

(Rupees Two lakhs forty Two thousand only)

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA BERRER CO-OP, HSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDA,  
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 15948

NON JUDICIAL गोवा

174420

JUL 14 2016



0000 0000 0000 0000 16:24

R.0242000/- PB7223

सत्यमेव जयते

INDIA

STAMP DUTY

GOA

Name of Purchaser AANSAY MOSAIC REALTY LLP

For CITIZEN CREDIT CO-OP. BANK LTD.



*Jelha*

Authorised Signatory

(Rupees Two Lakhs Four Thousand only)

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA BERRER CO-OP, HSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDA,  
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 16548

NON JUDICIAL गोवा

188424

SEP 23 2016



0000 0000 0000 0000 10:25

R.0204000/- PB7223

सत्यमेव जयते

INDIA

STAMP DUTY

GOA

5064

Name of Purchaser AANSAY MOSAIC REALTY LLP,

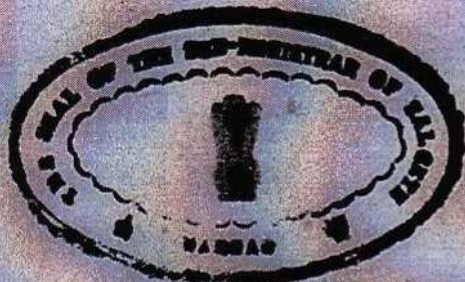
For CITIZEN CREDIT CO-OP. BANK LTD.



*Chai*

Authorised Signatory

AATISH ANOOP BABANI *Aatish Babani*



DEED OF SALE

This DEED OF SALE is executed at Margao, Salcete Taluka, District of South-Goa, State of Goa, on this 15<sup>th</sup> day of July, 2016 (15/07/2016)

BY and BETWEEN:

*AB*

*[Signature]*

**Mrs. Sujata S. Khandekar**, wife of Late Shri. Surendra Putu Khandekar, aged 68 years, occupation landlady, holding income tax Card bearing PAN ABBPK9552B, resident of Near New Borim Bridge, House No. 112, Betki Wada, Borim, Ponda, Goa, Indian National and hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its/his heirs, Successors, Executors, Administrators and Assigns) of the **FIRST PART**.

**AND**

**AANSAV MOSAIC REALTY LLP** a limited liability partnership, registered as a limited liability partnership under the Limited Liability Partnership Act, 2008 (LLP Identification Number: AAG3625) vide registration certificate dated 13/05/2016, having its registered office at 106, WDC ENCLAVE, MABAI HOTEL COMPLEX, NEAR GRACE CHURCH, MARGAO SALCETE, GOA, MARGAO, SOUTH GOA-403601, holding income tax Card bearing PAN ABFFA2416C represented by its Managing Partner, Mr. AATISH ANOOP BABANI, son of Mr. Anoop Kiratrai Babani, aged about 35 years, married, businessman, Indian National and resident of Carmona, Salcete Goa, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its/his heirs, Successors, Executors, Administrators and Assigns) of the **SECOND PART**.

**WHEREAS** the VENDOR is represented herein by her attorney Shri. Ashutosh Khandekar vide Power of Attorney dated 14/07/2016 executed before Notary Shri. A.V. Prabhu Dessai under his Reg. No. 7526/16 and the PURCHASER is represented herein by its Managing Partner Shri. Aatish Anoop Babani, vide Resolution dated 15<sup>th</sup> July 2016 passed in its Board Meeting held on 15<sup>th</sup> July 2016.

*AS*

*[Signature]*

The certified true copies of the said power of attorney and said resolutions are filed in this office along with this deed.



**AND WHEREAS** there exists a landed property known as "ANGOTEM" also known as "LANBTEM", admeasuring 99,075 metres, situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District South-Goa, State of Goa, surveyed under Survey No. 94/3 of village Varca, more particularly described in the SCHEDULE-I hereunder written and is hereinafter referred to as "SAID PROPERTY".

**AND WHEREAS** the SAID PROPERTY was owned and possessed by late Shri. Putu Bablu Naique alias Putu Babu Khandekar and his wife late Smt. Manekbai Putu Khandekar and the same was inscribed in the name of former under Inscription No. 43823.

**AND WHEREAS** said Smt. Manekabai Putu Khandekar expired on 09/12/1973, leaving behind her widower and moiety holder, said Putu Khandekar and sole son Shri. Surendra Khandekar married to Sujata Khandekar, thus defining the ownership rights in the SAID PROPERTY as follows:

Putu Khandekar	.....1/2 share
Surendra Khandekar & Sujata Khandekar	.....1/2 share

**AND WHEREAS** said Surendra Khandekar expired on 21/12/1977, without leaving any issues but leaving behind his widow and moiety holder said Sujata Khandekar and father said Putu Khandekar.

