

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory

Rupees One Lakh Two thousand two hundred only.

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

भारत 25991 NON JUDICIAL गीत
185296 MAR 31 2016
2010 000 2017 000 2010 2010 17:11
R.0102200/- PB6818
INDIA STAMP DUTY GOA

D-5/STP(V)/C.R./35/8/2006-ND(PART-III)

Name of Purchaser Vianaar Homes Pvt Ltd

Sr. No. 1692/2016
11/4/2016



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 01st
day of the month of APRIL and year 2016;

[Signature]

VIANAAR HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

BETWEEN;

MR. AVINASH GUPTA, son of Devender N. Gupta, 54 years of age, married, business, having PAN Card No. AAROG8326L, Indian National, residing at Flat No. 4c/5c, 4th street heights, Street no. 4, West Mared Palli Secunderabad – 500026, represented through his Power of Attorney Holder **MR. VEDULA SUDARSHAN RAO**, son of Late V Rama Murthy, aged about 52 years, married, holder of PAN No. AAVPV8258Q, Indian national, residing at Czech colony, street no. 3, Lakshmi apartments, Sanath Nagar, Hyderabad, Andhra Pradesh – 500 018, vide Power Attorney dated 28th March 2016, executed before notary Avutu Sambhi Reddy, Hyderabad -16, hereinafter called the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**



AND

A handwritten signature in blue ink, appearing to be "M. Vedula Sudarshan Rao".

VIANAAR HOMES PRIVATE LIMITED
A handwritten signature in blue ink, appearing to be "A. Sankar".
Authorised Signatory

VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (Pan Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no. ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3, Livrament Vaddo, Sengolda, Bardez – Goa *hereinafter called the 'PURCHASER'* vide *Signature* Power of Attorney dated 31st March 2016, executed before Notary D.G Shet, registered under no. 1264/16, Panaji, Goa, of the **SECOND PART**.

WHEREAS there exist a Property known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM

Signature

VIANAAR HOMES PRIVATE LIMITED

Signature
Authorised Signatory

BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the 'Larger Property').



AND WHEREAS the larger Property originally belonged to Mr. Janardhan Chatim.

AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirijabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.

AND WHEREAS vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing

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Registration No. 423 at Book No. 1, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirijabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.

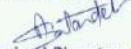
 **AND WHEREAS** Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



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AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.



AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the Registrar cum Sub-Registrar and Notary Ex-officio, Bardez Goa.

AND WHEREAS by virtue of Deed of Succession 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr.

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Authorised Signatory

Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to the Deed of Succession dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar along with Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the Said Larger Property.

AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished



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her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.

AND WHEREAS Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta subdivided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town



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and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.

AND WHEREAS there afterwards Mr. Avinash Gupta (**VENDOR**) executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchasers.

AND WHEREAS Sale Deed dated 03/06/2010, Mr. Avinash Gupta (**VENDOR**) sold Plot No.1 admeasuring an area of 364.32 sq.mts forming a part of Plot "B" to Ms. Gagandeep Kaur vide Deed of Sale dated 8/9/2006 which is registered before the Sub-Registrar of Bardez under no.504 at pages 254 to 269 of Book No. 1, Vol. 2761 dated 06/03/2009.

AND WHEREAS there afterwards Mr. Avinash Gupta (**VENDOR**) purchased Plot No.1 admeasuring an area of 364.32 sq.mts from Ms. Gagandeep Kaur vide Sale Deed dated 03/06/2010 which is duly registered before



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the Sub-Registrar of Bardez, Book-I Document, Registration No.BRZ-BK1-02252-2010 CD number BRZD69 dated 18/6/2010.

AND WHEREAS Pursuant to Sale Deed dated 03/06/2010, Mr. Avinash Gupta (**VENDOR**) became the lawful owner in possession of Plot No.1 admeasuring an area of 364.32 sq.mts which is forming a part of 'Said Property, which is hereinafter referred to as the '**Said Plot**' and more fully described in **SCHEDULE-II** herein below.

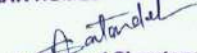
AND WHEREAS the PURCHASER has approached the VENDOR to purchase Said Plot admeasuring an area of 364.32 sq. mts for a total consideration of **Rs. 29,14,560/-** (Rupees Twenty Nine Lakh Fourteen Thousand Five Hundred Sixty Only).

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase Plot No. 1 admeasuring 364.32 sq.



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mts situated at Cunchelim, Bardez Taluka more particularly described in **SCHEDULE II** which is forming a part Plot 'B' know as known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chatta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I** for a total consideration of Rs. 29,14,560/- (Rupees Twenty Nine Lakh Fourteen Thousand Five Hundred Sixty Only) (Hereinafter referred to as the 'Said Plot').

2. Pursuant to the aforesaid Agreement and in consideration of **Rs. 29,14,560/-** (Rupees Twenty Nine Lakh Fourteen Thousand Five Hundred Sixty Only) which is the present market value is paid vide Demand Draft



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No. 000180 drawn on HDFC Bank, dated 29/03/2016 for an amount of Rs. 29,14,560/- (Rupees Twenty Nine Lakh Fourteen Thousand Five Hundred Sixty Only), the receipt whereof the Vendor hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the Purchaser absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot admeasuring 364.32 sq. mts. forming a part of the Said Property.

3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

4. The Vendor has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.



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Authorised Signatory

5. That the Vendor hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.

6. In case if any person claim or claims any right or interest in Said Plot, the Vendor shall be responsible to answer their claim and indemnify the Purchaser.

7. That the Vendor has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

8. And that the Vendor has put the Purchaser in possession of the Said Plot.

9. That prior to this Agreement the Vendor has not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendor has received any consideration or amount from any person/s or parties for sale of the Said Plot.



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10. That the Title of the Vendor towards the Said Plot is valid, clean and marketable.

11. That the Vendor declares that no attachment or notices from Government or local authorities or under any Act have been served on the Vendor with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.



12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.

13. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendor.

14. The Vendor has no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

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15. The entire amount towards the Said Plot has been paid in the name of the Vendor and the Vendor has consented for the same.

16. The Vendor hereby declares the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.



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SCHEDULE- I

All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:

On the East : By Plot A part of Chalta No. 21, P. T. Sheet No. 10

On the West : By Plot C of Chalta No. 21 P.T. Sheet No. 10

On the North : By Public Road

On the South: By remaining part of property bearing Chalta No. 21 P.T Sheet No. 10



VIANAAR HOMES PRIVATE LIMITED


Authorised Signatory



SCHEDULE- II

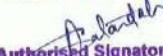
All that **Plot No. 1** admeasuring **364.32 sq. mts** which is a part of Plot B and which is more fully described in Schedule I herein above and which is bounded as under:

On the East : By Plot A of Chalta No. 21, P. T Sheet No. 10
On the West : By 6 mts wide road
On the North : By Plot No. 2
On the South : By existing road

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.



VIANAAR HOMES PRIVATE LIMITED


Authorised Signatory



[Handwritten signature] *[Handwritten signature]*

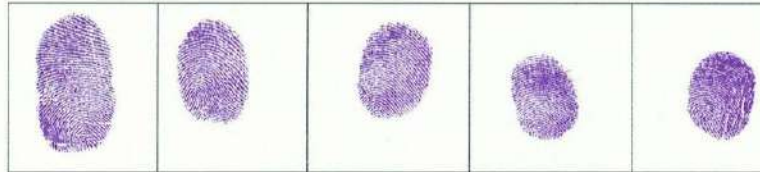
SIGNED AND DELIVERED by the within named Vendor,
represented by his POA holder **MR. VEDULA SUDARSHAN**
RAO.



Left Hand Finger Impressions



Right Hand Finger Impressions



[Handwritten signature]

VIANAAR HOMES PRIVATE LIMITED

[Handwritten signature]
Authorized Signatory



A. Satardekar



SIGNED AND DELIVERED by the within named PURCHASER
VIANAAR HOMES PVT. LTD, represented by its Managing
director MR. VARUN NAGPAL through his POA holder

MS. AKSHAYA SATARDEKAR.

Left Hand Finger Impressions



Right Hand Finger Impressions



M. Nagpal

VIANAAR HOMES PRIVATE LIMITED

A. Satardekar
Authorised Signatory

IN THE PRESENCE OF:

1. Prasaddeep Kankankare PK

2. Anura S. Aggle Basli



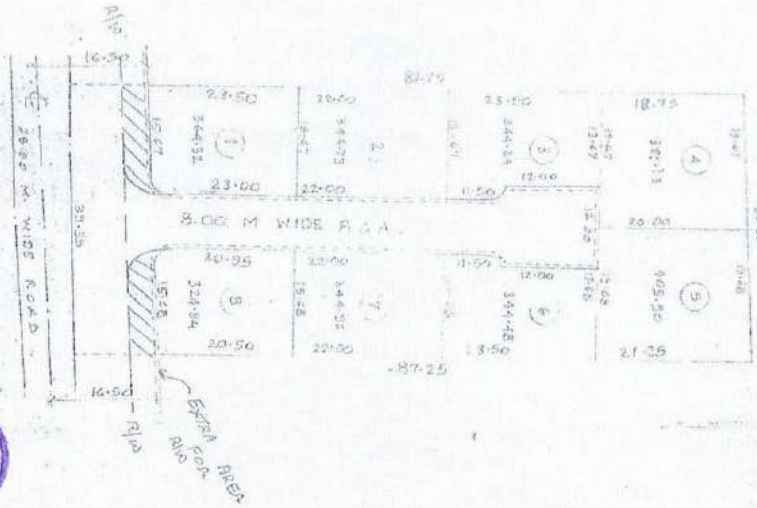
[Signature]

VIANAAR HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

PROPOSED SUB-DIVISION OF THE LAND
BEARING PLOT NO. 10

SITE PLAN



AREA STATEMENTS

TOTAL PLOT AREA
AREA UNDER 8.00 M WIDE ROAD

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VICE ORDER NO. NS PDM/01/201738104
DATED 13 JUL 2018
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PALMIR - GOA

NO.	AREA	AREA UNDER 8.00 M WIDE ROAD
1	3409.00 M ²	745.40 M ²
2	344.73 M ²	344.32 M ²
3	344.73 M ²	344.32 M ²
4	381.15 M ²	381.15 M ²
5	405.30 M ²	405.30 M ²
6	344.43 M ²	344.43 M ²
7	344.36 M ²	344.36 M ²
8	344.84 M ²	344.84 M ²
TOTAL	2854.60 M ²	2854.60 M ²

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory



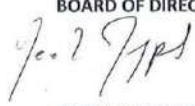
Signature

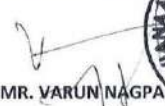
Signature

CERTIFIED TRUE COPY OF RESOLUTION passed in the Board of Directors Meeting held on the 21st March 2016 at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062.

Mr. Varun Nagpal – Managing Director of 'VIANAAR HOMES PVT. LTD.' is authorized to purchase the in the Plot no. 1, admeasuring an area of 364.32 Sq. mts., Plot no. 2, admeasuring an area of 344.73 sq. mts, Plot no. 3, admeasuring an area of 344.24 Sq. mts., Plot no. 4, admeasuring an area of 381.13 Sq. mts., Plot no. 5, admeasuring an area of 405.90 Sq. mts., Plot no. 6, admeasuring an area of 344.48 Sq. mts., Plot no. 7, admeasuring an area of 344.96 Sq. mts. and Plot no. 8, admeasuring an area of 324.84 Sq. mts. in the property known as "VANGOR BATT" OR "EDSSODEACHEM BATT" or "PAULISTANCHEM BATT", Situated at Cunchelim, within the limits of Mapusa Municipla Council, Taluka and Sub district of Bardez, District of North Goa, State of Goa, surveyed for records of rights in city survey of Mapusa under Chalta No. 21 and P.T. Sheet No. 10.

And in this regard appoint a nominee/Power of Attorney holder for entering into 'DEED OF SALE' with the Sellers of the above said plots on behalf of 'VIANAAR HOMES PVT. LTD.'

BOARD OF DIRECTOR

MRS. NEELAM NAGPAL


BOARD OF DIRECTOR

MR. VARUN NAGPAL



VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 04:11:12 PM

Document Serial Number : 1692

Presented at 03:46:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	58300.00
2	Processing Fees	360.00
Total :		58660.00

Stamp Duty Required: 102025.00

Stamp Duty Paid: 102200.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o 270/3 Livrament Vaddo Sangolda Bardez Goa. Pan.no.CWPPS3333H POA holder for vendor vide POA dated 31/3/2016 before D.G.Shet under Reg.No.1264/16 at Panaji			

Endorsements

Executant

1 . Vedula Sudarshan Rao, s/o late V. Rama Murthy, Married, Indian, age 52 Years, Business, r/o Czech Colony, Street No. 3, Lakshmi Apts., Sanath Nagar, Hyderabad, Andhra Pradesh 500 018. As a POA holder for vendor Avinash Gupta vide POA dated 28/03/2016, executed before the Notary Avutu Sambhi Reddy at Hyderabad Andhra Pradesh

Photo	Thumb Impression	Signature
		

2 . Akshaya Satardekar, d/o Anant Satardekar , UnMarried, Indian, age 27 Years, Service, r/o 270/3 Livrament Vaddo Sangolda Bardez Goa. Pan.no.CWPPS3333H POA holder for vendor vide POA dated 31/3/2016 before D.G.Shet under Reg.No.1264/16 at Panaji

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar , w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa Goa.	
2	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbél, Gavant, Tiswadi, Goa.	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-01726-2016
CD Number BRZD778 on
Date 08-04-2016

Sub-Registrar (Bardez)
BARDEZ

Scanned By:- Sachinand

Signature:- Empsondey

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Rachma
07/04/16



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 12

Print Date Time: 01/Apr/2016 04:11 PM

Date of Receipt: 01/Apr/2016

Serial No. of the Document: 1692

Nature of Document: Sale

Received the following amounts from Smt Akshaya Satardekar for Registration of above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee 58300.00

Processing Fees 360.00

Total : 58660.00

Amount in words: Rupees Fifty Eight Thousand Six Hundred Sixty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premdeep Kankankare

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to -----

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC, ACTS Pune.

