

Date : 11/01/2019

Page 1 of 1

Taluka TISWADI
 नातुका
 Village Bambolim
 गांव
 Name of the Field A T Posre Bhat
 शेताचे नांव

Survey No. 11
 सर्वे नंबर
 Sub Div. No. 5A
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Cultivable Area (Ha Ars Sq Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

ry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.17.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.17.00

Un-cultivable Area (Ha Ars Sq Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.17.00

Remarks शेरा
 LND/PART/130/2012 DATED 27/06/2014

Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रेदियाल	Rent Rs. 0.00 रेंट
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S.No.	Name of the Occupant कळजेदाराचे नांव	Khata Fo खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s Kayji Real Estate Private Limited		29590	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार -----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator नामण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation मिचनांचा प्राप्ति	Remarks शेरा
					Ha Ars Sq Mts हे. आर. चौ. मी.	Ha Ars Sq Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamltdar of the concerned Taluka.

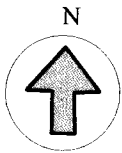
CERTIFIED TRUE COPY
 Copy applied on _____
 Copy ready on _____
 Copy delivered on _____
 Paid fees Rs. 500/-
 (Rupees _____ only)
 By receipt No. 9321

Mamltdar of Tiswadi
 Paraji-Goa



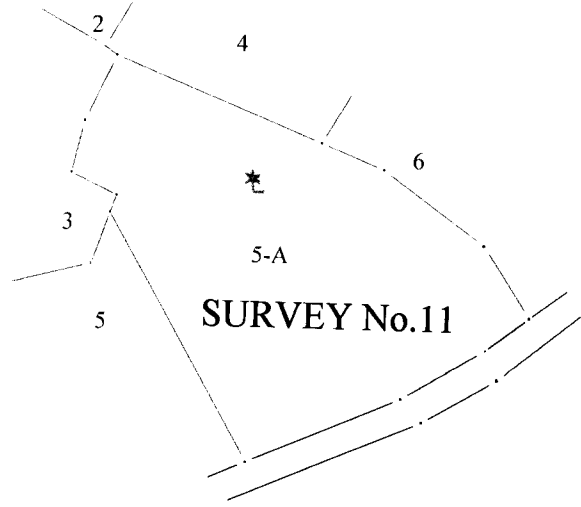
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Inward No. 554



Plan Showing plots situated at
 Village : BAMBOLIM
 Taluka : TISWADI
 Survey No./Subdivision No. : 11/ 5-A
 Scale :1:1000

V. Kambli
Smt. Vinita V. Kambli
 Asst. Survey & Settlement Officer
 Panaji-Goa



Mitali Naik
 Generated By : Mitali Naik (D'Man Gr. II)
 On : 18-01-2019

Dilip Tamoskar
 18/01/2019
 Compared By: Dilip Tamoskar (D'Man Gr. I)

1791

(8)

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

भारत 07968 NON JUDICIAL रीवा
193630 JUN 28 2012



ZERO FIVE ONE ZERO ZERO ZERO ZERO 11:29

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

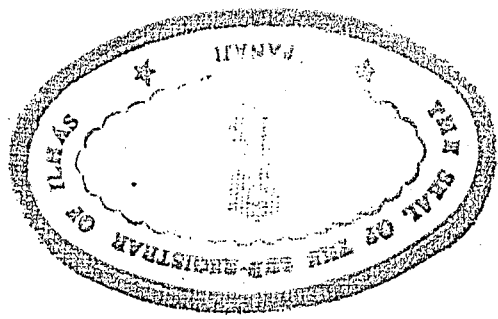
R. 05 10000/- PB5740

INDIA STAMP DUTY GOA

NAME: Kayji Real Estate pvt ltd
ADDRESS: Margao Croa
THROUGH: Sandesh
SIGNATURE: Sanku
RECEIPT NO: AXISB17968

For AXIS BANK LTD.

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



DEED OF SALE

for KAYJI REAL ESTATE PVT. LTD

C. L. Kurlgol
Director / Attorney

THIS DEED OF SALE is made in this city of Panjim,
Taluka Tiswadi and Sub-District of Ilhas, District of
North-Goa, State of Goa, on this 29th day of June,
2012, 29/06/2012 BY AND BETWEEN:

1. **Mr. CHAND PASHA**, son of Mr. S. A. Shazad,
age 35 years, businessman, holding PAN Card
bearing No. **XXXXXXXXXXXX** married and his wife

2. **Mrs. TABASSUM FATHIMA**, wife of Mr. Chand
Pasha, aged 29 years, housewife, not holding
PAN card, both Indian Nationals and both
resident of H. No. Y-9, 5th floor, B-2 Jairam
Complex, Neugi Nagar, Mala, Panjim-Goa and
hereinafter referred to as **'VENDORS'** (which
expression shall unless repugnant to the context
or meaning thereof, mean and include all their
heirs, successors, legal representatives,
administrators, executors and assigns) of the
FIRST PART;

AND

M/s **KAYJI REAL ESTATE PRIVATE LIMITED**, a
Private Limited Company, registered under the Indian
Company Act, 1956, having its Registered office at
Anand Bhavan, Old Station Road, Margao, Goa,
holding PAN card bearing No. **XXXXXXXXXXXX** duly
represented herein by its Executive Officers and
Authorized Signatories:-

KAYJI REAL ESTATE PVT LTD

C. R. Fildal

Fligda
Director / Attorney

[Handwritten signature]



- (i) Shri. SHRIDHAR P. HEGDE son of Parmeshwar Hegde, aged 50 years, married , commercial employee resident of Margao - Goa, and
- (ii) Shri. CHANDRAKUMAR R. HUILGOL, son of Ramarao Huilgol, aged 61 years, married , commercial employee resident of 186/1, Sinquetim, Navelim, Goa, both Indians, both commercial employees, empowered to sign this Sale Deed vide Power of Attorney dated 16.02.2011 alongwith resolution dated 16.02.2011 passed in its Board Meeting, (certified copy of the same is filed in the office along with this deed) hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include, all its successors, legal representatives, administrators, executors and assigns) of the SECOND PART.

The member no. 2 of the VENDORS is represented herein by her constituted attorney the member no. 1 of the VENDORS by virtue of Power of Attorney dated 07.04.2008 executed before Notary Shri. Fatu Bhavanath Bhaangi under his Reg. No. 2001 dated 07/04/2008. Certified copy of the said Power of Attorney is annexed to this Deed of Sale.

for KAYJI REAL ESTATE PVT LTD

C.R. Huilgol Hegde
Director / Attorney

✓ WHEREAS there existed a landed property known as "AFORMENTO TERCEIRO POSRE BHAT" alias "A.T.POSRE BHAT", situated at Bambolim, Talaulim, Curca, Taluka Tiswadi and Sub-District of Ilhas, District of North-Goa, State of Goa, described in the Land Registration office of Ilhas under No. 6006, which property is more particularly described in the SCHEDULE I(A) hereunder written.

AND WHEREAS adjoining to the property described in SCHEDULE I(A), within same jurisdiction, there existed another property without any special denomination, described in the Land Registration Office of Ilhas under No. 836, which property is more particularly described in the SCHEDULE I(B) hereunder written.

