



2017

Original Copy

FORM-I- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA ILHAS/TISWADI

REGISTRATION DEPARTMENT GOVERNMENT OF GOA

Print Date Time: 14/Aug/2017 05:54 PM

Date of Receipt: 14/Aug/2017

Receipt No: 1326

Serial No of the Document 2120

Nature of Document: Conveyance

Received the following amounts from Sri Tushar Yeole for Registration of above Document in Book-1 for the year 2017

Rs.Ps

Registration Fee	8054550.00
Processing Fees	330.00
Total:	8054880.00

Amount in words: Rupees Eighty Lakh Fifty Four Thousand Eight Hundred Eighty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Please handover the Registered Document to the person named below.

Name of the Person Authorized:

Sri Tushar Yeole *Sri Tushar Yeole*

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____ on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC, ACTS Pune.

1,03,56,000/-

(Rajeev Tiwari's letter only)

For CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-51/STPN/ (C.R./35/8/2006-401/PART-III)



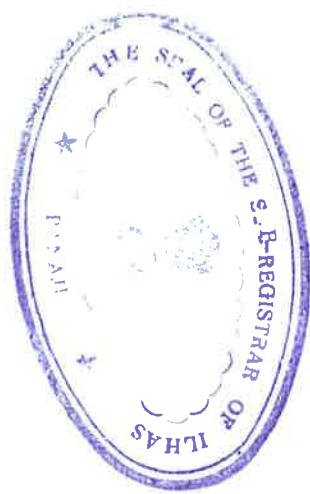
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R. 2000000/- PB6819

INDIA STAMP DUTY GOA

Name of Purchaser GERA REALTY ESTATES



Sr. No. 2120/2017

14/8/2017

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made at Panaji, on this 14th day of August in the year 2017.

[Signature] *[Signature]*

For CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorizsec Signatory.

(Kuglas Twenty Letters only)

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5(STPM)/C.R./3516/2006-10(PART-III)



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165294 AUG 14 2017

14:21

Rs. 2000000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser LELA REALTY ESTATES



INORBIT MALLS (INDIA) PRIVATE LIMITED. a company incorporated under the provisions
of the Companies Act, 1956 under no. U45200MH19999PTC1-7743,

[Signature]

For CITIZENCREDIT™
CO-OP. BANK LTD.

[Signature]

Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-32, RUA DE OUREM
PANAJI, GOA 403 001

Chugan

Twenty

Lakhs

only

D-51(STP40)(C.A./35/8/2006-10)(PART-III)



INDIA

भारत 31684 NON JUDICIAL प्र (ग)
159294 AUG 14 2017

14:21

INDIA STAMP DUTY GOA

Name of Purchaser GERA REALTY ESTATES



holding PAN Card no. AAACK9106G, having its registered office at Plot C-30, Block G, Opp.
SIDBI, Bandra Kurla Complex, Bandra (East) Mumbai-400051, represented by its Authorised
Signatory,

[Signature]

For CITIZEN CREDIT
CO-OP. BANK LTD.

[Signature]

Authorised Signatory

(Rupees Twenty Lakh only)

CITIZEN CREDIT CO-OP BANK LTD
E-32A, RUA DE DURBA
PANAJI, GOA 403 001

D-51(STP(V)) / CA / 35 / 8 / 2006-10 (PART-III)



भारत 31685 NON JUDICIAL ट 191
185294 AUG 14 2017

14:22

भारत गणराज्य
INDIA

STAMP DUTY GOA

Rs. 2000000/- PB6818

Name of Purchaser

ATRA KESHAV ESTATES



Shri. Mohan Almal, aged 58 years, son of Shri Prahlad Ray Almal, married, in service,
holding PAN Card No. AAHPPA6367P, Aadhar Card no. 9579939153453,

[Signature]

For CITIZENCREDIT™
CO-OP. BANK LTD.

[Signature]

Authorised Signatory

(Rajeev Tawady Latta Only)

CITIZEN CREDIT CO-OP BANK LTD
E-320, BUA DE OURNEM
PANAJI, GOA 403 001

D-51STP(0)/CA/35/B/2006-10(PART-III)



भारत 31686 NON JUDICIAL रीजिस्ट्रार
127292 AUG 14 2017
INDIA STAMP DUTY GOA

Name of Purchaser GRETA REALTY ESTATES



email Id-malma@kraheja.com, Mobile No.9920751308, residing at 501/502, Gulshan CHS,
5th Floor, 14th A Road, Khar West, Mumbai, Mumbai 400052, as authorised by resolution
dated 16th May, 2017, hereinafter referred to as "Owners/Vendors" (which expression

[Handwritten signature]

(Rajon Three Lakh Eight Six Thousand only)

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-32A, RUA DE OURÉM
PANAJI, GOA 403 001



भारत 31687 NON JUDICIAL प्र/प्रति
110299 AUG 14 2017

ZERO FIVE ONE SIX ZERO ZERO ZERO 14:23

Rs. 0356000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser GEERA REALTY ESTATES



shall unless it be repugnant to the context or meaning thereof shall include its successors and assigns) as Party of the FIRST PART

AND

✓ M

M/s. **GERA REALTY ESTATES**, an association of persons, holding PAN Card no. AAAAAG3713H, having its office at 200, Gera Plaza, Boat Club Road, Pune 411001, herein represented by its authorized signatory Sri. Tushar Yeole, aged 35 years, married, Occupation - Service, holding PAN Card no. AEDPY7573R, Aadhar card no. 568853075229, Mobile No.8308812405, Email.ID Tushar.yeole@gera.in, residing at 506, Gulmohar Royale, Viman Nagar, Pune-411001. as authorised by resolution dated 14th July, 2017, hereinafter referred to as "**Purchasers/Developers**" (which expression shall unless repugnant to the context or meaning thereof include its successors and assigns) as Party of the SECOND PART

