOR to purchase the SAID PROPERTY for a total consideration as agreed upon by both the parties.

AND WHEREAS, the PURCHASER herein has taken inspection of the title deeds and documents of the SAID PROPERTY including the records maintained under the Land Revenue Code as provided by the VENDOR.

AND WHEREAS, the PURCHASER has visited the site and is fully aware about the topography, location, size and shape of the SAID PROPERTY and the conditions prevailing thereon.

AND WHEREAS, after being fully conversant with various documents and further being fully satisfied about the same, the PURCHASER herein has agreed to purchase the SAID PROPERTY admeasuring 8535 sq mtrs from the VENDOR and the SAID PROPERTY is more particularly described in the SCHEDULE II herein written and shown in red colour boundary on the plan annexed to this Deed.

AND WHEREAS, the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the SAID PROPERTY for a total consideration of Rs.3,50,00,000/- (Rupees Three Crores Fifty Lakhs Only) which is its fair market value.

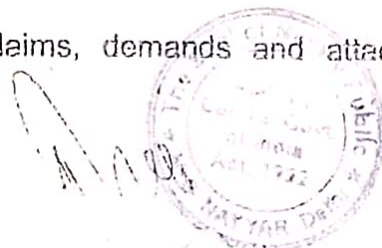


NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance of the said agreement and in receipt of the total sale consideration of the sum of Rs.3,50,00,000/- (Rupees Three Crores Fifty Lakhs Only) paid by the PURCHASER to the VENDOR, the receipt whereof the VENDOR does hereby acknowledge, the VENDOR does hereby sell, convey, grant, transfer, assign and assure unto the PURCHASER the SAID PROPERTY admeasuring 8535 sq. mtrs bearing Survey No. 233, sub-division No. 6 (part), more fully described in the **SCHEDULE II** written hereunder and delineated in a red colour on the copy of the Survey Plan annexed hereto, TO HAVE AND TO HOLD, unto and to the exclusive use of the PURCHASER free from any encumbrances of whatsoever nature.

2. The VENDOR has today delivered vacant, physical and legal possession of the SAID PROPERTY admeasuring 8535 sq. mtrs with all its trees, fences, ways, waters sources, lights, liberties, privileges, easements and appurtenances whatsoever, to the PURCHASER.

3. And the VENDOR does hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary, the VENDOR is now lawfully seized and possessed of the SAID PROPERTY hereby conveyed, free from any encumbrances, charges, claims, demands and attachments or defects in title

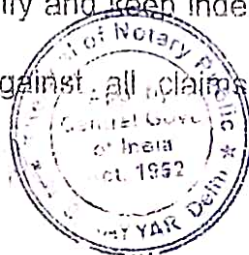


whatsoever and the VENDOR does hereby covenant and declare that he has now good right, full power and absolute authority to sell and convey the SAID PROPERTY hereby conveyed or expressed to be conveyed unto the PURCHASER in the manner aforesaid.

4. And the PURCHASER shall hereafter peacefully and quietly hold, use, possess and enjoy the SAID PROPERTY as its own, without any claims or demands whatsoever from the VENDOR or any other person or persons whatsoever.

5. The VENDOR also does hereby agree and undertakes that he shall from time to time and at all times hereafter, do and execute or cause to be done and executed all such further and other acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the SAID PROPERTY admeasuring 8535 sq. mtrs along with the area appurtenant therein unto the PURCHASER, legal representatives, administrators and assigns and for placing it in absolute possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required to give a clear, undisputable and marketable title to the said PURCHASER.

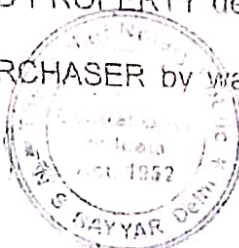
6. That the VENDOR does hereby covenant with the PURCHASER that the VENDOR shall and will at all times hereafter, indemnify and keep indemnified and saved harmless the PURCHASER, against all claims and demands whatsoever



respect of the SAID PROPERTY hereby conveyed and make good to the PURCHASER any expense or loss which the PURCHASER may incur or suffer, by reason of any defect, flaw or deficiency in the title or rights of the VENDOR to the SAID PROPERTY or any mistake or deficiency in the extent, description or other particulars of the SAID PROPERTY, and in case the PURCHASER is ever dispossessed of the SAID PROPERTY hereby sold or any part thereof by reason of any defect in the title of the VENDOR, the VENDOR does hereby agree and undertake to repay to the PURCHASER the whole sale price or, as the case may be, or such portion thereof as shall bear proportion to the property or part thereof, wherefrom the PURCHASER is dispossessed and shall keep the PURCHASER fully saved and indemnified and shall recoup the PURCHASER of all losses, including all litigation expenses that may be incurred by the PURCHASER to protect its title to the SAID PROPERTY, in the event the PURCHASER is dispossessed on account of any lawful claim made by any person/s or third parties and / or any event which renders this Deed of Sale as null and void or ineffective.

