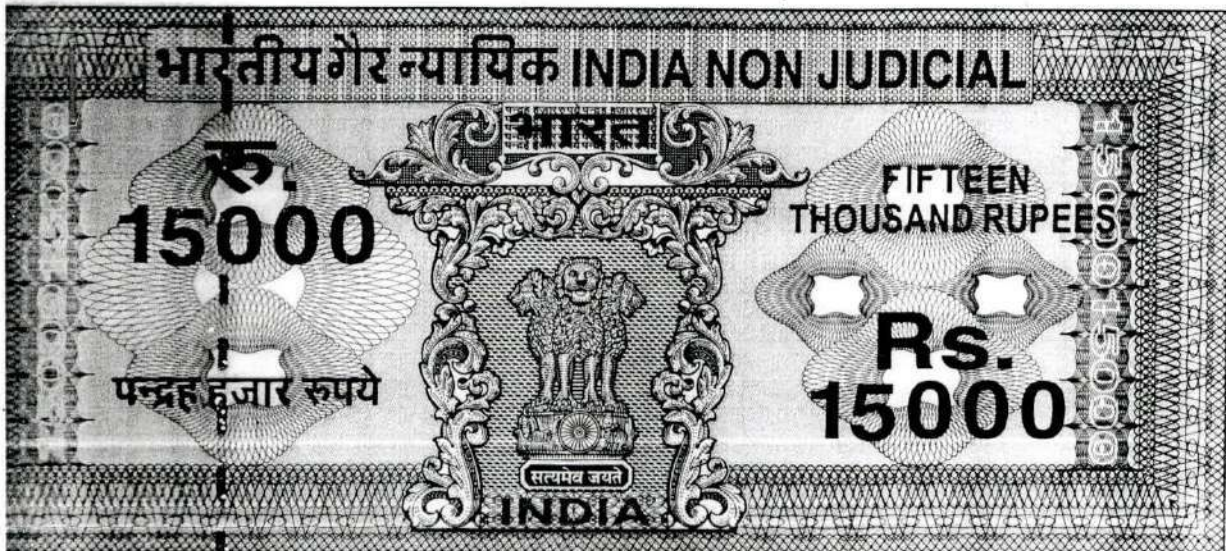




GOA

015308

Jr. No. 34987/1 Place of vendor Ponda Date of issue 19/3/14
Value of stamp paper Rs. 15000
Name of the purchaser M/s. Ray Hsg. Development Pvt Ltd
Residing at Ponda son of _____



Signature of Ex-officio vendor

Signature of the purchaser

Serial No 712/2014
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 12.45 Noon
and 12.55 Noon on 20/03/2014

Received fees for Rs. N.P.
Registration 10000-00
Copying (Folios) 50 7500
Copying Endorsements 1000
Postage 10085-00

SUB-REGISTRAR
PONDA

SUB-REGISTRAR
PONDA

DEED OF SALE

Baukan
Chaukan
As Bicho



GOA

Sr. No. 34987/1 015309
Value of stamp paper Rs. 15000 Place of vendor Ponda Date of issue 19/03/14
Name of the purchaser M/S Raj 1st Development PVT
Residing at Ponda Sign of ASBichu
Signature of Ex-officio vendor
Signature of the purchaser



THIS INDENTURE, made and entered on this 19th day of March in the year two thousand Fourteen (19/03/2014), within the registration Sub District and Taluka Ponda District of North Goa, State of Goa,

ASBichu
Rajkumar
Chenkar

BETWEEN (1) **MR. AMOL DAMODAR REVONKAR**, son of LATE **SHRI.DAMODAR UTTAM REVONKAR**, major, unmarried, aged 31 years, occupation business, PAN.: resident of Flat no. **13, Meera Apartments, Fourth Floor, Near Jain Temple, Pajifond, Margao-Goa**

AND

(2) **MRS. SULAKSHA ALIAS LAKSHA DAMODAR REVONKAR ALIAS LAKSHA AMIT BICHU**, wife of shri. Amit Bichu and Daughter of late Damodar Revonkar, aged about 29 years, married, business, PAN.: and her husband (3) **MR. AMIT PRABHAKAR BICHU**, son of Shri. Prabhakar Ganpatrao Bichu, aged about 37 years, married, business, PAN.: , both residing at **Saude Residency, 2nd Floor, Near Jackson Bar and Restaurant Borda, Margao-Goa**, all Indian Nationals, and all are hereinafter referred to as **THE VENDORS** (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) **OF THE ONE PART**

AND



(5) **M/s. RAJ HOUSING DEVELOPMENT PVT. LTD.**, a company constituted under the Indian Companies Act, 1956, having its office at Ponda – Goa, PAN: _____ and represented by way of resolution passed in the meeting dated 20/03/2011, herein by its Managing Director **SHRI. SANDIP NILKANTH NIGALYE**, son of Nilkanth Nigalye, major, married, aged about 45 years, occupation business, Indian National, residing at Khadpabandh, Ponda – Goa, hereinafter referred to as **THE PURCHASER** (which expression shall, unless repugnant to the context or meaning thereof, include its partners, executors, administrators, nominees, successors, and official assigns) OF **THE OTHER PART.**

WHEREAS in terms of a Deed of Sale dated 29.03.1963 and recorded at pages 90 to 100 of Notarial Book No.557 and at pages 1 and 2 of notarial book no.558, one Shri. Uttam Bala Revonkar purchased from Dr. Antonio Daniel Alfredo Joaquim D'Cruz, a right of 1/16 part of the property of the residential house with its orchard land known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

[Signature]
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AND WHEREAS there arose a dispute between said Shri. Uttam Bala Revonkar on one side and one Shrikrishna Jagannath Kamat and Mr. Vithal Jagannath Kamat pertaining to a portion lying in between the said portion of land purchased by said Shri Uttam Rivonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife resulting in a Special Civil Suit No.183/1969 of the Civil Judge Senior Division at Panaji and which was compromised and consequently in terms of a deed of sale dated 16/12/1973 and registered in the office of sub registrar Ponda under no.7 at pages 45 of book I volume XXV on 9/1/1974 said Vithal Kamat and Shrikrishna Kamat sold to Uttam Bala Revonkar a part / portion of the land known as BONDRIACHEM BATTA admeasuring an area of 400sq.mts. and bounded on the East by the road going from Ponda to Khandepar, west by the said 1/16th portion purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife by said Deed of Sale dated 29.03.1963 and by the property of heirs of Baldinho Coelho, north by the property of Topan Xete and the said house purchased by said Uttam Revonkar and south by the municipal road.



Uttam Bala
Revonkar.