**AND WHEREAS** said Putu Khandekar expired on 01/11/1979 leaving behind his only daughter-in-law said Sujata S. Khandekar.

**AND WHEREAS** in the year 1995, said Sujata S. Khandekar instituted an Inventory Proceedings in the Court of Civil Judge,

AB

Senior Division, Ponda, being Inventory Proceedings No. 1/1995 in which Inventory the Said Property was described under Item No. 5 of the List of Assets.



**AND WHEREAS** by Judgment and Decree dated 08/01/1996 passed in the said Inventory, the Said Property was allotted to said Synta S. Khandekar.

**AND WHEREAS** in pursuance to the aforesaid decree, the VENDOR herein is in peaceful possession, occupation, enjoyment and ownership of the SAID PROPERTY.

**AND WHEREAS** the VENDOR intends to sell a portion admeasuring 2400 sq. meters of the SAID PROPERTY, hereinafter referred to as "SAID PLOT" and is more particularly described in the SCHEDULE-II. and has accordingly approached the PURCHASER with offer to buy the same and have consequently made following representations unto the PURCHASER that:

- i) She has clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PLOT" owned by it and that it is in lawful occupation, possession and enjoyment of the same
- ii) The "SAID PLOT" is not subject to any mundkarial rights, tenancy rights, leasehold rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The "SAID PLOT" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.



iv) That no other person/persons other than the VENDOR mentioned hereinabove is/are the owner/s or possessor/s of the SAID PLOT or have any right, claim or interest over the SAID PLOT or any part thereof and that they have absolute right to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever.



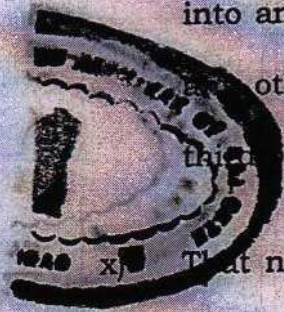
v) That there is no legal bar or impediment for this transaction and that the "SAID PLOT" is free from encumbrances, liens and/or charges.

vi) That no notice/s from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDOR regarding the "SAID PLOT";

vii) That neither the "SAID PLOT" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

viii) That the "SAID PLOT" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

ix) That it has not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease, sale deed or other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PLOT"



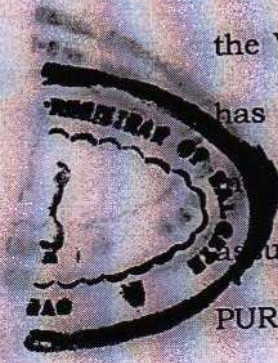
x) That no person has any right of access through the "SAID PLOT", or part thereof, nor does any access, public or private, exist through the same;

xi) That there are no dues or any other liability outstanding in respect of the "SAID PLOT"

xii) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the "SAID PLOT", the VENDOR, shall be fully liable and responsible, to settle any such share, right, interest, claim of the third party/objectionist in the "SAID PLOT" from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDOR for any such settlement made by it with the third party.

xiii) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of its predecessors in

title or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now has a good right, full power, absolute authority and feasible title to grant, sell, convey, transfer, assign and assure the "SAID PLOT" unto and to the use of the PURCHASER.



xiv) That the "SAID PLOT" does not fall in any zone prohibited for development.

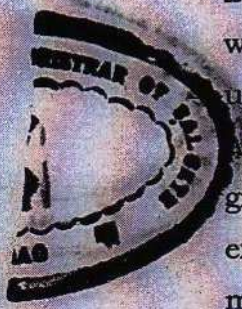
**AND WHEREAS** solely relying upon the representations and declarations made by the VENDOR herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has decided to purchase the SAID PLOT from the VENDOR

**AND WHEREAS** the parties hereto have agreed to execute the present deed thereby transferring the right, title and interest of the SAID SHARE IN THE SAID PLOT.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance to the said understanding and in consideration of Rs. 99,00,000/- (Rs. Ninety Nine lacs Only) paid by the PURCHASER unto the VENDOR in the manner hereinafter provided, the VENDOR grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PLOT described in SCHEDULE II hereunder written, along with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use,

*AS* *[Signature]*



inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the said VENDOR into out of or upon the SAID PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said PURCHASER forever.

2. The said Consideration of Rs. Rs.99,00,000/- (Rs. Ninety Nine lacs Only) is paid in the following manner:

- a) a sum of Rs. 60,00,000/- (Rupees Sixty lacs only) paid vide bank instruments by **AANSAV REALTY & INFRASTRUCTURE PVT. LTD . On behalf of AANSAV MOSAIC REALTY LLP**
- b) a sum of Rs. 39,00,000/- (Rupees Thirty nine lacs Only) paid vide bank instruments by the purchaser.

the payments and receipts of the values mentioned in para 2 above, the VENDOR hereby admits and acknowledges to have received and discharge the PURCHASER of the same and every part thereof.