The Owners/Vendors and the Purchasers/Developers shall hereinafter be collectively referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS by and under Sale Deed dated 9th October, 2006, executed between Smt. Irene Henriqueta Pereira E Bartosa alias Mrs. Irene Barbosa (as Vendor) and Smt. Abolem Mahadev Kunkolienkar & 21 Others (as Co-firming Parties) and the Owners/Vendors herein (as Purchaser), duly registered under no.2581 at folio 226 to 381, of Book I, Vol.1697 in the office of Sub-Registrar Ilhas, the Vendors therein conveyed and transferred to the Owners/Vendors herein (therein referred to as the purchaser), the land admeasuring about 1,70,000 square meters or thereabouts bearing Survey Nos.12/1, 13/1 (Part), 14/1 (Part) and 15/1 (Part) of Panelim Village, Sao Pedro, Village Panchayat Se-Old-Goa, Tiswadi Taluka, Sub-District Ilhas, District North Goa (hereinafter referred as the "**the Entire Land**"), from out of the Western half of the property known as "ANEXO DO OITEIRO OU GUACHIXIR E RUXALGALÉ" also known as "KUXALGALLY MOL", also known as "GUACHI SHEER" "GUACHI XIR" admeasuring 1,80,385 square meters of thereabouts, WITHIN Tiswadi Taluka, Sub-District Ilhas, District North Goa.

AND WHEREAS by an Order dated 24th April 2008 passed in Case No. LND/Part/40/2008 by the Deputy Collector & Sub-Divisional Officer, Panaji, the partition of the full holdings of Survey Nos.13/1, 14/1 and 15/1 was confirmed, and the new survey and sub-division Nos.13/1-A, 13/1-B, 14/1-A and 15/1-A of Panelim Village, Sao Pedro were directed to be recorded in the survey records. A portion of the Entire Land was acquired for road widening (then for a road of 45 meters), resulting in reduction of the aggregate area of the Entire Land to 1,51,826 square meters which is the net area reflected in Forms I & XIV relating to the said survey numbers, as under:

Survey Nos	As per Form I & XIV
12/1	41,275 square meters
13/1-A	51,135 square meters
13/1-B	23,497 square meters
14/1-A	9,566 square meters
15/1-A	26,355 square meters
Total	1,51,826 square meters

AND WHEREAS the Collector, North Goa District has issued Sanad dated 6th June 2008 permitting conversion to Residential user for an area of 94,711 square meters from and out of the Entire Land, as more particularly stated in the Sanad.

AND WHEREAS out of the Entire Land a portion admeasuring 13,983 square meters falls in S1 Zone and a portion admeasuring 56,847 square meters falls in S4 Zone. Includes the area of 2,818 square meters, being the land under proposed 10 meter D.P. Road (as more particularly provided herein below) aggregating to 70,830 square meters. The aforesaid area of 70,830 and is hereinafter referred as the "the Larger Land Under Development" and is situated towards the north of the National Highway .

AND WHEREAS Owners/Vendors had in respect of the, part of the **Larger Land Under Development**, being a portion admeasuring 13,983 square meters falling in S1 Zone and a portion admeasuring 54,029 square meters falling in S4 Zone, including the area of 2,818 square meters, being the land under proposed 10 meter D.P. Road (as more particularly provided herein below) aggregating to 68,012 square meters and hereinafter referred as the "the Land Under Development", more particularly described in the **Schedule 1**, obtained approvals such as (i) environment clearance vide letter dated 8th July 2015 (read with letter dated 27th July 2015) issued by the Member Secretary, GSEIAA; (ii) technical clearance dated 20th April 2017 from the Town and Country Planning Department (Tiswadi Taluka) and (iii) Construction License dated 11th May 2017 from Village Panchayat SE- Old Goa for residential development thereof.

AND WHEREAS the **Land Under Development** is affected by road widening for the (proposed 60 meters wide) National Highway and Owners/Vendors have given NOC to the Public Works Department for construction of a Service Road alongside the National Highway. Further, a 10 meter wide proposed D.P. Road passes through the **Land Under Development**, admeasuring 2,818 square meters and leading towards the adjoining land bearing S. No. 13/1, as shown in on the said Plan being **Annexure –"1"** hereto and the Purchasers/Developers undertakes /covenants to comply with the requirement of handover of set-back area and area for proposed D.P. Road to the extent applicable to the said Land (as defined below).

AND WHEREAS Owners/Vendors is desirous to sell and convey to Purchasers/Developers and Purchasers/Developers is desirous to purchase from the Owners/Vendors, a demarcated portion of the **Land Under Development** admeasuring 39,129 square meters falling in S4 Zone (hereinafter referred as the "said Land"), more particularly described in the **Schedule 1A** hereunder written shown demarcated in orange colour boundary and hatched with orange lines on the Plan annexed hereto and marked as **Annexure –"2"**, on the terms and conditions as set out hereunder.

AND WHEREAS the Owners/Vendors has assured the Purchasers/Developers about their clear and marketable title to the said Land, subject to the disclosures made by the Owners/Vendors to the Purchasers/Developers: and have offered to sell to the Purchasers/Developers the said Land.

AND WHEREAS the Purchasers/Developers have investigated the Owners/Vendors right, title and interest to the said Land and being aware of the disclosures made by the Owners/Vendors to the Purchasers/Developers have accepted the right, title and interest of the Owners/Vendors to the said Land with the disclosures made and agreed to purchase the said Land.

AND WHEREAS the PURCHASERS/DEVELOPERS do hereby agree to purchase the said Land for total consideration of Rs.23,01,29,977/- (Rupees Twenty Three Crores One Lakhs Twenty Nine Thousand Nine Hundred and Seventy Seven Only) on the terms and conditions stipulated hereunder.