7 The PURCHASER does hereby accept the above sale and discharge the terms set forth herein.

8. The VENDOR further hereby declares that he has No Objection for the transfer of the Survey Records of Rights pertaining to the SAID PROPERTY described in **SCHEDULE II** to the name of the PURCHASER by way of mutation in the Survey



Records of Rights and to enter its name therein and to thereafter partition the SAID PROPERTY from the Survey Number 233/6 of Village Siolim, Bardez, as per Goa Land Revenue Code.

9. The VENDOR herein shall simultaneously on the execution of this Deed of Sale hand over and deliver to the PURCHASER the originals of all his title deeds and documents in respect of the SAID PROPERTY, including the Conversion Sanad of the SAID PROPERTY bearing number RB/CNV/BAR/223/07 dated 13-8-2012, the receipt of which original documents, the PURCHASER shall admit and acknowledge.

10. That the VENDOR and the PURCHASER herein declare that the subject matter of this Deed of Sale does not pertain to occupancies of person/s belonging to Schedule Caste or Schedule Tribes as notified by the Government of Goa under Notification Number RD/LND/LRC/318/77 dated 21-8-1978.

11. The VENDOR declares that he being of Non-Goan Origin, his marriage is not governed under the regime / law of Communion of Assets prevalent in Goa and hence his spouse does not have any right, title or interest in the SAID PROPERTY, and therefore she is not made a party to this deed.

12. The PURCHASER has deducted and paid TDS @ 1% amounting to Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) on the total consideration made today on behalf of the VENDOR as required under Section 194IA of the Income



Tax Act. The copy of the Challan is hereby furnished by the PURCHASER to the Sub-Registrar and the TDS Certificates shall be furnished by the PURCHASER to the VENDOR as is required by law

13. The present fair market value of the SAID PROPERTY is Rs.3,50,00,000/- (Rupees Three Crores Fifty Lakhs Only) and the total Stamp duty payable is Rs.17,50,000 (Rupees Seventeen Lakhs Fifty Thousand Only) for the purpose of this Deed of Sale. The Stamp Duty is borne by the VENDOR alone, as had been agreed by and between the parties to this Deed.

14. The Registration Fees as applicable are being paid herewith for onward registration of this Deed. The Registration Fees are also borne by the VENDOR alone, as had been agreed by and between the parties to this Deed.

SCHEDULE - I
(DESCRIPTION OF THE LARGER PROPERTY)

ALL THAT PROPERTY known as "TOLLONY" OR "THAR BHAT" admeasuring 16,975 sq. mts, presently surveyed under No. 233/6 of Village Siolim described in the Land Registration Office of Bardez under No. 12198 at folio no. 8v of Book no. B-32 (new series), not enrolled in the Taluka Revenue Office (Matriz) situated at Sodiem, Siolim, Bardez -- Goa and originally bounded as follows:-



On the NORTH : Oiteiro of Comunidade of Siolim

On the SOUTH : Property of Caitano Vicente Coutinho and heirs of
Gertrudes Monica Coutinho.

On the EAST : Property of Manuel Caitano Gomes.

On the WEST: Property of heirs of Dioraca Naique.

SCHEDULE-II

(DESCRIPTION OF THE 'SAID PROPERTY'

ADMEASURING 8535 sq mtrs HEREBY SOLD)

ALL THAT PROPERTY which formed originally part and parcel of
LARGER PROPERTY described in SCHEDULE I hereinabove, and
currently surveyed under survey no. 233/6 (part) of Siolim Village,
Bardez-Goa, admeasuring an area of about 8535 sqmtrs, which
property is delineated in a red colour on the copy of the Survey
Plan annexed hereto and bounded as under:

On the NORTH : By public road.

On the SOUTH : By public road- Maina to Sodiem.

On the EAST : Property surveyed under Survey No. 233/6-C.

On the WEST: Partly by private access road and partly by property
surveyed under Survey No.233/4 & 4-B.



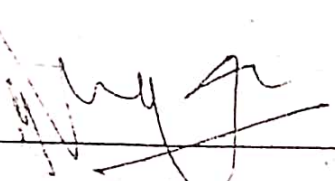
IN WITNESS WHEREOF, the VENDOR and the PURCHASER
have hereto set and subscribed their respective hands and seals
the day month and year first hereinabove written, in presence of
two witnesses.

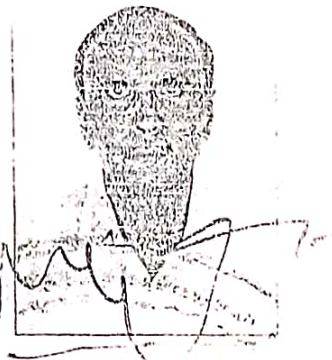
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SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED 'VENDOR':-


MR. GIRDHARLAL MOHANLAL GANGANI




L.H.F. IMPRESSIONS

R.H.F. IMPRESSION



1. _____




2. 



3. 



4. 

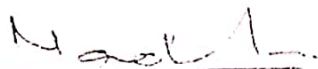


SIGNED, SEALED AND DELIVERED

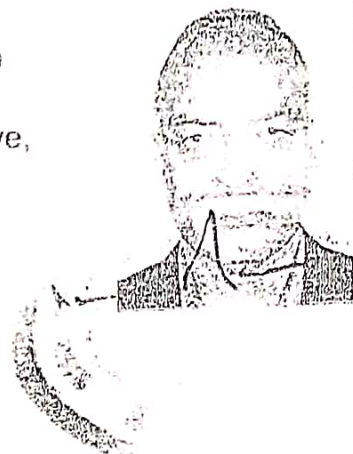
BY THE WITHIN NAMED 'PURCHASER' :-

M/S. CENTURY ULTRAPACK PVT LTD

Through its duly authorized representative,



MR. MADHUKAR BAJAJ



L.H.F. IMPRESSIONS

R.H.F. IMPRESSION



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

IN THE PRESENCE OF WITNESSES:

1. Adv Luella DO Rego : [Signature]

2. Trevor Anez : [Signature]


[Signature]

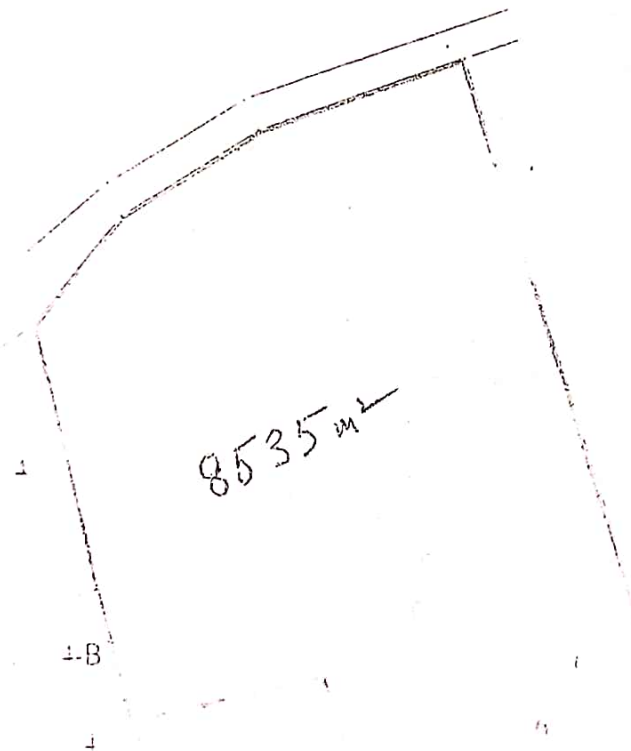




GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 233/ 6
Scale : 1 :1000


ANAND V. VAID
Inspector of Survey
Land Records



SURVEY No. 233

(6-1)



Government of Goa

01-09-2016 10:08:31 AM

Serial Number : 3926



01-09-2016 AM on 01-09-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid in

| Description | Rs. Ps |
|------------------|------------|
| Registration Fee | 1400000.00 |
| Processing Fees | 350.00 |
| Total | 1400350.00 |

Stamp Duty Paid: 1750000.00

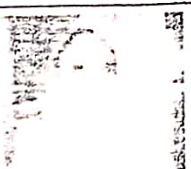

Stamp Duty Paid: 1750000.00

Presented by

| Name | Photo | Thumb Impression |
|---|--|--|
| Baraj S/o M.L.Bajaj , Age 67 Golf Links New Company Pan 5579M |  |  |

Endorsements

Gangani, s/o Late Mohanlal Raja Gangani, Married, Indian age 60 Years, S/o
B Road, Opp Nova Goa Hotel, Panaji, Goa. PAN No

| Photo | Thumb Impression | Signature |
|---|---|-----------|
|  |  | |



De nt married Indian, age 67 Years, Business

PHO

Thumb Impression



For CHM...

certificate

| Sr No. | Witness Details |
|-----------|--|
| 1 | Adv. Luella Do Rego, Dr. Agnelo A. Do Rego, UnMarried, Indian, age 31 Years, Advocate, r/o H no. 293, St. Francis De Assis, Goa Velha, Ilhas Goa |
| 2 | Mr. Vijay Girdharlal Gangani, S/o Girdharlal Mohantlal Gangani, UnMarried Indian, age 30 Years, Business, r/o Galaxy Building, Dr, B. Road Opp. - Goa Hotel, Panaji Goa. |

51-41-101

[Handwritten signatures and marks]



Book-1 Document
Registration Number BRZ-BK1-03874-2016
CD Number BRZD782 on
Date 02-09-2016

Suo-Registrar (Bardez)

Scanned By - *Sadanand*

Signature - *[Signature]*

Designed and Developed by C-DAC ACTS Pune



Attested Photo Copy

Notary Debit

13 APR 2022