

for CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorised Signatory

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

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

(Rupees Ninety Nine Thousand Only)

महत्त्व 38495 NON JUDICIAL मोदा
156293 MAY 11 2017

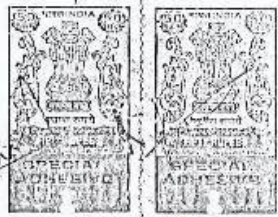


240 200 150 100 50 20 10 5 16:35

R.0099000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser DAN BAHADUR SINGH



Serial No. 514/2012

Presented at the Office of the
Sub-Registrar of Bicholim

between the hours of 1-00 pm

and 1-05 pm on 12-05-2012

Received fees from

Registration

Copying (Police 200)

Copying endorsements

Total Rs

2,70,000.00

300.00

10.00

50.00

2,70,360.00

SUB-REGISTRAR
BICHOLIM

SUB-REGISTRAR
BICHOLIM

SALE DEED

NIRVANA NEST BUILDCON (P) LTD.

DIRECTOR

This Deed of Sale is executed at Bicholim on this 12th day of May, 2017.

BETWEEN

M/s. NIRVANA NEST BUILDCON PVT. LTD. company registered in the office of the Registrar of Companies having its registered office at 268 Maszid Mode, Near Uday Park, New Delhi, Having PAN no AACC N3597Q represented herein by its authorised representative **Mr Gokul Kumar**, (Adhar card no. 496382488513) son of M C. Kumar. 49 years of age, married Business, Indian National, resident of H no 234 Defence Colony Alto, Porvorim, Bardez, Goa, hereinafter referred to as "VENDORS" (which term and expression unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, assignees, executors, administrators or any other person or persons lawfully equitably or otherwise claiming through them) of the **ONE PART.**



AND

(1) **SHRI DAN BAHADUR SINGH** (PAN: BGOPS1192N) son of Shri Chandrabhan Singh, aged 42 years, business, married, Indian National, (2) **SMT. JUHI INDRA BAHADUR SINGH** (PAN: BVRPS9466D) wife of Shri Indra Bahadur Singh, aged about 30 years, business, Indian National, married, both are resident of 'A' Wing, Flat no. 102, Adwalpalkar Park, Bhatulem,

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DIRECTOR

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Panaji-Goa, herein after referred to as the PURCHASER" (which term and expression shall unless repugnant to the context or meaning thereof shall mean and include its/his heirs, legal representatives, assignees, executors, administrators or any other person or persons lawfully equitably or otherwise claiming through him) of the **SECOND PART**.

Whereas the vendor has signed the sale deed but is represented in the office of the sub-registrar of Bicholim Taluka by Shri Shailesh S. Mandrekar, aged 40 years, son of Shri Shantaram Mandrekar, Service, Indian National, married, the resident of Tivim, Bardez Goa, duly authorised person vide the resolution passed by the Board of Directors dated 15th July 2015.



WHEREAS there exists a property known as "GALVARIL DONGOR" or "LAKER" situated at Village BORDEM, within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, inscribed under inscription No. 11582 at page 33 back of Book. G -16 new in favour late Joao Dias described in the Land Registration Office under No. 1965 of Book B-5 New, not enrolled in the Taluka Revenue office and surveyed under Survey No. 65/0 of Village Bordem, which property is more particularly described in Schedule I herein after written and herein after referred to as the Said Property.

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AND WHEREAS the said property which is known as "GALVARIL DONGOR" or "LAKER" originally belonged to Mr. DemuCrisna Pol and his wife Caxi Pol.

AND WHEREAS the said Mr. DemuCrisna Pol and his wife had sold the said property to Mr. Luis Joao Dias vide deed of sale dated 24/01/1942 drawn in the office of Notary Jose Francisco Souza Coelho in Book No.116 at folio 55 to 56 reverse.



AND WHEREAS the vide a Deed of Partition dated 3-1-1963 registered under No. 555 at Folio 91, executed among the legal heirs of Luis Joa Dias the said property was allotted to his son Mr. Eufemiano Dias.

AND WHEREAS on 12-4-2003, Mr. EufemianoConstancio Dias died being survived by his widow Filomena Luis de Souza Menezes e Dias which is confirmed by the Deed of Succession dated 10-12-2003 drawn in the office of Notary -Ex-officio of Ilhas under No.680 at page 81 onwards.