Both the properties described in SCHEDULE I(A) and I(B) taken together forms a single property surveyed under Survey No. 11/5 of Bambolim Village, is more particularly described in SCHEDULE I(C) and is hereinafter referred to as "SAID PROPERTY".

AND WHEREAS the SAID PROPERTY was originally owned and possessed by Mr. Joao Manuel de Abreu and Mrs. Bernandina do

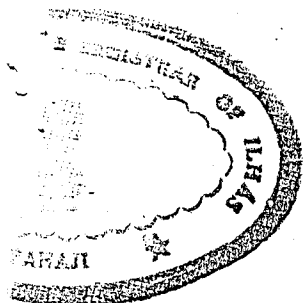
for KAYJA REAL ESTATE PVT LTD

C.R. Figueira Pledge
Director / Attorney

Rosario Egidio Cardoso and the same is inscribed in the name of former under Inscription No. 8688 at page 60 overleaf of Book B-G17.

✓
AND WHEREAS said Mr. Joao Manuel de Abreu expired Vide Public Testament (Will) dated 25/09/1978, drawn before Ex-officio Notary Public, Panaji at Book No. 46 at pages 81v onwards, after obtaining consent of his wife vide Deed of Consent dated 25.09.1978, bequeathed (i) his disposable quota of the Property described in SCHEDULE I(A) unto his daughter Miss. Maria Do Ceu Fatima de Abreu and (ii) his disposable quota in the Property described in SCHEDULE 1(B) unto his another daughter Anita M. De Abreu (then spinster now married to Mr. Diogo M. Fernandes).

✓
AND WHEREAS said Mrs. Bernandina Vide Public Testament (Will) dated 27/09/1978 drawn before Ex-officio Notary Public, Panaji at Book No. 46 at pages 92 onwards, after obtaining consent of his wife vide Deed of Consent dated 25.09.1978, bequeathed (i) her disposable quota of the Property described in SCHEDULE I(A) unto his daughter Miss. Maria Do Ceu Fatima de Abreu and (ii) his disposable quota in the Property described in SCHEDULE



FOR PANAJI REAL ESTATE PVT LTD

C. R. F. Almeida
Director / Attorney

[Handwritten signature]

1(B) unto his another daughter Anita M. De Abreu (then spinster now married to Mr. Diogo M. Fernandes.

✓ **AND WHEREAS** said Mr. Joao Manuel de Abreu and his wife expired, thus bringing into force the said two Public Wills and thus, said Miss. Maria Do Ceu Fatima de Abreu (spinster) and Mrs. Anita M. De Abreu married to Mr. Diogo M. Fernandes, became the joint owners of the Said Property described in SCHEDULE I(C).

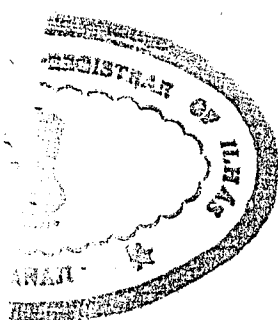
✓ **AND WHEREAS** vide Deed of Sale dated 12.07.2006 duly registered in the Office of the Sub Registrar of Ilhas at Panaji under No. 1898 at pages 180 to 213 of Book-I, Vol. 1664 dated 14.07.2006, said Maria Abreu and said Anita Abreu and her husband sold and transferred the said property to Mr. Ameet Vaz.

✓ **AND WHEREAS** said Ameet Vaz was married to Marina Vaz under the regime of communion of assets and as such the said property was then owned and possessed jointly by Mr. Ameet Vaz and his wife Marina Vaz.

✓ **AND WHEREAS** vide Deed of Sale dated 02.06.2008 duly registered in the Office of the Sub Registrar of Ilhas at Panaji under No. 2001

2001 RAYJA REAL ESTATE PVT. LTD

Ch. F. Flegde
Director / Attorney



[Handwritten signature]

at pages 441 to 469 of Book-I Vol. 1977 dated 1.07.2008, said Mr Amit Vaz and his wife Marina Vaz sold and transferred a portion of the said property admeasuring an area of 1700.00 sq. mtrs. to the member no. 1 of the VENDORS.

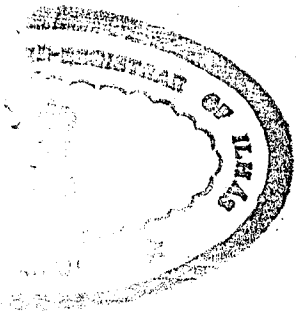
This portion of land admeasuring 1700.00 Sq. metres is more particularly described in the SCHEDULE B hereunder written, is shown in the plan annexed hereto and is hereinafter referred to as the "SAID PLOT".

AND WHEREAS the VENDORS have declared, represented and covenanted unto the PURCHASER as follows:-

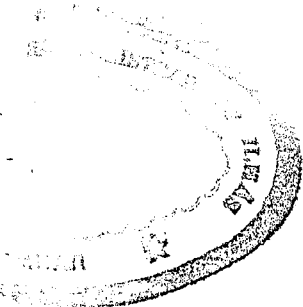
- i. That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOT" and that they are in lawful occupation, possession and enjoyment of the "SAID PLOT".
- ii. The "SAID PLOT" is not subject to any mundkarial rights, agricultural tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever,

FOR KAYJI REAL ESTATE PVT LTD

C. R. Kulkarni *Fligde*
Director / Attorney



[Handwritten signature]

- 
- iii. The "SAID PLOT" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
 - iv. That no other person/persons other than the VENDORS mentioned hereinabove are the owner/s or possessor/s of the "SAID PLOT" or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the "SAID PLOT" and/or deal with it in any manner whatsoever.
 - v. That there is no legal bar or impediment for this transaction and that the "SAID PLOT" is free from encumbrances, liens and/or charges.
 - vi. That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Act or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition / Requisition had/have been received by and/or served upon the VENDORS regarding the "SAID PLOT";

FOR MAYJA REAL ESTATE PVT. LTD

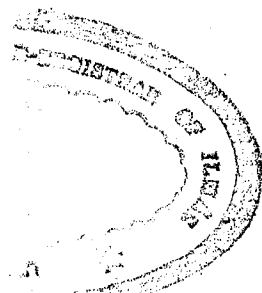
C.R. Fulgata
Director / Attorney

vii. That neither the "SAID PLOT" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and /or Regulation and /or under any subsisting Order, Judgment and /or Decree of any Court of Law.

viii. That neither the "SAID PLOT" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

ix. That they have not agreed, committed or contracted or entered into any agreement for sale, assignment, mortgage, lease, licence or any other Agreement or understanding, whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT";

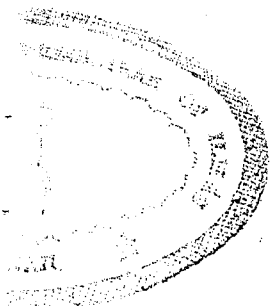
x. That no person has any right of access through the "SAID PLOT", or part thereof, nor does any access, public or private, exist through the same.