A. B. Bicho



AND WHEREAS the said portion being of the residential house with its orchard land known as RAIMUNDACHEM or GHORBHAT so purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife and a part / portion of the land known as BONDRIACHEM BATTA admeasuring an area of 400sq.mts purchased from said Shri. Shrikrishna Jagannath Kamat and Vithal Kamat is surveyed in the course of survey conducted under The Goa Land Revenue code under new survey no.36/2 to 36/12 of village Ponda and which property jointly as per the new survey records is known as "RAIMOND YACHE" alias "GHORBHAT" and is more particularly described in schedule written hereunder and hereinafter referred to as THE SAID LAND.

AND WHEREAS said Uttam Bala Revonkar expired and in terms of allotment made in the Inventory Proceedings no.107/92/A of the Court of The Civil Judge Senior Division at Margao, the said property was allotted to Shri. Ramdas Uttam Revonkar with right of 1/5th, Shri. Gurunath Uttam Revonkar, with right of 1/5th, Shri. Amol Damodar Revonkar with right of 1/10th, Smt. Sulaksha alias Laksha Damodar Revonkar right of 1/10th, the vendors no.1 and 2 herein, Shri. Bala Uttam Revonkar right of 1/5th, Shri. Subhash Uttam Revonkar, with the right of 1/5th.


Ramdas Uttam Revonkar


Subhash Uttam Revonkar



AND WHEREAS as aforesaid the vendors herein owned and possessed and are entitled to total share of $1/5^{\text{th}}$ in the said land being $1/10^{\text{th}}$ of the Vendor no.1 and $1/10^{\text{th}}$ of the vendor no. 2 and 3 jointly, and more particularly described in schedule II written hereunder and hereinafter referred to as "THE SAID SHARE".

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors all their undivided one fifth share/right in the said land at for a total price consideration of Rs. 10,00,000/- (Rupees Ten Lacs only) being its fair market value.

AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour, which the vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of Rs. 10,00,000/- (Rupees Ten Lacs only) paid by the purchaser to the vendors by way of cheque bearing no.792991 of Rs.5,00,000/- (Rupees Five Lacs only) dated 20/03/2014, drawn on The Bicholim Urban Co-operative Bank Ltd., of Ponda branch, and cheque no. 000312, of Rs. 5,00,000/- (Rupees Five Lacs only) dated 20/03/2014, drawn on Saraswat Bank, of Ponda branch, thus totaling to Rs. 10,00,000/-(Rupees Ten Lacs only), (the receipt of which sum

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Bantam

As Bichu



~~the~~ vendors do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof) the vendors as co owners of the said land do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THEIR UNDIVIDED SHARE/TITLE/ CLAIM etc. in the said land which is quantified as one upon fifth share therein and which land is more particularly described in schedule written hereunder together with right to all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said land or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong thereof and all the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said land and every part thereof TO HAVE AND TO HOLD all the said rights in the said land and in the hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of the purchaser forever subject to the payment of proportionate rents, rates, taxes,

E. Poulkar.
P. Revankar. *A. Bichu*



~~absolutely~~ acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said land hereby granted or any part thereof by, from or under or in trust for them.

3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring all their rights in the said land hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.
4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying their said rights in the

E. Parker
Parker

As Bichu



assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

That the vendor no. 2 and 3 have consented for drawing the entire consideration by way of cheques mentioned hereinabove favouring vendor no. 1.

2. The vendors do hereby covenant with the purchaser that not withstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in them good right and absolute powers to grant, transfer, convey and assure their said undivided share/right in the said land, which the vendors declare as being one fifth, unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said rights in the said land hereby granted with the appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and

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[Signature]

said land in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the rights in the said land hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said rights in the said land or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

6. The vendors further declare that their said right to the said land hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer their said rights in the said land in the name of the purchaser in the mutation entry of survey records of Revenue village of Ponda, taluka Ponda, Goa.

7. The vendors hereby declare that they have obtained the consent of other co owners of the said land for the purpose of transfer of the said share.

8. The vendor hereby declares that the said plot is not owned by schedule caste or schedule Tribe. The said declaration is given as per the notification RD/LND/LRC/318/77 dated 24/8/1978

SCHEDULE

E. Bankar
Pranika

Pranika

All that plot or piece of land totally admeasuring a total area of 1275sq.mts. and surveyed under new survey nos. 36/2 to 36/12 of village Ponda, taluka Ponda, Goa with name RAIMUNDACHEM @ GHORBHAT and is bounded on the East by National Highway, on the west by rivulet, on the North by the property of Babuli Sinai Talvodkar and Topan Xete and on the South by rivulet and municipal road along with the building/s standing thereon and situated at Sadar, Ponda - Goa, within the limits of Ponda Municipal Council, Taluka and registration Sub-district of Ponda, North district of Goa State and comprising in it an area of 400sq.mts of the larger land known as "BONDRIACHEM BATA" described in the Land Registration office under no.8458 of book B-22 (new) and enrolled in Taluka Revenue Office for matríz purpose under no.471, 559, 560, 562, 565 and 567 and the balance area of the property known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

SCHEDULE-II

All that undivided one fifth share/right in all that plot or piece of land totally admeasuring a total area of 1275sq.mts. and surveyed under new survey nos. 36/2 to 36/12 of village Ponda, taluka Ponda, Goa with name RAIMUNDACHEM @ GHORBHAT and is bounded on the East by

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Revmken

P. Bicho

National Highway, on the west by rivulet, on the North by the property of Babuli Sinai Talvodkar and Topan Xete and on the South by rivulet and municipal road along with the building/s standing thereon and situated at Sadar, Ponda – Goa, within the limits of Ponda Municipal Council, Taluka and registration Sub-district of Ponda, North district of Goa State and comprising in it an area of 400sq.mts of the larger land known as "BONDRIACHEM BATA" described in the Land Registration office under no.8458 of book B-22 (new) and enrolled in Taluka Revenue Office for matríz purpose under no.471, 559, 560, 562, 565 and 567 and the balance area of the property known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136. The area corresponding to the said undivided one fifth right/share hereby sold as per the area shown in the survey records notionally works out to be 255.00 sq. mts. or thereabout.

As the property hereby sold does not involve sub-division of land, it does not require the Consent/NOC from the Planning and Development Authority or any other Government Authority for registering the present deed.

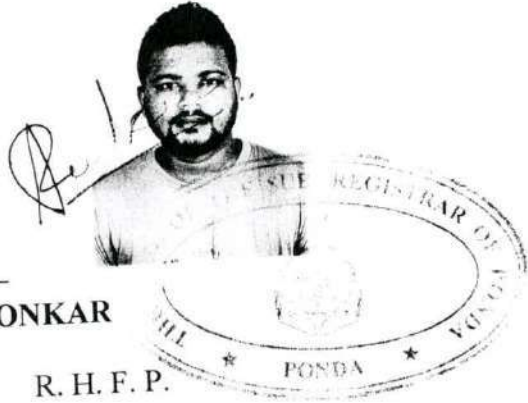
IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.





