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Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR,TALUKA SALCETE/MARGAO

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 12/Nov/2010 05:36 PM

Receipt No: 4050 Date of Receipt: 12/Nov/2010

Serial No. of the Document: 5831

Nature of Document: Sale

Received the following amounts from Sri Prakash Kapurchand Kothari for Registration of above Document in Book-1 for the year 2010

	Rs.Ps
Registration Fee	
Processing Fees	
Total :	

Amount in words: **Rupees** [redacted] **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: ----------

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 / /

16/11/2010

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune

TRUE COPY

INDUSIND BANK LTD
CHAZE ART GALLERY
ABADE FARIA ROAD
MARGAO-GOA-403 601
D-5/STP(V)/C.R/35/8/2006-RD(PART-I)

INDIA STAMP DUTY GOA

U3496 NON JUDICIAL
186356 NOV 11 2010

Rs.

583/10

Name of Purchaser SWAPNA DEVELOPERS.
For Indusind Bank Ltd.

Authorised Signatory
Ms. VANESSA FERNANDES
ASSISTANT MANAGER
SS No. 2504

NOTARY V. V. SUKHTHANKER Reg. No.: 7286 MARGAO-GOA STATE OF GOA GOVT. OF INDIA

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO

Prakash K. Mopkar

For SWAPNA DEVELOPERS

PARTNERS

DEED OF SALE

THIS DEED OF SALE is made and executed at Margao, Goa, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, on this Eleventh day of November in the year Two thousand and Ten (11/11/2010)

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

BETWEEN

1. PG HOLIDAY INN PRIVATE LIMITED, a Private Limited Company, registered under Registration No. 11-125617 of 2000, having its registered office at 503, Acme Residency, S V Road, Virle Parle, West, Mumbai 400056, holding Permanent Account No) herein represented by its Directors, in terms of the Resolution dated 06/08/2010 taken in the Board of Directors meeting:

   (a) SHRI. MAHENDRA SINGH GUJRAL, alias MAHENDRA MEHARSINGH GUJRAL son of Mehar Singh Gujral, aged about 55 years, businessman, Indian National, holding Permanent Account No resident at Jabalpur, Madya Pradesh.

   (b) SHRI. CHANDRAKANT SHANKAR PATHAK, Son of Shankar Balaji Pathak, aged about 55 years, businessman, Indian National, resident of 503, Acme Residency, SV Road, Virle Parle, West, Mumbai 400056, holding Permanent Account No hereinafter referred to as the "THE VENDOR" (which expression unless repugnant to the context or meaning thereof shall mean and include its Directors, assigns, administrators, successors) OF FIRST PART

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For SWAPNA DEVELOPERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

AND

2. M/S. SWAPNA DEVELOPERS, a Partnership Firm, duly registered under the Partnership Act, 1932, having its office and principal place of business at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri (W) Mumbai 400058, holding Permanent Account no [redacted] with its Partners as (a) SHRI. PRAKASH KAPURCHAND KOTHARI, P.K. Kothari (H.U.F) and (b) SMT. SUGANBEN KAPURCHAND KOTHARI represented in this Deed by SHRI. PRAKASH KAPURCHAND KOTHARI, son of late Kapurchand S. Kothari, major of age, married, businessman, Indian National, resident of Andheri (W) Mumbai, and presently residing at G-2, Reliance Park, Colva Road, Per Seraulim, Salcete, Goa, in terms of General Power of Attorney dated 16/03/2000 executed before S H Qureshi, Mumbai, the Notarised Copy of Power of Attorney is produced along with this Deed, hereinafter referred to as the "THE PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include their Partners, successors in office, administrators, and assigns) OF The SECOND PART

WHEREAS the VENDOR is a Private Limited Company incorporated in India comprising of all the Directors, Indian Nationals and the PURCHASER is the duly constituted Partnership firm under Indian Partnership Act.

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

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AND WHEREAS there exists a landed property known as "JOAO SILVALEM-TWO –FIFTHS OF THE EASTERN SIDE", situated at Aquem Baxio, Navelim, within the limits of Margao Municipal Council, Taluka, and sub-district of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete, at Margao, under No. 42297 and is enrolled in the Land Revenue Office under Matriz No. 299 (part), surveyed under Chalta No. 21 of P.T. Sheet No. 289 of Margao City Survey, which is fully described in the SCHEDULE hereinafter appearing.

AND WHEREAS in terms of Deed of Sale dated Eighth day of February one thousand nine hundred and fifty-two, duly executed before Anandarau Babu Camotim Redcar, Assistant of Notary in the judicial Division of Salcete, recorded at folio thirty one onwards of Book of Registration number eight hundred and thirty-five, property Described in SCHEDULE was purchased by Bassayya Malacaya Puranik, Virapa Kalapa Charate, and Dundayya, Girmalaya Hiremath all residing at Margao from its erstwhile owners Joaquim Caetano Monterio and his wife Prisca Micaela Noronha residents of Aquem.

AND WHEREAS the property described in SCHEDULE is found to be described in the office of the Land Registration of Salcete at Margao-Goa under no 42297 of Book B-109 (New) and inscribed in the names of Bassayya Malacaya Puranik, Virapa Kalapa Charate, and Dundayya, Girmalaya Hiremath in the proportion of one-third (1/3rd) each, under inscription No. 44357 of Book G.

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SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

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AND WHEREAS said Bassayya Malacaya Puranik expired and upon his death a Deed of Succession & Qualification of heirs was drawn up on 22/11/1984 in the office of the Sub Registrar of Salcete at Margao-Goa, wherein Smt. Basalingavva, alias Nilava Bassayya Puranik, as his widow and eight children, namely (1) Shri. Chandrayya Bassayya Puranik (2) Shri. Gurusidda Bassayya Puranik, alias Shivayogi Bassayya Puranik, (3) Smt. Channava Bassayya Puranik, alias Channava Rachayya Hasamath, alias Channaya Hosmat, (4) Smt. Sumitra Puranik, alias Sumitra B. Hiremath, (5) Shri. Mahadev B. Puranik (6) Shri. Shrishailayya Puranik, alias Shrishaila B. Puranik, alias Shivshayya, (7) Smt. Akkatai B. Purnik, alias Akkatai B. Hiremath, & (8) Mr. Gangadhar Bassayya Puranik, were declared as his sole and universal heirs, and successors to the estate and property left behind by him.

AND WHEREAS said Gangadhar Bassayya Puranik expired on 29/7/1993, leaving behind Smt. Parvati D. Hiremath, alias Parvati Gangadhar Puranik, as his widow and no descendants and therefore his mother, Smt. Basalingavva, alias Nilava Bassayya Puranik and his siblings, referred hereinabove became his only heirs.

AND WHEREAS Smt. Basalingavva, alias Nilava Bassayya Puranik wife of Bassayya Malacaya Puranik expired on 25/02/1996, leaving behind Shri. Chandrayya Bassayya Puranik, Shri. Gurusidda Bassayya Puranik, alias Shivayogi Bassayya Puranik, Smt. Sumitra Puranik, alias Sumitra B.

For SWAPNA DEVELOPERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

Hiremath Shri. Mahadev B. Puranik, Shri. Shrishailayya Puranik, alias Shrishaila B. Puranik, alias Shivshayya, Smt. Akkatai B. Purnik, alias Akkatai B. Hiremath, as her only heirs.

AND WHEREAS the said Dundayya, Girmalaya Hiremath and his wife Gangava Hiremath have both expired on 11/3/1958 and 26/9/1980, respectively, upon their death a Deed of Succession & qualification of heirs was drawn in the office of the Civil Registrar of Salcete at Margao, on 06/07/1995 and in terms of said Deed Annpurna Hiremath, Akhatai Hiremath, Mahadevi Hiremath, Smt. Parvati D. Hiremath, alias Parvati Gangadhar Puranik, Smt. Savitri Dundayya Hiremath, alias Savitri Shivalingayya Doddayyanayar, Smt. Shanta Hiremath, alias Shanta Shivalingayya Vastrad, Shri. Shivakumar Dundayya Hiremath, alias Shivkumar D. Hiremath, Smt. Suryaprabha Dundayya Hiremath, alias Suryaprabha Malayya Hiremath, Smt. Shivalila Dundayya Hiremath, alias Shivalilia Gurayya Allimath, Shri. Gajanana Dundayya Hiremath, alias Gajanan D. Hiremath, were qualified to be the heirs and successors to the estate and property left behind by their parents.

AND WHEREAS the said Annapurna Hiremath expired leaving Malayya Gurusiddaya Doddayyanavar as her widower, and Mahadev Mallaya Doddayyanavar as her heir.

AND WHEREAS the said Malayya Gurusiddaya Doddayyanavar and Mahadev Mallaya Doddayyanavar have relinquishment all their rights in the estate of the said Dundayya and Gangava Hiremath vide Deed of

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For SWAPNA DEVELOPERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

Relinquishment of illiquid and undivided rights dated 22/5/1995 executed in the office of the civil Registrar of Salcete at Margao-Goa.

AND WHEREAS the said Akhatai Hiremath was married to Shatreereyya Hiremath, who expired, leaving behind two children namely Jagadish Shatreereyya Hiremath, and Gurulingayya Shatreereyya Hiremath as his only heirs.

AND WHEREAS the said Akhatai Hiremath and her two sons, along with their spouses, namely Jagadish Shatreereyya Hiremath, and his wife Asha Hiremath, and Gurulingayya Shatreereyya Hiremath Hiremath and his wife Veena Hiremath have also relinquished all their rights in the estate of the said Dundayya and Gangava Hiremath vide Deed of Relinquishment of illiquid and undivided rights dated 22/5/1995 executed in the office of the civil Registrar of Salcete at Margao-Goa.

AND WHEREAS the said Mahadevi Hiremath and her husband, Shrikant Rachayya Kollurmath have also relinquished all their rights in the estate of the said Dundayya and Gangava Hiremath, vide Deed of Relinquishment of illiquid and undivided rights dated 22/5/1995 executed in the office of the civil Registrar of Salcete at Margao-Goa.

AND WHEREAS on account of the relinquishments made by the other heirs of Dundayya, Girmalaya Hiremath and his wife Gangava Hiremath in terms of Deed of Succession dated 06/07/1995 Smt. Parvati D. Hiremath, alias Parvati Gangadhar

For PG HOLIDAY INN PVT. LTD.