Received
01/19/16

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorised Signatory

Rupees Ninety Six thousand seven hundred only

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

भारत 25986 NON JUDICIAL गेज
120294 MAR 31 2016



2016 2016 2016 2016 2016 2016 17:09

D-5/STP(V)/C.R./35/8/2006-RDX(PART-III)

R-0096700/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt Ltd

1695/16
11/4/16.



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this **01st**
day of the month of **APRIL** and year **2016**;

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

BETWEEN;

MR. MADAN MENON, son of Kumaran R. Menon, 51 years of age, married, business, holder of PAN Card No. AADPM4131D, AND **MRS. RUMA MENON**, wife of Madan Menon, 47 years of age, married, housewife, holder of PAN Card No. AAFPG4055J, both Indian Nationals and both residing at Flat No. 181, Cuffe Parade, Mumbai – 400 005, represented through their power of attorney holder **MR. CHRISTOPHER HARTNETT**, son of Neville Hartnett, 51 years of age, married, business, holder of PAN No. AAEPH8361D, Indian national, residing at 1340, Road No. 67, Jubilee Hills, Hyderabad, 500 033, vide Power Attorney dated 08th August 2014, executed before notary Mohd. Aleemullah, Secunderabad, hereinafter called the 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

AND

VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (Pan Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no. ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa, *herein after Called the 'PURCHASER'* vide Power of Attorney dated 31st March 2016, executed before Notary D.G Shet, registered under no. 1257/16, Panaji, Goa, of the **SECOND PART**.



A large, stylized handwritten signature in blue ink, likely belonging to Anant Satardekar, the father of the purchaser.

VIANAAR HOMES PRIVATE LIMITED

Anant Satardekar
Authorized Signatory

WHEREAS there exist a Property known as 'VANGOR BATTa' or 'EDSSODEACHEM BATTa' or 'PAULISTANCHEM BATTa' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the '**Larger Property**').



AND WHEREAS the larger Property originally belonged to Mr. Janardhan Chatim.

AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirjabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

AND WHEREAS Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing Registration No. 423 at Book No. 1, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirjabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.



AND WHEREAS Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the



VANAAR HOMES PRIVATE LIMITED

Authorised Signatory

Registrar cum Sub-Registrar and Notary Ex-officio,
Bardez Goa.

AND WHEREAS by virtue of Deed of Succession
17/05/2006, Mrs. Anita Eknath Chatim alias Anita
Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr.
Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim
alias Deepa Aknath Chatim alias Deepashri Dilip
Rivankar succeeded as sole and universal heirs to the
estate left behind by late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to the Deed of Succession
dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita
Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr.
Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim
alias Deepa Aknath Chatim alias Deepashri Dilip
Rivankar along with Laxminarayan Janardhan Chatim
alias Laoximi Narana Janardhan Chatim and Mrs.
Hemlata Laxminarayan Chatim jointly became the co-
owners in possession of the Said Larger Property.



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.



AND WHEREAS Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.



AND WHEREAS thereafterwards Mr. Avinash Gupta (**VENDOR**) executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchasers.

AND WHEREAS vide Sale Deed dated 06/09/2006 Mr. Avinash Gupta sold Plot No.2 admeasuring an area of 344.73 sq.mts to Mr. Madan Menon and his wife Mrs. Ruma Menon (**VENDOR NO. 1 AND VENDOR NO. 2**) which is duly registered before the sub- registrar of

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

Bardez, under no.494 at pages 46 to 67 of Book No. 1,
Vol. 2761 dated 06/09/2009.

AND WHEREAS pursuant to Sale Deed dated
06/09/2006, Mr. Madan Menon and his wife Mrs. Ruma
Menon (VENDOR NO. 1 AND VENDOR NO. 2) are the
lawful owner in possession of Plot No. 2 admeasuring
an area of 344.73 sq.mts forming a part of Said
Property which is hereinafter referred to as the '**Said
Plot**' and more fully described in **SCHEDULE-II** herein
below.



AND WHEREAS the PURCHASER has approached the
VENDOR to purchase Said Plot admeasuring an area
of 364.32 sq. mts for a total consideration of **Rs.
27,57,840/- (Rupees Twenty Seven Lakh Fifty Seven
Thousand Eight Hundred Forty Only).**

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase Plot No. 2 admeasuring 344.73 sq. mts situated at Cunchelim, Bardez Taluka more particularly described in Schedule II which is forming a part Plot 'B' know as known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chatta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I** for a total consideration of Rs. 27,57,840/- (Rupees Twenty Seven Lakh Fifty Seven Thousand Eight Hundred Forty Only).
(Hereinafter referred to as the '**Said Plot**').



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

1. Pursuant to the aforesaid Agreement and in consideration of Rs. 27,57,840/- (Rupees Twenty Seven Lakh Fifty Seven Thousand Eight Hundred Forty Only) which is the present market value is paid vide Demand Draft No. 000178 and 000174 drawn on HDFC Bank, dated 29/03.2016 for an amount of Rs. 27,57,840/- (Rupees Twenty Seven Lakh Fifty Seven Thousand Eight Hundred Forty Only), the receipt whereof the Vendor hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the Purchaser absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot admeasuring 344.73 Sq. mts. forming a part of the Said Property.

2. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendors lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.



4. The Vendors has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.

5. That the Vendors hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.

A large, stylized handwritten signature in blue ink, likely belonging to the Vendor.

VIANAAR HOMES PRIVATE LIMITED

A handwritten signature in blue ink, likely belonging to an authorized signatory of Vianaar Homes Private Limited.
Authorized Signatory

6. In case if any person claim or claims any right or interest in Said Plot, the Vendors shall be responsible to answer their claim and indemnify the Purchaser.

7. That the Vendors has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

8. And that the Vendors have put the Purchaser in possession of the Said Plot.

9. That prior to this Agreement the Vendors have not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendors have received any consideration or amount from any person/s or parties for sale of the Said Plot.

10. That the title of the Vendors towards the Said Plot is valid, clean and marketable.



VANAR HOMES DEVELOPERS

Authorized Signatory

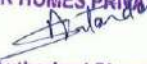
11. That the Vendors declare that no attachment or notices from Government or local authorities or under any Act have been served on the Vendors with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.

12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.

13. That the Vendors state and declare that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendors.

14. The Vendors have no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

15. The entire amount towards the Said Plot has been paid in the name of the Vendors and the Vendors have consented for the same.

16. The Vendors hereby declare the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.



VIANAAR HOMES PRIVATE LIMITED

[Signature]
Authorized Signatory

SCHEDULE- I

All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:

- On the East :** By Plot A part of Chalta No. 21, P. T Sheet No. 10
- On the West :** By Plot C of Chalta No. 21 P.T. Sheet No. 10
- On the North :** By Public Road
- On the South:** By remaining part of property bearing Chalta No. 21 P.T Sheet No. 10



VIANAKR HOMES PRIVATE LIMITED


Authorized Signatory

SCHEDULE- II

All that **Plot No. 2** admeasuring **344.73 sq. mts** which is a part of Plot B and which is more fully described in Schedule I herein above and which is bounded as under:

On the East : By Plot A of Chalta No. 21,
P. T Sheet No. 10
On the West : By 8 mts wide road
On the North : By Plot No. 1
On the South : By Plot No. 3

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.



VANAN KONES PRIVATE LIMITED

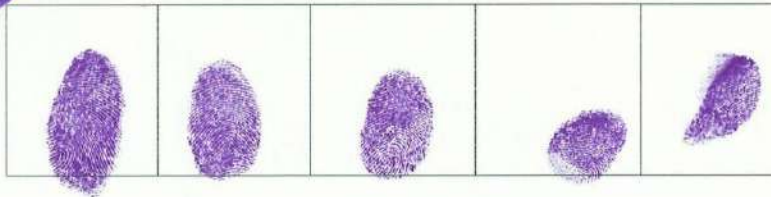
Authorized Signatory



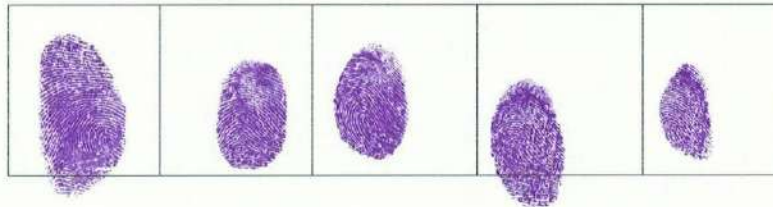
[Handwritten signature in blue ink]

SIGNED AND DELIVERED by the within named Vendor
no. 1 & 2, represented by his POA holder
MR. CHRISTOPHER HARTNETT.

Left Hand Finger Impressions



Right Hand Finger Impressions



[Handwritten signature in blue ink]

VIANAAR HOMES PRIVATE LIMITED

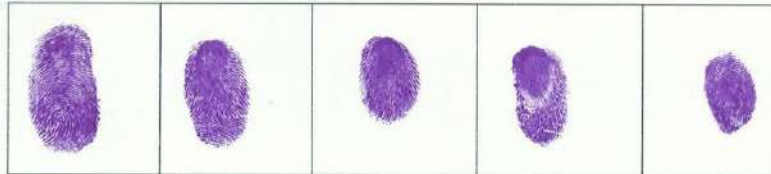
[Handwritten signature in blue ink]
Authorised Signatory



A. Satardekar

SIGNED AND DELIVERED by the within named
PURCHASER - VIANAAR HOMES PVT. LTD, represented
by its Managing director - MR. VARUN NAGPAL through
his POA holder **MS. AKSHAYA SATARDEKAR.**

Left Hand Finger Impressions



Right Hand Finger Impressions



Varun Nagpal

VIANAAR HOMES PRIVATE LIMITED

A. Satardekar
Authorised Signatory

IN THE PRESENCE OF:

1. Premdeep Konkankar 

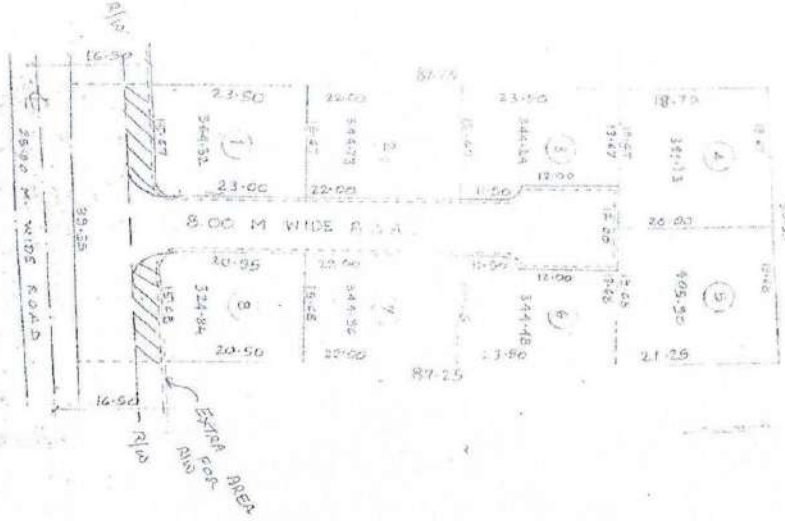
2. Anura S. Atollu 

VIANAAR HOMES PRIVATE LIMITED


Authorized Signatory

PROPOSED SUB-DIVISION OF THE LAND
BEARING PLOT NO. 5 OF P.T. SHEET NO. 10

SITE PLAN (Scale 1:500)



AREA STATEMENTS

TOTAL PLOT AREA
AREA UNDER 8.00M WIDE ROAD

APPROVED FROM PLANNING POINT	3500.00 M ²
SUBJECT TO CONDITIONS GIVEN	745.40 M ²
VICE ORDER NO. NS PMA/1/201738/16	
DATED	17.3.2005
1	344.32 M ²
2	344.73 M ²
3	344.24 M ²
4	381.13 M ²
5	405.50 M ²
6	344.48 M ²
7	344.98 M ²
8	324.34 M ²
9	2854.60 M ²

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PALMIM - GOA

VIANAR HOMES PRIVATE LIMITED

Authorized Signatory



11/4/2016

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 04:27:37 PM

Document Serial Number : 1695

Presented at 04:07:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	55160.00
2	Processing Fees	400.00
	Total :	55560.00

Stamp Duty Required: 96530.00

Stamp Duty Paid: 96700.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3 Liverament Vaddo Sangolda Bardez Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1257/2016.			

Endorsements

Executant

1. Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3 Liverament Vaddo Sangolda Bardez Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1257/2016.

Photo	Thumb Impression	Signature
		

2. Christopher Hartneit, s/o Neville Hartnett, Married, Indian, age 51 Years, Business, r/o 1340 Road No. 67 Jubilee Hills Hyderabad. pan.no. AAEPH8361D. POA holder for vendor No.1 & 2 vide POA dated 8/8/2014 before Notary Mohd Aleemullah Secunderabad.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar, w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa Goa.	
2	Premdeep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbet, Gavant, Tiswadi, Goa.	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar


Sub-Registrar
HARDEZ

Book-1 Document
Registration Number BRZ-BK1-01727-2016
CD Number BRZD778 on
Date 08-04-2016

Sub-Registrar (Bardez)



Scanned By:-

Sadanand

Signature:-

mpanekm

Designed and Developed by C-DAC, ACTS, Pune

RECEIVED
BARDEZ

Delivered by
Reshma
07/04/16



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 15
Serial No. of the Document: 1695
Nature of Document: Sale
Print Date Time: 01/Apr/2016 04:27 PM
Date of Receipt: 01/Apr/2016

Received the following amounts from Sri Akshaya Satardekar for Registration of above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee	55160.00
Processing Fees	400.00
Total :	55560.00

Amount in words: Rupees Fifty Five Thousand Five Hundred Sixty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized:

Premdeep Konkankar

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

01/04/16

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorised Signatory

Rupees Ninety Six thousand five hundred only

CITIZEN CREDIT CO-OP BANK LTD
E-320, BUA DE OURDEM
PANAJI, GOA 403 001

भारत 25989 NON JUDICIAL ग/वा
181298 MAR 31 2016
2010 2011 1000 50 1000 2000 17:10
R.0096500/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt Ltd



Sr No. 1691/2016
1/4/2016

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this **01st**
day of the month of **APRIL** and year **2016**;

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

BETWEEN;

MR. R. VENKATESH, son of R. Prabhakaraa, 52 years of age, married, business, holder of PAN Card No. ADBPR5551R, AND **MRS. APARNA VENKATESH**, wife of **R. VENKATESH**, 51 years of age, married, housewife, holder of PAN Card No. AFSPV2468L, both Indian Nationals and both residing at Flat No. 687, Road no.