Signed, Sealed and delivered By the withinnamed vendors

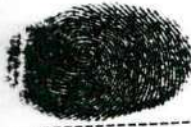
Rivonkar



(1) SHRI. AMOL DAMODAR RIVONKAR

L. H. F. P

R. H. F. P.



[Signature]
Rivonkar
Rivonkar

ABichu

Devonker.

Q



(2) SMT. SULAKSHA ALIAS LAKSHA AMIT BICHU

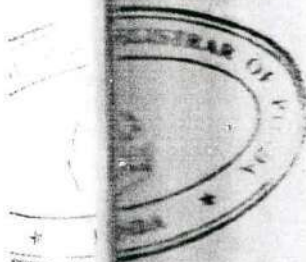
L. H. F. P

R. H. F. P.



Devonker
Devonker

As Bichu



AsBichu

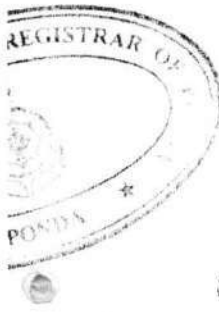
AsBichu



(3) SHRI. AMIT PRABHAKAR BICHU

L. H. F. P

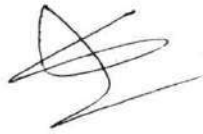
R. H. F. P.



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Signed, sealed and delivered by the withinnamed purchaser
M/s. RAJ HOUSING DEVELOPMENT PVT. LTD, represented
 herein by its Managing Director



SHRI. SANDIP NILKANTH NIGALYE



L. H. F. P

R. H. F. P.



IN PRESENCE OF :

- 1) Prayoti Malik
- 2) Nandita Shet









GOVERNMENT OF GOA
Directorate of Settlement and Land Records

PANAJI - GOA



Plan showing plots situated at

Ponda Village

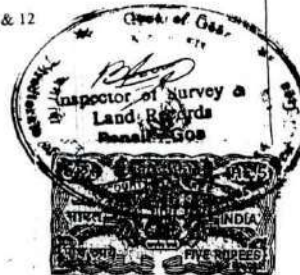
PONDA Taluka

S.No./Sub Div No. 36 / 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12

Scale 1:500

Registered No. 779/H
at pages 305 to 326
Book No. I Volume No. 2546
date 24/03/2014

~~Sub-Registrar~~



[Handwritten signatures]

Raj Housing Development Pvt. Ltd.

Office : S-1, Pai House, Above Goa Urban Co-op. Bank,

Ponda - Goa 403 401. Ph.: +91 832 2312072, 2314647

E-mail : sales@rajhousinggoa.com Website : www.rajhousinggoa.com



Below given the extract of resolution of the company passing the board of Directors meeting held on 20/03/2011.

RESOLUTION

Resolved that sale deed, mortgage deed, the agreement, rectification, cancellation agreement and addendum agreement pertaining to plot/s to be purchased by M/s. Raj Housing Development Pvt. Ltd. shall be signed by any one of the directors Mr. Sandip N. Nigalye or Mrs. Pratibha Sandip Nigalye on behalf of company before the Notary/Sub-Registrar to admit the execution of documents.

Date: 01/03/2014

Place: Ponda-Goa.

For Raj Housing Development Pvt. Ltd.



Pratibha Sandip Nigalye
DIRECTOR

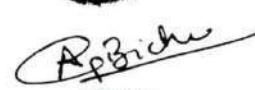
Executing parties

- ① Mr. Amol Damodas Revonkar,
s/o late Shri. Damodas Uttam
Revonkar, major, unmarried, 31
years, business, business, R/O
Pajipond, Margao, Goa.
- ② Mrs. Sulaksha Alias Laksha
Damodas Revonkar alias Laksha
Amit Bichu, w/o Amit Bichu, 29
years, married, business, and her
husband.
- ③ Mr. Amit Prabhakar Bichu, s/o
Shri. Prabhakar Bichu 37 years,
married, business, R/O Beorda, Margao,
Goa, an Indian National
- ④ Mrs. Raj Housing Development Pvt. Ltd.,
having its office at Ponda, represented
by its managing Director Shri. Sandip
Nilkanth Nigalje, s/o Nilkanth
Nigalje, married, businessman, 45
years, R/O Ponda, Goa

Executing party
Nos are to
I have
admits execution of the so called
Sale deed

> Amol Damodas Revonkar 


> Laksha Amit Bichu 


> Amit. P. Bichu 


> Sandip N. Nigalje 



Mrs. Neeta Yogesh Alavani,
Advocate, major gage, married,
Indian National, residing at
Priol Ponda Goa.

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

N. Alavani

Ponda dated 20/03/2014

~~SUB-REGISTRAR~~
PONDA

Registered No. 779/14
at pages 306 to 326
Book No. 1 Volume No. 2546
date 24/04/2014

~~SUB-REGISTRAR~~



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

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

भारत 03019 NON JUDICIAL गोंव
101882 MAR 22 2011



2011 2010 2009 2008 2007 2006 2005 2004 2003 2002 2001 11:00

R.0056000/- PB6651

INDIA

STAMP DUTY

GOA

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

Ponda
Officer / Manager

Serial No. 689/2011
Presented at the Office of the
Sub-Registrar of Ponda, Goa
between the hours of 12/03/11
and 12/03/11 on 22/03/2011

Received fees for Rs. _____ N. P	56000/-
Registration	00
Copying (Folios) <u>61</u>	00
Copying Endorsements	00
Postage _____	00
Total Rs.	56100/-

SUB-REGISTRAR
PONDA

DEED OF SALE

SUB-REGISTRAR
PONDA

[Signature]

Sub Registrar G. G. Revankar

[Signature]

BB Revankar

THIS INDENTURE, made and entered on this 22ND day of March in the year two thousand eleven (22/03/2011), within the registration Sub District and Taluka Ponda District of North Goa, State of Goa, BETWEEN (1) SHRI. GURUNATH UTTAM REVONKAR, son of Uttam Bala Revonkar, major, married, aged about 65 years, occupation business, PAN not obtained, and his wife (2) SMT. GIRIJA GURUNATH REVONKAR, daughter of Laxman S. Vernekar, major, married, aged about 62 years, housewife, PAN not obtained, both residing at H.No.127, Pajifond, Margao – Goa, (3) SHRI. BALA UTTAM REVONKAR, son of Uttam Bala Revonkar, major, married, aged about 56 years, occupation business, PAN not obtained, and his wife (4) SMT. BINDIA B. REVONKAR, daughter of Narayan Pawaskar, major, married, aged about 56 years, housewife, PAN not obtained, both residing at Ponda – Goa, all Indian Nationals, and hereinafter referred to as THE VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE ONE PART.

