

Original Copy

FORM T. RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA MORMUGAO

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 16/Mar/2015 12:27 PM

Date of Receipt: 16/Mar/2015

Registrar, Mormugao

Serial No. 1918

Serial No. of the Document: 367

Nature of Document: Sale

Received the following amounts from Sri Mr. Siddharth Coyal for Registration of above Document in Book-1 for the year 2015

Registration Fee

1200000.00

400 (IN)

Total:

Amount in words: Twelve Lakh Four Hundred Thousand

Signature of the Sub-Registrar

Signature of the Sub-Registrar



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

Signature of the person receiving the Document

Signature of the Person Authorized

Sachin Chale

Signature of the Person Authorized

Signature of the Person Authorized

Signature of the Person Authorized

Signature of the Person Authorized

Sachin Chale

on 17/03/15

Signature of the person receiving the Document

Signature of the Sub-Registrar

Signature of the person receiving the Document

(Rupees Twelve Lakhs Only)

CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorised Signatory

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

भारत 21396 NON JUDICIAL गेज
171296 MAR 14 2015



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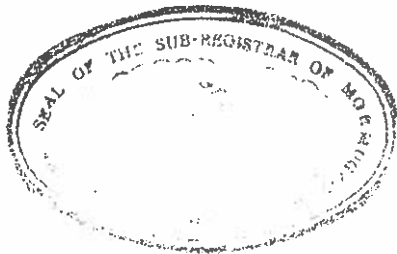
D-5/STP(V)/C.R./35/B/2006-RO(PART-III)

R. 1200000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser *Jai Ganesh Ispat & Ferro Alloys P. Ltd.*
infat

367/15



Jai Ganesh Ispat and Ferro Alloys Pvt. Ltd.

SIDDHARTH GOYAL :

[Signature]
Director

DEED OF SALE

THIS **DEED OF SALE** is made at Vasco da Gama, Goa, on this 16th day of March of the year Two Thousand and Fifteen (16/03/2015).

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[Signature]

Jai Ganesh Ispat and Ferro Alloys Pvt. Ltd.

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[Signature]

BETWEEN

- 1) **MR. ANAND CHANDRA BOSE**, son of Mr. Nitish Chandra Bose, age 40 years, businessman, holding PAN Card No.ADRPB8031A along with his wife
- 2) **MRS. SNEHA ANAND BOSE**, aged 32 years, occupation housewife, holding PAN Card No.AEUPJ5004R, both Indian Nationals and residents of 701, Anand Tower, Airport Road, Chicalim, Goa 403711, hereinafter called as **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, executors, administrators and assigns) of the One part.

*(The Vendor No.2 is represented herein by her duly constituted Attorney **MR. ANAND CHANDRA BOSE i.e. Vendor No.1**, appointed vide Power of Attorney dated 09/07/2007, duly executed before the Notary Adv. Albino S. C. Vales at Vasco Da Gama, Goa 403802, under Registration No.1579 on 09/07/2007).*

AND

M/S. JAI GANESH ISPAT & FERRO ALLOYS PVT. LTD., a company registered under Companies Act 1956, having its registered office at 19/493/3, Shop No.38, Models Millennium Vista, Caranzalem, Goa 403002, having PAN No.AABCJ5430H, represented by its Director, **MR. SIDDHARTH GOYAL**, son of

Jai Ganesh Ispat and Ferro Alloys Pvt. Ltd.

Director

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Siddharth

Mr. Dinesh Goyal, aged 38 years, married, holding PAN No.AMLPS1334E, Businessman, Indian National and resident of 5A T3, Models Millennium Vistas, Caranzalem, Panaji Goa, duly authorized by the Board Resolution dated 07/03/2015, hereinafter called as **"THE PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, executors, administrators and assigns) of the Second Part.

