

Lakhs Two lakh twenty one thousand five hundred only

CITIZEN CREDIT
CO-OP. BANK LTD.

[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2. PLOT NO. 150
NEAR TECH BUILDING
ALTEL FORVORTH
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./25/34/2011-RD

03955 NON JUDICIAL
104930 NOV 29 2013
09:55
R. 0221500/- PB/147
INDIA STAMP DUTY GOA

DEEM TECHNOLOGIES PVT LTD



DEED OF SALE

[Three handwritten signatures]

Deim Techonologies Private Ltd.

[Signature]
Authorized Signatory

This Deed of sale is made and entered into at Mapusa, Goa on this 29th Day of November of the year Two Thousand and



BETWEEN

1. **Mr. Pankaj Dabral**, son of K. R. Dabral, businessman, aged about 41 years, married, having his PAN as [REDACTED] Indian National, residing at [REDACTED]

2. **Mr. Lourenco S. D'Souza**, son of Tony D'Souza, businessman, aged about 40 years, married, having his PAN as [REDACTED], Indian National, resident of [REDACTED]

3. **Mr. Vikas Ganwani**, son of K. G. Ganwani, businessman, aged about 39 years, married, having his PAN as [REDACTED] Indian National, resident of [REDACTED]

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“VENDORS” (which expression shall unless repugnant to the context shall mean and include their heirs, legal representatives, administrators and executors) of the **FIRST PART**.

AND



1. **M/S DEIM TECHNOLOGIES PVT LTD**, a Company

registered under the Indian Companies Act 1956 with its Head

Office at [REDACTED]

PAN [REDACTED] represented through its Director **Mr.**

Anuj Bhel, 25 years of age, son of Mr. Ashwinder Bhel,

unmarried, service, holding permanent Account Number

[REDACTED], Indian National, resident of at [REDACTED]

[REDACTED], duly authorized by its

board resolution dated 27th November 2013, Hereinafter

referred to as the “**PURCHASER**” (Which expression shall

unless repugnant to the context or meaning thereof be deemed

to mean and includes its heirs, executors, administrators,

successors, legal representatives and assigns) of the **SECOND**

PART.

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Anuj Bhel
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Whereas the vendors are not married in Goa, and hence their wife's are not required Party for the execution of the Sale Deed as per Portuguese Civil Code prevailing in the state of Goa.

And whereas the vendors hereinabove are the absolute and exclusive legal lawful owners of an immovable property known as '**Ghane Morod**', situated at Parra village, Bardez Taluka, Goa, within the limits of village panchayat of Parra, which is presently surveyed in the Record of Rights Form I & XIV under No. 7/25-A of Parra village, Bardez Taluka, Goa, admeasures an area of 2721 sq. meters, The said property is more particularly described in the Schedule I hereunder written. Hereinafter referred to as "**the said property**".

And whereas the said property known as "Ghane Morod", is found registered in the Land registration office of Bardez under description No. 9393 at page No. 176 of Book B-24 and enrolled for Matriz predial in Taluka Revenue office of Bardez under No. 2495.



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And whereas the said property inscribed in the land registration office of Bardez under inscription No. 10822 at page 135V of C -24 in favour of Mr. Filipe Santiago alias Cirilo Santiago son of Antonio Piedade Santiago.



And whereas the said Mr. Filipe Santiago alias Cirilo Santiago, and his wife Mrs. Maria Assuciana Quiterio E Santiago, both died without having any issue, but leaving behind his/her brother/ brother in law, Mr. Placido Santiago married to Mrs. Esmeria Graganza E Santiago.

And whereas Mr. Placido Santiago and his wife Mrs. Esmeria Graganza E Santiago, both died leaving behind four children's Namely, 1.Mr. Julio Santiago, 2. Miss. Berta Santiago, 3. Mrs. Maria Clara Georgina Antoneita De Braganza Santiago E Souza and 4. Mr. Anthony Picdade Santan D Braganza E Santiago.

And Whereas by virtue of will dated 08. 11. 1977, the above said deceased Mr. Filipe Santiago alias Cirilo Santiago

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bequeathed his entire right and share in the said property to Julio Santiago, Berta Santiago and to Mr. Alvaro Higinio Santiago alias Alvito Santiago son of Mr. Anthony Piedade Santan D Braganza E Santiago.


