

Chusses thuteen lells (fifteen thousand only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 24294

NON JUDICIAL गोवा
AUG 08 2019



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D-5/STP(V)/C.R./35/34/2011-RD

Rs. 1350000/- PB7147

सत्यमेव जयते
INDIA

STAMP DUTY

GOA

For CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorized Signatory

Name of Purchaser M/s RADVIN MEDIA (P) LTD

2019-BR2-2829
29-8-19



DEED OF SALE

For TREND INFRASTRUCTURE PVT. LTD

[Signature]
Director

For Radvin Media Pvt. Ltd.

[Signature]

Director

THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa, on this 8th day of the month of August of the year Two Thousand and Nineteen

BETWEEN

TREND INFRASTRUCTURE PVT. LTD.,
 a Company registered under the provisions of the Indian Companies Act 1956, having its registered office at Ground Floor, E 14/12 Poorvi Marg, Vasant Vihar, New Delhi, having PAN Card No. , represented through its Director, **MR. SANJAY BAFNA**, son of Shri Phool Chand Bafna, aged 53 years, Business, married, Indian National, having PAN Card No. and having AADHAR Card No. ,



For TREND INFRASTRUCTURE PVT. LTD.

[Handwritten Signature]
 Director

For Radvin Media Pvt. Ltd.

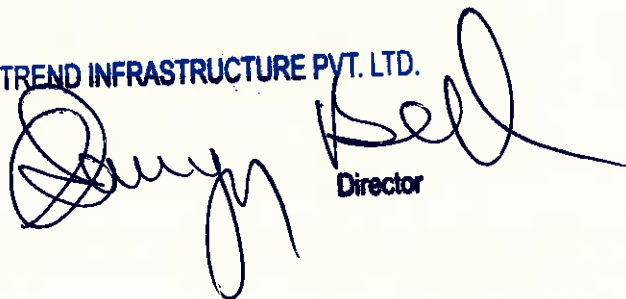
[Handwritten Signature]
 Director

Mobile No. [REDACTED], resident of
102, Vainganga Apartment,
Pochkhanwala Road, Warli, Mumbai -
400030, authorized vide Board
Resolution dated **24th June 2019**,
hereinafter referred to as the **VENDOR**
(which expression shall unless
repugnant to the context or meaning
thereof include its legal
representatives, company Directors,
administrators, nominees and assigns)
of the **ONE PART**.

AND

RADVIN MEDIA PVT. LTD, A company
incorporated under the Indian
Companies Act 2013, having its
registered office at A 127 Niti Bagh,
New Delhi 110049, having PAN Card

For TREND INFRASTRUCTURE PVT. LTD.


Director

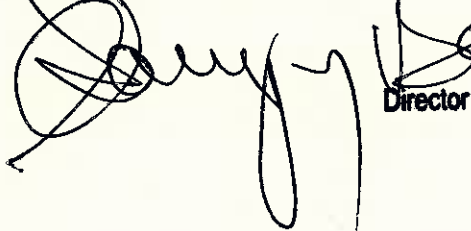
For Radvin Media Pvt. Ltd.


Director

No. [REDACTED], through its Director, **MR. ADARSH MISHRA**, son of Vinod Kumar Mishra, aged 42 years, Business, married, Indian National, having PAN Card No. [REDACTED] and having AADHAR Card No. [REDACTED], Mobile No. 9 [REDACTED], resident of C-203 G/F, Paryavaran Complex, Saidulajab, Mehrauli, New Delhi - 110030, authorized vide Board Resolution dated **27th July 2019**, hereinafter collectively referred to as "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Partners, executors, administrators and / or assigns of the

SECOND PART;

For TREND INFRASTRUCTURE PVT. LTD.


Director

For Radvin Media Pvt. Ltd.


Director

WHEREAS there exists ALL THAT property known as **"ZAMBLICHEM BHAT"** OR **"CHAMARANCHI VALLI"**, admeasuring an **3975** sq. mts., situated at Village **Assagao** within the limits of Village Panchayat of Assagao of the Taluka of Bardez, Sub District of North Goa in the State of Goa, the same being neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office but surveyed in the Records of Rights under Survey No. **197/1** of Village Assagao, which property is hereinafter referred to as **"THE SAID PROPERTY"** and is more particularly described in Schedule I hereunder written.