SWAPNA DEVELOPERS

PARTNER

DIRECTOR

Puranik, Smt. Savitri Dundayya Hiremath, alias Savitri Shivalingayya Doddayyanavar, Smt. Shanta Hiremath, alias Shanta Shivalingayya Vastrad, Shri. Shivakumar Dundayya Hiremath, alias Shivkumar D. Hiremath, Smt. Suryaprabha Dundayya Hiremath, alias Suryaprabha Malayya Hiremath, Smt. Shivalila Dundayya Hiremath, alias Shivalilia Gurayya Allimath, Shri. Gajanana Dundayya Hiremath, alias Gajanan D. Hiremathby are declared as the only heirs entitled to the estate and property of the said Dundayya and Gangava Hiremath.

AND WHEREAS the said Virapa kalapa Charate expired and upon his death a Deed of Succession and qualification of heirs came to be drawn in the office of Civil Registrar of Salcete at Margao Goa on 29/08/1975 wherein Shiva Gongava Charate, was declared as his widow and his two children namely, Shri. Bassavaraj Virapa Charate, alias Bassavraj Virapa Charate, and Chanabassapa Virapa Charate, as his only heirs, and successors to the estate and property left behind by said Virapa Kalapa Charate.

AND WHEREAS the said Shiva Gongava Charate i.e. the wife of late Virapa Charate expired leaving her two children namely Shri. Bassavaraj Virapa Charate, alias Bassavraj Virapa Charate, and Chanabassapa Virapa Charate as her only heirs

AND WHEREAS the said Chanabassapa Virapa Charate expired and upon his death a Deed of Succession and Qualification of heirs came to be drawn on 16th April 2002 wherein leaving behind Smt. Xantabai Chanabassapa

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

Charate, alias Shanta Charate, as his widow and Shri. Mahesh Chanabassapa Charate, Shri. Ramesh Chanabassapa Charate, Ms. Anita Chanabassapa Charate as his only heirs, and successors to the Estate left behind by late Chanabassapa Virapa Charate.

AND WHEREAS in terms of the Deed of sale dated 14/03/2007 duly executed and Registered in the office of the Sub-Registrar ot Salcete, at Margao-Goa, under Registration no 1458, at pages 183 to 246, book no I vol no 2388, dated 23/08/2007, the Vendor hereinabove purchased from the above referred owners the property described in Schedule hereinafter appearing and became its absolute owners in possession.

AND WHEREAS the VENDOR has offered to sell the said property as described in SCHEDULE hereinafter appearing to the PURCHASER and for that purpose have represented as under:-

(a) That the property described in SCHEDULE is free from all charges, encumbrances, liens, attachments etc.

(b) That VENDOR are the sole owners in possession of the property as described in SCHEDULE and have the absolute authority and power to deal with the same in any manner as they like.

(c) The VENDOR has clear and marketable title to the said property as described in SCHEDULE.

(d) That there is no claim of whatsoever nature raised by any person/s either under Mundkar Act or under

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For PG HOLIDAY INN PVT. LTD.

SWAPNA DEVELOPERS

PARTNERS

DIRECTOR

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Tenancy Act or under any other law, except an area of 295 sq mts purchased by Shri. Nicolau Gomes in respect of H. no 459 and an area of 250 sq mts of Rosy Carneiro in respect of the H .no 450.

(e) That the said property is not subject matter of any notice or notification or proceedings under the Land Acquisition Act or administration or evacuee property Act etc.

(f) That there are no dues or the charges of any nature payable by the VENDOR in connection or in respect to the said property or any part thereof of said properties to any Authorities or the Local Bodies.

AND WHEREAS the PURCHASER has verified the title of the VENDOR and is satisfied that the VENDOR have full and valid title of the property as described in SCHEDULE.

AND WHEREAS the VENDOR has proposed to sell and the PURCHASER has proposed to purchase the said property described in Schedule for the total price consideration of Rs 2,00,00,000=00(Rupees Two Crores only).

AND WHEREAS after considering the aforesaid representations and verifying the same to be true, the PURCHASER has agreed to purchase the said property for the purpose of development by constructing multistoried building/s thereon consisting of row bungalows, independent bunglows, flats, studios, shops, stilt parking and garages and other premises to be disposed off on the ownership basis or in any other manner deemed fit by the PURCHASER in his sole discretion.

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For SWAPNA DEVELOPERS

For PG HOLIDAY INN PVT. LTD.

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NOW THIS DEED WTINESSES AS UNDER:

1. For the total price consideration of Rs [redacted] (Rupees [redacted] paid by the PURCHASER, to the VENDOR in the following manner:-

   (a) The sum of Rs. [redacted] is paid vide Cheque no 03201 dated 19/08/2010 drawn on Allahbad Bank, Vasco-Goa Branch, in the name of VENDOR.

   (b) The sum of Rs. [redacted] is paid vide Demand Draft no 001521 dated 09/11/2010 drawn on ICICI Bank, Margao-Goa, Branch, in the name of VENDOR.

The receipt of which the VENDOR hereby admit and acknowledge to have been received the afore-referred amount from the PURCHASER towards the entire sale price of the property hereby sold, the VENDOR do hereby CONVEY and TRANSFER, by way of absolute sale, unto the PURCHASER, free from all encumbrances, the property described in the SCHEDULE hereinafter appearing so that the PURCHASER shall HAVE, HOLD, OWN, POSSESS and ENJOY the said land, along with all that is situated therein and together with all easements, rights, interests, benefits, advantages etc., available to the said land or to the owner of the said land, as absolute owner thereof, for all times hereafter. The area of land sold to the Mundkars namely Shri. Nicolau Gomes and Smt. Rosy Carneiro is not the subject matter of the present Deed of Sale.

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

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2. The possession of the said land as described in SCHEDULE hereinafter appearing is handed over to the PURCHASER today. The VENDOR do hereby give their 'No Objection' for entering or transferring the name of the PURCHASER in the survey records pertaining to the said land hereby sold.

3. The VENDOR whilst executing this Deed hereby covenant with the PURCHASER in respect to the property described in SCHEDULE as under:

(a) That the VENDOR whilst executing this Deed is the exclusive owner in possession of the said property described in SCHEDULE hereinafter appearing and have right, title and absolute authority to deal with the same in any manner as they wish without interference of whomsoever save and except the portion sold to the Mundkars as aforesaid.

(b) That the title of the VENDORS to the said property hereby sold is free, clear and marketable and is free from all encumbrances.

(c) That the said property hereby sold is not subject matter of any Agreement or transaction with any third party.

(d) That the said property hereby sold are not subject matter of any litigation or proceedings including the claims under the Mundkar or Agricultural Tenancy Act

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

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(e) That the said property hereby sold is not the subject matter of acquisition of land under the Land Acquisition Act or compulsory acquisition of properties.

(f) That the said property hereby sold is not subject matter of any order of seizure and/or attachment, or any order restricting the use thereof.

(g) That there is no claim of whatsoever nature raised by any person/s either under Mundkar Act or under Tenancy Act or under any other law, except an area of 295 sq mts purchased by Shri. Nicolau Gomes in respect of H. no 459 and an area of 250 sq mts of Rosy Carneiro in respect of the H .no 450.

4. The VENDORS covenant with the PURCHASER that they have full right, title and power and Absolute Authority to sell the property described in SCHEDULE hereinafter appearing. The PURCHASER may hereafter peaceably and quietly possess, hold use and enjoy the said property described in SCHEDULE without any interruption or disturbance claim or demand of whatsoever nature from the VENDORS or on the part of any persons claiming through or under the VENDORS.

5. The VENDORS further agree and undertake to indemnify and keep indemnified the PURCHASER against any defect in the title and/or against any claim, right, interest by way of tenancy, caretaker rights, cultivator rights in

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

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this behalf, fully and effectually in all respects and keep the PURCHASER harmless and fully compensated against any such claims, demands and disputes and in the event the PURCHASER is deprived of the said property or any part thereof corresponding to the loss or damage occasioned to the PURCHASER.

6. The VENDOR agree and undertake to execute or cause to be done or executed at the request of PURCHASER all such further Acts, Deeds, Matters and Things which may in the opinion of PURCHASER be necessary for further and more perfectly conveying and assuring to the PURCHASER the property described in SCHEDULE hereinafter appearing.

7. The VENDOR hereby authorizes the PURCHASER to get recorded the said property described in SCHEDULE in the name of the PURCHASER in all Government records including survey records, Village Panchayat records etc.

8. The market value of the property described in SCHEDULE hereinafter appearing hereby sold is the sum of Rs [redacted]/-.

SCHEDULE

ALL THAT landed property known as "JOAO SILVALEM-TWO – FIFTHS OF THE EASTERN SIDE", situated at Aquem Baxio, Navelim, within the limits of Margao Municipal Council, Taluka, and sub-district of Salcete, District of South Goa, in the State of Goa, described in the Land Registration Office of Salcete, at

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

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Margao, under No. 42297 and is enrolled in the Land Revenue Office under Matriz No. 299 (part), surveyed under Chalta No. 21 of P.T. Sheet No. 289 of Margao City Survey, totally admeasuring 5109 sq. mts. (five thousand one hundred nine square meters) and actually admeasuring 4564 sq mts (four thousand five hundred sixty four metres), the Purchase Sanad has been already issued by the concerned Authorities in respect of the Mundkarial area of 295 sq mts and 250 sq mts respectively in favour of Shri. Nicolau Gomes in respect of H. no 459 and Rosy Carneiro in respect of the H. no 450 more particularly shown in red colour boundary lines in the plan annexed to this Deed and is bounded as per the Land Registration, Documents as under:-

On the EAST: by the property of the heirs of Hipolito Camilo Diniz, Elvino Souza, now Joao Santiago and heirs of Gregorio Mergulhao, now Luis Carneiro,

On the WEST: by that of the heirs of Leao Diniz, the remaining fraction of the referred property "JOAO SILVALEM" of Joaquim Caetano Monteiro and the property of the said Luis Carneiro,

On the NORTH: by the road reserved by Joaquim Monteiro, the said property of Luis Carneiro and the paddy field of the heirs of the said Hipolito Camilo Diniz, the drain of rain waters and the property of the heirs of the said Hipolito Camilo.