AND

M/S. SAROJ REAL ESTATE SERVICES, a partnership firm having its registered office at 11, 1st Floor, Apna Bazaar, Vasco Da Gama, Goa having PAN No.AAZFS3303H, represented by its partners

1. **MRS. SAROJ SHANTILAL CHOLERA**, wife of Late Shantilal T. Cholera, aged 85 years, businesswomen,
2. **MRS. CHANDRIKA HEMANT CHOLERA**, wife of Mr. Hemant Cholera, aged 56 years, businesswomen,
3. **MRS. ILA ASHWIN CHOLERA**, wife of Mr. Ashwin Cholera, aged 55 years, businesswomen,
4. **MR. DEEPAK HEMANT CHOLERA**, son of Mr. Hemant Cholera, aged 27 years, businessman,

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All Indian Nationals and residents of Shantilal House, Near Gulmohar Park, Off Airport Road, Chicalim, Goa, hereinafter called as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, executors, administrators and assigns) of the Third Part.

(The Confirming Party No.1 is represented herein by her duly constituted Attorney **MR. ASHWIN CHOLERA**, son of Late Shantilal T. Cholera, aged 54 years, businessman, Indian national and resident of Shantilal House, Near Gulmohar Park, Off Airport Road, Chicalim, Goa, appointed vide Power of Attorney dated 24/06/2011, duly executed before the Notary A. Suresh Rao at Vasco da Gama, Mormugao Goa, under Registration No.824/2011 dated 24/06/2011).

WHEREAS there exists a property bearing Survey No.8 Sub division 1, identified as "ASSOI" or "ASSOY", totally admeasuring 53,157 sq. mts., situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Registration Sub District of Mormugao, District South Goa, State of Goa, which property is not described in the office of Land Registrar of Mormugao but is enrolled in the Taluka Revenue Office under Matriz No.675, which property is hereinafter referred to as the "Said Property".

AND WHEREAS the Said Property originally belonged to Late Bernardino Theothonio Costa and his wife Late Helena

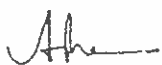
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Floripes Fonseca e Costa. Pursuant to the death of the said Late Bernardino Theothonio Costa and his wife Late Helena Floripes Fonseca e Costa, an Inventory Proceeding bearing No.28/1996/A was initiated in the Court of the Civil Judge Senior Division at Vasco and vide Order dated 06/05/2008 the Said Property was allotted in favour of their legal heirs.

AND WHEREAS the legal heirs of Late Bernardino Theothonio Costa and his wife Late Helena Floripes Fonseca e Costa, thereafter sub divided the Said Property into 5 (five) plots i.e. Plot A, Plot B, Plot C, Plot D and Plot E, vide development permission No.MPDA/9-D-113/10-11/2078 dated 30/03/2011 from MPDA as well as development permission No.VP/CHI/SubDiv/2011-12/174 dated 21/04/2011 from the Village Panchayat Chicalim.

AND WHEREAS the Sub Divided Plot E was further sub divided into 26 plots viz Plots E-1 to E-26 with roads and open spaces.

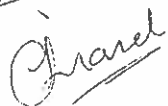
AND WHEREAS vide Agreement of Sale dated 27/06/2011, duly registered before the office of Sub Registrar of Mormugao under No.913, Book I, Vol. No.1282 at pages 160 to 176 on 12/07/2011, M/s. Saroj Real Estate Services i.e. the Confirming Party herein, agreed to purchase from the legal heirs of Late Bernardino Theothonio Costa and his wife Late Helena Floripes Fonseca e Costa, all the sub divided plots in



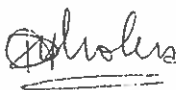
Jai Ganesh Spot and Ferro Alloys Pvt. Ltd.

Director





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the sub divided Plot E forming part of the Said Property bearing Survey No.8 sub division 1, except the plots E-11 and E-22 on the terms and conditions as set out in the Said Agreement.