AND

(5) M/s. RAJ HOUSING DEVELOPMENT PVT. LTD., a company constituted under the Indian Companies Act, 1956,

[Signature] G. G. R. *[Signature]* BBR

having its office at Ponda - Goa, PAN. and represented herein by its Managing Director SHRI. SANDIP NILKANTH NIGALYE, son of Nilkanth Nigalye, major, married, aged about 42 years, occupation business, Indian National, residing at Khadpabandh, Ponda - Goa, hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include its partners, executors, administrators, nominees, successors, and official assigns) OF THE OTHER PART.



WHEREAS in terms of a Deed of Sale dated 29.03.1963 and recorded at pages 90 to 100 of Notarial Book No.555 and at pages 1 and 2 of notarial book no.556, one Shri. Uttam Bala Revonkar purchased from Dr. Antonio Daniel Alfredo Joaquim D'Cruz, a right of 1/16 part of the property of the residential house with its orchard land known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

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G.G.R.
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AND WHEREAS there arose a dispute between said Shri. Uttam Bala Revonkar on one side and one Shrikrishna Jagannath Kamat and Mr. Vithal Jagannath Kamat pertaining to a portion lying in between the said portion of land purchased by

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said Shri Uttam Rivonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife resulting in a Special Civil Suit No.183/1969 of the Civil Judge Senior Division at Panaji and which was compromised and consequently in terms of a deed of sale dated ^{16/12/1973} ~~09/01/1974~~ and registered in the office of sub registrar Ponda under no.7 at pages 45 of book I volume XXV on 09/01/1974 said Vithal Kamat and Shrikrishna Kamat sold to Uttam Bala Revonkar a part / portion of the land known as BONDRIACHEM BATTA admeasuring an area of 400sq.mts. and bounded on the East by the road going from Ponda to Khandepar, west by the said 116 portion purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife by said Deed of Sale dated 29.03.1963 and by the property of heirs of Baldinho Coelho, north by the property of Topan Xete and the said house purchased by said Uttam Revonkar and south by the municipal road.

AND WHEREAS the said portion so purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife and said Shri. Shrikrishna Jagannath Kamat and Vithal Kamat is surveyed in the course of survey conducted under The Goa Land Revenue code under new survey under new survey no.36/2 to 36/12 of village Ponda and

E. L. G.G.R. B.R. BBR



16/12/1973
G.G.R.
BBR

is more particularly described in schedule written hereunder and hereinafter referred to as THE SAID LAND.

AND WHEREAS said Uttam Bala Revonkar expired and terms of allotment made in the Inventory Proceedings no.107/92/A of the Court of The Civil Judge Senior Division at Margao, the said property was allotted to Shri. Ramdas Uttam Revonkar with right of 1/5th, Shri. Gurunath Uttam Revonkar, the vendor no.1 herein, with right of 1/5th, Shri. Amol Damodar Revonkar with right of 1/10th, Smt. Sulaksha Damodar Revonkar right of 1/10th, Shri. Balakiran Uttam Revonkar right of 1/5th, Shri. Subhash Uttam Revonkar, the vendor no.3 herein with the right of 1/5th.

AND WHEREAS as aforesaid the vendors herein owned and possessed and are entitled to total share of 2/5th in the said land.

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors all their undivided two fifth share/right in the said land at/for a total price consideration of Rs.2800000/- (Rupees twenty eight lacs only) being its fair market value.

E. G. R. B. B.

AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour, which the vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT:

1. In pursuance to the said agreement and in consideration of the price of 2800000/- (Rupees twenty eight lacs only) paid by the purchaser to the vendors (the receipt of which sum the vendors do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof) the vendors as co owner of the said land do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THEIR UNDIVIDED SHARE/TITLE/ CLAIM etc. in the said land which is quantified as two upon fifth share therein and which land is more particularly described in schedule written hereunder together with right to all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said land or any part thereof belonging to or in any way appertaining or usually held


E. An G. G. R. Bur BBR

or occupied therewith or reputed to belong thereof and all the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said land and every part thereof TO HAVE AND TO HOLD all the said rights in the said land and in the hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of the purchaser forever subject to the payment of proportionate rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors do hereby covenant with the purchaser that not withstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in them good right and absolute powers to grant, transfer, convey and assure their said

G.G.R. BR *BBP*



undivided share/right in the said land, which the vendors declare as being two fifth, unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said rights in the said land hereby granted with the appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said land hereby granted or any part thereof by, from or under or in trust for them.

[Signature] C. G. R. *[Signature]* BBT



3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring all their rights in the said land hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.
4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying their said rights in the said land in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.
5. The vendors further covenant with the purchaser that the rights in the said land hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title

E. G. R. Sur BBR



of the vendors, the purchaser is deprived of the said rights in the said land or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

6. The vendors further declare that their said right to the said land hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer their said rights in the said land in the name of the purchaser in the mutation entry of survey records of Revenue village of Ponda, taluka Ponda, Goa.
7. The vendors hereby declare that they have obtained the consent of other co owners of the said land.

SCHEDULE

All that plot or piece of land totally admeasuring a total area of 1275sq.mts. and surveyed under new survey nos. 32/2 to 32/12 of village Ponda, taluka Ponda, Goa, with name RAIMUNDACHEM @ GHORBHAT and is bounded on the East by National Highway, on the west by rivulet, on the North by the property of Babuli Sinai Talvodkar and Topan Xete and on the South by rivulet and municipal road along with the building/s standing thereon and situated at Sadar, Ponda - Goa,

E. G. R. B. B. B.

- 11 -

within the limits of Ponda Municipal Council, Taluka and registration Sub-district of Ponda, North district of Goa State and comprising in it an area of 400sq.mts of the larger land known as "BONDRIACHEM BATA" described in the Land Registration office under no.8458 of book B-22 (new) and enrolled in Taluka Revenue Office for matríz purpose under no.471, 559, 560, 562, 565 and 567 and the balance area of the property known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.

  G. G. R.  

- 12 -

Signed, Sealed and delivered
By the withinnamed vendors

Revonkar



Revonkar

SHRI. GURUNATH UTTAM REVONKAR



(L.H.F.T.)



(R.H.F.T.)

G. G. R. Revonkar

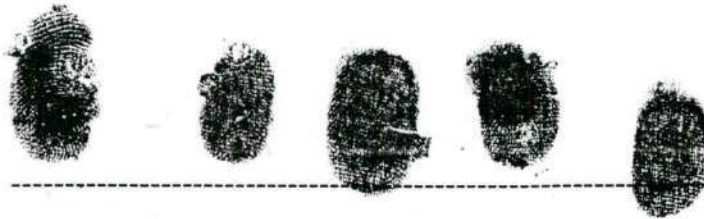
G. G. Revankar.



