

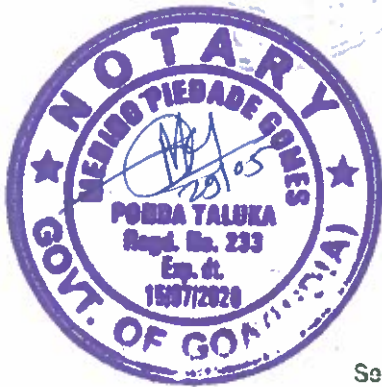
SB CO-OP. BANK LTD.
Ponda, Goa Branch

Officer / Manager

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kaziwada, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/8/2006-RD(PART)

भारत 14417 NON JUDICIAL गोवा
185884 NOV 10 2016
ZERO SEVEN FIVE ZERO ZERO ZERO ZERO 15:36
R.0750000/- PB6651
INDIA STAMP DUTY GOA



Serial No. 2542/2016.
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 10:30
and 11:00 on 11/11/2016

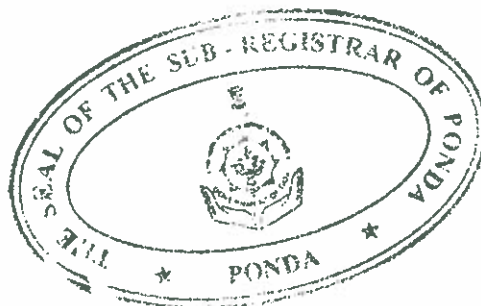
Received fees for Rs. N. P.
Registration 600000-00
Copying (Folios) 120 180-00
Copying Endorsements 10-00
Postage 10-00
Total Rs. 600190-00

RAJASI RAMKRISHNA DHAVALIKAR
For Saad Infrastructure India Pvt. Ltd.

Director

SUB-REGISTRAR
PONDA

SUB-REGISTRAR
PONDA



DEED OF SALE

THIS DEED OF SALE is executed at Ponda, Taluka and
Registration Sub-District of Ponda, District of South Goa, in

shahubdd.

For Saad Infrastructure India Pvt. Ltd.
Director



the State of Goa, on this 10th day November of the Year
Two Thousand and Sixteen;

BETWEEN:

1. **M/s. SUNRISE CASHEW INDUSTRIES**, a Partnership Firm duly constituted and registered under the provisions of the Indian Partnership Act, 1932, having their Office and Principal Place of Business at Nagargaon Road, Valpoi, Sattari, Goa, Holder of PAN No. AASFS2367J, hereinafter, for brevity's sake, being referred to as "**the VENDORS**" (which expression shall be deemed to mean and include the partners for the time being constituting the said Firm and the survivors or survivor of them and the heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally, of the last surviving partner, wherever the context or meaning shall so require or permit),
OF THE ONE PART, duly represented by its partners 1) **Shri SHAIKH SHAHABUDDIN, alias XEC XABODIN**, son of late Shaikh Kamruddin, alias late Xec Latief Jafor, aged about 51 years, married, businessman, Indian National, having Pan Card No AKQPS9048C and resident of Flat Nos. T1 & T2 Third Floor, Building No B4, "MODELS LEGACY" New



Sho-habuddin

2
For Saad Infrastructure India Pvt. Ltd.
Director



Taleigao Road, Taleigao, Tiswadi Goa and (2) **Shri SHAIKH ALTAF HUSSEIN**, son of late Shaikh Kamruddin, alias late Xec Latief Jafor ,age 40 years, married, businessman, having Pan Card No AKQPS9054G ,Indian National and residing at H..No 58, Valpoi,Sattari, Goa. **Mr SHAIKH ALTAF HUSSEIN** is represented herein by his Attorney **Shri SHAIKH SHAHABUDDIN, alias XEC XABODIN** son of late Shaikh Kamruddin, alias late Xec Latief Jafor ,aged about 51 years, married , businessman, Indian National, resident of Flat Nos. T1 & T2 Third Floor, Building No B4,"MODELS LEGACY", New Taleigao Road, Taleigao, Tiswadi Goa, duly constituted vide Power of Attorney dated 05/01/2012, under Registration No 82/1/M/2012.executed before the Notary Adv U.R.Timble Panaji Goa. **OF THE ONE PART.**

AND

2. SAAD INFRASTRUCTURE INDIA PVT LTD. CIN 45200GA2014PTC007421 a registered company in state of Goa, under the co act 1956 & the co act 2013, 48/B Goa dairy road, Ganganagar, Curti Ponda Goa ,having PAN Card No AAVCS2556G and having office at Ponda, Goa, represented through its Director **Mrs. RAJASI**



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For Saad Infrastructure India Pvt. Ltd.

Rajasi
Director



RAMKRISHNA DHAVALIKAR , daughter of Ramkrishna Madhav Dhavalikar (DIN 07272626) aged above 25, married, business, Indian National and residing at H.No 184, Shri Mahalaxmi Temple Bandora, Ponda Goa duly authorised vide resolution at 16/12/15 and here after referred hereinafter, for brevity's sake, being referred to as **"THE PURCHASER"** (which expression shall be deemed to mean and include their heirs, executors, administrators, legal representatives, successors and assigns, jointly and severally, wherever the context or meaning shall so require or permit) **OF THE OTHER PART :**

WHEREAS :

1. There exists a landed property known as **"DONXIVORIL BORODO"**, also known as **"DONXIVORIL BORODO POIQUIM GALVOTTA"** or **"DONXIVORIL BOROD"** or **"GHANERIVORIL BHARAD"** or **"DONXIVADEVORIL"** or **"GALVOTTA"** or **"DHONSI BHAT"**, admeasuring 44,400.00 sq. mts., situated at Bandora, Taluka and Registration Sub-District of Ponda, District of South Goa, in the State of Goa, being described in the Land Registration Office of Ilhas, at Panaji, under Description no. 20812, at folio no.



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For Saad Infrastructure India Pvt. Ltd.
Dhavalika
Director



169 of Book No. B-55 (New Series) and inscribed in the Taluka Revenue Office of . Ponda, at Ponda, under Matriz No. 432 and surveyed during recent land survey, conducted for the purpose of Records of Rights for the Revenue Village of Bandora, under New Survey No. 215/0, the Said Property - **"DONXIVORIL BORODO"** being more particularly described in the **SCHEDULE - I** hereunder written and hereinafter, for brevity's sake, being referred to as **"the Said Property"**;

2 The Said Property was originally belonging to the Comunidade of Bandora, who granted the same on "Aforamento" (Emphyteusis) to Shri Purushottam Nagoji Naik Palang, r/o. Bandora, Ponda, on payment of a yearly ground rent of Rs. 5.50;

3. By virtue of the said grant, the said Purushottam Nagoji Naik Palang acquired the absolute rights to the Said Property, as its Emphyteuta, and the exclusive possession thereof;

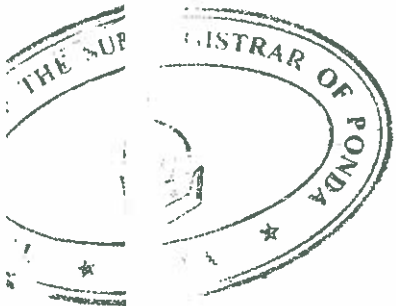
4. In the Orphanological Inventory proceedings instituted in the Comarca Court at Panaji, after the demise of the

Shri Purushottam Nagoji Naik Palang

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For Saad Infrastructure India Pvt. Ltd.