3. The VENDOR have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" unto the PURCHASER and the PURCHASER have taken the possession of the same.

4. The VENDOR do hereby now declare that they have absolute rights and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the SAID PLOT hereby granted with



their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDOR and/or any persons from/under them.

5. The VENDOR independently and severally covenants with the PURCHASER, with regards SAID PLOT as under:-

- a) that they the VENDOR and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "THE SAID PLOT" unto the PURCHASER and placing them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;
- b) That the representations and declarations made severally by the VENDOR unto the PURCHASER herein above and as mentioned in the recital clause, relying upon which the PURCHASER have agreed to purchase THE SAID PLOT be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

6. The VENDOR hereby declares that she has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.

7. The VENDOR hereby give No Objection for carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the SAID PROPERTY and hereby waives any


notice that may be required to be addressed to them under any law in force.



8. In case the PURCHASER are deprived from possessing and enjoying THE SAID PLOT at anytime in future, due to any defect in ownership/title or identification of the VENDOR or due to claim or objection from any person, firm, company, Bank, credit society, financial Institution etc., then the VENDOR shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc. in respect of the SAID PLOT.

9. The VENDOR undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT.

Further, the VENDOR hereby agrees to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.

#### **SCHEDULE-I**

#### **(of the SAID PROPERTY)**

ALL THAT property known as "LANGOTEM" also known as "LANGTEM" situated at Varca, taluka of Salcete, described as a whole under no. 6665 in erstwhile Land Registration Office of Salcete and surveyed as a whole under Survey No. 94/3 of Varca Village with an area of 99,075 Sq.mtrs. and bounded as under:-

EAST : By boundary of Village Orlim;

WEST : By the property surveyed under survey No. 98/2;

NORTH : By road;

SOUTH : By the property surveyed under survey Nos.  
100/1 and 100/2.



**SCHEDULE-II**  
**(of the SAID PLOT)**

ALL THAT Plot of Land admeasuring 2400.00 Sq. meters identified as Plot A5 and forming part of the property described in the SCHEDULE-I above and bounded as under:

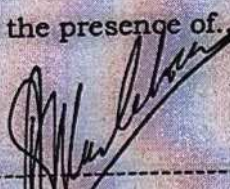
EAST : by the property surveyed under survey No. 94/3;  
WEST : by Private Road  
NORTH : by the property surveyed under survey No. 94/3;  
SOUTH : by remaining portion of Survey No. 94/3 of Varca Village.

**IN WITNESS WHEREOF** the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.

**SIGNED, SEALED AND DELIVERED**  
**BY THE WITHIN NAMED VENDOR:**

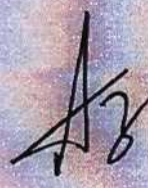
**SUJATA KHANDEKAR**

represented by its attorney  
Shri. Ashutosh Khandekar  
In the presence of.....




  
-----  
(Shri. ASHUTOSH KHANDEKAR)



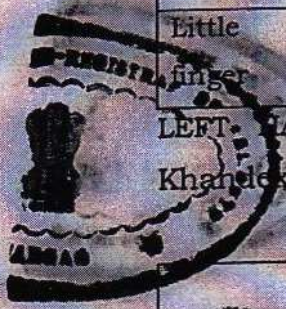






				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Shri. Ashutosh Khandekar




				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Shri. Ashutosh Khandekar

**SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER:  
AANSAV MOSAIC REALTY LLP**  
represented by its Partner  
**Mr. AATISH ANOOP BABANI**  
PURCHASER

In the presence of.....






  
-----  
(Mr. AATISH ANOOP BABANI)














