

AXIS BANK LTD  
SIDDHARTH BANOODKAR BHAVAN  
P. SHIRGAONKAR ROAD, PANAJI

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

भारत 09011 NON JUDICIAL मं ज्ञं  
199635 SEP 18 2012



11:20  
R. 0354000/- PB5740

INDIA STAMP DUTY GOA

NAME: Ozaa Developers  
ADDRESS: Puna  
THROUGH: Akash Mehta  
SIGNATURE: [Signature]  
RECEIPT NO: Am 18/9011

For **AXIS BANK LTD.**

[Signature]  
Authorised Signatory  
P Shirgaonkar Road,  
Panaji, Goa-403001.

4080/2012  
1019/12



DEED OF SALE

[Signature]

[Signature]

[Signature]

[Signature]



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ  
REGISTRATION DEPARTMENT GOVERNMENT OF GOA

Print Date Time: 10/Sep/2012 04:19 PM  
Date of Receipt: 10/Sep/2012  
Receipt No: 2496  
Sl No. of the Document: 4080  
Nature of Document: Sale

Received the following amounts from Sri Akash Pravin Mehta for Registration of the Document in Book-1 for the year 2012

	Rs.Ps
Registration Fee	590000.00
Processing Fees	250.00
<b>Total :</b>	<b>590250.00</b>

Amount in words: Rupees Five Lakh Ninety Thousand Two Hundred Fifty Only.

Expiry date of issue of Registered Document: / /

Signature of the Sub-Registrar

**FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL**

Handover the Registered Document to the person named below:

Name of the Person Authorized: .....

Signature of the Person Authorized

Signature of the Presenter

**FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT**

Registered Document has been handed over to .....

..... on / /

Name of the person receiving the Document

Signature of the Sub-Registrar

Printed and Developed by C- DAC ,ACTS Pune.

(1) SHRI. AKASH PRAV

THIS DEED OF SALE is made and executed at Mapusa-Goa, on this 10th day of September in the year 2012 BETWEEN:-

(1)(i) SHRI. RAJENDRA PURUSHOTTAM HALARNKAR, PAN NO. AASPH1567L, age 52 years, son of Purushottam Halarnkar, married, in business, and his wife (ii) SMT. RAMESHWARI R. HALARNKAR, PAN NO. AATPH1829D, aged 50 years, Housewife, daughter of Yeshwant Mulgoankar, both residing at H.No.199/E, near Sports Complex, Laxmi Krupa, Peddem-Mapusa, Goa, as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include their respective heirs, executors, administrators and assigns) of the FIRST PART AND 2.- ORAA DEVELOPERS; a Partnership Firm registered under the Indian Partnership Act having its Office at 123/2-Renuka Apts.-Chiplunkar Marg, Flat no.2, Erandwane Pune through its Partners (i) SHRI. AKASH PRAVIN MEHTA, aged 34 years, in business, son of Shri.Pravin Mehta, holding PAN Card no.ABIPM1088P,



*[Handwritten signatures in blue ink]*



residing at 494/14, Vandana Apts. Mitramandal Chowk, Pune-411009, (ii) SMT. RESHMA PRAVIN SARAF, aged 36 years, in business, holding PAN Card no. AMOPS3537J, wife of Shri Pravin Ashokkumar Saraf, residing at 870-Budhwar Peth-Pune-2 hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include his heirs successors and assigns) of the SECOND PART.

All Indian Nationals

WHEREAS there exists a Plot 'A' admeasuring 1172 sq.mts formed out of the original Plots 32 and 33 of the Property known as 'BHUTABARACHO OLLO' or 'VALE VARDE' situated at Betim, within the limits of Village Panchayat of Reis Magos, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa hereinafter

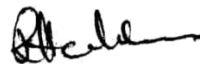


referred to as THE SAID PROPERTY and is described in detail in the Schedule hereunder.

WHEREAS on 14-1-1971 the said property stands inscribed in favour of Ramchandra Raya Naique and Pondorinath Raya Naique in equal shares of One Half each under no.27799 drawn at folio 84(R) of book G-41 in the Office of Land Registrar Ilhas as being allotted to them in the Inventory Proceedings conducted on the death of their mother Sitabai.

