

(Rupees Ten Lakhs Only)

[Signature]
Authorized Signatory

Citizen Credit Co-operative Bank Ltd
Mumbai Branch
Date No. 1 (Special Form No. 1)
Branch Name:
Mumbai, Goa - 400 001

STREP

10000000
14.54.30
GOA
NON JUDICIAL
20.8.2016
GOA
INDIA

5008211226
19/27/16/0000

Name of Purchaser: JAGLAX REALTY PRIVATE LIMITED

(Rupees Ten Lakhs Only)

For CITIZEN CREDIT
CO-OP BANK LTD
[Signature]
Authorized Signatory

Citizen Credit Co-operative Bank Ltd
Mumbai Branch
Date No. 1 (Special Form No. 1)
Branch Name:
Mumbai, Goa - 400 001

STREP

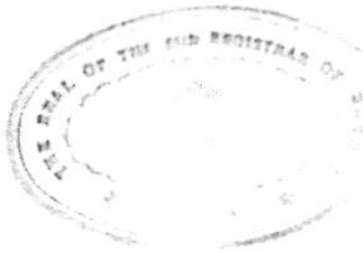
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NON JUDICIAL
20.8.2016
GOA
INDIA

5008211226
19/27/16/0000

Name of Purchaser: JAGLAX REALTY PRIVATE LIMITED

seal Deed

3790/2016



DEED OF SALE

For Jaglax Realty Pvt. Ltd.

Director

[Signature]

Director

[Signature]

[Signature]

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa
on this 20th day of August, 2016.

BETWEEN


M/S GOVEIA DEVELOPERS, a partnership firm having its Office at Studio 51-Block C, Goveia Holiday Homes, Aradi, Candolim, Goa holder of PAN AAHFG8592Q represented in this Deed by its partners, (a) MR. LUDOVICO SAGRADO GOVEIA, son of the late Mr. Pio Jose Goveia, aged about 39 years, married, businessman, holder of PAN AILPG1338C, Indian National, resident of House No.642 Ponsulem, Colvale, Bardez, Goa; (b) MR.FRANCISCO HUGO ANTHONY GOVEIA, son of late Mr. Pio Jose Goveia, aged about 41 years, married, businessman, holder of PAN AORPG7065A, Indian National, resident of House No.642 Ponsulem, Colvale, Bardez, Goa; (c) MRS.MARILYN AGASTA SABRINA JUDITH SOARES E FERNANDES GOVEIA, daughter of Mr. Santana Francisco Fernandes, aged about 39 years, married, Architect, holder of PAN AJSPG1851E, Indian National, resident of House No.642 Ponsulem, Colvale, Bardez, Goa. the partner at serial no. (a) is represented herein by his brother and duly constituted attorney, the partner at serial no. (b) MR.FRANCISCO HUGO ANTHONY GOVEIA, by virtue of a Power of Attorney executed on 09-04-2010, executed before the Notary Public, Adv. D.S. Petkar, at Mapusa, Goa, bearing registration No. 4576/2010, hereinafter referred to as the 'VENDORS' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the ONE PART.

AND

JAGLAX REALITY PVT. LTD., a Company registered under the Indian Companies Act, with registered address at T-16, Andheria More, Mehrauli, New Delhi 110030, having PAN – AADCJ7394N, represented

For Jaglax Realty Pvt. Ltd.

Director


Director





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herein by its Director, Mr. GAURAV CHHABRA aged about 29 years, s/o Mr. Jagdish Chhabra,, businessman, Indian National, resident of 1404, D-1, Vasant Kunj, New Delhi 110070, duly authorized vide Board of Directors Resolution dated 11-07-2016, hereinafter referred to as the "PURCHASER' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the OTHER PART.

