

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

भारत 01821 NON JUDICIAL गोंया
169635 FEB 04 2011



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

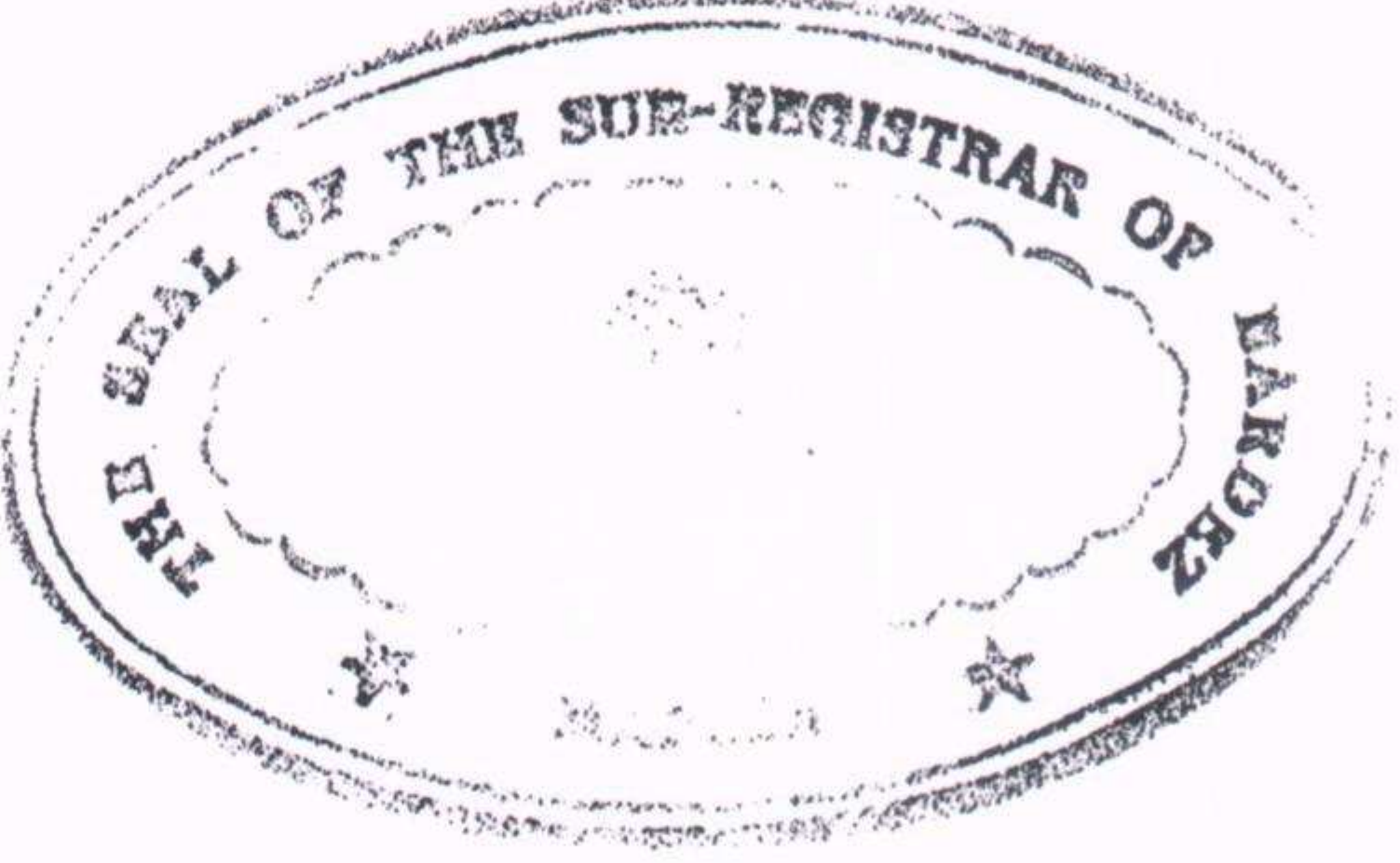
R.0050000/- PB5740

INDIA STAMP DUTY GOA

CERTIFIED TRUE COPY

NAME: Roshan Thomson
ADDRESS: St. Inez Panaji - Goa For **AXIS BANK LTD.**
THROUGH: [Signature]
SIGNATURE: [Signature]
RECEIPT NO.: AXISB/1805

Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.



DEED OF SALE

THIS DEED OF SALE is made at Mapusa on this
4th day of the month of February, of the
year Two Thousand Eleven (2011)

[Signature] [Signature] [Signature]

BETWEEN

R.M.CONSTRUCTIONS, A Proprietary concern, having its place of business at Vastvaddo, Kerim, Pernem, Goa and represented in this Act by its Proprietor, MR.PURUSHOTTAM RAJARAM VAST, aged 54 years, son of Rajaram Vast, married, business, holder of Pan Card No.ACYPG976F and (2)MRS.REVATI PURUSHOTTAM VAST, aged 50 years, wife of Mr. Purushottam Rajaram Vast, married, holder of Pan Card No.AECPV0045C, both Indian nationals, residents of H.No.443, Vast Vaddo, Kerim, Pernem, Goa, hereinafter called as the "THE SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, legal representatives, administrators, assigns and nominees or any other person or persons claiming through it) of the ONE PART.

AND

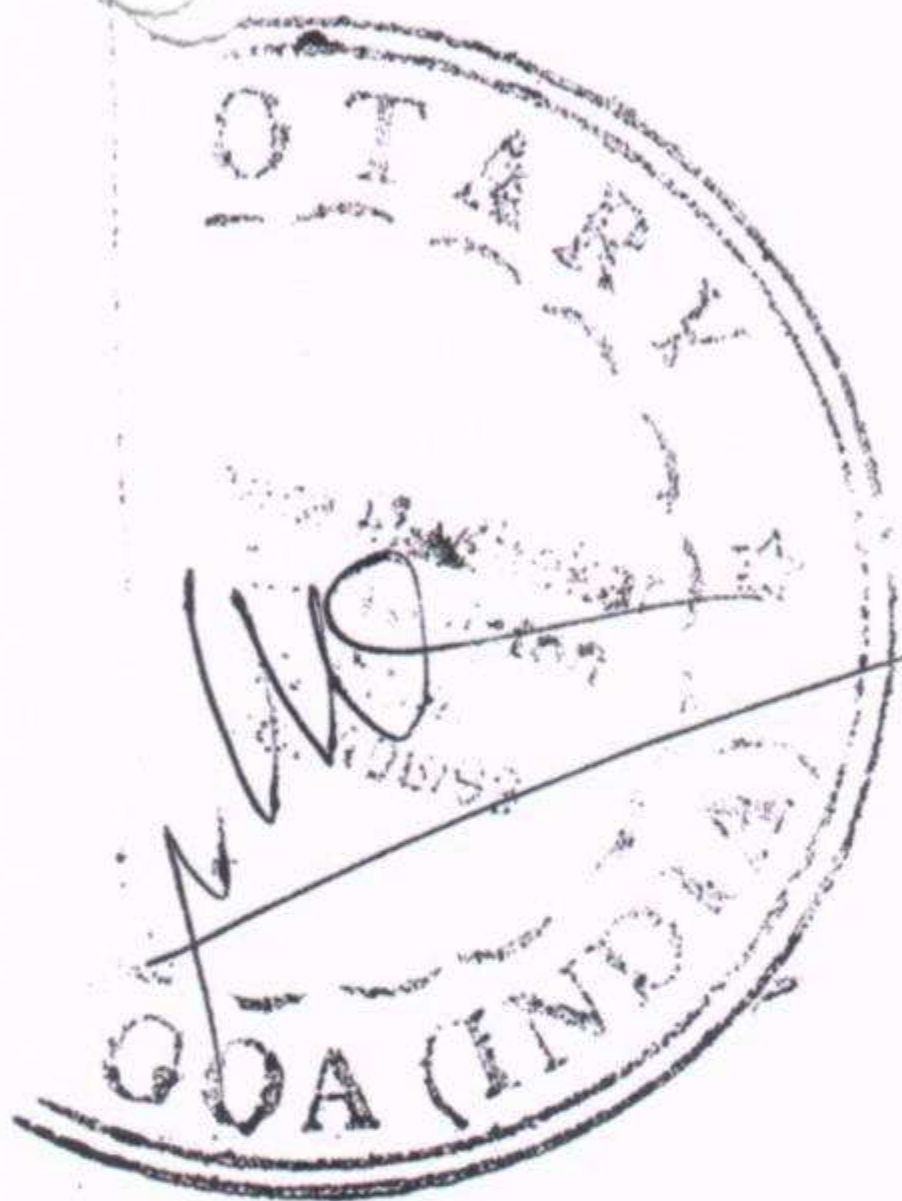
M/s.CALM PROPERTIES GOA, a partnership firm, duly constituted under the Indian Partnership Act, 1956, having its registered office at Shop No.2-3, Jameela Mansion, St. Inez, Panaji, Goa and represented in this act by its partners (1) **MR.RITESH CHODANKAR**, aged 36 years, son of Ramkrishna R.Chodankar, business, married, holder of Pan Card No.ACYPG8036G, Indian national, resident of