For TREND INFRASTRUCTURE PVT. LTD.

Director

For Radvin Ltd

Director

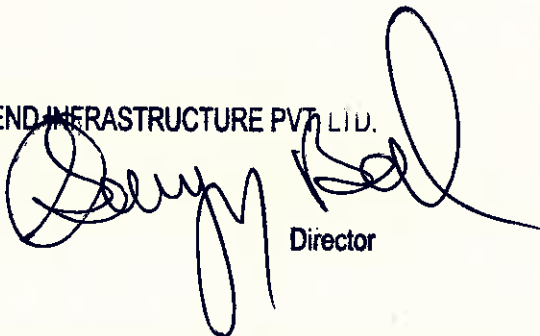
AND WHEREAS the SAID PROPERTY originally belonged to Miss Camflesia D'Souza.

AND WHEREAS vide Deed of Sale dated 28/12/2007 registered before Sub-Registrar of Mapusa, Bardez - Goa, the said Miss Camflesia D'Souza sold the said property in favour of TREND INFRASTRUCTURE PVT. LTD. (Vendor hereinabove)

AND WHEREAS in light of above, Vendor became absolute owner in possession of the Said Property.

AND WHEREAS the VENDOR has agreed with the PURCHASERS for the absolute sale of the Said Property and PURCHASERS have agreed to purchase

For TREND INFRASTRUCTURE PVT. LTD.



Director

For Radvin Media Pvt. Ltd.



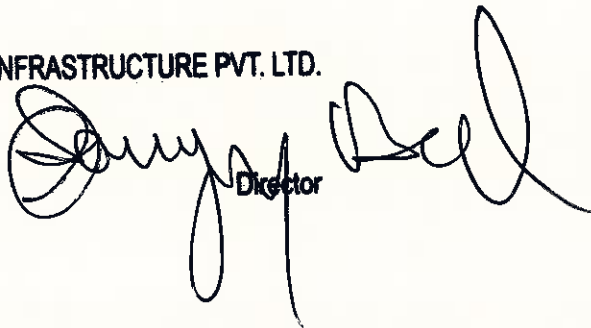
Director

the Said Property for the total consideration of **Rs. 3,00,00,000/- (RUPEES THREE CRORES ONLY)**.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs. [REDACTED] /- (RUPEES [REDACTED])** which amount after deduction of TDS @ 1% equivalent to **RS. [REDACTED] (RUPEES [REDACTED])** amounts to **Rs. [REDACTED] /- (RUPEES [REDACTED])**, paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which is the receipt of entire consideration, the VENDOR does

For TREND INFRASTRUCTURE PVT. LTD.


Director

For Radvin Media Pvt. Ltd.

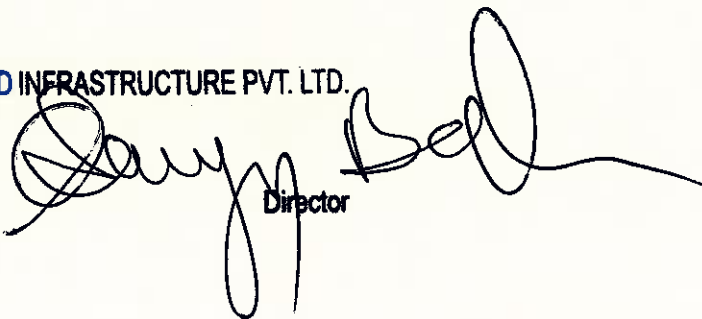

Director

✓

hereby admits and acknowledges,
and does hereby conveys and
transfers by Deed of Sale in
favour of PURCHASERS all its
right, title, interest, ownership
and possession in the Said
Property which property is
more particularly described in
Schedule I hereunder written
and delineated in **RED** in the plan
annexed hereto as **Annexure- I**
together with all trees, fences,
ways, water courses, structures,
lights and privileges, easement
and appurtenances whatsoever to
the Said Property belonging to or
in any way appertaining or
usually held or occupied
therewith or reputed to belong to
or appurtenant thereto AND ALL




For TREND INFRASTRUCTURE PVT. LTD.