Thavakumar
Director





said Purushottam Nagoji Naik Palang, inter alia, the Said Property was allotted to the share of his widow, Smt. Radhabai Purushottam Naik Palang, towards her moiety-share in the assets of her deceased husband;

5. Pursuant to the said allotment, inter alia, the Said Property was inscribed in the name of the said Smt. Radhabai Purushottam Naik Palang in the Land Registration Office of Ilhas, at Panaji, under Inscription No. 23052, at folio no. 72 (reverse) of Book No. G-36, on 14/01/1954;

6. By virtue of the said allotment, which was confirmed in terms of the Final Order dated 28/09/1922 passed in the said proceedings, the said Smt. Radhabai Palang became absolutely entitled to the Said Property, as Emphyteuta thereof;

7. The Said Smt. Radhabai Palang, by Will dated 30/03/1953, bequeathed the Said Property to her son, Shri Dottu Purushottam Naik Palang;

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For Saad Infrastructure India Pvt. Ltd.

Hawalika
Director



8. The said Will dated 30/3/1953 was drawn by the then Notary of Ilhas, at Panaji, Shri Santa Rita Colaco, at pages 23 (reverse) onwards of Book of Wills No. 23 of the Notarial Records of Ilhas;

9. Pursuant to the said bequeath the Said Property was inscribed in the name of the said Shri Dottu Purushottam Naik Palang in the Land Registration Office of Ilhas, at Panaji, under Inscription No. 25735, at Folio No. 6 of Book No. G-40, on 22/03/1965, after the demise of the said Smt. Radhabai Palang;

10. The said Dottu Purushottam Naik Palang effected the payment of a sum of Rs. 115.50 to the Comunidade of Bandora, towards the remission of ground rent for 21 years in respect of the Said Property, the entry in respect of which payment was recorded under Item No. 34, at pages 27 (reverse) to 28 (reverse) of the Cash Book No. 26 of the said Comunidade, on 7/5/1965;

11. Pursuant to the said remission of ground rent the ownership rights in respect of the Said Property

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For Saad Infrastructure India Pvt. Ltd.
Shahabuddin
Director

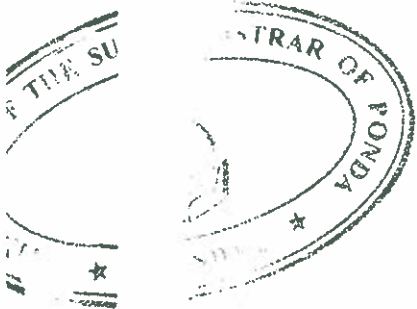


devolved upon the said Shri Dottu Purushottam Naik Palang;

12. The said Shri Dottu Purushottam Naik Palang, who was married to Smt. Hirabai Palang, under the Regime of Communion of Assets, without any ante-nuptial contract, executed a Will dated 12/11/1965, thereby instituting his nephews, Shri Ramanand Nagoji Naik Palang and Shri Mahadeo Nagoji Naik Palang, r/o. Marcel, Ponda, Goa, as his sole and universal heirs;

13. In terms of the said Will dated 12/11/1965 the said Shri Dottu Purushottam Naik Palang bequeathed, inter alia, the Said Property in favour of his abovenamed nephews - Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang, in equal shares;

14. The said Will dated 12/11/1965 was recorded by Shri Xaba Dattaram Sinai Capdi, Assistant to the then, Notary of Ilhas, at Panaji, Shri Antonio Orlando Lobo, at folios 25 (reverse) onwards of Book of Wills No. 44 of the Notarial Records of Ilhas;



Shri Xaba Dattaram Sinai Capdi

8

For Saad Infrastructure India Pvt. Ltd.

Shri Xaba Dattaram Sinai Capdi
Director



15. After the demise of the said Dottu Purushottam Naik Palang on 12/02/1971, his widow - Smt. Hirabai Dottu Naik Palang executed a Deed of Gift dated 30/11/1984, thereby gifting her undivided half share, inter alia, in the Said Property in favour of her abovenamed nephews - Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang, without reservation of any usufruct in respect of the same;

16. The said Deed of Gift dated 30/11/1984 stands registered in the Sub-Registrar's Office of Ponda, under Registration No. 455, at folios 163 to 167 of Book No. I, Volume 105, on 05/12/1986;

17. By virtue of the bequeath made in the said Will dated 12/11/1965 executed by the said Shri Dottu and the said gift made by his widow, the said Smt. Hirabai, vide the Deed of Gift dated 30/11/1984, the said Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang, with their respective wives viz., Sou. Ramabai Ramanand Naik Palang and Sou. Parvati Mahadeo Naik Palang, became the exclusive and absolute owners of the Said Property;

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For Saad Infrastructure India Pvt. Ltd.

Shahabuddin
Director



18. In terms of a Deed of Testamentary Succession dated 4/11/2009 it has been declared that Shri Ramanand Nagoji Naik Palang and Shri Mahadeo Nagoji Naik Palang are the sole and exclusive testamentary heirs of their deceased uncle, late Dottu Purushottam Naik Palang;

19. The said Deed of Testamentary Succession dated 04/11/2009 stands recorded at pages 82 to 83 (reverse) of Notarial Book of Deeds No. 402 by then Ex-Officio Notary of Ponda, Shri Arjun S. Shetye;

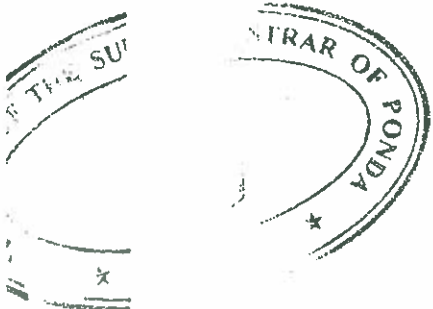
20. Upon the demise of the said Smt. Radhabai Purushottam Naik Palang, Inventory Proceedings No. 1/1992/A were filed by one Shri Purushottam Nagoji Naik Palang in the Court of Civil Judge Senior Division, at Panaji, for partitioning the Said Property;

21. In terms of the Order dated 21/10/2008, passed in the said proceedings the Said Property was allotted to the said Shri Ramanand Nagoji Naik Palang and Shri Mahadeo Nagoji Naik Palang, in view of the aforesaid

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For Saad Infrastructure India Pvt. Ltd.