FOR MARYJ. REAL ESTATE PVT LTD

C. R. Fildes Flegde
Director / Attorney

- xi. That they have not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the "SAID PLOT" in any manner whatsoever.
- xii. That the boundaries of the SAID PLOT are clearly demarcated at loco and that there is no boundary dispute withy the adjoining owner.
- xiii. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the "SAID PLOT" or any part thereof, then the VENDORS and each of them jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectors in the "SAID PLOT" from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such



FOR KAYJI, REAL ESTATE PV 16

C. R. Hildgol *[Signature]*
Director / Attorney

[Handwritten signature]

settlement made by them with the third party.

xiv. Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOT" unto and to the use of the PURCHASER.

xv. That the "SAID PLOT" falls under settlement zone.

xvi. That the VENDORS intend to sell the "SAID PLOT" at a total price of Rs. 1,70,00,000/- (One Crore Seventy Lakh Only).

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as

FOR KAYJ, REAL ESTATE PVT LTD

C. L. Hingol *Flegde*
Director / Attorney

trustworthy, the PURCHASER has agreed to purchase the "SAID PLOT" from the VENDORS and the VENDORS have agreed to sell the "SAID PLOT" to the PURCHASER for a total consideration of Rs. 1,70,00,000/- (One Crore Seventy Lakhs Only) which is the present market value of the property.

AND WHEREAS VENDORS now execute this Deed to transfer the right, title, interest, ownership, possession in the SAID PLOT in favour of the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-

1. That in pursuance to the said understanding and in consideration of Rs.1,70,00,000/- (One Crore Seventy Lakh Only) paid by the PURCHASER in the following manner to the VENDORS at the request of the VENDORS:

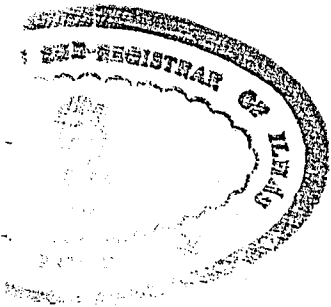
a) a sum of Rs. 50,00,000/- (Rupees fifty Lakhs Only) vide cheque bearing No. 241446 dated 29.06.2012 drawn on HDFC Bank Ltd., Margao Branch drawn in favour of Vendor No. 1;

FOR HAYJA REAL ESTATE PVT LTD

C. R. Firdos
Director / Attorney

b) a sum of Rs. 50,00,000/- (Rupees fifty Lakhs Only) vide cheque bearing No. 241447 dated 29.06.2012 drawn on HDFC Bank Ltd., Margao Branch drawn in favour of Vendor No. 1;

c) a sum of Rs. 70,00,000/- (Rupees Seventy Lakhs Only) vide cheque bearing No. 241448 dated 29.06.2012 drawn on HDFC Bank Ltd., Margao Branch drawn in favour of Vendor No. 1;



The payment and receipt of the said entire sum of Rs. 1,70,00,000/-, they the VENDORS and each of them do hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof, they the VENDORS and each of them do hereby grant, convey, sell, transfer, assign and assure by way of sale unto the PURCHASER for the consideration received, the "SAID PLOT" described in the SCHEDULE B hereunder written and as shown in the plan annexed hereto, together with all that is situated in the "SAID PLOT" including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PLOT", that the PURCHASER shall own, possess, enjoy and hold the "SAID PLOT"

For KAYJI REAL ESTATE PVT LTD


Director / Attorney



absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PLOT" hereby sold and conveyed in favour of the PURCHASER.

2. The VENDORS have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" to the PURCHASER and the PURCHASER has taken the possession of the "SAID PLOT".

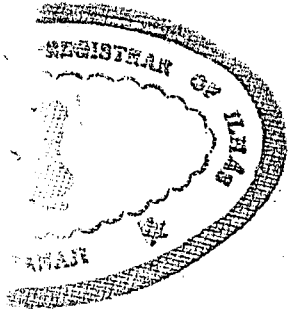
3. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PLOT" hereby sold to it as its own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.

4. The VENDORS covenant with the PURCHASER as under:-

a. that they and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying

for MARYA REAL ESTATE PVT LTD

C. R. Hirdal *Flegde*
Director / Attorney



[Handwritten signature]

and assuring the "SAID PLOT" unto the PURCHASER and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

- b. that they have jointly and or severally, not entered into any agreement, understanding and or arrangement for sale, development, construction and or disposal or otherwise howsoever with any party in respect of the "SAID PLOT" or any part thereof;
- c. That they have jointly and or severally, not created any charge and encumbered the "SAID PLOT" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respects of the "SAID PLOT" or any part thereof;
- d. That VENDORS have good, clear, legal, marketable, subsisting title over the "SAID PLOT" hereby sold and that the same are free from all encumbrances;
- e. That the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PLOT" be deemed to have been

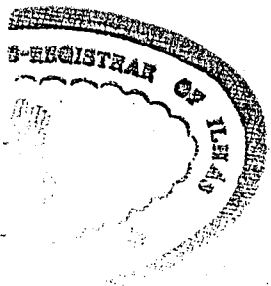


for KAYJI REAL ESTATE PVT LTD

C.R. Hildart *Flayde*
Director / Attorney

specifically incorporated herein for all purposes and to avoid repetition.

5. That all taxes such as land tax etc. or otherwise and or any outgoings in regard to the "SAID PLOT" shall be borne and paid by the VENDORS up to the date of registration of this sale deed and thereafter by the PURCHASER.
6. The VENDORS do hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.
7. The VENDORS hereby authorizes the PURCHASER to get transferred in its name the "SAID PLOT", purchased by it by the present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for including its name in the survey records of the SAID PLOT and hereby waives any notice that may be required to be addressed to them under any law in force.



for KAYJ. REAL ESTATE PVT LTD

C. R. Hingde
Director / Attorney

8. The VENDORS hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.

9. In case the PURCHASER is deprived from possessing and enjoying the SAID PLOT and or any part thereof at anytime in future, due to any defect in ownership/title or identification of the VENDORS or due to claim or objection from any person, firm, company, Bank, credit society, financial Institution etc., the VENDORS shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc.

10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, or for any objection by any party for

for KAYJI REAL ESTATE PVT LTD


C.R. Dhillon
Director / Attorney

any reason whatsoever, in the SAID PLOT, the

VENDORS, jointly and severally, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in the SAID PLOT from the consideration determined herein and the PURCHASERS shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

11. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.

for KAYJI REAL ESTATE PVT LTD

C. R. Hingol *[Signature]*
Director / Attorney

SCHEDULE-I (A)

All that property known as "AFORAMENTO TERCEIRO POSRE BHAT" also known as "A.T.POSREBHAT", situated at Bambolim with the local limits of Village Panchayat of Bambolim, Telaulim, Curca, Taluka Tiswadi and Sub -District of Ilhas, District of North-Goa, State of Goa, described in the Land Registration No. 20623 at page No 55 (overleaf), of Book B-55 New, which was earlier bearing Land Registration No. 6006 at page 72 (overleaf) at book B-16 (New) enrolled in Taluka Revenue Office under No. 131 and bounded as follows:

East : by property of Antonio Jose Fernandes;
West : by property of Sitaram Porobo Sinari
and heirs of Manuel Xavier Fernandes;
North: by the Conferia of Santa Barbara;
and
South: by the road.

for KAYJI REAL ESTATE PVT LTD

C.R. Figueira
Director / Attorney

SCHEDULE-I(B)

All that property without any special name, situated at Bambolim with the local limits of Village Panchayat of Bambolim, Telaulim, Curca, Taluka Tiswadi and Sub -District of Ilhas, District of North-Goa, State of Goa, described in the Land Registration Office of Ilhas under No. 836 at page No 21 of Book B-3 New, enrolled in Taluka Revenue Office under No. 115 and bounded as follows:-

East : by property of Joao Manuel de

Abreu;

West : by property of Joao Manuel de

Abreu;

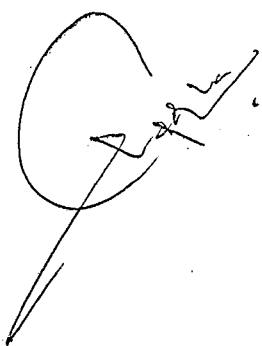
North : by property of Assis do Rosario

Viegas; and

South: by the road.