Director

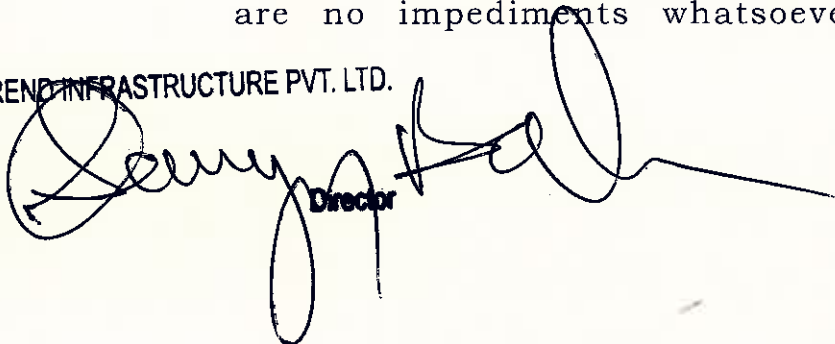
For Radvin Media Pvt. Ltd.


Director

ESTATE rights, title, interest, claim and demand of the VENDOR into or upon the Said Property hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

- 
2. That VENDOR does hereby assure the PURCHASERS that the Said Property hereby sold is free from any encumbrances whatsoever and VENDOR has absolute and exclusive right to convey the Said Property by way of Sale, and there are no impediments whatsoever

For TREND INFRASTRUCTURE PVT. LTD.

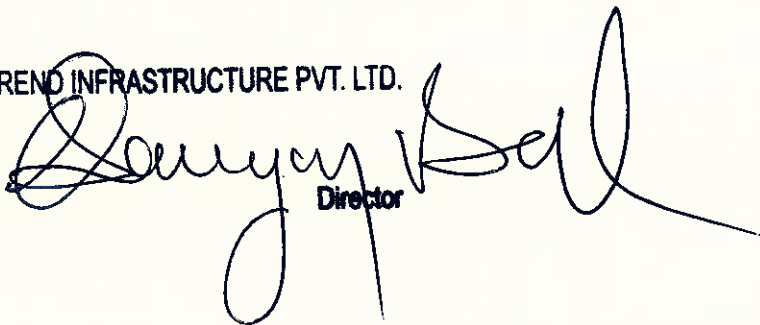

Director

For Radvin Media Pvt. Ltd.

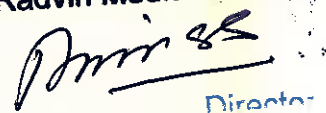

Director

against such disposition. The VENDOR covenants that the Said Property is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDOR covenants that there is no litigation pending regarding the Said Property and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDOR declares that it has not agreed to sell the Said Property or any portion thereof to any other person/persons whomsoever and that it has not done anything whereby the Said

For TREND INFRASTRUCTURE PVT. LTD.


Director

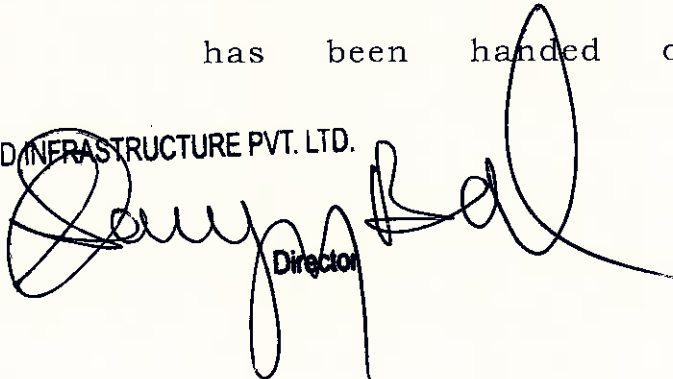
For Radvin Media Pvt. Ltd.


Director

Property or any part thereof may be subject to any attachment or lien of any court or person whatsoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the Said Property and it is not subject to any acquisition nor has the VENDOR received any notice or notification of the Said Property. The VENDOR further declares that it is not aware of any proceedings, at any stage, pertaining to acquisition of the Said Property by any authority or government department.

3. The possession of the Said Property hereby sold by VENDOR has been handed over to

For TREND INFRASTRUCTURE PVT. LTD.