  Phunde Chodankar



Datta Apartments, Porvorim, Bardez, Goa, (2)
 MR.HARSHAN THOMSON, aged 35 years, son of
 Mr.K.M.Thomson, married, in service, Pan Card
 No.AEVPT7606L, Indian national, resident of
 Flat No.FG1, Navelcar Estate, Baiguinim, Goa,
 presently residing at ^{05 Aviotte Pt, 10th cross street, Sheshingar,} Chennai, ⁶⁰⁰⁰²⁰ represented in
 this act by his lawful attorney Mr.ROSHAN
 THOMSON, aged 36 years, son of
 Mr.K.M.Thomson, married, business, holder of
 Pan Card No.AB2TT6914C, Indian national,
 resident of Sari Antonio, Caranzalem, Ilhas
 Goa, duly constituted by virtue of Power of
 attorney dated 19.11.2009 and duly executed
 before the Notary Public, Mr.Paul Rajendran,
 and registered in his books under No.52879

(3) Mr.ROSHAN THOMSON, aged 36 years, son of
 Mr.K.M.Thomson, married, business, holder of
 Pan Card No.AB2TT6914C, Indian national,
 resident of Sari Antonio, Caranzalem, Ilhas
 Goa (4) MRS.POOJA RAJESH KUNDE, aged 29
 years, wife of Rajesh Kunde, married, in
 service, holder of Pan Card No.BBPPK1224B,
 Indian national, resident of BG-4, Devashri
 Bhavan, Near Holy Family School, Porvorim,
 Bardez, Goa, hereinafter called as
 'PURCHASERS' (which term and expression
 shall unless repugnant to the context
 and meaning thereof be deemed to mean
 and include its heirs, legal
 representatives, assigns, executors,
 administrators, or any other person or



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persons lawfully, equitably or otherwise claiming through it) of the SECOND PART.

WHEREAS the SELLER NO.2 herein is represented in this Act by her lawful attorney the SELLER NO.1 herein duly constituted by virtue of Power of Attorney dated 18/12/2010 executed before the Notary of Bardez, MR.D.S.PETKAR and registered in his books under No.16012/2010.

AND WHEREAS in the village of Socorro, Taluka and Sub-District of Bardez, North District of the State of Goa there exists an immovable property known as 'GHAR BHAT' also known as 'COSTACHEM BHAT' surveyed under survey No. 218/3 and of the village of Socorro, Bardez, Goa admeasuring 2425 sq.mts.

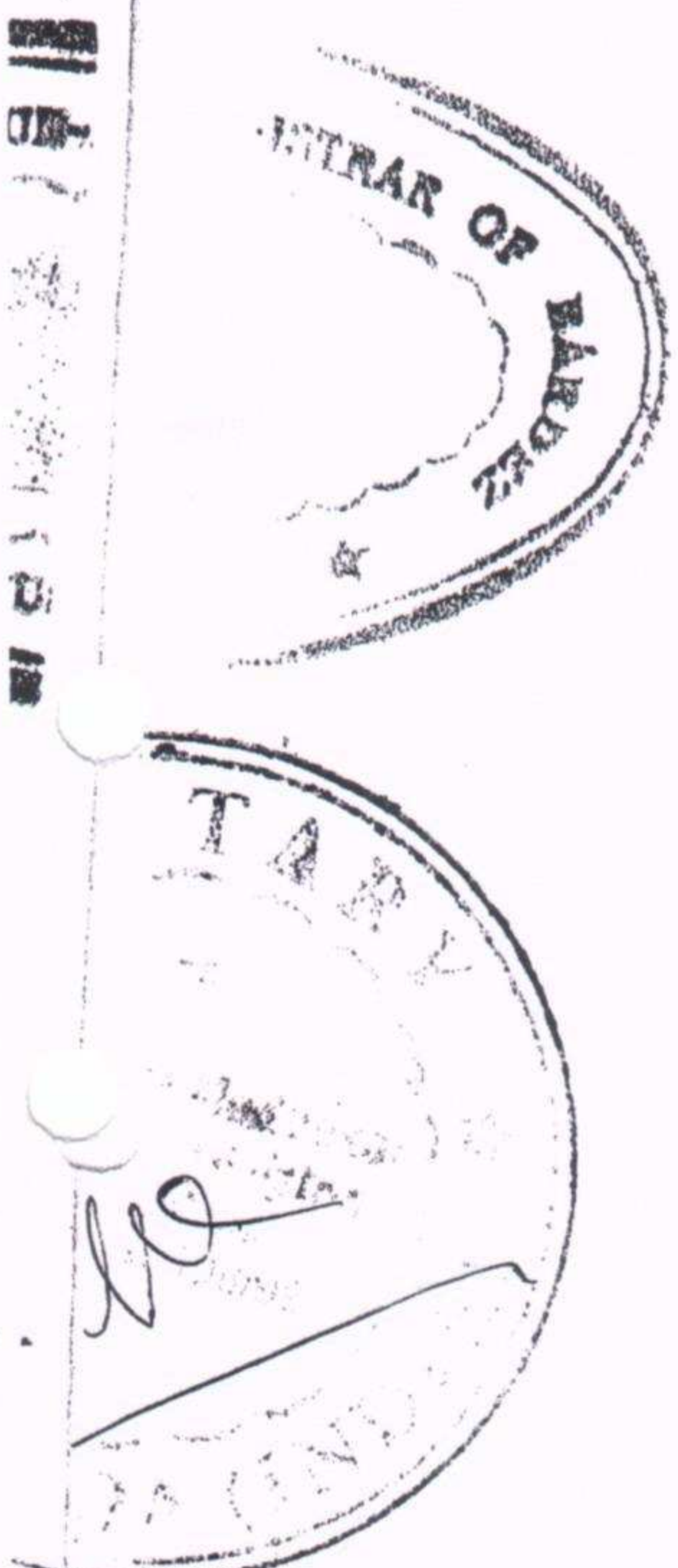
AND WHEREAS the said property is bounded as follows:

East - By the property bearing survey No.218/2
 West - By the property bearing survey No.218/4
 North - by the public road
 South - by the property bearing survey no.218/9 and 218/10 .

AND WHEREAS the said property is a part of the property found described in the land

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Registration office of Bardez at Mapusa under No.51522 at folio 63 of Book No.B-109, and is part of the property found enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.1193 and house that was existing therein was enrolled in the Taluka Revenue office of Bardez at Mapusa, under No.298

AND WHEREAS the said property originally belonged to Pedro Francisco da Silva.

AND WHEREAS the said Pedro Francisco Da Silva expired in the status of a widower, leaving Eduardo Salvador da Silva alias Edward Salvador D'Silva married to Leonildes da Silva Edith Da Silva, spinster and Mr.Ignatius Caitano da Silva alias Ignatius Caetano da Silva married to Julie da Silva, as his sole and universal heirs.

AND WHEREAS by virtue of a Deed of Justification and Partition executed on 26/3/1963 drawn up in the Judicial Division of Bardez in the city of Mapusa and at the Notarial office of the then Notary of Bardez, Mr.Antonio Jose Joao Francisco Pinto de Menezes in Book No.602, at pages 36 to 39, the said property found described under No. 51522 at folio 63 of Book B 109, was partitioned and allotted in equal parts, to Eduardo Salvador Da Silva and Ignatius Caitan Da Silva, and accordingly the same is found

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NOTAR OF BARDEZ

GOA (INDIA)