Shahabuddin
Director





22. By virtue of the said Deed of Testamentary Succession dated 4/11/2009 and the Orders dated 21/10/2008 and 28/1/2009 passed in the said Inventory Proceedings No. 1/1992/A the ownership of Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang and their respective wives viz., Sou. Ramabai Ramanand Naik Palang and Sou. Parvati Mahadeo Naik Palang, in respect of the Said Property was confirmed;

23. The names of the said Shri Ramanand Naik Palang and Shri Nagoji Naik Palang were then recorded in the Occupant's Column in the respective Records of Rights, as the sole occupants of the Said Property;

24. In terms of a Deed of Sale dated 29th December, 2011 the said Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang, and their respective wives viz., Sou. Ramabai Ramanand Naik Palang and Sou. Parvati Mahadeo Naik Palang sold in favour of the Vendors abovenamed Rights to 40760 upon 44400th Undivided Share in the Said Property, for a total consideration of Rs. 4.80 Crores (Rupees four crores

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For Saad Infrastructure India Pvt. Ltd.

Manalita
Director



eighty lakhs only), which represents the present market value of the said Undivided Share;

25. The said Deed of Sale dated 29th Dec., 2011 stands registered in the Sub-Registrar's Office of Ponda, at Ponda, under Registration No. 393, at pages 34 to 57 of Book No. I, Vol. 1998, on 4/4/2012;

26. By virtue of the said Deed of Sale dated 29th Dec., 2011 the Vendors abovenamed became the absolute and exclusive owners of Rights to 40760 upon 44400th Undivided Share in the Said Property and the said Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang, and their respective wives viz., Sou. Ramabai Ramanand Naik Palang and Sou. Parvati Mahadeo Naik Palang continue to be the Owners of the remaining Rights to 3640 upon 44400th Undivided Share in the Said Property;



27. Pursuant to the said purchase of the said Undivided Share in the said Property, requisite Mutation Proceedings were adopted and the name of the Vendors abovenamed was recorded in the Occupants'

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For Saad Infrastructure India Pvt. Ltd.

Thavalika
Director



column in the respective Records of Rights, as Co-Occupants of the same;

28. In terms of an Agreement dated 29th Dec., 2011 executed between the said Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang and their respective wives and the Vendors abovenamed, it has been agreed that the Vendors shall carry out the sub-division of the Said Property in such a way that the developed plots having an aggregate area of 1820.00 sq. mts. can be separated from the Said Property, for being allotted to the said Shri Ramanand Nagoji Naik Palang and his wife, towards their share in the Said Property, and the developed plots, having an aggregate area of 1820.00 sq. mts., can be separated from the Said Property, for being allotted the said Shri Mahadev Nagoji Naik Palang and his wife, towards their share in the Said Property;

29. The Vendors then prepared a project for the development and sub-division of the Said Property into various plots ("the Said Sub-Division Scheme", for short)

Shahabuddin

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For Saad Infrastructure India Pvt. Ltd.

Thavakita
Director



and submitted the same to the concerned authorities, for approval;

30. The Town Planner in the Town & Country Dept. Department at Ponda gave its No Objection for issuing Provisional N. O. C. for the said Sub-Division Scheme vide his Letter No. TPP/Sub-div/Band/215/12/964 dated 05/12/2012;

31. Based upon the said approval by the Town Planner, the Village Panchayat of Bandora gave its Provisional N. O. C. for the said Sub-Division Scheme vide its Letter No. VPB/2013-14/527 dated 20/09/2013;

32. The Collector of North Goa, Panaji gave the Conversion Sanad in respect of the said Sub-Division Scheme vide No RB/CNV/PON/COLL/09/2012 dated 05/08/2014 .



33. Pursuant to the said Agreement dated 29th Dec., 2011 executed between the said Shri Ramanand Nagoji Naik Palang and Shri Mahadev Nagoji Naik Palang and their respective wives and the Vendors, the Vendors

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For Saad Infrastructure India Pvt. Ltd.
Shahabuddin
Director



have reserved Plot Nos.29, Plot No 42, Plot No 43, Plot No 44, Plot No 45, Plot No 46, Plot No 54, Plot No 55, Plot No 57 & Plot No 58, in all admeasuring 3695.70 sq.mts sq. mts. of the said Sub-Division Scheme for the Co-Owners viz., Shri Ramanand Nagoji Naik Palang and his wife and., Shri Mahadev Nagoji Naik Palang and his wife, to be allotted to them towards their share in the Said Property;

34. . The Town Planner in the Town & Country Dept. Department at Ponda gave its No Objection for issuing Final N. O. C. for the said Sub-Division Scheme vide his Letter No TPP/Sub-div/Band/215/2015/592 dated 22/05/2015 ;

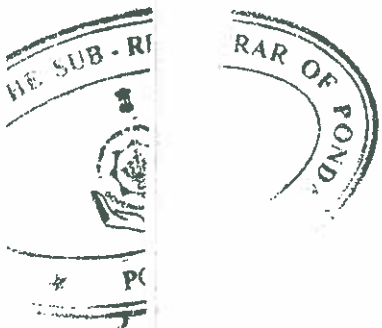
35. Based upon the said approval by the Town Planner, the Village Panchayat of Bandora gave its Final N. O. C. for the said Sub-Division Scheme vide its Letter No. VPB Final- Noc/2015-16/494 dated 01/06/2015.

36 In terms of a deed of partition, dated 25/01/2016 and presented in the office of the sub registrar Ponda under

Shahabuddin.

For Saad Infrastructure India Pvt. Ltd.

Hawalita
Director





36 In terms of a deed of partition, dated 25/01/2016 and presented in the office of the sub registrar Ponda under Reg No .636/16, at pages 292 to 318 of Book No I, Vol No 3079 dated 01/02/2016, the vendors on one side and said Shri Ramanand Palang and Shri Mahadev Palang along with their spouses on the other partitioned the said land as per the arrangement in the said agreement, dated 29th Dec., 2011 the Vendors have allotted said Plot Nos.29, Plot No 42, Plot No 43, Plot No 44, Plot No 45, Plot No 46, Plot No 54, Plot No 55, Plot No 57 & Plot No 58, in all admeasuring 3695.70 sq.mts . of the said Sub-Division Scheme for the Co-Owners viz., Shri Ramanand Nagoji Naik Palang and his wife and., Shri Mahadev Nagoji Naik Palang and his wife ,and their successors in interest, to be allotted to them towards their share in the Said Property;

37. It has been agreed between the parties hereto that the Vendors shall sell to the Purchaser and the Purchaser shall purchase from the Vendors all that the Plot of Land viz., **Plot No 7.**, admeasuring **3772.55 .sq mts.**, of the said Sub--Division Scheme for a total

Shahabuddin

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For Saad Infrastructure India Pvt. Ltd.
Shahabuddin
Director





consideration of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) which represents the present market value of the Said Plot.