Director

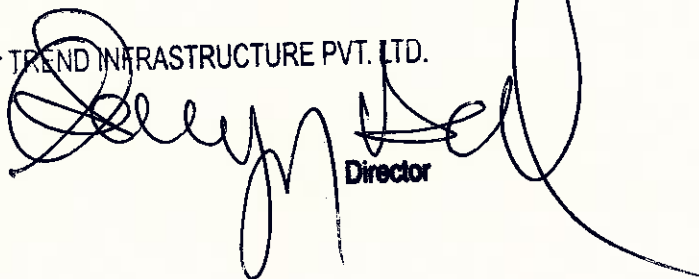
For Radvin Media Pvt. Ltd


Director

PURCHASERS today.
 PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

4. VENDOR covenants that incase any defect is found in the title of the VENDOR of the Said Property hereby sold and/or in the present conveyance, then VENDOR does hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of

For TREND INFRASTRUCTURE PVT. LTD.


 Director

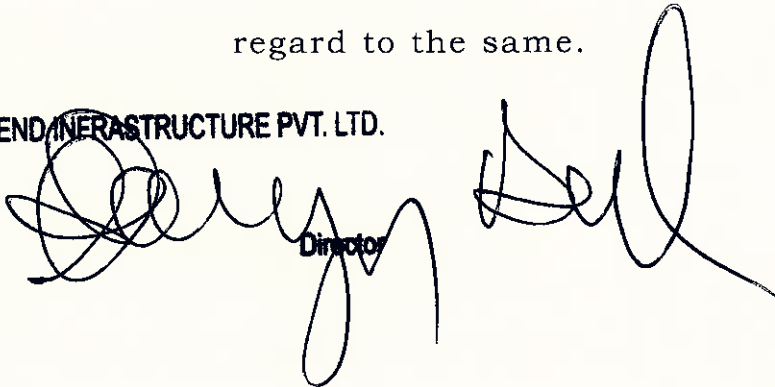
For Radvin Media Pvt. Ltd.


 Director

PURCHASERS and at the cost of the VENDOR for more perfectly conveying the part sold unto PURCHASERS.

5. That the VENDOR hereby assures the PURCHASERS that there are no third party rights of whatsoever nature in respect of the Said Property by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

For TREND INFRASTRUCTURE PVT. LTD.


Director

For Radvin Media Pvt. Ltd.


Director

6. That VENDOR does hereby assures the PURCHASERS that the Said Property hereby sold is free from any encumbrances whatsoever and VENDOR has absolute and exclusive right to convey the said part by way of sale.

7. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the Said Property hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR or from any person claiming through or under him.



For TREND INFRASTRUCTURE PVT. LTD.

[Handwritten Signature]
Director

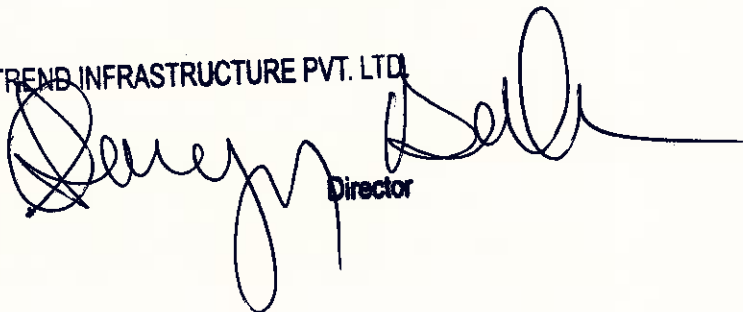
For Radvin Media Pvt. Ltd.

[Handwritten Signature]
Director

8. That VENDOR shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

9. The VENDOR and the PURCHASERS hereby declare that the Said Property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

For TREND INFRASTRUCTURE PVT. LTD.


Director

For Radvin Media Pvt. Ltd.


Director

10. Price paid corresponds to the market value of the Said Property and accordingly stamp duty of **Rs.**

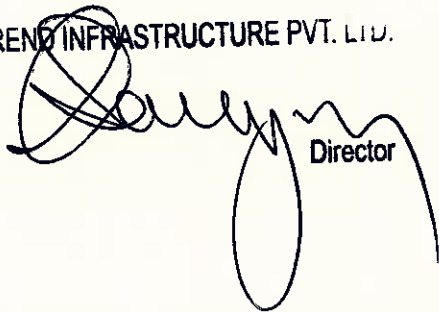
_____, _____ N
 _____ (THOUSAND ONLY)

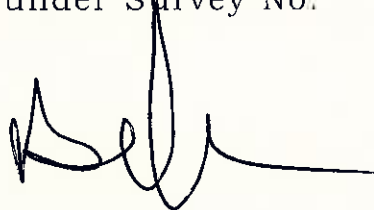
has been affixed herewith.