As per the present Survey the said property is BOUNDED as under:-

On the EAST: By the property of Hipolito Camilo Diniz, Elvino Souza, and property of the heirs of Gregorio Mergulhao,

On the WEST: By the property of Roque Santana Cota, and of the said Mergulhao,

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

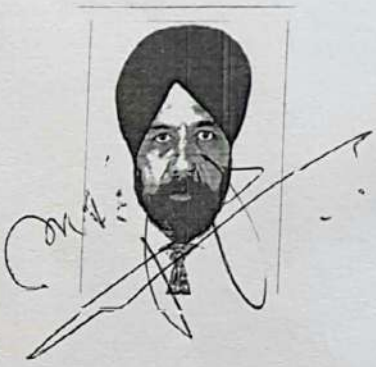
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On the NORTH: By the property of the said Hipolito Diniz and heirs of the said Mergulhao, and

On the SOUTH: By the property of Constancio Diniz and of the said Hipolito Diniz.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

SIGNED AND DELIVERED
by the within named the
VENDORS



For PG HOLIDAY INN PVT. LTD.

DIRECTOR

.....

1(a) SHRI. MAHENDRA SINGH GUJRAL, alias MAHENDRA MEHARSINGH GUJRAL Authorised Director of M/s. PG HOLIDAY INN PRIVATE LIMITED

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For SWAPNA DEVELOPERS

PARTNERS

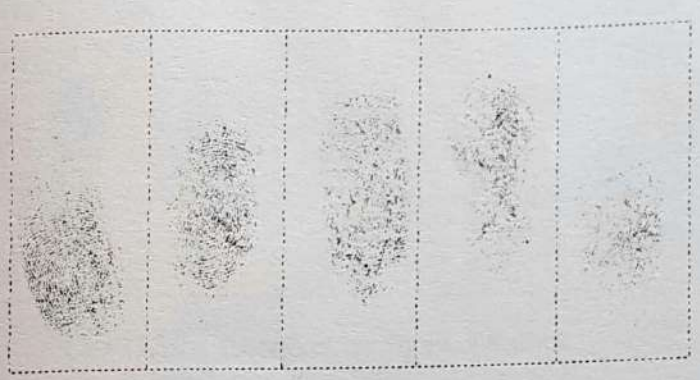
For PG HOLIDAY INN PVT. LTD.

DIRECTOR

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L H F I of Shri. Mahendra Singh Gujral, alias
Mahendra Meharsingh Gujral



R H F I of Shri. Mahendra Singh Gujral, alias
Mahendra Meharsingh Gujral

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For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

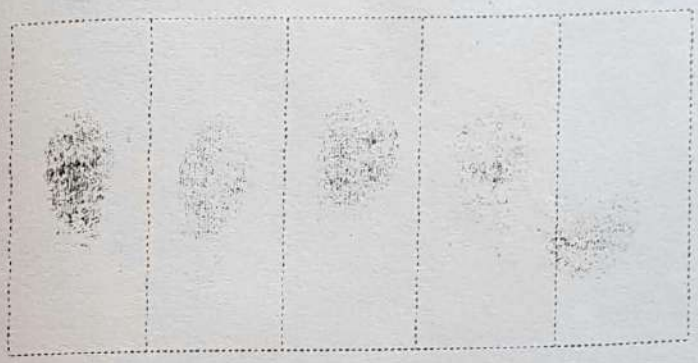
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For PG HOLIDAY INN PVT. LTD.

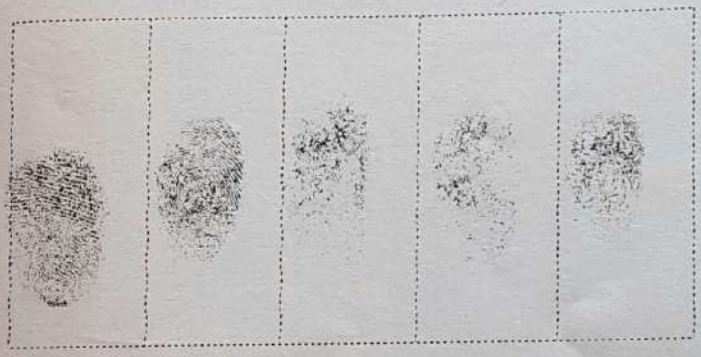
DIRE



I (b) SHRI. CHANDRAKANT SHANKAR PATHAK Authorised Director of M/s. PG HOLIDAY INN PRIVATE LIMITED



L H F I of Shri. Chandrakant Shankar Pathak



R H F I of Shri. Chandrakant Shankar Pathak

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For PG HOLIDAY INN PVT. LTD.

DIRECTOR

For SWAPNA DEVELOPERS

PARTNER

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SIGNED AND DELIVERED
by the within named
PURCHASER



For SWAPNA DEVELOPERS

PARTNERS

.....

3. (a) SHRI. PRAKASH KAPURCHAND KOTHARI, for self and as authorised representative of (b) SMT. SUGANBEN KAPURCHAND KOTHARI partners of M/S. SWAPNA DEVELOPERS

L H F I of Shri. Prakash K. Kothari

R H F I of Shri Prakash K. Kothari

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For PG HOLIDAY INN PVT. LTD.

SWAPNA DEVELOPERS

PARTNERS

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WITNSSES:-

1. Michael Pereira

2. Gurudas V. Prabhudesai

For SWAPNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

V. V. SUKHT... Reg. No... MARGA... STATE GOVT.

...RY ANKER 36 JA... INDIA

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GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Margao Goa

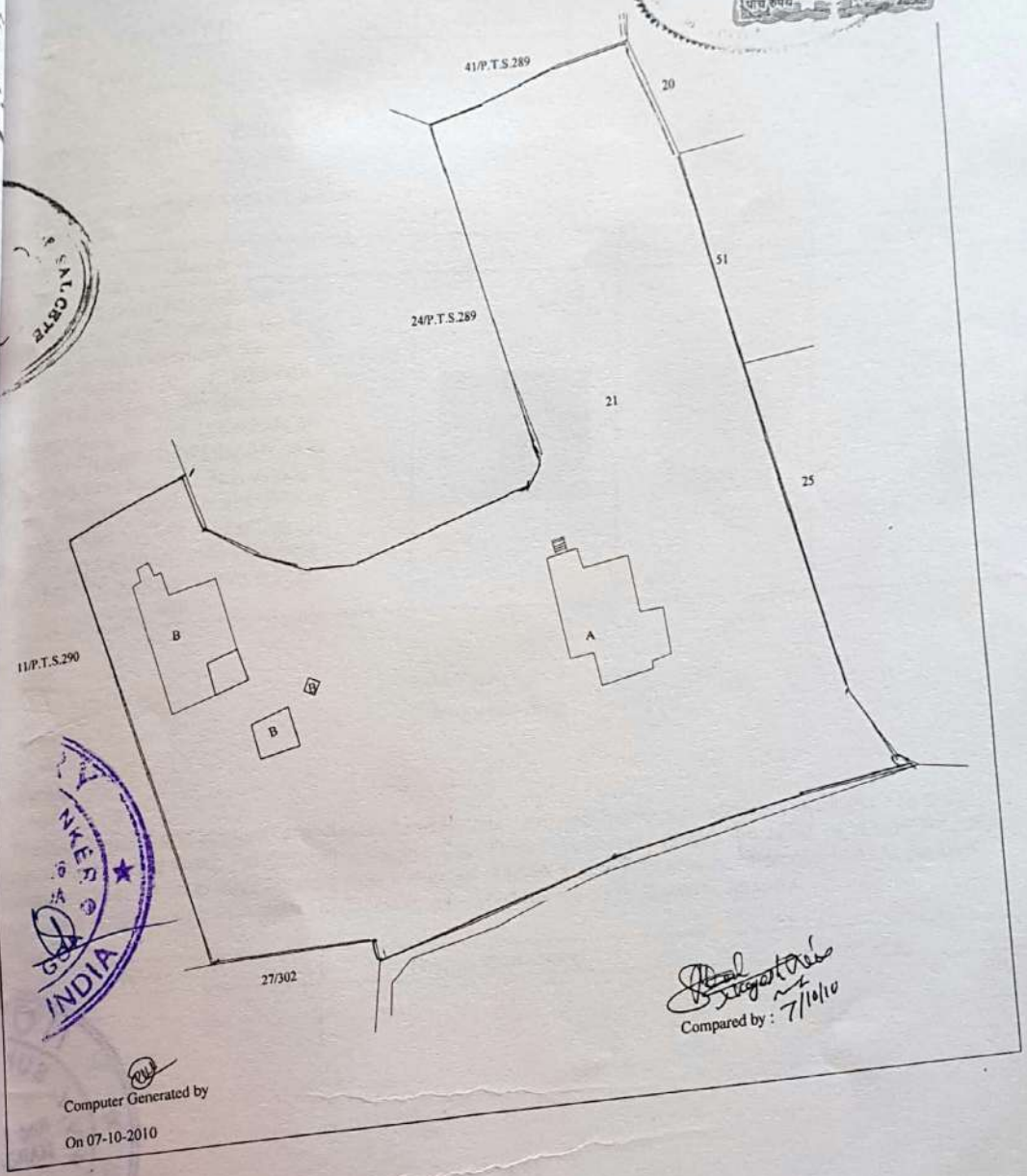
Plan showing plots situated at

MARGAO CITY

Salcete Taluka

P.T. S.No. 289 / Chalta No. 21

Scale 1: 500



Compared by : 7/10/10

Computer Generated by

On 07-10-2010

For SWARNA DEVELOPERS

PARTNERS

For PG HOLIDAY INN PVT. LTD.