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

1That in pursuance of the said Agreement and in consideration of the said sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) out of which , a sum of Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs only) is paid via cheque number 00000000000003 of HDFC Bank Ltd. Dated 6/05/2016 and Rs. 20,00,000/- (Rupees Twenty Lakhs only) is paid to the Sunrise Cashew Industries Acc no: 1913957580 of Central Bank of India, Valpoi Branch. the receipt of the which sum THE VENDORS do hereby admit and acknowledge and every part thereof do hereby acquit ,release and discharge the Purchaser. THEY the VENDORS ,as the absolute owners of the Said Plot , do hereby sell grant, convey and transfer in favour of THE PURCHASER the said **Plot No. 7** admeasuring **3772.55 sq mts.**, described in the Schedule II hereunder written and marked with red

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For Saad Infrastructure India Pvt. Ltd.

Shahabuddin
Director





coloured boundary lines in the plan annexed to this Deed
TOGETHER WITH ALL its easements, rights, titles, interest,
privileges and appurtenances whatsoever TO HAVE AND TO
HOLD the same absolutely and forever in respect of or
relating the said Plot No 7 of the said Property.

2. THE VENDORS hereby mutually covenant with the
PURCHASER as follows :-

(a) THE VENDORS have at the time of execution of this deed
have good right, full power , and absolute authority to transfer
the said **Plot No 7**.

(b) THE PURCHASER may at all the times hereafter enjoy
the said **Plot No 7** as absolute owner without any claim,
demand, suit, interruption or disturbance of any person
claiming from or under THE VENDORS and against any
lawful disturbance or claim by any person whomsoever.

(c) THE VENDORS further covenant that they shall at the
request of THE PURCHASER do or cause to be done or
executed all such lawful acts deeds and things whatsoever
for further and more perfectly conveying the said **PLOT NO 7**
for the possession and enjoyment of the Purchaser according
to the true intent and meaning of this deed.

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For Saad Infrastructure India Pvt. Ltd.

Shavika
Director



3. THE VENDORS covenant with THE PURCHASER that the PLOT NO 7 hereby sold is free from encumbrances and that they have full power and absolute authority to sell the same.

4. The PURCHASER has examined the documents relating to the title of the VENDORS to the Said Property and has satisfied themselves about the marketability of the VENDORS title to the Said Plot.

5. The VENDORS do hereby sell to the PURCHASER and the PURCHASER does hereby purchase from the Vendors, free from any encumbrances, charges, liens and/or attachments of any kind whatsoever, **All That the said Plot No.7 admeasuring 3772.55 sq. mts., of the said Final Sub-Division for a total consideration of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only)** Which represents the present market value of the Said Plot, the Said Plot No. 7 being more particularly described in the **SCHEDULE - II** hereunder written and, for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as "**the Said Plot**";

Shabab H.

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For Saad Infrastructure India Pvt. Ltd.

Shabab H.
Director



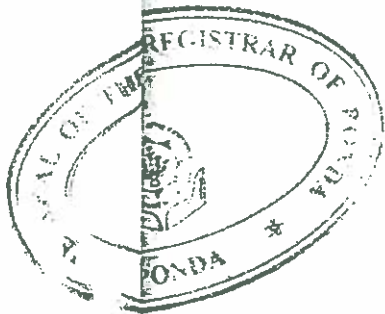
6. It is further declared between the parties hereto that the costs incidental to the Conveyance and the present Sale Deed, including the Stamp Duty, Registration Charges and legal charges shall be borne by the PURCHASER.

7. The VENDORS and the PURCHASER hereby declare that PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notifications No RD/LAND/LRC/318/77 dated 21/08/1978.

8. The Stamp duty payable is Rs 7,50,000/- (Rupees Seven Lakhs, Fifty Thousand only) and is paid hereon by way of Franking.

9. The possession of the **Said Plot No 7** is given to the PURCHASER under this Deed.

IN WITNESS WHEREOF the parties hereto have signed in presence of the following witnesses, who have signed hereinbelow.



SCHEDULE - I HEREINABOVE REFERRED TO

20

Shahabuddin

For Saad Infrastructure India Pvt. Ltd.
Shahabuddin
Director



Description of the Entire Property)

ALL THAT landed property known as "DONXIVORIL BORODO", also known as "DONXIVORIL BORODO POIQUIM GALVOTTA" or "DONXIVORIL BOROD" or "GHANERIVORIL BHARAD" or "DONXIVADEVORIL" "GALVOTTA" or "DHONSI BHAT", admeasuring 44,400.00 sq. mts., situated at Bandora, Taluka and Registration Sub-District of Ponda, District of South Goa, in the State of Goa, being described in the Land Registration Office of Ilhas, at Panaji, under Description no. 20812, at folio 169 of Book No. B-55 (New Series) and inscribed in the Taluka Revenue Office of Ponda under Matriz No. 432 and surveyed during the recent land survey, conducted for the purposes of Records of Rights for the Revenue Village of Bandora, under New Survey No. 215/0 and being bounded, as per Land Registration Records, as under :

On or towards the East : by a public road going from Ponda to Mardol,

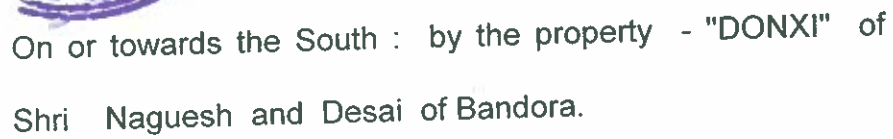
On or towards the West & North: by the hilly property of the Comunidade of Bandora, and,

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For Saad Infrastructure India Pvt. Ltd.

Shawalita
Director



According to New Survey Plan the Said Property is bounded as under:

On or towards the East : by the public road and the property bearing Survey No. 217/1-A,

On or towards the West : by the properties bearing
Survey . Nos. 213 and 214,

On or towards the North : by the property bearing Survey
Nos. 213 and the public road, and,

On or towards the South : by the properties bearing
Survey Nos. 214 and 216.

SCHEDULE - II HEREINABOVE REFERRED TO :-

(Description of the Plot 7)

ALL THAT piece or parcel of land known as **PLOT No.7**
admeasuring **3772.55 sq. mts.**, of the landed property known
as "DONXIVORIL BORODO", also known as "DONXIVORIL
BORODO POIQUIM GALVOTTA" or "DONXIVORIL
BOROD" or "GHANERIVORIL BHARAD" or

gk hahdd.

For Saad Infrastructure India Pvt. Ltd.

Thavalika
Director



DONXIVADEVORIL" or "GALVOTTA" or "DHONSI BHAT", situated at Bandora, Taluka and Registration Sub-District of Ponda, District of South Goa, in the State of Goa, the said Entire Property bearing New Survey No. 215/0 of the Revenue Village of Bandora having been more particularly described hereinabove, the Said Plot no 7, as an independent and distinct entity, being bounded as under :-

On or towards the East : By Part of 15 mts road & By part of Property bearing Survey No 217/1-A

On or towards the West : By Part of Plot No 2 and By Plot No 3,4,5,6 and 10 mt road

On or towards the North By part of Plot No 2 and Part of Survey No 217/1-A

On or towards the South : Public Road to Housing Board Colony and also part of Plot No 3,4,5,6 and 10 mt road.

(The Said Plot No. 7 more particukly described hereinabove, for better clearness, is delineated on the plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.)