FOR KAYJI REAL ESTATE PVT LTD

C.R. Huilgol Flegde
Director / Attorney

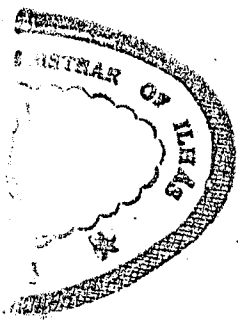


SCHEDULE I(C)

(Property under Schedule I(A) and I(B) taken together)

ALL that property described under SCHEDULE I(A) and I(B) taken together admeasures 3700.00 Sq. metres and is surveyed under Survey No. 11/5 of Bambolim Village and is bounded as under:

- East : partly by the property surveyed under survey No. 11/4 and partly by the land under Survey No. 11/6 and partly by the same village road;
- West : by property surveyed under survey No. 11/1 of the said village;
- North: partly by the property surveyed under Survey No 11/3 and partly by 11/4; and
- South: by Village road leading to the church of Bambolim



FOR KAYJI REAL ESTATE PVT LTD

C.R. Hinduja Flegde
Director / Attorney

SCHEDULE-B
(Description of the SAID PLOT)

SOLD
CBH
PH

All that PORTION OF LAND admeasuring 1700.00 Sq mtrs, forming part of the property described in Schedule I(C) above; which plot is marked in red colour on the plan hereto annexed and marked as Plot B for better identification and the same is bounded as under:

- East : by property under Survey No. 11/6;
- West : partly by remaining portion of the Said Property (Part A) and partly by property under Survey No. 11/3 ;
- North : by property under Survey No. 11/3 and 11/4; and
- South: by road.

IN WITNESS WHEREOF, the parties to this Deed have set and subscribed their respective hands on the day, month and year first herein above mentioned.

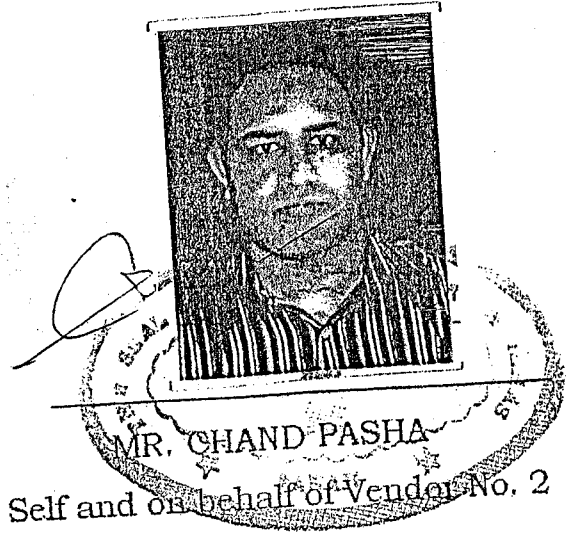
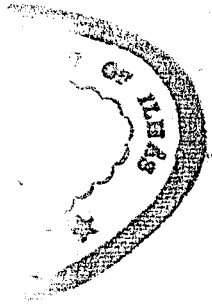


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SGR KAYJI REAL ESTATE PVT LTD

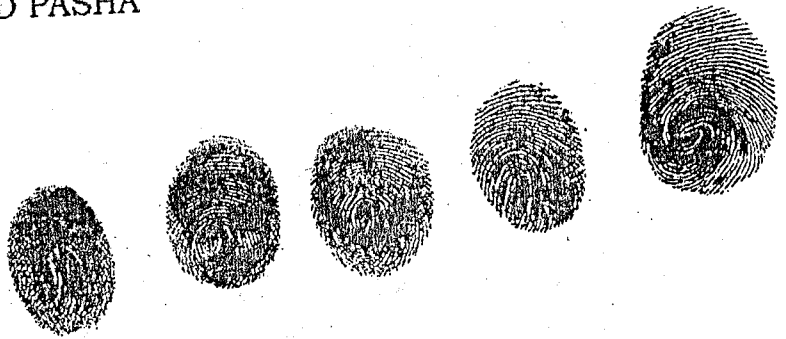
C.R. Hinduja
Director / Attorney

SIGNED, SEALED AND DELIVERED BY:
MR. CHAND PASHA
The party of the First Part
In the presence of.....



for Self and on behalf of Vendor No. 2
Mrs. Tabassum Fathima
as Constituted Attorney

LEFT HAND FINGER PRINT IMPRESSION OF
MR. CHAND PASHA



RIGHT HAND FINGER PRINT IMPRESSION OF
MR. CHAND PASHA



FOR KAYJI REAL ESTATE PVT. LTD.

Director / Attorney

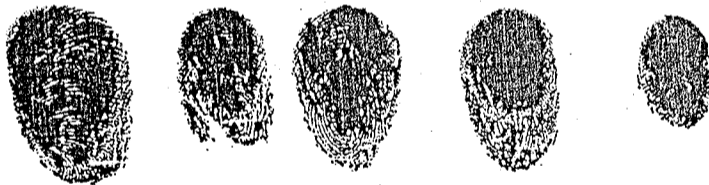
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER:
M/s. KAYJI REAL ESTATE PRIVATE LIMITED
Through its constituted Attorney
(i) SHRI. SHRIDHAR P. HEGDE
The party of the Second Part
In the presence of.....

Hegde

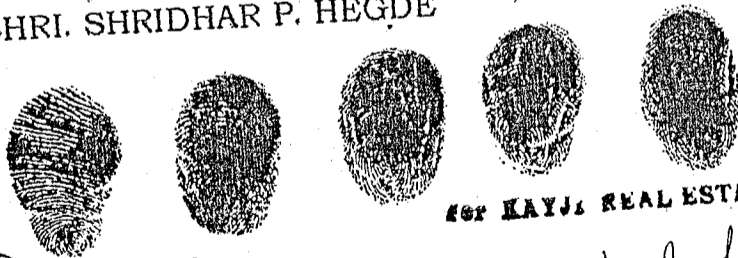


SHRI. SHRIDHAR P. HEGDE
constituted Attorney of the PURCHASER

LEFT HAND FINGER PRINT IMPRESSION OF
SHRI. SHRIDHAR P. HEGDE



RIGHT HAND FINGER PRINT IMPRESSION OF
SHRI. SHRIDHAR P. HEGDE



for KAYJI REAL ESTATE PVT LTD

Hegde
Director / Attorney

[Large handwritten signature]

(ii) Shri. CHANDRAKUMAR R. HUILGOL

The party of the Second Part

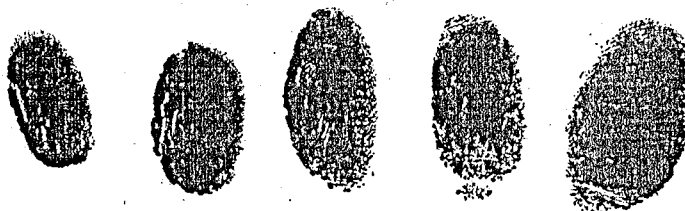
In the presence of.....