DIRECTOR

Office of Sub-Registrar Salcete/Margao

Government of Goa

rint Date & Time : 12-11-2010 05:36:12 PM

ocument Serial Number : 5831

esented at 05:12:00 PM on 12-11-2010 in the office of the Sub-Registrar(Salcete/Margao) Along with fees id as follows:

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

amp Duty Required: [redacted]00 St[redacted]

r Prakash Kapurchand Kothari presenter

Name	Photo	Thumb Impression	Signature
Mr Prakash Kapurchand Kothari,s/o. Kapurchand Kothari , Married,Indian,age 55 Years,Business,r/o G-2, Reliance Park, Colva Road, Per-Seraulim, Salcete Goa. Forself as Partner of M/s. SWAPNA DEVELOPERS, office at Osia Paradise, Dawood Bag, Andheri West , Mumbai 400058 & also POA of other Partner Smt. Suganben Kapurchand Kothari, vide POA date 16/03/2000, executed before S. H. Qureshi, Mumbai.			For SWAPNA DEVELOPE PARTN

Endorsements

Executant

1 . Prakash Kapurchand Kothari, s/o. Kapurchand Kothari, Married,Indian,age 55 Years,Business,r/o G-2, Reliance Park, Colva Road, Per-Seraulim, Salcete Goa. Forself as Partner of M/s. SWAPNA DEVELOPERS, office at Osia Paradise, Dawood Bag, Andheri West , Mumbai 400058 & also POA of other Partner Smt. Suganben Kapurchand Kothari, vide POA date 16/03/2000, executed before S. H. Qureshi, Mumbai.

Photo	Thumb Impression	Signature

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FOR SHARMA DEVELOPERS

PARTNERS



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. Mahendra Singh Gujral, s/o. Mehar Singh Gujral, Married,Indian,age 55 Years,Business,r/oJabalpur, Madhya radesh. as a Director of PG HOLIDAY INN PRIVATE LIMITED, having office at 503, Acme Residency, S V road, irle Parle, West, Mumbai 400056 PAN NO.[redacted]D(By Resolution dated 06/08/2010)

Photo	Thumb Impression	Signature
		For PG HOLIDAY INN PVT. LTD. DIRECTOR

. Chandrakant Shankar Pathak, s/o. Shankar Balaji Pathak, Married,Indian,age 55 Years,Business,r/o503, cme Residency, S V road, Virle Parle, West, Mumbai 400056 as a Director of PG HOLIDAY INN PRIVATE LIMITED, aving office at 503, Acme Residency, S V road, Virle Parle, West, Mumbai 400056 PAN NO.[redacted](By esolution dated 06/08/2010)

Photo	Thumb Impression	Signature
		For PG HOLIDAY INN PVT. LTD. DIRECTOR

dentification

Sr No.	Witness Details	Signature
1	Shri Mahipal Jain , s/o. Champalal Jain,Married,Indian,age 36 Years,Service,r/o Flat No. C-1, Reliance Park, Colva Road, Margao Salcet Goa.	

Sub-Registrar

NOTA V. V. SUKHT Reg. No MARGA STATE GOVT.

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Book-1 Document
Registration Number MGO-BK1-05790-2010
CD Number MGOD36 on
Date 12-11-2010

Sub-Registrar (Salcete/Margao)

SALCETE

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

NOTARIAL NOTARIAL NOTARIAL
NOTARIAL NOTARIAL NOTARIAL

NOTARY
V.V. SUKHTHANKER
Reg. No.: 7288
MARGAO-GOA
STATE OF GOA
GOVT. OF INDIA

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

V.V. SUKHTHANKER
NOTARY
MARGAO-GOA
State of Goa (India)
Reg. No. 2280/13
Date 25/06/13

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2622

2643/11

2622

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR,TALUKA SALCETE/MARGAO

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 06/May/2011 12:25 PM

Receipt No: 712 Date of Receipt: 06/May/2011

Serial No. of the Document: 2643

Nature of Document: Sale

Received the following amounts from Sri Prakash Kapurchand Kothari for Registration of above Document in Book-1 for the year 2011

	Rs.Ps
Registration Fee	
Processing Fees	
Total :	

Amount in words: **Rupees** [redacted] **nly.**

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: ----------

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 / /

11/05/2011

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

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

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

भारत INDIA 02938 109632 NON JUDICIAL गोवा MAY 04 2011

STAMP DUTY

NAME: Swapna Developers
ADDRESS: Margao - Goa
THROUGH:
SIGNATURE:
RECEIPT NO.: AXIS B 2919

For AXIS BANK LTD.

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

2643/11

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
MARGAO

PRAKASH KOTHARI

For SWAPNA DEVELOPERS

PARTNERS

DEED OF SALE

...2

S.D. Sardesai Lukar LL192

For SWAPNA DEVELOPERS

PARTNERS

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THIS DEED OF SALE is made and executed at Margao, Goa, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, on this Fifth day of May in the year Two thousand and eleven (05/05/2011)

BETWEEN

1. MRS. MARIA SENA CONNIE DIAS w/o late Lino Sapencio Dias, daughter of Hugo Coutinho, married, aged about 51 years, housewife, holding permanent Account no. [redacted]

2. MR. LEON EMMANUEL DIAS s/o late Lino Sapencio Dias, aged about 29 years, bachelor, service, holding permanent Account no. [redacted] both r/o H. no 499/8/II Coutinho Enclave, Dongorim, Navelim, Salcete-Goa,

3. MRS. LEANNE ELAINE DIAS d/o late Lino Sapencio Dias, and wife of Mr. Verissimo Wyn Coutinho, married, aged about 26 years, housewife, holding permanent Account no. [redacted] and her husband;

4. MR. VERISSIMO WYN COUTINHO s/o Mr. Walburg Coutinho, aged about 30 years, married, businessman, holding permanent Account no. [redacted] both r/o H. no 4/1568 Walburg's villa, nr Torsazor, Vidyanagar, Aquem, Margao-Goa, hereinafter referred to as the "THE VENDORS" (which expression unless repugnant to the context or meaning thereof shall mean and include its Directors, assigns, administrators, successors) OF THE FIRST PART.

...3

For SWAPNA DEVELOPERS

PARTNERS

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AND

3. M/S. SWAPNA DEVELOPERS, a Partnership Firm, duly registered under the Partnership Act, 1932, having its office and principal place of business at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri (W) Mumbai 400058, holding Permanent Account no [redacted] with its Partners as (a) SHRI. PRAKASH KAPURCHAND KOTHARI, P.K. Kothari (H.U.F) and (b) SMT. SUGANBEN KAPURCHAND KOTHARI represented in this Deed by SHRI. PRAKASH KAPURCHAND KOTHARI, son of late Kapurchand S. Kothari, aged about 56 years, married, businessman, Indian National, resident of Andheri (W) Mumbai, and presently residing at G-2, Reliance Park, Colva Road, Per Seraulim, Salcete, Goa, in terms of General Power of Attorney dated 16/03/2000 executed before S H Qureshi, Mumbai, the Notarised Copy of Power of Attorney is produced along with this Deed, hereinafter referred to as the "THE PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include their Partners, successors in office, administrators, and assigns) OF The SECOND PART.

All the parties intervening in this are Indian Nationals.

AND WHEREAS there exists a property known as "CAVIRA XETAVELEM (MORADANTUM)", situated at Aquem Baxio, Navelim, within the Limits of Margao Municipal Council, Taluka and Sub-District, of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete, under No.

....4

for SWAPNA DEVELOPERS

PARTNERS

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11848 of Book 30, and inscribed under no 40894 of Book G-46, surveyed under Chalta No. 25 of P.T. Sheet No. 289 of Margao City, hereinafter referred to as the said property.

AND WHEREAS the said property is found described under No 11848 of Book 30 and inscribed in favour of one Bruno Antonio Diniz, bachelor, landlord resident of Aquem, in the office of Land Registrar of Salcete under inscription no 40894 dated 12th June 1947.

AND WHEREAS in terms of the Deed of Sale dated 17/12/1990 executed and duly registered in the office of Sub-Registrar of Salcete, at Margao-Goa, under Registration no 605, at pages 495 to 512 of Book No I Vol no 180, dated 06/05/1991, between said Bruno Antonio Diniz as vendor and Mrs Joana Jacques Fernandes and Mrs. Maria Sena Connie Dias that is the vendor no 1 hereinabove, the Vendor no 1 hereinabove purchased an area of 2670 sq mts, forming the Southern part of the said property.

AND WHEREAS the area purchased by the member no 1 of the Vendors hereinabove came to be partitioned and surveyed under Chalta no 25 of P T S no 289, which is more particularly described in SCHEDULE hereinafter appearing and became its absolute owners in possession.

AND WHEREAS the Vendor no 1 was married to late Lino Sapencio Dias under the law of communion of assets, who expired on 03/10/1994 leaving behind the vendor no 2 MR. LEON EMMANUEL DIAS as his son, Vendor no 3 MRS. LEANNE

...5

For SWAPNA DEVELOPERS

PARTNERS

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ELAINE DIAS as daughter married to vendor no 4 MR. VERISSIMO WYN COUTINHO under the law of communion of assets as prevailing in state of Goa.

AND WHEREAS the VENDORS have offered to sell the said property as described in SCHEDULE hereinafter appearing to the PURCHASER and for that purpose have represented as under:-

(a) That the property described in SCHEDULE is free from all charges, encumbrances, liens, attachments etc.

(b) That VENDORS are the sole owners in possession of the property as described in SCHEDULE and have the absolute authority and power to deal with the same in any manner, as they like.

(c) The VENDORS have clear and marketable title to the said property as described in SCHEDULE.

(d) That there is no claim of whatsoever nature raised by any person/s either under Mundkar Act or under Tenancy Act or under any other law.

(e) That the said property is not subject matter of any notice or notification or proceedings under the Land Acquisition Act or administration or evacuee property Act etc.

(f) That there are no dues or the charges of any nature payable by the VENDORS in connection or in respect to the said property or any part thereof of said properties to any Authorities or the Local Bodies.

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For SWAPNA DEVELOPERS

PARTNERS

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AND WHEREAS the PURCHASER has verified the title of the VENDORS and is satisfied that the VENDORS have full, valid and Marketable title to the property as described in SCHEDULE.

AND WHEREAS the VENDORS have proposed to sell and the PURCHASER has proposed to purchase the said property described in SCHEDULE for the total price consideration of Rs [redacted] Only).

AND WHEREAS after considering the aforesaid representations and verifying the same to be true, the PURCHASER has agreed to purchase the said property for the purpose of development by constructing multistoried building/s thereon consisting of row bungalows, independent bunglows, flats, studios, shops, stilt parking and garages and other premises to be disposed off on the ownership basis or in any other manner deemed fit by the PURCHASER in his sole discretion.