WHEREAS by a Deed of Sale cum Mortgage dated 17-1-1972 the said Shri Ramchandra Raya Naique with his wife Muctabai and Pondorinath Raya Naique as a bachelor sold the said property jointly to the following:-

- (i) Lavachandra Dattaram Gaundalker and his wife Shalini
- (ii) Ankush Dattaram Gaundalker and his wife Premavati.
- (iii) Prabhaker Naguesh Gaundalker and his wife Muktabai.



(iv) Radhakrishna Naguesh Gaundalker unmarried; which Deed is duly registered in the Office of Sub-Registrar Ilhas.

WHEREAS by another Deed of Sale cum Mortgage dated 3-10-1979 the said (i) Shri. Lavachandra Gaundalker with the Legal heirs of his wife; (ii) Ankush Dattaram Gaundalker with his wife (iii) Prabhaker Naguesh Gaundalker with his wife and (iv) Radhakrishna Naguesh Gaundalker in the status of a bachelor all jointly sold an area of 37056m<sup>2</sup> of the said whole property to Smt. Sharayu Pereira; which Deed is duly registered in the office of Sub-Registrar Ilhas.

There is however no Deed of Succession to confirm the heirship of Smt. Shalini Lavachandra Gaundalker; which at this stage may be overlooked. Similarly there is no document of release of the charge under the Deed dated 17-1-1972; which however at this stage is barred by limitation.



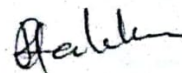


WHEREAS by a Deed of Release dated 12-8-1981 the said Shri.Lavachandra Dattaram Gaundalker and others released their charge on the said property,which Deed is duly registered in the office of Sub-Registrar Ilhas.

WHEREAS by a Deed dated 10-9-1984 Smt. Sharayu Pereira with her husband Armando Pereira sold plots 32 and 33 identified as Plot-A admeasuring 1172m2 in the said Deed of Sale jointly to (a) Nitin Venktesh Azrekar and (b) Govind Ganesh Azrekar which Deed is duly registered in the Office of Sub-Registrar Ilhas.

WHEREAS by order dated 24-1-2005 in the Sp.Civil Suit no.72/2004/A filed by Shri.Nitin Venktesh Kamat Azrekar against Ganesh Govind Kamat Azrekar and other,the said property listed as item no.(i)was allotted to the said Govind Ganesh Azrekar and his wife being the defendant no.3 and 4 in the said Civil Suit.

WHEREAS in terms of the above on 26-5-2005 Shri.Nitin Venktesh Kamat Azrekar with

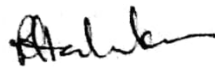


his wife executed a Deed of Transfer in favour of Shri Govind Ganesh Kamat Azrekar for transfer of all their undivided half share in the said property in favour of Shri Govind Ganesh Kamat Azrekar, which Deed is duly registered in the Office of the Sub-Registrar Ilhas

WHEREAS by a Deed dated 7-5-2007 Shri Govind Ganesh Kamat Azrekar with his wife Rukmini sold the said property to Shri Rajendra Purushottam Halarnkar, which Deed is duly registered in the Office of the Sub-Registrar Ilhas.

WHEREAS on 12-1-2012 in pursuance of the Order dated 26-12-2011 the Village Panchayat Reis Magos issued Construction Licence under no.VP/RM/F.Const./27/11-12/1097 for construction in the said Plot.

WHEREAS the Lady Vendor being married to the Male Vendor under the regime of





Communion of Assets, the Lady Vendor has acquired moiety Share in the said plot.

WHEREAS the Vendors thus have represented to the Purchasers to be the sole and exclusive owners of the SAID PLOT without any impediments, lien or restrains of any nature and having an absolute, clear and marketable title to the SAID PLOT.

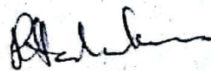
WHEREAS the Vendors now do not desire to retain the SAID PLOT and being sole and exclusive owners do hereby sell the same to the Purchasers and the Purchasers on the representations made by the Vendors do hereby purchase the said PLOT for a consideration of Rs.1,18,00,000/- (Rupees One Crore eighteen lakhs only) which is its present fair market value.