Revonkar



SMT. GIRIJA GURUNATH REVONKAR



(L.H.F.T.)



(R.H.F.T.)

G. G. R. Revankar

Bala



SHRI. BALA UTTAM REVONKAR



(LHFT)



(RHFT)

G.G.R. Bala BBR



BB Revonkar

BP

SMT. BINDIA B. REVONKAR



(L.H.F.T.)



(R.H.F.T.)

SG

Car

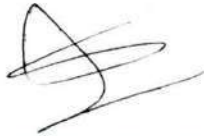
G. G. R.

Bur

BBA

- 16 -

Signed, sealed and delivered by the withinnamed purchaser
M/s. RAJ HOUSING DEVELOPMENT PVT. LTD. by its
Managing Director



SHRI. SANDIP NILKANTH NIGALYE

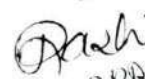
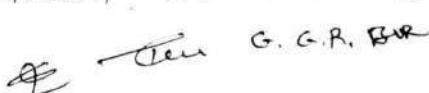


(L.H.F.T.)



(R.H.F.T.)

IN PRESENCE OF :

1. Sameer S. Mashelkar 
2. Anant R. Joshi 
 G. G. R. B. B.



- ① Shri Gurusnath Uttam Revankar, son of Uttam Bala Revankar, major, married, aged about 65 years, occupation business, and his wife.
- ② Smt. Girija Gurusnath Revankar, daughter of Laxman S. Vernekar, major, married, aged about 62 years, both at Paitenda, Margao Goa.
- ③ Shri Bala Uttam Revankar, son of Uttam Bala Revankar, major, married, aged about 56 years, occupation business & his wife.
- ④ Smt. Bindia B. Revankar, daughter of Narayan Pawaskar, major, married, aged about 56 years, housewife, born residing at Ponda Goa All Indian National.
- ⑤ M/s Raj Housing Development Pvt Ltd, a company represented herein by its Managing Director Shri Sandip Nilkanth Nigalge, son of Nilkanth Nigalge, major, married, aged about 42 years, occupation Business, Indian National, at Khodrabadi, Ponda - Goa.

Executing parties 1 to 5

admits execution of the so called
Sale deed

1) Revankar



2) G. G. Revankar.



3) Buru



4) BBRevaka



5) [Signature]

Shri. Sameer S. Mashelkar, major, unmarried,
Service, a/o St. Estevam, Ilhas, Goa.
and known to the Sub-Registrar
states that he personally knows the
above executant and identifies them

[Signature]

ponder dated 22nd March, 2011.

SUB-REGISTRAR
PONDA

registered No. 1705/11
at pages 128 to 198
Book No. I Volume 188
Date 25/09/2011



1654/12

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

भारत 05147 NON JUDICIAL मोवा
190883 JUN 14 2012
ZERO ZERO TWO ZERO ZERO ZERO ZERO 17:34
R.0020000/- PB6651

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

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

भारत
INDIA

STAMP DUTY

GOA

Daude
Officer / Manager

Serial No. 1256/12
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 11:30am
and 11:40am on 15/6/2012



AE

Daude

SUB-REGISTRAR
PONDA

Received fees for Rs. _____ N. P
Registration
Copying (Folios) 60 20,100.00
Copying Endorsements 90.00
Postage 10.00
Total Rs. 20,100.00

Daude
SUB-REGISTRAR
PONDA

DEED OF SALE

AE RUB *Daude*

THIS INDENTURE, made and entered on this 15th day of June in the year two thousand Twelve (15/06/2012), within the registration Sub District and Taluka Ponda District of North Goa, State of Goa, BETWEEN (1) **SHRI. RAMDAS U. RIVANKAR**, son of **SHRI.UTTAM BALA RIVANKAR**, major, married, aged 66 years, occupation service, PAN.: and his wife (2) **SMT. RAKHEE R. RIVANKAR**, daughter of **SHRI. GAJANAN PUTU RAIKAR** major, married, aged 62 years, housewife, PAN.: , both residing at H.No.125 , Pajifond Margao – Goa, all Indian Nationals, and hereinafter referred to as THE VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE ONE PART.

AND

(5) M/s. **RAJ HOUSING DEVELOPMENT PVT. LTD.**, a company constituted under the Indian Companies Act, 1956, having its office at Ponda – Goa, PAN.: , and represented herein by its Managing Director **SHRI. SANDIP NILKANTH NIGALYE**, son of Nilkanth Nigalye, major, married, aged about 42 years, occupation business, Indian







National, residing at Khadpabandh, Ponda — Goa, hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include its partners, executors, administrators, nominees, successors, and official assigns) OF THE OTHER PART.

WHEREAS in terms of a Deed of Sale dated 29.03.1963 and recorded at pages 90 to 100 of Notarial Book No.555 and at pages 1 and 2 of notarial book no.556, one Shri. Uttam Bala Revonkar purchased from Dr. Antonio Daniel Alfredo Joaquim D'Cruz, a right of 1/16 part of the property of the residential house with its orchard land known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matriz no.566 and house bearing matriz no.136.

AND WHEREAS there arose a dispute between said Shri. Uttam Bala Revonkar on one side and one Shrikrishna Jagannath Kamat and Mr. Vithal Jagannath Kamat pertaining to a portion lying in between the said portion of land purchased by said Shri Uttam Rivonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife



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Handwritten signature/initials

resulting in a Special Civil Suit No.183/1969 of the Civil Judge Senior Division at Panaji and which was compromised and consequently in terms of a deed of sale dated ~~4.05.1974~~ ^{16/12/1973} and registered in the office of sub registrar Ponda under no.7 at pages 45 of book I volume XXV on 9/1/1974 said Vithal Kamat and Shrikrishna Kamat sold to Uttam Bala Revonkar a part / portion of the land known as BONDRIACHEM BATTA admeasuring an area of 400sq.mts. and bounded on the East by the road going from Ponda to Khandepar, west by the said 116 portion purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife by said Deed of Sale dated 29.03.1963 and by the property of heirs of Baldinho Coelho, north by the property of Topan Xete and the said house purchased by said Uttam Revonkar and south by the municipal road.

AND WHEREAS the said portion so purchased by said Uttam Bala Revonkar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife and said Shri. Shrikrishna Jagannath Kamat and Vithal Kamat is surveyed in the course of survey conducted under The Goa Land Revenue code under new survey under new survey no.36/2 to 36/12 of village Ponda and is more particularly described in schedule

[Handwritten signatures and initials]

[Handwritten signature]
RUB
RUB

written hereunder and hereinafter referred to as THE SAID LAND.