NOW THIS DEED WTINESSES AS UNDER:

1. For the total price consideration of Rs [redacted] (Rupees [redacted] y), paid by the PURCHASER, to the VENDORS in the following manner: -

   (a) The sum of Rs. [redacted] onl y) is paid vide Cheque no 173456 dated 02/02/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MRS. MARIA SENA CONNIE DIAS.

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For SWAPNA DEVELOPERS

PARTNERS

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(b) The sum of Rs. [redacted] only) is paid vide Cheque no 173535 dated 02/05/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MRS. MARIA SENA CONNIE DIAS.

(c) The sum of Rs. [redacted] only) is paid vide 173457 dated 02/02/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MR. LEON EMMANUEL DIAS.

(d) The sum of Rs. [redacted] only) is paid vide Cheque no 173536 dated 02/05/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MR. LEON EMMANUEL DIAS.

(e) The sum of Rs. [redacted] only) is paid vide Cheque 173458 dated 02/02/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MRS. LEANNE ELAINE DIAS.

(f) The sum of Rs. [redacted] only) is paid vide Cheque 173537 dated 02/05/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MRS. LEANNE ELAINE DIAS.

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For SWAPNA DEVELOPERS

PARTNERS

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(g) The sum of Rs. [redacted] only) is paid vide Cheque 173459 dated 02/02/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MR. VERISSIMO WYN COUTINHO.

(h) The sum of Rs. [redacted] only) is paid vide Cheque 173538 dated 02/05/2011 drawn on I C I C I Bank Ltd, Margao-Goa, Branch in favour of MR. VERISSIMO WYN COUTINHO.

The receipt of which the VENDORS hereby admit and acknowledge to have been received the afore-referred amount from the PURCHASER towards the entire sale price of the property hereby sold, the VENDORS do hereby CONVEY and TRANSFER, by way of Absolute Sale, unto the PURCHASER, free from all encumbrances, the property described in the SCHEDULE hereinafter appearing so that the PURCHASER shall HAVE, HOLD, OWN, POSSESS and ENJOY the said land, along with all that is situated therein and together with all easements, rights, interests, benefits, advantages etc., available to the said land or to the owner of the said land, as absolute owner thereof, for all times hereafter.

2. The possession of the said land as described in SCHEDULE hereinafter appearing is handed over to the PURCHASER, today. The VENDORS do hereby give their

...9

For SWARNA DEVELOPERS

PARTNERS

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'No Objection' for entering or transferring the name of the PURCHASER in the survey records pertaining to the said land hereby sold.

3. The VENDORS whilst executing this Deed hereby covenant with the PURCHASER in respect to the property described in SCHEDULE as under:

(a) That the VENDORS are the exclusive owners in possession of the said property described in SCHEDULE hereinafter appearing and have right, title and absolute authority to deal with the same in any manner as they wish without interference of whomsoever nature.

(b) That the title of the VENDORS to the said property hereby sold is free, clear and marketable and is free from all encumbrances.

(c) That the said property hereby sold is not subject matter of any Agreement or transaction with any third party.

(d) That the said property hereby sold are not subject matter of any litigation or proceedings including the claims under the Mundkar or Agricultural Tenancy Act.

(e) That the said property hereby sold is not the subject matter of acquisition of land under the Land

...10

For SWAPNA DEVELOPERS

PARTNERS

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(f) Acquisition Act or compulsory acquisition of properties.

(g) That the said property hereby sold is not subject matter of any order of seizure and/or attachment, or any order restricting the use thereof.

4. The VENDORS covenant with the PURCHASER that they have full right, title, and power and Absolute Authority to sell the property described in SCHEDULE hereinafter appearing. The PURCHASER may hereafter peaceably and quietly possess, hold use and enjoy the said property described in SCHEDULE without any interruption or disturbance claim or demand of whatsoever nature from the VENDORS or on the part of any persons claiming through or under the VENDORS.

5. The VENDORS further agree and undertake to indemnify and keep indemnified the PURCHASER against any defect in the title and/or against any claim, right, interest by way of tenancy, caretaker rights, cultivator rights in this behalf, fully and effectually in all respects and keep the PURCHASER harmless and fully compensated against any such claims, demands and disputes and in the event the PURCHASER is deprived of the said property or any part thereof corresponding to the loss or damage occasioned to the PURCHASER.

6. The VENDORS agree and undertake to execute or cause to be done or executed at the request of PURCHASER all

...11 .

For SWAPNA DEVELOPERS

PARTNERS

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such further Acts, Deeds, Matters and Things, which may in the opinion of PURCHASER be necessary for further and more perfectly conveying and assuring to the PURCHASER the property described in SCHEDULE hereinafter appearing.

7. The VENDORS hereby authorizes the PURCHASER to get recorded the said property described in SCHEDULE in the name of the PURCHASER in all Government records including City survey records.

8. The market value of the property described in SCHEDULE hereby sold is the sum of Rs 1,25,00,000=00 (Rupees One Crore Twenty Five Lakhs Only).

SCHEDULE

ALL THAT LAND, forming the part of the bigger property known as "CAVIRA XETAVELEM (MORADANTUM)", situated at Aquem Baxio, Navelim, within the Limits of Margao Municipal Council, Taluka and Sub-District, of Salcete, District of South Goa, State of Goa, entire property described in the Land Registration Office of Salcete, under No. 11848 of Book 30, and inscribed under no 40894 of Book G-46 surveyed under Chatta No. 25 of P.T. Sheet No. 289 of Margao City, admeasuring an area of 2670 square metres, and is bounded as per the Land Registration, on the EAST by water drain; on the WEST by the property of Joao Silvalem commonly Olevalem of Fabrica of Church of Navelim; on the NORTH by the property Ecavoir

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For SWAPNA DEVELOPERS

PARTNERS

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Xettavelea Morodantum of the heirs of Vicente Avelino de Souza and with the same name of Joao Conceicao Vas and on the South by water drain.

As per the present Survey records this property hereby sold is bounded as under:-

On the East:-	By water drain;
On the West:	By the property surveyed under Chalta no 21 of P T Sheet no 289;
On the North	By the property surveyed under Chalta no 51 of P T Sheet no 289;
On the South:-	By the property surveyed under Chalta no 2,42,6 & 7 of P T Sheet no 303 and partly by water drain.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

SIGNED AND DELIVERED
by the within named the
VENDORS



Maria Sena Connie Dias

Maria Sena Connie Dias

1. MRS. MARIA SENA CONNIE DIAS

...13

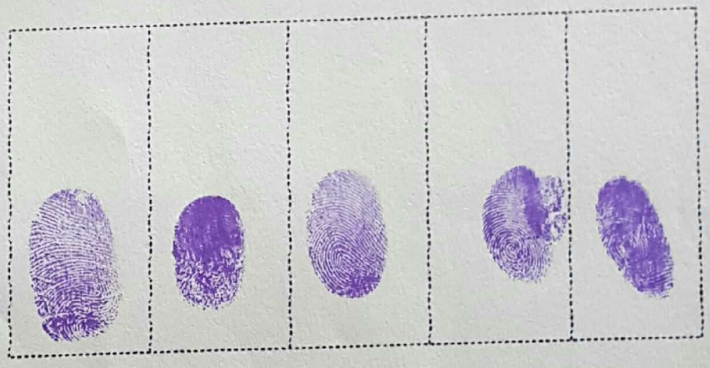
For SWAPNA DEVELOPERS

PARTNERS

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L H F I of Mrs. Maria Sena Connie Dias



R H F I of Mrs. Maria Sena Connie Dias

...14

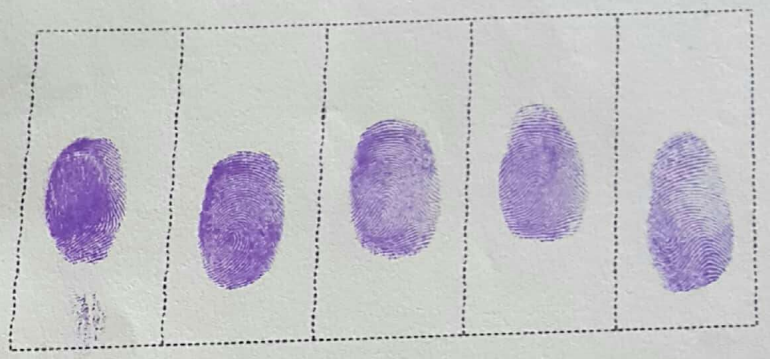
For SWAPNA DEVELOPERS

PARTNERS

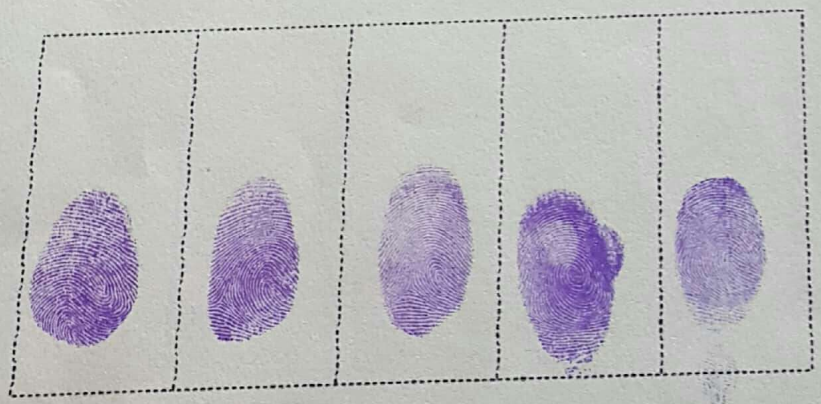
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2. MR. LEON EMMANUEL DIAS



