

NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

K. K. K.
Officer / Manager

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

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

भारत 12974 NON JUDICIAL गोवा
151883 JAN 27 2016
ONE SIX TWO ONE ZERO ZERO ZERO 16:14
Rs. 1621000/- PB6651
INDIA STAMP DUTY GOA

Serial No. 521/2016
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 2.15 PM
and 2.25 PM on 27/01/2016
For Saad Infrastructure India Pvt. Ltd.

Received fees for Rs. _____ N. P.
Registration 1296000-00
Copying (Folios) 300-00
Copying Endorsements 300-00
Postage 1000
Total Rs. 1296310-00

Deepak Ganapati Gaonkar
Director

mm
SUB-REGISTRAR
PONDA

mm
SUB-REGISTRAR
PONDA

DEED OF SALE

G. Pai *afm* R. L. L. *NRJ. S. D. Sarkar*
V. S. Sarkar S. V. Pankar V. S. Pankar *Basire* *mm*
Nheima *Desai* *R. L. L.* *Pluteno* *OP* *mm*
S. D. *Desai*
For Saad Infrastructure India Pvt. Ltd.
mm
Director

OF THE SUB-REGISTRAR OF

ISTRAR OF PONDIA

G. Pea ^{semit} Rollin, N.H. J. D. Gordon

V S Sandesai S.W. Pa V. J. Paus Reserve Plus
Alena Desai Desai PHD Phikori Q Q
 For Saaj Infrastructure India Pvt. Ltd.
Alena
 Director

occupation retired Bank Employee, PAN.:AHEPS4316E, both Indian Nationals, residing at Flat No.5, Vivekanand Co-op. Housing Society, Sadar, Ponda Goa, **(4a) SMT. SUSHAMA DULBA NAIQUE PRATAP RAO PRIMEIRO SARDESSAI** alias **SUSHAMA UMESH PANANDIKAR**, daughter of Dulba X. N. P. Sardessai, major, married, aged about 61 years, occupation housewife, PAN.:ADMPP5101G, and her husband **(4b) SHRI. UMESH SURYAJI PANANDIKAR**, son of Suryaji Panandikar, major, married, aged about 71 years, occupation Medical Practitioner, PAN.:AEOPP7979M, both Indian Nationals, residing at Per Seraulim, Salcette Goa, and hereinafter referred to as THE FIRST VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE ONE PART.

AND

(5a) SHRI. SANJEEV NARAYAN DESSAI, son of Narayan Desai, major, married, aged about 61 years, businessman, PAN:ABWPD4667R, and his wife **(5b) SMT. DAYA SANJEEV DESSAI**, daughter of late Shri. Vishnu Joshi, major, married, aged about 49 years, occupation service, PAN.:ACQPD3825N, both Indian Nationals, residing at Ponda Goa, and hereinafter referred to as THE SECOND VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE OTHER PART.



G. Pri. ex^m Rollu. N. S. D. Sardesai

V. S. Sardesai S. V. P. S. V. P. S. D. Sardesai
N. Sardesai D. Sardesai N. Sardesai N. Sardesai

SPD

For Saad Infrastructure India Pvt. Ltd.

Director

AND

(6) **M/S. DURGA ENTERPRISES**, a registered partnership firm, (PAN:AADFD9696G) represented by its partners, **(a) SHRI. SANJEEV NARAYAN DESSAI**, son of Narayan Desai, major, married, aged about 61 years, businessman, Indian National, residing at Ponda Goa, **(b) SHRI. SUHAS NARAYAN DESSAI**, son of Narayan Desai, major, married, aged about 68 years, businessman, Indian National, residing at Opa-Khandepar, Ponda Goa, and hereinafter referred to as THE THIRD VENDORS (which expression shall unless repugnant to the context or meaning thereof, include its partners, executors, legal representatives, administrators and official assigns) OF THE THIRD PART.

AND

(7a) **SHRI. MILIND VIDYADHAR DESAI**, son of Vidyadhar Desai, major, married, aged about 45 years, occupation business, PAN.:ABWPD4670Q, and his wife **(7b) SMT. MANJIRI MILIND DESAI**, daughter of Vishnu Marathe, major, married, aged about 39 years, occupation service, PAN.:ALXPD5708Q, both Indian Nationals, residing at Priol, Ponda – Goa, 403401, and hereinafter referred to as THE FOURTH VENDORS (which expression shall, unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE FOURTH PART.

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Roll No. - N.J.S. Sankar

V. S. Sankar S.O.R. V.S.Pany Poojari

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S.P.D.

For Saad Infrastructure India Pvt. Ltd.
Arun Kumar
Director

AND

(8a) **SHRI. CHINTAMANI SADASHIV SHIKERKAR**, son of Sadashiv Shikerkar, major, married, aged about 84 years, landlord, PAN.:CRQPS2194J, and his wife **(8b) SMT. INDUMATI CHINTAMANI SHIKERKAR**, daughter of Ragunnath Damodar Korde, major, married, aged about 82 years, occupation housewife, PAN(Not Obtained Form 60 submitted), both Indian Nationals, residing at Apeval, Priol, Ponda Goa, and hereinafter referred to as THE FIFTH VENDORS (which expression shall unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE FIFTH PART.

AND

(9a) **SMT. JAYANTI RAGHUPATI BHANDARI**, daughter of Rajaram Dattaram Sinai Dubaxi, major, married, aged about 77years, occupation housewife, PAN.:ACFPB1888C, and her husband **(9b) SHRI. RAGHUPATI RAMKRISHNA BHANDARI**, son of Ramkrishna Bhandari, major, married, aged about 83 years, occupation Business, (PAN:ACFPB1889D), both Indian Nationals, residing Near Mahalaxmi Temple, Bandora, Ponda Goa, hereinafter referred to as THE SIXTH VENDORS (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE SIXTH PART.



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For Saad Infrastructure India Pvt. Ltd.

Director.

AND

(10a) **SHRI. PETER PEREIRA**, son of Manuel Johnanthony Pereira, major, married, aged about 53 years, occupation service, PAN.:ACZPP1260C and his wife

(10b) **SMT. NATALIA PEREIRA D'SOUZA**, daughter of Louis D'souza, major, married, aged about 52 years, occupation housewife, PAN.:AFHPP0377F, both Indian Nationals, residing at Raj Vihar, Dhavali, Ponda - Goa

(10c) **SMT. EVELYN PEREIRA**, daughter of Joaquim Santan Dasilva, major, married, aged about 48 years, occupation housewife, PAN.:CLJPP0082M, Indian National, residing at Upper Bazar, Ponda – Goa, hereinafter referred to as THE SEVENTH VENDORS (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE SEVENTH PART.

AND

(11) **SAAD INFRASTRUCTURE INDIA PVT. LTD., (CINU45200GA2014PTCOO7421)**, a registered company, registered in state of Goa under The Companies Act of 1956, & the companies act 2013, 48/B, Goa dairy road, Ganganagar, Curti, PAN.:AAUCS2556G, having office at "Parijat", Khadpabandh, Ponda, Goa represented through its Director, **SHRI. DEEPAK GANAPATI GAONKAR**, son of late Ganapati Gaonkar, (DIN:06861086), aged 46 years, Businessman, residing at Opa, Khandepar, Ponda - Goa, duly authorised vide Resolution dated 25/12/2015 hereinafter referred to as **THE PURCHASER** and

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For sales and manufacture India Pvt. Ltd.

Director

Director



hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include its executors, administrators, directors, and official assigns) OF THE OTHER PART.