AND WHEREAS the said Filomena Luisa de Souza Menezes and Luis Lan Dias and Lois De Menezes e Dias and their respective spouses have sold the southern part of the said property with the consent of Mr. VINAYAK DADU PAL alias VINAECA DADU POL and Mr. JAIWANT Dadu pal ALIAS Mr. ZOIVONTA DADU to Mr. Sunil VasudevPadnekar, vide Deed of sale dated 18th December 2008, registered

NIRVANA NEST BUILDCON
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DIRECTOR

[Signature] *[Signature]*

before the Sub Registrar of Bicholim Under No.1104/2008 at pages 194 to 220 ,Book I,Vol.659,dt.18th December 2008 which southern part of the property is more particularly described in Schedule II herein after written and herein after referred to as the southern part of the Property.

AND WHEREAS MYFAIR RESORT (INDIA) LIMITED purchased a part of the southern part of the said Property, admeasuring 18650 Sq. mtrs. from the said Mr. Sunil VasudevPednekar and his wife, vide Deed of Sale dated 2nd April 2009 ,registered before the Sub Registrar of Bicholim Under No. 324/09 at pages 295 to 310 ,Book I. , Vol. 683,dated 2nd April 2009 which part of the property is more described in Schedule III HEREIN after written and herein after referred to as the part of the southern part of the said Property.



AND WHEREAS the Vendor herein has purchased a plot of the said property bearing Nos. CC-3, admeasuring an area of 3700 Sq. Mtr. vide Deed of sale dt. 3/09/2012 registered before Sub Registrar of Bicholim under No. 954 /12 at Page No. 109 to 128 Book No. I Vol. No.1003 dt. 1/10/2012, which part of the property is more clearly described in Schedule IV herein after written and herein after referred to as the said plot.

AND WHEREAS the purchaser herein has approached the Vendor to purchase balance FSI on the total plot of 3700 Sq. Mts. along with exclusive ownership rights of the plot

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admeasuring 1500 Sq. Mts which is demarcated as Plot A in the said attached plan more particularly described in schedule V herein below written and herein after referred to as the "SAID PLOT A" delineated in red colour in the plan annexed hereto.

AND WHEREAS the PURCHASER have executed the agreement for sale dated 23/01/2016 duly executed before the sub registrar of Bicholim bearing registration no. 57/2017 at pages 174 to 195 of Book no. I, Volume no. 1436 dated 10/02/2017 and has made the advance payment of Rs. 20,00,000/- (Rupees Twenty Lakhs only) by issuing cheque dated 23/01/2017 drawn on Central Bank of India Panaji Branch, Goa bearing cheque no. 053741 in favour of M/s. NIRVANA NEST BUILDCON PVT LTD., which cheque had bounced and hence the PURCHASER made good the said payment of 20,00,000/- (Rupees Twenty Lakhs only), by paying the same by a RTGS for the said amount on 24-01-2017, issued from the Cental Bank of India, Panaji Branch.

AND WHEREAS the VENDOR has agreed to sell and the PURCHASERS have agreed to purchase the said Plot A admeasuring an area of 1500.00 square meters, bearing plot no. CC-3 (Part) bearing survey no. 65/0 (part) of Bordem Village, Bicholim Goa forming part of the larger property bearing survey no. 65/0 of village Bordem described in Schedule I for a total consideration of Rs. 90,00,000/- (Rupees Ninety lakhs Only) which being the present market value of the said plot A, and accordingly stamp duty has been paid. The SAID PLOT A is described more fully in

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Schedule-V herein under written and delineated in red colour in the plan attached hereto.

NOW THIS DEED OF SALE IS WITNESS AS UNDER:

1. That in consideration of sum of Rs. 90,00,000/- (Rupees Ninety lakh only), of which Rs. 20,00,000/- (Rupees Twenty Lakhs only) is paid by the PURCHASER by an RTGS for the said amount on 24-01-2017, issued from the Central Bank of India, Panaji Branch, in favour of M/s. NIRVANA NEST BUILDCON PVT LTD. and the balance payment of Rs. 70,00,000/- is made by the PURCHASER out of which Rs. 69,10,000/- has been paid vide Demand Draft drawn on Central Bank of India, Panaji Branch dated 11/05/2017 bearing no. 027505 in favour of NIRVANA NEST BUILDCON PVT LTD. and Rs. 90,000/- has been paid by the PURCHASERS towards the TDS, the receipt whereof the said vendors do hereby acknowledge, the vendors do hereby TRANSFER by way of SALE, the said Plot A admeasuring an area of 1500 Sq. Mts. bearing plot no. CC-3 (Part) bearing survey no. 65/0 (part) of Bordem Village, Bicholim Goa described in schedule V, forming part of the larger property bearing survey no. 65/0 of Village Bordem described in Schedule I below, along with all that remaining FSI of the said plot along with all the privileges, easements and rights to the purchaser to HAVE and to HOLD in his favour permanently and absolutely hereinafter in future.