NOW THIS INDENTURE WITNESSETH:-

1. That in consideration of the amount of **Rs.23,01,29,977/- (Rupees Twenty Three Crores**

One Lakhs Twenty Nine Thousand Nine Hundred and Seventy Seven Only) out of which an

amount of Rs.23,01,300/- (Rupees Twenty Three Lakhs One Thousand Three Hundred Only)

is deducted towards TDS and the balance amount of Rs.22,78,28,677/- (Rupees Twenty Two

Crores Seventy Eight Lakhs Twenty Eight Thousand Six Hundred and Seventy Seven Only) is

paid by the Purchasers/Developers to the Owners/Vendors, which amount the

Owners/Vendors do hereby admit and acknowledge as received and do hereby acquit,

release and discharge the Purchasers/Developers: they the Owners/Vendors do hereby

grant, transfer, assure and convey THE said Land being a demarcated portion of the

Land Under Development admeasuring 39,129 square meters falling in S4 Zone, being a

part of property bearing Sy. No.12/1 and Sy. No. 13/1-A of Village Panelim, identified as

"Ganachi Sheer" and **"Kuxal Gally Moll'** situated at Panelim, within the limits of Village

Panchayat Panelim, Taluka and Registration Sub-District of Ilhas, District North Goa in the

state of Goa, and more particularly described in the **Schedule 1A** hereunder written, on 'as

is where is' basis, TOGETHER WITH all trees, drains, ways, paths, passages, common gullies,

waters, water courses, lights, liberties, privileges, easements, advantages and

appurtenances to THE said Land belonging to and in any wise appertaining or usually held

or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate,

right, title, interest, property, claim and demand whatsoever of the Owners/Vendors into

and upon THE said Land and every part thereof hereby granted and conveyed and

expressed so to be unto and to the use of the Purchasers/Developers forever, subject

however to payment of all taxes, rates, assessments, dues and duties hereafter to become

due and payable to the Government or any other Local or Public Body in respect thereof.

The Owners/Vendors do hereby covenant with the Purchasers/Developers that

notwithstanding any act, deed or things done or executed by the Owners/Vendors or

knowingly suffered to the contrary they the Owners/Vendors now have in themselves good rights, full power and absolute authority, to grant of THE said Land hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE Purchasers/Developers in the manner aforesaid AND THAT the Purchasers/Developers shall and may at all times hereafter quietly and peacefully possess and enjoy THE said Land and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Owners/Vendors or any person or persons lawfully and equitably claiming from, under or in trust, for them and that (save as disclosed) free from all encumbrance whatsoever made or suffered by the Owners/Vendors or any person or persons lawfully and equitably claiming any estate or interest in THE said Land or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and the cost of the Purchasers/Developers does and execute and cause to be done and things whatsoever fo- further and more perfectly assuring THE said Land unto and to the use of the Purchasers/Developers in the manner aforesaid as shall or may be reasonably required.

2. The Owners/Vendors have today put the Purchasers/Developers in unconditional exclusive and absolute peaceful vacant possession of THE said Land to be held by the Purchasers/Developers forever without any harm and/or hindrance from the Owners/Vendors and/or any person claiming through and/or on account of the Owners/Vendors and the Owners/Vendors do hereby indemnify the Purchasers/Developers against all/any such claims of heirship or otherwise, if made, save and except to the extent disclosed to the Purchasers/Developers, shall, be settled by the Owners/Vendors alone at their cost without disturbing the possession of the Purchasers/Developers.

3. The Owners/Vendors hereby further represent, warrant and covenant to the Purchasers/Developers that subject to what is set out herein and as disclosed, the :-

- (i) Owners/Vendors is the absolute owner of and is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Land and its title thereto is clear, marketable and free from encumbrances as per the disclosures contained herein.
- (ii) Owners/Vendors is in exclusive possession of the said Land and there are no encroachments or trespassers on any part of the said Land. The said Land or any portion thereof is not the subject of any layout or disclosure or representations to any purchasers of any premises in the residential project/s in the portion under development by Owners/Vendors.
- (iii) Owners/Vendors has the absolute right and authority to enter into this Deed of Conveyance and it has not done and/or shall not, in future, do any act of commission or omission and / or allow any person or party to do any act of commission or omission whereby the rights of Owners/Vendors to deal with, sell and transfer the said Land may be prejudicially affected, or whereby

Purchasers/Developers is adversely affected in relation to any part or portion of the said Land.

(iv) That there are no public/ private rights of way on the said Land apart from the 10 meter wide proposed D.P. road mentioned hereinabove and 8 meter access road as mentioned in Clause 4 hereinbelow;

(v) That the Owners/Vendors have not entered into or committed to enter into any agreement or arrangement with regard to the sale, lease and/or development of the said Land and/or structures standing thereon or any part thereof or use of the FSI/TDR in relation to the said Land and that it has not accepted any token deposit, earnest money or any consideration from any person or persons and it has not given any Power of Attorney in favour of any person(s) which affects the transfer of the said Land in the manner contemplated herein for the said Land;

(vi) Owners/Vendors has not encumbered or agreed to create any encumbrance, lien, charge on the said Land.

(vii) To the best of its knowledge there are no orders passed by any competent authority and there is no application and/or proceedings pending in any court of law or before any tribunal or before any statutory authority or before any arbitrator or before any court to which Owners/Vendors is a party affecting the title of Owners/Vendors in respect of the said Land and the right of Owners/Vendors to execute this Deed on the terms and conditions contained herein;

(viii) Owners/Vendors has not received notice of any prohibitory order (including order under section 20(1) of Urban Land Ceiling Act, 1976) or any statutory order or otherwise any restrictive order nor are there any such orders restraining / restricting the Owners/Vendors to enter into this Deed on the terms and conditions as contained herein;

(ix) That no notices from government or any other local body or authority or under the Land Acquisition Act or applicable Town Planning Act / The Defense of India Act or any Government Ordinance, Order, Notification (including any notice for acquisition or requisition of the said Land) have been received by or served upon Owners/Vendors in respect of the said Land or any part thereof nor is the said Land or any part thereof included in the Development Plan of the Municipal Council for any public purpose;

(x) Owners/Vendors has paid to date all property taxes, rates, duties, cesses, levies including N. A. assessments, assessments, water charges, electricity charges or any other amount payable to any authority in respect of the said Land and shall continue to pay till the date of execution of this Deed.