WHEREAS there exist a property known as GAUNSAVADDO or BATULEM BONO or MOLOI situated in the Ward Gaunsavaddo of Siolim, consisting of open lands and residential structure therein, the house standing thereon bearing No.25/1 of the Village Panchayat of Siolim – Sodiem, which property is within the limits of Village Panchayat of Siolim – Sodiem, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 33329 at pages 164 of Book B 85 new, not enrolled in the Taluka Revenue Office, surveyed for Record of Rights under survey no. 17/2 of Siolim Village, admeasuring 3500 sq. mts., hereinafter referred to as the SAID PROPERTY for the sake of brevity and more clearly described in the Schedule herein below written.

WHEREAS the SAID PROPERTY was owned by Mr. Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal, the same having been purchased by Mr. Domingos Joao Francisco Portugal, from its erstwhile owners vide a Deed of Sale dated 23-10-1923.

AND WHEREAS the said Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal in their life time executed a Gift Deed on 10.03.1936 at pages 78 of Book 342 of Deeds of Notary Guilherme Diogo Jose Conceicao Das Dores Lobo of Mapusa, whereby they gifted the SAID PROPERTY to their sons Honorato Tomas Jose Portugal, John Paul Portugal and Alex Portugal.

For Jaglax Realty Pvt. Ltd.

Director

Director

AND WHEREAS the said Mr. Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal, had three children, namely, Mr. John Paul Portugal married to Mrs. Judy Portugal, Mr. Honorato Tomas Jose Portugal and Mr. Alex Portugal.

AND WHEREAS the said Mr. Domingos Joao Francisco Portugal and his wife Mrs. Juliana Apolonia Florinda Fernandes e Portugal, expired on 16/5/1960 and 12/7/1965, respectively.

AND WHEREAS the said Mr. John Paul Portugal and his wife Mrs. Judy Portugal, expired on 06-12-06 and 15/10/1992 respectively, leaving behind as their sole and universal heirs, their two children, Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal, alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal.

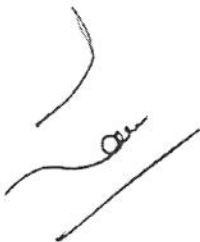
AND WHEREAS the said Mr. Honorato Tomas Jose Portugal, expired in the capacity of a bachelor 1968, and Mr. Alex Portugal, expired in the capacity of a bachelor, at the age of seven.

AND WHEREAS an inventory proceedings of the estate of the said Mr. Domingos Joao Francisco Portugal and his wife Juliana Apolonia Florinda Fernandes e Portugal, Mr. John Paul Portugal and his wife Mrs. Judy Portugal, Mr. Honorato Tomas Jose Portugal and Mr. Alex Portugal, was commenced by their legal heirs, in the Court of the Civil Judge Senior Division, at Mapusa, which was registered under inventory proceeding no. 250/2011/B.

For Jaglax Realty Pvt. Ltd.

Director


Director



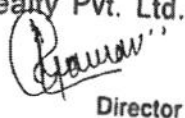


AND WHEREAS the said Mrs. Joannette Portugal alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios alias Joannette M. Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal alias Honorato Tomas Portugal alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal, were declared as the sole and universal heirs of the late Mr. Domingos Joao Francisco Portugal and his wife Juliana Apolonia Florinda Fernandes e Portugal, Mr. John Paul Portugal and his wife Mrs. Judy Portugal, Mr. Honorato Tomas Jose Portugal and Mr. Alex Portugal in the said inventory proceedings no. 250/2011/B, before the Civil Judge Senior Division, B Court, at Mapusa, in which proceedings the SAID PROPERTY, which was listed as Item No.1, was allotted in equal shares (1/2 each) to Mrs. Joannette Portugal alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal alias Honorato Tomas Portugal alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal.

AND WHEREAS vide the Final Chart of Allotment dated 09-02-2015, which was confirmed vide order dated 21-02-2015, in the inventory proceedings no. 250/2011/B, of the Court of the Civil Judge Senior Division, B Court, at Mapusa, the said Mrs. Joannette Portugal alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios alias Joannette M. Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal alias Honorato Tomas Portugal alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal, came to be the sole, exclusive and absolute owners of the SAID PROPERTY.