The expressions "The First Vendors", "The Second Vendors", "The Third Vendors", "The Fourth Vendors", "The Fifth Vendors", "The Sixth Vendors" and "The Seventh Vendors", are collectively and jointly hereinafter referred to as **THE VENDORS**, wherever the context or meaning shall so require.

WHEREAS:

1(a) The first vendors are owners in possession of property known as "PANDIT WADEM POIQUIM", situated in Ponda, within the limits of Municipal Council Taluka and Sub District of Ponda, District of North Goa, State of Goa and this property is registered under land registration no.12468, page 21 of Book B-33 (new) at Ilhas, and enrolled under Taluka Revenue (matriz) No.587 and surveyed under no.121/12 of Ponda Town and bounded as follows:

North : by property of Coissoro having survey no.121/5,
South : by National Highway Ponda - Khandepar,
East : by Plot B of the same property having survey no.212/16,

West : by Plot D of the same property having survey no.121/11 and more particularly hereafter referred to as



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SPR
For Saad Infrastructure India Pvt. Ltd.
Director

THE SAID LAND, save AND EXCEPT the portion already sold to seventh vendor and the undivided proportionate rights therein purchased by the second vendor to sixth vendor proportionate to the premises owned by them as contained herein.

b) The said land is plot C of a larger land with same name and registered under no.1498 at page 14(V) of book B-18 (old) of the land registration office Ilhas.

c) In terms of allotment made vide deed of Partition dated 14/10/1957, the said land was allotted to Shri. Dulba Shivaji Naik Prataprao Sardessai.

d) Said Shri. Dulba Shivaji Naik Prataprao Sardessai and his wife Smt. Ambika built a commercial cum residential building in a part of the said land as per the plans duly approved by the Ponda Municipal Council and comprising of godown, clinics, etc. on the ground floor and two flats on the first floor and the same were completed and permitted to occupy vide occupancy certificate no.PMC/TECH/CERT/26/89-90, dated 12/8/89 and besides this buildings there are also other old structures in said land owned by said Shri. Dulba and Shri. Ambika.

e) In terms of deed of sucession and qualification of heirs, dated 5/5/1998 and record at pages 04 to 05(V) of notarial book for the deed no.387 read with another deed of sucession, dated 22/12/2015 and drawn at pages 96(V) to 98(V) of notarial book of deeds no.413, the first vendors herein are qualified as the heirs/successors of late Dulba Shivaji Naik Prataprao Sardesai and his wife Smt.



G.P.C. *exm. K. L. Naik* *M. S. D. Sardesai*
V. S. Sardesai *S. B. V. S. P. R.* *Exeire* *Shri*
M. S. Sardesai *M. S. Sardesai* *M. S. Sardesai* *M. S. Sardesai*
S. P. D. *Director*
For Saad Infrastructure India Pvt. Ltd.

2. By Conveyance, dated 21st February 1996, and registered in the office of Sub registrar Ponda under no.239 at pages 228 to 245 of book I, volume 278 on 22/03/1996 said Shri. Dulba Shivaji Naik Sardessai and his wife Smt. Ambika sold and conveyed to the SECOND VENDOR SHRI. SANJEEV NARAYAN DESAI, premises in the said building being **Clinic A** more particularly described in **schedule-II(A)** written hereunder and hereinafter referred to as the PREMISES OF THE SECOND VENDOR alongwith undivided right in the said land described in schedule-I written hereunder. And as such the second vendor acquired an undivided share/right in the said land, which right is proportionate to the area of the premises of the second vendor.

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Magan Alir ~~Shikern~~

For Saad Infrastructure India Pvt.

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Director

[Signature]
Director

4a) By another Conveyance, dated 4th March 1996, and registered in the office of Sub registrar Ponda under no.240 at pages 246 to 265 of book I, volume 278 said Shri. Dulba Shivaji Naik Sardessai and his wife Smt. Ambika sold and conveyed to the Shri Kishore Pandharinath Desai and Shri Pradeep @ Shashank Vidhyadhar Desai, one of such commercial premises being **Godown G** more particularly described in **schedule-IV(A)** written hereunder alongwith undivided right in the said land described in schedule-I written hereunder.

5. By agreement, dated 10th September 1997, and registered in the office of Sub registrar Ponda under no.975 at pages 68 to 82 of book I, volume 347, said Shri. Dulba Shivaji Naik Sardessai and his wife Smt. Ambika have agreed to sell to the FIFTH VENDOR Shri. Chintamani



c) By deed of sale, dated 10th March 1999, and registered in the office of Sub registrar Ponda under no.488 at pages 247 to 256 of book I, volume 429, on 31/05/1999, said Mr. Charlton Collasso sold and conveyed the said **Godown D** more particularly described in **schedule-VI(A)** written

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SPW *For Saad Infrastructure India Pvt. Ltd.*
Director

7a) By indenture dated 9th July 1978 and presented in the office of Sub Registrar Ponda under no.370 on 12/10/1978, said Dr. Dulba Shivaji Naik Sardessai and his wife Smt. Ambika Bai sold and conveyed to jointly to Mr. John Anthony Pereira, Mr. Rock Pereira and Mr. Peter Pereira a distinct and separate plot **admeasuring 424sq.mts.**, of the said land and more particularly described in **schedule-VII(A)** written hereunder.

c) As aforesaid the seventh vendors own a right/share of a distinct portion of 424sq.mts., in the said land which portion more particularly described in schedule-VII(A) written hereunder and hereinafter referred to as the PREMISES OF THE SEVENTH VENDORS.



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V S Sandhu
N. Bhatia
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M. Rana
S. K. Singh
A. Singh
For Saad Infrastructure India Ltd.
Director

For Saad Infrastructure India Pvt. Ltd.

[Signature]
Director

AND WHEREAS the purchaser herein is a developer and has offered to the vendors collectively to purchase the said land described in schedule-I written hereunder alongwith the structure and building standing thereon, So that a building complex comprising of commercial and residential premises can be constructed.

AND WHEREAS by pursuant to an agreement between parties hereto, it is agreed to that the said total consideration of **Rs.32400000/- (Rupees three crores twenty four lacs only)** shall be paid to the vendors as under.

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 For Sankar **India Pvt. Ltd.**
STW Director

e) A sum of Rs.2000000/- (Rupees twenty lacs only) payable to the FIFTH VENDOR towards the price/consideration of the premises of the fifth vendor and the proportionate right in the said land shall be utilized by the purchaser for undertaking construction of new premises as described in schedule-V(B) a hereunder and hereafter referred to as THE NEW PREMISES OF THE FIFTH VENDOR.

For Saad Infrastructure India Pvt. Ltd.

g) A total sum of Rs.10000000/- (Rupees one crore only) payable to the SEVENTH VENDOR towards the total price/consideration of the premises of the seventh vendor and as described in schedule VII(A) out of which amount a part consideration payable in terms of monies being:

(ii) Rs.3000000/- (Rupees thirty lacs only) payable to **seventh vendor Mrs. Evelyn Pereira**, which amount is paid by Cheque no.012026 dated 28/01/2016 drawn on Bicholim Urban Co-operative Bank Ltd.

SEVENTH VENDOR.

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For Saad Infrastructure India Pvt. Ltd.
Director

The seal of the Registrar of Ponds is a circular emblem. It features a central five-pointed star. The words "REGISTRAR OF PONDS" are written in a circular path around the star. The seal is purple in color.

1. That in pursuance to the said agreement and in consideration of the total price of **Rs.32400000/- (Rupees three crores twenty four lacs only)** payable partly at the time of execution hereof and partly payable as promised by purchaser as given hereunder the vendors jointly as the absolute owner of the said land do hereby grant, convey, transfer, sell, relinquish and assure jointly and severally unto the purchaser ALL THAT land more particularly described in schedule I written hereunder together with all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said land or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong thereof and all estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc in connection with the said land and every part thereof TO HAVE AND TO HOLD all

For Saad Infrastructure India Pvt. Ltd.