L H F I of Mr. Leon Emmanuel Dias



R H F I of Mr. Leon Emmanuel Dias

...15

For SWAPNA DEVELOPERS

PARTNER

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Leanne

Leanne Elaine Dias

3. MRS. LEANNE ELAINE DIAS



L H F I of Mrs. Leannie Elaine Dias



R H F I of Mrs. Leannie Elaine Dias

...16

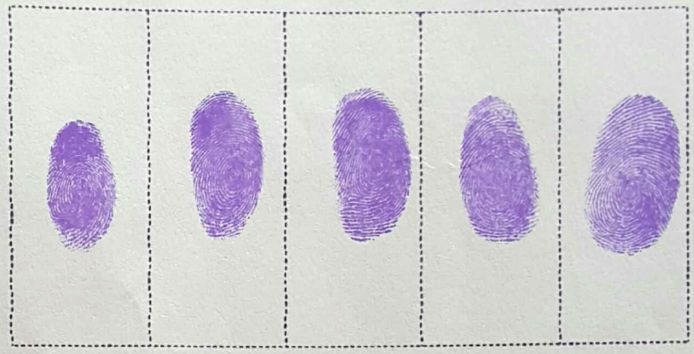
For SWAPNA DEVELOPERS

PARTNERS

Scanned with CamScanner



4. MR. VERISSIMO WYN COUTINHO



L H F I of Mr. Verissimo Wyn Coutinho



R H F I of Mr. Verissimo Wyn Coutinho

...17

For SWARNA DEVELOPERS

PARTNERS

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SIGNED AND DELIVERED
by the within named
PURCHASER



For SWAPNA DEVELOPERS

PARTNERS

3. SHRI. PRAKASH KAPURCHAND KOTHARI, for self and as authorised representative of (b) SMT. SUGANBEN *KAPURCHAND KOTHARI* partners of M/S. SWAPNA DEVELOPERS



L H F I of Shri. Prakash K. Kothari



R H F I of Shri Prakash K. Kothari

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For SWAPNA DEVELOPERS

PARTNERS

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WITNSSES:-

1. SANGAM S. PAIKANE

2. SANDRA MIRANDA

For SWAPNA DEVELOPERS

PARTNERS

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GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office of Inspector of Survey and Land Records

MARGAO - GOA

Inward No:1258

Plan Showing plots situated at

City : MARGAO

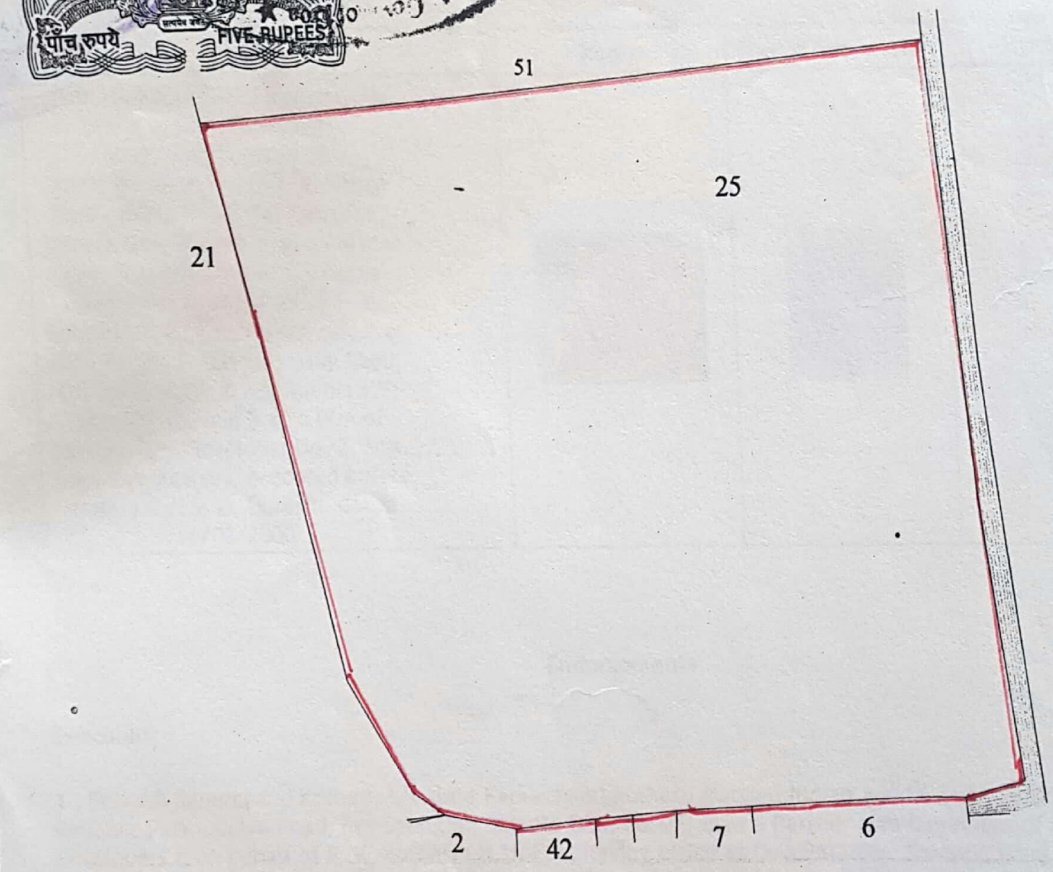
Taluka : SALCETE

P.T.Sheet No. : 289 / Chalta No.25

Scale : 1 :500

1/11/10

Inspector of Survey & Land Records.



Maria Sena Connie Dias

Generated By : DILIP NAIK

On : 01-11-2010

Compared By:

1/11/10

For SWAPNA DEVELOPERS
PARTNER
Scanned with CamScanner

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 06-05-2011 12:25:09 PM

Document Serial Number : 2643

Presented at 11:59:00 AM on 06-05-2011 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps.
1	Registration Fee	[redacted]
2	Processing Fees	
	Total :	

Stamp Duty Required: [redacted] Sta[redacted]0

Prakash Kapurchand Kothari presenter

Name	Photo	Thumb Impression	Signature
Prakash Kapurchand Kothari,s/o. late Kapurchand Kothari , Married,Indian,age 56 Years,Business,r/o G-2, Reliance Park , Colva Road, Per Seraulim, Salcete Goa, Forself & as a Partner cum Developer of M/s. Swapna Developers & on behalf of P. K. Kothari (H.U. F.) , having office at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri(W) Mumbai 400 058 & also POA of Partner Cum Developer No. 2, Smt. Suganben Kothari, executed before Notary Shri S. H. Qureshi, dated 16/03/2000			For SWAPNA DEVELOPERS PARTNER

Endorsements

Executant

1 . Prakash Kapurchand Kothari, s/o. late Kapurchand Kothari, Married,Indian,age 56 Years,Business,r/o G-2, Reliance Park , Colva Road, Per Seraulim, Salcete Goa, Forself & as a Partner cum Developer of M/s. Swapna Developers & on behalf of P. K. Kothari (H.U. F.) , having office at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri(W) Mumbai 400 058 & also POA of Partner Cum Developer No. 2, Smt. Suganben Kothari, executed before Notary Shri S. H. Qureshi, dated 16/03/2000

Scanned with CamScanner

Photo	Thumb Impression	Signature
		For SWAPNA DEVELOPERS PARTNERS

Scanned with CamScanner

2 . Maria Sena Connie Dias, w/o. late Lino Sapencio Dias, widow,Indian,age 51 Years,House-Wife,r/oH.No.499/8/II Coutinho Enclave, Dongorim, Navelim, Salcete Goa.

Photo	Thumb Impression	Signature
		Maria Sena Connie Dias

3 . Leon Emmanuel Dias, s/o. late Lino Sapencio Dias, UnMarried,Indian,age 29 Years,Service,r/oH.No.499/8/II Coutinho Enclave, Dongorim, Navelim, Salcete Goa.

Photo	Thumb Impression	Signature
		

4 . Leanne Elaine Dias, d/o. late Lino Sapencio Dias, Married,Indian,age 26 Years,House-Wife,r/oH.No.4/1568 Walburg's Villa, Nr. Torsanzor, Vodhyanagar, Aquem,Margao Goa

Photo	Thumb Impression	Signature
		

5 . Verissimo Wyn Coutinho, s/o. Mr. Walburg Coutinho, Married,Indian,age 30 Years,Business,r/oH.No.4/1568 Walburg's Villa, Nr. Torsanzor, Vodhyanagar, Aquem,Margao Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Vivekanand V. Sukhthankar , s/o. Venkatesh Sukhthankar,Married,Indian,age 50 Years,Advocate,r/o Vivek 1, Opp. SBI, Ponda Goa.	

Scanned with CamScanner

Book-1 Document
Registration Number MGO-BK1-02622-2011
CD Number MGOD51 on
Date 06-05-2011

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Scanned with CamScanner

1762/11

1752

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR,TALUKA SALCETE/MARGAO

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 25/Mar/2011 03:07 PM

Receipt No: 6718 Date of Receipt: 25/Mar/2011

Serial No. of the Document: 1762

Nature of Document: Sale

Received the following amounts from Sri Prakash Kapurchad Kothari for Registration of above Document in Book-1 for the year 2011

	Rs.Ps
Registration Fee	
Processing Fees	
Total :	

Amount in words: Rupees [redacted] Ten **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: ----------

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 / / 28/03/2011

Signature of the person receiving the Document Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

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INDUSIND BANK LTD
CHAZE ART GALLERY
ABADE FARLA ROAD
MARGAO-GOA-403 601
D-5/STP(V)/C.R/35/8/2006-RD(PART-I)

भारत 03884 NON JUDICIAL गोवा
INDIA STAMP DUTY GOA

Name of Purchaser SWAPNA DEVELOPERS
For Indusind Bank Ltd.

Authorised Signatory

SAMIR VERNEKAR
BRANCH HEAD
S.S. No. 573

1762/11

INDUSIND BANK LTD
CHAZE ART GALLERY
ABADE FARLA ROAD
MARGAO-GOA-403 601
D-5/STP(V)/C.R/35/8/2006-RD(PART-I)

भारत 03999 NON JUDICIAL गोवा
196354 MAR 19 2011
12:23
PB6675
INDIA STAMP DUTY GOA

Name of Purchaser SWAPNA DEVELOPERS
For Indusind Bank Ltd.