SCHEDULE - I

ALL THAT property known as
"ZAMBlicHEM BHAT" OR
"CHAMARANCHI VALLI", admeasuring
 an **3975** sq. mts., situated at Village
Assagao within the limits of Village
 Panchayat of Assagao of the Taluka of
 Bardez, Sub District of North Goa in
 the State of Goa, the same being
 neither described in the Land
 Registration Office nor enrolled in the
 Taluka Revenue Office but surveyed in
 the Records of Rights under Survey No.

For TREND INFRASTRUCTURE PVT. LTD.


 Director



For Radvin Media Pvt. Ltd.


 Director

197/1 of Village Assagao and bounded
as under:-

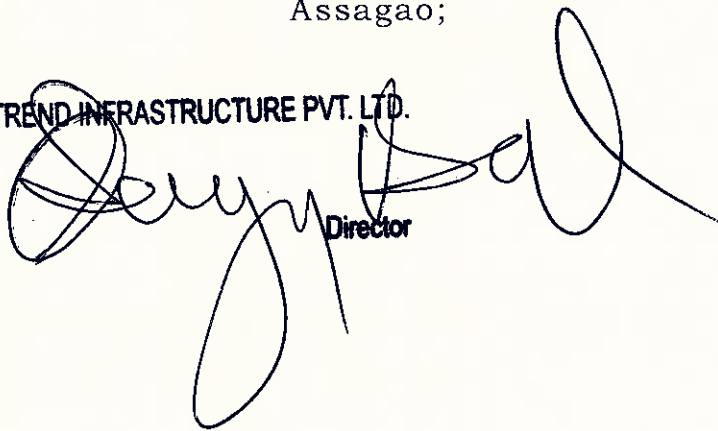
East :- By the property bearing
Survey Nos. 197/2 and
197/3 of Village Assagao;

West :- By the property bearing
Survey No. 199/21 of
Village Assagao;

North :- By the property bearing
Survey No. 197/2 of
Village Assagao and the
public Road;

South :- By the property bearing
Survey No. 198 of Village
Assagao;

For TREND INFRASTRUCTURE PVT. LTD.



Director

For Radvin Media Pvt. Ltd



Director

SCHEDULE II
(CONSIDERATION)

A. Rs. [REDACTED] (Eight Lacs Only) by way of RTGS by cheque bearing No.258429 dated 9th January 2019 in favour of Trend Infrastructure Pvt Ltd.

B. Payment of Rs [REDACTED] (One Thousand Only) by cheque number 00392 dated 24th June 2019. Payable at ICICI Bank.

C. Payment of Rs [REDACTED] (Rupees [REDACTED] Only). By cheque number 00393 dated 26th June 2019 Payable at ICICI Bank.

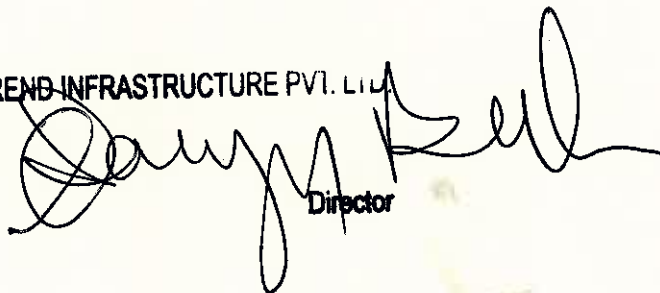
D. Payment of Rs [REDACTED] (Rupees [REDACTED] Thousand Only) by cheque number 00394 dated 29th June 2019 payable at ICICI Bank

E. Payment of Rs [REDACTED] (Rupees [REDACTED] Thousand Only) by cheque number 00397 dated 29th July 2019.

F. Payment of Rs [REDACTED] and [REDACTED] by cheque number 00398 dated 3rd August 2019.

G. TDS Amount [REDACTED]

For TREND INFRASTRUCTURE PVT. LTD.