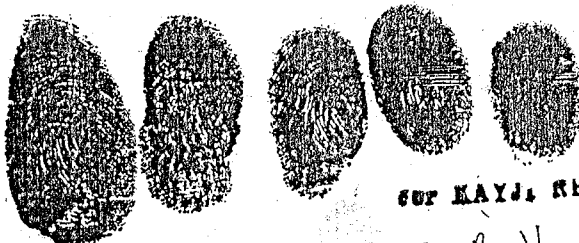
C.R. Huilgol

SHRI. CHANDRAKUMAR R. HUILGOL
constituted Attorney of the PURCHASER

LEFT HAND FINGER PRINT IMPRESSION OF
SHRI. CHANDRAKUMAR R. HUILGOL



RIGHT HAND FINGER PRINT IMPRESSION OF
SHRI. CHANDRAKUMAR R. HUILGOL



GUR KAYJI REAL ESTATE PVT LTD

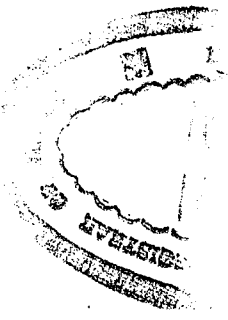
C.R. Huilgol
Director / Attorney

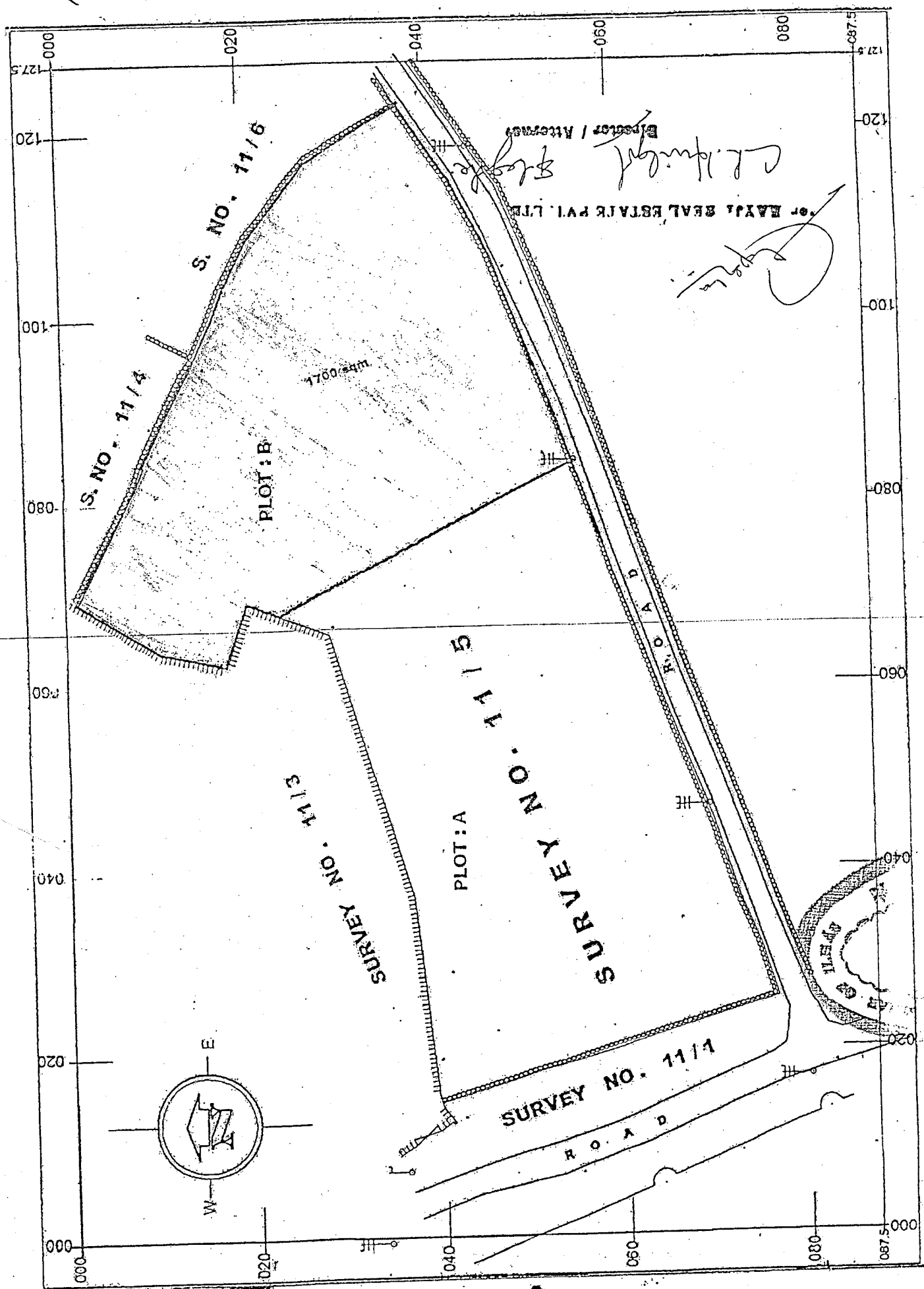
for HAYDI REAL ESTATE PVT LTD
Director / Attorney
C. K. N. Srinivasan

2. ~~_____~~
(Sunderdas S. Prabhu Dasan)

1. ~~_____~~
(Gurunath. H. Bhasale)

WITNESSES:





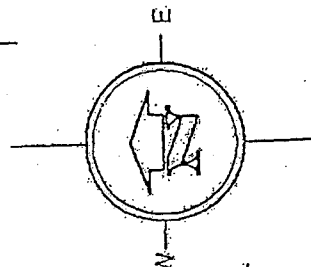
C. L. HINDS
Director / Attorney
of EASY BEAL ESTATE P.V. LTD.