Authorised Signatory

SAMIR VERNEKAR
BRANCH HEAD
S.S. No. 573

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
MARGAO

DEED OF SALE

PRAKASH K. LOTHARI

For SWAPNA DEVELOPERS
...2 PARTNER

For SWAPNA DEVELOPERS
PARTNERS

187500

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THIS DEED OF SALE is made and executed at Margao, Goa, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, on this Twenty-second day of March in the year Two thousand and eleven (22/03/2011)

BETWEEN

1. MRS. JOANA JACQUES FERNANDES aged about 79 years, w/o Mr. Gilman Fernandes, d/o Piedade Jacques married, Advocate, holding Permanent Account No [redacted] and her husband;

2. MR. GILMAN ROZARIO ANTONIO FERNANDES aged about 81 years, s/o late Rudolfo Fernandes, married, Advocate, holding Permanent Account No [redacted] both residing at First floor Aliaedos Bldg, Abade Faria Road, Margao, Salcete-Goa. Vendor no 1 MRS. JOANA JACQUES FERNANDES is represented in this Deed by her husband VENDOR no 2 MR. GILMAN ROZARIO ANTONIO FERNANDES and duly constituted Attorney in terms of Power of Attorney dated 16/03/2011 executed before Notary Shri V. V. Sukhthanker at Margao-Goa, under his Registration no. 4345/11 dated 16/03/2011 a Notarised copy is presented along with this Deed, hereinafter referred to as the "THE VENDORS" (which expression unless repugnant to the context or meaning thereof shall mean and include its Directors, assigns, administrators, successors) OF THE FIRST PART

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For SWAPNA DEVELOPERS

PARTNERS

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AND

3. M/S. SWAPNA DEVELOPERS, a Partnership Firm, duly registered under the Partnership Act, 1932, having its office and principal place of business at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri (W) Mumbai 400058, holding Permanent Account no [redacted] with its Partners as (a) SHRI. PRAKASH KAPURCHAND KOTHARI, P.K. Kothari (H.U.F) and (b) SMT. SUGANBEN KAPURCHAND KOTHARI represented in this Deed by SHRI. PRAKASH KAPURCHAND KOTHARI, son of late Kapurchand S. Kothari, major of age, married, businessman, Indian National, resident of Andheri (W) Mumbai, and presently residing at G-2, Reliance Park, Colva Road, Per Seraulim, Salcete, Goa, in terms of General Power of Attorney dated 16/03/2000 executed before S H Qureshi, Mumbai, the Notarised Copy of Power of Attorney is produced along with this Deed, hereinafter referred to as the "THE PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include their Partners, successors in office, administrators, and assigns) OF The SECOND PART.

All the parties intervening in this are Indian Nationals.

AND WHEREAS there exists a property known as "CAVIRA XETAVELEM (MORADANTUM)", situated at Aquem Baxio, Navelim, within the Limits of Margao Municipal Council, Taluka and Sub-District, of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete, under No.

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For SWAPNA DEVELOPERS

PARTNERS

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11848 of Book 30, and inscribed under no 40894 of Book G-46, surveyed under Chalta No. 25 of P.T. Sheet No. 289 of Margao City, hereinafter referred to as the said property.

AND WHEREAS the said property is found described under No 11848 of Book 30 and inscribed in favour of one Bruno Antonio Diniz, bachelor, landlord resident of Aquem, in the office of Land Registrar of Salcete under inscription no 40894 dated 12th June 1947.

AND WHEREAS in terms of the Deed of Sale dated 17/12/1990 executed and duly registered in the office of Sub-Registrar of Salcete, at Margao-Goa, under Registration no 605, at pages 495 to 512 of Book No I Vol no 180, dated 06/051991, between said Bruno Antonio Diniz as vendor and Mrs. Maria Sena Connie Dias and Mrs Joana Jacques Fernandes that is the vendor no 1 hereinabove, the Vendor no 1 hereinabove purchased an area of 1500 sq mts forming the Northern part of the said property

AND WHEREAS the area purchased by the member no 1 of the Vendors hereinabove came to be partitioned and surveyed under Chalta no 51 of P T S no 289, which is more particularly described in SCHEDULE hereinafter appearing and became its absolute owners in possession.

AND WHEREAS the VENDORS have offered to sell the said property as described in SCHEDULE hereinafter appearing to the PURCHASER and for that purpose have represented as under:-

(a) That the property described in SCHEDULE is free from all

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For SWAPNA DEVELOPERS

PARTNERS

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charges, encumbrances, liens, attachments etc.

(b) That VENDORS are the sole owners in possession of the property as described in SCHEDULE and have the absolute authority and power to deal with the same in any manner, as they like.

(c) The VENDORS have clear and marketable title to the said property as described in SCHEDULE.

(d) That there is no claim of whatsoever nature raised by any person/s either under Mundkar Act or under Tenancy Act or under any other law.

(e) That the said property is not subject matter of any notice or notification or proceedings under the Land Acquisition Act or administration or evacuee property Act etc.

(f) That there are no dues or the charges of any nature payable by the VENDORS in connection or in respect to the said property or any part thereof of said properties to any Authorities or the Local Bodies.

AND WHEREAS the PURCHASER has verified the title of the VENDORS and is satisfied that the VENDORS have full, valid and Marketable title to the property as described in SCHEDULE.

AND WHEREAS the VENDORS have proposed to sell and the PURCHASER has proposed to purchase the said property described in SCHEDULE for the total price consideration of Rs 95,00,00,000=00 (Rupees ninety five lakhs only).

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For SWAPNA DEVELOPERS

PARTNERS

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AND WHEREAS after considering the aforesaid representations and verifying the same to be true, the PURCHASER has agreed to purchase the said property for the purpose of development by constructing multistoried building/s thereon consisting of row bungalows, independent bunglows, flats, studios, shops, stilt parking and garages and other premises to be disposed off on the ownership basis or in any other manner deemed fit by the PURCHASER in his sole discretion.



NOW THIS DEED WTINESSES AS UNDER:

1. For the total price consideration of Rs [redacted] (R[redacted] only) paid by the PURCHASER, to the VENDORS in the following manner:-

   (a) The sum of Rs. [redacted] hs only) is paid vide Draft No 2145 dated 17/02/2011 drawn on ICICI Bank, Margao-Goa, Branch, in the name of VENDOR no 1 MRS. JOANA JACQUES FERNANDES.

   (b) The sum of Rs. [redacted] paid vide Draft No 2454 dated 18/03/2011 drawn on ICICI Bank, Margao-Goa, Branch, in the name of VENDOR no 1 MRS. JOANA JACQUES FERNANDES.

   (c) The sum of Rs. [redacted] only) is paid vide Draft No 2146 dated 17/02/2011 drawn on ICICI Bank, Margao-Goa, Branch, in the name of VENDOR no 2 MR. GILMAN FERNANDES.

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For SWAPNA DEVELOPERS

PARTNERS

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(d) The sum of Rs.) is paid vide Draft No 2453 dated 18/03/2011 drawn on ICICI Bank, Margao-Goa, Branch, in the name of VENDOR no 2 MR. GILMAN FERNANDES.

The receipt of which the VENDORS hereby admit and acknowledge to have been received the afore-referred amount from the PURCHASER towards the entire sale price of the property hereby sold, the VENDORS do hereby CONVEY and TRANSFER, by way of Absolute Sale, unto the PURCHASER, free from all encumbrances, the property described in the SCHEDULE hereinafter appearing so that the PURCHASER shall HAVE, HOLD, OWN, POSSESS and ENJOY the said land, along with all that is situated therein and together with all easements, rights, interests, benefits, advantages etc., available to the said land or to the owner of the said land, as absolute owner thereof, for all times hereafter.

2. The possession of the said land as described in SCHEDULE hereinafter appearing is handed over to the PURCHASER, today. The VENDORS do hereby give their 'No Objection' for entering or transferring the name of the PURCHASER in the survey records pertaining to the said land hereby sold.

3. The VENDORS whilst executing this Deed hereby covenant with the PURCHASER in respect to the property described in SCHEDULE as under:

(a) That the VENDORS are the exclusive owners in possession of the said property described in

For SWAPNA DEVELOPERS

PARTNERS

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SCHEDULE hereinafter appearing and have right, title and absolute authority to deal with the same in any manner as they wish without interference of whomsoever nature.

(b) That the title of the VENDORS to the said property hereby sold is free, clear and marketable and is free from all encumbrances.



(c) That the said property hereby sold is not subject matter of any Agreement or transaction with any third party.

(d) That the said property hereby sold are not subject matter of any litigation or proceedings including the claims under the Mundkar or Agricultural Tenancy Act.

(e) That the said property hereby sold is not the subject matter of acquisition of land under the Land

(f) Acquisition Act or compulsory acquisition of properties.

(g) That the said property hereby sold is not subject matter of any order of seizure and/or attachment, or any order restricting the use thereof.

4. The VENDORS covenant with the PURCHASER that they have full right, title, and power and Absolute Authority to sell the property described in SCHEDULE hereinafter appearing. The PURCHASER may hereafter peaceably

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For SWARNA DEVELOPERS

PARTNERS

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and quietly possess, hold use and enjoy the said property described in SCHEDULE without any interruption or disturbance claim or demand of whatsoever nature from the VENDORS or on the part of any persons claiming through or under the VENDORS.

5. The VENDORS further agree and undertake to indemnify and keep indemnified the PURCHASER against any defect in the title and/or against any claim, right, interest by way of tenancy, caretaker rights, cultivator rights in this behalf, fully and effectually in all respects and keep the PURCHASER harmless and fully compensated against any such claims, demands and disputes and in the event the PURCHASER is deprived of the said property or any part thereof corresponding to the loss or damage occasioned to the PURCHASER.



6. The VENDORS agree and undertake to execute or cause to be done or executed at the request of PURCHASER all such further Acts, Deeds, Matters and Things which may in the opinion of PURCHASER be necessary for further and more perfectly conveying and assuring to the PURCHASER the property described in SCHEDULE hereinafter appearing.

7. The VENDORS hereby authorizes the PURCHASER to get recorded the said property described in SCHEDULE in the name of the PURCHASER in all Government records including City survey records.

For SWAPNA DEVELOPERS

PARTNERS

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8. The market value of the property described in SCHEDULE hereinafter appearing hereby sold is the sum of Rs 95,00,00,000=00 (Rupees ninety-five lakhs only)

SCHEDULE

ALL THAT LAND, forming the part of the bigger property known as "CAVIRA XETAVELEM (MORADANTUM)", situated at Aquem Baxio, Navelim, within the Limits of Margao Municipal Council, Taluka and Sub-District, of Salcete, District of South Goa, State of Goa, entire property described in the Land Registration Office of Salcete, under No. 11848 of Book 30, and inscribed under no 40894 of Book G-46 surveyed under Chalta No. 51 of P.T. Sheet No. 289 of Margao City, admeasuring an area of 1500 square metres, and is bounded as per the Land Registration, on the EAST by water drain; on the WEST by the property of Joao Silvalem commonly Olevalem of Fabrica of Church of Navelim; on the NORTH by the property Ecavoir Xettavelea Morodantum of the heirs of Vicente Avelino de Souza and with the same name of Joao Conceicao Vas and on the South by water drain

As per the present Survey records this property hereby sold is bounded as under:-

On the East:-	By water drain;
On the West:	By the property surveyed under Chalta no 21 of P T Sheet no 289;
On the North	By the property surveyed under Chalta no 20 & 26 of P T Sheet no 289;
On the South:-	By the property surveyed under Chalta no 25 of P T Sheet no 289.