AND WHEREAS the legal heirs of Late Bernardino Theothonio Costa and his wife Late Helena Floripes Fonseca e Costa obtained the Conversion Sanad bearing No.COL/SG/CONV/51/2011 dated 27/06/2011 in respect of the Said Property from the Office of the Collector, South Goa and thereafter further revised the sub division plans and obtained final approval bearing No.MPDA/9-D-113/2012-13/561 dated 18/07/2012 from the Planning and Development Authority and Final Development Permission bearing No.VP/CHI/90/Final.Sub.Div/NOC/12-13/895 dated 16/08/2012 from the office of the Village Panchayat of Chicalim, whereby the said Sub Divided Plots E-1 to E-26 was reconverted into 5 plots viz. Plot E-1 adm.6975 sq. mts., Plot E-2 adm.3190 sq. mts., Plot E-3 adm.760 sq. mts., Plot E-4 adm.350 sq. mts. and Plot E-5 adm.800 sq. mts.

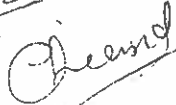


AND WHEREAS said M/s. Saroj Real Estate Services i.e. the Confirming Party herein, vide Deed of Sale dated 24/07/2012 registered before the office of the Sub Registrar of Mormugao under No.1020, Book 1, Vol. No.1426 at pages 273 to 291 on 02/08/2012 purchased from the legal heirs of Late

Bernardino Theothonio Costa and his wife Late Helena Floripes Fonseca e Costa as Vendors, said sub divided Plot E-1 adm.6975 sq. mts., hereinafter referred to as the Said Plot which is better described in the Schedule written hereinafter and delineated in red colour boundary line in the plan annexed hereto.

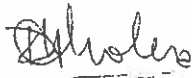
AND WHEREAS the Vendor No.1 herein acquired the Said Plot E-1, admeasuring 6975 sq. mts. more particularly described in Schedule hereunder vide Deed of Sale dated 27/08/2012 executed before the office of the sub registrar of Mormugao under No.1172, Book I, Vol. No.1438 at pages 200 to 214 on 07/09/2012 from said M/s. Saroj Real Estate Services i.e. the Confirming Party herein.

AND WHEREAS the Purchaser has approached the Vendors with a request and proposal to sell to it the Said Plot E-1, admeasuring 6975 sq. mts., presently surveyed upon sub division of the Said Plot under Survey No.8/1-B, being part of the said sub divided Plot E and forming part of the Said Property, bearing Survey No.8 Sub division 1, identified as "ASSOI" or "ASSOY", totally admeasuring 53,157 sq. mts., situated at Dabolim, Mormugao Goa.

AND WHEREAS the Purchaser has published a Notice in the Local daily "The Navhind Times" dated 02/03/2015 thereby calling for objections if any for the proposed sale of the above



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Jai Ganesh Sapat and Purno Alloys Pvt. Ltd.

Director

Said Plot E-1, admeasuring 6975 sq. mts., in favour of the Purchaser, however there have been no objections lodged for the proposed sale of the Said Plot E-1 and accordingly the Purchaser Company has thus decided to proceed to conclude the sale transaction in respect of the Said Plot E-1.

AND WHEREAS the Vendors have agreed to sell the Said Plot E-1 admeasuring 6975 sq. mts., presently surveyed under Survey No.8/1-B, more fully described in the schedule hereunder written and shown in the plan annexed herein and marked in red colour boundary, in favour of the Purchaser and Purchaser has agreed to purchase the same for the total consideration of Rs.3,00,00,000/- (Rupees Three Crores Only) free from all encumbrances, charges and demands whatsoever.

AND WHEREAS inadvertently in the said Deed of Sale dated 27/08/2012 names of the Partners representing M/s. Saroj Real Estate Services i.e. the Original Vendors and the Confirming Party herein, were not impleaded and the said deed was executed through the Power of Attorney Mr. Ashwin S. Cholera. Therefore said partners of M/s. Saroj Real Estate Services out of abundant precautions and better clarity of title, have confirmed this Deed of Sale thereby signing as the Confirming Party without receiving any consideration amount.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

Jai Ganesh Kant and Ferro Alloys Pvt. Ltd.

