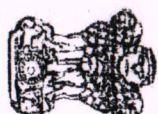


NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kazimada, Ponda-Goa 403 401

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

NKGSB CO-OP BANK LTD.
Ponda, Goa Branch

[Signature]
Officer / Manager



भारत 05803 NON JUDICIAL १) १
117867 OCT 01 2012
R. 06000000/- PB6651
INDIA STAMP DUTY GOA

Serial No. 2121/2012
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 12-3 PM
and 12-4 PM on 31/10/2012

Received fee for Rs. _____ N. P
Registration 10,500.00
Copying (Folio) 60 90
Copying Endorsements
Postage _____
Total Rs. 10,045.00

[Signature]
SUB-REGISTRAR
PONDA

[Signature]
SUB-REGISTRAR
PONDA

DEED OF SALE



[Signature]
31/10/12

THIS DEED OF SALE is made and entered at Ponda on Third day of October in the year two thousand twelve (03/10/2012) at Ponda, Goa within the jurisdiction of Taluka and sub registrar of Ponda, of the North Goa District, State of Goa

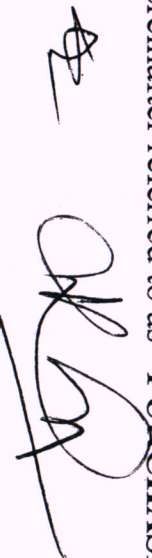
BETWEEN

1) **SHRI UMANATH alias UMAKANT BHASKAR KAWLEKAR** alias **UMANATH alias UMAKANT MOTIRAM KAVALEKAR**, s/o Late Bhaskar Kavalekar, age 89 yrs, married, business holding Pan no. AXEPK2342N and his wife,

(2) **SMT NALINI UMAKANT KAWLEKAR**, w/o Shri Umakant Motiram Kavalekar, 80 yrs, married, housewife, holding pan no. AXEPK1206D, both Indian Nationals residing at Near Shantadurga Temple, Kawalem, Ponda-Goa and hereinafter referred to as the “**VENDORS**” (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, and assigns) **OF THE ONE PART.**

AND

(3) **M/S RAJ HOUSING DEVELOPMENT PVT. LTD.**, a company registered under the Companies Act having office at Pai House Ponda-Goa, and bearing Registration no. U45201GA2004 PPC 003657(CIN) represented herein by its Director Shri Sandip Nilkant Nigalye, s/o. Shri Nilkant Nigalye, age 43 yrs, married, business, Indian National holding pan no. AACCR8639R r/o. ‘Rajashray’ Khadapabandh, Ponda- Goa, and hereinafter referred to as “**PURCHASER**” (which



expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, and assigns) **OF THE OTHER PART.**

WHEREAS the vendors are the absolute owners of the property known as palm grove denominated "CUMBARBATA RAMA BABOTICAN, SUBATTA e DAGAPORQU" situated in the village Queula of the district of Ponda and presently situated at Dag, Ponda Goa within the jurisdiction of the Ponda Municipal Council of the Taluka Ponda and registered in the office of the land Registrar of Ilhas under Land Registration No. 533 of page 402 of Book B-7 (old) and inscribed in the name of Vendor Nos.1 Shri Umakanta Motirama Queulecar under No. 21482 at page 96 of Book G-34 and now surveyed under new survey Nos. 196/3 admeasuring 8775 sq.mts and 199/2 admeasuring 3800.00 sq.mts in which are located certain houses and which entire property is bounded as per land registration records as under:

EAST: By the Border of the paddy field by name Divad in possession of the comunidade of the same village,

WEST: With a fence of stones of the property Cumbarcungui in possession of Muzawar,

NORTH: By Slope of the hill in possession of Paulo d'Aguiar

SOUTH: By Fence of stones of the property in possession of Custam Hori Botto Devolcar Gauncar and with a rivulet.

and which property bearing survey Nos. 196/3 and 199/2 of village and taluka Ponda are hereinafter referred to as "**SAID PROPERTY**" and more particularly described in schedule I written hereunder .



AND WHEREAS the said property was originally owned by Late Motiram Baguiroti Gan Queulencar, bachelor who was resident of Village Queula.