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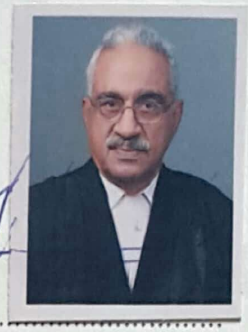
For SWAPNA DEVELOPERS

PARTNERS

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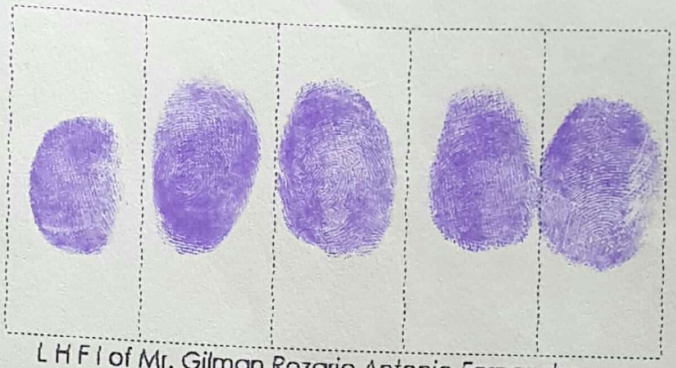
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

SIGNED AND DELIVERED
by the within named the
VENDORS

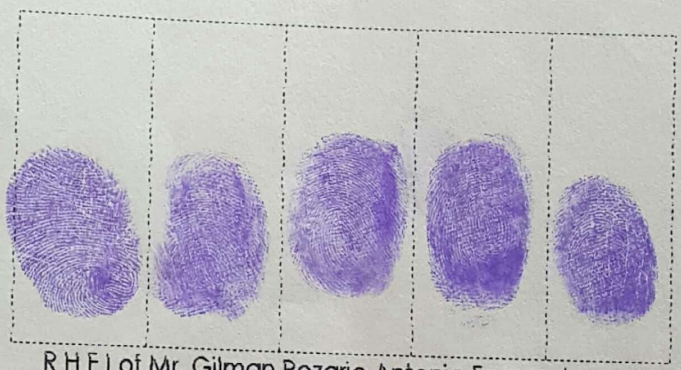


SUB-REGISTRAR OF ASSURANCES

2. MR. GILMAN ROZARIO ANTONIO FERNANDES for self and as P/A of MRS. JOANA JACQUES FERNANDES



L H F I of Mr. Gilman Rozario Antonio Fernandes



R H F I of Mr. Gilman Rozario Antonio Fernandes

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For SWAPNA DEVELOPERS

PARTNERS

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SIGNED AND DELIVERED
by the within named
PURCHASER

THE SUB-REGISTRAR OF ASSURANCES

For SWAPNA DEVELOPERS

PARTNERS



3. SHRI. PRAKASH KAPURCHAND KOTHARI, for self and as authorised representative of (b) SMT. SUGANBEN *KAPURCHAND KOTHARI* partners of *M/S. SWAPNA* DEVELOPERS



L H F I of Shri. Prakash K. Kothari



R H F I of Shri Prakash K. Kothari

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For SWAPNA DEVELOPERS

PARTNERS

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WITNSSES:-

1. SANGAM PAIKANE

2. Sonia Pinto

for SWAPNA DEVELOPERS

PARTNERS

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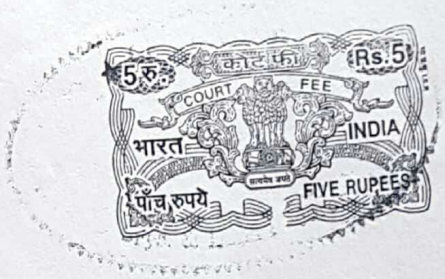
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

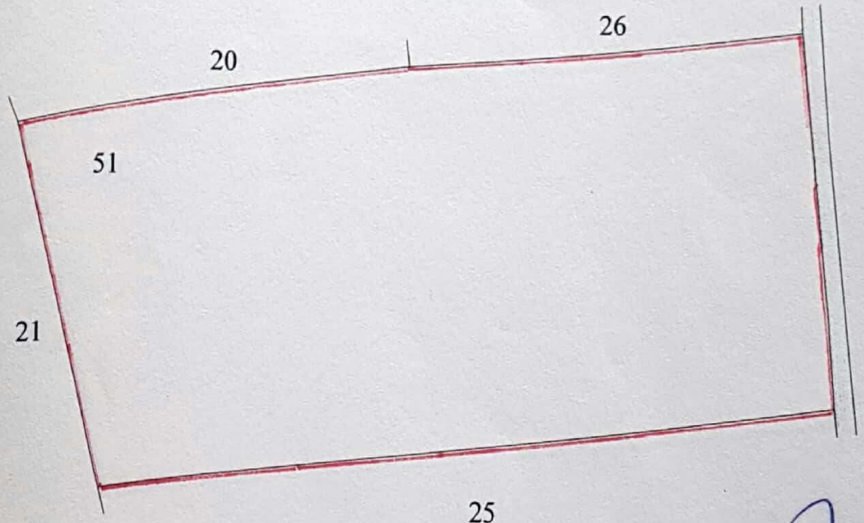
Inward No:1357

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Plan Showing plots situated at
City : MARGAO
Taluka : SALCETE
P.T.Sheet No. 289 / Chalta No.51
Scale : 1 :500

1/12/10
Inspector of Survey &
Land Records.





For SWAPNA DEVELOPERS

PARTNERS

Generated By : DILIP NAIK
On : 30-11-2010

30/11/10
Compared By:

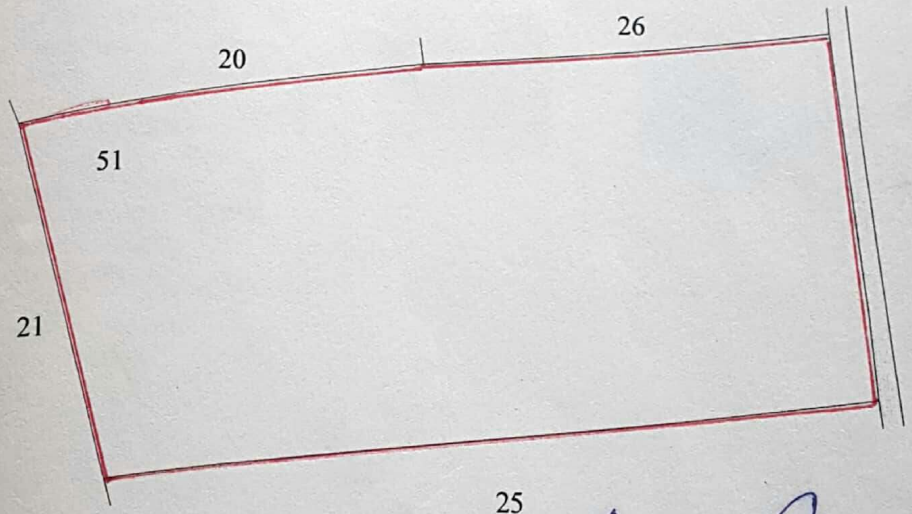
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

Inward No:1357

Plan Showing plots situated at
City : MARGAO
Taluka : SALCETE
P.T.Sheet No. 289 / Chalta No.51
Scale : 1 :500

1/12/10
Inspector of Survey &
Land Records.





For SWAPNA DEVELOPERS

PARTNERS

Generated By : DILIP NAIK
On : 30-11-2010

Compared By:

30/11/10

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 25-03-2011 03:07:03 PM

Document Serial Number : 1762

Presented at 12:38:00 PM on 25-03-2011 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

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

Stamp Duty Required:

Stamp Duty Paid:

Prakash Kapurchad Kothari presenter

Name	Photo	Thumb Impression	Signature
Prakash Kapurchad Kothari ,S/o. P.K. Kothari , Married,Indian,age 52 Years,Business,r/oG-2, Reliance Park, Colva Road, Per Seraulim, Salcete - Goa For self as a partner of M/s. Swapna Developers, having its office and principal place of Business at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri(W), Mumbai 400 058 and as Constituted Attorney of other Partner, by POA dated 16/03/2000 executed before the Notary M.S. Dwivedi at Mumbai.			For SWAPNA DEVELOPERS PARTNERS

Endorsements

Executant

1 . Prakash Kapurchad Kothari , S/o. P.K. Kothari , Married,Indian,age 52 Years,Business,r/oG-2, Reliance Park, Colva Road, Per Seraulim, Salcete - Goa For self as a partner of M/s. Swapna Developers, having its office and principal place of Business at Osia Paradise, Dawood Baug Road, Off Jai Prakash Road, Andheri(W), Mumbai 400 058 and as Constituted Attorney of other Partner, by POA dated 16/03/2000 executed before the Notary M.S. Dwivedi at Mumbai.

Photo	Thumb Impression	Signature

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For SWAPNA DEVELOPERS

PARTNERS

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2 . Gilman Rozario Antonio Fernandes , S/o. Late Rudolfo Fernandes , Married,Indian,age 81 Years,Advocate ,r/o1st floor, Aliaedos Bldg, Abade Faria Road, Margao, Salcete - Goa For self as Vendor No. 2 and as Constituted Attorney of Vendor No. 1, by POA dated 16/03/2011 executed before the Notary V.V. Sukhthanker under Reg No. 4345/11.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Vivekanand V. Sukhthankar , S/o. Venkatesh Sukhthankar ,Married,Indian,age 50 Years,Advocate,r/o Ponda, Goa	

Sub-Registrar

Book-1 Document
Registration Number MGO-BK1-01752-2011
CD Number MGOD50 on
Date 25-03-2011

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

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