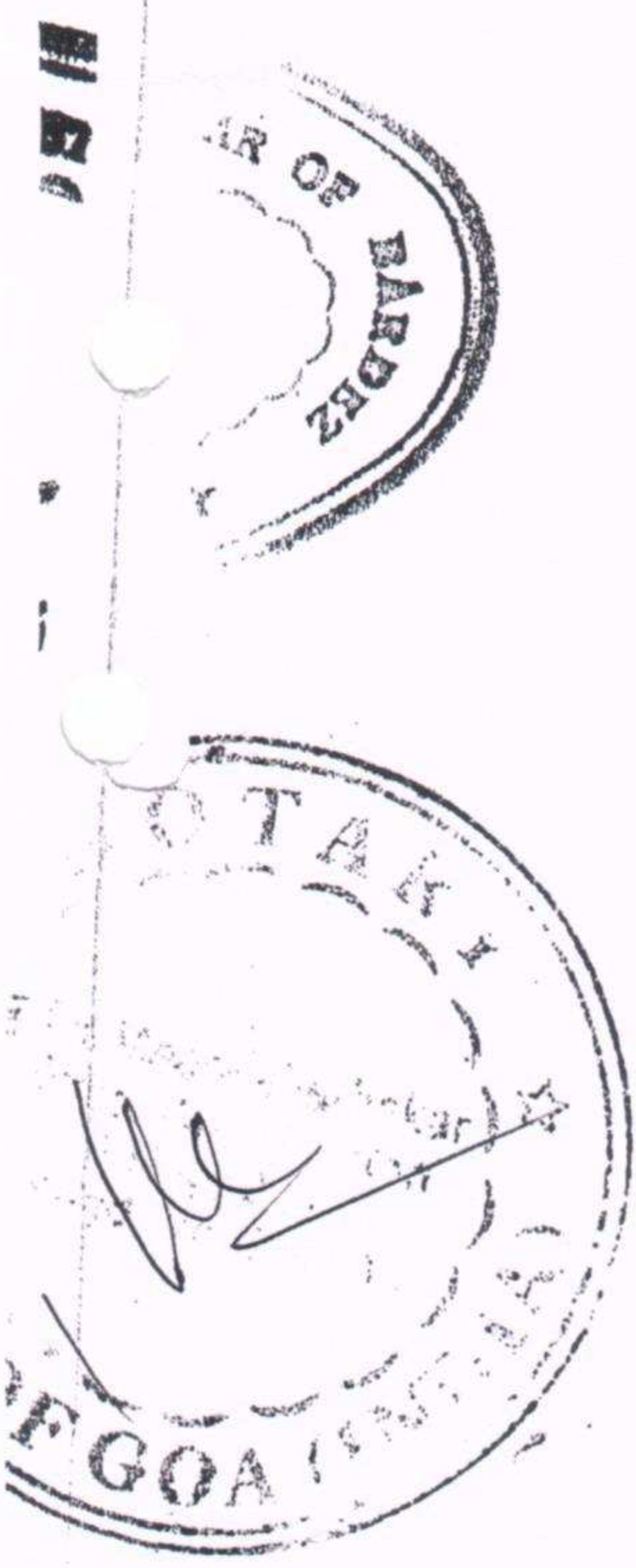
inscribed in favour Eduardo Salvador da Silva married to Leonildes Da Silva and Ignatius Caitano da Silva married to Julie Da Silva.

AND WHEREAS the entire property described under no.51522 at folio 63 of Book B 109, which was allotted to Eduardo Salvador da Silva married to Leonildes Da Silva and Ignatius Caitan Da Silva married to Julie Da Silva in equal parts was surveyed under two survey numbers namely, 218/3 and 185/4 at the time of promulgation of survey records in view of the fact that a road passing in the East-West direction bifurcated the property into two portions.

AND WHEREAS the portion of the property now surveyed under survey No.218/3 was exclusively owned, possessed and enjoyed by Eduardo Salvador da Silva married to Leonildes da Silva and the other portion which lies on the northern side of the property surveyed under survey no.218/3 and which is surveyed under survey no.185/4 was exclusively owned, possessed and enjoyed by Ignatius Caitan Da Silva married to Julie Da Silva

AND WHEREAS the fact that the property surveyed under survey no.218/3 which was a portion of the property described under no.51522 at folio 63 of Book B 109 was exclusively owned possessed and enjoyed by Eduardo Salvador Da Silva, was confirmed by an entry dated 6/10/1972 in Form No.9 and thereafter in Index of Lands in Form No.III in respect of the said property and

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thereafter in the promulgated Record of Rights/Form I & XIV.

AND WHEREAS the said Eduardo Salvador Da Silva expired on 25/11/1970 and his wife Leonildes da Silva alias Beatrice Da Silva expired on 9//10/1940, leaving behind his children, namely Mr.Edwin D'Silva married to Mrs.Zita Celiza D'Silva, and Edmund D'Silva.

AND WHEREAS pursuant to the death of Dr.Edward D'Silva alias Eduardo Salvador De Silva and his wife Leonildes Da Silva alias Beatrice Da Silva, Inventory proceedings bearing No.119/2007/E came to be initiated in the Court of the Civil Judge Junior Division at Mapusa and by virtue of the order dated 29/2/2008 passed in the said Inventory proceedings, the said property came to be allotted to mr.Edwin D'Silva, Mrs.Zita Celiza D'Souza and Mr.Edmund D'Silva.

AND WHEREAS by virtue of a Deed Of Sale and Conveyance dated 19/6/2009, found registered in the office of the Sub-Registrar of Bardez at Mapusa, under No.BRZ-BK1-01314-2009 dated 19/6/2009, the said Mr.Edwin D'Silva, Mrs.Zita Celiza D'Silva and Mr.Edmund D'Silva sold the said property to the SELLER herein.

AND WHEREAS the sellers herein are accordingly the owners in physical possession and enjoyment of the said property.

AND WHEREAS although originally there existed a house in the said property as is evident from the original records, the same at the time of new survey operations, collapsed and

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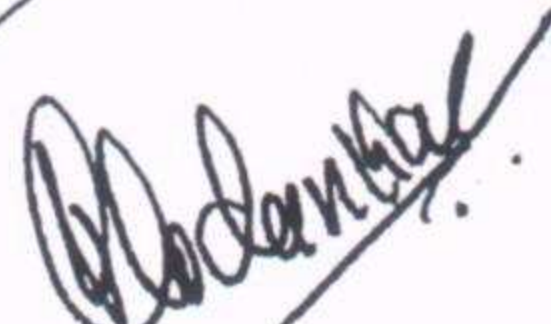


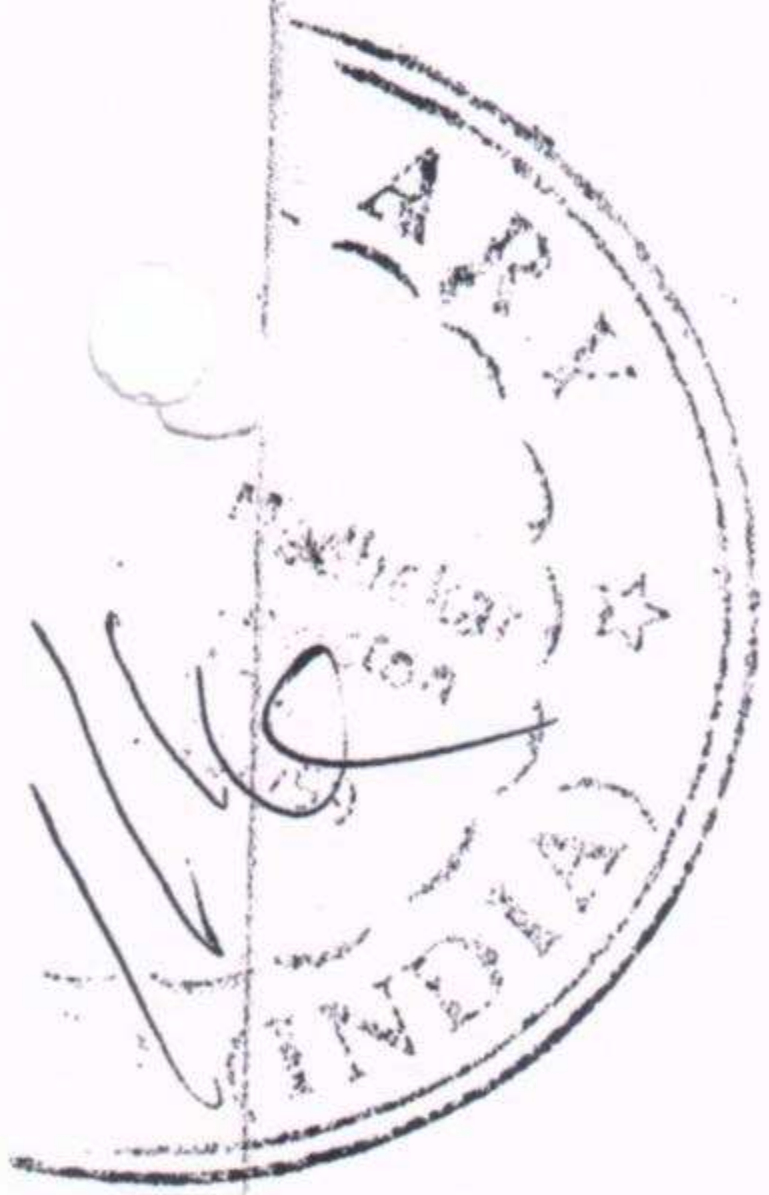
hence was not reflected either in the survey plan or the revenue Record of Rights/Form I & XIV.

AND WHEREAS the SELLERS being desirous of selling the said property and being given to understand that the PURCHASER is desirous of purchasing a property in the village of Socorro have approached the PURCHASERS and have offered to sell the said property to the PURCHASERS for a price and consideration of Rs.50,00,000/- (Rupees fifty lakhs only).

AND WHEREAS the PURCHASERS accepted the offer of the SELLERS and accordingly agreed to purchase the said property herein for the said price and consideration of Rs.50,00,00/- (Rupees fifty lakhs only) which is its true and correct market value thereof, taking into consideration that the property is situated right in the interior of the village of Socorro, Bardez, Goa.