S. NO. 11/4
PLOT: B
S. NO. 11/6

SURVEY NO. 11/3

PLOT: A
SURVEY NO. 11/5

SURVEY NO. 11/1
ROAD





Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 29-06-2012 12:48:34 PM

Document Serial Number : 1791

Presented at 12:19:00 PM on 29-06-2012 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	850000.00
2	Processing Fees	440.00
	Total :	850440.00

Stamp Duty Required: 435000.00

Stamp Duty Paid: 510000.00

Chandrakumar R Huilgol presenter

Name	Photo	Thumb Impression	Signature
Chandrakumar R Huilgol, s/o Ramrao Huilgol , Married, Indian, age 61 Years, Commercial employee, r/o 186/1, Sinquetim, Navelim Goa As a Executive Officers and Authorised Signatory of M/s Kayji Real Estate Private Limited through POA dated 16/02/2011 executed before Mathew Dias at Margao under Reg No 3690 and Board Resolution dated 16/02/2011, Having office at Anand Bhavan, Old Station Road, Margao Goa, Having Co. Pan card No XXXXXXXXXX			




Endorsements

Executant




1 . Chand Pasha, s/o S.A Shazad, Married, Indian, age 35 Years, Business, r/o H/ no Y-9, 5th Floor, B-2 Jairam Complex, Neugi Nagar, Mala Panjim Goa Pan card No XXXXXXXXXX , Forself and as a POA holder for Vendor no 2 through POA dated 07/04/2008 executed before Fatu Bhavanatn bhaangi at Margao under Reg No 2001/2008

Photo	Thumb Impression	Signature

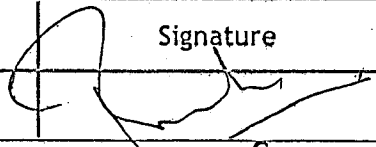
2 . Chandrakumar R Huilgol, s/o Ramrao Huilgol, Married, Indian, age 61 Years, Commercial employee, r/o 186/1, Sinquetim, Navelim Goa As a Executive Officers and Authorised Signatory of M/s Kayji Real Estate Private Limited through POA dated 16/02/2011 executed before Mathew Dias at Margao under Reg No 3690 and Board Resolution dated 16/02/2011, Having office at Anand Bhavan, Old Station Road, Margao Goa, Having Co. Pan card No XXXXXXXXXXXX

Photo	Thumb Impression	Signature
		

3 . Shridhar P Hegde, s/o Parmeshwar Hegde, Married, Indian, age 50 Years, Commercial employee, r/o Margao Goa As a Executive Officers and Authorised Signatory of M/s Kayji Real Estate Private Limited through POA dated 16/02/2011 executed before Mathew Dias at Margao under Reg No 3690 and Board Resolution dated 16/02/2011, Having office at Anand Bhavan, Old Station Road, Margao Goa, Having Co. Pan card No XXXXXXXXXXXX

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Reshama Narayan Naik , d/o Narayan Naik, UnMarried, Indian, age 29 Years, Advocate, r/o Althinho Panaji Goa	

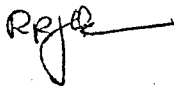
Sub-Registrar

SUB-REGISTRAR
MARGAO

Book-1 Document
Registration Number PNJ-BK1-01774-2012
CD Number PNJD16 on
Date 29-06-2012

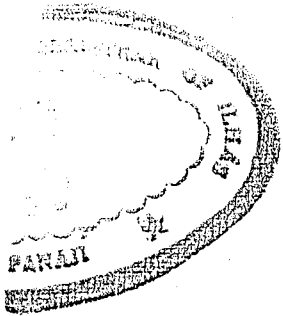
Sub-Registrar (Ilhas/Tswadi)

Scanned By:- R. Jashu

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

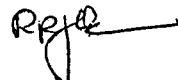
SUB-REGISTRAR
ILHAS



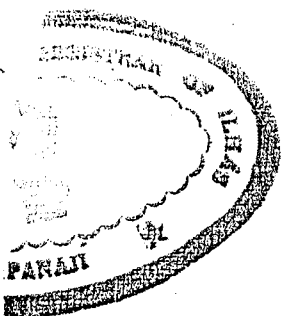
Book-1 Document
Registration Number PNJ-BK1-01774-2012
CD Number PNJD16 on
Date 29-06-2012

Sub-Registrar (Ilhas/Tswadi)

Scanned By:- R. Jashw

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune



DIVISIONAL OFFICER AT PANAJI

CASE No. LND/PART/130/2012

1. Mr. Chand Pasha
R/o H.No. Y-9, 5th Floor, B-Jairam Complex Applicant
Neugi Nagar Mala Panaji Goa

V/S

1. Ameet Vaz
2. Marina Vaz
Both r/o H.No. 242, Altinho Panaji Goa Opponents

- Read:-
1. Application of Mr. Chand Pasha R/o H.No. Y-9, 5th Floor, B-Jairam Complex Neugi Nagar Mala Panaji Goa requesting for partition of his property surveyed under survey No. 11/5 of Bambolim Village in Tiswadi Taluka Goa.
 2. This Office Order No. LND/PART/130/2012 dated 30/10/2012 issued to Director of Settlement and Land Records, Panaji-Goa.
 3. Report No. 9-373-DSLR-13/4674 dated 01/04/2014 received from the Supt. Of survey and Land Records, Panaji-Goa.

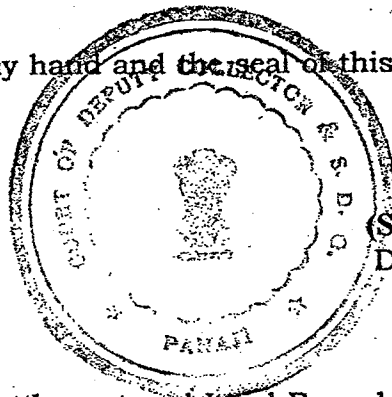
O R D E R

I, **SANJEEV C.G DESSAI**, Deputy Collector & SDO, Panaji, do hereby order the confirmation of partition of Survey No. 11/5 of **BAMBOLIM** Village in Tiswadi Taluka, partitioning an area admeasuring 1700 sq. mts as per the partition plan prepared by the Supt. of Survey and Land Records, Panaji-Goa.

The Inspector of Settlement and Land Records, Panaji is hereby directed to effect necessary changes in the records of survey No. 11/5 of **BAMBOLIM** Village in Tiswadi Taluka as per the plan and Area adjustment Statement prepared by the Supdt. Of Survey and Land Records, Panaji-Goa.

The newly partitioned portion shall bear a new sub-Division No. 5-A of Survey No. 11/5 of **BAMBOLIM** Village in Tiswadi Taluka.

Given under my hand and the seal of this Court on this the 27th day of June 2014.



(**SANJEEV C.G DESSAI**)
Deputy Collector & SDO,
Panaji-Goa

To,

1. The Inspector of Settlement and Land Records, Panaji, for necessary action. With reference to letter No. 9-373-DSLR-13/4674 dated 01/04/2014 for information and necessary action (2 copies).
2. The Mamlatdar of Tiswadi, Panaji for information and necessary action.