AND WHEREAS said Uttam Bala Revonkar expired and in terms of allotment made in the Inventory Proceedings no.107/92/A of the Court of The Civil Judge Senior Division at Margao, the said property was allotted to Shri. Ramdas Uttam Revonkar with right of $1/5^{\text{th}}$, Vendor No.1 herein Shri. Gurunath Uttam Revonkar, with right of $1/5^{\text{th}}$, Shri. Amol Damodar Revonkar with right of $1/10^{\text{th}}$, Smt. Sulaksha Damodar Revonkar right of $1/10^{\text{th}}$, Shri. Bala Uttam Revonkar right of $1/5^{\text{th}}$, Shri. Subhash Uttam Revonkar, with the right of $1/5^{\text{th}}$.

AND WHEREAS as aforesaid the vendor herein owned and possessed and are entitled to total share of $1/5^{\text{th}}$ in the said land

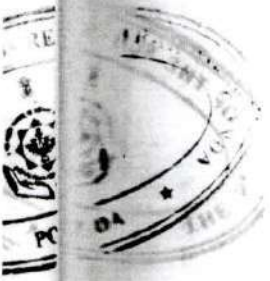
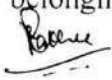
AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors all their undivided two fifth share/right in the said land at/for a total price consideration of Rs.10,00,000/- (Rupees Ten lacs only) being its fair market value.

 RUP 

AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour, which the vendors hereby do.

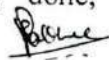
NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of Rs.10,00,000/- (Rupees Ten lacs only) paid by the purchaser to the vendors (the receipt of which sum the vendors do hereby admit and acknowledge and acquit and discharge the purchaser from the same and every part thereof) the vendors as co owner of the said land do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THEIR UNDIVIDED SHARE/TITLE/ CLAIM etc. in the said land which is quantified as two upon fifth share therein and which land is more particularly described in schedule written hereunder together with right to all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said land or any part thereof belonging to or in any way

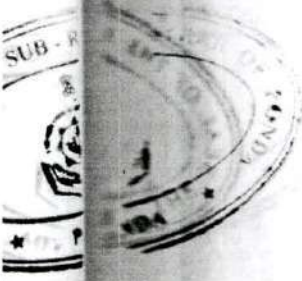

of P.D.B. 

appertaining or usually held or occupied therewith or reputed to belong thereof and all the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said land and every part thereof TO HAVE AND TO HOLD all the said rights in the said land and in the hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of the purchaser forever subject to the payment of proportionate rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors do hereby covenant with the purchaser that not withstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed

 RVR 

knowingly or willingly suffered to the contrary the vendors , now have in them good right and absolute powers to grant, transfer, convey and assure their said undivided share/right in the said land, which the vendors declare as being two fifth, unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said said rights in the said land hereby granted with the appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully

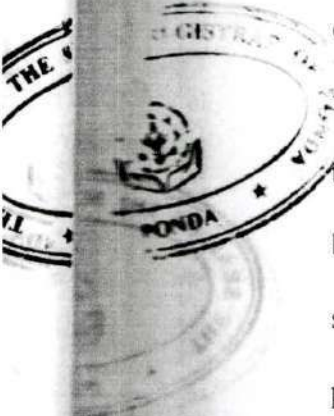
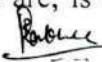


[Signature] PVB *[Signature]*

or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said land hereby granted or any part thereof by, from or under or in trust for them

3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring all their rights in the said land hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying their said rights in the said land in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges,

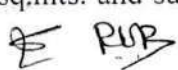
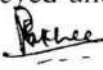

S. RUP 

encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the rights in the said land hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said rights in the said land or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.
6. The vendors further declare that their said right to the said land hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer their said rights in the said land in the name of the purchaser in the mutation entry of survey records of Revenue village of Ponda, taluka Ponda, Goa.
7. The vendors hereby declare that they have obtained the consent of other co owners of the said land in

SCHEDULE

All that plot or piece of land totally admeasuring a total area of 1275sq.mts. and surveyed under new survey nos.

36/2 to 36/12 of village Ponda, taluka Ponda, Goa with name RAIMUNDACHEM @ GHORBHAT and is bounded on the East by National Highway, on the west by rivulet, on the North by the property of Babuli Sinai Talvodkar and Topan Xete and on the South by rivulet and municipal road along with the building/s standing thereon and situated at Sadar, Ponda – Goa, within the limits of Ponda Municipal Council, Taluka and registration Sub-district of Ponda, North district of Goa State and comprising in it an area of 400sq.mts of the larger land known as “BONDRIACHEM BATA” described in the Land Registration office under no.8458 of book B-22 (new) and enrolled in Taluka Revenue Office for matríz purpose under no.471, 559, 560, 562, 565 and 567 and the balance area of the property known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.

[Handwritten signatures]

Signed, Sealed and delivered By the withinnamed vendors

PVR



PVRwante

(1) SHRI. RAMDAS U. RIVANKAR

L. H. F. P



R. H. F. P.



PVR

Rakhee Rivankar

(2) SMT. RAKHEE R. RIVANKAR

L. H. F. P

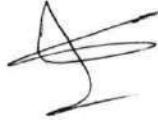


R. H. F. P.



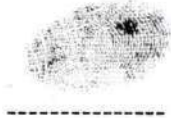
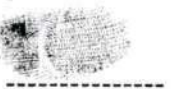
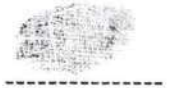
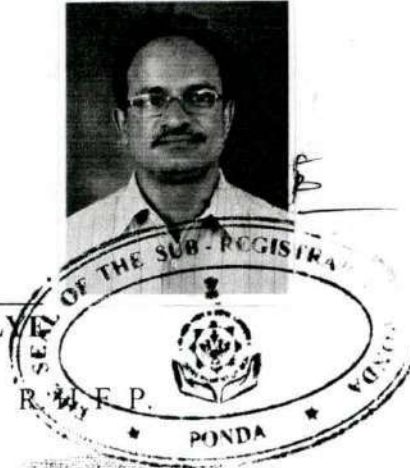
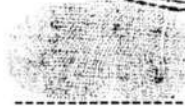
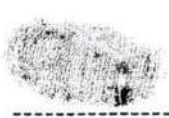
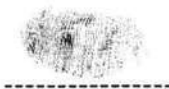
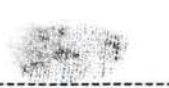
RVB *Rakhee*

Signed, sealed and delivered by the withinnamed purchaser
M/s. RAJ HOUSING DEVELOPMENT PVT. LTD,
 represented herein by its Managing Director



SHRI. SANDIP NILKANTH NIGAL

L. H. F. P



IN PRESENCE OF :

- 1) *Somer S. Mashelkar* 
- 2) *Pradnya V. Gaundalkar* 

PF 

1) Shri: Ramdas Uttam Rivankar
S/o Uttam Rivankar, major
married, aged 66 years, service
and his wife

2) Smt. Rakhee R. Rivankar
H/o Gajanan Peshu Rivankar
married, aged 62 years,
housewife both s/o Rajkond
Murgao Gao.