Director

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Ashwin S. Cholera

Ela A. Cholera

1. That the Vendors have agreed to sell the above said Plot E-1, admeasuring 6975 sq. mts. presently surveyed under Survey No.8/1-B, being part of the said sub divided Plot E, forming part of the Said Property, bearing Survey No.8 Sub division 1, identified as "ASSOI" or "ASSOY", totally admeasuring 53,157 sq. mts., situated at Dabolim, Mormugao Goa, to the said Purchaser for a total consideration of Rs.3,00,00,000/- (Rupees Three Crores Only).

2. In consideration of the said agreement and in consideration of a sum of Rs.3,00,00,000/- (Rupees Three Crores Only), which is paid by the Purchaser to the Vendors upon deducting Rs.3,00,000/- (Rupees Three Lakhs only) towards TDS deduction vide following eight Cheques:

Sr. No.	Cheque No.	Dated	Amount
1.	665530	10/03/2015	Rs.50,00,000/-
2.	665538	10/03/2015	Rs.10,00,000/-
3.	665531	11/03/2015	Rs.50,00,000/-
4.	665535	11/03/2015	Rs.20,00,000/-
5.	665532	12/03/2015	Rs.50,00,000/-
6.	665536	12/03/2015	Rs.20,00,000/-
7.	665533	13/03/2015	Rs.50,00,000/-
8.	665544	14/03/2015	Rs.47,00,000/-

Totally amounting to Rs.2,97,00,000/- (Rupees Two Crores Ninety Seven Lakhs Only) drawn on State Bank of

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India, Panaji branch, paid in the name of Mr. Anand Chandra Bose, i.e. Vendor No.1, upon deducting TDS as compensation on acquisition of certain immovable property (4LA) under minor head code No.200 vide Challan No.23265 dated 13/03/2015 for an amount of Rs.3,00,000/- (Rupees Three Lakhs Only) drawn on State Bank of India and the receipt of which sum the Vendors do hereby admit and acknowledge having received in full and final settlement of the sale price of the Said Plot E-1 hereby sold, the Vendors do hereby grant, sell, transfer, convey and assign unto and in favour of the Purchaser free from any encumbrances, all that the said Plot E-1 admeasuring 6975 sq. mts. more particularly described in schedule herein under written and delineated in red colour boundary in the plan annexed hereto.

3. In consequence of this sale the Purchaser shall HAVE AND HOLD the Said Plot E-1, admeasuring 6975 sq. mts. presently surveyed under Survey No.8/1-B of Village Chicalim, hereby sold, assigned, released and conveyed with its and every of its right to the use and benefit of the Purchaser forever and absolutely.

4. The Vendors do hereby covenant with the Purchaser that notwithstanding any act, thing or deed done or executed by the Vendors or knowingly suffered to the contrary, the

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Vendors now have good right, title and full authority to grant and convey the Said Plot E-1, admeasuring 6975 sq. mts. presently surveyed under Survey No.8/1-B of Village Chicalim, more particularly described in schedule hereunder written hereby granted or conveyed or expressed so to be unto and to the use of the Purchaser as shall in the manner aforesaid.

5. The Purchasers shall and may at any time hereinafter peacefully hold, enjoy, use the Said Plot E-1, admeasuring 6975 sq. mts. presently surveyed under Survey No.8/1-B of Village Chicalim, receive profits thereof for his own use and benefits without any suit, eviction, interruption, claim or demand from the Vendors/ Confirming Party and the Vendors undertake to indemnify whomsoever should claim title to that which is hereby sold or to pay damages to the Purchaser, in case the rights which are claimed by third person should partly or wholly render this sale null and void or ineffective.

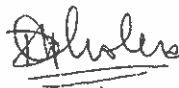
6. That the Said Plot hereby sold is free from encumbrances whatsoever made or suffered by the Vendors and the Vendors shall and will from time to time and at all times hereinafter at the cost of the Purchaser execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the

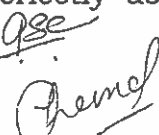


Jai Ganesh Ispat and Ferro Alloys Pvt. Ltd.