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DIRECTOR

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2. That the PURCHASERS shall hereafter peacefully and quietly hold, use, possess and enjoy the said plot A, without any claims or demands whatsoever from the VENDORS or any other persons whatsoever.

3. That the VENDORS do hereby covenant and declare that the said plot A hereby transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and that the VENDORS have not done anything whereby the said plot A may be subjected to any lien or attachment by any court or persons whatsoever and the VENDORS covenant to save harmless, indemnify and keep indemnified the PURCHASERS from or against all encumbrances, charges, equities, claims or demands whatsoever.

4. That VENDORS do hereby covenant and declare that the VENDORS have good right, full power and absolute authority to sell and convey the said plot A hereby conveyed or expressed to be conveyed unto the PURCHASER in manner aforesaid.

5. That the VENDORS and all persons claiming under him further covenant that the VENDORS shall and will from time to time, at the cost of the PURCHASER, upon the request of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said plot A and every part thereof to the PURCHASER and placing the PURCHASER in possession of the same according to

NIRVANA NEST BUILDCON (P) LTD

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DIRECTOR


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the true intent and meaning of this deed as shall be or may be reasonably required.

6. The purchaser covenants and admits that the purchaser has taken inspection of all title document of the SAID PLOT A and the SAID PROPERTY and the purchaser is fully satisfied with the title of the Vendor to the "SAID PLOT A" and agrees and undertake not to raise any issues with the Vendor in the future regarding the title of the "SAID PLOT A"
7. The purchaser has taken physical inspection as well as measurement of the SAID PLOT A" and has satisfied themselves with respect to the physical condition, location, and area and undertakes not to raise any issue with respect to the same in the future.
8. The purchaser covenants that he makes this purchase of the "SAID PLOT A" from the VENDOR on "AS IN WHERE IS BASIS" and the purchaser shall not be entitled to make any claims or demands against the VENDOR on the execution of this deed of sale.
9. That the total consideration for the said plot A is Rs. 90,00,000/- (Ninety lakhs only) and as such the stamp duty of Rs. 3,60,000/- (three lakhs sixty thousand only) is payable by the purchaser out of which stamp duty of Rs. 261,000/- (two lakhs sixty one thousand only) was affixed to the agreement for sale dated 23/01/2016 and the stamp duty of Rs. 99,000/-

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DIRECTOR




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(ninety nine thousand only) is affixed hereto which is borne by the purchaser.

10. That the Vendor and the Purchasers hereby declare that the said plot A of the said property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/ LRC/318/77 dated 21/08/1978.

SCHEDULE-I OF THE PROPERTY

Description of the property



All that property known as "GALVARIL DONGOR" or "LAKER" situated at Village BORDEM, admeasuring an area of 79100 sq. mtrs within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, inscribed under inscription No. 11582 at page 33 back of Book. G -16 new in favour late Joao Dias described in the Land Registration Office under No. 1965 of Book B-5 New, not enrolled in the Taluka Revenue office and surveyed under Survey No. 65/0 of Village Bordem, and bounded as under:

Towards North: By Survey no. 62.

Towards South: By Survey No. 16/2 and 16/3.

Towards east: By Survey No. 66 and 67.

Towards West: By Survey No. 63 and 64.

NIRVANA NEST BUILDCON (P) LTD

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DIRECTOR

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SCHEDULE -II OF THE PROPERTY

Description of the southern half of the property

ALL THAT southern part of the property, admeasuring an area of 39950 Sq. Mts. which is the part of the property described herein above and the same bounded as under:

Towards North : By part of the same property bearing
survey No. 65/0
Towards South : By Survey No. 16/2 and 16/3
Towards east : By Survey No. 66 and 67
Towards West : By Survey No. 63 and 64



SCHEDULE -III OF THE PROPERTY

Description of the part of property

ALL THAT part of the southern part of the property admeasuring an area of 18650 Sq. Mts. which is part of the property described in Schedule I herein above and the same is bounded as under:

Towards North : By part of the same property bearing
survey No. 65/0
Towards South : By part of the same property bearing
Survey No. 65/0 and survey No. 16/3
Towards east : By Survey No. 66 and 67
Towards West : By part of the same property bearing
Survey No. 65/0

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DIRECTOR

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SCHEDULE -IV OF THE PROPERTY

Description of the plot of land

ALL THAT Developed plot of land bearing Nos.CC-3 admeasuring an area of 3700 Sq. mtrs which is part of the said the property more particularly described in Schedule - I herein above and the same is bounded as under:

Towards North : By reaming part of the said property
and area acquired for Cannel.
Towards South : By Survey No. 16 and open place.
Towards east : - By Survey No. 66.
Towards West : By Road.