794142

Sr. No. 215 Place of Vendor Margao, Goa Dt. 14/04/2016

Value of stamp paper: 100/-

Name of the purchaser: M/s. J. Red 88 & Co. Pvt. Ltd

Residing at: _____

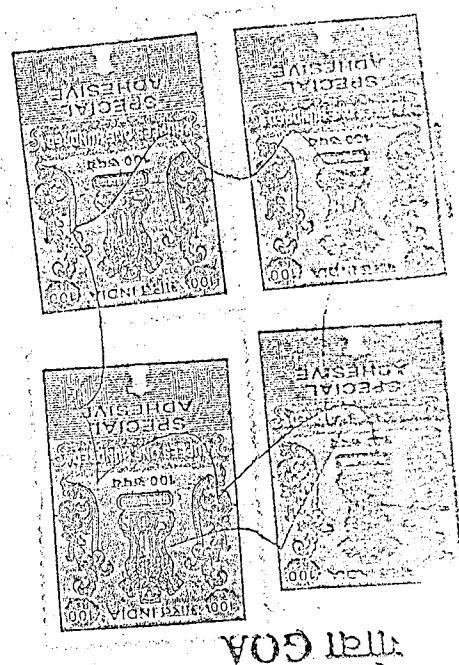
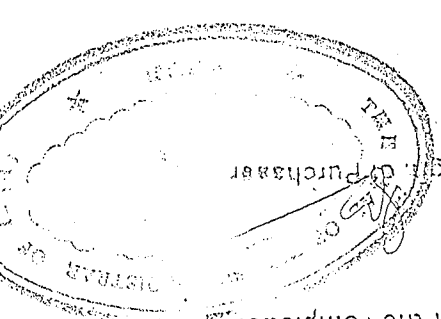
Father's Name: _____

As there is no one single stamp paper for the value of _____

Rs. _____, additional stamp paper for the completion _____

of the value is attached along with _____

Sign. of Stamp Vendor
Lic. No. DMVEN-LIC/212005/AC-1
Arwin S. Goel, Margao - Goa



गोवा GOA

DEED OF RECTIFICATION

Shri. J. Red 88 & Co. Pvt. Ltd
Margao, Goa

Shri. J. Red 88 & Co. Pvt. Ltd
Margao, Goa

CSH

CSH

CSH

CSH

CSH

CSH

THIS DEED OF RECTIFICATION is made in this city of Panaji, Taluka Tiswadi and Sub-District of Ilhas, District of North Goa, State of Goa, on this 18th day of April 2016, BY AND BETWEEN:

1. Mr. CHAND PASHA, son of Mr. S. A. Shazad, age 35 years, businessman, holding PAN Card bearing no. [REDACTED] married and his wife.

2. Mrs. TABASSUM FATHIMA, wife of Mr. Chand Pasha, aged 29 years, housewife, not holding PAN Card, both Indian Nationals and both resident of H. No. Y-9, 5th Floor, B-2 Jairam Complex, Neugi Nagar, Mala, Panjim - Goa and hereinafter referred to as "VENDORS" (which expression shall unless repugnant to the context or meaning thereof, mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

M/s KAYJI REAL ESTATE PRIVATE LIMITED, a Private Limited Company, registered under the Indian Company Act, 1956, having its Registered Office at Anand Bhavan, Old Station Road, Margao - Goa, holding PAN Card bearing No. [REDACTED] duly represented herein by its Executive Officers and Authorized Signatories: i) Shri. SHRIDHAR P. HEGDE son of Parmeshwar Hegde, aged 54 years, married, commercial employee resident of Margao - Goa, and; ii) Shri. CHANDRAKUMAR R. HUILGOL, son of late Ramarao Huilgol, aged 66 years, married, commercial employee resident of 186/1, Sinquetim, Navelim, Goa, both Indian Nationals, empowered to sign this deed vide Power of Attorney dated 24.03.2016 along with resolution dated 02.03.2016 passed in its Board Meeting, (certified copy of the same is filed in the office along with this Deed) hereinafter called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include, all its successors, legal representatives, administrators, executors and assigns) of the SECOND PARTY;

The member no. 1 and 2 of the VENDORS are represented herein by their duly constituted attorney shri. Dattatraya K. Hegde, son of Shri. Krishna Hegde, aged about 50 years, resident of Fatorda Margao Goa; constituted as such by virtue Power of Attorney dated 15.04.2016 executed before Notary Shri. Methew N. D'Sa, under his Reg. No. 2650 dated 16.04.2016 executed in pursuance to Power of Attorney dated 11.10.2012 executed before Notary Shri. U. R. Timble, under his Reg. No. 249/N/2012 dated 11.10.2012. Certified copy of the said Power of Attorney's are annexed to this Deed of Rectification.

WHEREAS by Deed of Sale dated 29.06.2012 duly registered before the Sub-Registrar of Ilhas Tiswadi under registration no. PNJ-BK1-01774-2012 CD No. PNJD16 on 29.06.2012 (herein referred to as the PRINCIPAL DEED) the VENDORS sold on to the PURCHASER plot described in the Schedule B of the PRINCIPAL DEED referred therein as "SAID PLOT".

AND WHEREAS pending the execution of PRINCIPAL DEED the VENDORS had applied for the partition of SAID PLOT on the basis of their Sale deed dated 02.06.2008, being Partition Case No. LND/PART/130/2012.

AND WHEREAS in pursuance to said application for partition the SAID PLOT has now been partitioned and has been separately surveyed under survey No. 11/5-A of Bambolim Village.

AND WHEREAS the principal deed describes the SAID PLOT as being part of Survey No. 11/5 of Bambolim Village.

AND WHEREAS in view of the subsequent events taking place after the execution of PRINCIPAL DEED it has become necessary to incorporate the subsequent events by Rectifying the PRINCIPAL DEED which the parties hereto have agreed to do via present deed.



NOW THIS DEED OF RECTIFICATION WITNESSETH AS UNDER:-

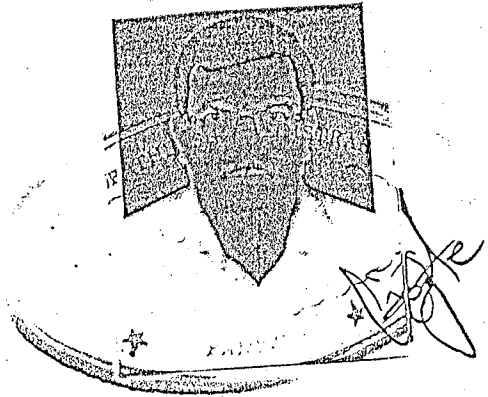
1. At page 7 of the PRINCIPAL DEED at the end of 1st paragraph ADD “,which portion of 1700.00 sq.mtrs is now separately surveyed under Survey No. 11/5-A of Bambolim Village”.
2. At page 22 of the Principal Deed :
 - a. At line 2 of Schedule B before the word “forming” ADD “erstwhile”.
 - b. At line 3 of Schedule B before the word “which” ADD “and now forming separate and independent unit in itself being surveyed under Survey No. 11/5-A of Bambolim Village”.
 - c. The Western Boundary in the Schedule B be corrected as: “Partly by the property surveyed under Survey No. 11/5 and partly by property under Survey No. 11/3 of Bambolim Village.
3. In addition to the plan added to the PRINCIPAL DEED the plan annexed hereto shall form part of the Principal Deed.
4. The principal deed amended and rectified above shall remain in full force and effect. The area of plot sold vide PRINCIPAL DEED remains unchanged.

IN WITNESS WHEREOF, the parties to this Deed have set and subscribed their respective hands on the day month and year first herein above mentioned.



SIGNED, SEALED AND DELIVERED BY
 THE WITHIN NAMED VENDORS
 Through their Constituted Attorney
 SHRI. DATTATRAYA HEGDE

[Handwritten signature]



(SHRI. DATTATRAYA HEGDE)

Little finger	Ring finger	Middle finger	Index finger	Thumb

Left Hand Finger Print Impression of SHRI. DATTATRAYA HEGDE

Thumb	Index finger	Middle finger	Ring finger	Little finger

Right Hand Finger Print Impression of SHRI. DATTATRAYA HEGDE

[Handwritten signature]

[Handwritten mark]

[Handwritten initials]

SIGNED, SEALED AND DELIVERED BY

THE WITHIN NAMED PURCHASER:

M/s KAYJI REAL ESTATE PVT. LTD.