AND WHEREAS in terms of Deed of adoption dated 2/9/1946 at folio twelve to fourteen of Book No. 270 of the Notary of Ponda Jose Francisco Sebastiao de Santa Rita Lobo, Late Motirama Baguiroti Gan Queulencar adopted Shri Umanata Bascora Queulencar with the consent of his parents Late Bascora Dacoji Queulencar and his wife Late Loximim Bascora Queulencar.

AND WHEREAS in terms of Deed of Declaration of singular succession dated 26/1/1951 at folio 2(v) of Book No. 294 registered in the office of Xantananda Sinai Narcornim, Shri Umanath Motirama Queulencar was declared as the sole and universal heir of Late Motirama Baguiroti Gan Queulencar.

AND WHEREAS as such the vendor No. 1 Shri Umanath Motirama Queulencar inherited in all the immovable assets left behind by Late Motirama Baguiroti Gan Queulencar.

AND WHEREAS pursuant to an agreement between the parties hereto the Vendors have agreed to sell to the purchaser and purchaser has agreed to purchase the plot of land admeasuring 3800 sq. mts. bearing survey no. 199/2 of village and Taluka Ponda forming part of the said property for a total price consideration of Rs 2,00,00,000/- (Rupees Two crores only) being its fair market value Which plot is hereinafter referred to as the and more particularly described in schedule II hereunder.




AND WHEREAS the purchaser has requested the vendors to execute the requisite deed of sale in his favour, which the vendors hereby do.

NOW THEREFORE THIS DEED WITNESSETH THAT:-

1. THAT in pursuance to the said Deed and in consideration of Rs. 2,00,00,000/- (Rupees Two crores only) paid by the purchaser to the Vendors, The receipt whereof the Vendors hereby admit and acknowledge having received and acquit, and discharge the purchaser from the same every part thereof the Vendors as absolute owner of the said plot admeasuring 3800sq. mts. do hereby grant, convey, sell, transfer relinquish and assure unto the purchaser, all that plot more particularly described in the schedule II written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the yards, compounds, sewers, fences, commons, trees, gullies, water courses, hedges, buildings, structures, ditches ways, waters watercourses, light, liberties, path passage, casements, privileges and appurtenances whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held, or occupied therewith or reputed to belong thereof AND ALL the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights and privileges to the licences, permissions, approvals sanads, plans etc in connection with the said plot and every part thereof TO HAVE AND TO HOLD the said property and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all



permissions, licences, approval, sanad etc. unto and to the use of Purchaser forever subject to the payment of all rents, rates, penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors do hereby covenant with the purchaser that not withstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made done, committed or executed knowingly or willingly suffered to the contrary the vendors, now have in them good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for them.



3. The vendors shall and will from time to time and all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurance in law whatsoever for better and more perfectly assuring the said plot alongwith the license, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the vendors are prevented from granting and conveying the said plot in the manner aforesaid and where by the same or any part thereof are, is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other person or persons having right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said plot or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

6. The vendors further declare that their right to the said plot hereby sold subsist same is free from any encumbrances and the liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the



mutation entry of survey records bearing survey no. 199/2 of village Ponda, Taluka Ponda.

7. *The vendor hereby declares that the said plot is not owned by schedule caste or schedule tribe. The said declaration is given as per the notification RD/END/DR/318/77 dated 24/8/1978.*

Vendors are herein represented by Shri Ramesh Narayan Verenkar as their attorney duly constituted vide Power of Attorney executed before notary Shri Daniel Rodrigues and bearing registration no. 2190 dated 14/3/2009.

Shri Sandip N.Nigalve is hereby authorized to represent the purchaser in the present Deed vide resolution passed in the minutes of the Board of Director meeting held on 5/12/2011 the extract of which is enclosed herewith.