Director

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aforesaid rights in the aforesaid Plot unto and to the use of the Purchaser in the manner aforesaid as shall and for may be reasonably required.

7. That the Vendors and the Confirming Party hereby declares that they have no objection for the Purchaser effecting mutation entry in respect of the rights acquired and enter its name in the survey records and subsequent partition of his holding in respect of the said plot of land hereby sold, without any notice to the Vendors.
8. That the Vendors, Purchaser and the Confirming Party hereby declare that the Said Plot/Portion of Land of the said Property under transaction does not belong to the Schedule Cast/Schedule Tribe person pursuant to the Notification No.RD/LND/LRC/ 318/77 dated 21/08/1978 and Circular No.16/4/2011-RD dated 06/06/2011, issued by the Government of Goa.
9. That although the fair market price of the Said Plot E-1 described in Schedule hereunder written is @ Rs.1500/- per square meter, the actual consideration amount paid is Rs.3,00,00,000/- (Rupees Three Crores Only) and accordingly stamp duty of Rs.12,00,000/- (Rupees Twelve Lakhs only) is paid by way of franking.

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SCHEDULE

Description of the Said Plot

All that Plot E-1, admeasuring 6975 sq. mts., presently surveyed under Survey No.8/1-B, being part of the said sub divided Plot E, forming part of the Said Property, bearing Survey No.8 Sub division 1, identified as "ASSOI" or "ASSOY", totally admeasuring 53,157 sq. mts., situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka and Registration Sub District of Mormugao, District South Goa, State of Goa, which property is not described in the office of Land Registrar of Mormugao but is enrolled in the Taluka Revenue Office under Matriz No.675 and the Said Plot E-1 is delineated in red colour boundary line in the plan annexed hereto and is bounded as under:-

- 
- East : By 8 mts. wide internal road and partly by open space and portion of land bearing survey No.8 sub division No.1A of Chicalim;
- West : By remaining property bearing survey No.8 sub division 1 of Chicalim.
- North : By survey No.8 sub division 1D and Plots E-3 and E-4 of Survey No.8 sub division 1 of Chicalim;
- South : By National Highway NH-17B;

IN WITNESS WHEREOF the Vendors, Purchaser and the Confirming Party have put their respective hands on the day, month and year first hereinabove mentioned.

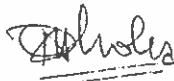


Jai Ganesh and Alloy Pvt. Ltd.

Director



Ela A. Chole



SEALED, SIGNED AND DELIVERED
 BY THE WITHINNAMED VENDOR NO.1
 MR. ANAND CHANDRA BOSE
 For self and as attorney of VENDOR NO.2