Through its Constituted Attorney

1. SHRI. SHRIDHAR P. HEGDE

Hegde



SHRI. SHRIDHAR P. HEGDE

Little finger	Ring finger	Middle finger	Index finger	Thumb

Left Hand Finger Print Impression of SHRI. SHRIDHAR P. HEGDE

Thumb	Index finger	Middle finger	Ring finger	Little finger

Right Hand Finger Print Impression of SHRI. SHRIDHAR P. HEGDE

[Handwritten mark]

[Handwritten mark]






[Handwritten mark]

CHIT






5

[Handwritten scribble]

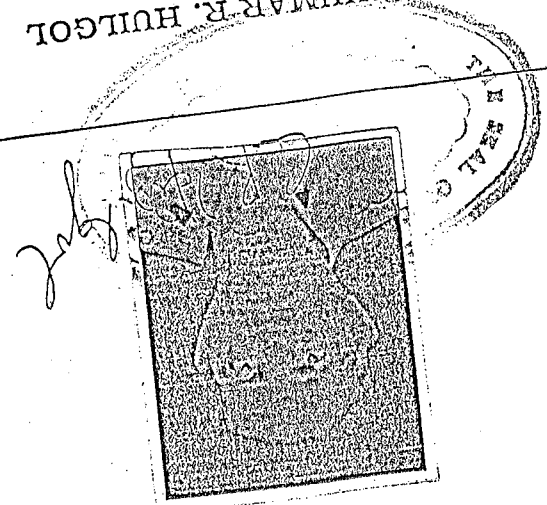
Right Hand Finger Print Impression of SHRI. CHANDRAKUMAR R. HUILGOL

Thumb	
Index finger	
Middle finger	
Ring finger	
Little finger	

Left Hand Finger Print Impression of SHRI. CHANDRAKUMAR R. HUILGOL

Little finger	
Ring finger	
Middle finger	
Index finger	
Thumb	

SHRI. CHANDRAKUMAR R. HUILGOL



CH. R. Huilgol

(H) SHRI. CHANDRAKUMAR R. HUILGOL

IN THE PRESENCE OF TWO WITNESSES:

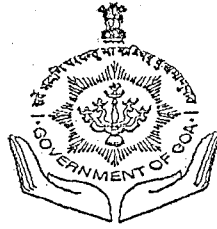
1. Premchand velip. Philip
HO Sangreem Area
2. Aniket Karmal Animal
HO Super Coa

~~Handwritten mark~~

Handwritten symbol

CRH

Office of Sub-Registrar Ilhas/Tiswadi

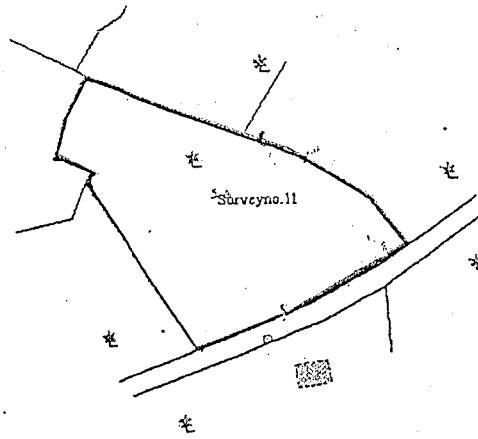


GOVERNMENT OF GOA
Directorate Of Settlement and Land Records
PANAJI - GOA



Plan Showing plots situated at

Village : BAMBOLIM
Taluka : TISWADI
Scale 1: 1000
Survey No./Subdivision No. : 11 15-A



Date: 12-04-2016

Preview Copy

Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

18-04-2016 02:24:37 PM

Serial Number : 945




11:00 PM on 18-04-2016 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid

Description	Rs. Ps
Registration Fee	1000.00
Stamp Duty	360.00
Total	1360.00

Stamp Duty Paid: 15.00

Stamp Duty Paid: 500.00




Signature of Presenter

Name	Photo	Thumb Impression	Signature
<p>Mathew N. D'Sa, S/o Parmeshwar Hegde, Married Indian, age 54 Service, r/o Margao, Salcette- Goa. PAN No. XXXXXXXXXXXXX Executive Officer and Authorised Signatory of Mrs Kayji Real Estate Private Limited, Margao, vide POA dated 02/03/2016 and POA dated 02/03/2016, executed before the Notary, Mathew N. D'Sa, Margao, under Reg. No. 1778/2016</p>			




Endorsements

Endorser



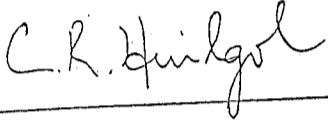
Chaturaya K. Hegde, S/o Krishna Hegde, Married, Indian, age 50 Years, Service, r/o Fatorda, Margao, Salcette-
 Goa. POA holder for the Vendor No's. 1 & 2-Chanda Pasha and Tabassum Fathima, vide POA dated
 16/04/2016, executed before the Notary, Mathew N. D'Sa, Margao, under Reg. No. 2640 dated 16/04/2016

Photo	Thumb Impression	Signature
		

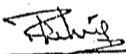
Adhar P. Hegde, S/o Parmeshwar Hegde, Married, Indian, age 54 Years, Service, r/o Margao, Salcette-Goa
 PAN No. XXXXXXXX Executive Officer and Authorised Signatory of M/s Kayji Real Estate Private Limited,
 Margao, vide resolution dated 02/03/2016 and POA dated 02/03/2016, executed before the Notary, Mathew N.
 D'Sa, Margao, under Reg. No. 1778/2016

Photo	Thumb Impression	Signature
		

3. Chandrakumar R. Huilgol, S/o Late Ramarao Huilgol, Married, Indian, age 66 Years, Service, r/o 186/1,
 Sinquetim, Navelim, Salcette-Goa Co. PAN No. XXXXXXXX Executive Officer and Authorised Signatory of M/s
 Kayji Real Estate Private Limited, Margao, vide resolution dated 02/03/2016 and POA dated 02/03/2016,
 executed before the Notary, Mathew N. D'Sa, Margao, under Reg. No. 1778/2016

Photo	Thumb Impression	Signature
		

Identification

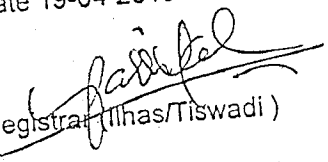
Sr No.	Witness Details	Signature
1	Premanand Velip, S/o Dhanu Velip, UnMarried, Indian, age 28 Years, Advocate, r/o H.No. 1, Villian Bhati, Sanguem-Goa	


 Sub-Registrar
 TUB - ILHAS

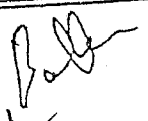
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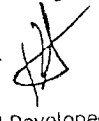
Signature:-

Book-1 Document
Registration Number PNJ-BK1-00899-2016
CD Number PNJD45 on
Date 19-04-2016


Sub-Registrar (Ilhas/Tiswadi)

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