Director

the said land 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 the purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The total consideration as agreed hereunder shall be paid/payable/promised to be paid as under:

1) A sum of Rs.15000000/-Rupees one crore fifty lacs payable to **the first vendors** on the date of execution of this deed, which amount is paid as under:

a) Rs.3750000/-(Rupees thirty seven lacs fifty thousand only), by Cheque no. 009463, dated 03/03/2016 drawn on Bicholim Urban Co-operative Bank Ltd., Panaji Goa, in favour of Geeta Gurudas Pai,

b) Rs.3750000/-(Rupees thirty seven lacs fifty thousand only), by Cheque no. 009465, dated 03/03/2016 drawn on Bicholim Urban Co-operative Bank Ltd., Panaji Goa, in favour of Rajiv Dulba Sardesai,

c) Rs.3750000/-(Rupees thirty seven lacs fifty thousand only), by Cheque no. 009473, dated 03/03/2016 drawn on Bicholim Urban Co-operative Bank Ltd., Panaji Goa, in favour of Sanjiv Dulba Sardesai and

d) Rs.3750000/-(Rupees thirty seven lacs fifty thousand only), by Cheque no. 009474, dated 03/03/2016 drawn on



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V.S. Sardesai *S.UB* *V.S.P.S* *Revised* *Shu*
MS *D.S.* *MS* *MS* *MS* *MS*
SP *MS* *MS* *MS* *MS* *MS*
For Saad Infrastructure India Pvt. Ltd.
Director

Bicholim Urban Co-operative Bank Ltd., Panaji Goa, in favour of Sushama Umesh Panandikar, the receipt of which sum the first vendors do hereby admit and acknowledge.

II) In lieu sum of Rs.1000000/- (Rupees ten lacs only) payable to **second vendor** towards the property described in schedule-II A and the proportionate undivided right in said land, the purchaser shall construct and allot to the second vendor a commercial premises having an area of 27.00sq.mts., and more particularly described in schedule-II(B) written hereunder being the new premises.

III) In lieu sum of Rs.3000000/- (Rupees thirty lacs only) payable to **third vendor** towards the property described in schedule-III(A) and the proportionate undivided right in said land, the purchaser shall construct and allot to the third vendor a commercial premises having an area of 27.00sq.mts., and residential premises having area of 92.00sq.mts. and more particularly described in schedule-III(B) written hereunder.

IV) In lieu sum of Rs.950000/- (Rupees nine lacs fifty thousand only) payable to **fourth vendor** towards the property described in schedule-IV(A) and the proportionate undivided right in said land, the purchaser shall construct and allot to the fourth vendor a commercial premises having an area of 25.80sq.mts., and more particularly described in schedule-IV(B) written hereunder.

V) In lieu sum of Rs.2000000/- (Rupees twenty lacs only) payable to **fifth vendor** towards the property described in schedule-V(A) and the proportionate undivided right in said



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V S Sankar *S. V. B. V. S. P. S.* *Reserve* *Alu*
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For Saad Infrastructure India Pvt. Ltd.

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For
Infrastructure India Pvt. Ltd.
Director

premises having a total built up area of not less than 210.00sq.mts and more particularly described in schedule-VII(B) written hereunder.

3. The vendors jointly and severally do hereby covenant with the purchaser that notwithstanding 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, omitted 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 their respective rights in said land 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 land hereby granted with the appurtenances and to receive the rents and profits for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under 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 estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably claiming any



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For Saad Infrastructure India Pvt. Ltd.

Director

4. The vendors shall and will jointly and/or severally from time to time and at 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 assurances in law whatsoever for better and more perfectly assuring the said land hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

6. The vendors further declare that their right to the said plot hereby sold subsist and the same is free from any encumbrances, charges and 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 of Revenue village of Ponda of taluka Ponda.

C. P. Pai
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 SPN
 For Saad Infrastructure India Pvt.
Shanku
 Director

Shanku
Director

8. The second vendors to seventh vendor and the purchaser covenant that they shall execute/enter into separate agreement pertaining the premises to be allotted to them as contained in clause(2) hereinabove, for the purpose of specifying the technical details of such premises like, area location, specification, technical requirements etc. and such agreement shall form part and parcel of this deed.

SCHEDULE-I

Town and bounded as follows:

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S.P.A.

For Saad Infrastructure India Pvt

Director

For Saad Infrastructure India Pvt. Ltd.

Director

b) All that premises being flat no.F2, admeasuring 92.00m² and comprising of one living room, two bed rooms, kitchen, one WC and bathroom, situated on the first floor of the building constructed on the said land described hereinabove and bounded under:

North : by staircase and flat no.F1,

South : by proposal flat to be constructed,

East : by remaining part of property on which building is constructed,

West : by 5mts., strip of the land on which building is constructed.

SCHEDULE-III (B)

(New premises to be constructed and allotted to third vendor)

- (a) Shop admeasuring not less than 027.00m² built up area on ground floor side wing.
- (b) Commercial Premises admeasuring not less than 70.00m² built up area on First floor.

SCHEDULE-IV (A)

(PREMISES OF THE FOURTH VENDOR)

All that premises being Godown - G admeasuring 25.80m² and comprising of one room and situate on the ground floor of the building constructed on the said land described hereinabove and bounded under:

North : by Godown - F,

South : by remaining part of part of the building,

East : by remaining part of plot on which building is constructed,

West : by 5mts., strip of the land on which building is constructed.



G.Pai
V.S. Suresh S.U.R. V.S. Paul
M. S. Suresh
S.P.D.
For Saad Infrastructure India Pvt. Ltd.
Director

SCHEDULE-IV (B)

(New premises to be constructed and allotted to fourth vendor)

Shop admeasuring not less than 22.36m² built up area on ground floor side wing.

SCHEDULE-V (A)

(PREMISES OF THE FIFTH VENDOR)

All that premises being flat no.F1, admeasuring 92.00m² and comprising of one living room, two bed rooms, kitchen, one WC and bathroom, situated on the first floor of the building constructed on the said land described in schedule-I hereinabove and bounded under:

North : by remaining part of plot,

South : by staircase and flat no.F2,

East : by remaining part of property on which building is constructed.

West : by 5mts., strip of the land on which building is constructed.

SCHEDULE-V (B)

(New premises to be constructed and allotted to fifth vendor)

Commercial Premises admeasuring not less than 70.00m2
on First floor of the proposed new building.

SCHEDULE-VI (A)

Godown No. D admeasuring 12.42sq.mts., situated in the building existing in the property known as "PANDIT WADEM POIQUIM" situated at Ponda, within the area and jurisdiction of the Ponda Municipal Council Revenue Village of Ponda of the Taluka and Sub-District of Ponda,

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For Saad Infrastructure India Pvt. Ltd.

Director

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District of the North Goa, State of Goa and which property is wholly registered in the Land Registration Office of Panjim Goa under no.12468 of Book B-33 at page 21 and enrolled also as a whole in the Matriz records under no.587 and forms part of the New Survey No.121/12 of village Ponda.

This Godown "D" is bounded as follows:

East : by Shop 'C' of the same building,

West : by 5.00mts., strip of same property on which building is constructed,

North : by Shop 'B' of the same building,

North : by Shop 'E' of the same building.

SCHEDULE-VI (B)

(New premises to be constructed and allotted to sixth vendor)

Shop admeasuring not less than 12.42m² built up area on ground floor side wing.