33, Jubilee Hills, Hyderabad 500 033, represented through their power of attorney holder

MR. CHRISTOPHER HARTNETT, son of Neville Hartnett, 51 years of age, married, business, holder of PAN No. AAEPH8361D, Indian national, residing at 1340, Road No. 67, Jubilee Hills, Hyderabad, 500 033, vide Power Attorney dated 08th August 2014, executed before notary Mohd. Aleemullah, Secunderabad, hereinafter called the 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns)

OF THE FIRST PART.



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

AND

VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (Pan Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no. ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of *hereinafter called the 'PURCHASER'* 270/3, Livrament Vaddo, Sangolda, Bardez – Goa, vide  Power of Attorney dated 31st March 2016, executed before Notary D.G Shet, registered under no. 1258/16, Panaji, Goa, of the **SECOND PART**.



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

WHEREAS there exist a Property known as 'VANGOR BATTa' or 'EDSSODEACHEM BATTa' or 'PAULISTANCHEM BATTa' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the '**Larger Property**').



AND WHEREAS the larger Property originally belonged to Mr. Janardhan Chatim.

AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirijabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

AND WHEREAS Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing Registration No. 423 at Book No. 1, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirijabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.



AND WHEREAS Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the Registrar cum Sub-Registrar and Notary Ex-officio, Bardez Goa.



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

AND WHEREAS by virtue of Deed of Succession 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.



AND WHEREAS Pursuant to the Deed of Succession dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar along with Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the Said Larger Property.

AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997,

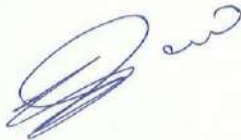
VANAAR HOMES PRIVATE LIMITED

Authorized Signatory

Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.

 **AND WHEREAS** Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta sub-



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

divided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.



AND WHEREAS there afterwards Mr. Avinash Gupta (VENDOR) executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchasers.

AND WHEREAS vide Sale Deed dated 06/09/2006 Mr. Avinash Gupta sold Plot No.3 admeasuring an area of 344.24 sq.mts to Mr. R. Venkatesh and his wife Mrs. Aparna Venkatesh (VENDOR NO. 1 AND VENDOR NO. 2) which is duly registered before the Sub- Registrar of Bardez.

AND WHEREAS pursuant to Sale Deed dated 06/09/2006, Mr. R. Venkatesh and his wife Mrs. Aparna Venkatesh (VENDOR NO. 1 AND VENDOR NO. 2) are the lawful

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owner in possession of Plot No.3 admeasuring an area of 344.24 sq.mts forming a part of Said Property which is hereinafter referred to as the 'Said Plot' and more fully described in **SCHEDULE-II** herein below

 **AND WHEREAS** the PURCHASER has approached the VENDOR to purchase Said Plot admeasuring an area of 364.32 sq. mts for a total consideration of **Rs. 27,53,920/-** (Rupees Twenty Seven Lakh Fifty Three Thousand Nine Hundred Twenty Only).

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase Plot No.3 admeasuring an area of 344.24 sq.mts situated at Cunchelim, Bardez Taluka more particularly described in **SCHEDULE II** which is forming a part Plot 'B' know as known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez,



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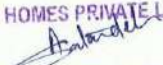

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North Goa, State of Goa described under No. 9541 of Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I** for a total consideration of Rs. 27,53,920/- (Rupees Twenty Seven Lakh Fifty Three Thousand Nine Hundred Twenty Only) (Hereinafter referred to as the '**Said Plot**').

2. Pursuant to the aforesaid Agreement and in consideration of Rs. 27,53,920/- (Rupees Twenty Seven Lakh Fifty Three Thousand Nine Hundred Twenty Only) which is the present market value is paid vide Demand Draft No. 000173 and 000179 drawn on HDFC Bank, dated 29/03/2016 for a total amount of Rs. 27,53,920/- (Rupees Twenty Seven Lakh Fifty Three Thousand Nine Hundred Twenty Only) , the receipt whereof the Vendor hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and



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transfer unto and to the use of the Purchaser absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot admeasuring 344.24 Sq. mts. forming a part of the Said Property.



3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

4. The Vendor has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.

5. That the Vendor hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.



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6. In case if any person claim or claims any right or interest in Said Plot, the Vendor shall be responsible to answer their claim and indemnify the Purchaser.

7. That the Vendor has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

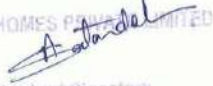
8. And that the Vendor has put the Purchaser in possession of the Said Plot.

9. That prior to this Agreement the Vendor has not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendor has received any consideration or amount from any person/s or parties for sale of the Said Plot.

10. That the Title of the Vendor towards the Said Plot is valid, clean and marketable.

11. That the Vendor declares that no attachment or notices from Government or local authorities or under



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any Act have been served on the Vendor with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.

12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.

13. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendor.

14. The Vendor has no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

15. The entire amount towards the Said Plot has been paid in the name of the Vendor and the Vendor has consented for the same.



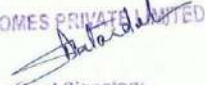
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16. The Vendor hereby declares the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.



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SCHEDULE- I

All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:

- On the East :** By Plot A part of Chalta No. 21, P. T Sheet No. 10
- On the West :** By Plot C of Chalta No. 21 P.T. Sheet No. 10
- On the North :** By Public Road
- On the South:** By remaining part of property bearing Chalta No. 21 P.T Sheet No. 10



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SCHEDULE- II

All that **Plot No. 3** admeasuring **344.24 Sq. mts.** which is a part of Plot B and which is more fully described in Schedule I herein above and which is bounded as under:

On the East : By Plot A of Chalta No. 21, P. T Sheet
No. 10
On the West : By 8 mts wide road
On the North : By Plot No. 2
On the South : By Plot No. 4

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.



VIANNAH HOMES PRIVATE LIMITED

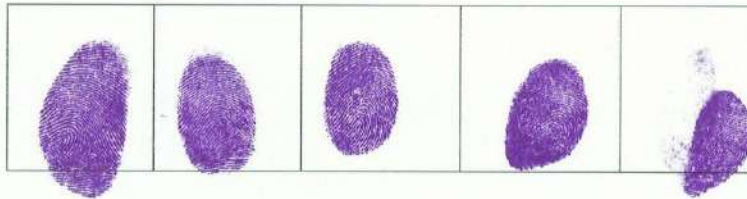
Authorized Signatory



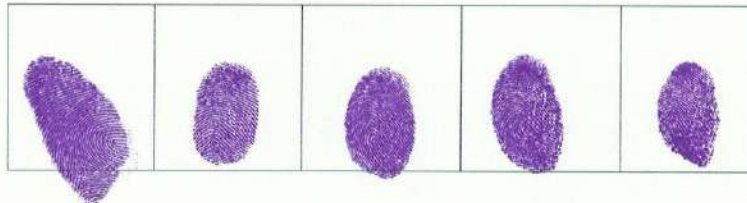
SIGNED AND DELIVERED by the within named Vendor no.

1 & 2, represented by his POA holder **MR. CHRISTOPHER HARTNETT.**

Left Hand Finger Impressions



Right Hand Finger Impressions



A handwritten signature in blue ink, appearing to be 'Antandel', located below the fingerprint section.

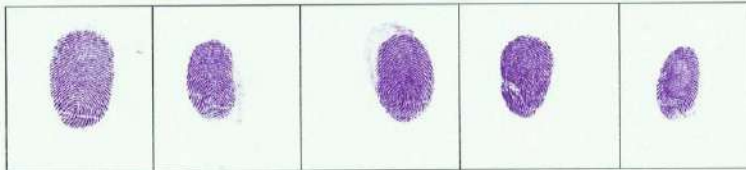
VIANAAR HOMES PRIVATE LIMITED

Antandel
Authorised Signatory



SIGNED AND DELIVERED by the within named PURCHASER
VIANAAR HOMES PVT. LTD, represented by its Managing
director MR. VARUN NAGPAL through his POA holder
MS. AKSHAYA SATARDEKAR.

Left Hand Finger Impressions



Right Hand Finger Impressions



VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

IN THE PRESENCE OF:

1. Premdeep Kankerkar PK

2. Anura S. Arolkar AA



VANAAR HOMES LIMITED

Authorized Signatory

10



Reich: *Nitchebomora*
1877 Pl. 11

TOTAL PLOT AREA
AREA UNDER BODM W

IDE ROAD	3009 COME
745-70 M ²	
344-32 M ²	
344-73 M ²	
344-24 M ²	
381-13 M ²	
403-20 M ²	
344-40 M ²	
344-36 M ²	
344-84 M ²	
303-60 M ²	

1

MEMBER SECRETARY

Authorized Signatory

AR HOMES PRIVATE LIMITED
Authorized Signatory



Sn. No. 1691/2016
1/4/2016

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 04:07:23 PM

Document Serial Number : 1691

Presented at 03:44:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	55080.00
2	Processing Fees	420.00
Total :		55500.00

Stamp Duty Required: 96390.00

Stamp Duty Paid: 96500.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar , UnMarried, Indian, age 27 Years, Service, r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1258/2016.			

Endorsements

Executant

1 . Akshaya Satardekar, D/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1258/2016.

Photo	Thumb Impression	Signature
		

2 . Christopher Hartnett, s/o Neville Hartnett, Married, Indian, age 51 Years, Business, r/o 1340, Road No. 67, Jubilee Hills, Hyderabad 500 033. PAN No. AAEPH8361D. As a POA holder for the Vendor No. 1 and 2- R. Venkatesh and Aparna Venkatesh, vide POA dated 08/08/2014, executed before the Notary Adv. Mohd. Aleemullah, Secunderabad.

Photo	Thumb Impression	Signature
		

Identification

Sr. No.	Witness Details	Signature
1	Angira Arolkar, w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H. No. 55, Morod, Mapusa Goa.	
2	Premdeep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbhel, Gavant, Tiswadi, Goa.	

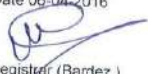
Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar


Book-1 Document
Registration Number BRZ-BK1-01725-2016
CD Number BRZD778 on
Date 06-04-2016


Sub-Registrar (Bardez)

Scanned By:-  

Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Rachma
09/04/16

FORM-T-RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 01/Apr/2016 04:07 PM
Date of Receipt: 01/Apr/2016

Serial No. of the Document: 1691
Nature of Document: Sale

Received the following amounts from Smt Akshaya Satardekar for Registration of above Document in Book-1 for the year 2016

Rs. Ps
Registration Fee
55080.00
Processing Fees
420.00
Total :
55500.00

Amount in words: Rupees Fifty Five Thousand Five Hundred Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Pranav Kanekar

Specimen Signature of the Person Authorized: [Signature]

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____ on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC, ACTS Pune

Original Copy

[Signature]

01/04/16

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorised Signatory

Rupees One Lakh Seven thousand only

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

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)



भारत 25988 NON JUDICIAL गेजेट
111290 MAR 31 2016
2000 1000 2000 1000 2000 17:10
R.0107000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt Ltd

Sr No. 1697/2016
1/4/2016



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 01st
day of the month of APRIL and year 2016;

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

BETWEEN;

MR. P. SHANKAR RAO, son of late P. Hanumanta rao, 60 years of age, married, business, having Pan card no. AEJPP6634C, Indian national, residing at Sanjoli, 8-2-316/3, Road No. 14. Banjara Hills, Hyderabad – 500 034, represented through his Power of Attorney Holder **MR. VEDULA SUDARSHAN RAO**, son of Late V Rama Murthy, aged about 52 years, married, holder of PAN No. AAVPV8258Q, Indian national, residing at Czech colony, street no. 3, Lakshmi apartments, Sanath Nagar, Hyderabad, Andhra Pradesh – 500 018, vide Power Attorney dated 28th March 2016, executed before notary Avutu Sambhi Reddy, Hyderabad -16, hereinafter called the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**



AND

VIANAAR HOMES PRIVATE LIMITED

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VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (PAN Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no. ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated 31st March 2016, executed before Notary D.G Shet, registered under no. 1263/16, Panaji, Goa, of the **SECOND PART**.

herein after called the Purchaser



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WHEREAS there exist a Property known as 'VANGOR BATTa' or 'EDSSODEACHEM BATTa' or 'PAULISTANCHEM BATTa' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the '**Larger Property**').



AND WHEREAS the larger property originally belonged to Mr. Janardhan Chatim.

AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirijabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.

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AND WHEREAS Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing Registration No. 423 at Book No. 1, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirijabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.



AND WHEREAS Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

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AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.



AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the

VIANAAR HOMES PRIVATE LIMITED

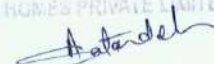
Authorised Signatory

Registrar cum Sub-Registrar and Notary Ex-officio,
Bardez Goa.

AND WHEREAS by virtue of Deed of Succession
17/05/2006, Mrs. Anita Eknath Chatim alias Anita
Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr.
Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim
alias Deepa Aknath Chatim alias Deepashri Dilip
Rivankar succeeded as sole and universal heirs to the
estate left behind by late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to the Deed of Succession
dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita
Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr.
Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim
alias Deepa Aknath Chatim alias Deepashri Dilip
Rivankar along with Laxminarayan Janardhan Chatim
alias Laoximi Narana Janardhan Chatim and Mrs.
Hemlata Laxminarayan Chatim jointly became the co-
owners in possession of the Said Larger Property.



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AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.



AND WHEREAS Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximã Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred

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to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.

AND WHEREAS there afterwards Mr. Avinash Gupta executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchaser s.

AND WHEREAS vide sale deed dated 08/09/2006, Mr. Avinash Gupta, sold plot no. 4 admeasuring an area of 381.13 sq. Mts which is forming a part of the Said Property/ Said Plot B to Mr. P. Shankar Rao (**Vendor**) which is duly registered before the sub-registrar of bardez.



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AND WHEREAS pursuant to sale deed dated 8/09/2006, Mr. P. Shankar Rao (**Vendor**) is the lawful owner in possession of Plot no. 4 admeasuring an area of 381.13 sq.mts which is forming a part of Said Property, which is hereinafter referred to as the '**Said Plot**' and more fully described in **SCHEDULE-II** herein below.