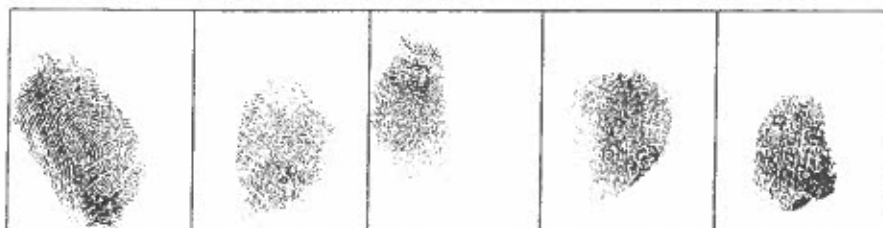
Anand



L. H. Finger Impression:



R. H. Finger Impression:



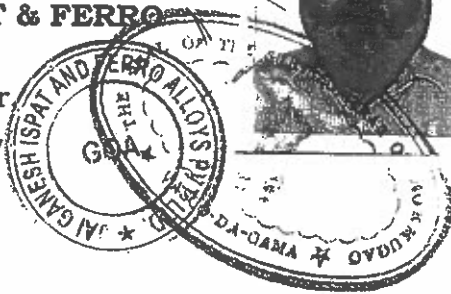
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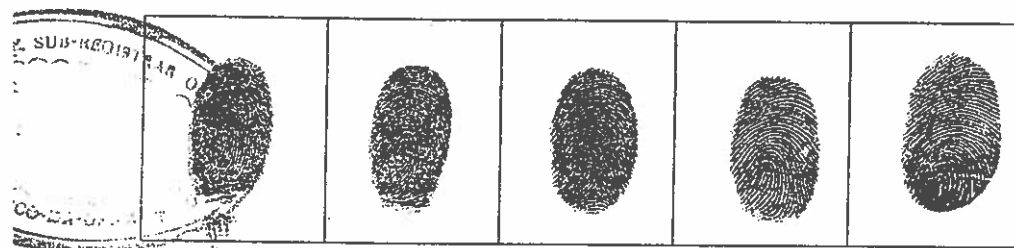
Jai Ganesh Ispat and Ferro Alloys Pvt. Ltd.
Director

SEALED, SIGNED AND DELIVERED BY
THE WITHIN NAMED PURCHASER
M/S. JAI GANESH ISPAT & FERRO
ALLOYS PVT. LTD.

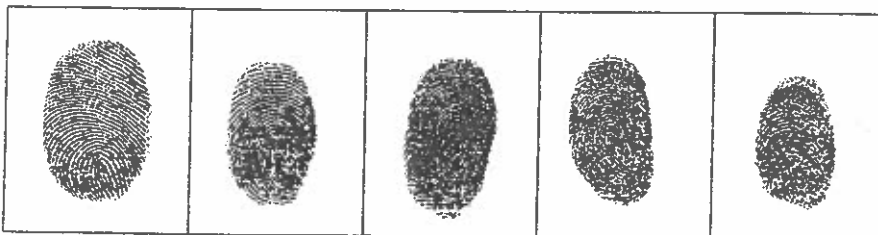
represented by its Director
MR. SIDDHARTH GOYAL



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Jai Ganesh Ispat and Ferro Alloys Pvt. Ltd.

Director

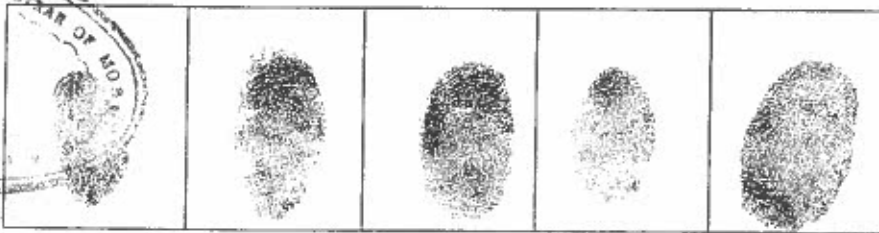
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SEALED, SIGNED AND DELIVERED
 THE WITHIN NAMED CONFIRMING PARTY
 M/S. SAROJ REAL ESTATE SERVICES
 represented by its partners
 1. MRS. SAROJ SHANTILAL CHOLERA
 Through her constituted attorney
 MR. ASHWIN CHOLERA



L. H. Finger Impression:



R. H. Finger Impression:



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2. MRS. CHANDRIKA HEMANT CHOLERA



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R. H. Finger Impression:



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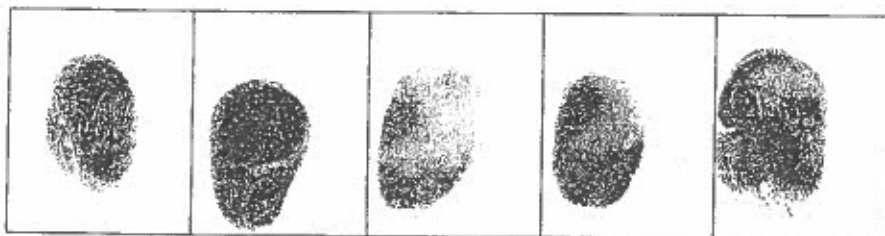
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3. MRS. ILA ASHWIN CHOLERA

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R. H. Finger Impression:



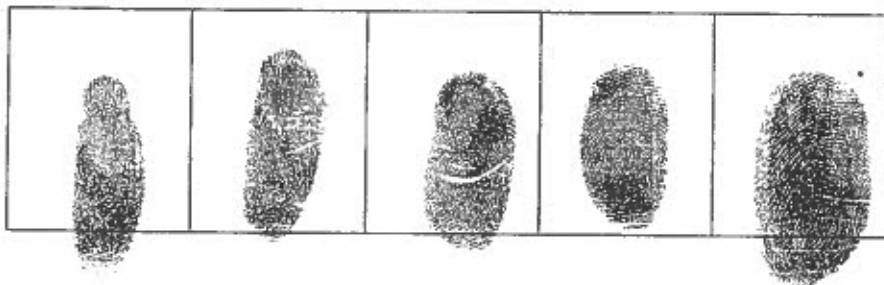
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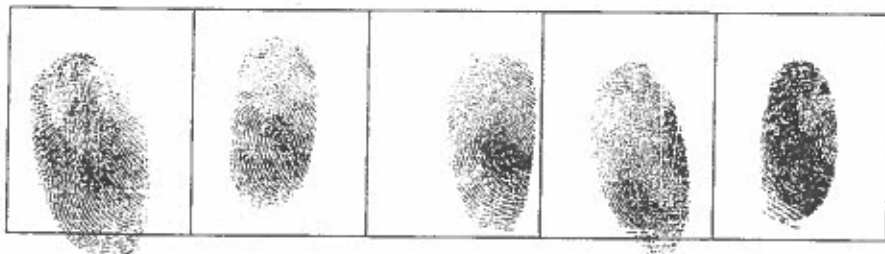
4. MR. DEEPAK HEMANT CHOLERA



L. H. Finger Impression:




R. H. Finger Impression:



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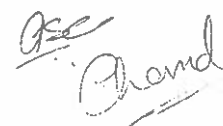
Ela A. Cholera

In presence of the Witnesses :-

1)  Rajesh R. Pednekar.

2)  SIDDESH S. JOSHI


Jai Ganesh
Director


Ela A. Cholekar

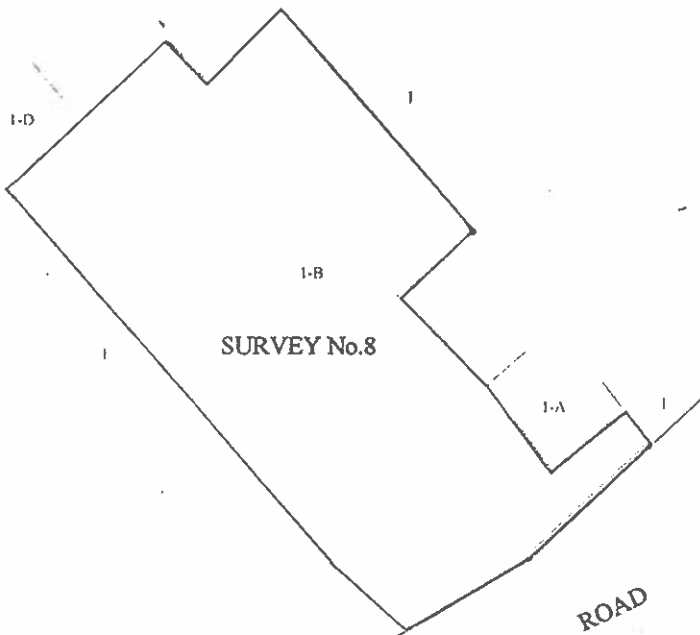
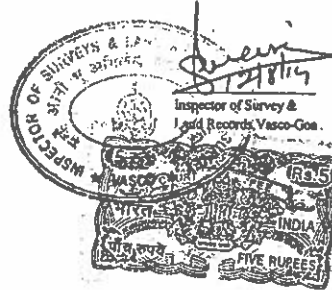


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of the Inspector of Survey & Land Records
VASCO -GOA



Plan Showing plots situated at
Village : Dabotim
Taluka : MORMUGAO
Survey No./Subdivision No. : 8/ 1-B
Scale:1:1000

Inward No: 5639



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Generated By : C.S. JALMI
On : 11-08-2014

Compared By:

Jai Ganesh Ispat and Ferro Alloys Pvt. Ltd.