SCHEDULE-VII (A)

All that piece or parcel of land admeasuring 424m² of lot 'C', which measure as under 23.20mts., on the Northern side, 21.80mts, on the Western side, 17.30mts., on the Eastern side and Southern side admeasures 14.30meters (from Southern-Western point) and 4.60mts., with an angle from Eastern side - Southern side and bounded on the East by the remaining part of lot 'C' on the West by the remaining part of lot 'C', North by the fence which separates the property in possession of the said Kaisore and on the South by the remaining part of the same said property and surveyed under new survey no.121/12 of village Ponda, Taluka.



C. P. A. *Ami* *Relu* *M. S. D. Jankar*
V. S. Sankar *S. U. B.* *V. J. P. S.* *Reserve* *Am*
M. S. S. *Desai* *M. S. S.* *Am* *Am*
S. P. A. *Desai* *M. S. S.* *Am* *Am*
For Saa Infrastructure India Pvt. Ltd.
Am
Director

New premises to Mrs. Evelyn Pereira.

New premises to Mr. Peter Pereira and Smt. Natalia

(b) Flat admeasuring not less than 100.00m² super built up area and comprising of one living room, three bed rooms, kitchen, two toilets and situated on fourth floor.

The sixth Vendor SMT. JAYANTI RAGHUPATI BHANDARI, is being represented herein by her husband, SHRI. RAGHUPATI RAMKRISHNA BHANDARI, as her attorney, constituted in terms of a Power of attorney, dated 21/3/2011, executed before Notary public of Ponda Adv. Krishnanath L. Gaonkar, which is still in force and valid.



C. Pair

Vs Sandra Su.R V.S.P

Bina

Deben

Wesley

22

Review also
Prüfung of Prüfung

For Saad Infrastructure India Pvt. Ltd.

Director

Director

Rajiv



SHRI. RAGIU DULBA NAIQUE PRATAP RAO PREMEIRO
SARDESSAI alias RAJIV DULBA SARDESAI



(L.H.F.T.)



(R.H.F.T.)

G. P. Rajiv, M. S. Sardesai

V. S. Sardesai SUB V. S. P. 8
M. P. Sardesai, D. S. Sardesai, R. S. Sardesai, P. S. Sardesai, Q. S. Sardesai

For Saad Infrastructure India Pvt. Ltd.

Shamli
Director

SFA

N. Sardesai.



SMT. NISHITA RAJIV SARDESSAI



(L.H.F.T.)



(R.H.F.T.)



G. Pri. Mr. R. Kumar. Mr. Sardesai

V. S. Sardesai. Sub V. S. P. Sardesai. Mr.

Mr. Sardesai. Mr. Sardesai. Mr. Sardesai. Mr. Sardesai.

For Saad Infrastructure India Pvt. Ltd.

S. P. D.

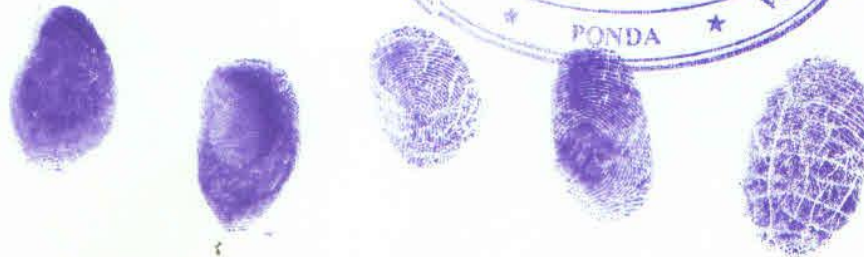
Director.

S.D. Sardesai



S.D. Sardesai

SHRI. SANJIVA DULBA NAIQUE PRATAP RAO
PRIMEIRO SARDESSAI alias SANJIV DULBA SARDESAI



(L.H.F.T.)



(R.H.F.T.)



G. Patil *SPM* *R. A. L. M.* *M. J. S. Sardesai*
V. S. Sardesai *S. D. B.* *V. S. P. S.* *B. Sardesai* *SP*
M. Sardesai *M. Sardesai* *P. Sardesai* *P. Sardesai* *OP*

S. P. A.

For Saad Infrastructure India Pvt. Ltd.

[Signature]
Director

V S Sardesai

V S Sardesai



SMT. VAISHALI SANJIV SARDEESSAI



(L.H.F.T.)



(R.H.F.T.)



G Pci 27m Polum, M J S Sardesai
V S Sardesai. Subd V S S Reside Heu
Bara Dassai ADgen DRB Plu Ken Q Qai

SFA

For Saad Infrastructure India Pvt. Ltd.

Shamli
Director



8. U. Par.

MA DULBA NAIQUE PR
ARDESSAI alias SUSHAM

(L.H.F.T.)

(R.H.F.T.)

G. P. 11

2nd Volume. NRJ S.D. Sarkar

VS Sandra: SUB V-1 P 8

Revised Jan

NP

Desai

Magai 2022

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of skin

For Saad Infrastructure India Pvt. Ltd.

SPD

Director



elom



elom

SHRI. UMESH SURYAJI PANANDIKAR



(L.H.F.T.)



(R.H.F.T.)



G-Pol *elom* R. Kumar M. S. Sankar
V. S. Sankar S. V. R. V. S. R. *Devi* *elom*
ABena *Devi* *Devi* *PRB* *elom* *elom*

For Saad Infrastructure India Pvt. Ltd.

SFD

elom
Director

Sanjeev

Sanjeev



SHRI. SANJEEV NARAYAN DESSAI



(L.H.F.T.)



(R.H.F.T.)



G. Pri

Sanjeev Rolu

M. S. Desai

V S Desai S. V. R. V S. R.

Desai

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For Saad Infrastructure India Pvt. Ltd.

SSD

Director



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SMT. DAYA SANJEEV DESSAI



(L.H.F.T.)



(R.H.F.T.)



G. Pai

for ROLU

NH. S. D. Sankar

V. S. Sankar

S. U. A. V. S. Iy.

Reserve Key

N. B. Sankar

Desai

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Ph. K. Sankar

Obi

For Saad Infrastructure India Pvt. Ltd.

S. P. A.

Chunnilal
Director

S.P. Desai



SHRI. SUHAS NARAYAN DESSAI



(L.H.F.T.)



(R.H.F.T.)



G.Pai

Mr. Kallu

NRJ. S. Sankar

V.S. Sankar S. U. R. V.S. P. S.

Kavita K.

N. S.

Desai Desai Desai

Prakash

101 Jagu Infrastructure India Pvt. Ltd.

S.P. Desai

Director

Desai



SHRI. MILIND VIDYADHAR DESAI



(L.H.F.T.)



(R.H.F.T.)

G. Pai

Mr. N. K. Kulkarni, Mr. S. D. Sankar

V. S. Sankar, Sub V. S. P. K. Kulkarni

Mr. Kulkarni

Desai

Desai

Desai

Desai

For Saad infrastructure India Pvt. Ltd.

Shankar
Director



Manjiri Desai

SMT. MANJIRI MILIND DESAI



(L.H.F.T.)



(R.H.F.T.)

G. Pai
V S sandesai S. B. Desai
Desai Desai Desai Desai Desai



S.P.A.

for Saad Infrastructure India Pvt. Ltd.

Director
Director

Shikerkar



Dr. SUBHASH CHINTAMANI SHIKERKAR

As attorney of

(8a) SHRI. CHINTAMANI SADASHIV SHIKERKAR

(8b) SMT. INDUMATI CHINTAMANI SHIKERKAR



(L.H.F.T.)



(R.H.F.T.)