SCHEDULE -V OF THE PLOT HEREBY SOLD

Description of the plot A of the Plot CC-3

ALL THAT PLOT A admeasuring an area of 1500 Sq. Mts. bearing plot no. CC-3 (Part) bearing survey no. 65/0 (part) of Bordem Village, Bicholim Goa forming part of the larger property bearing survey no. 65/0 of village Bordem described in Schedule I above, along with all that remaining FSI of the plot described in Schedule VI herein above, plot A is bounded as under:

Towards North : 5 meters wide Common Access Road.
Towards South : By Survey No. 16 and open place.
Towards East : By Survey No. 66.
Towards West : 6 meters wide internal Road.

NIRVANA NEST BUILDCON (P) LTD

DIRECTOR

Handwritten signature Juri

IN WITNESS WHEREOF THE VENDOR AND THE
PURCHASER HERETO HAVE SET AND SUBSCRIBED
THEIR RESPECTIVE HANDS HEREUNTO ON THE DAY AND
YEAR FIRST HEREINABOVE MENTIONED.

SIGNED SEALED AND DELIVERED BY }
THE WITHIN NAMED VENDOR }
M/S. NIRVANA NEST BUILDCON PVT LTD }
REPRESENTED BY ITS DIRECTOR }
NAMELY SHRI GOKUL KUMAR }

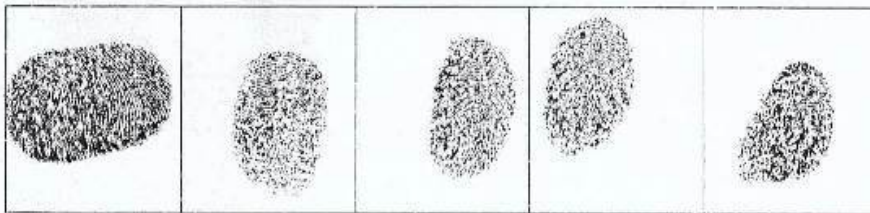


NIRVANA NEST BUILDCON (P) LTD.

DIRECTOR

THE VENDOR

L.H.F.I.



R.H.F.I.



NIRVANA NEST BUILDCON (P) LTD.

DIRECTOR

Joshi

SIGNED SEALED AND DELIVERED BY
THE WITHIN NAMED SHANTADURGA
BUILDERS AND DEVELOPERS
REPRESENTED BY ITS PARTNERS
NAMELY (1) SHRI DAN BAHADUR SINGH



THE PURCHASER NO. 1

L.H.F.I.



R.H.F.I.



NIRVANA NEST BUILDCON (P) LTD.

DIRECTOR

SIGNED SEALED AND DELIVERED BY
THE WITHIN NAMED SHANTADURGA
BUILDERS AND DEVELOPERS
REPRESENTED BY ITS PARTNERS
NAMELY (2) SMT. JUHI INDRA
BAHADUR SINGH



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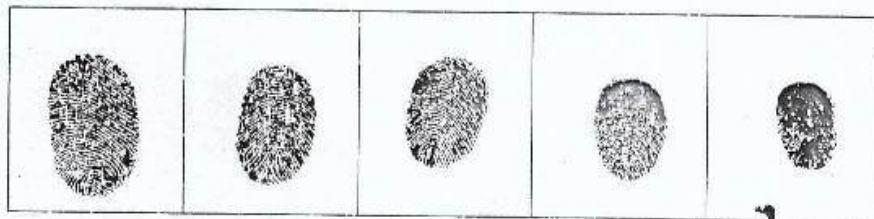
THE PURCHASER NO 2



L.H.F.I.



R.H.F.I.



NIRVANA NEST BUILDCON (P) LTD

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DIRECTOR

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WITNESS:

1. 16th

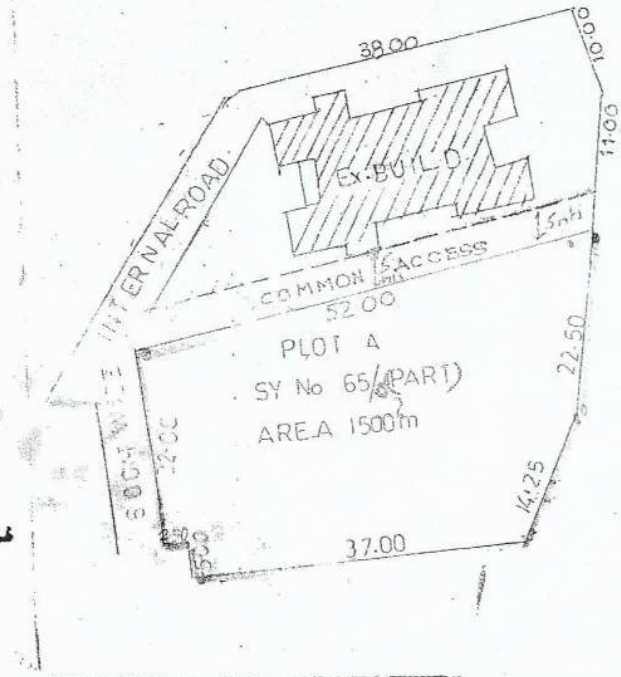
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NIRVANA NEST BUILDCON (P) LTD
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PLAN
PLAN SHOWING PLOT No A ADMEASURING AN AREA OF 1500m² SITUATED IN SY. No 65/(PART) OF VILLAGE BORDER TALUKA BICHOLIM GOA



SCALE 1:500

PLOT BOUNDARY

NIRVANA NEST BUILDCON (P) LTD

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DIRECTOR

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Arturing your Dreams.....
an ISO 9001:2000 Co.

NIRVANA NEST BUILDCON PVT. LTD.

Date : 15th July 2015

BOARD RESOLUTION

Certified copy of Resolution passed in the Board meeting of Directors held on 15th July 2015 held at the registered office : 268, 3rd floor, Masjid Moth, New Delhi.

"Resolved that , Mr. SHAILESH S. MANDREKAR, aged 40 years, son of Shri. Shantaram Mandrekar, occupation service, Indian National, married , resident of Tivim, Bardez, Goa, Is hereby authorized to present and execute all relevant documents including agreement of sale , Deed of Sale, deed of rectification etc respect of plot bearing no. ALL THAT "PLOT No. A) admeasuring an area of 1 Sq. Mts. part of the bigger plot bearing plot no. CC-3 (Part), situated in property known as "LAKER" OR "GALVARIL DONGOR" situated at village BICHOLIM BORDERM, within the limits of Bicholim Municipality, Taluka and Sub-District of Bicholim, District North Goa, State of Goa, described in the Land Registration Office under No. 1965 of Book B-5 New , not enrolled in the taluka Revenue Office and surveyed under survey No. 65/0 of Village Bordem. which property is hereinafter referred to as the said "THE SAID PROPERTY" and to sign before sub resister of Bicholim Goa.

Date: - 15/07/2015

Place:-New Delhi

NIRVANA NEST BUILDCON PVT. LTD.

Mr. Gokul Kumar

4 Director DIRECTOR

ENDORSEMENT

1. M/s. NIRVANA NEST BUILDCON PVT. LTD. company registered in the office of the Registrar of Companies having its registered office at 268 Maszid Mode, Near Uday Park, New Delhi, Having PAN no AACC N3597Q represented herein by its authorised representative Mr Gokul Kumar, (Adhar card no. 496382488513) son of M C. Kumar. 49 years of age, married Business, Indian National, resident of H no 234 Defence Colony Alto, Poryorim, Bardez, Goa.
2. SHRI. DAN BAHADUR SINGH (PAN: BGOPS1192N) son of Shri Chandrabhan Singh, aged 42 years, business, married, Indian National, resident of 'A' Wing, Flat no. 102, Adwalpalkar Park, Bhatulem, Panaji-Goa .
3. SMT. JUHI INDRA BAHADUR SINGH (PAN: BVRPS9466D) wife of Shri Indra Bahadur Singh, aged about 30 years, business, Indian National, resident of 'A' Wing, Flat no. 102, Adwalpalkar Park, Bhatulem, Panaji-Goa



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The execution of this is hereby
Sale 100-7

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1. Dhand



2. Juh



Witnesses

1) Inderbhadur Singh, age 40 years,
married, business, R/o H. No. 10, A Wing
103, 1st floor, Ashwarpal, Park,
Shastri, Panaji, Goa.

2) Ranjeet Singh, age 20 years,
unmarried, student, R/o Ahly, Apt
Sashwade, Borden, Bichole, Goa



and known to the Sub-Registrar
who is personally known
to the Sub-Registrar and identi-
fies him.

- 16th

Bicholim dt. 12th May 2017


SUB-REGISTRAR
BICHOLIM

registered No. 675/2017
at pages 268 to 286
Book No. I Volume No. 1491
Date 20/06/2017


Sub-Registrar