And whereas the above said Mr. Julio Santiago, died in the status of bachelor, leaving behind will dated 10. 12. 1986 in the favour of said Mr. Alvaro Higinio Santiago alias Alvito Santiago and thereafter the said Miss. Berta Santiago, died in the status of spinster, all above mentioned deceased died leaving behind following legal heirs Namely, Mrs. Maria Clara Georgina Antonieta de Braganza Santiago E Souza and her husband Mr. Jerome Minguel Jose Lucio De Souza and Mr. Anthony Piedade Santan D Braganza E Santiago and his wife Mrs. Sebastiana Santiago, who are acquired right in the said property by way of inheritance.

And whereas the said Mr. Jerome Minguel Jose Lucio De Souza and his wife Maria Clara Georgina Antonieta de

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Braganza Santiago E Souza, by virtue of gift deed dated 14th August 1991, gifted their entire share, right, title in the said property to Mr. Alvaro Higinio Santiago alias Alvito Santiago, the said gift deed registered in the office of sub registrar of Bardez at Mapusa.

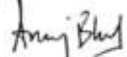
 **And whereas** by deed of Transfer and exchange dated 06. 03. 2000 the said Mr. Anthony Piedade Santan D Braganza E Santiago and his wife Mrs. Sebastiana Santiago, become absolute owner of the said property

And whereas thereafter upon the death of said Mr. Anthony Piedade Santan D Braganza E Santiago and his wife Mrs. Sebastiana Santiago, the said Mr. Alvaro Higinio Santiago alias Alvito Santiago was universal heir and successor of the said property.

And whereas vide deed of sale dated 23rd February 2007, registered before the sub registrar of Bardez at Mapusa under registration No. 821 at Pages 22 to 37, Book No. I, Volume



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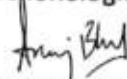
No. 1999, the above named persons i.e. Mr. Alvaro Higinio Santiago alias Alvito Santiago and his wife Smt. Marcelina D. Santiago, sold the said property to Shri Pankaj Dabral (vendor No. 1), Mr. Lourenco S. D'Souza (vendor No. 2), and Shri Vikas Ganwani (vendor No. 3), hereinabove.

And whereas on the basis of said deed of sale dated 23rd Day of February 2007, the above named vendors are legal lawful owners in exclusive possession and enjoyment of the said property without any interference and obstruction from whomsoever and whatsoever nature till date.

And whereas the purchaser by this Deed of sale willing to purchase from the above vendors, all that plot "B" admeasuring 1360 sq. mts, which is part of the said property known as "**Ghane Morod**", situated at Parra village, Bardez Taluka, Goa, surveyed under survey No. 7/25-A, Hereinafter referred to as the "**said Plot**" which is more particularly described in Schedule II written herein below and marked in the red colour in the plan annexed herewith.



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And Whereas the vendors/Owners of the said property have obtained a "Sanad" from the office of the Collector, North Goa, permitting conversion of the said land for residential use, vide Sanad No. RB/CNV/BAR/158/2008 dated 30.03.2010.

And Whereas the Vendors are agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors the said plot identified and denominated as Plot "B", described in Schedule II for the total consideration of Rs. 63,26,000/- (Rupees Sixty Three Lakhs Twenty Six Thousand only) which is its fair market value.

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:**

1. That in consideration of payment of Rs. 63,26,000/- (Rupees Sixty Three Lakhs Twenty Six Thousand only) paid by the PURCHASER in the manner requested by the VENDORS which payment is more particularly stipulated in schedule III

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herein under. the receipt of entire consideration the vendors does hereby admit and acknowledge, and thus hereby grant, convey, sell, transfer and assure unto the PURCHASER, ALL that right, title and interest unto the SAID PLOT, More particularly and specifically described in the Schedule II written hereunder, and shown in red colour boundary lines on the plan annexed hereto, TOGETHER WITH all ways, paths, passages, easements, privileges, trees, appurtenances or charges of any kind whatsoever and TO HAVE AND TO HOLD the said right, title and interest hereby granted, conveyed, sold, transferred and assured UNTO AND TO THE USE of the PURCHASER to hold and enjoy forever.

2. That the PURCHASER may hereafter peaceably and quietly possess and enjoy the rights, title and interest unto the SAID PLOT, hereby conveyed without any claim or demand whatsoever from the VENDOR or any other person claiming through or under them.



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3. That the VENDORS hereby declares that he has good right, full power and absolute authority to grant, convey, sell, transfer and assure the SAID PLOT.