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FOR SAGU HINDUSTAN LTD PVT. LTD.
23
Shivalika
Director





1. SIGNED, SEALED & DELIVERED BY THE VENDORS

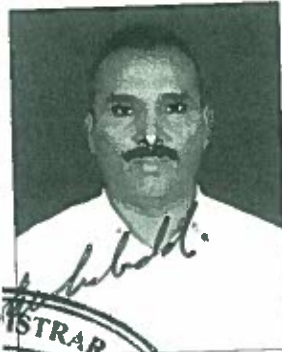
M/s SUNRISE CASHEW INDUSTRIES THROUGH THEIR

PARTNER Shri SHAIKH SHAHABUDDIN

ALIAS XEC XABODIN

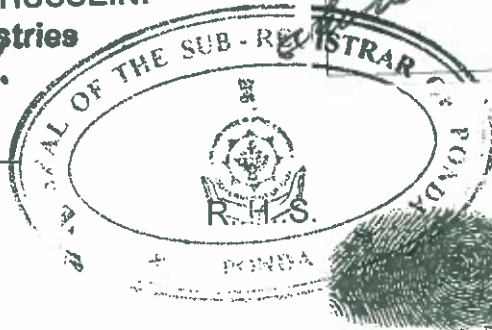
FOR SELF AND AS ATTORNEY HOLDER

FOR SHAIKH ALTAF HUSSEIN:
Sunrise Cashew Industries



sha habuddin.

Partner



L.H.S.



1) _____



1) _____



2) _____



2) _____



3) _____



3) _____



4) _____



4) _____



5) _____



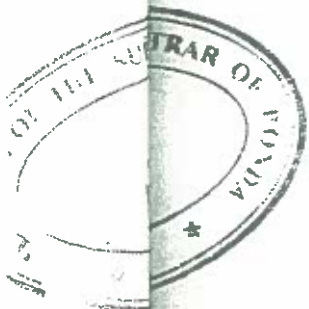
5) _____

24

sha habuddin.

For Saad Infrastructures India Pvt. Ltd.

[Signature]
Director





2 SIGNED,SEALED&DELIVEREDBYTHE WITHINNAMED
PURCHASER SAAD INFRASTRUCTURE INDIA PVT LTD.

Through its Director

Mrs. RAJASI RAMKRISHNA DHAVALIKAR
For Saad Infrastructure India Pvt. Ltd.

Dhavalika
Director



L.H.S

1) 

2) 

3) 

4) 

5) 

R.H.S

1) 

2) 

3) 

4) 

5) 

In the presence of : 1. Gaude 2. Gaude
Shaba P. Gaude Sonam S. Gaude

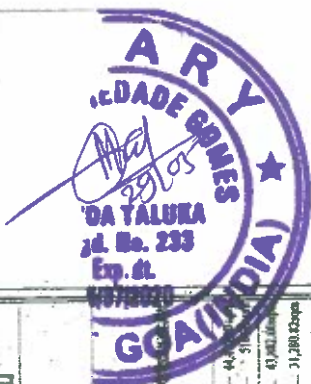
Shaba P. Gaude

25

For Saad Infrastructure India Pvt. Ltd.

Dhavalika
Director





Registered No. 2910/16
at pages 233 to 272
Book No. I Volume No. 3303
date 21/11/2016

[Signature]
Sub-Registrar

AREA STATEMENT :

TOTAL PLOT AREA (Survey No.215)	44.48 Hectares
AREA UNDER ROAD WIDENING	51.00 Hectares
NET EFFECTIVE AREA	43.98 Hectares
AREA OF PLOTS 1 TO 70	31,380.82 Sqm
REQUIRED OPEN SPACE	6,582.30 Sqm
15% OF AREA	6,597.00 Sqm
PROT. OPEN SPACE A+B	6,585.00 Sqm
AREA IN ROAD	4016 Hectares
TOTAL AREA	44.48 Hectares

Sunrise Cashew Industries

[Signature]
Partner

Partner

[Signature]
PURCHASER
Shubhaji. J. J. J.

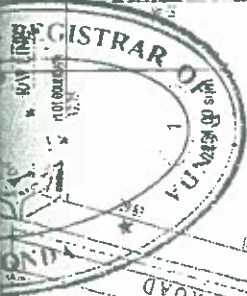
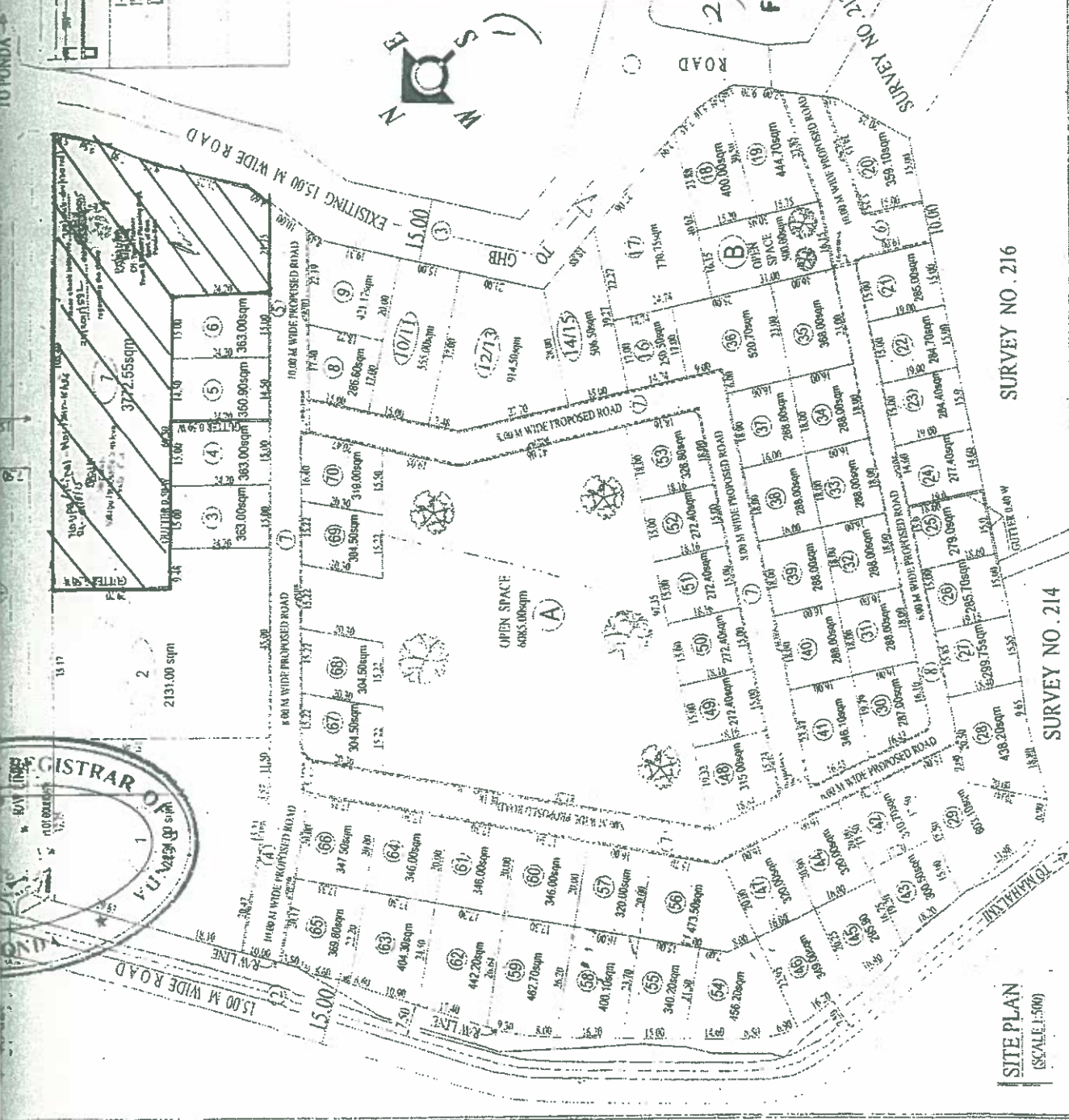
For Saad Infrastructure India Pvt. Ltd.