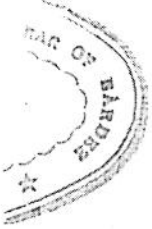
For Jaglax Realty Pvt. Ltd.

Director


Director







AND WHEREAS a dispute had arisen between Mrs. Joannette Portugal alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios alias Joannette M. Portugal, Mr. Philip Anthony Remedios alias Philp Remedios, Mr. Joseph Portugal alias Joseph John Portugal alias Honorato Tomas Portugal alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal, Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal and one Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, whereby the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar was claiming a right to the SAID PROPERTY, which dispute was laid to rest by Judgment dated 03-11-2010, passed by the Mamlatdar of Bardez (II), in Tenancy Case No. TNC/SR/ISSUE/FEB/10 OF 2000, wherein it was declared that the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, was not a tenant of the SAID PROPERTY.

AND WHEREAS a Decree came to be drawn up in Regular Civil Suit No. 368/89/C before the Civil Judge Senior Division, "C" Court, at Mapusa, which was consented by Mrs. Joannette Portugal, alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios, alias Joannette M. Portugal, Mr. Philip Anthony Remedios alias Philp Remedios, Mr. Joseph Portugal alias Joseph John Portugal alias Honorato Tomas Portugal alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal, Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal and the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, wherein, it was decreed that the Judgment dated 03-11-2010 passed by the Mamlatdar of Bardez (II), in Tenancy Case No. TNC/SR/ISSUE/FEB/10 of 2000, was confirmed and it was further declared that the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, did not have any rights, interests or title to the SAID PROPERTY.

For Jaglax Realty Pvt. Ltd.

Director

[Signature]

Director

[Signature]

[Signature]

AND WHEREAS vide a Declaration dated 08-09-2015, executed by Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar, Mrs. Megha Vivekanand Phaterphekar and Mr. Vivekanand Fatarpekar, before the Notary Adv. A.S. D'Mello, under Reg. No. 5562/2015, the said Mr. Pandurang Pandhori Nagvencar alias Mukund Pandhori Nagvenkar and his children confirmed that they did not have any right, interest or title to the SAID PROPERTY and further they did not have any claims against the SAID PROPERTY.

AND WHEREAS the said Mrs. Joannette Portugal alias Joannette Remedios alias Joannette Marisa Juliana Portugal alias Joannette Philip Remedios alias Joannette M.Portugal and her husband Mr. Philip Anthony Remedios alias Philp Remedios and Mr. Joseph Portugal alias Joseph John Portugal alias Honorato Tomas Portugal, alias Joseph Dominic Portugal alias Joseph Dominic Ignatius Portugal and his wife Mrs. Samantha Candice Price alias Samantha Portugal alias Samantha Joseph Portugal as the sole, absolute and exclusive owners of the SAID PROPERTY, sold and conveyed the said property to the VENDOR, M/s Goveia Developers, vide a Deed of Sale dated 07-09-2015, registered with the Sub-Registrar of Bardez, under No. BRZ-BK1-07786-2015, CD Number BRZD772, of Book -1, on 08-09-2015.

AND WHEREAS the name of the VENDOR, M/s. Goveia Developers is now appearing in the occupants Column of the Form I & XIV of the SAID PROPERTY, though the house tax receipt and the electricity bill of the house bearing no. 25/1 of V.P. Siolim, standing on the SAID PROPERTY continue to stand in the name of Mr. Joseph Portugal and Jeannette Portugal, the erstwhile owners of the SAID PROPERTY.


AND WHEREAS the VENDOR has also obtained a conversion sanad, dated 04-07-2016, for an area of 3275 sq. mts. of the SAID PROPERTY, from the Office of the District Collector, North-Goa.

For Jaglax Realty Pvt. Ltd.

Director


Director





AND WHEREAS the Town & Country Planning Department, at Mapusa, Goa, has approved a construction on the SAID PROPERTY, vide N.O.C. dated 08-08-2016, bearing No. TPB/2304/TCP-16/2321 .