				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. AATISH ANOOP BABANI

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. AATISH ANOOP BABANI

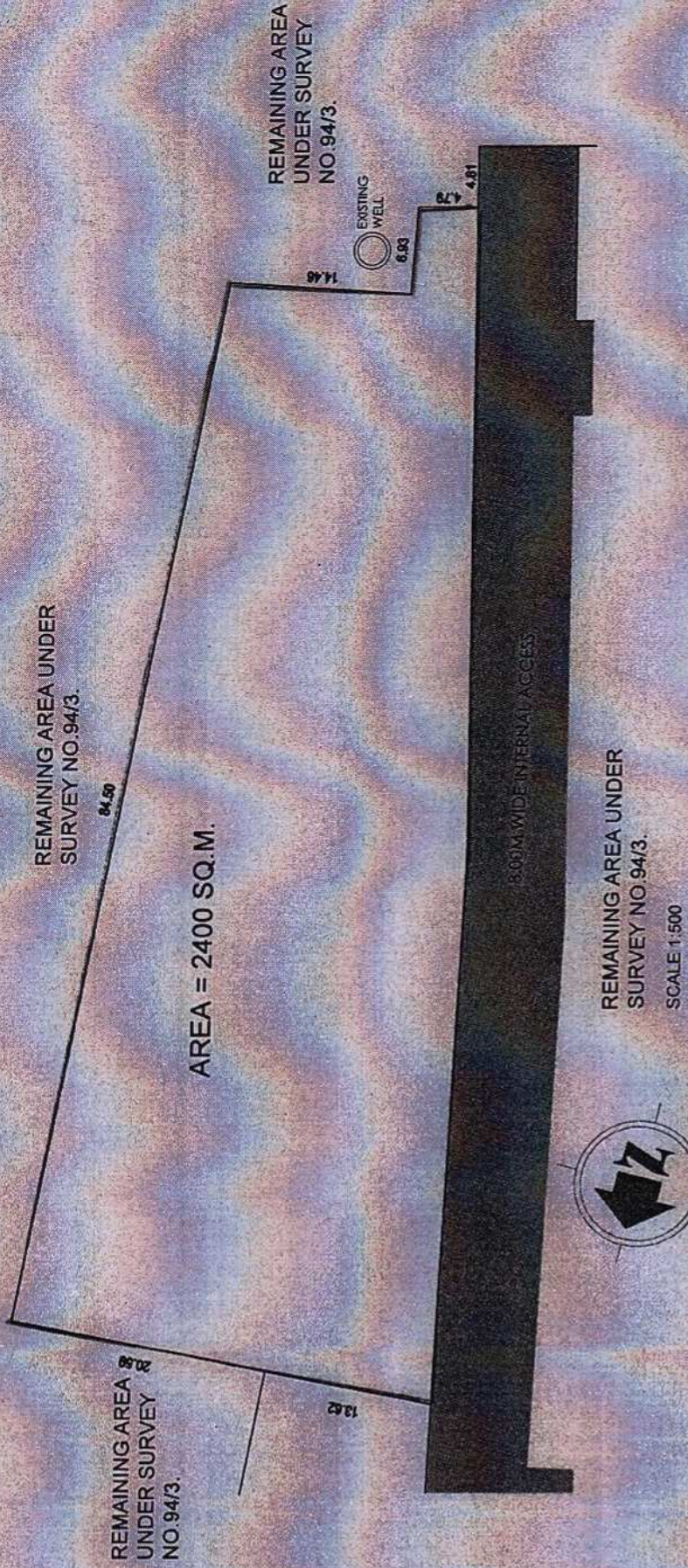
In the Presence of:

1. Ms. TINA SEQUEIRA, Resident of Curtonim
2. Mr. MEVILLE GOMES, Resident of Navelim

*Tina*  
*Meville*

*A3*

*[Signature]*



PURCHASER  
*Artis Gubny*

VENDOR  
*[Signature]*

**\*REG\_1\_45276\_7\***

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date &amp; Time : 24-10-2016 02:33:46 PM




Document Number : 5064

Presented at 01:13:00 PM on 24-10-2016 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	346500.00
2	Processing Fees	270.00
	<b>Total :</b>	<b>346770.00</b>

Stamp Duty Required: 445500.00 Stamp Duty Paid: 446000.00

Aatish Anoop Babani presenter

Name	Photo	Thumb Impression	Signature
Aatish Anoop Babani, S/o. Anoop Kiratrai Babani , Married, Indian, age 35 Years, Business, r/o Carmona, Salcete, Goa As the Managing Partner of Aansav Mosaic Realty Pvt vide Resolution dated : 15/7/2016			

## Endorsements

## Executant

1 . Ashutosh Khandekar, s/o. Late Surendra Putu Khandekar, Married, Indian, age 42  
Years, Business, r/o Hno. 112, Betki Wada, Borim, Ponda, Goa. As the POA for the Vendor vide POA dtd: 14/7/2016  
executed before Notary A.V. Prabhudessai, Margao, Goa Reg no. 7526/16


Photo	Thumb Impression	Signature
		

2 . Aatish Anoop Babani, S/o. Anoop Kiratrai Babani, Married, Indian, age 35

Years, Business, r/o Carmona, Salcete, Goa As the Managing Partner of Aansav Mosaic Realty Pvt vide Resolution dated : 15/7/2016

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Meville Gomes , S/o. Mussolini Gomes, UnMarried, Indian, age 24 Years, Service, r/o Navelim, Salcete, Goa	



4  
 Sub-Registrar  
 CIVIL REGISTRAR  
 -CUM-  
 SUB-REGISTRAR  
 SALCETE



 Book-1 Document  
Registration Number MGO-BK1-04918-2016  
CD Number MGOD96 on  
Date 24-10-2016  
Sub-Registrar (Salcete Margao -)

Scanned By:-

Signature:-

*Signature*

**REGISTRAR  
- CUM -  
REGISTRAR  
SALCETE**

Designed and Developed by C-DAC, ACTS, Pune