Director

PROF. SAE DIVISION OF SN. 215
AT PARAGUR FOR
M/S. SUNRISE CASHW INDUSTRIES

ASHOK
AKERKAR
ARCHITECT

Scale: 1:1000	Sheet No. 1 of 1
Project No. SN. 215	Plot No. 1 to 70
Survey No. 215	Block No. 1
Location: Taluka, District	State: Goa



भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

गोंय गोवा GOA

Serial No. 321 Place of Vendor, Panaji, Date 20/11/11
Name of Vendor Shaukh Altaf Hussain
Name of Buyer Sattari Relationship Father
Purpose Transacting

83AA 759356



Stamp of Stamp V. No. 1
Stamp of Stamp V. No. 1
Stamp of Stamp V. No. 1

Stamp of Stamp V. No. 1

POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Mr SHAIKH

ALTAF HUSSEIN, son of Shaikh Kamruddin alias Xec Latief Jaffor, age 38

years, married, businessman, Indian National residing at H. No. 58,

Valpoi, Sattari Goa SEND GREETINGS :



SS

shi



भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

गोंय गोवा GOA

Place of Vendor, Panaji Date 29/11/

03AA 759357

Shahid Ali Hussain

Saltani

Signature

Signature

Signature

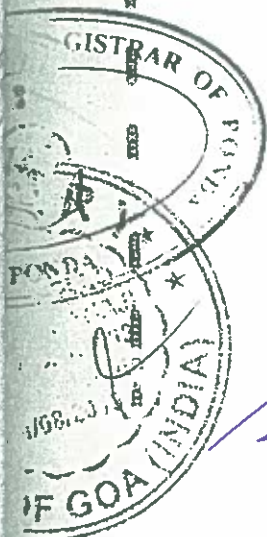
Signature of Purchaser

WHEREAS I am a partner in the partnership firm, M/s SUNRISE
CASHEW INDUSTRIES;

AND WHEREAS since I sometimes remain out of station, I am
desirous of appointing the other partner of the firm as my Attorney to
deal with various matters relating to the said partnership firm;

Signature

Signature

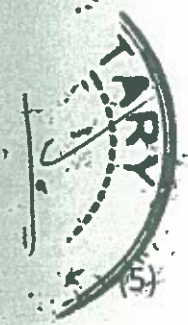




NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, Mr

SHAIKH ALTAF HUSSEIN, do hereby nominate, constitute, make and appoint Mr XEC XABODIN alias SHAIKH SHAHABUDDIN, son of Xec Latief Jaffor alias Shaikh Kamruddin , age 47 years, married, businessman, Indian National, residing at No. T/1 and T/2 , building 4/B, Model Legacy, New Taleigao Road, Taleigao, Goa, to act in my name and on my behalf and to do or cause to be done all or any of the following acts, deeds, matters and things that is to say :-

- (1) To attend to and manage the day to day business of the said partnership firm, M/s SUNRISE CASHEW INDUSTRIES and to remain present at the office of the partnership and do all such deeds as I in my own person am entitled to do.
- (2) To appear before and represent me before the Government or local body or authority and to do all such acts and deeds as deemed proper and necessary by my said Attorney.
- (3) To deal with and/or transaction or do all acts, deeds, matters and things relating to said firm M/s SUNRISE CASHEW INDUSTRIES or its business.
- (4) To correspond with any Authorities whether local or Government or any customers or other person/s and to make any representations as may be deemed proper or necessary by my said Attorney.



(5) To sign, execute or enter into any agreements, Deed of Sale, Rectification, arrangements or undertakings on behalf of the partnership and further present the same for registration, appear before Sub Registrar and admit execution and do all necessary for getting the same registered.

(6) To demand, sue for or recover any debts or dues payable to or recoverable by the said partnership firm from any person/s and in case it is found necessary that I join in such demands or litigations, then to join to such litigation or demands in the manner that may be found requisite in the interest of the said firm and as may be decided by my said Attorney.

(7) To initiate, prosecute or defend any suits, proceedings, litigations in any Court of law or forum relating to any matters pertaining to the said firm or its assets or properties or any debts or dues or liabilities and to join to any such proceedings, litigations, suits in case my joining hereto is found necessary or requisite in the interest of the said firm or as may be desired or found necessary by my said Attorney/s.

(8) For any of the purposes herein contained to sign, make or execute any papers, deeds, documents, agreements, declarations, affidavits, verifications, receipts, undertakings, whatsoever, and further to present any such papers, deeds, or documents for registration, appear before the Sub-Registrar and admit the execution

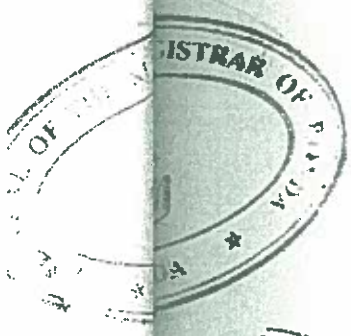


A) thereof and to do all such acts, deeds, matters and things as may be necessary or requisite for getting the same registered.

(9) To sign, make or execute any complaints, written statements, verifications, affidavits, declarations, applications, or other papers or documents, whatsoever, and further to appear before any Court or other forum and to depose or give evidence and further to accept any process of any Court or other Authority and to prosecute or defend any action or sign any Wakalatnama or engage any Lawyers or Advocates to represent me in all Court matters or litigations relating to the said firm or in which the said firm may be interested in any manner as specified hereinabove.

(10) To sign or execute any forms, correspondence or other papers or documents as may be necessary to be signed and presented to the Registrar of Firms for recording the change in constitution of the firm and for that purpose to appear and present me before the Registrar of Firms regarding any or all of the matters relating to the said firm, M/s SUNRISE CASHEW INDUSTRIES, to do all such acts and deeds as may be necessary or requisite for that purpose.

(11) To sign, make or execute any correspondence, letters, whatsoever, to any persons or any Authorities for and on behalf of the said firm.



[Signature]

[Signature]



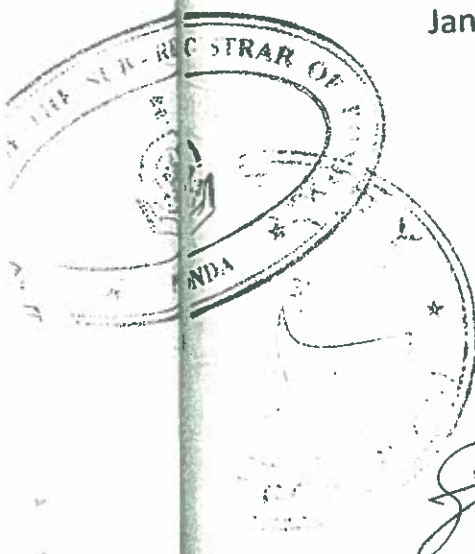
(12) To sign or make or declare any affidavits, declarations, applications, undertakings, receipts, representations, correspondence, bonds, papers or documents, whatsoever as may be necessary or requisite for any of the purposes herein contained.

(15) And generally to do or cause to be done all such acts, matters and things as may be deemed requisite, necessary or proper by my said attorney in the premises aforesaid.

(17) And it is further hereby declared that my said Attorney shall be entitled to appoint any substitute or substitutes and confer and/or delegate upon them all or any of the powers herein contained.

(18) And I for myself, my heirs, administrators, legal representatives and assigns, do hereby ratify and agree and undertake to ratify all that my said attorney or substitute or substitutes appointed by him, shall do or cause to be done in the exercise of the powers hereby conferred.

IN WITNESS WHEREOF I, have executed these presents this 5th day of January, 2012 at Panaji, Goa.



Mr SHAIKH ALTAF HUSSEIN,

Executant



Shahabuddin

gh



Mr XEC XABODIN alias SHAIKH SHAHABUDDIN,

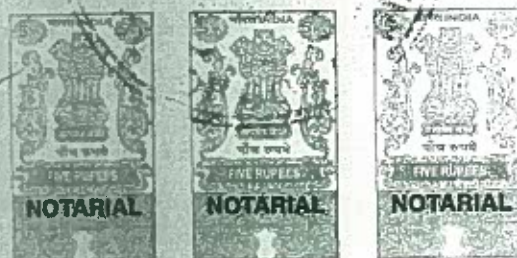
Accepted by

This affidavit / document is executed
before me and / attest its execution

Sr. Not 82/11/2012

Date 05/01/2012

G. B. Timble
Notary



TRUE COPY

Reg. No. 12822/16 Date 10/08/16

J. A. Resello
NOTARY
PANAJI



J. S.

gh



गोवा GOA

Serial No. 951 Place of Vendor, Panaji Date 2/5/14
Value of Stamp Paper 225719
Name of Purchaser Sunrise Cashew Industries
Residence _____ Name of Father _____
Purpose Affidavit Transacting Parties :
Sign of Stamp Vendor _____ Sign of Purchaser Shahobolli
Mangla N. Mangalhar
License No. ACIST/VENT/47199

Regd 2/2014
Kutno 64/18

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SATTARI

SPECIFIC POWER OF ATTORNEY

We M/S SUNRISE CASHEW INDUSTRIES, a Partnership Firm duly constituted and registered under the provisions of the Indian Partnership Act, 1932, having their office and Principal Place of Business at Nagargaon Road, Valpoi, Sattari, Goa, Holder of PAN No AASFS2367J, duly represented by its

Shahobolli

Patel





Partners 1) Shri SHAIKH SHAHABUDDIN, alias XEC XABODIN, son of Shri Shaikh Kamruddin, alias Xec Latief Jafor, aged about 48 years, married, businessman, Indian National, resident of Flat Nos. T1 & T2 Third Floor, Building No B4, "MODELS LEGACY", New Taleigao Road, Taleigao, Tiswadi Goa and (2) Shri SHAIKH ALTAF HUSSEIN, son of Shaikh Kamruddin, alias Xec Latief Jafor, age 38 years, married, businessman, Indian National and residing at H.No 58, Valpoi, Sattari Goa. hereinafter for brevity's sake, being referred to as " **EXECUTANT** . Mr SHAIKH ALTAF HUSSEIN is represented herein by his Attorney Shri SHAIKH SHAHABUDDIN, alias XEC XABODIN son of Shri Shaikh Kamruddin, alias Xec Latief Jafor, aged about 48 years, married, businessman, Indian National, resident of Flat Nos. T1 & T2 Third Floor, Building No B4, "MODELS LEGACY", New Taleigao Road, Taleigao, Tiswadi Goa, duly constituted vide Power of Attorney dated 05/01/2012, under Registration No 82, executed before the Notary Mr U .R. Timble, Panaji Goa. , do hereby send greetings

Whereas due to busy schedule we cannot be personally present to execute the deeds, agreements etc in respect of the properties held by our firm M/S SUNRISE CASHEW INDUSTRIES, in the Sub Registrar of Mapusa, Bardez Goa or any Sub Registrar office in Goa so we, do hereby appoint Ms Gauri Thali, daughter of Suresh Thali, 35 years of age, service, Indian National, married resident of BS1 Astral Gardens Taleigao, to admit the deeds, agreements, Rectifications, applications in respect of M/S SUNRISE CASHEW



INDUSTRIES which we have executed on behalf of the said firm and carry the required formalities in the sub Registrar.

AND WE HEREBY AGREE AND UNDERTAKE To ratify and confirm all the acts ,deeds and things which my said Attorney shall do or propose to do by virtue of these presents.

IN WITNESS WHEREOF WE THE ABOVE NAMED EXECUTANTS HAS HEREUNTO executed and signed this specific Power of Attorney at Valpoi on this 14TH day of May of the year 2014.

1.SIGNED, SEALED & DELIVERED BY THE WITHINNAMED executants M/s SUNRISE CASHEW INDUSTRIES THROUGH THEIR PARTNER ,Shri SHAIKH SHAHABUDDIN ALIAS XEC XABODIN FOR SELF AND AS ATTORNEY HOLDER FOR SHAIKH ALTAF HUSSEIN:

SUNRISE CASHEW INDUSTRIES

Shahabuddin
PARTNER



Shri

L.H.S

1)

2)

3)



R.H.S.

1)

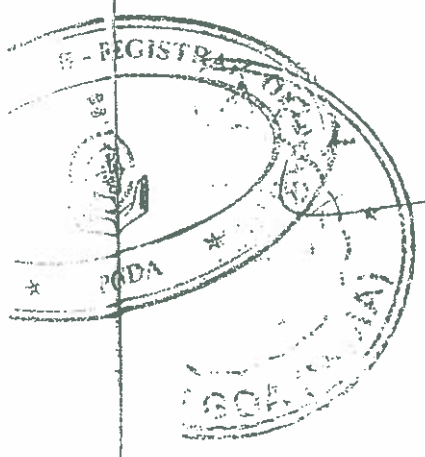
2)

3)



Shahabuddin

Shri





4) _____

5) _____

4) _____

5) _____

2.. SIGNED, AND ACCEPTED BY THE WITHINNAMED
ATTORNEY MS. GAURI THALI



R.H.S.