G. P. Pai

Shm

Rolun

NI, S. D. Sandhu

V. S. Sandhu S. V. D.

V. S. P. A.

Reserve

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SPD

For Saad Infrastructure India Pvt. Ltd.

Shikerkar

Director





RAGHUPATI RAMKRISHNA BHANDARI
as attorney of
RAGHUPATI RAGHUPATI BHANDARI



C Pair

egm R 6111-101, 1st Section

VSSonda S.v.B. McBury

N. B. Chandra

Deena

M. Saini

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... India Out

For Saad Infrastructure India Pvt. Ltd.

SFA

Alimul
Director



Pereira
SHRI. PETER PEREIRA



(L.H.F.T.)



(R.H.F.T.)

G. Pat

Shri. R. L. ...

V. S. ...

... Desai ...



S. D.

For Saad Infrastructure India Pvt. Ltd.

Shankar
Director



N. Pereira
SMT. NATALIA PEREIRA D'SOUZA



(L.H.F.T.)



(R.H.F.T.)



G. Pri *emr. N. Oliveira* *NRS S. D. Sankar*
V. S. Sankar *S. D. V. S. Sankar* *P. S. Sankar*
M. S. Sankar *P. S. Sankar* *P. S. Sankar*

S. D. Sankar

For Saad Infrastructure India Pvt. Ltd.

S. D. Sankar
Director



Reserve
SMT. EVELYN PEREIRA



(L.H.F.T.)



(R.H.F.T.)

G. Pai
VS Sankar S. V. P. *Reserve*
Reserve *Reserve* *Reserve* *Reserve*



For Saad Infrastructure India Pvt. Ltd.

SPD

Director
Director



DEEPAK GANAPATI GAONKA



A row of five purple fingerprints of different sizes and orientations, arranged horizontally. From left to right: a large, vertically oriented print; a medium-sized, vertically oriented print; a medium-sized, vertically oriented print; a medium-sized, vertically oriented print; and a small, vertically oriented print.



- ~~1. Me~~
2. Parale

[illegible]

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

Inward No:13018



Plan showing plot situated at

Ponda Village

PONDA Taluka

S.No./Sub Div No. 121 / 12

Scale 1:500

A. Matondkar
A. Matondkar

Inspector of Survey &
Land Records.

SURVEY No. 121

Phi Kenu
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Devi
SOD

E-40

E-37

33/42

G. Pai
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MS.
S. Sarker
V S Sanda
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ORR

JB - REGISTRAR OF PONDIA
For Saad Infrastructure India Pvt. Ltd.



ROAD TO KHANDEPAR

Generated By : Vrushali Arolkar (D'Man Gr II)
On : 05-10-2015

D. Tamoskar
05/10/15

Compared By: Dilip Tamoskar (D'Man Gr I)

Registered No.

at pages

Book No.

date

1522/16
254 to 322
Volume No. 3139
11/05/2016

Sub-Registrar



100005319562

FORM I & XIV

नमूना नं १ व १४

Date 01/03/2016

Page 1 of 1

Taluka PONDA

तालुका

Village Ponda

गाव

Name of the Field Predh

शेताचे नाव

Survey No. 121

सर्वे नंबर

Sub Div. No. 12

हिल्सा नंबर

Tenure

मत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice ढरी	Khajan खाजन	Ker कर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.14.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.14.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.08.25	0000.00.00	0000.08.25	0000.23.00

Assessment आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant बसोदारचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Dulha Shivaji Sar Dessai			
2	Maria Sabina Pereira			
3	Rock Pereira			
4	Peter Pereira		96	

S.No.	Name of the Tenant कुळाचे नाव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं.	Remarks शेरा
Name of Person holding rights and nature of rights. इतर हक्क धारण करणाराचे नाव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा मापशीट

Year	Name of the Cultivator संयोजक पिका-याचे नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नाव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation बागायत क्षेत्र Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of Irrigation सिंचनाचा स्रोत	Remarks शेरा
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

OFFICER IN CHARGE
LAND RECORDSVIDE GOVERNMENT ORDER
26/1/2001 RD 17376)

DATED 22/10/2001

Ethnix Infocom Private Limited





GENERAL POWER OF ATTORNEY

MAY IT BE KNOWN TO ALL TO WHOM THESE
PRESENTS SHALL COME THAT WE :

1. Shri CHINTAMAN SADASHIV SHIKERKAR, son of late Sadashiv Chintaman Shikerkar, aged about 63 years, married, agriculturist, Indian National, resident of Pissgal, Priol, Ponda, Goa, and,



Serial No. 44305 Place of vend: PONDA Date 22/12/9
 Value of Stamp paper Ten on
 Name of the Purchaser Chantaman: S. Perdy
 Residing at Perdy S/o, D/o, W/o
 Purpose of P.A. Transaction Party

Signature of Chantaman: S. Perdy
 Signature of Chantaman: S. Perdy

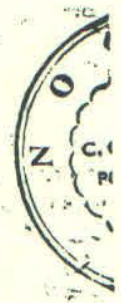


GENERAL POWER OF ATTORNEY

BEFORE ME, the undersigned, a Notary Public, at Pondicherry, on this 22nd day of December, 1909, appeared

Chantaman: S. Perdy, who being duly sworn, deposed that he is the owner of the property described in the foregoing instrument, and that he executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of my office, at Pondicherry, this 22nd day of December, 1909.





2. Smt. INDUMATI CHINTAMAN SHIKERKAR,
daughter of late Raghunath Damodar Bhat Korde
and wife of Shri Chintaman Sadashiv
Shikerkar, aged about 61 years, married,
housewife, Indian National, resident of
Pisgal, Priol, Ponda, Goa,

DO HEREBY nominate, appoint and constitute
our son, Shri SUBHASH CHINTAMAN SHIKERKAR,
aged about 42 years, married, Medical
Practitioner, Indian National, resident of
Khadpabandh, Ponda, Goa, to be our true and
lawful attorney, for us and in our names to
do or cause to be done all or any of the
following acts, matters, deeds and things,
that is to say:-





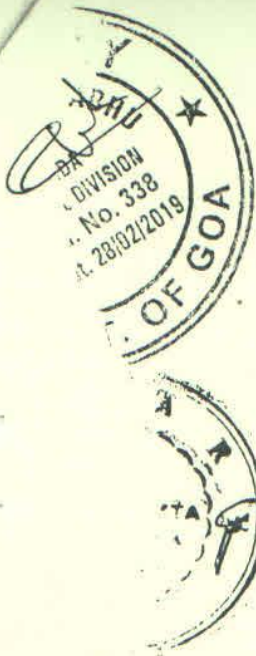
1. To take possession of and administer all our landed and other properties together with standing crops and trees, wells, engine, pumps, agricultural implements and farm houses etc.



2. To execute, sign, enter into, acknowledge, perfect and do all such surrenders, releases, assurances, deeds, agreements, partitions, deeds of family arrangements/settlements, instruments, acts and things as shall be requisite or as the said attorney may deem necessary or proper for or in relation to all or any of our landed properties - leasehold and/or freehold, situated in the State of Goa.

3. To sign, execute, present for registration, admit execution of, register or otherwise perfect of cause to be signed, executed, registered and perfected any agreement, lease, deed, assignment, surrender, conveyance and other assurances which may in the opinion of our said attorney be expedient or necessary in connection with our properties and to appear before the Sub-





Registrar of Ponda or any other Sub-Registrar/s and present any document/s for registration and to admit execution thereof.

4. To commence, prosecute or enforce or to defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters relating our properties or any other matters in which we are or may hereafter be interested or concerned and also, if the said attorney shall think fit, to compromise refer to arbitration, abandon, submit to judgement or become non-suited in any such action or proceedings as aforesaid.

5. To declare and affirm all complaints, written statements, applications, petitions, affidavits and other necessary documents in our names and on our behalf and to appear and depose before any Judge, Magistrate, Revenue, Tenancy or other Officers empowered by law to hear any suits or proceedings or any other inquiry relating to any of matters affecting us or in which we may be interested or concerned.



6. To represent us before all Government, Municipal or any other local authorities constituted for any purposes whatsoever and to receive compensations or to give discharge in regard to any claim whatsoever arising and however in regard to our landed or other properties.

7. To represent us before the Offices of the Comunidade of Keri and Priol and the Administrator of Comunidades of Ponda in all matters in which we may be interested and also to receive the periodical dividends from the Comunidade of Keri and any other Comunidade in which we are interested and to give valid discharges for such receipts.

8. To accept notices or services or writ of summons or other legal processes that may be served upon us and to appear and represent us in any Court of Justice and before all Magistrates and Judicial or Revenue or Tenancy or other officers whatsoever, as our attorney may think advisable.



9. To operate in our names and on our behalf on existing accounts current with any bank/s or banking institution/s or with any persons (joint or individual accounts) and to draw and sign cheques thereon and also to open fresh accounts, current or deposit, with any bank or banking institutions or individuals and to operate thereon and to make, sign, draw, accept, endorse, discount, negotiate, sell and otherwise deal with cheques, bills of exchange, promissory notes and other negotiable or other instruments.



10. To agree to purchase and to purchase in our names any movable or immovable properties in India and to execute necessary Agreements and Sale Deeds and present the same for registration in the appropriate Sub-Registrar's office and to admit execution thereof and to get the same registered.



11. To apply for and to obtain N. A. Sanad for conversion of our plots/properties for non-agricultural use and to apply for and obtain contruction licences and cement-permits and, for that purpose to sign all



necessary papers, declarations, applications etc., and to represent us before all public bodies and authorities, as may be deemed necessary.



12. To apply for and take loans from any bank/s or private individuals in our names and to operate on the same and to sign all loan documents including Hypothecation Agreement, Demand Promissory note, Mortgage Deed, Deed of Further Charge, Acknowledgement of Debt, Revival Letters, Declarations, Undertakings and such other documents which may be required to be executed for securing the loans that may be granted by any bank to us, singly or jointly, and also to create an Equitable Mortgage in respect of our immovable properties - lease hold and/or free hold, and to deposit the Title Deeds in respect of our said landed properties with any Bank/s and/or financial institutions for securing such loans that may be granted to us and to confirm such deposit of Title Deeds.



13. To guarantee, on our behalf, the due repayment of any loan/s or any other credit accomodation/s that may be granted to our said attorney by any bank or financial institution and for that purpose to execute necessary Deed/s of Guarantee and such other documents including Revival Letters, Agreements to Mortgage and Mortgage Deeds, Deeds of Further Charge for mortgaging our rights in our landed properties, as such guarantor/s, and to present such documents of Mortgage etc., before the Sub-Registrar of Ponda and/or any other Sub-Registrar and to admit execution thereof and to get the same registered and also to create an Equitable Mortgage in respect of our immovable properties - lease hold and/or free hold, and to deposit the Title Deeds in respect of our said landed properties with any Bank/s and/or financial institutions for securing such loans that may be granted to our said Attorney and to confirm such deposit of Title Deeds.

14. To appoint any solicitor or advocate or counsel or accountant as may be necessary for prosecuting and defending in the premises

aforesaid or any of them or any other matters relating to the managements of the said lands/properties or their various affairs as occasion may require, either in our names or in the name of our said Attorney.



15. To adjust, settle, compromise or submit to arbitration any accounts, debts, claims and demands, disputes and matters touching any of the matters aforesaid or any other matters which are now subsisting or may hereafter arise between us and any other person or persons or between the said attorney or any other person or persons.



16. To substitute and appoint from time to time one or more attorney or attorneys under him with the same or limited powers and such substitute or substitutes at pleasure to remove and another or others to appoint.



17. AND GENERALLY to act as our attorney or agent in relation to the premises and all matters in which we may be interested or

concerned and on our behalf to execute and do all instuments, deeds, matters and things as fully and effectually in all respects as we ourselves could do if personally present.

AND we hereby, for ourselves, our heirs, executors and administators ratify and confirm and agree to ratify and confirm whatsoever our said attorney or any substitute or substitutes acting under him shall do or purport to do by virtue of these presents.

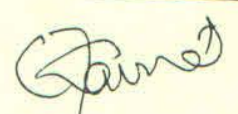
IN WITNESS WHEREOF, We Shri CHINTAMAN SADASHIV SHIKERKAR and Smt. INDUMATI CHINTAMAN SHIKERKAR have signed these presents at Ponda, Goa, on this 5th day of August, 1995.

THE EXECUTANTS


(CHINTAMAN S. SHIKERKAR)

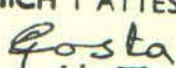
इंदुमती चिंतामणी शिकेरकर.
(Smt. INDUMATI C. SHIKERKAR)

Identified by me :-


D. M. V. Kamet.

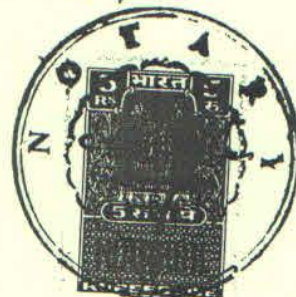
10

EXECUTED BEFORE ME
WHICH I ATTEST


C. G. D'Costa
NOTARY

Place : Ponda
Date : 5/8/95

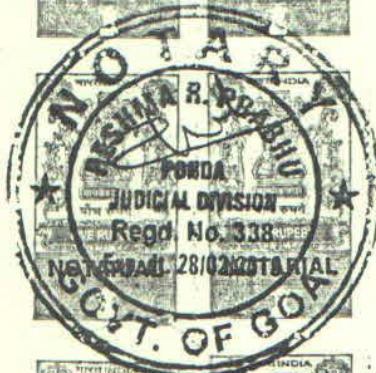
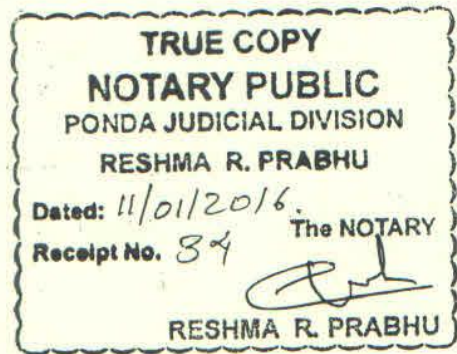
Reg. No. 5264.



Issued four certified copies
U/nos 957/97, 958/97, 959/97
and 960/97

Arjun S. Singbal
25.8.97

ARUN S. S. SINGBAL
NOTARY PUBLIC
FO-51 Ponda Commerce Centre
PONDA - GOA



1992

SW

1992

SW

MI

CHINTAMANI

INDUMATI

1992



1992

certified to be true copy
of the original

भारतीय गैर न्यायिक

पचास
रुपये

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FIFTY
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL

गोवा GOA

Date of issue of Stamp Paper ... 10/05/08

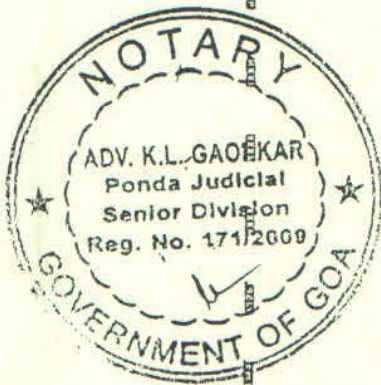
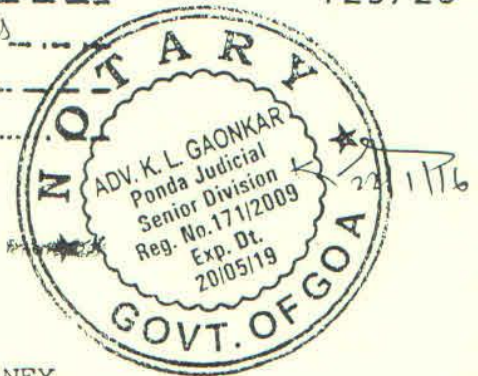
Name of Purchaser ... L. Rodrigues

Residence ... Margao

Purpose ...

ance No. 8
R. D. Kare, Margao

125720



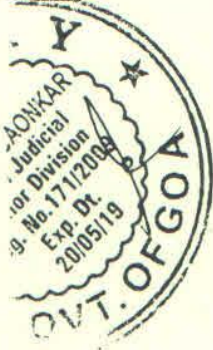
POWER OF ATTORNEY

KNOW ALL MEN THAT BY THESE PRESENTS, I, Mrs. JAYANTI RAGHUPATI BHANDARI, daughter of Rajaram Dubhashi, married, housewife, aged about 61 years, Indian national, residing at House No.1207, Mahalaxmi Niwas, Bandora, Ponda, Goa, do hereby nominate, appoint and constitute my husband Mr. RAGHUPATI RAMKRISHNA BHANDARI, son of late Ramkrishna Bhandari, aged about 68 years, businessman, Indian national, residing at House No.1207, Mahalaxmi Niwas, Bandora, Ponda, Goa

./.

J. R. B.





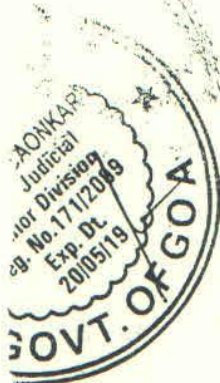
as my true and lawful ATTORNEY for me, in my name and on my behalf to do or cause to be done any and/or all the following acts, deeds, matters and things, that is to say:-

1. To manage, administer, look after and protect our properties situated in Goa and interest therein.
2. On my behalf and in my name to sell any of our properties or part thereof and my share or right therein to any person or persons for the price as my said Attorney may deem fit, to collect the sale proceeds giving valid receipts and discharges thereof, to sign and execute any Agreement of Sale or Deed of Sale or Conveyance in respect of the said property or part thereof and my share or right therein, to appear before the concerned Sub-Registrar or the Registration Authority on my behalf to present the said document for registration, to admit execution thereof and to do all other acts to convey the said property or part thereof and register the said document as fully and effectually in all respects as I could do the same myself if personally present.
3. To appear and to act for me and to represent me in the Land Survey Offices, before the Talathi or Mamlatdar for Mutation, Collector or Deputy Collector for mutation of Survey Records in respect of the said property in favour of the purchaser and to file necessary proceedings to seek survey partition thereof, or before any Courts or Authorities



J. R. B.

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concerning any matter regarding the said property, or before all other Government and public offices of the State Government or the Central Government, and for such purposes to swear Affidavits, to depose on oath, sign any Declarations, Forms, etc.

4. To state, settle, adjust, compound, compromise, sign Consent Terms, withdraw or submit to Arbitration all actions, suits, accounts, claims and disputes between me and any person or persons or legal entity.

5. To rectify any mistakes, slips and errors and to rectify, amend and ratify any acts, pleadings, Agreements or Deeds.

6. To engage and remove advocates and to sign their Vakalatnamas.

AND GENERALLY, to do, execute and perform any other acts, deeds or things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to the powers hereby given, as fully and effectually in all respects as I could do the same myself personally if present.

AND I HEREBY AGREE TO RATIFY and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have executed this Power of Attorney at Ponda Goa on this 21st day of

J.R.B.

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7. R.S.

March 2011.



THE EXECUTANT :

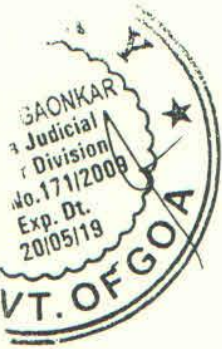
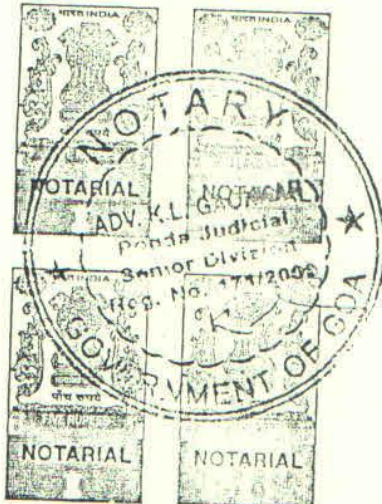
Jayanti R. Bhandari

Mrs. JAYANTI RAGHUPATI
BHANDARI

Specimen Signature of
the Attorney :

R.B. Ramkrishna Bhandari

Mr. RAGHUPATI RAMKRISHNA BHANDARI



EXECUTED BEFORE ME
WHICH I ATTEST

K

Krishnanath L. Gaonkar
NOTARY PUBLIC
SO-7 Ponda Commerce Center
PONDA-GOA

Reg No. 892/2011

Date 21/3/2011

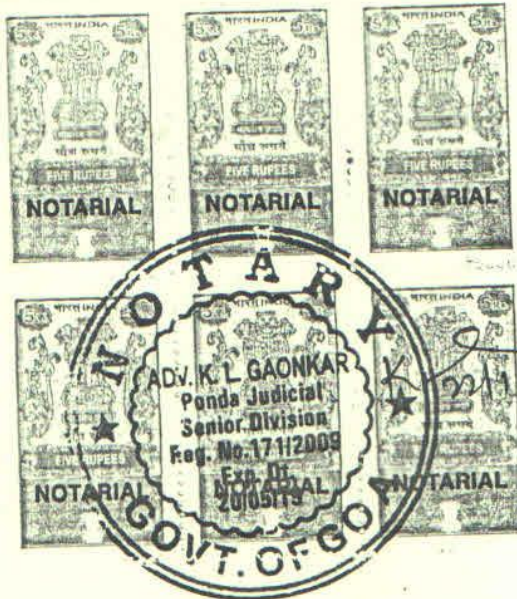
(Signed) Certified to be true copy
one no.

K 21/3/2011

Krishnanath L. Gaonkar
NOTARY PUBLIC
SO-7 Ponda Commerce Center
PONDA-GOA



P.T.O.



certified to be true copy
of the original

K
Krishnanath L. Gaonkar
NOTARY PUBLIC
SO-7, Ponda Commerce Centre,
PONDA-GOA

Reg No. 38/2016

Date 22/01/2016

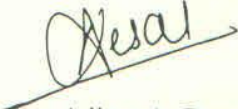


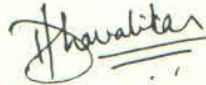
CIN NO. U45200GA2014PTC007421

CERTIFIED COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/s. SAAD INFRASTRUCTURE INDIA PRIVATE LIMITED HELD ON WEDNESDAY, 25TH DECEMBER, 2015 AT THE REGISTERED OFFICE OF THE COMPANY, AT 4.30 PM

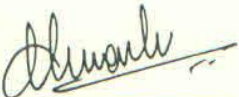
RESOLVED THAT Mr. Deepak Gaonkar, Director of the Company, M/s. SAAD INFRASTRUCTURE INDIA PVT LTD, holding DIN No. 06861086 whose signature is appended below; be and is hereby authorized to make applications, power of attorney, enter into contracts, sell, purchase, transfer, endorse, negotiate documents, sign and execute documents, deeds or / otherwise deal on behalf of the company, and to do all such acts, deeds and things to give effect to this resolution.

Certified True Copy
SAAD INFRASTRUCTURE INDIA PRIVATE LIMITED


Aditya A. Desai
Director


Rajasi. R. Dhavalikar
Director

APPENDED BELOW IS THE SPECIMEN
SIGNATURE OF AUTHORISED SIGNATORY


(Deepak Gaonkar)
Director
DIN No: 06861086



Executing parties

(1) **SMT. GEETA @ GUITA NAIQUE PRATAP RAO PRIMEIRO SARDESSAI** alias **GEETA GURUDAS PAI**, daughter of Dulba X. N. P. Sardessai, wife of Shri. Gurudas Gopal Pai, major, married, aged about 70 years, occupation housewife, and her husband

(2) **SHRI. GURUDAS GOPAL PAI**, son of Gopal Pai, major, married, aged about 79 years, occupation business, both Indian Nationals, residing at Panaji Goa,

(3) **SHRI. RAGIU DULBA NAIQUE PRATAP RAO PREMEIRO SARDESSAI** alias **RAJIV DULBA SARDESAI**, son of Dulba Sardesai, major, married, aged about 67 years, occupation business, and his wife

(4) **SMT. NISHITA RAJIV SARDESSAI**, daughter of Yeshwant R. Kelekar major, married, aged about 58 years, occupation housewife, both Indian Nationals, residing at Flat No.6, Vivekanand Co-op. Housing Society, Sadar, Ponda Goa,

(5) **SHRI. SANJIVA DULBA NAIQUE PRATAP RAO PRIMEIRO SARDESSAI** alias **SANJIV DULBA SARDESAI**, son of Dulba Sardessai, major, married, aged about 64 years, occupation business, and his wife

(6) **SMT. VAISHALI SANJIV SARDESSAI**, daughter of Janardan P. Keni, major, married, aged about 61 years, occupation retired Bank Employee, both Indian Nationals, residing at Flat No.5, Vivekanand Co-op. Housing Society, Sadar, Ponda Goa,

(7) **SMT. SUSHAMA DULBA NAIQUE PRATAP RAO PRIMEIRO SARDESSAI** alias **SUSHAMA UMESH PANANDIKAR**, daughter of Dulba X. N. P. Sardessai, major, married, aged about 61 years, occupation housewife, and her husband

(8) **SHRI. UMESH SURYAJI PANANDIKAR**, son of Suryaji Panandikar, major, married, aged about 71 years, occupation Medical Practitioner, both Indian Nationals, residing at Per Seraulim, Salcette Goa,

(9) **SHRI. SUHAS NARAYAN DESSAI**, son of Narayan Desai, major, married, aged about 68 years, businessman, Indian National, residing at Opa-Khandepar, Ponda Goa, partner of M/S. DURGA ENTERPRISES, a registered partnership firm,

(10) **SHRI. MILIND VIDYADHAR DESAI**, son of Vidyadhar Desai, major, married, aged about 45 years, occupation business, and his wife



(11) **SMT. MANJIRI MILIND DESAI**, daughter of Vishnu Marathe, major, married, aged about 39 years, occupation service, both Indian Nationals, residing at Priol, Ponda - Goa, 403401,

12) **Dr. SUBHASH CHINTAMANI SHIKERKAR**, son of Chintamani Shekerkar, major, aged about 62 years, married, medical practitioner, residing at Khadpabandh, Ponda, Goa

(13) **SHRI. RAGHUPATI RAMKRISHNA BHANDARI**, son of Ramkrishna Bhandari, major, married, aged about 83 years, occupation Business, both Indian Nationals, residing Near Mahalaxmi Temple, Bandora, Ponda Goa,

(14) **SHRI. PETER PEREIRA**, son of Manuel Johnanthony Pereira, major, married, aged about 53 years, occupation service, and his wife

(15) **SMT. NATALIA PEREIRA D'SOUZA**, daughter of Louis D'souza, major, married, aged about 52 years, occupation housewife, both Indian Nationals, residing at Raj Vihar, Dhavali, Ponda - Goa

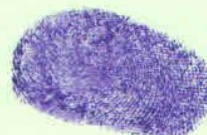
(16) **SMT. EVELYN PEREIRA**, daughter of Joaquim Santan Dasilva, major, married, aged about 48 years, occupation housewife, Indian National, residing at Upper Bazar, Ponda - Goa,

(17) **SHRI. DEEPAK GANAPATI GAONKAR**, son of late Ganapati Gaonkar, (DIN:06861086), aged 46 years, Businessman, residing at Opa, Khandepar, Ponda - Goa, as director of SAAD INFRASTRUCTURE INDIA PVT. LTD., (CINU45200GA2014PTCOO7421), a registered company, registered in state of Goa under The Companies Act of 1956, & the companies act 2013, 48/B, Goa dairy road, Ganganagar, Curti, PAN.:AAUCS2556G, having office at "Parijat", Khadpabandh, Ponda, Goa.



executing party Nos. au to
Seventeen
admits execution of the so called
Sale deed

Goeta C. Pai



, GURUDAS GOPAL PAI G. P. Pai

, Rajiv Dulba Sardesai R. L. L. L.

, Nishila Rajiv Sardesai N. L. L. L.

, Sanjiv Dulba Sardesai S. D. Sardesai

, Vaishali Sanjay Sardesai V. S. Sardesai

, Sushama U. Panatikar S. U. Panatikar

, Umesh S. Panatikar, Umesh

, Seetha H. Desai, Seetha

- Milind Vidyadhar Desai Desai

- Mangiri M. Desai Desai

- Subhan Chintawani Shikhar



> Raghubir Bhanu Bhanu

> Dr. Bhanu
> Ad. Anur Peter PEREIRA

> Nathalia Pereira
Pereira

> Evelyn Pereira Pereira

> Deepak Ganapati Gankeer
For SaaS Infrastructure India Pvt. Ltd.
Director
Director

Shri Mevino Piedade Gomes,
Advocate, major of age, married.
Indian National, 810 usgao
Pondar Goa.

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him.



→ Me
Pondar

dated 03/03/2016

mm
SUB-REGISTRAR
PONDAR

Executing Parties

(18) Shri. Sanjeev Narayan Dessai, s/o
Narayan Desai, major, married, 61 years,
businessman, Indian national, and his wife -

(19) Smt. Daya Sanjeev Dessai, d/o late
Shri. Vishnu Joshi, major, married, 49 years,
Service, Indian national, both R/o Ponda
Goa.

Executing party file
No. Eighteen &
Nineteen
admits execution of the so called
Sale deed

Sanjeev Narayan Desai



Daya Sanjeev Desai



Shri Menino Piedade Gomes, Advocate,
major age, married, Indian National
residing at Usgao Ponda Goa

and known to the Sub-Registrar
states that he personally knows the
above executant and identifies him.



Ponda dated 09/03/2016.

Guarantee
REGISTRAR
PONDA

Registered No. 223/16
at pages 232 to 233
Book No. 2104 Volume No. 2104
date 09/03/2016
Sub-Registrar

Power of attorney copy
has been submitted today

Ponda dated 04/05/2016.

REGISTRAR
PONDA



Registered No. 1527/16
pages 254 to 322
Book No. 2 Volume No. 3169
date 11/05/2016

A. A.
Sub-Registrar



411003