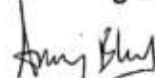
4. That the VENDORS covenant to save harmless and keep indemnified the PURCHASER from or against all encumbrances, charges or equities whatsoever.

5. That the VENDORS further covenants with the PURCHASER that the vendors shall at the request and cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said right, title and interest in the SAID PLOT and every part thereof in favour of the PURCHASER according the true intent and meaning of this Deed.

6. The Vendors do hereby further declare that they have No Objection for the Mutation of the survey record of rights



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thereby to enter the name of the purchaser in the occupant column of Form I and XIV pertaining to the SAID PROPERTY Surveyed under no. 7/25-A of Village Parra, Bardez, Goa.

7. That the vendors do hereby covenant and declares that in case of any dispute arising between the parties hereto under relating to this deed or the subject matters of the deed or in any manner relating thereto, in the event of which vendors shall indemnify the purchaser as per law.

8. The Vendors further represented to the purchaser that:

- a. The said plot is free from encumbrances, attachments, and court of charges of any kind and also free from any minor claims.
- b. That there is no tenancy claims in regard to the said property or the said plot.
- c. The Vendors have not entered in any Agreement for sale or any Agreement, memorandum of understanding, any power of attorney of the said property or said plot.

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Amy Bly
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d. That there are no easement, quasi-easements, restrictive covenants or other rights or servitudes of the said property or said plot and there is no prohibition or bar or impediment for sale of the said plot to anyone else.

9. The vendors and the purchaser do hereby declared that the said plot/ property is not a granted land to schedule caste and schedule tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 and there is no Prohibition or bar or impediment for sale of the said property to anyone else;

SCHEULE - I

ALL THAT property known as "Ghane Morod", admeasuring 2721 sq. mts, situated at Parra Village, within the jurisdiction of Village Panchayat of Parra, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, surveyed under No. 7 sub division no. 25A, described in the Land registration office of

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Bardez under No. 9393 at page No. 176 at Book B-24 and enrolled in Taluka Revenue office of Bardez under Matriz No. 2495 and bounded as under:

NORTH: By part of the property under Survey Nos. 7/25;

SOUTH: By part of the property s under Survey Nos. 7/25;

EAST: By Nallah and access as shown in the annexed plan.

WEST: By Nullah and part of the property under No. 7/25.

SCHEDULE II

All that plot "B" admeasuring 1360 sq. mts, which is part of the said property known as "**Ghane Morod**", situated at Parra village, Bardez Taluka, Goa, surveyed under survey No. 7/25-A, (part) within the jurisdiction of Village Panchayat of Parra, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, surveyed under No. 7 sub division no. 25A, described in the Land registration office of Bardez under No. 9393 at

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page No. 176 at Book B-24 and enrolled in Taluka Revenue office of Bardez under Matriz No. 2495 and bounded as under:



EAST: by remaining part of the said property.

WEST: by Nallah and the property under Survey No. 7/25.

NORTH: by part of the property under Survey Nos. 7/25;

SOUTH: by part of the property under Survey Nos. 7/25;

SCHEDULE III

- A. Cheque bearing Number 812362 dated 28.11.2013 drawn on H.D.F.C Bank, of K. G. Marg, New Delhi of Rs. 21, 08,666/- (Rupees. Twenty one Lakhs eight thousand six hundred sixty six only) in favour of Lourenco S. D' souza.

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- B. Demand Draft bearing Number 000635 dated 28.11.2013, drawn on drawn on H.D.F.C Bank, of Connaught Place, New Delhi of Rs. 21, 08,666/- (Rupees. 'Twenty one Lakhs eight thousand six hundred sixty six only) in favour of Mr. Pankaj Dabral.
- C. Demand Draft bearing Number 000636 dated 28.11.2013, drawn on drawn on H.D.F.C Bank, of Connaught Place, New Delhi of Rs. 21, 08,666/- (Rupees. 'Twenty one Lakhs eight thousand six hundred sixty six only) in favour of Mr. Vikas Ganwani.

IN WITNESS WHEREOF this Deed of sale is typed on the stamp paper of Rs. 2, 21,500 (Rupees Two Lakhs Twenty one Thousand five hundred only) hence the said property is valued of Rs 63,26,000/- (Rupees Sixty Three Lakhs Twenty Six Thousand only). The vendors and purchaser signed and executed this Deed of Sale and set their respective hands herewith on the day and date hereinabove first mentioned in the presence of the undersigned witnesses who have also signed below.