AND WHEREAS the Purchaser has approached the vendor to purchase said plot admeasuring an area of 381.13 sq. Mts for a total consideration of **Rs. 30,49,040/- (Rupees Thirty Lakh Forty Nine Thousand Forty Only)**.



NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase plot no. 4 admeasuring 381.13 sq. Mts situated at Cunchelim, Bardez Taluka more particularly described in **SCHEDULE II** which is forming a part Plot 'B' know as known as 'VANGOR BATTA' or 'EDSSODEACHEM BATTA' or

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'PAULISTANCHEM BATTa' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I**, for a total consideration of Rs. 30,49,040/- (Rupees Thirty Lakh Forty Nine Thousand Forty Only)(hereinafter referred to as the '**Said Plot**').



2. Pursuant to the aforesaid agreement and in consideration of Rs. 30,49,040/- (Rupees Thirty Lakh Forty Nine Thousand Forty Only) which is the present market value is paid vide Demand Draft No. 000172 drawn on HDFC Bank, dated 29/03/2016 for an amount of Rs. 30,49,040/- (Rupees Thirty Lakh Forty Nine Thousand Forty Only

VIANAAR HOMES PRIVATE LIMITED

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), the receipt whereof the vendor hereby admit and acknowledge, and the vendor as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the Purchaser absolutely free from all encumbrances and defects of whatsoever nature all that said plot admeasuring 364.32 sq. Mts. Forming a part of the said property.



3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

4. The Vendor has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.

VIANAAR HOMES PRIVATE LIMITED

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5. That the Vendor hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.

6. In case if any person claim or claims any right or interest in Said Plot, the Vendor shall be responsible to answer their claim and indemnify the Purchaser.

7. That the Vendor has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

8. And that the Vendor has put the Purchaser in possession of the Said Plot.

9. That prior to this Agreement the Vendor has not entered or executed any agreement for sale or create any right or interest with any person/s or



VIANAAR HOMES PRIVATE LIMITED

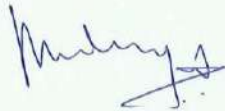

Authorized Signatory

Parties nor the Vendor has received any consideration or amount from any person/s or parties for sale of the Said Plot.

10. That the Title of the Vendor towards the Said Plot is valid, clean and marketable.

11. That the Vendor declares that no attachment or notices from Government or local authorities or under any Act have been served on the Vendor with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.

12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.



VIANAAR HOMES PRIVATE LIMITED

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13. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendor.



14. The Vendor has no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

15. The entire amount towards the Said Plot has been paid in the name of the Vendor and the Vendor has consented for the same.

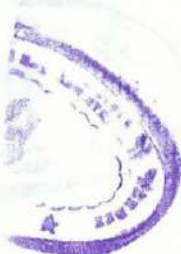
16. The Vendor hereby declares the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.

VIAHAAR HOMES PRIVATE LIMITED

Authorized Signatory

SCHEDULE- I



All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:

On the East : By Plot A part of Chalta No. 21, P. T
Sheet No. 10

On the West : By Plot C of Chalta No. 21 P.T.
Sheet No. 10

On the North : By Public Road

On the South : By remaining part of property
bearing Chalta No. 21 P.T Sheet
No. 10



VIANAAR HOMES PRIVATE LIMITED


Authorized Signatory

SCHEDULE- II

All that **Plot No.4** admeasuring **381.13 sq. Mts** which is a part of plot b and which is more fully described in Schedule I herein above and which is bounded as under:

On the East : By Plot A of Chalta No. 21, P. T
Sheet No. 10

On the west : By Plot No. 5

On the North : By Plot No. 3

On the South : By remaining part of property
bearing Chalta No. 21 of P.T Sheet No. 10

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

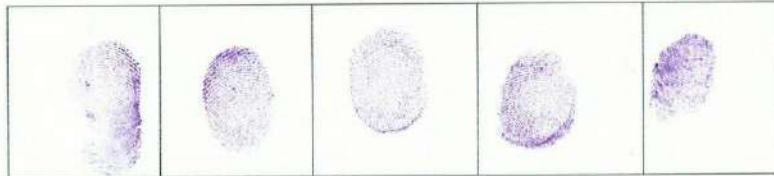


SIGNED AND DELIVERED by the within named Vendor –

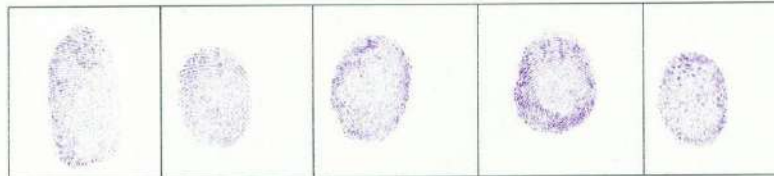
MR. P. SHANKAR RAO, represented by his POA holder

MR. VEDULA SUDARSHAN RAO.

Left Hand Finger Impressions



Right Hand Finger Impressions



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



SIGNED AND DELIVERED by the within named
PURCHASER - VIANAAR HOMES PVT. LTD, represented
by its Managing director - MR. VARUN NAGPAL through
his POA holder **MS. AKSHAYA SATARDEKAR.**

Left Hand Finger Impressions



Right Hand Finger Impressions



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

IN THE PRESENCE OF:

1. Premdeep Kankarkar

Pd

2. Anura S. Aballe

[Signature]

VIANAAR HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory



CERTIFIED TRUE COPY OF RESOLUTION passed in the Board of Directors Meeting held on the 21st March 2016 at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062.

Mr. Varun Nagpal – Managing Director of 'VIANAAR HOMES PVT. LTD.' is authorized to purchase the in the Plot no. 1, admeasuring an area of 364.32 Sq. mts., Plot no. 2, admeasuring an area of 344.73 sq. mts, Plot no. 3, admeasuring an area of 344.24 Sq. mts. , Plot no. 4, admeasuring an area of 381.13 Sq. mts., Plot no. 5, admeasuring an area of 405.90 Sq. mts., Plot no. 6, admeasuring an area of 344.48 Sq. mts. , Plot no. 7, admeasuring an area of 344.96 Sq. mts. and Plot no. 8, admeasuring an area of 324.84 Sq. mts. in the property known as "VANGOR BATT" OR "EDSSODEACHEM BATT" or "PAULISTANCHEM BATT", Situated at Cunchelim, within the limits of Mapusa Municipla Council, Taluka and Sub district of Bardez, District of North Goa, State of Goa, surveyed for records of rights in city survey of Mapusa under Chalta No. 21 and P.T. Sheet No. 10.

And in this regard appoint a nominee/Power of Attorney holder for entering into 'DEED OF SALE' with the Sellers of the above said plots on behalf of 'VIANAAR HOMES PVT. LTD.'

BOARD OF DIRECTOR

9/02/16

MRS. NEELAM NAGPAL



BOARD OF DIRECTOR

MR. VARUN NAGPAL



[Signature]

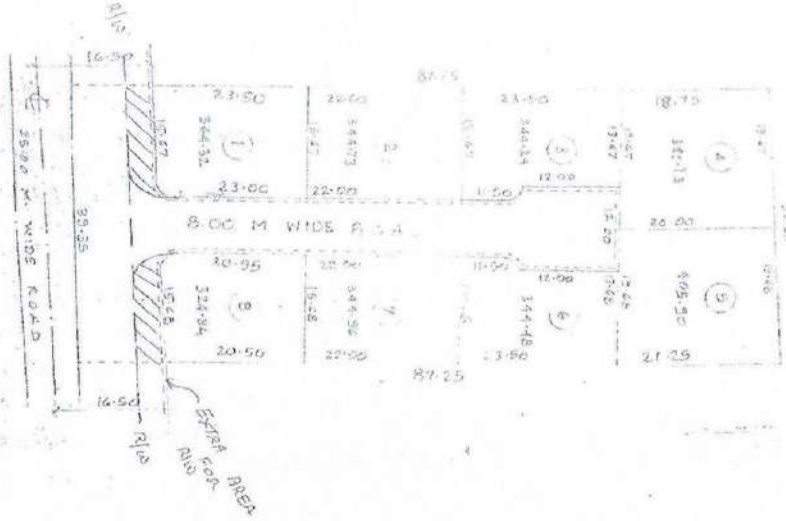
VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

97-B, Manekshaw Road, Sainik Farms, New Delhi-110062
Email : info@vianaar.com Website : www.vianaar.com
ISO 9001 : 2008 CERTIFIED

PROPOSED SUB-DIVISION OF THE LAND
BEARING PLOT NO. 5 OF P.T. SHEET NO. 10

SITE PLAN (Scale 1:500)



AREA STATEMENTS

TOTAL PLOT AREA
3600.00 M²

AREA UNDER 8.00 M WIDE ROAD 745.40 M²

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
WIDE ORDER NO. NS/PM/120/1738/16
DATED 19 3 JUN 2005

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PALIM - GOA

NO.	AREA	AREA UNDER 8.00 M WIDE ROAD
1	3600.00 M ²	745.40 M ²
2	344.73 M ²	
3	344.73 M ²	
4	381.13 M ²	
5	405.70 M ²	
6	344.73 M ²	
7	344.73 M ²	
8	344.73 M ²	
TOTAL	2854.60 M ²	

VIANAR HOMES PRIVATE LIMITED

Authorized Signatory



Sr. No. 1697/2016
1/4/2016

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 04:40:59 PM

Document Serial Number : 1697

Presented at 04:25:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	60990.00
2	Processing Fees	380.00
	Total :	61370.00

Stamp Duty Required: 106750.00

Stamp Duty Paid: 107000.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar , UnMarried, Indian, age 27 Years, Service, r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPP53333H. As a POA holder for the Purchaser- Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1263/2016.			

Endorsements

Executant

1. Vedula Sudarshan Rao, s/o late V. Rama Murthy, Married, Indian, age 52 Years, Business, r/o Czech Colony, Street No. 3, Lakshmi Apts., Sanath Nagar, Hyderabad, Andhra Pradesh 500 018. As a POA holder for the Vendor No. 1 P. Shankar Rao- vide POA dated 28/03/2016, executed before the Notary Adv. Avutu Sambi Reddy at Hyderabad 16.

Photo	Thumb Impression	Signature
		

2 . Akshaya Satardekar, D/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1263/2016.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar, w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morad, Mapusa Goa.	
2	Premdeep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbél, Gavant, Tiswadi, Goa.	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

SUB-REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-01745-2016
CD Number BRZD778 on
Date 06-04-2016

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Scanned By:-

Sadanand

Signature:-

Impanekar

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Reshma
07/04/16

Original Copy



FORM-T- RECEIPT FOR FEE RECEIVED

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

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 01/Apr/2016 04:41 PM

Date of Receipt: 01/Apr/2016

Receipt No: 18

Serial No. of the Document: 1697

Nature of Document: Sale

Received the following amounts from Smt Akshaya Satardekar for Registration of above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee 60990.00

Processing Fees 380.00

Total: 61370.00

Amount in words: Rupees Sixty One Thousand Three Hundred Seventy Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized:

Premlal Kankonkar

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to

on / /

Signature of the person receiving the Document

Designed and Developed by C- DAC, ACTS Pune.

01/04/16

For CITIZEN CREDIT
CO-OP. BANK LTD.
Authorized Signatory

Rupees ~~Twenty~~ Lakh Thirteen Eight Hundred Only

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

भारत 25984 NON JUDICIAL गेज
158296 MAR 31 2016



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D-5/STP(V)/C.R./35/8/2006-ND(PART-III)

R 0113800/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt Ltd

Sr No. 1693/2016
1/4/2016



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 01st
day of the month of APRIL and year 2016;

VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

BETWEEN;

MRS. EKTA NARAYAN, wife of Ram Narayan, age 56 years, married, housewife, Holder of PAN No. AAUPN7652B, Indian National, resident of A5 Cros Winds, Road, No. 14, Banjara Hills, Hyderabad – 500 034, represented through his Power of Attorney Holder **MR. VEDULA SUDARSHAN RAO**, son of Late V Rama Murthy, aged about 52 years, married, holder of PAN No. AAVPV8258Q, Indian national, residing at Czech colony, street no. 3, Lakshmi apartments, Sanath Nagar, Hyderabad, Andhra Pradesh – 500 018, vide Power Attorney dated 28th March 2016, executed before notary Avutu Sambi Reddy, Hyderabad -16, hereinafter called the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**



AND

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (Pan Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no. ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide *hereinafter referred AS 'PURCHASER'*  Power of Attorney dated 31st March 2016, executed before Notary D.G Shet, registered under no. 1259/16, Panaji, Goa, of the **SECOND PART**.

WHEREAS there exist a Property known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM



VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

Authorized Signatory

BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the 'Larger Property').



AND WHEREAS the larger Property originally belonged to Mr. Janardhan Chatim.

AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirijabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.

AND WHEREAS Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

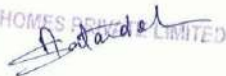
Registration No. 423 at Book No. 1, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirjabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



VIANAAR HOMES DEVELOPERS LIMITED

Authorised Signatory

AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the Registrar cum Sub-Registrar and Notary Ex-officio, Bardez Goa.

AND WHEREAS by virtue of Deed of Succession 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr.



VIANNAAR HOMES PRIVATE LIMITED

Authorized Signatory

Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to the Deed of Succession dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar along with Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the Said Larger Property.

AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.

AND WHEREAS Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta subdivided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.

AND WHEREAS thereafterwards Mr. Avinash Gupta (**VENDOR**) executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchasers.

AND WHEREAS vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 5 admeasuring an area of 405.90 sq. mts which is forming a part of the Said Property to Mrs. Ekta Narayan (**VENDOR**) which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 499 at pages 157 to 174 Book No. I, Vol.No.2761 dated 06/3/2009.

AND WHEREAS pursuant to Sale Deed dated 08/09/2006, Mrs. Ekta Narayan (**VENDOR**) is the lawful/absolute owner in possession of Plot No. 5 admeasuring an area of 405.90 sq.mts which is forming a part of "Said Property, which is



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

hereinafter referred to as the 'Said Plot' and more fully described in SCHEDULE-II herein below.

AND WHEREAS the PURCHASER has approached the VENDOR to purchase Said Plot admeasuring an area of 364.32 sq. mts for a total consideration of **Rs. 32,47,200/-** (**Rupees Thirty Two Lakh Forty Seven Thousand Two Hundred Only**).

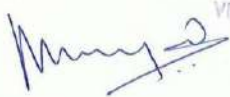
NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase plot No. 5 admeasuring an area of 405.90 sq.mts, situated at Cunchelim, Bardez Taluka more particularly described in **SCHEDULE II** which is forming a part Plot 'B' know as known as 'VANGOR BATTa' or 'EDSSODEACHEM BATTa' or 'PAULISTANCHEM BATTa' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of


VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I** for a total consideration of **Rs. 32,47,200/- (Rupees Thirty Two Lakh Forty Seven Thousand Two Hundred Only)**. (Hereinafter referred to as the 'Said Plot').

2. Pursuant to the aforesaid Agreement and in consideration of Rs. 32,47,200/- (Rupees Thirty Two Lakh Forty Seven Thousand Two Hundred Only) which is the present market value is paid vide Demand Draft No. 000171 drawn on HDFC Bank, dated 29/03/2016 for an amount of Rs. 32,47,200/- (Rupees Thirty Two Lakh Forty Seven Thousand Two Hundred Only), the receipt whereof the Vendor hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the Purchaser absolutely free from all encumbrances and defects of



VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

whatsoever nature all that Said Plot admeasuring 405.90 sq.mts forming a part of the Said Property.

3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

4. The Vendor has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.

5. That the Vendor hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.

6. In case if any person claim or claims any right or interest in Said Plot, the Vendor shall be responsible to answer their claim and indemnify the Purchaser.



VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

7. That the Vendor has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

8. And that the Vendor has put the Purchaser in possession of the Said Plot.

9. That prior to this Agreement the Vendor has not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendor has received any consideration or amount from any person/s or parties for sale of the Said Plot.

10. That the Title of the Vendor towards the Said Plot is valid, clean and marketable.

11. That the Vendor declares that no attachment or notices from Government or local authorities or under any Act have been served on the Vendor with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.



Purchaser

12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.

13. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendor.

14. The Vendor has no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

15. The entire amount towards the Said Plot has been paid in the name of the Vendor and the Vendor has consented for the same.

16. The Vendor hereby declares the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.




VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

SCHEDULE- I

All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATTÀ' or 'EDSSODEACHEM BATTÀ' or 'PAULISTANCHEM BATTÀ' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrôlled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:



- On the East :** By Plot A part of Chalta No. 21, P. T
Sheet No. 10
- On the West :** By Plot C of Chalta No. 21 P.T. Sheet
No. 10
- On the North :** By Public Road
- On the South:** By remaining part of property bearing
Chalta No. 21 P.T Sheet No. 10

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

SCHEDULE- II

All that **Plot No. 5** admeasuring **405.90 sq.mts** which is a part of Plot B and which is more fully described in Schedule I herein above and which is bounded as under:

On the East : By Plot No. 4

On the West : By Plot C part of Chalta No. 21 of P.T
Sheet No. 10

On the North : By Plot No. 6

On the South : By remaining part of property bearing
Chalta No. 21 of P.T Sheet No. 10



IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.

VIANAAR HOMES PRIVATE LIMITED

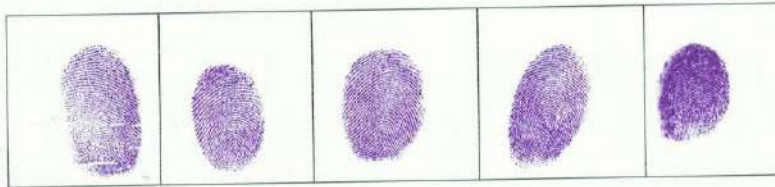
Authorized Signatory



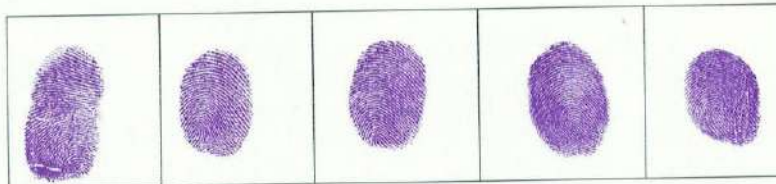


SIGNED AND DELIVERED by the within named Vendor,
represented by her POA holder **MR. VEDULA SUDARSHAN**
RAO

Left Hand Finger Impressions



Right Hand Finger Impressions



VANAR HOMES PRIVATE LIMITED
Authorized Signatory



A. Satardekar

SIGNED AND DELIVERED by the within named PURCHASER
VIANAAR HOMES PVT. LTD, represented by its Managing
director - MR. VARUN NAGPAL through his POA holder

MS. AKSHAYA SATARDEKAR.

Left Hand Finger Impressions



Right Hand Finger Impressions

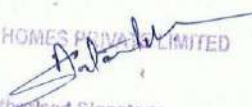


M. Nagpal

VIANAAR HOMES PRIVATE LIMITED
A. Satardekar
Authorized Signatory

IN THE PRESENCE OF:

1. Prandeep - Kankontare HB
2. Anura S. Arolkar Anolly

 
VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory





CERTIFIED TRUE COPY OF RESOLUTION passed in the Board of Directors Meeting held on the 21st March 2016 at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062.

Mr. Varun Nagpal – Managing Director of 'VIANAAR HOMES PVT. LTD.' is authorized to purchase the in the Plot no. 1, admeasuring an area of 364.32 Sq. mts., Plot no. 2, admeasuring an area of 344.73 sq. mts, Plot no. 3, admeasuring an area of 344.24 Sq. mts. , Plot no. 4, admeasuring an area of 381.13 Sq. mts., Plot no. 5, admeasuring an area of 405.90 Sq. mts., Plot no. 6, admeasuring an area of 344.48 Sq. mts. , Plot no. 7, admeasuring an area of 344.96 Sq. mts. and Plot no. 8, admeasuring an area of 324.84 Sq. mts. in the property known as "VANGOR BATT" OR "EDSSODEACHEM BATT" or "PAULISTANCHEM BATT", Situated at Cunchelim, within the limits of Mapusa Municipla Council, Taluka and Sub district of Bardez, District of North Goa, State of Goa, surveyed for records of rights in city survey of Mapusa under Chalta No. 21 and P.T. Sheet No. 10.

And in this regard appoint a nominee/Power of Attorney holder for entering into 'DEED OF SALE' with the Sellers of the above said plots on behalf of 'VIANAAR HOMES PVT. LTD.'

BOARD OF DIRECTOR

MRS. NEELAM NAGPAL



BOARD OF DIRECTOR

MR. VARUN NAGPAL



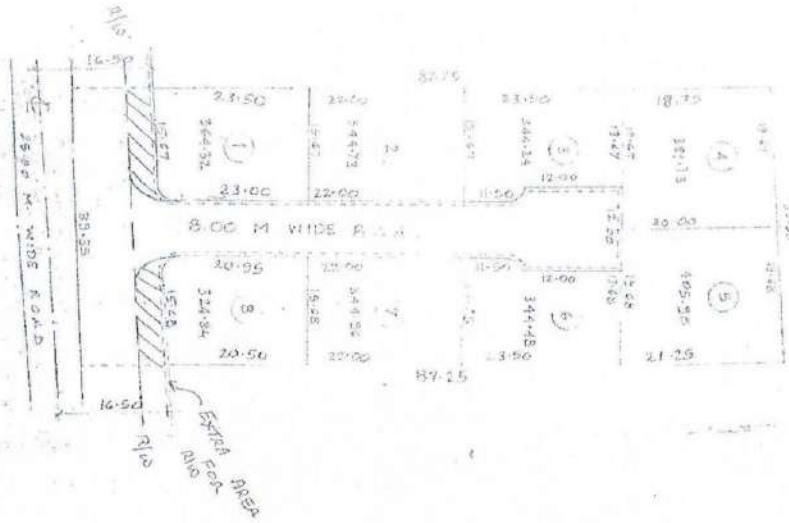
VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

97-B, Manekshaw Road, Sainik Farms, New Delhi-110062
Email : info@vianaar.com Website : www.vianaar.com
ISO 9001 : 2008 CERTIFIED

PROPOSED SUB-DIVISION OF THE LAND BEARING PLOT 3 OF P.T. SHEET NO. 10

SITE PLAN



AREA STATEMENTS

TOTAL PLOT AREA
AREA UNDER 8.00 M WIDE ROAD

NO.	AREA	AREA UNDER 8.00 M WIDE ROAD
1	3400.00 M ²	745.40 M ²
2	344.32 M ²	344.32 M ²
3	344.32 M ²	344.32 M ²
4	381.13 M ²	381.13 M ²
5	405.50 M ²	405.50 M ²
6	344.45 M ²	344.45 M ²
7	344.32 M ²	344.32 M ²
8	314.81 M ²	314.81 M ²
TOTAL	2854.60 M ²	

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VICE ORDER NO. AG/PM/12/1738/04
DATED 3 JUN 2005

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PALMIA - GOA

Authorised Signatory

VIANAAR HOMES PRIVATE LIMITED

[Signature]



Kapil Maheshwari
12/12/05



1693/16
01/04/16

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 04:08:48 PM

Document Serial Number : 1693

Presented at 03:59:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	64950.00
2	Processing Fees	370.00
	Total :	65320.00

Stamp Duty Required: 113680.00

Stamp Duty Paid: 113800.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o 270/3, Carment Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1259/2016.			

Endorsements

Executant

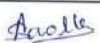
1. Vedula Sudarshan Rao, s/o late V. Rama Murthy, Married, Indian, age 52 Years, Business, r/o Czech Colony, Street No. 3, Lakshmi Apts., Sanath Nagar, Hyderabad, Andhra Pradesh 500 018. As a POA holder for the Vendor No. 1 Ekta Narayan - vide POA dated 28/03/2016, executed before the Notary Adv. Avutu Sambi Reddy at Hyderabad 16.

Photo	Thumb Impression	Signature
		

2. Akshaya Satardekar, D/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1259/2016.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar , w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa Goa.	
2	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbél, Gavant, Tiswadi, Goa.	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-01747-2016
CD Number BRZD778 on
Date 06-04-2016

Sub-Registrar (Bardez)

Scanned By:- Sadanand

Signature:- Kpanekar

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Reshma
7/4/16



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 14

Print Date Time: 01/Apr/2016 04:09 PM

Date of Receipt: 01/Apr/2016

Serial No. of the Document: 1693

Nature of Document: Sale

Received the following amounts from Smt. Akshaya Satardekar for Registration of
above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee 64950.00

Processing Fees 370.00

Total : 65320.00

Amount in words: Rupees Sixty Five Thousand Three Hundred Twenty Only.

Probable date of issue of Registered Document: 1 / 2

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premdeep Kankonkar

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to -----

----- on 1 / 1

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC, ACTS Pune.

07/10/16

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory

Rupees Ninety Six thousand Six Hundred Only
CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 901

D-5/STP(V)/C.R./35/8/2006-III(PART-III)

भारत 25985 NON JUDICIAL गोवा
176298 MAR 31 2016
2016 MAR 31 17:09
R.0096600/- PB6818
INDIA STAMP DUTY GOA

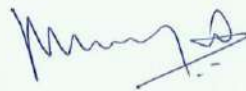
Name of Purchaser Vianaar Homes Pvt Ltd



Sr No. 1694/2016
1/4/2016

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 01st
day of the month of **APRIL** and year **2016**;


VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory

BETWEEN;



MR. P. SUNIL RAO, son of late P. Hanumanta Rao, 55 years, married, business, Holder of PAN No. AAIPR0725P and **MRS. P SUCHARITA RAO**, wife of P. Sunil Rao, age 55 years, married, service, Holder of PAN No. ABCPS5316E, both Indian Nationals, residing at 201, Banjara Hills, Hyderabad 500 034, represented through their power of attorney holder **MR. VEDULA SUDARSHAN RAO**, son of Late V Rama Murthy, aged about 52 years, married, holder of PAN No. AAVPV8258Q, Indian national, residing at Czech colony, street no. 3, Lakshmi apartments, Sanath Nagar, Hyderabad, Andhra Pradesh – 500 018, vide Power Attorney dated 28th March 2016, executed before notary Avutu Sambu Reddy, Hyderabad -16, hereinafter called the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**

AND



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory



VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (Pan Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no. ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa, vide *hereinafter called as 'PURCHASER'*  Power of Attorney dated 31st March 2016, executed before Notary D.G Shet, registered under no. 1260/16, Panaji, Goa, of the **SECOND PART**.

WHEREAS there exist a Property known as 'VANGOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM

VIANAAR HOMES PRIVATE LIMITED

 
Authorised Signatory



BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the '**Larger Property**').

AND WHEREAS the larger Property originally belonged to Mr. Janardhan Chatim.

AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirijabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.

AND WHEREAS Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing

VIANAAR HOMES PRIVATE LIMITED

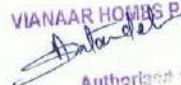
Registration No. 423 at Book No. 1, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirjabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



VIANAAR HOMES PRIVATE LIMITED

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AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the Registrar cum Sub-Registrar and Notary Ex-officio, Bardez Goa.

AND WHEREAS by virtue of Deed of Succession 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr.



VIANAAR HOMES PRIVATE LIMITED


Authorized Signatory

Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.



AND WHEREAS Pursuant to the Deed of Succession dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar along with Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the Said Larger Property.

AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished

WANAAR PRIVATE LIMITED
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her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.



AND WHEREAS Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta subdivided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the


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Authorized Signatory

Town and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.



AND WHEREAS there afterwards Mr. Avinash Gupta (**VENDOR**) executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchasers.

AND WHEREAS Vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 6 admeasuring an area of 344.48-sq. mts which is forming a part of the Said Property to Mr. P. Sunil Rao and his wife P. Sucharita Rao (**VENDORS**) which is duly registered before the Sub-Registrar of Bardez bearing Registration No.500 at pages 175 to 189 Book No. I, Vol.No.2761 dated 06/03/2009.

AND WHEREAS Pursuant to Sale Deed dated 08/09/2006, Mr. P. Sunil Rao and his wife P. Sucharita Rao (**VENDORS**) are the lawful owner in possession of

VIANAAR HOMES PRIVATE LIMITED

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Plot No.6 admeasuring an area of 344.48 sq.mts forming a part of Said Property which is hereinafter referred to as the 'Said Plot' and more fully described in SCHEDULE-II herein below.



AND WHEREAS the PURCHASER has approached the VENDOR to purchase Said Plot admeasuring an area of 364.32 sq. mts for a total consideration of **Rs. 27,55,840/- (Rupees Twenty Seven Lakh Fifty Five Thousand Eight Hundred Forty Only).**

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase Plot No. 6 admeasuring an area of 344.48 sq. mts situated at Cunchelim, Bardez Taluka more particularly described in **SCHEDULE II** which is forming a part Plot 'B' know as known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I** for a total consideration of Rs. 27,55,840/- (Rupees Twenty Seven Lakh Fifty Five Thousand Eight Hundred Forty Only) (Hereinafter referred to as the 'Said Plot').

2. Pursuant to the aforesaid Agreement and in consideration of Rs. 27,55,840/- (Rupees Twenty Seven Lakh Fifty Five Thousand Eight Hundred Forty Only) which is the present market value is paid vide Demand Draft No. 000176 and 000177 drawn on HDFC Bank, dated 29/03/2016 for a total amount Rs. 27,55,840/- (Rupees Twenty Seven Lakh Fifty Five Thousand Eight Hundred Forty Only), the receipt whereof the Vendor hereby admit and acknowledge, and the Vendor as absolute



VIANAAR HOUSING PRIVATE LIMITED


owner do hereby convey, assign, sell and transfer unto and to the use of the Purchaser absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot admeasuring 344.48 sq.mts. forming a part of the Said Property.



3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

4. The Vendor has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.

5. That the Vendor hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

6. In case if any person claim or claims any right or interest in Said Plot, the Vendor shall be responsible to answer their claim and indemnify the Purchaser.



7. That the Vendor has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

8. And that the Vendor has put the Purchaser in possession of the Said Plot.

9. That prior to this Agreement the Vendor has not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendor has received any consideration or amount from any person/s or parties for sale of the Said Plot.

10. That the Title of the Vendor towards the Said Plot is valid, clean and marketable.

11. That the Vendor declares that no attachment or notices from Government or local authorities or under

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

any Act have been served on the Vendor with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.



12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.

13. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendor.

14. The Vendor has no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

15. The entire amount towards the Said Plot has been paid in the name of the Vendor and the Vendor has consented for the same.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

16. The Vendor hereby declares the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.



A handwritten signature in blue ink, appearing to be "Munish".

A handwritten signature in blue ink, appearing to be "A. K. Kataria", with an official stamp of "VIJAY K. KATARIA & CO. LIMITED" and the text "Authorized Signatory" below it.

SCHEDULE- I



All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATTÀ' or 'EDSSODEACHEM BATTÀ' or 'PAULISTANCHEM BATTÀ' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:

On the East : By Plot A part of Chalta No. 21, P. T
Sheet No. 10

On the West : By Plot C of Chalta No. 21 P.T. Sheet
No. 10

On the North : By Public Road

On the South: By remaining part of property bearing
Chalta No. 21 P.T Sheet No. 10

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

SCHEDULE- II



All that **Plot No.6** admeasuring **344.48 Sq. mts.** which is a part of Plot B and which is more fully described in Schedule I herein above and which is bounded as under:

- On the East :** By 8 mts wide road
- On the West :** By Plot C part of Chalta No. 21 of P.T
Sheet No. 10
- On the North :** By Plot No. 7
- On the South :** By Plot No. 5

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



SIGNED AND DELIVERED by the within named Vendor no.
1 & 2, represented by his POA holder **MR. VEDULA**
SUDARSHAN RAO.

Left Hand Finger Impressions



Right Hand Finger Impressions



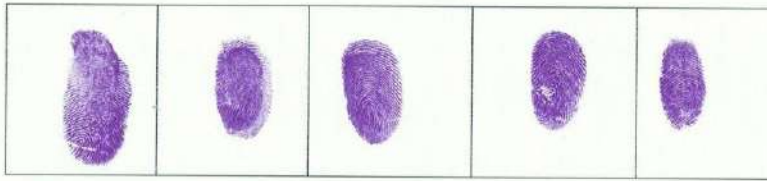
VIANAAR HOME PRIVATE LIMITED

Authorised Signatory



SIGNED AND DELIVERED by the within named PURCHASER
VIANAAR HOMES PVT. LTD, represented by its Managing
director - MR. VARUN NAGPAL through his POA holder
MS. AKSHAYA SATARDEKAR.

Left Hand Finger Impressions



Right Hand Finger Impressions



Varun Nagpal

Akshaya Satardekar

VIANAAR HOMES PRIVATE LIMITED
Registered Office: ...

IN THE PRESENCE OF:

1. Premdeep Kankarkar 
2. Anura S. Analle 



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory



CERTIFIED TRUE COPY OF RESOLUTION passed in the Board of Directors Meeting held on the 21st March 2016 at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062.

Mr. Varun Nagpal – Managing Director of 'VIANAAR HOMES PVT. LTD.' is authorized to purchase the in the Plot no. 1, admeasuring an area of 364.32 Sq. mts., Plot no. 2, admeasuring an area of 344.73 sq. mts, Plot no. 3, admeasuring an area of 344.24 Sq. mts. , Plot no. 4, admeasuring an area of 381.13 Sq. mts., Plot no. 5, admeasuring an area of 405.90 Sq. mts., Plot no. 6, admeasuring an area of 344.48 Sq. mts. , Plot no. 7, admeasuring an area of 344.96 Sq. mts. and Plot no. 8, admeasuring an area of 324.84 Sq. mts. in the property known as "VANGOR BATT" OR "EDSSODEACHEM BATT" or "PAULISTANCHEM BATT", Situated at Cunchelim, within the limits of Mapusa Municipla Council, Taluka and Sub district of Bardez, District of North Goa, State of Goa, surveyed for records of rights in city survey of Mapusa under Chalta No. 21 and P.T. Sheet No. 10.

And in this regard appoint a nominee/Power of Attorney holder for entering into 'DEED OF SALE' with the Sellers of the above said plots on behalf of 'VIANAAR HOMES PVT. LTD.'

BOARD OF DIRECTOR

MRS. NEELAM NAGPAL



BOARD OF DIRECTOR

MR. VARUN NAGPAL

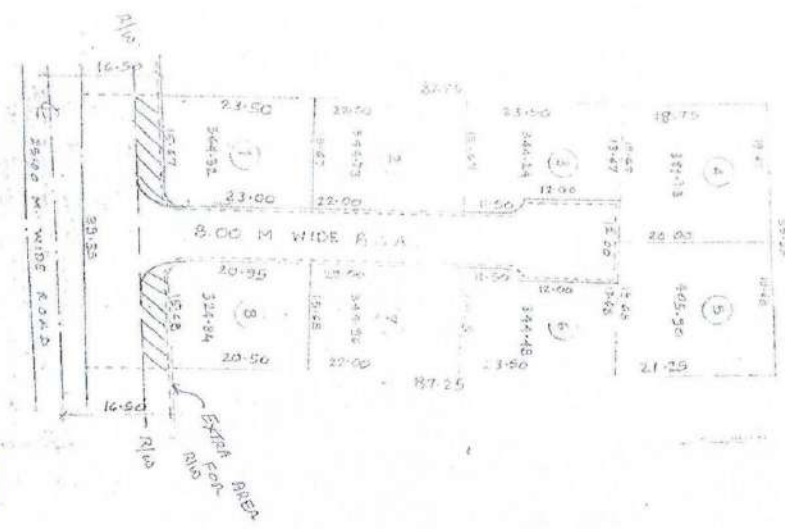


VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

PROPOSED SUB-DIVISION OF THE LAND BEARING PLOT NO. 5 OF P.S. SHEET NO. 10

SITE PLAN



AREA STATEMENTS

TOTAL PLOT AREA
AREA UNDER 8.00 M WIDE ROAD

APPROVED FROM PLANNING POINT	1	2	3	4	5	6	7	8	TOTAL
SUBJECT TO CONDITIONS GIVEN	344.32 M²	344.73 M²	344.24 M²	381.13 M²	405.20 M²	344.48 M²	344.36 M²	324.84 M²	3400.00 M²
WIDE ORDER NO. 126/126/1738/04									
DATED 9 3 JUN 2005									
MEMBER SEC. RETARY									
NORTH GOA									
PLANNING & DEV. AUTHORITY									
PALMIM - GOA									

VIANAAR HOMES PRIVATE LIMITED

A. Stander
Authorized Signatory

[Signature]



Report: [illegible]
[illegible]
[illegible]



Sr. No. 1694/2016
1/4/2015-

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 04:18:08 PM

Document Serial Number : 1694

Presented at 04:08:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	55120.00
2	Processing Fees	400.00
	Total :	55520.00

Stamp Duty Required: 96460.00

Stamp Duty Paid: 96600.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar , UnMarried, Indian, age 27 Years, Service, r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPP53333H. As a POA holder for the Purchaser- Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1260/2016.			

Endorsements

Executant

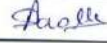
1 . Vedula Sudarshan Rao, s/o late V. Rama Murthy, Married, Indian, age 52 Years, Business, r/o Czech Colony, Street No. 3, Lakshmi Apts., Sanath Nagar, Hyderabad, Andhra Pradesh 500 018. As a POA holder for the Vendor No. 1 and 2- P. Sunil Rao and P. Sucharita Rao- vide POA dated 28/03/2016, executed before the Notary Adv. Avutu, Sambhi Reddy at Hyderabad 16.

Photo	Thumb Impression	Signature
		

2. Akshaya Satardekar, D/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1260/2016.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar , w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa Goa.	
2	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbél, Gavant, Tiswadi, Goa.	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-01721-2016
CD Number BRZD778 on
Date 05-04-2016


Sub-Registrar (Bardez)

Scanned By:- *Sadanand* 

Signature:- *mparekar*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by
Reshma
07/04/16*



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 16
Serial No. of the Document: 1694
Nature of Document: Sale
Print Date Time: 01/Apr/2016 04:18 PM
Date of Receipt: 01/Apr/2016

Received the following amounts from Smt Akshaya Satardekar for Registration of
above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee	55120.00
Processing Fees	400.00
Total :	55520.00

Amount in words: Rupees Fifty Five Thousand Five Hundred Twenty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premdeep Kankenkare

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

Handwritten: 07/04/16

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorized Signatory

Rupees Ninety Six thousand seven hundred only

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

भारत 25990 NON JUDICIAL ग वित्त
102290 MAR 31 2016
2010 2011 10:01 02 MAR 2016 2010 17:11
R.0096700/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt Ltd



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 01st
day of the month of **APRIL** and year **2016**;

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

BETWEEN;

MR. CHRISTOPHER HARTNETT, son of Neville Hartnett, 51 years of age, married, business, holder of PAN No. AAEPH8361D, Indian national, residing at 1340, Raod No. 67, Jubilee Hills, Hyderabad, 500 033, hereinafter called the 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART.**



AND

VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (Pan Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi - 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no.

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3, *hereinafter called the 'PURCHASER'*, Livrament Vaddo, Sangolda, Bardez – Goa, vide Power of Attorney dated 31st March 2016, executed before Notary D.G Shet, registered under no. 1261/16, Panaji, Goa, of the **SECOND PART**.



WHEREAS there exist a Property known as 'VANGOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the

VANGOR HOMES PRIVATE LIMITED
Anant Satardekar
Authorized Signatory

records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the '**Larger Property**').

AND WHEREAS the larger Property originally belonged to Mr. Janardhan Chatim.

AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirjabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.

AND WHEREAS Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing Registration No. 423 at Book No. I, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirjabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory



Janardhan Chatim and late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three



VIANAAR HOMES PRIVATE LIMITED


Authorized Signatory

children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.



AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the Registrar cum Sub-Registrar and Notary Ex-officio, Bardez Goa.

AND WHEREAS by virtue of Deed of Succession 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip



VANAR HOMES PRIVATE LIMITED

Authorised Signatory

Rivankar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.



AND WHEREAS Pursuant to the Deed of Succession dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar along with Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the Said Larger Property.

AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.



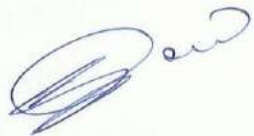
WANKAR VENTURES PRIVATE LIMITED



Authorized Signatory

AND WHEREAS Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim sold a part of the Said Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta subdivided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.



VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

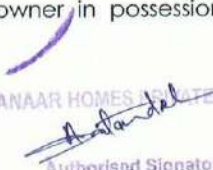
AND WHEREAS thereafterwards Mr. Avinash Gupta (**VENDOR**) executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchasers.

AND WHEREAS Mr. Avinash Gupta had sold Plot No. 7 admeasuring an area of 344.96 sq. mts which is forming a part of the Said Property to Mr. Nitin Banga which is duly registered before the Sub-Registrar of Bardez under registration No. 526 at pages 184 to 198 Book No. I, Vol.No.2764 dated 09/03/2009.

AND WHEREAS upon being the owner Mr. Nitin Banga thereafterwards sold Plot No. 7 to Mr. Christopher Hartnett (**VENDOR**) vide Deed of Sale dated 03/06/2010 which is registered before the Sub-Registrar of Bardez bearing Registration No. BRZ-BK1-02251-2010, Book-1, document, CD No. BRZD69 dated 18/06/2010.

AND WHEREAS Pursuant to Sale Deed dated 03/06/2010, Mr. Christopher Hartnett (**VENDOR**) became the lawful/absolute owner in possession of




VIANAAR HOMES ASSOCIATE LIMITED
Authorised Signatory

Plot No. 7 admeasuring an area of 344.96 sq. mts which is forming a part of 'Said Property', which is hereinafter referred to as the 'Said Plot' and more fully described in **SCHEDULE-II** herein below.



AND WHEREAS the PURCHASER has approached the VENDOR to purchase Said Plot admeasuring an area of 364.32 sq. mts for a total consideration of **Rs. 27,59,680/- (Rupees Twenty Seven Lakh Fifty Nine Thousand Six Hundred Eighty Only).**

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase Plot No. 7 admeasuring an area of 344.96 sq. mts, situated at Cunchelim, Bardez Taluka more particularly described in Schedule II which is forming a part Plot 'B' know as known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Sub-District of

VIANAAR HOMES PRIVATE LIMITED
[Signature]
Authorised Signatory

Bardez, North Goa, State of Goa described under No. 9541 of Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I** for a total consideration of Rs. 27,59,680/- (Rupees Twenty Seven Lakh Fifty Nine Thousand Six Hundred Eighty Only). (Hereinafter referred to as the '**Said Plot**').

2. Pursuant to the aforesaid Agreement and in consideration of Rs. 27,59,680/- (Rupees Twenty Seven Lakh Fifty Nine Thousand Six Hundred Eighty Only) which is the present market value is paid vide Demand Draft No. 000175 drawn on HDFC Bank, dated 29/03/2016 for an amount of Rs. 27,59,680/- (Rupees Twenty Seven Lakh Fifty Nine Thousand Six Hundred Eighty Only), the receipt whereof the Vendor hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and transfer unto



VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

and to the use of the Purchaser absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot admeasuring 344.96 sq. mts forming a part of the Said Property.



2. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendors lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

VIANAAR HOMES PRIVATE LIMITED.

Authorised Signatory

4. The Vendors has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.



5. That the Vendors hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.

6. In case if any person claim or claims any right or interest in Said Plot, the Vendors shall be responsible to answer their claim and indemnify the Purchaser.

7. That the Vendors has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

8. And that the Vendors have put the Purchaser in possession of the Said Plot.

VIANAAR HOMES PRIVATE LIMITED
Antarida
Authorised Signatory

9. That prior to this Agreement the Vendors have not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendors have received any consideration or amount from any person/s or parties for sale of the Said Plot.



10. That the title of the Vendors towards the Said Plot is valid, clean and marketable.

11. That the Vendors declare that no attachment or notices from Government or local authorities or under any Act have been served on the Vendors with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.

12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.

VIANAAR HOMES PVT. LTD.

Authorized Signature

13. That the Vendors state and declare that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendors.



14. The Vendors have no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

15. The entire amount towards the Said Plot has been paid in the name of the Vendors and the Vendors have consented for the same.

16. The Vendors hereby declare the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

SCHEDULE- I



All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATT' or 'EDSSODEACHEM BATT' or 'PAULISTANCHEM BATT' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:

- On the East :** By Plot A part of Chalta No. 21, P. T Sheet No. 10
- On the West :** By Plot C of Chalta No. 21 P.T. Sheet No. 10
- On the North :** By Public Road
- On the South:** By remaining part of property bearing Chalta No. 21 P.T Sheet No. 10

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

SCHEDULE- II



All that **Plot No. 7** admeasuring an area of **344.96 sq. mts**, which is a part of Plot B and which is more fully described in Schedule I herein above and which is bounded as under:

On the East : By 8 mts wide road
On the West : By Plot C which is a part of
Chalta No. 21 of P.T Sheet No.
10
On the North : By Plot No. 8
On the South : By Plot No. 6

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



SIGNED AND DELIVERED by the within named Vendor -

MR. CHRISTOPHER HARTNETT.

Left Hand Finger Impressions



Right Hand Finger Impressions



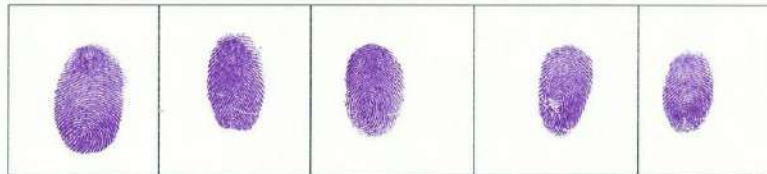
VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



SIGNED AND DELIVERED by the within named
PURCHASER - VIANAAR HOMES PVT. LTD, represented
by its Managing director - MR. VARUN NAGPAL through
his POA holder **MS. AKSHAYA SATARDEKAR.**

Left Hand Finger Impressions



Right Hand Finger Impressions



VIANAAR HOMES PRIVATE LIMITED
A. Satardekar
Authorized Signatory

IN THE PRESENCE OF:



1. Premdeep Kankerkar

2. Anura S. Anole

Anole

ANAND PRIVATE LIMITED
Authorized Signatory

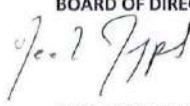


CERTIFIED TRUE COPY OF RESOLUTION passed in the Board of Directors Meeting held on the 21st March 2016 at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062.

Mr. Varun Nagpal – Managing Director of 'VIANAAR HOMES PVT. LTD.' is authorized to purchase the in the Plot no. 1, admeasuring an area of 364.32 Sq. mts., Plot no. 2, admeasuring an area of 344.73 sq. mts, Plot no. 3, admeasuring an area of 344.24 Sq. mts. , Plot no. 4, admeasuring an area of 381.13 Sq. mts., Plot no. 5, admeasuring an area of 405.90 Sq. mts., Plot no. 6, admeasuring an area of 344.48 Sq. mts. , Plot no. 7, admeasuring an area of 344.96 Sq. mts. and Plot no. 8, admeasuring an area of 324.84 Sq. mts. in the property known as "VANGOR BATT" OR "EDSSODEACHEM BATT" or "PAULISTANCHEM BATT", Situated at Cunchelim, within the limits of Mapusa Municipla Council, Taluka and Sub district of Bardez, District of North Goa, State of Goa, surveyed for records of rights in city survey of Mapusa under Chalta No. 21 and P.T. Sheet No. 10.

And in this regard appoint a nominee/Power of Attorney holder for entering into 'DEED OF SALE' with the Sellers of the above said plots on behalf of 'VIANAAR HOMES PVT. LTD.'

BOARD OF DIRECTOR
MRS. NEELAM NAGPAL



BOARD OF DIRECTOR
MR. VARUN NAGPAL

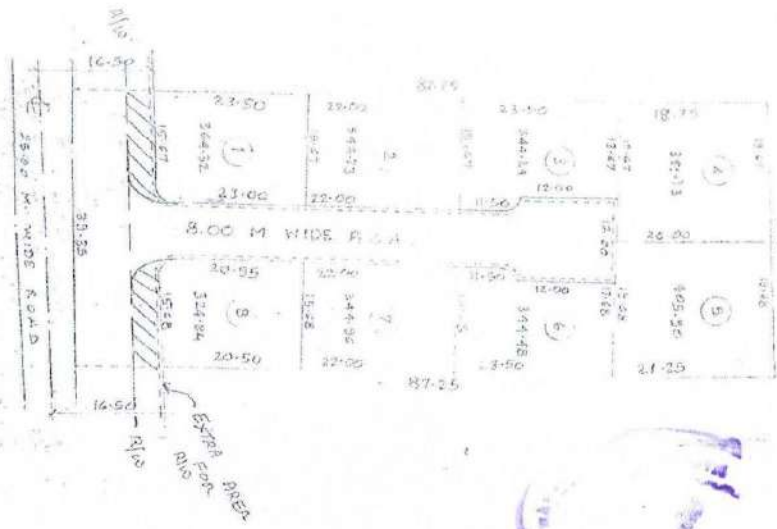


VIANAAR HOMES PRIVATE LIMITED
Authorised Signatory



PROPOSED SUB-DIVISION OF THE LAND
BEARING PLOT NO. 3 OF P.SHEET NO. 10

SITE PLAN



APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VICE ORDER NO. 18 PDM/2017/201732/04
DATED 17 3 JUN 2005
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

AREA STATEMENTS	TOTAL PLOT AREA	AREA UNDER 8.00 M WIDE ROAD
1	3600.00 M ²	745.40 M ²
2	344.32 M ²	
3	344.73 M ²	
4	381.15 M ²	
5	405.30 M ²	
6	344.45 M ²	
7	344.78 M ²	
8	322.84 M ²	
TOTAL	2854.40 M ²	

VIANAAR HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

[Signature]

[Signature]
Kavita V. Vianaar



SR No. 1696/2016
1/4/2016

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 04:27:04 PM

Document Serial Number : 1696

Presented at 04:18:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	55200.00
2	Processing Fees	370.00
Total :		55570.00

Stamp Duty Required: 96600.00

Stamp Duty Paid: 96700.00

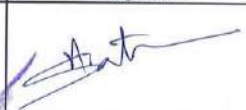
Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar , UnMarried,Indian,age 27 Years,Service,r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a :POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1261/2016.			

Endorsements

Executant

1 . Akshaya Satardekar, D/o Anant Satardekar, UnMarried,Indian,age 27 Years,Service,r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1261/2016.

Photo	Thumb Impression	Signature
		

2. Christopher Hartnett, s/o Neville Hartnett, Married, Indian, age 51 Years, Business, r/o 1340, Road No. 67, Jubilee Hills, Hyderabad 500 033. PAN No. AAEPH8361D.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar , w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa Goa.	
2	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbel, Gavant, Tiswadi, Goa.	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
KARNATAKA

Book-1 Document
Registration Number BRZ-BK1-01728-2016
CD Number BRZD778 on
Date 08-04-2016

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
Rashmi
07/04/16



Original Copy

FORM-T. RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 17

Print Date Time: 01/Apr/2016 04:27 PM

Date of Receipt: 01/Apr/2016

Serial No. of the Document: 1666

Nature of Document: Sale

Received the following amounts from Smt Akshaya Satardekar for Registration of above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee	55200.00
Processing Fees	370.00
Total :	55570.00

Amount in words: Rupees Fifty Five Thousand Five Hundred Seventy Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premdeep Kantankare

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC, ACTS Pune.

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Authorised Signatory

Rupees Ninety One thousand two hundred only

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

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 25987 NON JUDICIAL गेजेट
154295 MAR 31 2016



17:09

Rs.0091200/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser Vianaar Homes Pvt Ltd

Sr. No. 1690/2016
1/4/2016



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 01st
day of the month of APRIL and year 2016;

[Signature]

VIANAAR HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

BETWEEN;

MRS. V. RADHA SUDARSHAN, wife of V Sudarshan Rao, age 45 years, married, service, Holder of PAN No. ACGPV8106L, Indian National, resident of Lakshmi Apartments, Flat No. LA 201, Czech Colony, Sanath Nagar, Hyderabad 500 018 AND **MR. N. MURALI KRISHNA**, son of N. Chennaiah, age 45 years, married, service, Holder of PAN No. AAQPN6885L, Indian National, resident of Aakruti Nivas, Flat No. 305, Czech Colony, Sanath Nagar, Hyderabad 500 018, represented through their power of attorney holder **MR. VEDULA SUDARSHAN RAO**, son of Late V Rama Murthy, aged about 52 years, married, holder of PAN No. AAVPV8258Q, Indian national, residing at Czech colony, street no. 3, Lakshmi apartments, Sanath Nagar, Hyderabad, Andhra Pradesh – 500 018, vide Power Attorney dated 28th March 2016, executed before notary Avutu Sambhi Reddy, Hyderabad -16, hereinafter called the 'VENDORS' (which expression shall unless repugnant to the context or meaning



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thereof be deemed to include their heirs, legal representatives, executors, administrators and assigns)
OF THE FIRST PART.

AND



VIANAAR HOMES PVT LTD, a duly registered Pvt. Ltd. Company, (Pan Card No. AAECV8249H) having their registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062, represented herein by its Managing Director **MR. VARUN NAGPAL**, Son of Mr. Vijay Kumar Nagpal, aged 32 years, businessman, unmarried, holder of PAN Card no. ACDPN0237D, Indian National, resident at 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution dated 21 March 2016 represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, service, unmarried, holder of PAN Card no. CWPPS3333H, Indian National, resident of 270/3,

VIANAAR HOMES PVT. LTD.

herein after called the 'Purchaser'.
Livrament Vaddo, Sangolda, Bardez – Goa, vide Power 
of Attorney dated 31st March 2016, executed before
Notary D.G Shet, registered under no. 1262/16, Panaji,
Goa, of the **SECOND PART**.



WHEREAS there exist a Property known as 'VANGOR BATTa' or 'EDSSODEACHEM BATTa' or 'PAULISTANCHEM BATTa' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 95/41 of B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10. (Hereinafter referred to as the '**Larger Property**').

AND WHEREAS the larger Property originally belonged to Mr. Janardhan Chatim.



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AND WHEREAS Said Janardhan Chatim was married to Mrs. Guirjabai Janardhan Chatim and out of their wedlock have two sons namely 1). Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and 2). Late Eknath Janardhan Chatim.



AND WHEREAS Vide Gift Deed dated 07/06/1974 which is duly registered before the Sub-Registrar Bardez bearing Registration No. 423 at Book No. 1, Vol. 83 at Pages 217 to 221 dated 26/07/974, Janardhan Chatim and Mrs. Guirjabai Janardhan Chatim gifted the Said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to Gift Deed dated 07/06/1974, said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and late Eknath Janardhan Chatim became the co-owners in

A handwritten signature in blue ink, appearing to be "Munir" or similar, with a flourish at the end.

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possession and acquired rights and title in the Said Larger Property.

AND WHEREAS Said Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim.

AND WHEREAS Late Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

AND WHEREAS Late Eknath Janardhan Chatim expired on 27/08/1996 leaving behind his Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and his three children namely 1). Mr. Bhupesh Eknath Chatim, 2). Mr. Janardhan Eknath Chatim and 3). Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

AND WHEREAS Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias



VIANAAR HOMES PRIVATE LIMITED

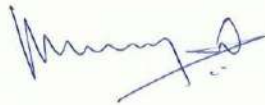
Authorized Signatory

Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a Deed of Succession on 17/05/2006 drawn at Pages 73V to 75 at Book of Deeds bearing No. 811 before the Registrar cum Sub-Registrar and Notary Ex-officio, Bardez Goa.



AND WHEREAS by virtue of Deed of Succession 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

AND WHEREAS Pursuant to the Deed of Succession dated 17/05/2006 Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim


Subscribed Signature

alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar along with Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the Said Larger Property.

AND WHEREAS Vide Deed of Relinquishment dated 17/10/1997 which is registered before the Sub-Registrar of Bardez under Sr. No. 1671/97 registered on 20/10/1997, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar renounced/relinquished her entire share/right/title in the Said Larger Property as per Article 2029 of the Portuguese Civil Code.

AND WHEREAS Subsequently vide Deed of Sale dated 23/06/2006, Laxminarayan Janardhan Chatim alias Laoximi Narana Janardhan Chatim, Mrs. Hemlata Laxminarayan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim sold a part of the Said



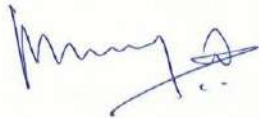
VIANAAR HOMES PRIVATE LIMITED

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Larger Property Plot 'B' admeasuring an area of 3600 sq. mts to Mr. Avinash Gupta (**VENDOR**) which is registered before the Sub-Registrar of Bardez bearing Registration No. 3440 at Pages 160 to 184, Book No. 1, Vol. No. 1712 dated 07/07/2006. (Hereinafter referred to as the '**Said Property**') and more fully described in **SCHEDULE-I** herein below.

AND WHEREAS Upon becoming the absolute owner in possession of Said Property, Mr. Avinash Gupta subdivided the Said Property into 8 Plots i.e. Plot Nos. 1 to 8 upon obtaining Permission under Section 44 of the Town and Country Planning Act, 1974 by Order dated 24/04/2006 under Ref. No. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority.

AND WHEREAS thereafterwards Mr. Avinash Gupta (**VENDOR**) executed various Sale Deeds with respect to the Plot Nos.1 to 8 with prospective Purchasers.



VIANAAR HOMES PRIVATE LIMITED

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AND WHEREAS vide Sale Deed dated 08/09/2006, Mr. Avinash Gupta sold Plot No. 8 admeasuring an area of 324.84 sq. mts which is forming a part of the Said Property to Mrs. V. Radha Sudershan and Mr. N. Muralikrishna (VENDORS) which is duly registered before the Sub-Registrar of Bardez bearing Registration No. 503 at Pages 231 to 253 Book No. I, Vol. No. 2761 dated 06/3/2009.

AND WHEREAS Pursuant to Sale Deed dated 8/09/2006, Mrs. V. Radha Sudershan and Mr. N. Muralikrishna (VENDORS) are the lawful owner in possession of Plot No. 8 admeasuring an area of 324.84 sq.mts forming a part of Said Property which is hereinafter referred to as the 'Said Plot' and more fully described in SCHEDULE-II herein below.

AND WHEREAS the PURCHASER has approached the VENDOR to purchase Said Plot admeasuring an area of 364.32 sq. mts for a total consideration of **Rs.**



VIANAAR HOMES

Authorized Signatory

25,98,720/- (Rupees Twenty Five Lakh Ninety Eight Thousand Seven Hundred Twenty Only).

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendor hereby agree to sell and the Purchaser agrees to purchase Plot No. 8 admeasuring an area of 324.84 sq. mts situated at Cunchelim, Bardez Taluka more particularly described in **SCHEDULE II** which is forming a part Plot 'B' know as known as 'VANGOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim, within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of Book B(New) 25th of the Fifth Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed under the records of Rights in the City Survey of Mapusa under Chalta No. 21 of P.T Sheet No. 10 which is more particularly described in **SCHEDULE I** for a total consideration of Rs. 25,98,720/- (Rupees Twenty Five Lakh



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Ninety Eight Thousand Seven Hundred Twenty Only)
(Hereinafter referred to as the 'Said Plot').



2. Pursuant to the aforesaid Agreement and in consideration of Rs. 25,98,720/- (Rupees Twenty Five Lakh Ninety Eight Thousand Seven Hundred Twenty Only) which is the present market value is paid vide Demand Draft No. 000169 and 000170 drawn on HDFC Bank, dated 29/03/2016 for a total amount of Rs. 25,98,720/- (Rupees Twenty Five Lakh Ninety Eight Thousand Seven Hundred Twenty Only), the receipt whereof the Vendor hereby admit and acknowledge, and the Vendor as absolute owner do hereby convey, assign, sell and transfer unto and to the use of the Purchaser absolutely free from all encumbrances and defects of whatsoever nature all that Said Plot admeasuring 324.84 sq. mts forming a part of the Said Property.

3. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the said Plot, without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably



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Authorized Signatory

claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.

4. The Vendor has handed over the peaceful, lawful and vacant possession of Said Plot to the Purchaser at the time of execution of the present Sale Deed.

5. That the Vendor hereby declares that he is the absolute owner of Said Plot and have full right and absolute authority to convey and transfer the Said Plot in favour of the Purchaser.

6. In case if any person claim or claims any right or interest in Said Plot, the Vendor shall be responsible to answer their claim and indemnify the Purchaser.

7. That the Vendor has all the powers to sell, transfer, assign the Said Plot in favour of the Purchaser which are described in Schedule II herein below.

8. And that the Vendor has put the Purchaser in possession of the Said Plot.



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9. That prior to this Agreement the Vendor has not entered or executed any agreement for sale or create any right or interest with any person/s or Parties nor the Vendor has received any consideration or amount from any person/s or parties for sale of the Said Plot.

10. That the Title of the Vendor towards the Said Plot is valid, clean and marketable.

11. That the Vendor declares that no attachment or notices from Government or local authorities or under any Act have been served on the Vendor with respect to the Said Plot mentioned hereinabove are subject to any proceedings under any statute or regulations.

12. That there is no stay or temporary injunction granted by any Court/Tribunal restraining entering into the Said Plot or restraining execution of any work to be carried in the Said Plot mentioned in the Schedule II.



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13. That the Vendor states and declares that there are no Mundkars, Caretaker in respect of the Said Plot and the Said Plot is fully in possession of the Vendor.

14. The Vendor has no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

15. The entire amount towards the Said Plot has been paid in the name of the Vendor and the Vendor has consented for the same.

16. The Vendor hereby declares the Said Plot does not belong to the Schedule Caste and Schedule Tribe.

17. Both the parties are entitled for specific performance of this Agreement.



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SCHEDULE- I



All that Plot B admeasuring 3600 sq. mts forming a part of property known as 'VANGOR BATTa' or 'EDSSODEACHEM BATTa' or 'PAULISTANCHEM BATTa' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa described under No. 9541 of B(New) 25th of the 5th Edition and enrolled in the Taluka Revenue Office under No. 748 of the Third Circumscription of Mapusa and surveyed for records of rights in the City Survey of Mapusa under Chalta No. 21 of P.T. Sheet No. 10 and is bounded as under:

On the East : By Plot A part of Chalta No. 21, P. T
Sheet No. 10

On the West : By Plot C of Chalta No. 21 P.T. Sheet
No. 10

On the North : By Public Road

On the South: By remaining part of property bearing
Chalta No. 21 P.T Sheet No. 10

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SCHEDULE- II



All that **Plot No. 8** admeasuring **324.84 sq. mts** which is a part of Plot B and which is more fully described in Schedule I herein above and which is bounded as under:

On the East : By 8 mts wide road
On the West : By Plot C part of Chalta No. 21
of P.T Sheet No. 10
On the North : By existing road
On the South : By Plot No. 7

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this **01st** day of **April, 2016** at Mapusa, Goa.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory



[Handwritten signature]

[Handwritten signature]

SIGNED AND DELIVERED by the within named Vendor
no. 1 & 2, represented by his POA holder **MR. VEDULA**
SUDARSHAN RAO.

Left Hand Finger Impressions



Right Hand Finger Impressions



[Handwritten signature]

VIANAAR HOMES PRIVATE LIMITED
[Handwritten signature]
Authorized Signatory



SIGNED AND DELIVERED by the within named
PURCHASER - VANAAR HOMES PVT. LTD, represented
by its Managing director - MR. VARUN NAGPAL through
his POA holder **MS. AKSHAYA SATARDEKAR.**

Left Hand Finger Impressions



Right Hand Finger Impressions



VANAAR HOMES PRIVATE LIMITED

Authorized Signatory

IN THE PRESENCE OF:



1. Premdeep Kamkarkar

PK

2. Amisha S. Holkar

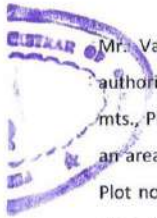
Amisha

Ming

Amisha
Amisha S. Holkar



CERTIFIED TRUE COPY OF RESOLUTION passed in the Board of Directors Meeting held on the 21st March 2016 at 97-B, Manekshaw Road, Anupam Garden, Sainik Farms, New Delhi – 110062.



Mr. Varun Nagpal – Managing Director of 'VIANAAR HOMES PVT. LTD.' is authorized to purchase the in the Plot no. 1, admeasuring an area of 364.32 Sq. mts., Plot no. 2, admeasuring an area of 344.73 sq. mts, Plot no. 3, admeasuring an area of 344.24 Sq. mts. , Plot no. 4, admeasuring an area of 381.13 Sq. mts., Plot no. 5, admeasuring an area of 405.90 Sq. mts., Plot no. 6, admeasuring an area of 344.48 Sq. mts. , Plot no. 7, admeasuring an area of 344.96 Sq. mts. and Plot no. 8, admeasuring an area of 324.84 Sq. mts. in the property known as "VANGOR BATTI" OR "EDSSODEACHEM BATTI" or "PAULISTANCHEM BATTI", Situated at Cunchelim, within the limits of Mapusa Municipla Council, Taluka and Sub district of Bardez, District of North Goa, State of Goa, surveyed for records of rights in city survey of Mapusa under Chalta No. 21 and P.T. Sheet No. 10.

And in this regard appoint a nominee/Power of Attorney holder for entering into 'DEED OF SALE' with the Sellers of the above said plots on behalf of 'VIANAAR HOMES PVT. LTD.'

BOARD OF DIRECTOR
9.02.17
MRS. NEELAM NAGPAL



BOARD OF DIRECTOR
MR. VARUN NAGPAL

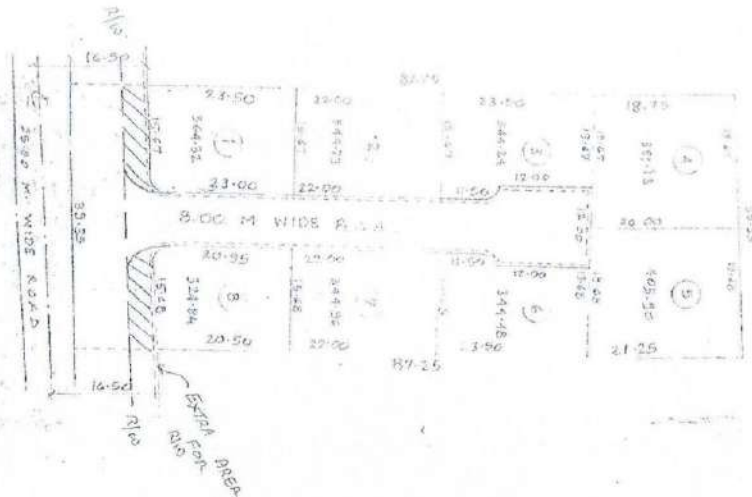


VIANAAR HOMES PRIVATE LIMITED
Authorized Signatory

97-B, Manekshaw Road, Sainik Farms, New Delhi-110062
Email : info@vianaar.com Website : www.vianaar.com
ISO 9001 : 2008 CERTIFIED

PROPOSED SUBDIVISION OF THE LAND
BEARING PLOT NO. 5 OF P-SHEET NO. 10

SITE PLAN (Scale 1:500)



APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VICE ORDER NO. 145 PDM/11/20/1738/04
DATED 13 JUN 2005
MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PALHIM - GOA

AREA STATEMENTS		
TOTAL PLOT AREA	AREA UNDER 8.00 M WIDE ROAD	3606.00 M ²
1	364.32 M ²	
2	344.73 M ²	
3	344.24 M ²	
4	381.13 M ²	
5	405.30 M ²	
6	344.45 M ²	
7	344.36 M ²	
8	324.84 M ²	
TOTAL	2854.60 M ²	

VIANAAR HOMES PRIVATE LIMITED
Atadul
Authorized Signatory

Signature
10/10/2005

SN NO. 1690/2016
1/4/2016



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 01-04-2016 03:48:09 PM

Document Serial Number : 1690

Presented at 03:23:00 PM on 01-04-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	51980.00
2	Processing Fees	400.00
	Total :	52380.00

Stamp Duty Required: 90965.00

Stamp Duty Paid: 91200.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, D/o Anant Satardekar , UnMarried,Indian,age 27 Years,Service,r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1262/2016.			

Endorsements

Executant

1 . Akshaya Satardekar, D/o Anant Satardekar, UnMarried,Indian,age 27 Years,Service,r/o 270/3, Livrament Vaddo, Sangolda, Bardez-Goa. PAN No. CWPPS3333H. As a POA holder for the Purchaser-Vianaar Homes Pvt. Ltd., New Delhi rep. by Managing Director-Varun Nagpal- vide POA dated 31/03/2016, executed before the Notary Adv. D. G. Shet at Panaji under reg. No. 1262/2016.

Photo	Thumb Impression	Signature

2. Vedula Sudarshan Rao, s/o late V. Rama Murthy, Married, Indian, age 52 Years, Business, r/o Czech Colony, Street No. 3, Lakshmi Apts., Sanath Nagar, Hyderabad, Andhra Pradesh 500 018. As a POA holder for the Vendor No. 1 and 2- V. Radha Sudarshan and N. Murali Krishna- vide POA dated 28/03/2016, executed before the Notary Adv. Avutu Sambi Reddy at Hyderabad 16.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar, w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa Goa.	
2	Premdeep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o Chimbil, Gavant, Tiswadi, Goa.	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar


SUB-REGISTRAR
SARDAR

Book-1 Document
Registration Number BRZ-BK1-01740-2016
CD Number BRZD778 on
Date 06-04/2016

Sub-Registrar (Bardez)

Scanned By:- Sadanand

Signature:- *[Handwritten Signature]*

Designed and Developed by C-DAC, ACTS, Pune

[Handwritten Note]
Delivered by
Reshma
7/04/16



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 01/Apr/2016 03:48 PM

Date of Receipt: 01/Apr/2016

Receipt No: 11

Serial No. of the Document: 1690

Nature of Document: Sale

Received the following amounts from Smt Akshaya Satardekar for Registration of above Document in Book-1 for the year 2016

Rs.Ps

Registration Fee 51980.00

Processing Fees 400.00

Total : 52380.00

Amount in words: Rupees Fifty Two Thousand Three Hundred Eighty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premdeep Kankankar

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to -----

on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.