- (xi) There is no prohibitory order or order of attachment of any department of income tax for taxes or of any department of the Government, Central or State or Local Body, Public Authority for Taxes, levies, cesses, etc. with respect to or affecting the rights, title and interest of Owners/Vendors in the said Land or any part thereof;
- (xii) There is no proceeding pending under the Income Tax Act, 1961 in respect to or affecting the rights, title and interest of Owners/Vendors in the said Land or any part thereof nor any of us has received any notice under Rule 2 of Schedule 2 of Income Tax Act, 1961 for recovery of arrears;
- (xiii) There is no impediment or prohibition under any law or under any agreement whereby Owners/Vendors is in any way prevented or hindered from transferring the said Land or any part thereof as envisaged herein;
- (xiv) There are no encroachments, trespassers or tenants or occupants or licensee or any rights created in favour of the third parties by Owners/Vendors with respect to the said Land or any part thereof;
- (xv) Owners/Vendors shall provide all the assistance to Purchasers/Developers for the absolute transfer of said Land in the revenue record of the Government on the execution of this Deed. That Owners/Vendors agree to sign all the transfer applications towards transfer of the said Land in the name of Purchasers/Developers without claiming any amount / consideration from Purchasers/Developers. If any expenses or fees are chargeable for the said transfers, the same shall be borne by Purchasers/Developers;
- (xvi) Owners/Vendors further declares and confirms that it has cleared all the tax arrears relating to or in connection with the said Land at its own cost and expense, if any.
- (xvii) All rates, taxes, charges, outgoing and property taxes in respect of the said Land have been duly paid till the date hereof and post that Purchasers/Developers shall bear and pay all such taxes and outgoing.
- (xviii) That the Owners/Vendors are in absolute possession of the original documents and all the other relevant documents relating to its title to the said Land as per the list set out in the **Second Schedule** hereunder written. The Owners/Vendors shall hand over the documents as listed in Part I of Second Schedule to the Purchasers/Developers simultaneously upon the execution of this Deed. The Owners/Vendors covenants with the Purchasers/Developers that it shall produce the original documents as listed in Part II of Second Schedule for inspection (at the Purchasers/Developers cost) as and when required by the Purchasers/Developers to



produce the same to any government authorities, Financial Institutions or any court of law.;

Each representation and warranty mentioned herein (including in the recitals) is to be construed independently of the others and is not limited by reference to any other representation and/or warranty, but are subject to disclosures, wherever applicable. Further the term 'Owners/Vendors' shall be construed to be read as 'Seller' at the relevant places as the context may require.

4. The Purchasers/Developers covenants that the Owners/Vendors and their heirs, executors, administrators and assigns and the Owner or Owners or occupiers for the time being of the Owners/Vendors lands or any part thereof their tenants, agents and servants authorized by them shall have, at all times hereafter at their will and pleasure by day and/or night and for all purposes with or without animals, carts, carriages, wagons, tractors, engines, motor cars or any vehicles laden or unladen to go pass or repass in along with over and upon a portion of the said Land admeasuring 732 square metres, being 8 meters in width, shown on the Plan annexed hereto and marked as **Annexure "2"** for the purpose of ingress and egress to the to the Owners Land described in **Schedule 1B**; as a necessary, permanent and unrestricted right for the beneficial enjoyment of all lands on the northern side of the said land belonging to the Owners/Vendors from time to time. This right of way will be a covenant running with the said Land.

5. The Owners/Vendors do hereby give their exclusive consent and no objection to the Purchasers/Developers to get the Mutation and Partition Proceedings conducted in the survey/Records of rights and get the name of the Purchasers/Developers recorded in the Form I and XIV under the provisions of Land Revenue Code.

That the Purchasers/Developers shall be able to and is entitled to secure mutation entry of the said Land unto the name of the Purchaser in the registers of the concerned revenue authorities at its own cost. The Owners/Vendors shall, unconditionally, provide assistance to execute and register in favour of the Purchasers/Developers, at the Purchasers'/Developers' costs, all necessary document(s) required to get the said Land mutated in the Purchaser's/Developer's name in the revenue records and the records maintained by the municipal authorities. Further, the Owners/Vendors shall do or cause to be done at all times all acts, deeds and things that are reasonable and legally required to be done at the instance of the Purchasers/Developers for more fully and perfectly assuring the title of the Purchasers/Developers to the said Land, the costs and expenses of the Purchasers/Developers;

That the Owners/Vendors shall, simultaneously to signing hereof, issue a special power of attorney in favour of the Purchaser/Developers and/ or its nominee/s to enable the Purchasers/Developers to make all necessary applications on behalf of the Owners/Vendors, for transfer of the said Land in the name of the Purchasers/Developers in the records of the concerned authorities (including revenue records); applications in

respect of transfer of connections of electricity, water and other utility services (if applicable); till the transfer of the said Land is recorded in the name of the Purchasers/Developers in the revenue records, to apply for building permissions/approvals in respect of the said Land in the name of the Owners/Vendors and to do all other acts and deeds required for the aforesaid transfer of the said Land in the name of the Purchasers/Developers.

6. The Owners/Vendors are fully aware that it is on the faith and strength of the representations, warranties and declarations made by the Owners/Vendors herein (including the recitals) and believing the same to be true and correct that the Purchasers/Developers have agreed to acquire the said Land from the Owners/Vendors in the manner aforesaid.

7. The stamp duty and the registration charges on this Deed shall be paid by the Purchasers/Developers.

8. Each party shall bear and pay its own solicitors and advocates fees.

9. Purchasers/Developers shall deduct 1% TDS as per Section 194 IA of the Income Tax Act, 1961 from the Total Consideration and the same shall be deposited by the Purchasers/Developers with the Income Tax Department to the credit of the Owners/Vendors in accordance with the Income Tax Act, 1961.

10. All matters relating to this Deed shall be governed by the laws of India and shall be subject to the exclusive jurisdiction of the courts at Panaji-Goa.