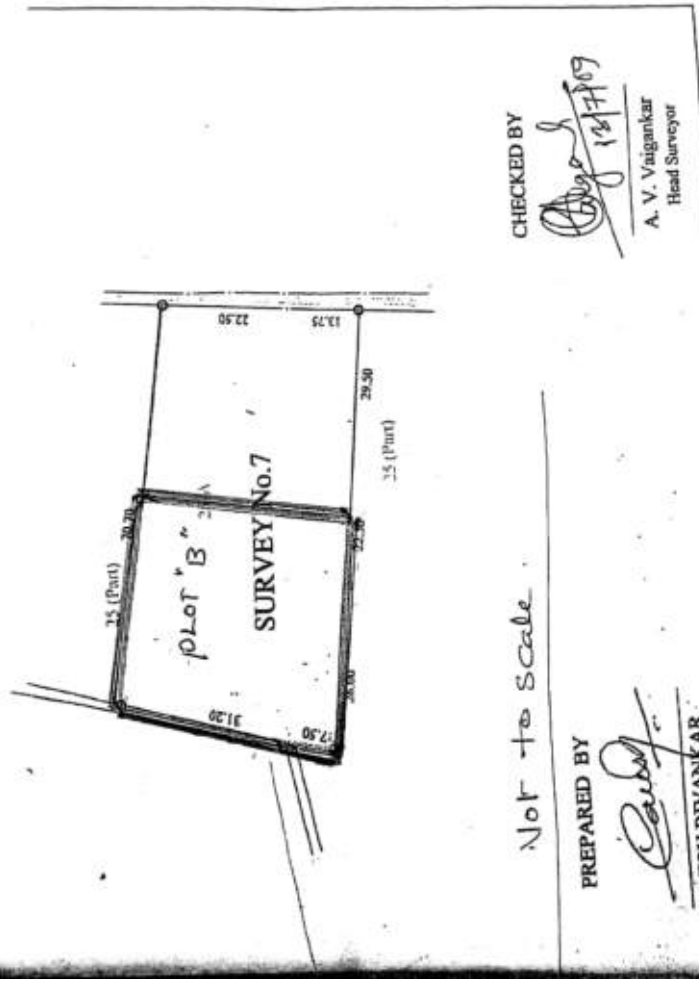
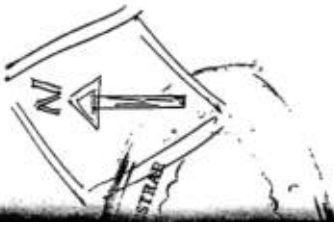


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ADMEASURING 1360 SQ.M

Bearing Survey No. 7/25-A of Village Parra



CHECKED BY

[Signature]
18/7/09

A. V. Vaigankar
Head Surveyor

Not to scale

PREPARED BY

[Signature]

PARESH RIVANKAR
Field Surveyor

FILE No. 8/CNV/MAP/108/09

SURVEYED ON: 07/07/2009

Deinf Technologies Private Ltd.

[Signature]

Authorised Signatory

VENDORS

[Signature]

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-11-2013 11:14:11 AM

Document Serial Number : 5375




Presented at 10:49:00 AM on 29-11-2013 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|------------------|
| 1 | Registration Fee | 189780.00 |
| 2 | Processing Fees | 310.00 |
| | Total : | 190090.00 |

Stamp Duty Required: 221410.00

Stamp Duty Paid: 221500.00

Anuj Bhel presenter

| Name | Photo | Thumb Impression | Signature |
|--|---|--|---|
| Anuj Bhel, S/o Ashwinder Bhel , UnMarried, Indian, age 25 Years, Service, r/o C-604, New Friends Colony, New Delhi-110065 PAN No. ALGPB9973J. Authorised Signatory of M/s Deim Technologies Private Ltd, New Delhi vide resolution dated 27/11/2013 |  |  |  |

Endorsements

Applicant

Pankaj Dabral, S/o K. R. Dabral, Married, Indian, age 41 Years, Business, r/o F. No. B/401 and B/402, Socorro
Ardens, Socorro, Porvorim, Bardez-Goa PAN No. AEKPD2819J

| Photo | Thumb Impression | Signature |
|---|---|--|
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