L.H.S

1) _____

2) _____

3) _____

4) _____

5) _____

1) _____

2) _____

3) _____

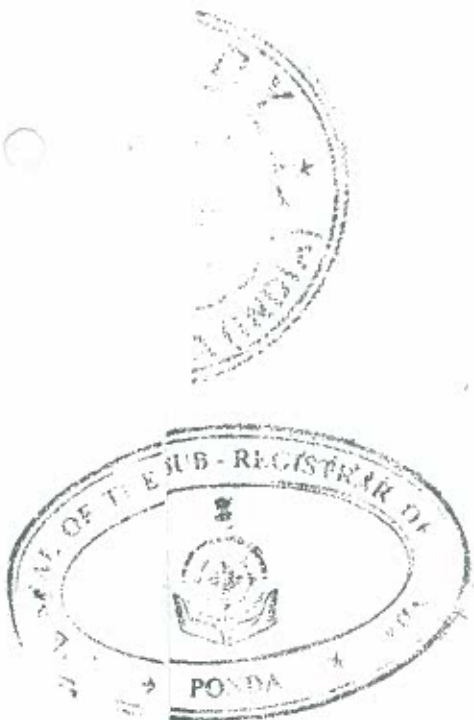
4) _____

5) _____

In presence of Witness 1) _____ 2) _____

Shahabuddin

Gauri Thali



Power of Attorney



This power of attorney executed before me to my satisfaction on the 26th day of May 2014 by shri Shankar Shambhuddin son of shri Shankar Ramchandra age 48 years married business Pasha national resident of flat no 11 & 12 2nd floor Talegaon Pashan Bazar

And

1. Geeta Shambhuddin daughter of Shankar Shambhuddin 35 years of age housewife Pashan national married resident of B S 1 Astral Co-Operative Talegaon.

Executing party

Whose execution of the so called

SUNRISE CASHEW INDUSTRIES

1. Shambhuddin

PARTNER

2. Shri



1. Vishwanath Pongulba son of Shankar Pongulba married son age 46 yrs

Peril free d 500/-
Rs 10000 64/16

and known to the Sub-Registrar states that he personally knows the above mentioned and identifies him

SUB-REGISTRAR
BARKHUR

K. D. G. G.

Witnessed on 26th May 2014
Shri SUB-REGISTRAR
BARKHUR



+91 735 0100 046

saadinfra@gmail.com

www.saadinfra.in

SAAD Infrastructure India Pvt. Ltd.

Shop No: 12, Desai Residency,

Haveli Curti, Ponda - Goa 403401

CIN NO. U45200GA2014PTC007421

CERTIFIED COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/s. SAAD INFRASTRUCTURE INDIA PRIVATE LIMITED HELD ON WEDNESDAY, 16TH DECEMBER, 2015 AT THE REGISTERED OFFICE OF THE COMPANY, AT 4.30 PM

RESOLVED THAT Ms. Rajasi Ramkrishna Dhavalikar, Director of the Company, M/s. SAAD INFRASTRUCTURE INDIA PVT LTD, holding DIN No.07272626 whose signature is appended below; be and is hereby authorized to make applications, power of attorney, enter into contracts, sell, purchase, transfer, endorse, negotiate documents, sign and execute documents, deeds or / otherwise deal on behalf of the company, and to do all such acts, deeds and things to give effect to this resolution.

Certified True Copy
SAAD INFRASTRUCTURE INDIA PRIVATE LIMITED


Aditya A. Desai
Director

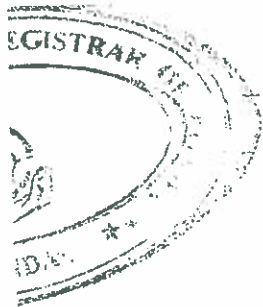
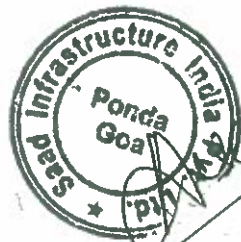

Arun L. Desai
Director



APPENDED BELOW IS THE SPECIMEN
SIGNATURE OF AUTHORISED SIGNATORY



(Rajasi Ramkrishna Dhavalikar)
Director
DIN No: 07272626



EXECUTING PARTIES

1. M/S Sunrise Cashew Industries a Partnership Firm, having its office at Valpoi, Sattari, Goa, , represented by its Partner **Shri SHAIKH SHAHABUDDIN, alias XEC XABODIN**, son of late Shaikh Kamruddin, alias late Xec Latief Jafor ,aged about 51 years, married, businessman, Indian National, resident of, Taleigao forself and as attorney for other Partner Mr Shaikh Altaf Hussein do hereby appoint Special Power of Attorney to Ms Gauri Thali, d/o Suresh Thali, 38 years of age, service, Indian National, married and r/o of Taleigao Goa , to admit the deed.



(Gauri Thali)

2 **SAAD INFRASTRUCTURE INDIA PVT LTD.** a registered company in state of Goa having its office at Ponda, Goa 48/B Goa dairy road, Ganganagar, Curti Ponda Goa, represented by its Director Mrs. Rajasi Ramkrishna Dhavalikar, daughter of Ramkrishna Madhav Dhavalikar aged above 25, married, business Indian National residing at H.No 184, Shri Mahalaxmi Temple Bandora, Ponda Goa

Executing parties
Nos. one &
two
admits execution of the so called
Sale deed

• *Gauri Thali*



• **RAJASI RAMKRISHNA DHAVAIKAR** *Dhavalikar*
Director for Saad Infrastructure India Pvt. Ltd.



Shri Shaba Pandu Gaude, major gage,
Service, unmarried, Indian National.
Residing at Betoda Ponda Goa.



and known to the Sub-Registrar states that he personally knows the above executant and identifies him

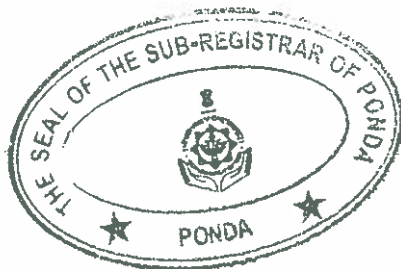
~ Pande

Ponda dated 11/11/2016.

~~Sub-Registrar~~
SUB-REGISTRAR
PONDA

Registered No. 2910/16
at pages 233 to 272
Book No. I Volume No. 3303
date 21/11/2016.

~~Sub-Registrar~~
Sub-Registrar



CERTIFIED TO BE TRUE COPY

29/05/2017
MENINO PIEDADE GOMES
NOTARY
PONDA

STATE OF GOA INDIA,
Date 29/05/2017
Place Ponda, Goa
Reg. No.: 33441/2017