11. All notices to be issued to a Party under this Deed shall be deemed to have been duly delivered/received if sent either by hand delivery and a written acknowledgement obtained therefore or by a courier service or by email or facsimile at the following addresses:

To the Sellers/Vendors:

Mr. Arvind Prabhu,

M/s. Inorbit Malls (India) Pvt. Ltd.,

Raheja Towers, Plot C-30,

Block G, Opp. SIDBI,

Bandra Kurla Complex,

Bandra (East) Mumbai-400051

To the Purchasers/Developers:

Mr. Rohit Gera

M/s. Gera Realty Estates

200, Gera Plaza,

Boat Club Road

Pune 411001

E-mail – rohit@gera.in

12. If any provision of this Deed of Transfer or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent under any present or future law, the remainder of this Deed and the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby, and each provision of this Deed shall be valid and enforceable to the fullest extent permitted by law and shall not be affected by the invalid or unenforceable provision or by its severance here from. The Parties shall replace the unenforceable provision with another valid provision, which as far as legally possible, reflects the original intent of the Parties.

13. The failure of either Party to enforce at any time or for any period of time, any of the provisions hereof shall not be construed to be waiver of such provision and/or of the right thereafter to enforce such provision.

14. This Deed may be amended only by an instrument in writing signed by duly authorized representatives of each of the Parties and with prior approval of the Consenting Party.

INORBIT MALLS (INDIA) PRIVATE LIMITED - AAACK9105G

GERA REALTY ESTATES –AAAAAG3713H

15. As required by Rule 114B of the Income Tax Rules 1962, the Permanent Account Number of the Parties is as under:

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

17.- The Market value of the said Plot is Rs.23,01,29,977/- (Rupees Twenty Three Crores One Lakhs Twenty Nine Thousand Nine Hundred and Seventy Seven Only) and as such Stamp duty of Rs.1,03,56,000/- (Rupees One Crore Three Lakhs Fifty Six Thousand only) is affixed hereto which is borne by the Purchasers/Developers.

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SCHEDULE- 1

Demarcated portion of Land Under Development comprising in Survey No. 12/1(Part), Survey No. 13/1-A(Part) admeasuring totally admeasuring 68,012 square metres(including the lanc under proposed 10 meter D.P. Road, being 2,818 square meters), shown demarcated in black colour boundary on the plan annexed hereto and marked as **Annexure "1"**, at Panelim Village, Sao Pedro, Village Pancrayat Se-Old-Goa, Tiswadi Taluka, Sub-District Ilhas, District North Goa and the said cemarcatcd portion of land bounded as follows;

The said Land Under Development is bounded as under:-

Towards the North :- By S.No.12/1(Part) & Part of S. No. 13/1-B and the property of Lima, that of Archbishop and others.

Towards the South :- By the NH 4A and the development known as Viva on S No. 14/1-A and 15/1- A of Village Penelim.

Towards the East :- By the limit of Village Balinguinim and the remaining half or the other half of the same property allotted to Mario Berrando Lizardo Barboza of Panaji (Now owned by Naiknavare Real Estate Developers).

Towards the West :- By S.No. 13/1-A (Part) and Orchard of Archbishop and others and limit of Village Chimbcl.



Handwritten signature in blue ink.

SCHEDULE- 1A

All that Plot admeasuring 39,129 sq. mts., being a part of property bearing Sy. No.12/1(Part) and 13/1-A (Part) of Village Panelim, identified as "Ganachi Sheer" and "Kuxal Gally Moll" situated at Panelim, within the limits of Village Panchayat Panelim, Taluka and Registration Sub-District of Ilhas, District North Goa in the state of Goa; shown demarcated in orange colour boundary and hatched with orange lines on the plan annexed hereto and marked as Annexure "2" being part of the Land Under Development, which property is neither described in the office of Land Registrar Bardez nor enrolled in the Taluka Revenue Office.

The said land sold hereunder is bounded as under:-

Towards the North :- By Survey No 12/1(Part)

Towards the South:- By National Highway and Service Road

Towards the East :- By part of Survey No 13/1-A and part of Survey No 13/1-B

Towards the West :- By part of Survey No 13/1-A & 12/1(Part)



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SCHEDULE- 1B

All that Plot admeasuring **43,333** sq. mts., being a part of property bearing Sy. Nos.12/1(P), 13/1-A(P) and 13/1-B(P) of Village Panelim, situated at Panelim, with n the limits of Village Panchayat Panelim, Taluka and Registration Sub-District of Ilhas, District North Goa in the state of Goa, shown demarcated in green wash on the plan annexed hereto and marked as **Annexure "2"**.



SCHEDULE- 2

Part I

list of documents handed over by the Owners/Vendors to the Purchasers/Developers

1. Notarised copy of the Registered Sale Deed dated 09.10.2006 (Regn. No. 2681 dt. 12.10.2006) between Mrs. Irene Barbosa and the Owners/Vendors in respect of the Entire Land.
2. Certified copy of the following documents :
 - a) Registered Sale Deed dated 09.10.2006 (Regn. No. 2681 dt. 12.10.2006) between Mrs. Irene Barbosa and the Owners/Vendors in respect of the Entire Land.
 - b) Order of Sub Division dated 24.04.2008 passed in Case No. LND/Part/40/2008 by the Deputy Collector & Sub-Divisional Officer, Panaji in respect of the Entire Land.
 - c) Sanad vide Ref: RB/CNV/TIS/25/2008 dated 06.06.2008 issued by Collector, North Goa District permitting conversion to Residential user of an area of 94,711 square meters from and out of the Larger Land i.e. 1,51,826 sq. meters.
 - d) NOC Demarcation of setback building line & bye pass road widening vide Ref: 22/10/2008-09/PWD/WDVII(NH)/ADM/729 dated 10.09.2008 issued by Executive Engineer (PWD NH)
 - e) Form IX (Mutation) vide Ref: 15571, 15672, 15673 issued by Mamlatdar, Tiswadi-Panaji on 11.08.2009
 - f) Letter bearing ref. no. Ref: NHAI/PIU/GOA/NH-4A/1411 dated 04.02.2011 from National Highway Authority of India to Inorbit forwarding copy of the proposed land acquisition plan for village Panelim, Taluka Tiswadi.
 - g) Environment Clearance issued by the Member Secretary, GSEIAA vide letters Ref No. 3-181-2010/STE-DIR/Part-II/EIA-Goa/128 dated 08.07.2015 Ref No. 3-181-2010/STE-DIR/Part-II/EIA-Goa/135 dated 27.07.2015.
 - h) Technical Clearance Ref No. TIS/8175/Panelim/TCO/2017/46 dated 20.04. 2017 from the Town and Country Planning Department (Tiswadi Taluka).
 - i) Construction License Ref No. VP/SOG/06/2017-18 dated 11.05.2017 from Village Panchayat SE- Old Goa.
 - j) NOC bearing no. PHCC/TOR/NGC/2017-18/355, dated 09th May, 2017, issued by Medical Officer I/C, PHC Corlim.



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List of documents to be made available by the Owners/Vendors for inspection

3. Registered Sale Deed dated 09.10.2006 (Regn. No. 2681 dt. 12.10.2006) between Mrs. Irene Barbosa and the Owners/Vendors in respect of the Entire Land.

IN WITNESS WHEREOF the parties hereto have signed and executed this Deed of Sale on the day, month and the year mentioned hereinabove.

SIGNED AND DELIVERED

BY The within named Owners/Vendors,

M/s. Ino-bit Malls (India) Pvt. Ltd.

through the hand of

Mr. Mohan Almal

authorized vide Board Resolution

dated 16th May, 2017

In the presence of

1. *Elroy Pereira*
2. *Vinay Chelankar*

SIGNED AND DELIVERED

BY the within named Purchasers / Developers

M/s. Gera Realty Estates

through the hand of

Tushar Yeole

authorized vide Board Resolution

dated 14th July 2017

In the presence of

1. *Elroy Pereira*
2. *Vinay Chelankar*

RECEIPT

Received an aggregate amount of **Rs.23,01,29,977/-** (Rupees Twenty Three Crores One Lakhs Twenty Nine Thousand Nine Hundred and Seventy Seven Only) being the total consideration from the withinnamed Purchasers/Vendors as follows :

1. Rs.10,00,00,000/- (Rupees Ten Crores Only) vide Cheque bearing No. 009022 dated 2nd June 2017 drawn on ICICI Bank; and
2. Rs.12,78,28,677/- (Rupees Twelve Crores Seventy Eight Lakhs Twenty Eight Thousand Six Hundred and Seventy Seven Only) vide pay order - bearing No. 101900 dated 14th Aug 2017 drawn on ICICI BANK (After deducting TDS of Rs.23,01,300/- (Rupees Twenty Three Lakhs One Thousand Three Hundred Only) from the amount payable of Rs.13,01,29,977/- (Rupees Thirteen Crores One Lakhs Twenty Nine Thousand Nine Hundred and Seventy Seven Only)

We Say Received

For Inorbit Malls (India) Private Limited

Authorised Signatory



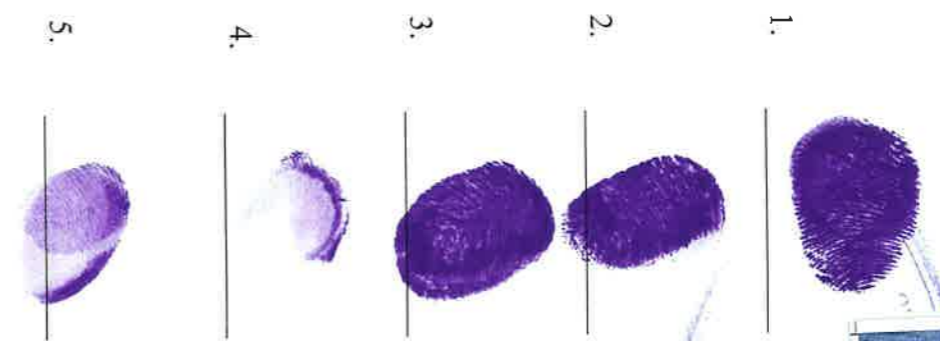
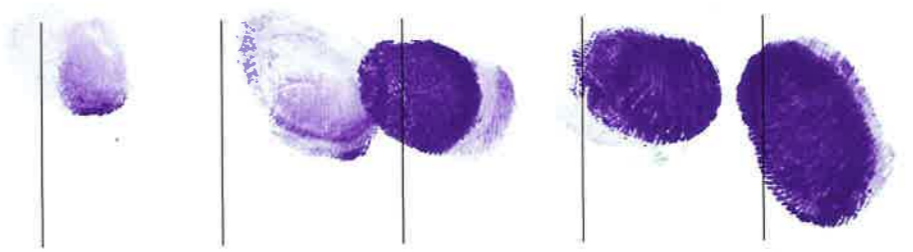
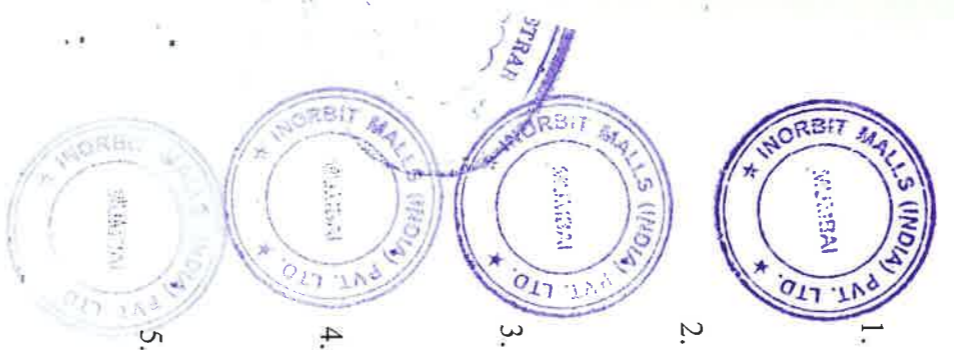
SIGNED SEALED AND DELIVERED
By the withinnamed Vendor

Amal

M/s. Inorbit Mall India Pvt. Ltd.
Through authorized Signatory Mr. Mohan Almal
via Board Resolution dated 16/5/2017



Amal



In the presence of...

1.] Chery. Peir

2.] Vinesh chadankar

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SIGNED SEALED AND DELIVERED
By the withinnamed Purchaser



M/s. Gera Reality Estate
Through authorized signatory
Mr. Tushar Yeole via Board Resolution dated 14/07/2017

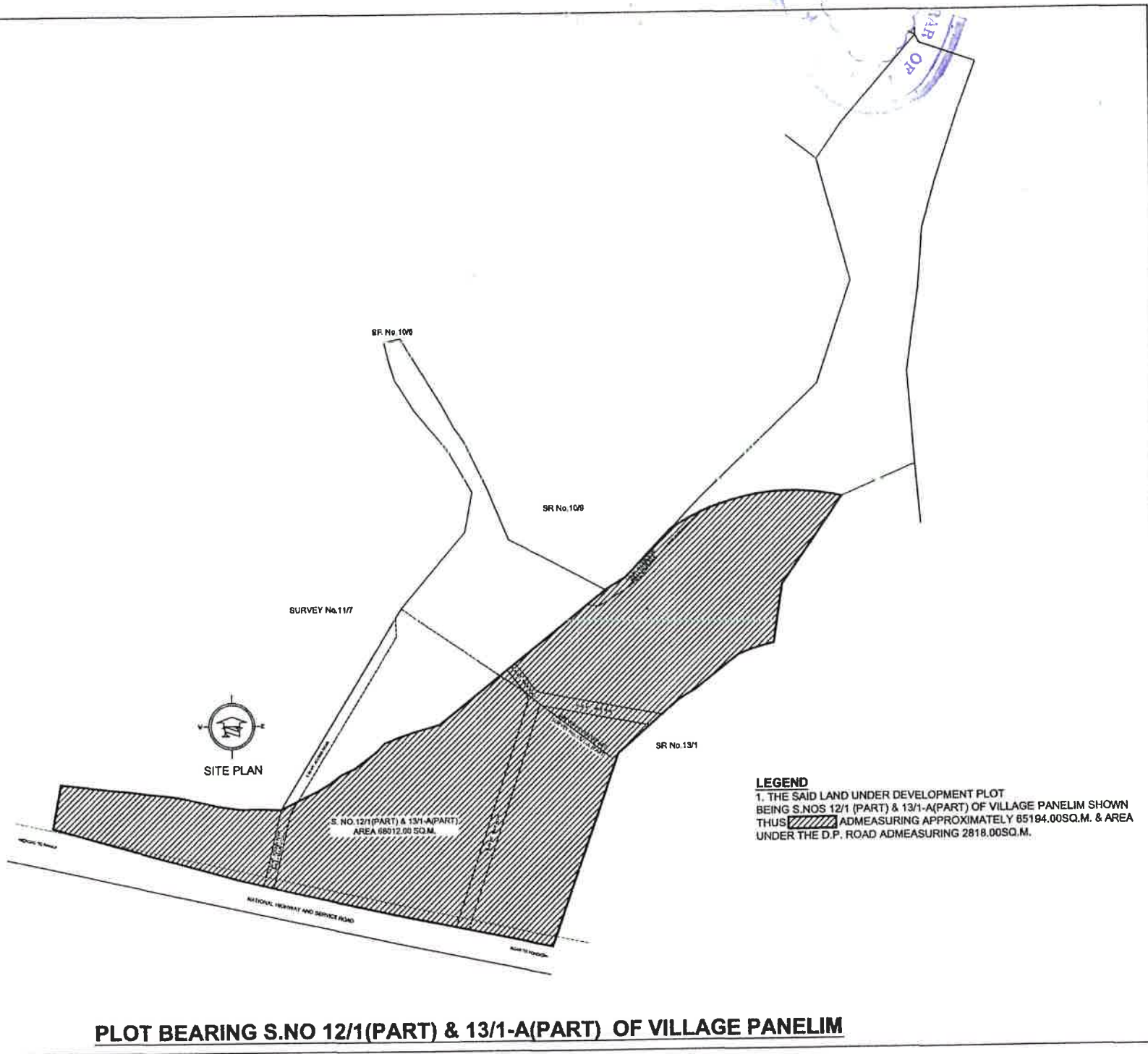


In the presence of...

1.] Shrey Peelin 

2.] Vinesh Chodankar 

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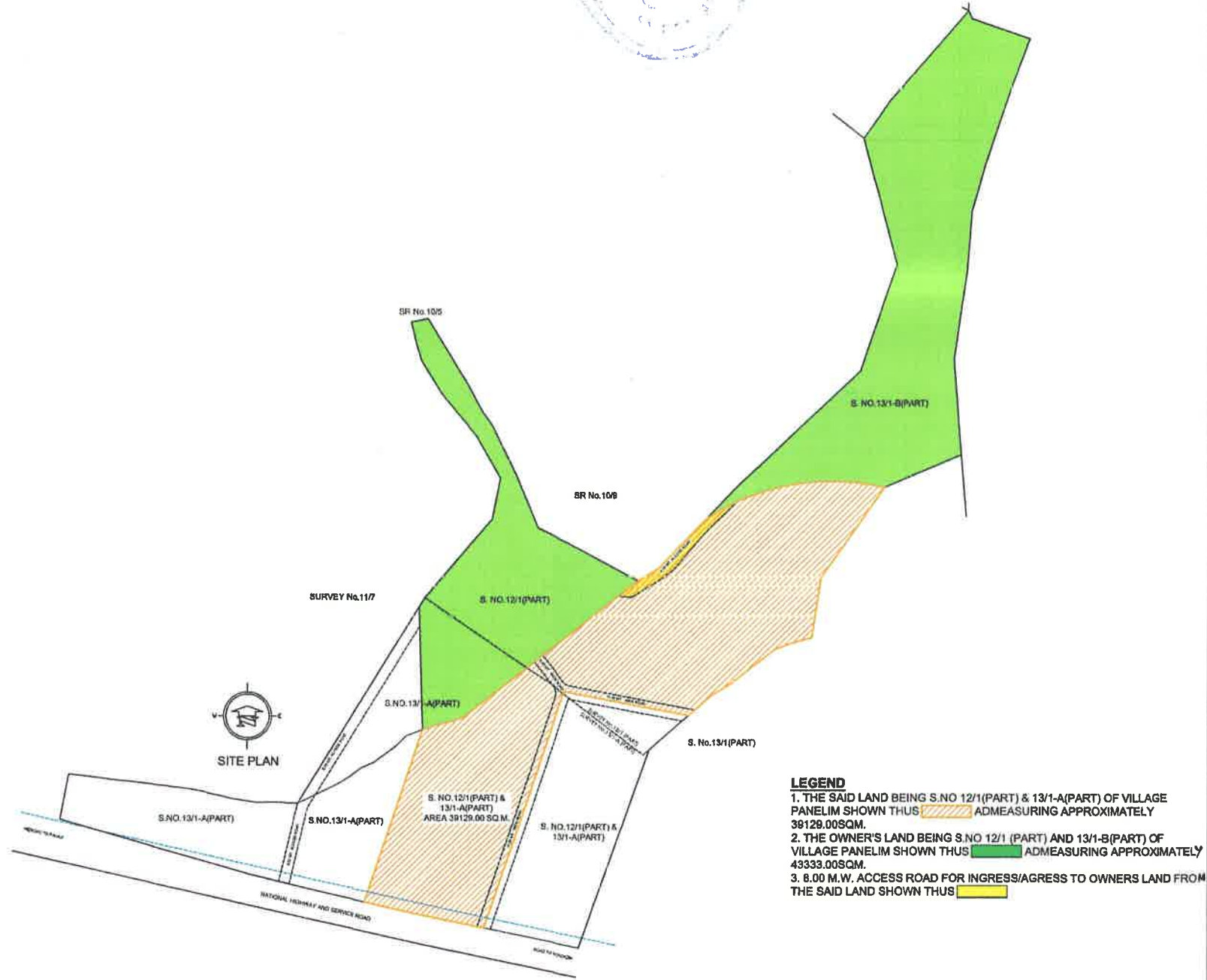
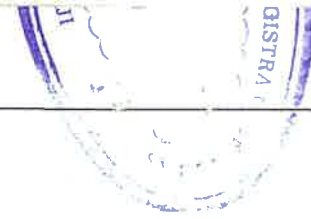
PLOT BEARING S.NO 12/1(PART) & 13/1-A(PART) OF VILLAGE PANELIM