SCHEDULE-I

ALL THAT PROPERTY admeasuring 8775 sq.mts bearing survey no. 196/3 of village and taluka Ponda and plot admeasuring 3800 sq.mts and bearing survey no. 199/2 of village and taluka ponda forming part of larger property known as palm grove denominated "CUMBARBATTA RAMA BABOTICAN, SUBATTA e DAGAPORQUI" situated in the village Queula of the district of Ponda and presently situated at Dag, Ponda Goa within the jurisdiction of the Ponda Municipal Council of thye taluka Ponda and registered in the office of the land Registrar of Ilhas under L and Registration No. 533 of page 402 of Book B-7 (old) and inscribed in the name of Vendor Nos.1 Shri Umakanta Motirama Queulecar under No. 21482 at page 96 of Book G-34 and now surveyed under new survey




Nos. 196/3 admeasuring 8775 sq. mts and 199/2 admeasuring 3800 sq.mts which entire property is bounded as per land registration records as under:

EAST: By the Border of the paddy field by name Divad in possession of the comunidade of the same village,

WEST: With a fence of stones of the property Cumbarcungui in possession of Muzawar,

NORTH: By Slope of the hill in possession of Paulo d'Aguiar,

SOUTH: By Fence of stones of the property in possession of Custam Hori Botto Devolcar Gauncar and with a rivulet.

SCHEDULE-II

(plot hereby sold)

ALL THAT PLOT OF LAND admeasuring 3800 sq.mts and bearing new survey Nos. 199/2 of village ant taluka Ponda and forming part of the larger property described in schedule-I written herein above and which plot is bounded as under:

NORTH : By Survey Nos. 203 / 15, 16, 17, 18, 19, 20 & 21

SOUTH : By Public Road

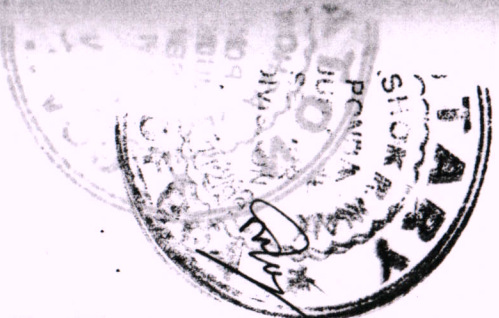
EAST : By Survey No. 200 / 3

WEST : By Survey No. 199 / 1

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and year first hereinabove written.







Signed, Sealed and Delivered
by the within named "VENDORS"



1. 

(SHRI RAMESH NARAYAN VERENIKAR)
(attorney of the Vendors)







By the within named **“PURCHASER”**



2.

(SHRI SANDIP NILKANTH NIGALYE)

(Director of M/s Raj Housing Development Pvt. Ltd)



In presence of:

1. Sameer S. Mashelkar 

2. Nirupa T. Naik



Executing Parties :

① Shri. Ramesh N. Veenkar, s/o Narayan Veenkar, Age 62 years, married, Consultant Engineer, Indian National, A/o Borim, Ponda, Goa, as a constituted attorney to Shri. Umakanth Bhaskar Kauderkar and to Mrs. Neelini Umakanth Kauderkar.

② M/s Raj Housing Development Pvt. Ltd, a company having office at Ponda, represented by its Director Shri Sandip Nilkanth Nigalge, s/o Shri Nilkanth Nigalge, age 43 years, married, business, Indian National, A/o Ichhaprabandh, Ponda - Goa.

Executing parties

_____ who admitted or believed
admits execution of the so called _____ to
_____ sole deed

1 Ramesh Veenkar 



2 Sandip Nigalge 

Attocate Nitik Ahavani, Major in gds
married to. Prof. Ponda.
and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him

Done

Ponda, dated 3rd October, 2012


SUB-REGISTRAR
PONDA

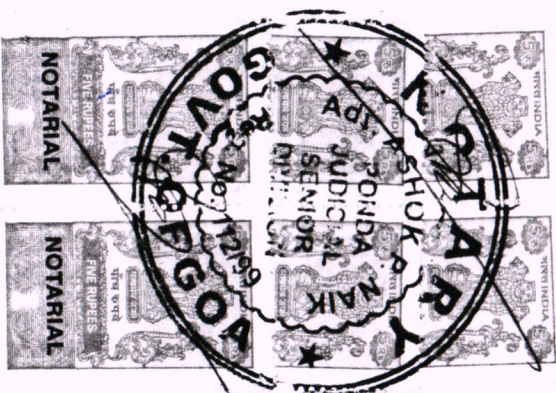
Registered No. 2501/12
at pages 254 to 278
Book No. I Volume No. 2492
date 14/12/12

Notary
Sub-Registrar



Certified to be true copy
of the original

Ashok P. Kulkarni
(ASHOK P. KULKARNI)
NOTARY
POND, STATE OF GOA
-INDIA-



Regn. No. 9335/2014

05/03/2014