3) Mr. Raj Housing Development
But Ltd represented by Direc
4) Shri Sandip Nibant Nigal
S/o Nibant Nigal, married
aged 42 years, business s/o
Khadgalend Pande Gao.
All parties are Indian Nationals

Executing parties

admits execution of the so called
Sale deed

Ramdas Uttam Rivankar

x R. Rivankar

R

x Ratheeramdas Rivankar

Rathee

x [Signature]

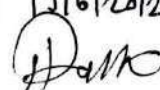


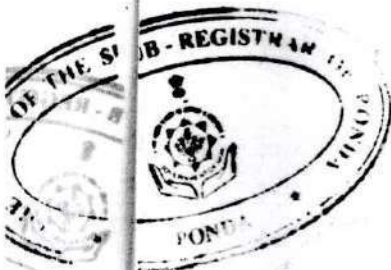
1- Mr. Samur Mashkar, bachelor,
major, service no St-Estevam 5/has 409

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

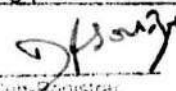


Pondicherry 15/6/2012


SUB-REGISTRAR
PONDICHERRY



Registered No. 1654
at pages 98 to 113
Book No. 7 Volume No. 2117
date 21/08/12


Sub-Registrar



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

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

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

भारत 05405 NON JUDICIAL REVENUE
125884 JUL 17 2012
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R 0020000/- PB6651

INDIA

STAMP DUTY

GOA

rajesh
Officer / Manager

Serial No. 1774/2012
Presented at the Office of the
Sub-Registrar of Ponda.
between the hours of 12-10 pm
and 12-25 on 13/8/2012

Received fees for Rs. _____ N. P.
Registration 2,000
Copying (Folios) 40 60
Copying Endorsements 10
Postage _____
Total Rs. 2,070

1774
Subreg.
SUB-REGISTRAR
PONDA

Subreg.
SUB-REGISTRAR
PONDA

DEED OF SALE

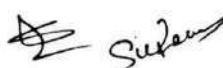
Subhash Uttam Revankar

U.S. Revankar

THIS INDENTURE, made and entered on this 09th day of August in the year two thousand Twelve (09/08/2012), within the registration Sub District and Taluka Ponda District of North Goa, State of Goa, BETWEEN (1) **MR. SUBHASH UTTAM REVANKAR**, son of **SHRI.UTTAM BALA REVANKAR**, major, married, aged 58 years, occupation business, PAN:AGRPR3088, Form 60 submitted. and his wife (2) **SMT. USHA ALIAS SUSHMA SUBHASH REVANKAR**, daughter of **SHRI. NARAYAN PAWASKAR**, major, married, aged 56 years, housewife, PAN not obtained and Form 60 submitted, both residing at Sai Niwas, T-1, Silva nagar, Ponda – Goa all Indian Nationals, and hereinafter referred to as THE VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE ONE PART.

AND

(3) M/s. **RAJ HOUSING DEVELOPMENT PVT. LTD.**, a company constituted under the Indian Companies Act, 1956, having its office at Ponda – Goa, PAN: and represented herein by its Managing Director **SHRI. SANDIP NILKANTH NIGALYE**, son of Nilkanth Nigalye, major, married, aged about 43 years, occupation business, Indian National, residing at Khadpabandh, Ponda – Goa, hereinafter referred to as THE PURCHASER (which expression

 U.S. Revankar

shall, unless repugnant to the context or meaning thereof, include its partners, executors, administrators, nominees, successors, and official assigns) OF THE OTHER PART.

WHEREAS in terms of a Deed of Sale dated 29.03.1963 and recorded at pages 90 to 100 of Notarial Book No.555 and at pages 1 and 2 of notarial book no.556, one Shri. Uttam Bala Revankar purchased from Dr. Antonio Daniel Alfredo Joaquim D'Cruz, a right of 1/16 part of the property of the residential house with its orchard land known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

AND WHEREAS there arose a dispute between said Shri. Uttam Bala Revankar on one side and one Shrikrishna Jagannath Kamat and Mr. Vithal Jagannath Kamat pertaining to a portion lying in between the said portion of land purchased by said Shri Uttam Rivankar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife resulting in a Special Civil Suit No.183/1969 of the Civil Judge Senior Division at Panaji and which was compromised and consequently in terms of a deed of sale dated ^{16/12/1973} ~~1-00-1977~~ and registered in the office of sub registrar Ponda under no.7 at pages 45 of book I volume XXV on 9/1/1974 said Vithal Kamat and Shrikrishna Kamat sold to Uttam Bala

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Revankar a part / portion of the land known as BONDRIACHEM BATTA admeasuring an area of 400sq.mts. and bounded on the East by the road going from Ponda to Khandepar, west by the said 1/16 portion purchased by said Uttam Bala Revankar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife by said Deed of Sale dated 29.03.1963 and by the property of heirs of Baldinho Coelho, north by the property of Topan Xete and the said house purchased by said Uttam Revankar and south by the municipal road.

AND WHEREAS the said portion so purchased by said Uttam Bala Revankar from said Dr. Antonio Daniel Alfredo Joaquim D'Cruz and his wife and said Shri. Shrikrishna Jagannath Kamat and Vithal Kamat is surveyed in the course of survey conducted under The Goa Land Revenue code under new survey no.36/2 to 36/12 of village Ponda and is more particularly described in schedule I written hereunder and hereinafter referred to as THE SAID LAND.

AND WHEREAS said Uttam Bala Revankar expired and in terms of allotment made in the Inventory Proceedings no.107/92/A of the Court of The Civil Judge Senior Division at Margao, the said property was allotted to Shri. Ramdas Uttam Revankar with right of 1/5th, Shri. Gurunath Uttam Revankar, with right of 1/5th, Shri. Amol Damodar Revankar with right of 1/10th, Smt. Sulaksha Damodar Revankar right

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of 1/10th, Shri. Bala Uttam Revankar right of 1/5th, Shri. Subhash Uttam Revankar, with the right of 1/5th, the vendor no.1 herein.

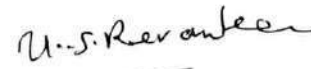
AND WHEREAS as aforesaid the vendors herein owned and possessed and are entitled to total share of 1/5th in the said land, notional corresponding area of which share as per the area of survey records works out to be 255.00sq.mts. or thereabouts and more particularly described in schedule II written hereunder and hereinafter referred to as "THE SAID SHARE".