NOW THEREFORE, THIS DEED OF SALE  
WITNESSES AS UNDER:-









In pursuance of the above and in consideration of Rs. 1,18,00,000/- (Rupees One Crore eighteen lakhs only) received by the Vendors from the Purchaser (the receipt of which they the Vendors do and doth hereby acknowledge) they the Vendors do hereby as absolute and exclusive owners, transfer, convey and assign in favour of the Purchaser all that THE SAID PLOT described in detail in the Schedule II hereinafter appearing and together with all the Courtyards, compounds, fences, drains, ways, paths, passages, water courses, lights, liberties, rights, privileges, easements and appurtenances whatsoever to the SAID PLOT and hereditaments or any part thereof belonging to in anywise appertaining or usually had or occupied therewith or reputed to belong or appurtenant thereof AND ALL the estates, rights, titles, interest, claim and demand whatsoever at law and inequity of the Vendors of in and to the SAID PLOT and hereditaments and every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released and assured or expressed so to



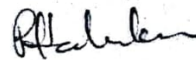
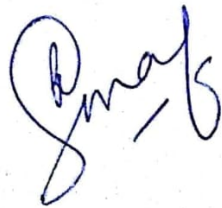
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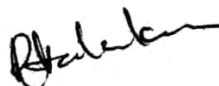
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be with their appurtenances unto and to the use of the Purchasers forever AND THE VENDORS do and doth hereby covenant that they have in themselves good right and absolute power to grant, release and convey the SAID PLOT unto the Purchaser in the manner aforesaid and it shall be lawful for the Purchaser from time to time and all times hereafter, peaceably and quietly to hold, possess and enjoy the SAID PLOT hereby granted with its appurtenances and achieve claim, rents and profits thereof for his/her/their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from, or by the Vendors or from or by any person or persons lawfully or equitably claiming by, from under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified or from and against all estates, charges and encumbrances whatsoever either already or to





be hereafter had, made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by, from made or in trust for them and further that the Vendors and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT hereby granted or any part thereof by, from, under or in trust from them, the Vendors shall and will from time to time at all times hereafter at the request and cost of the Purchasers, do, execute or cause to done and execute all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the SAID PLOT hereby granted unto and to the use of the Purchasers in the manner aforesaid as shall and may be reasonably required, the Vendors hereby declare that they are the sole owners having good right, title in the said Plot and the said Plot



is free from any encumbrances or charges thereon.

2.- The Vendors have to-day put the Purchasers in unconditional exclusive peaceful, vacant possession of the SAID PLOT to be held by the Purchaser forever peacefully without any interruption from the Vendors and/or any other person whatsoever claiming through the Vendors and the Vendors do hereby indemnify the Purchasers against any claim, lien or encumbrance of any nature if made by any Third Party against the SAID PLOT AND ASSURE the Purchasers that the claims if any shall be made good by the Vendors at their own cost without any disturbance to the possession of the Purchasers.

3.- The Vendors hereby give their no objection to the Purchasers for mutation and inclusion of the name of the Purchasers in the Revenue Records by deletion of the name of the Vendors.

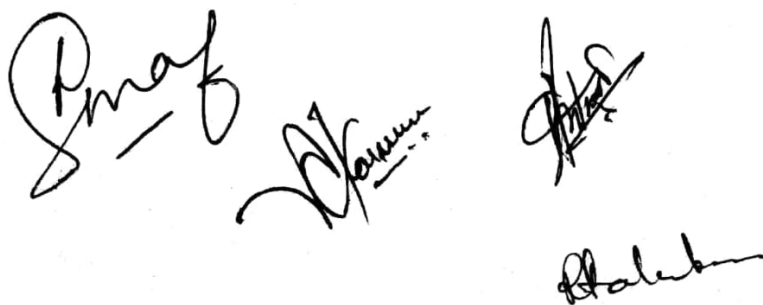


4.- The Vendors declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

5.-The market value of the said Plot is Rs. 1,18,00,000/-(Rupees One Crore eighteen lakhs only) and the stamp paper of Rs.3,54,000/ - is affixed to this Deed of Sale cost of which is borne by the Purchaser.