Annexure - 11

Annexure - 15

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- LEGEND**
1. THE SAID LAND BEING S.NO 12/1(PART) & 13/1-A(PART) OF VILLAGE PANELIM SHOWN THUS  ADMEASURING APPROXIMATELY 38129.00SQM.
 2. THE OWNER'S LAND BEING S.NO 12/1 (PART) AND 13/1-B(PART) OF VILLAGE PANELIM SHOWN THUS  ADMEASURING APPROXIMATELY 43333.00SQM.
 3. 8.00 M.W. ACCESS ROAD FOR INGRESS/AGRESS TO OWNERS LAND FROM THE SAID LAND SHOWN THUS 

PLOT BEARING S.NO 12/1(PART) & 13/1-A(PART) OF VILLAGE PANELIM

Annexure - 211

REG 1 23768 1

Office of Sub-Registrar Ithas/Tiswadi
Government of Goa

Print Date & Time : 14-08-2017 05:54:29 PM




Document Serial Number : 2420

Presented at On: 14:00 PM on 14-08-2017 in the office of the Sub-Registrar (Ithas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	8054550.00
2	Processing Fees	330.00
Total :		8054880.00

Stamp Duty Required: 10355850.00 Stamp Duty Paid: 10356000.00

Tushar Yeole presenter

Name	Photo	Thumb Impression	Signature
Tushar Yeole, s/o Sudhakar Lakshar Yeole Married, Indian, age 35 Years, Service, r/0506, Gulmohar Rzyale, Viman Nagar, Pune 411 014. PAN No. ACDPY7573R. The Authorised Signatory of M/s. GERA REALTY ESTATES vide Resolution dated 14/07/2017, having registered office at 200, Gera Plaza, Boat Club Road Pune. 411001. Company PAN No. AAAAAG3713F.			

Endorsements

Executant



1. Mohan Anwar, s/o Shri Pralhad Raj Anwar, Married, Indian, age 53 Years, Service, r/0501/502 Gulshan CHS, 5th Floor, Laxmi A Road, Khar West, Mumbai 400 052. PAN No. AA-PA6367P. The Authorised Signatory of HORIZON MALLS (INDIA) PVT. LTD. vide Resolution dated 16/05/2017, having registered office at Plot C-30, Block G, Opp. SIDBI, Bandra Kurla Complex, Bandra (East) Mumbai. 400 051. Company PAN No. AAACK9106G.

Photo	Thumb Impression	Signature
		

2. Tushar Yeole, s/o Suchhakar Laxman Yeole, Married, Indian, age 35 Years, Service, r/0506, Gulmohar Royale, Viman Nagar, Pune 411 014, PAN No. ACDPY7573R. The Authorised Signatory of M/s. GERA REALTY ESTATES vide resolution dated 14/07/2017, having registered office at 200, Gera Plaza, Boat Club Road, Pune- 411001. Company PAN No. AAAAG3713H

Photo	Thumb Impressor	Signature
		


Identification

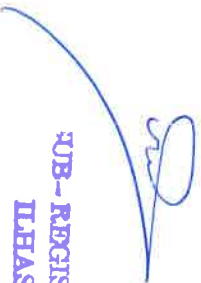
Sr No.	Witness Details	Signature
1	Mr. Eruy Kerkar, s/o Tony Pereira, Married, Indian, age 40 Years, Service, r/c H.No. 585/5, Aradi, Guirim, Bardez, Goa.	
2	Mr. Vinesh Chodarkar, s/o Janardhan Chodarkar, UnMarried, Indian, age 37 Years, Service, r/o H.No. 115, Bondir Vaddo, Chapora, Bardez, Goa.	



Resigned and Developed by C-DAC, ACTS, Pune

TDS Pd. amtl-23013002 on Vin Hise on 14/11/17
 Ch.No AE 3092672


 Sub-Registrar
 ILEAS


 Sub-Registrar
 ILEAS

Book-1 Document
Registration Number PNU-BK1-02152-2017
CD Number PNJD59 on
Date 04-09-2017


Sub-Registrar (Ilhas/Tiswadi)

Scanned By:-


ILHAS

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