AND WHEREAS the Office of the Sub-Registrar of Bardez, has issued a Nil Encumbrances Certificate, for the SAID PROPERTY, which is dated 28-07-2016.

AND WHEREAS the VENDOR has represented to the PURCHASER that the VENDOR is now the sole, absolute and exclusive owner and in possession of the SAID PROPERTY and that there is no other person/s and/or entity who has or who can claim a better title to the SAID PROPERTY.

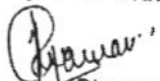
AND WHEREAS the VENDOR has represented to the PURCHASER that there are no tenants, occupants or any other person/s, who can or may claim any right to the SAID PROPERTY and the house standing thereon.

AND WHEREAS based on the representations made by the VENDOR herein, the PURCHASER has approached the VENDOR to purchase the SAID PROPERTY, admeasuring 3,500 sq. mts., alongwith the house standing thereon, situated in the Village of Siolim, bearing Survey No. 17/2 of Siolim Village, free from all claims and encumbrances, for a total sum of Rs. 2,73,00,000/- (Rupees Two Crore and Seventy Three Lakhs Only).

AND WHEREAS the VENDOR have agreed to sell the SAID PROPERTY alongwith the house standing thereon, to the PURCHASER free from all claims and encumbrances for the sum of Rs. 2,73,00,000/- (Rupees Two Crore and Seventy Three Lakhs Only), which is and constitutes the market value of the SAID PROPERTY, on the following terms and conditions as laid down herein below.

For Jaglax Realty Pvt. Ltd.

Director

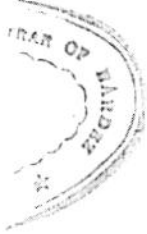

Director





NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid Agreement and in consideration of the sum of Rs. 2,73,00,000/- (Rupees Two Crore and Seventy Three Lakhs Only), paid by the PURCHASER herein to the VENDOR, vide Demand Draft bearing No. 728172, dated 06-07-2016, drawn on the South Indian Bank, Vasant Kunj, New Delhi Branch, for a sum of Rs.1,12,00,000/- (Rupees One Crore Twelve Lakhs Only), vide Demand Draft bearing No. 728199, dated 18-07-2016, drawn on the South Indian Bank, Vasant Kunj, New Delhi Branch, for a sum of Rs.1,12,00,000/- (Rupees One Crore Twelve Lakhs Only), and vide Demand Draft bearing No. 728293, dated 22-08-2016, drawn on the South Indian Bank, Vasant Kunj, New Delhi Branch, for a sum of Rs.46,27,000/-(Rupees Forty Six Lakhs and Twenty seven thousand Only), all darwn in favour of VENDOR, and a sum of Rs.2,73,000/- (Rupees Two Lakhs and Seventy three thousand Only) having been paid by the PURCHASER, on behalf of and for the VENDOR towards TDS of 1% , (the receipt whereof all the VENDOR do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit. release and discharge the PURCHASER), the VENDOR as the absolute and exclusive owner of the SAID PROPERTY, admeasuring 3,500 sq. mts, presently bearing survey No.17/2 of Siolim Village, alongwith the house bearing No.25/1 of the Village Panchayat of Siolim – Sodiem standing thereon, situated at Siolim, Bardez, Goa, more particularly described in Schedule herein-under written, and delineated in red in the plan annexed hereto, do hereby sell, transfer, assign and convey all their rights, title, interest and benefits in the SAID PROPERTY, admeasuring 3,500 sq. mts, presently bearing survey No.17/2 of Siolim Village, alongwith the house bearing No.25/1 of the Village Panchayat of Siolim – Sodiem standing thereon, situated at Siolim, Bardez, Goa, more particularly described in Schedule



For Jaglax Realty Pvt. Ltd.