Director

Office of Sub Registrar Mormugao

Government of Goa

Print Date & Time : 16-03-2015 12:27:10 PM

Document Serial Number : 367

Presented at 11:16:00 AM on 16-03-2015 in the office of the Sub Registrar (Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. P.
1	Registration Fee	1200000.00
2	Processing Fees	490.00
	Total :	1200490.00

Stamp Duty Required: 1200000.00

Stamp Duty Paid: 1200000.00

Siddharth Goyal presenter

Name	Photo	Thumb Impression	Signature
Mr. Siddharth Goyal, s/o Mr. Dinesh Goyal. Married, Indian, age 38 Years, Business, r/o SA TB Models Menzies Vistas Caranzalem Panaji Goa As a Director M/s Jai Ganesh Ispat & Ferro Alloys Pvt. Ltd, Vide Board Resolution dt 07/03/2015			

Endorsements

Endorsant

1. Mrs. Chandrika Hemant Chelera, wife of Hemant Chelera. Married, Indian, age 56 years, Resident, 10th Flat, 1st House Near Gulmohar Park Off Airport Road, Chicalim Goa as a Partner of M/s Sardj Real Estate Services Office at Vasco da Gama Goa pan no. AAZF5304391

Photo	Thumb Impression	Signature
		

2. Mrs. It's Ashwin Cholera, w/o Mr. Ashwin Cholera, Married, Indian, age 35 Years, Business, r/o Shantilal House Near Gulmohar Park Off Airport Road Chicalim Goa as a Partner of W/s Suroj Real Estate Services office at Vasco da Gama Goa pan no. AAZFS3303H

Photo	Thumb impression	Signature
		

3. Mr. Deepak Hemant Cholera, s/o Mr. Hemant Cholera, Married, Indian, age 27 years, Business, r/o Shantilal House Near Gulmohar Park Off Airport Road Chicalim Goa as a Partner of W/s Suroj Real Estate Services office at Vasco da Gama Goa pan no. AAZFS3303H

Photo	Thumb impression	Signature
		

4. Mr. Siddesh S. Joshi, s/o Mr. Shriram Joshi, Married, Indian, age 36 Years, Service, r/o Sai Krupa Fatima Colony Alto Dabolim Goa as a power of attorney for Vendor executed in the office of Sub Registrar Mormugao under No. 237 dt 23/2/2015 reg no. Mor Bk4-0006 dt 23/2/2015

Photo	Thumb impression	Signature
		


5. Mr. Ashwin Cholera, s/o late Shantilal T. Cholera, Married Indian, age 54 Years, Business, r/o Shantilal House Near Gulmohar Park Off Airport Road Chicalim Goa as a power of attorney for the M/s Suroj Shantilal Cholera executed before A. Suresh Rao under Ser No 324 dt 26/6/2011

Photo	Thumb impression	Signature
		

6. Mr. Siddharth Goyal, s/o Mr. Dinesh Goyal, Married, Indian, age 38 Years, Business, r/o A-13 Model: Millennium Vistas Caranzalera Panaji Goa as a Director W/s Sai Ganesh Ispat & Ferro Alloys Pvt Ltd, vide Board Resolution dt 07/03/2015

Photo	Thumb impression	Signature
		 Sai Ganesh Ispat and Ferro Alloys Pvt. Ltd. Director

Identification

S No.	Name	Signature
1	Mr. Rajesh R. Mednekar, s/o Raghunath Mednekar, Married, Indian, age 49 years, Business, s/o Panaji Goa	

Book: 1 Document
Registration Number: MOR-BK1-00360-2J15
CD Number: MCRD8 on
Date: 16-03-2015

Upst al
Sub-Registrar (MOR-BK1-00360-2J15)
MORMUGAO

Scanned By:

Signature -

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