AND WHEREAS pursuant to an agreement between the parties hereto, the vendors have agreed to sell and the purchaser has agreed to purchase from the vendors all their undivided one fifth share/right in the said land at/for a total price consideration of Rs.10,00,000/- (Rupees Ten lacs only) being its fair market value.

AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in its favour, which the vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of Rs.10,00,000/- (Rupees Ten lacs only) paid by the purchaser to the vendors (the receipt of which sum the vendors do hereby admit and acknowledge and acquit and discharge the

 Subhash  U.S. Revankar

purchaser from the same and every part thereof) the vendors as co owner of the said land do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THEIR SAID SHARE together with right to all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said share or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong thereof and all the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them along with all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said land and every part thereof TO HAVE AND TO HOLD all the said share in the land and in the hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of the purchaser forever subject to the payment of proportionate rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

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2. The vendors do hereby covenant with the purchaser that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in them good right and absolute powers to grant, transfer, convey and assure the said share, unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said share hereby granted with the appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by,

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U. S. Revankar

from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said share hereby granted or any part thereof by, from or under or in trust for them.

3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said share in the said land hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying their said share in the said land in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the said land, of which the said share is hereby sold is free from tenants,

[Signature] *[Signature]* U.S. Revenue

mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said share in the said land or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

6. The vendors further declare that their rights to the said share in the said land hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer their said share in the said land in the name of the purchaser in the mutation entry of survey records of Revenue village of Ponda, taluka Ponda, Goa.

7. The vendors hereby declare that they have obtained the consent of other co owners of the said land for the purpose of transfer of the said share.

8. The vendors hereby declare that the land/plot/ hereby sold does not belong to Scheduled Caste (Scheduled Tribe) as per Notification dated 01/8/1970. SCHEDULE - I

All that plot or piece of land totally admeasuring a total area of 1275sq.mts. and surveyed under new survey nos. 36/2 to 36/12 of village Ponda, taluka Ponda, Goa with name RAIMUNDACHEM @ GHORBHAT and is bounded on the East by National Highway, on the west by rivulet, on the North by the property of Babuli Sinai Talvodkar and Topan Xete and on the South by rivulet and municipal road along with the building/s standing

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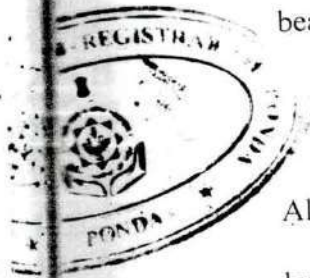


thereon and situated at Sadar, Ponda – Goa, within the limits of Ponda Municipal Council, Taluka and registration Sub-district of Ponda, North district of Goa State and comprising in it an area of 400sq.mts of the larger land known as “BONDRIACHEM BATA” described in the Land Registration office under no.8458 of book B-22 (new) and enrolled in Taluka Revenue Office for matríz purpose under no.471, 559, 560, 562, 565 and 567 and the balance area of the property known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136.

SCHEDULE-II

All that undivided one fifth share/right in all that plot or piece of land totally admeasuring a total area of 1275sq.mts. and surveyed under new survey nos. 36/2 to 36/12 of village Ponda, taluka Ponda, Goa with name RAIMUNDACHEM @ GHORBHAT and is bounded on the East by National Highway, on the west by rivulet, on the North by the property of Babuli Sinai Talvodkar and Topan Xete and on the South by rivulet and municipal road along with the building/s standing thereon and situated at Sadar, Ponda – Goa, within the limits of Ponda Municipal Council,

Surya U.S. Revankar



Taluka and registration Sub-district of Ponda, North district of Goa State and comprising in it an area of 400sq.mts of the larger land known as "BONDRIACHEM BATA" described in the Land Registration office under no.8458 of book B-22 (new) and enrolled in Taluka Revenue Office for matríz purpose under no.471, 559, 560, 562, 565 and 567 and the balance area of the property known as RAIMUNDACHEM or GORBHAT and described as a whole in the land registration office of Ilhas under no.2019 of book B-24 old and the land bearing matríz no.566 and house bearing matríz no.136. The area corresponding to the said undivided one fifth right/share hereby sold as per the area shown in the survey records notionally works out to be 255.00 sq. mts., or thereabouts.

As the property hereby sold does not involve sub-division of land, it does not require the Consent/NOC from the Planning and Development Authority or any other Government Authority for registering the present Deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.

Signed, Sealed and delivered By the withinnamed vendors

Subhash



Subhash



(1) SHRI. SUBHASH U. RIVANKAR

L. H. F. P



R. H. F. P.



Subhash

Subhash

U. S. Rivankar

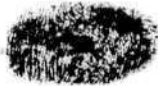
U. S. Rivankar



(2) SMT. USHA S. RIVANKAR

L. H. F. P

R. H. F. P



U. S. Rivankar

Subscribed

U. S. Rivankar

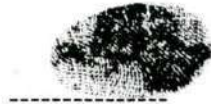
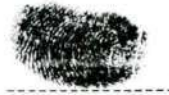
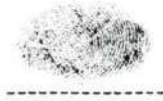
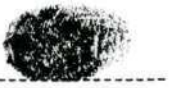
Signed, sealed and delivered by the withinnamed purchaser **M/s. RAJ HOUSING DEVELOPMENT PVT. LTD.**, represented herein by its Managing Director




SHRI. SANDIP NILKANTH NIGALYE

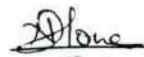
L. H. F. P

R. H. F. P.



IN PRESENCE OF :

1) Adv. Neeta Y. Alavani



2) Pradnya V. Gaundalkar




Surk

U. S. Kewaloo

Executing Parties

1 Mr. Subhash Uttam Revankar, S/o.
Uttam Bala Revankar, major aged
58 years, married, business, and
his wife.

2 Smt. Usha Alias Sushma Subhash
Revankar, major aged 56 years, housewife,
both Indian Nationals s/o Silva Nagar
Ponda

3 M/s Raj Housing Development Pvt. Ltd.
a company having its office at Ponda.
and herein represented by its Managing
Director. Shri Sandip Nilkanth
Nigalve, major aged 48 years, married,
business, Indian National, s/o
Khadpale and Ponda.

admits execution of the so called
Su deed

x Sushma Usha Revs

x Usha Subhash Revankar

x 
Mrs. Neeta Alwani, - Advocate,
major of age, married, Indian
National, s/o Priol.

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

x  Adv. Neeta Alwani

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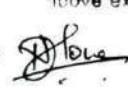
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x  Adv. Neeta Aluwani