### SCHEDULE

All that Plot 'A' admeasuring 1172 sq.mts formed out of the original Plots 32 and 33 of the Property known as 'BHUTABARACHO OLLO' or 'VALE VARDE' situated at Betim, within the limits of Village Panchayat of Reis Magos, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa which Property is described in the





Office of the Land Registrar under no.15870 of Book B-42 (new) and enrolled in the Taluka Revenue Office under no.116 and is surveyed under no.49/1C of Village Reis Magos.

*[Handwritten signatures]*

The said Plot 'A' is bounded as under:-

Towards the North:-By open space.

Towards the South:-By Public Road.

Towards the East:-By land of Comunidade of Pilerne.

Towards the West :-By Plot no.31 of the said Property.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands the day, month and year first hereinabove mentioned.

*[Handwritten signatures]*



SIGNED AND DELIVERED  
BY the VENDORS)

Shri. Rajendra Purushottam  
Halarnkar



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

Balabhar



*Rameshwari*

Smt. Rameshwari R. Halankar

VENDORS

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

*Smt. Rameshwari*

*Rameshwari*

*Rameshwari*

*Rameshwari*





SIGNED AND DELIVERED)  
By the PURCHASERS)

Shri Akash Pravin Mehta

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

*Saraf*



Smt. Reshma Pravin Saraf  
Partners  
ORAA DEVELOPERS

PURCHASERS

1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

WITNESSES:

1. Sawelker Siddesh Nawelker  
 2. Dilendra Amit Sardesai

*Saraf*

*[Signature]*

*[Signature]*

*[Signature]*





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 10-09-2012 04:18:38 PM

Document Serial Number : 4080

Presented at 03:58:00 PM on 10-09-2012 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	590000.00
2	Processing Fees	250.00
	Total :	590250.00

Stamp Duty Required: 279000.00

Stamp Duty Paid: 354000.00

Akash Pravin Mehta presenter

Name	Photo	Thumb Impression	Signature
Akash Pravin Mehta, S/o Pravin Mehta , Married, Indian, age 34 Years, Business, r/o 494/14, Vandana Apts., Mitramandal Chowk, Pune-411009 PAN No. ABIPM1088P. Partner of Oraa Developers, Pune			

Endorsements

Executant




1 . Rajendra Purushottam Halarnkar, S/o Purushottam Halarnkar, Married, Indian, age 52 Years, Business, r/o H.No.199/E, Near Sports Complex, Laxmi Krupa, Peddem, Mapusa, Bardez-Goa PAN No. AAJPH1567L

Photo	Thumb Impression	Signature

2. Rameshwari R. Halarnkar, D/o Yeshwant Mulgaonkar, Married, Indian, age 50 Years, House-  
Wife, r/o H.No. 199/E, Near Sports Complex, Laxmi Krupa, Peddem, Mapusa, Bardez-Goa PAN No. AATPH1829D

Photo	Thumb Impression	Signature
		

3. Akash Pravin Mehta, S/o Pravin Mehta, Married, Indian, age 34 Years, Business, r/o 494/14, Vandana Apts.,  
Nitrmandal Chowk, Pune-411009 PAN No. ABIPM1088P. Partner of Oraa Developers, Pune

Photo	Thumb Impression	Signature
		

4. Reshma Pravin Saraf, W/o Pravin Ashokkumar Saraf, Married, Indian, age 36 Years, Business, r/o 870-Budhwar  
Peth-Pune-2 PAN No. AMOPS3537J. Partner of Oraa Developers, Pune

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature



Book-1 Document  
Registration Number BRZ-BK1-04029 2012  
CD Number BRZD374 on  
Date 10-09-2012

Sub-Registrar (Bar)

BRZ  
BRZD374

Scanned By:-

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Signature:-

*[Handwritten signature]*

Designed and Developed by C-DAC, ACTS, Pune

*Dehuryday*  
*13/09/12*