Director

Director



herein-under written, and delineated in red in the plan annexed hereto, together with all and singular rights, liberties, privileges, easements, advantages, whatsoever to the "SAID PROPERTY" belonging or in anyway, now or at any time heretofore usually held, used, occupied or enjoyed therewith and all the estate, right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever at law and in equity of the **VENDOR** into, out of or upon the "SAID PROPERTY" or any part thereon free from any and all encumbrances, charges and liens **TO HAVE AND TO HOLD** the "SAID PROPERTY" and all other rights thereto hereby granted, conveyed and assured or expressed so to be **UNTO AND TO** the use and benefit of the **PURCHASER** forever, **SUBJECT HOWEVER** to the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof from the date of execution of these presents and subject to the terms and conditions hereinafter mentioned.

2. The **VENDOR** covenant with the **PURCHASER** that the **VENDOR** have in itself absolute authority, right, title and power to transfer and convey all its right, title and interest in the "SAID PROPERTY", hereby conveyed and undertake to indemnify the **PURCHASER** against any person/s who may prove a better title to the "SAID PROPERTY".
3. The **VENDOR** do hereby covenant with the **PURCHASER** that the **VENDOR** has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby it is prevented from granting and conveying the "SAID PROPERTY", and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever to the "SAID PROPERTY".

For Jaglax Realty Pvt. Ltd.

Director

Director

4. The **VENDOR** have on this day delivered unto the **PURCHASER** the vacant and peaceful possession of the "SAID PROPERTY", and the **PURCHASER** may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the "SAID PROPERTY", without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the **VENDOR** or its partners, heirs, successors, representatives, executors, etc., or any of them or by any person/s claiming to or from, under or in trust for it or any of it.



The **VENDOR** also assure the **PURCHASER** that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the "SAID PROPERTY", conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.

6. The **PURCHASER** shall hold the "SAID PROPERTY", free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the **VENDOR** and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for it. The **VENDOR** its partners, heirs, successors, representatives, executors, etc., agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and shall keep the **PURCHASER** and its shareholders, heirs, successors, representatives, nominees, assigns including any person/s claiming through or under the **PURCHASER** harmless against all suits, proceedings, costs, charges, claims or demands and the **VENDOR**, its partners, heirs, successors, representatives, executors, etc., shall keep the **PURCHASER** indemnified against any and all such contingencies.

For Jaglax Realty Pvt. Ltd.

Director


Director



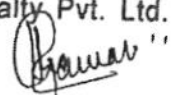




7. The **VENDOR** and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the "**SAID PROPERTY**", hereby conveyed, from, under or in trust for the **VENDOR** or its partners, heirs, successors, representatives, executors, etc., or any of them, shall and will from time to time and at all times hereafter at the request and cost of the **PURCHASER** do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the "**SAID PROPERTY**", to the use of the **PURCHASER** in the manner aforesaid and as shall be reasonably required by the **PURCHASER**, its shareholders, partners, successors, administrators, nominees, assigns or Counsels-in-law.
8. The **VENDOR** herein covenant and assure the **PURCHASERS** that there are no claims, demands, charges or lien of whatsoever nature on the "**SAID PROPERTY**", and the **VENDOR** undertake to indemnify and keep indemnified the **PURCHASER** against any such claims or demands.
9. The **VENDOR** covenant that there are no litigation/s, claim/s, demand/s or acquisition pending in any Court or Office with respect to the **SAID PROPERTY** sold herein and the **VENDOR** undertake to indemnify and keep indemnified the **PURCHASER** against any/all litigation that may take place, in relation to the **SAID PROPERTY**.
10. The **VENDOR** covenant that the **SAID PROPERTY** is not gifted, mortgaged, sold, and there is no lien or any other sought of encumbrance on the **SAID PROPERTY**.
11. The **VENDOR** covenant that any dues or charges or fees or penalties, if any, payable with respect to the **SAID PROPERTY**, till the date of execution of this Deed of Sale, shall be paid by the **VENDOR**, without any liability to the **PURCHASER**.

For Jaglax Realty Pvt. Ltd.

Director


Director





12. The Parties hereto have valued this Deed at Rs. 2,73,00,000/- (Rupees Two Crore and Seventy Three Lakhs Only), which is its correct and true market value, for the purpose of stamp duty, and accordingly, appropriate stamp duty is paid herewith.
13. The VENDOR is a Partnership Firm and the Notification regarding schedule caste or schedule tribe community, do not apply to the VENDOR or the SAID PROPERTY.

SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)



ALL THAT property known as GAUNSAVADDO or BATULEM BONO or MOLOI situated in the Ward Gaunsavaddo of Siolim, consisting of open lands, which property is within the limits of Village Panchayat of Siolim – Sodiem, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no. 33329 at pages 164 of Book B 85 new, not enrolled in the Taluka Revenue Office, surveyed for Record of Rights under survey no. 17/2 of Siolim, admeasuring 3500 sq. mts., having a house bearing No.25/1 of the Village Panchayat of Siolim – Sodiem, standing thereon, which property is bounded as under :

EAST : By properties bearing survey no. 17/12 and 13 of Siolim.

WEST : By properties bearing survey no. 17/1,5,6,10 and 9 of Siolim.

NORTH : By a public road

SOUTH : By the property bearing survey nos. 16/6, 7 and 8 of Siolim

(The SAID PROPERTY is delineated in Red in the plan annexed hereto)

IN WITNESS WHEREOF the parties above-named have set their respective hands on the day, month and year first hereinabove written.

For Jaglax Realty Pvt. Ltd.

Director


Director





SIGNED SEALED AND DELIVERED BY |
THE WITHIN NAMED VENDOR |



[Handwritten signature]

M/s GOVEIA DEVELOPERS
Through its Partners Mr. FRANCISCO HUGO ANTHONY
GOVEIA, For Self and as attorney for the other Partner
Mr. LUDOVICO SAGRADO GOVEIA



L. H.

R. H.



(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



For Jaglax Realty Pvt. Ltd.

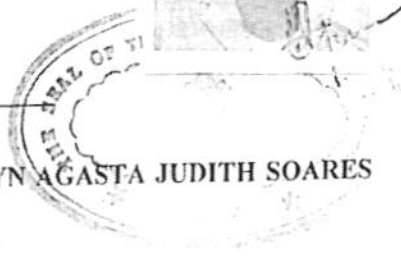
Director

[Handwritten signature]
Director

[Handwritten signature]

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SIGNED SEALED AND DELIVERED BY |
THE WITHIN NAMED VENDOR |



M/s GOVEIA DEVELOPERS
Through its Partner Mrs. MARILYN AGASTA JUDITH SOARES
E FERNANDES GOVEIA



L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



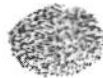
(iv)



(iv)



(v)



(v)



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For Jagdish & Co., P.L. Ltd.

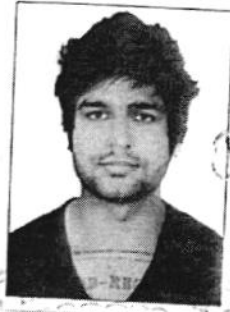
Director

Director

SIGNED SEALED AND DELIVERED BY
THE WITHIN-NAMED PURCHASER
For Jaglax Realty Pvt. Ltd.


Director

Director

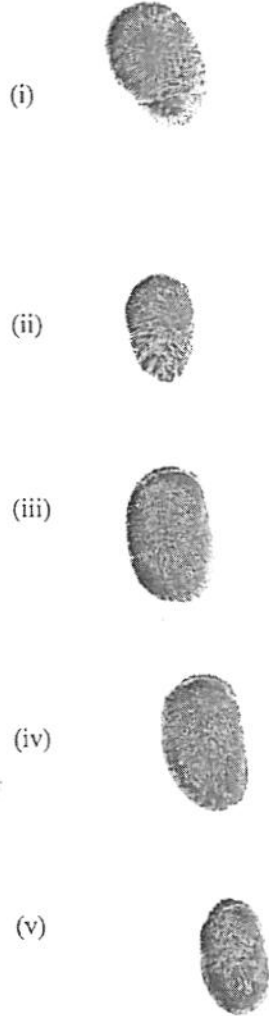


JAGLAX REALTY PVT. LTD.