Director

For Radvin Media Pvt. Ltd.



Director

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

SIGNED, SEEN AND DELIVERED

BY THE WITHIN NAMED VENDOR

Sanjay Bafna
Director

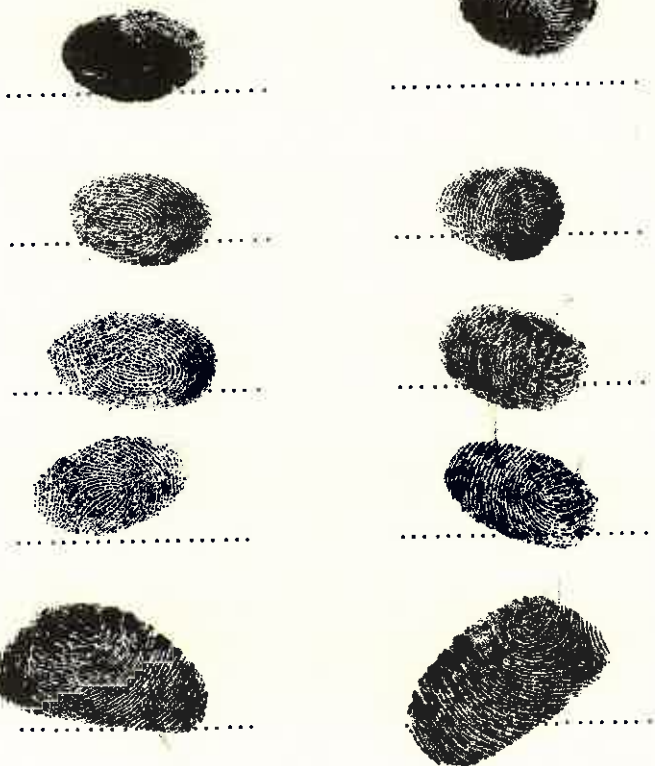
TREND INFRASTRUCTURE PVT. LTD.,

represented through its Director MR.

SANJAY BAFNA

L.H.F. Prints

R.H.F. Prints



For TREND INFRASTRUCTURE PVT. LTD.

Sanjay Bafna
Director

For Radvin Media Pvt. Ltd.

Prakash
Director

SIGNED SEALED AND DELIVERED
by the within named PURCHASERS)

For Radvin Media Pvt Ltd

Adarsh Mishra

Director



.....
RADVIN MEDIA PVT. LTD,
through its Director,
MR. ADARSH MISHRA

L.H.F. Prints

R.H.F. Prints



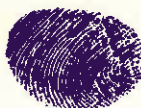
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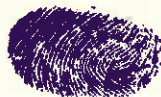
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For TREND INFRASTRUCTURE PVT LTD

[Signature]
Director

For Radvin Media Pvt Ltd

Adarsh Mishra

Director



In the presence of:-

1. Q Laxmikant Halasnekar

2. M Mania Silveira

For TREND INFRASTRUCTURE PVT. LTD.

[Signature]
Director

For Radvin Media Pvt. Ltd.

[Signature]
Director

Annexure - I



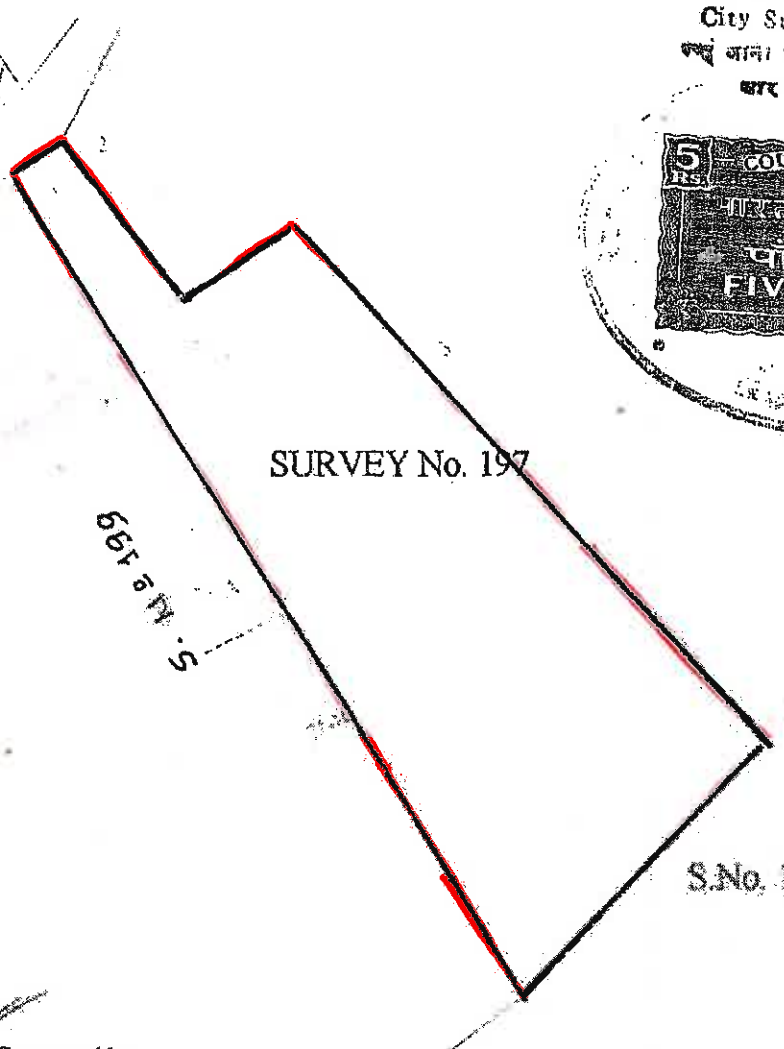
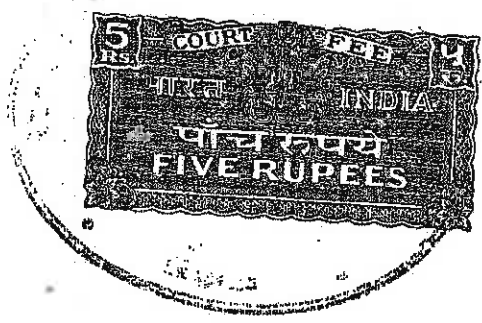
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan showing plots situated at
Village Assagao of Bardez Taluka
S.No./Sub Div No. 197 /
Scale 1:1000



[Signature]
Inspector of Surveys
Land Records
City Survey, Mapusa
कस्म जाना म् अस्मिन् विस्तर
कार कर्तुं, म्हापडे.



Computer Print Generated by
Sweta S. Salelkar
On 17-12-2007

Compared by : *[Signature]*
C A. Wadji 17-12-07

[Signature]
For Trend Infrastructures Pvt. Ltd.
Director



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 29-Aug-2019 10:08:34 am

Document Serial Number :- 2019-BRZ-2829

Presented at 10:08:15 am on 29-Aug-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|----------------|
| 1 | Stamp Duty | 1350000 |
| 2 | Registration Fee | 1050000 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 740 |
| Total | | 2403240 |

Stamp Duty Required :1350000




Stamp Duty Paid : 1350000

Presenter

| Sr.No | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| | MR ADARSH MISHRA ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - A 127, Niti Bagh, New Delhi - 110049, Address2 - , PAN No.: , | | | |







Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | SANJAY BAFNA ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - Ground Floor, E 14-12 Poorvi Marg, Vasant Vihar, New Delhi, Address2 PAN No.: , | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|---|---|---|
| 2 | MR ADARSH MISHRA ,S/o - D/o Age: , Marital Status: , Gender: , Occupation: , Address1 - A 127, Niti Bagh, New Delhi - 110049, Address2 - , PAN No.: |  |  |  |

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| 1 | Laximikant Suryakant Halornekar, 40 , , ,Advocate , Marital status : Married 403504 Bicholim, Bicholim, NorthGoa, Goa |  |  |  |
| 2 | Maria Silveira, 28 , , 4 , ,Advocate , Marital status : Married 403114, 741, 741 Nerul, Bardez, NorthGoa, Goa |  |  |  |



Halornekar
 29/08/19
 Sub Registrar
 BARDEZ

Document Serial No:-2019-BRZ-2829

Book :- 1 Document

Registration Number :- **BRZ-1-2779-2019**

Date : 29-Aug-2019

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

Salim Khan
29/08/19
SUB-REGISTRAR
BARDEZ