AND WHEREAS thereafter vide agreement for sale dated 30/11/2009, duly registered in the office of the Sub-Registrar of Bardez, at Mapusa under No.BRZ-BK1-02068 - 2009 in Book No.I, CD No.BRZD 30 dated 30/11/2009 and at the time of registration of the said agreement, stamp duty of Rs.50,000/- (Rupees fifty thousand only) was paid in terms of the Indian Stamp (Goa Amendment Ordinance) 2006

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and Notification bearing No.8/4/2006-LA dated 10/5/2006 and on execution of this Deed of Sale the PURCHASERS have paid the balance stamp duty. .

AND WHEREAS the property surveyed under survey No.218/3 admeasuring 2425 sq.mts., of the village of Socorro, Bardez, Goa, is the subject matter of this Deed of Sale and are more specifically described in the SCHEDULE appearing hereinafter and which shall hereinafter be referred to as the 'THE PROPERTY' for sake of brevity.

AND WHEREAS prior to the execution of this Deed of Sale the PURCHASERS herein had published a public notice in the English Daily 'The Navhind Times' of the edition dated 4/11/2009, bringing it to the notice of the general public his intention to purchase the said property and inviting objections if any, however no objections supported by any documents in terms of the said notice published were received during the notice period.

AND WHEREAS the SELLERS shall sell AND THE PURCHASERS shall purchase THE PROPERTY on the terms and conditions appearing herein below.

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NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. In pursuance of the said Agreement dated 30/11/2009, and in consideration of Rs.50,00,000/- (Rupees fifty thousand only) paid before the execution of this DEED OF SALE by the PURCHASERS to the SELLERS, in the following manner:

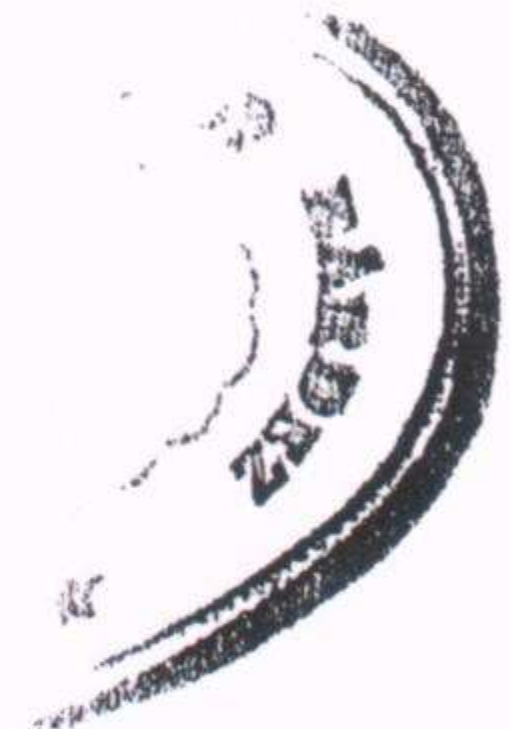
a) A sum of Rs.45,00,000/- (Rupees forty five lakhs only) vide RTGS bearing No.SBINH09334315727 by State Bank of India, Panaji, dated 30/11/2009

b) A sum of Rs.5,00,000/- (Rupees five lakhs only) vide ~~RTGS~~ ^{Chg} bearing No. 857440 dated 04/02/2011 by State Bank of India, Panaji,

the receipt of which the SELLERS does hereby admits and acknowledges, the SELLERS do hereby grant, sell, convey, transfer and assure unto the PURCHASERS, THE PROPERTY, and all trees standing therein, all licences, approvals, NOC's, ways, paths, passages, easements, privileges existing therein appurtenances whatsoever to THE PROPERTY and/or any part thereof now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, and all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the SELLERS into or out of THE PROPERTY, hereby granted, conveyed,

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sold, transferred and assured or otherwise expressed and intended so as to be UNTO AND TO THE USE of the PURCHASERS forever and absolutely.

2. THE SELLERS do hereby covenant with the PURCHASERS that not withstanding any act, deed or thing done or executed by the SELLERS or knowingly suffered to the contrary by them, the SELLERS now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure THE PROPERTY hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASERS and that the PURCHASERS shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the SELLERS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.

3. THE SELLERS further covenant with the PURCHASERS to save it harmless indemnify and keep it indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever and at all times hereafter at the request of

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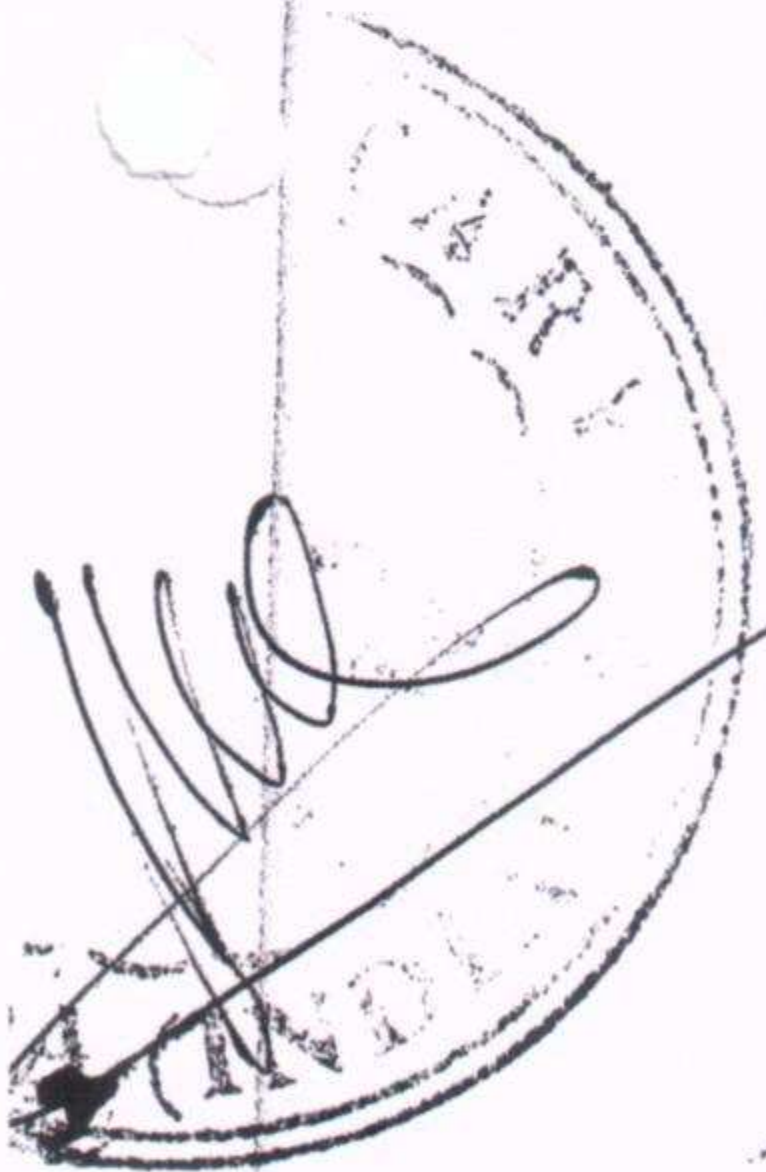
the PURCHASERS to execute, make or perfect or cause to be executed, made or perfected, all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring THE PROPERTY as aforesaid, and every part thereof; UNTO AND TO THE USE OF The PURCHASERS as shall be reasonably required.

4. THE SELLERS or any one claiming through the SELLERS shall consent and shall not have any objections to any construction of whatsoever nature if carried out by the PURCHASERS or any one claiming through the PURCHASERS, in the subject matter of this Deed of Sale.

5. The SELLERS do hereby further declare that they have NO OBJECTION for the mutation of the survey record of rights, pertaining to THE PROPERTY to include the name of the PURCHASERS in the Record of Rights and consequently authorize and permit the said PURCHASERS to apply for the mutation in the said survey Record of Rights, and thereby to enter the name of the PURCHASERS by deleting the name existing therein, found recorded in the Occupant's Column of Form I & XIV, relating to THE PROPERTY.

M *[Signature]* *Pkundu* *[Signature]*

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SCHEDULE

ALL THAT immovable property known as 'GHAR BHAT' also known as 'COSTACHEM BHAT' surveyed under survey No.218/3 and of the village of Socorro, Taluka and Sub-District of Bardez, North District of the State of Goa admeasuring 2425 sq.mts.

The said property is bounded as follows:

East - By the property bearing survey No.218/2



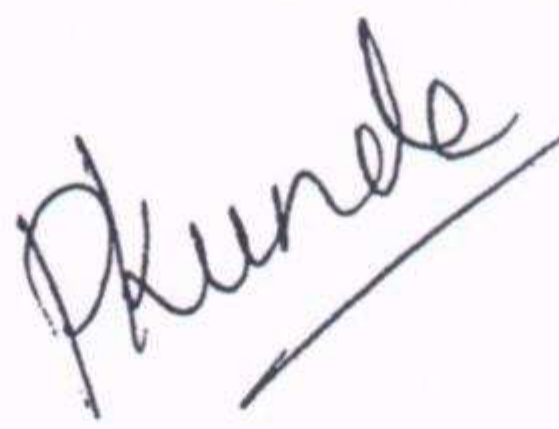

West - By the property bearing survey No.218/4


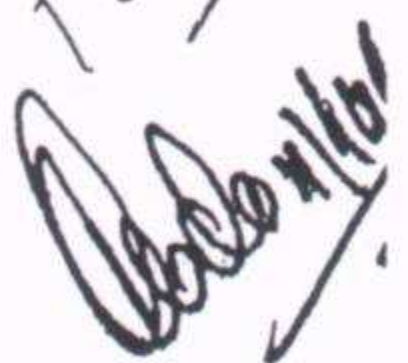
North - by the public road

South - by the property bearing survey no.218/9 and 218/10

The said property is a part of the property found described in the land Registration office of Bardez at Mapusa under No.51522 at folio 63 of Book No.B-109, and is part of the property found enrolled in the Taluka Revenue Office of Bardez at Mapusa under No.1193 and house that was existing therein was enrolled in the Taluka Revenue office of Bardez at Mapusa, under No.298

IN WITNESS WHEREOF both the parties herein have set and subscribed their signatures on this DEED OF SALE after fully understanding the contents thereof and


P. Kunde


OF BARDEZ

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out of their own free will on the date, month and year hereinabove mentioned and in the absence of two attesting witnesses who have signed herein below.



SELLERS
MR. PURSHOTTAM RAJARAM VAST
AS PROPRIETOR OF
R.M. CONSTRUCTIONS
AND AS LAWFUL ATTORNEY OF
SELLER NO. 2

L.H.F.I.

R.H.F.I.

1.



2.



3.



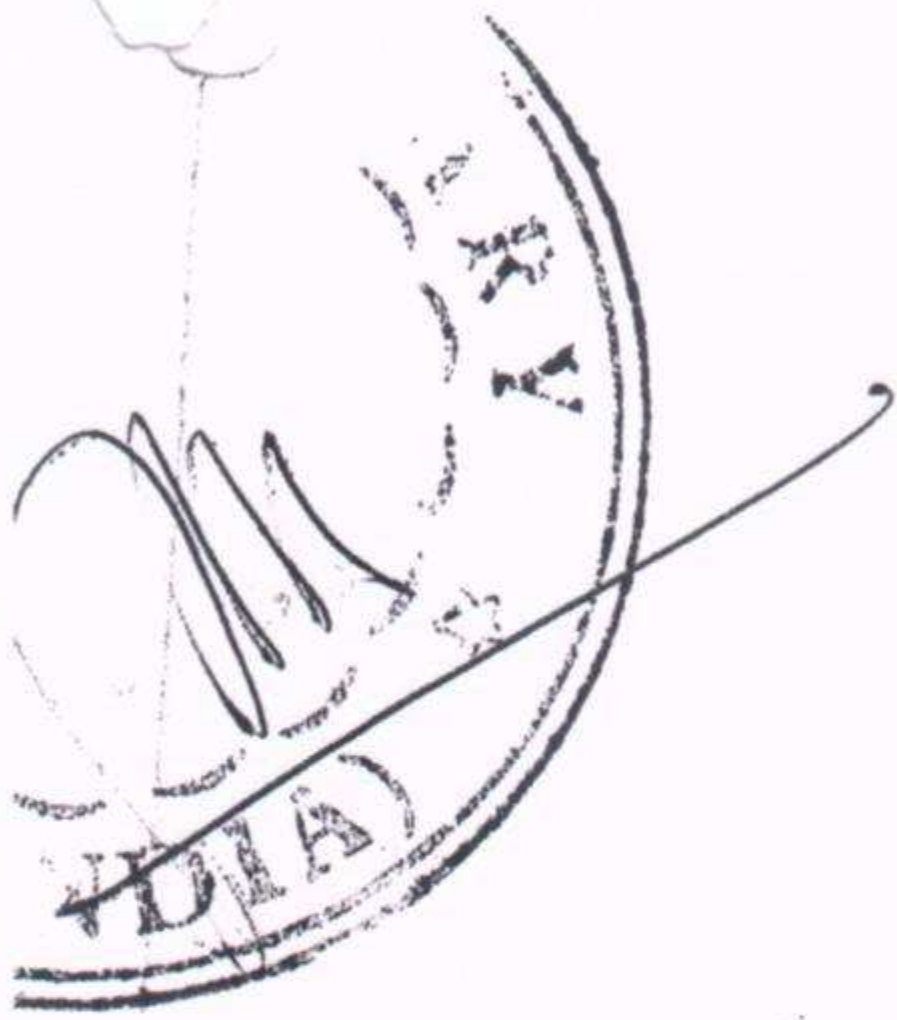
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PURCHASER NO.1
MR. RITESH CHODANKAR
PARTNER
M/s. CALM PROPERTIES GOA

L.H.F.I.

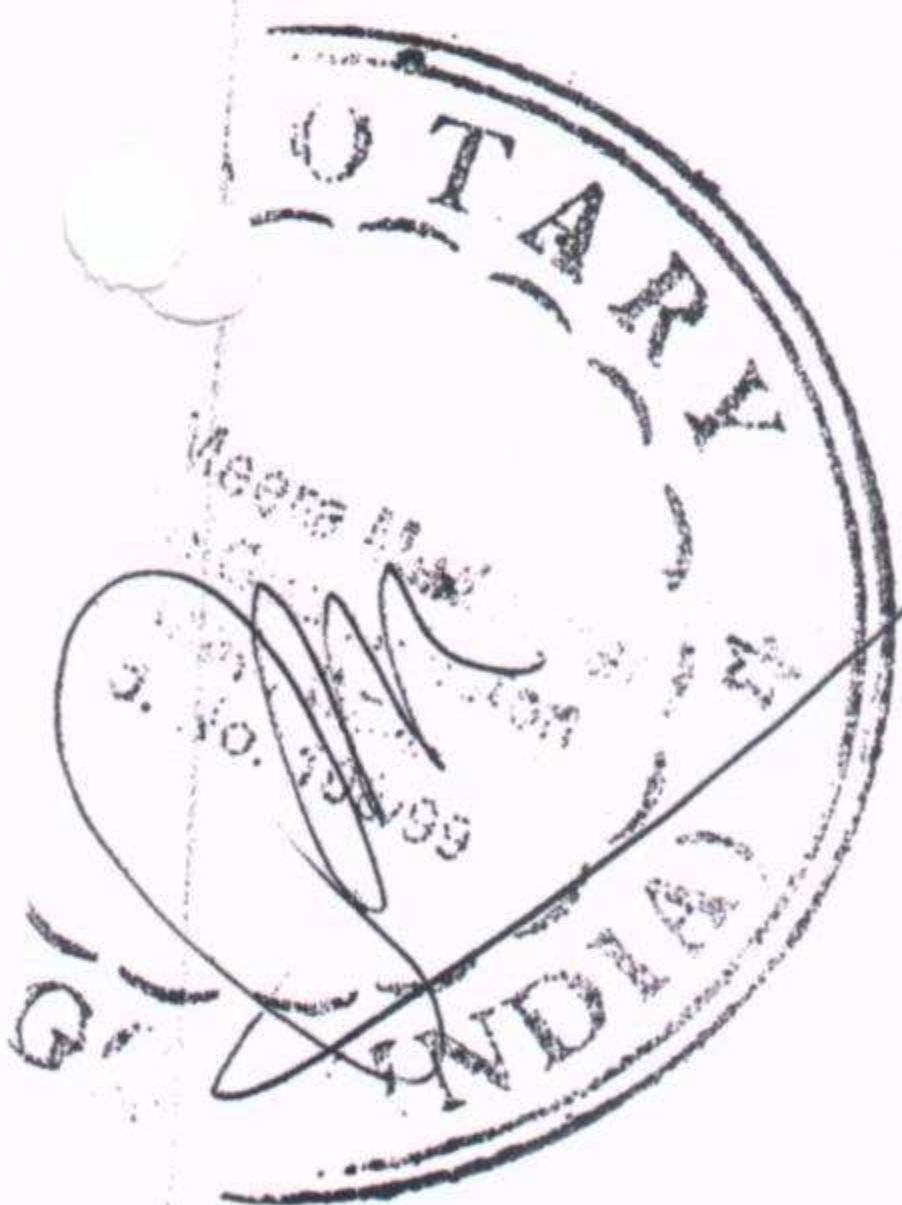
R.H.F.I.



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PURCHASER NO. 3
MR. ROSHAN THOMSON
FOR SELF AND AS LAWFUL
ATTORNEY OF HARSHAN THOMSON
PURCHASER NO. 2
PARTNERS
M/s. CALM PROPERTIES GOA

L.H.F.I.

R.H.F.I.

1.



2.



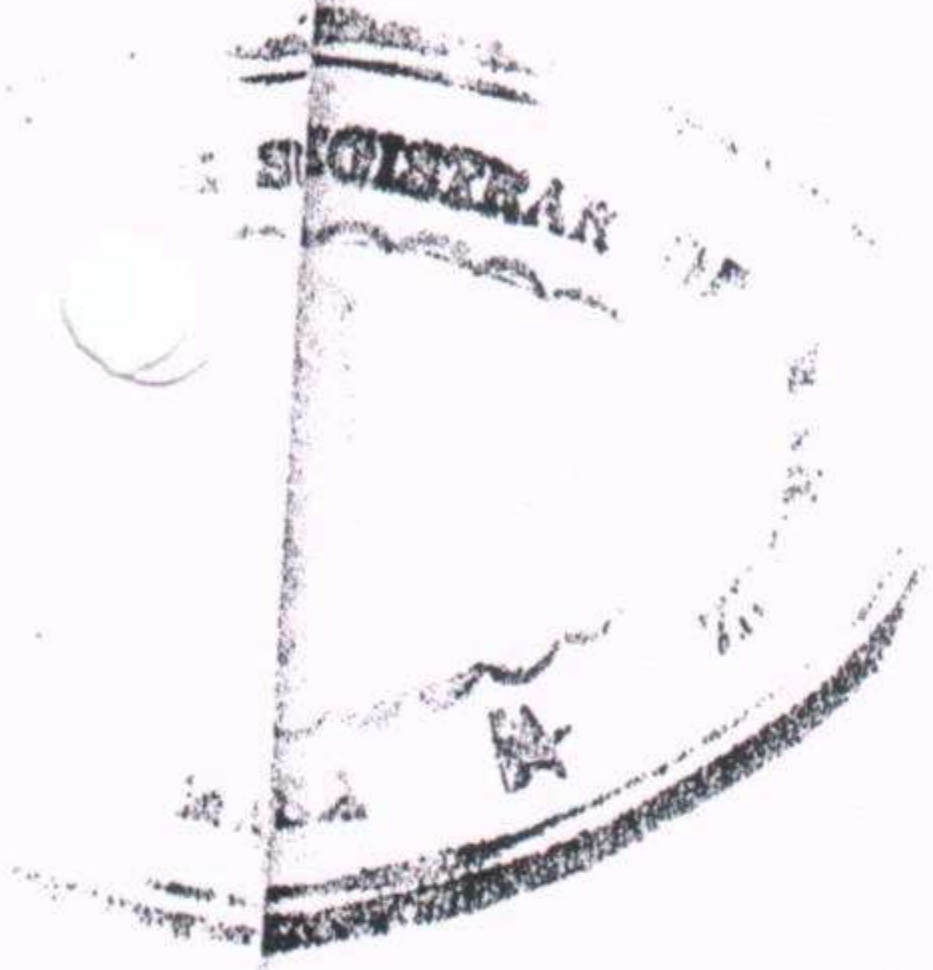
3.



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Pkunde



PURCHASER NO. 4
MRS. POOJA RAJESH KUNDE
PARTNER
M/s. CALM PROPERTIES GOA

L.H.F.I.

R.H.F.I.



WITNESSES:-

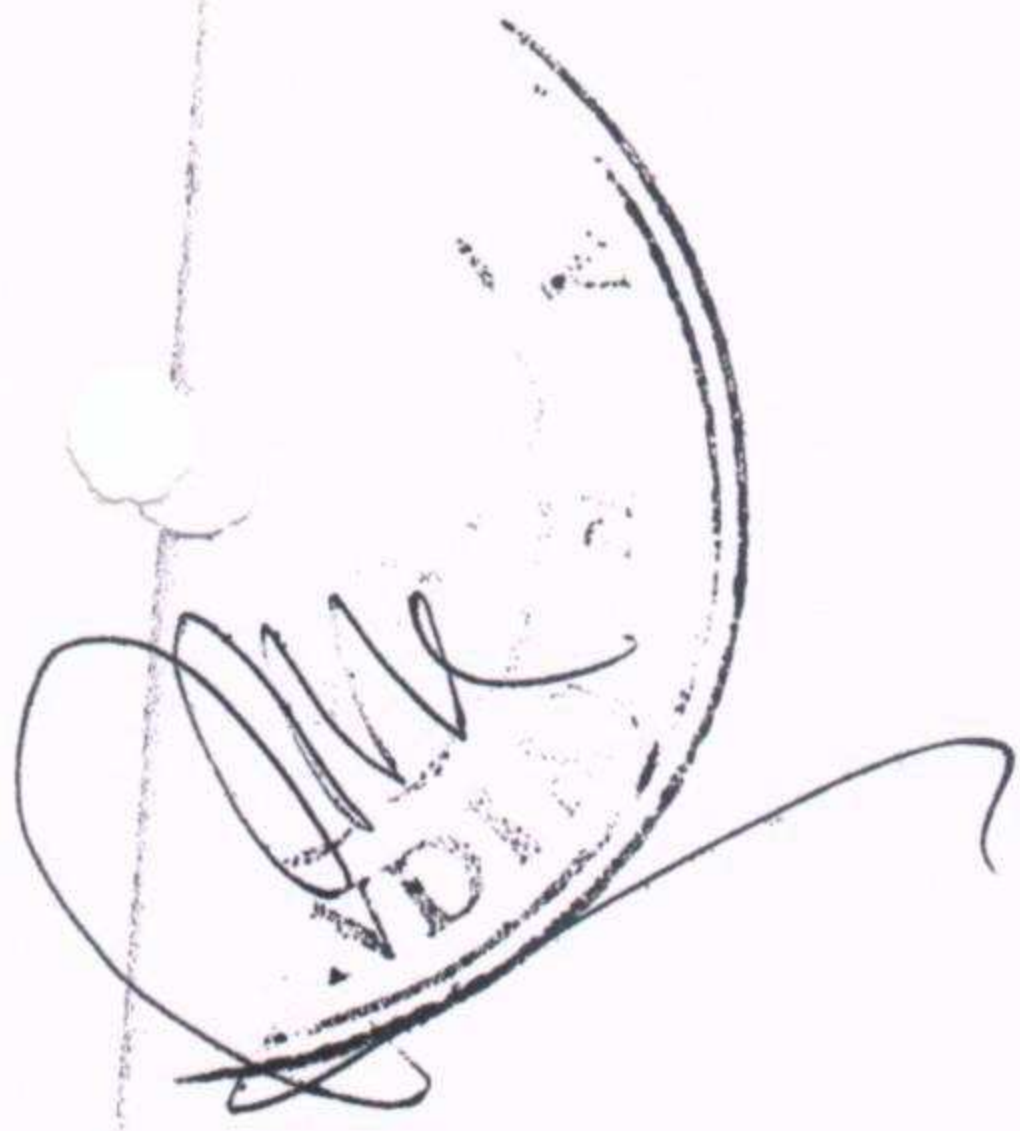
1. (COHJIT. DHARGALICAR)

2. (Ramkrishna Chodankar)

R. Arambh

Pkunde

Read by:

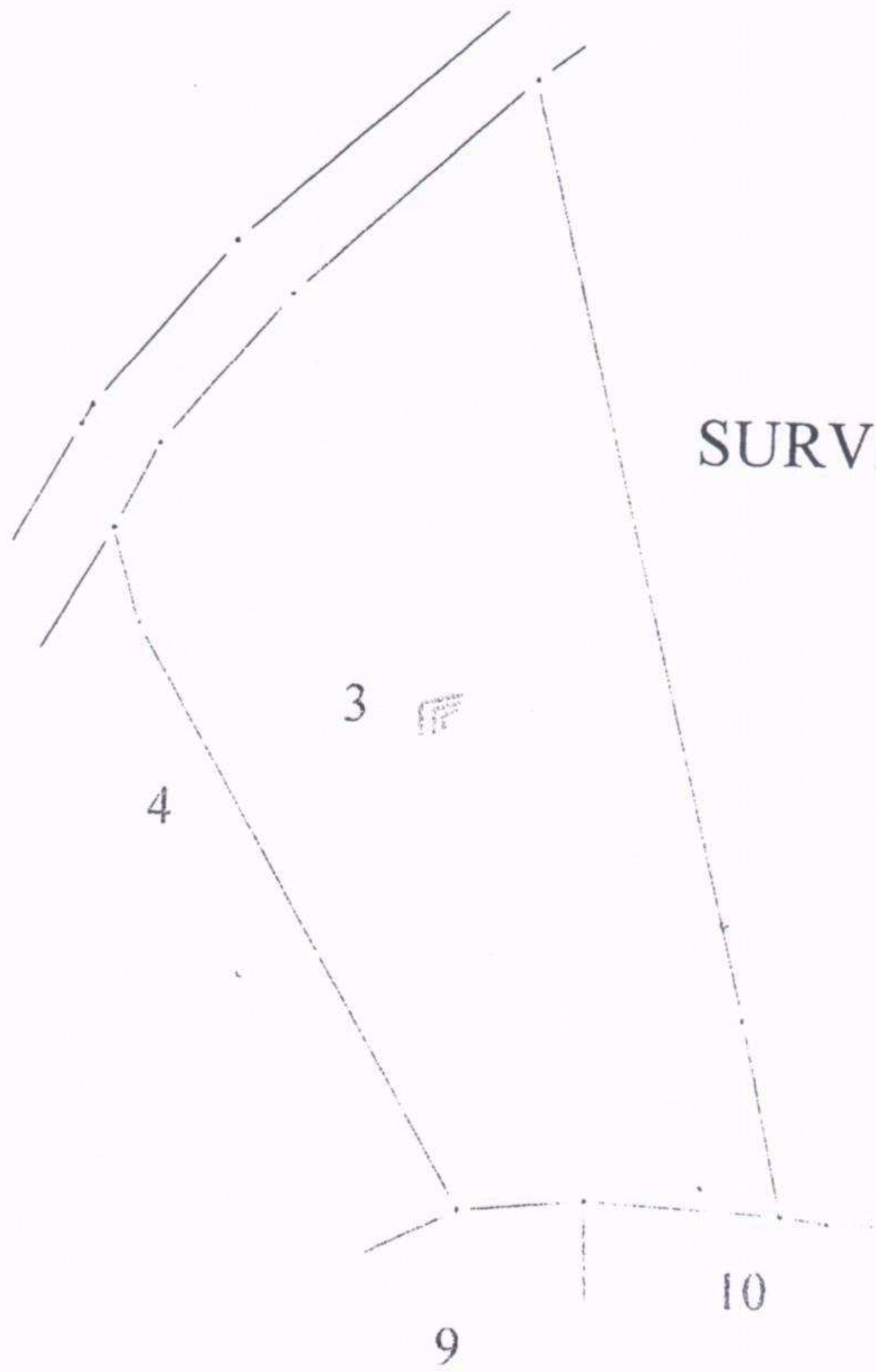
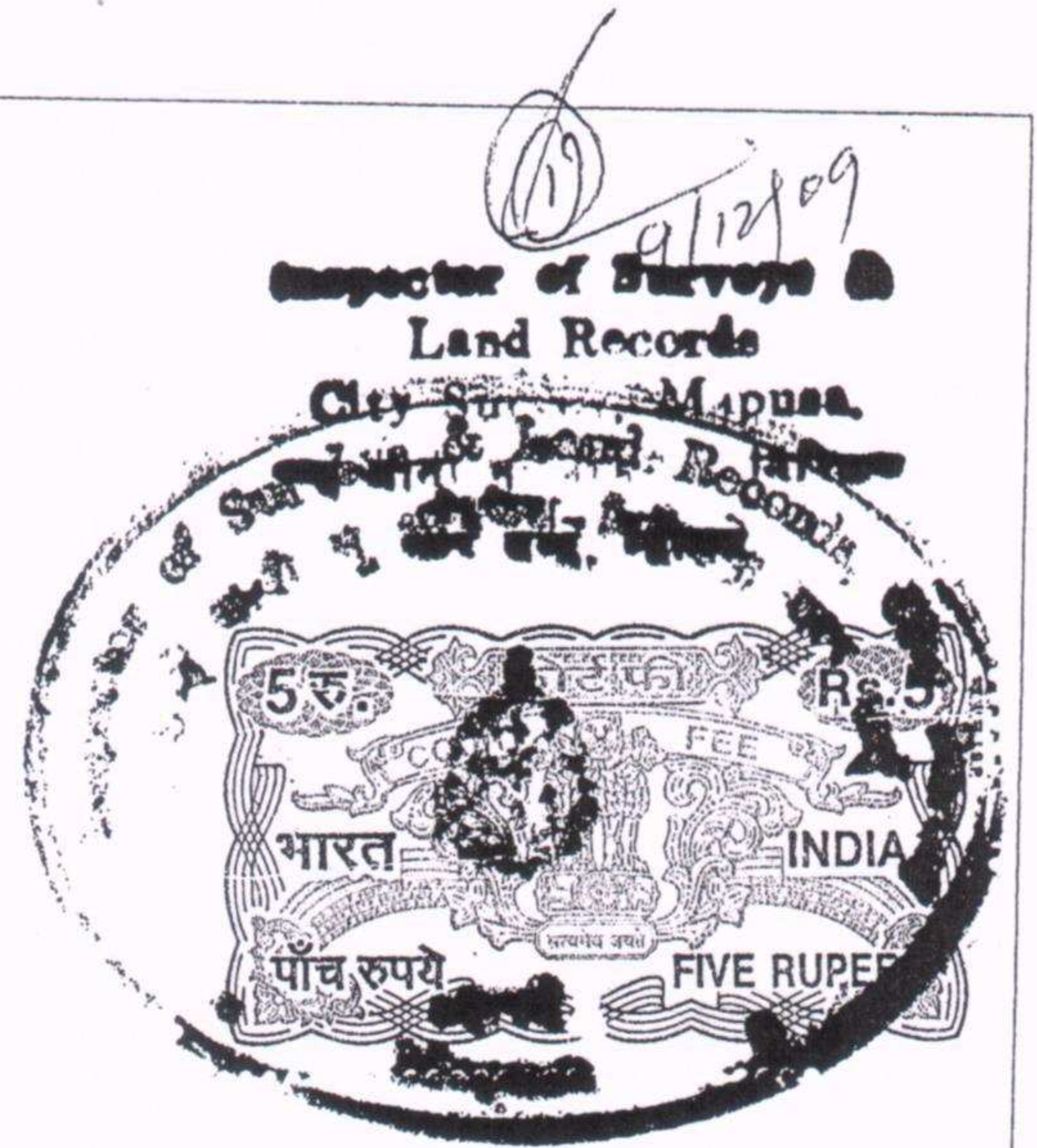




GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA



Plan Showing plots situated at
 Village : SOCORRO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 218/ 3
 Scale : 1 :1000



SURVEY No. 218



[Signature]
 VENDOR

PURCHASER
[Signature]
 P. KENDE

[Signature]

GeneratedBy : Shruti Parab
 On : 09-12-2009

Compared By:
 SUGATA A. PEDNEKAR
 (F.S)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 04-02-2011 01:11:54 PM

Document Serial Number : 591




Presented at 12:43:00 PM on 04-02-2011 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	100000.00
2	Processing Fees	320.00
	Total :	100320.00

Stamp Duty Required: 50000.00

Stamp Duty Paid: 50100.00



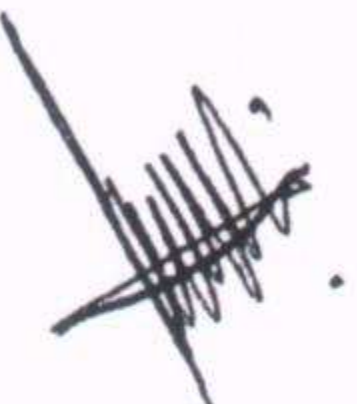
Ritesh Chodankar presenter

Name	Photo	Thumb Impression	Signature
Ritesh Chodankar, s/o Ramkrishna Chodankar , Married, Indian, age 36 Years, Business, r/o Porvorom, Bardez, Goa Pan Card NOACYP8036G Goa			




Endorsements

Executant


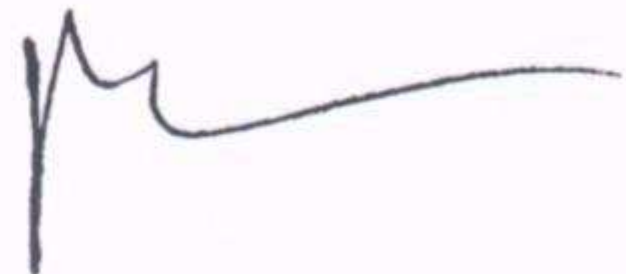
1. Reshan Thomson, s/o K.M. Thomas, Married, Indian, age 36 Years, Business, r/o Sari Antonio Caranzalem, Ilhas Goa For self as purchaser No. 3 and POA holder for purchaser No. 2 POA dated 19/11/2009 executed before Notary Paul Rajendran, Chennai.

Photo	Thumb Impression	Signature
		

Purushottam Rajaram Vast, s/o Rajaram Vast, Married, Indian, age 54 Years, Business, r/o H.No. 443, Vast
 o, Kerim, Pernem, Goa As a attorney holder for self and as a attorney holder for vendor no 2 through POA
 d18/12/2010 executed before Notary D. S Petkar at Mapusa under Reg no 16012/2010

Photo	Thumb Impression	Signature
		

Purushottam Rajaram Vast, s/o Rajaram Vast, Married, Indian, age 54 Years, Business, r/o H.No. 443, Vast
 ddo, Kerim, Pernem, Goa Proprietor of R.M. Constructions, Pan card No ACYPG9760F

Photo	Thumb Impression	Signature
		


4 . Pooja Rajesh Kunde, w/o Rajesh Gurudas Kunde, Married, Indian, age 29 Years, Service, r/o BG-4, Devashri
 Bhavan Nr. Holy Family School Porvorim Bardez Goa. pAN CARD nO. BBPPK1224B Goa

Photo	Thumb Impression	Signature
		

5 . Ritesh Chodankar, s/o Ramkrishna Chodankar, Married, Indian, age 36 Years, Business, r/o Porvorom, Bardez,
 Goa Pan Card NOACYPC8036G Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Abijit Dhargalkar , s/o Anand Dhargalkar, UnMarried, Indian, age 26 Years, Business, r/o Parra Bardez Goa	

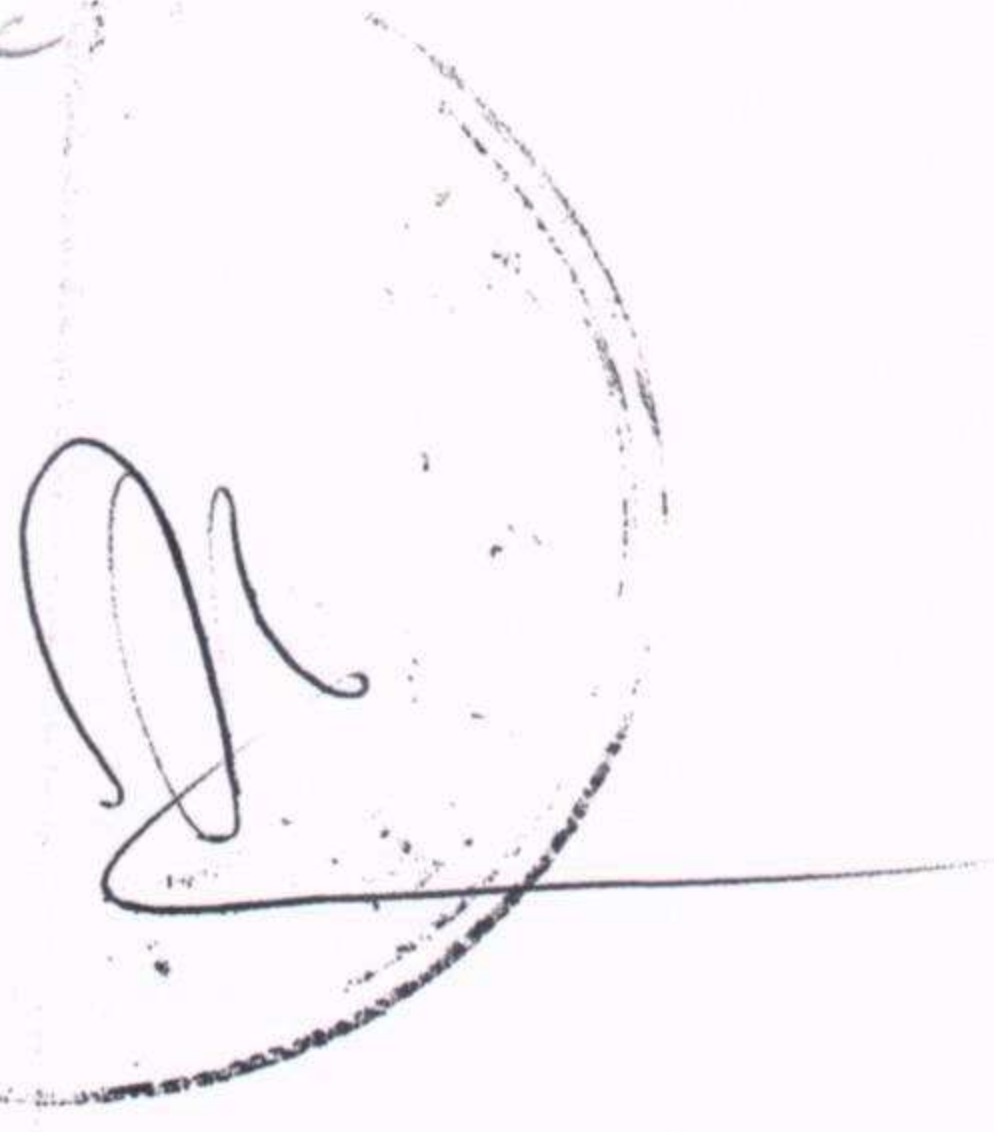
Rajesh Kunde , s/o Gurudas Kunde, Married, Indian, age 33 Years, Service, r/o
Porvorim, Bardez Goa



Sub-Registrar
SUB REGISTRAR
BARDEZ

Notation of Stamp :

I hereby certify that on production of the original document. I have satisfied myself that the stamp duty of Rs.
1000/- has been paid thereon.



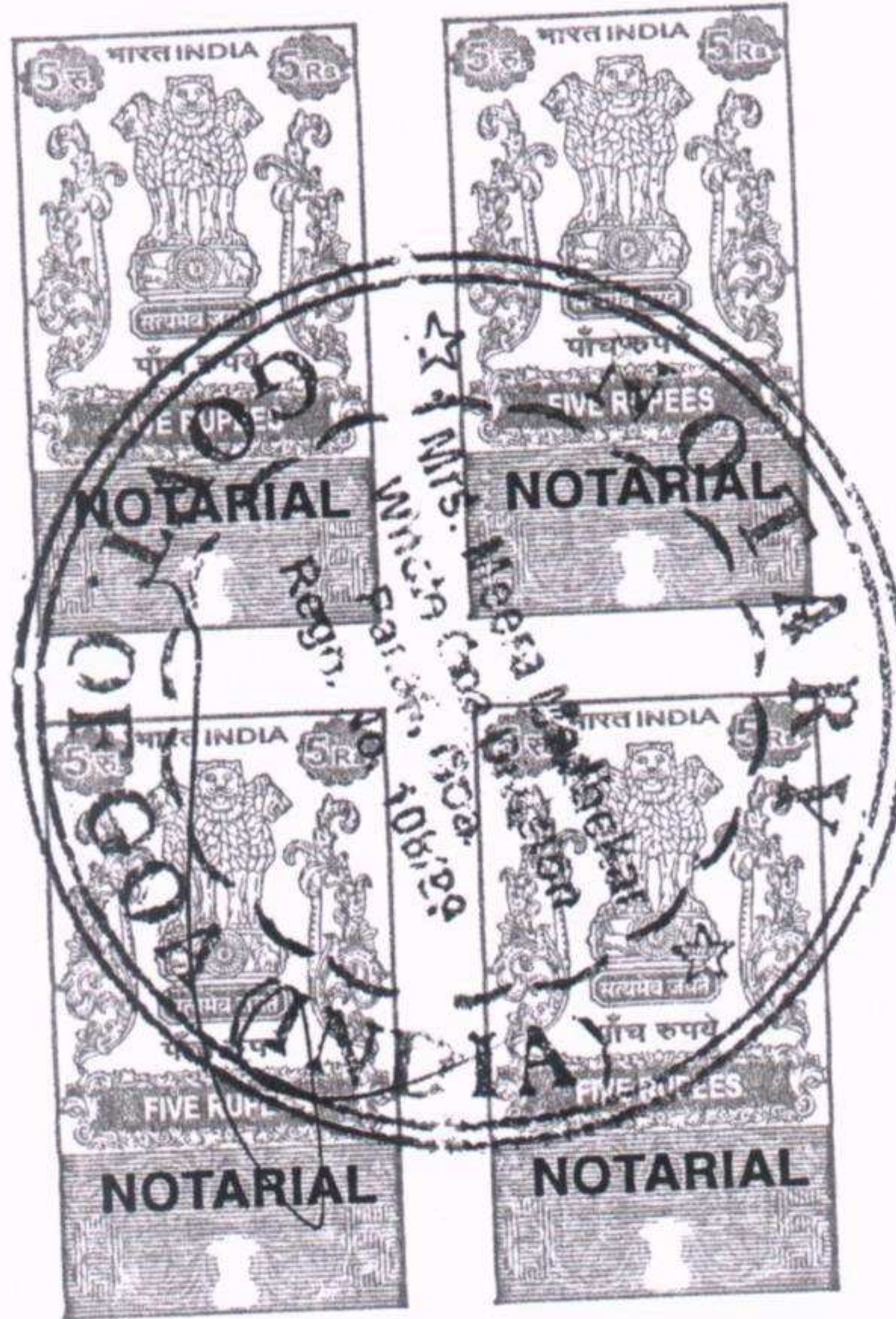
Book-1 Document
Registration Number BRZ-BK1-00576-2011
CD Number BRZD129 on
Date 04-02-2011

Sub-Registrar (Bardez)
**SUB REGISTRAR
BARDEZ**

Scanned By:- Saclanand

Signature:- *Meera Medhekar*

Designed and Developed by C-DAC, ACTS, Pune



Certified True Copy of the Original
Reg. No. 1326 Dated 4/2/2013

Meera Medhekar
MEERA MEDHEKAR
ADVOCATE & NOTARY
Pinto Chambers, S. V Road
Panaji Goa