Through its Director Mr. GAURAV CHHABRA

L. H.

R. H.



For Jaglax Realty Pvt. Ltd.

Director


Director





IN THE PRESENCE OF:

1. Anand Mehta
ANAND MEHTA
E-404, DEVASHRI GARDENS,
NH17, SOCORRO, GOA



2. Savio X. Soares
ADV. SAVIO X. SOARES
H.No. 148, UCASSAIP,
BARDEZ, GOA

For Jaglax Realty Pvt. Ltd.

Director

Pawan
Director

[Signature]

[Signature]



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 24-08-2016 12:24:37 PM




Document Serial Number : 3790

Presented at 11:51:00 AM on 24-08-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1092000.00
2	Processing Fees	380.00
	Total :	1092380.00

Stamp Duty Required: 1365000.00 Stamp Duty Paid: 1365000.00

Gaurav Chhabra presenter

Name	Photo	Thumb Impression	Signature
Gaurav Chhabra, S/o Jagdish Chhabra , UnMarried, Indian, age 29 Years, Business, r/o 1404, D-1, Vasant Kunj New Delhi-110070. Director of Jaglax Realty Pvt Ltd, having reg office at T-16, Andheria More, Mehrauli, New Delhi 110030. vide resolution dated 11.7.2016.			 For Jaglax Realty Pvt. Ltd. Director

Director



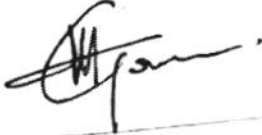
Endorsements

Executant




1 . Francisco Hugo Anthony Goveia, S/o Late Pio Jose Goveia, Married, Indian, age 39 Years, Business, r/o H.No. 642, Ponsulem, Colvale, Bardez-Goa Partne of M/s Goveia Developers having office at Studio 51 Block C, Goveia Holiday Homes, Aradi, Candolim Bardez Goa. For Self & as POA holder for Partner A dated 9.4.2010, executed before Adv Notary D.S. Petkar at Mapusa vide reg no 4576/2010.

Photo	Thumb Impression	Signature
		

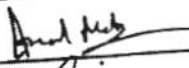
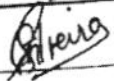
2. Marilyn Agasta Sabrina Judith Soares E Fernandes Goveia, d/o Santana Francisco Fernandes .
 Married, Indian, age 39 Years, Architect, r/o H.no 642, Ponsulem, Colvale Bardez Goa Partne of M/s Goveia
 Developers having office at Studio 51 Block C, Goveia Holiday Homes, Aradi, Candolim Bardez Goa.


Photo	Thumb Impression	Signature
		

3. Gaurav Chhabra, S/o Jagdish Chhabra, UnMarried, Indian, age 29 Years, Business, r/o 1404, D-1, Vasant Kunj
 New Delhi-110070. Director of Jaglax Realty Pvt Ltd, having reg office at T-16, Andheria More, Mehrauli, New
 Delhi 110030. vide resolution dated 11.7.2016.

Photo	Thumb Impression	Signature
		For Jaglax Realty Pvt. Ltd.  Director Director

Identification

Sr No.	Witness Details	Signature
1	Anand Mehta , S/o Indar Krishan Mehta, Married, Indian, age 42 Years, Business, r/o E-404, Devashri Gardens, NH-17, Socorro, Bardez Goa	
2	Greta Silveira , D/o Alcino Silveira, UnMarried, Indian, age 24 Years, Advocate, r/o H.no 408, Bocta Vaddo, Chorao, Goa	

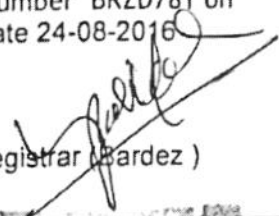

 Sub-Registrar
 REGISTRY
 BARDEZ

Scanned By:-

Signature -

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-03718-2016
CD Number BRZD781 on
Date 24-08-2016


Sub-Registrar (Bardez)

WARDIA

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune