

(Rupees Twenty Lakhs Only)

CITIZEN DEBIT CO-OPERATIVE
BANK LTD.

BRANCH 25511

NON JUDICIAL
FEB 20 2019

Handwritten Signature
Authorized Signatory

BRANCH 25511
ST. JOSEPH'S ROAD, BOMBA
MUMBAI - 400 002 INDIA
P-505979/CA-25/12/2011-40



INDIA

R.20000000/- PB7223

STAMP DUTY

GOA

Name of Purchaser, RELIANCE BUILDERS

Handwritten Signature
Handwritten Signature

201

DEED OF SALE

...2/-

S.V.R.

W.R.

S.R.

K.P.C.

S.V.R.

S.N.A.

N.K.

S.N.N.

Mrs. Pratima A. N.

M.

A.



(Rupees Twenty Lakhs Only)



Handwritten signature
Authorized Signatory

CITIZEN CO-OPERATIVE BANK LTD.

SAVANA SCHOLAR CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BOMBAI,
MUMBAI - 400 002

D-5/SHV/CA/15/1/2003-04



25512
185424

NON JUDICIAL
FEB 20 2019

15:14

R.2000000/- PB7223

INDIA STAMP DUTY GOA

Name of Purchaser, RELIANCE BUILDERS



DEED OF SALE

...3/-

Handwritten mark

SV.R
LKR
Sye
VKPC
T.V.Naik
Sudha T Naik
Handwritten signatures
S.N.Naik
M.B. Patil
M.Naik
A.Das

(Rupees Twenty Lakhs Only)

PROPERTY MORTGAGE BANK LTD.



Antik
Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
BORIVLI BRANCH CO-OP. BANK SOCIETY LTD
ST. JOSEPH ROAD, BORIVLI,
MUMBAI - 400 025
B-S/ST/RY/CA/25/1/2011-40

STAMPY 25513 FROM JUDICIAL OFFICE
181424 FEB 20 2019
15:16
R.2000000/- PG7223
INDIA STAMP DUTY GOA

Name of Purchaser, RELIANCE BUILDERS



DEED OF SALE

..4/-

S.V.R.
V.R.
S.V.R.
V.R.
T.V.N.R.
S.V.R.

N. N. N. N.
S. N. N. N.
M. S. Prabhakar N. N. N.
N. N. N.
A. S. N.

(Requires Six Varns 1 Green (Inland Only))

RELIANCE BUILDERS LTD.



Reliance
RELIANCE BUILDERS LTD.

CITIZEN GROUP OF ORGANISATIONS
BANK LTD.
SOMNATH BUILDERS CO-OP. HOUSING SOCIETY LTD.
ST. JOSEPH'S ROAD, SOMNATH
MUMBAI - 400 002
D-S/STP/1/CA/12/2/2011-12

STREET 25514
123424



NON JUDICIAL STAMP
FEB 20 2019

15:26

R.0615000/-PB7223

INDIA STAMP DUTY GOA

Name of Purchaser...RELIANCE BUILDERS



DEED OF SALE

[Signature]

..5/-

S.V.R. *[Signature]*
V.R. *[Signature]*
S.V.R. *[Signature]*
K.P.C. *[Signature]*
T.V.N.R. *[Signature]*
S.V.R. *[Signature]*
Mrs. Padma S. Nair
[Signature]
[Signature]

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this TWENTY-FIRST day of FEBRUARY of the Year Two Thousand and Nineteen (21/02/2019).



BETWEEN

1. Mr. ATISH NAIK, son of Mr. Atchut Naik, aged 53 years, businessman, Holder of Pan No. [REDACTED], AND HIS WIFE,

2. Mrs. PRATIMA ATISH NAIK, daughter of Ramnath Nevrekar, aged 47 years, housewife, Holder of Pan No. [REDACTED],

Both of them Indian Nationals and resident at A-605, CD Signature, Gogol, Margao, Salcete, Goa,

3. Mr. NARAYAN PUNDALIK NAIK, son of Mr. Pundalik Naik, aged about 62 years, businessman, Holder of Pan No. [REDACTED], AND HIS WIFE,

...6/-

S. V. R. Mr. Naik
S. N. Naik
Mrs. Pratima A. Naik
S. V. R.
V. R. C.
T. V. Naik
S. Naik

[Signature]



4. Mrs. SONIA NARAYAN NAIK, daughter of Shantaram P. Dessai, aged 54 years, housewife, Holder of Pan No. [REDACTED],

Both of them Indian Nationals and resident at House No.1740/5, Costa Row houses, Behind Costa & Co, Aquem Alto, Margao, Salcete, Goa,

5. Mrs. SMITA VINOD PRABHU CHODNEKAR NEE SMITA PUNDOLICA NAIQUE, daughter of Mr. Pundalik Naik, aged 65 years, housewife, Holder of Pan No. [REDACTED] AND HER HUSBAND,

6. Mr. VINOD KRISHNA PRABHU CHODNEKAR, son of Krishna Prabhu Chodnekar, aged 65 years, businessman, Holder of Pan No. [REDACTED],

Both of them Indian Nationals and resident at House No.A-1, Vinayak Piazza, Vidyanagar, Margao, Salcete, Goa,

[Handwritten signature]

...7/-

S.N. Naik
S.N. Naik
Mrs. Prativa S. Naik
VKPC
V. Naik
S. Naik
[Signature]
[Signature]



7. Mrs. SUCHITA VILAS RAJADHYAKSHA NEE SUCHITA PUNDOLICA NAIQUE, daughter of Mr. Pundalik Naik, aged about 60 years, housewife, Holder of Pan No. [REDACTED], OCI Card No. [REDACTED] AND HER HUSBAND,
8. Mr. VILAS WASUDEO RAJADHYAKSHA, son of Wasudeo Rajadhyaksha, aged 66 years, Key Accounts Manager, Holder of Pan No. [REDACTED], OCI Card No. [REDACTED]

Both of them Foreign Nationals of Indian Origin and resident at House No.B-16, Jagruti Co-op Housing Society, 101, Lady Jamshedjee Road, Mahim, Mumbai.400016.

9. Dr. GOVIND VISHNU NAIK, son of Mr. Vishnu Naik, aged 89 years, Doctor, Holder of Pan No. [REDACTED], AND HIS WIFE,
10. Mrs. SUJATA GOVIND NAIK, daughter of late K. R. Kamat, aged 77 years, housewife, Holder of Pan No. [REDACTED]

...8/-

S.V.R.
V.N.R.
S.V.R.
V.N.R.
T.V.N.R.
S.V.R.

N/V Naik
S.V. Naik
Mrs. Pratima A. Naik

M. Naik
A. Naik



Both of them Indian Nationals and resident at House No.C-22-55/1, Near Chowgule College, Gogol, Margao, Salcete, Goa, and herein represented by their Power of Attorney Holder Mr. Atul. P Naik, by virtue of Power of Attorney dated 6th February 2019, executed before Notary, Rajendra Raut Dessai, at Margao,

- / 11. Mr. PURSHOTTAM VISHNU NAIK, son of Mr. Vishnu Naik, aged 87 years, businessman, Holder of Pan No. [REDACTED], AND HIS SON,
12. Mr. ATUL PURSHOTTAM NAIK, son of Purshottam Vishnu Naik, aged 54 years, businessman, Holder of Pan No. [REDACTED], AND HIS WIFE,
13. Mrs. CHANDA ATUL NAIK, daughter of Mr. Avinash Sardesai, aged 52 years, housewife, Holder of Pan No. [REDACTED]

All of them Indian Nationals and resident at House No.757/B, Aquem, Margao, Salcete,

[Signature]

...9/-

*SVR
UVR
SVC
VSR
TVSR
STNaik*

*MPNaik
SNNaik
Mrs. Pradip Sardesai*

Atul Naik
[Signature]



Goa; THE VENDOR Nos. 11 and 13 are herein duly represented by their Power of Attorney Holder, Mr. Atul P. Naik, by virtue of Power of Attorney dated 6th February 2019, executed before Notary, Mr. Rajendra Raut Dessai, Margao,

14. Mr. TRIVIKRAM VISHNU NAIK, son of Mr. Vishnu Naik, aged 81 years, businessman, Holder of Pan No. [REDACTED], AND HIS WIFE,

15. Mrs. SUDHA TRIVIKRAM NAIK, daughter of Shivram Shamba Kuvelkar, aged 72 years, housewife, Holder of Pan No. [REDACTED],

Both of them Indian Nationals and resident at No.C-104, 1st Floor, CD Signature, Gogol, Margao, Goa,

16. Dr. MADHAV VISHNU NAIK, son of Mr. Vishnu Naik, aged 83 years, Doctor, Foreign National

B

...10/-

*S. V. Naik
L. V. Naik
S. V. Naik
V. V. Naik
T. V. Naik
S. V. Naik*

*N. V. Naik
S. V. Naik
Mrs. Prudhvi S. Naik
M. V. Naik
A. V. Naik*



of Indian Origin, Holder of OCI No. [REDACTED]
and Pan No. [REDACTED], AND HIS WIFE,

17. Mrs. HEMA MADHAV NAIK, daughter of Vishnu Naik Panvelkar, aged 74 years, housewife, Foreign National of Indian Origin, Holder of OCI No. [REDACTED] and Pan No. [REDACTED],

Both of them resident at C/o C-104, 1st Floor, CD Signature, Gogol, Margao, Salcete, Goa, and herein represented by their Power of Attorney Holder, Mr. Trivikram V Naik, by virtue of Power of Attorney dated 08-04-2011, executed before Notary, Mr. Rajendra Raut Dessai.

All of them hereafter called "THE VENDORS" (which expression shall unless repugnant to the context include their heirs, assigns and legal representatives), OF THE ONE PART,

AND

S. V. R.
V. R.
S. V. R.
V. R.
T. V. R.
S. V. R.

N. P. Naik
S. V. Naik
Mrs. Pradipna A. Naik
M. Naik
A. Naik

...11/-



M/s RELIANCE BUILDERS, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, having Office at Reliance House, Isidorio Baptista Road, Margao, Salcete, Goa, Holding Pan No. [REDACTED] and TAN No. [REDACTED], herein represented by its Managing Partner, Mr. INESIO ALMEIDA COUTINHO alias Mr. INEZ ALMEIDA COUTINHO, son of late Jose Pedro Longuinho Almeida Coutinho, aged 70 years, businessman, married, Holder of Pan No. [REDACTED], Indian National, resident at 7 Donum Dei, Behind Hotel Colva Plaza, Per-Seraulim, Salcete, Goa, hereafter called the "PURCHASER" (which expression shall unless repugnant to the context include the Partners, their heirs, assigns and legal representatives) OF THE OTHER PART, and WITNESSES:

WHEREAS at Margao city of Salcete Taluka, Goa, there exists a property known as "MIXTO", consisting of land with independent structures, described in the Land Registration Office under No.43611, New Series, and is enrolled in the Land

...12/-

S.V.R.
V.R.
S.V.R.
V.R.
T.V.V.R.
S.V.R.

M. Almeida
S.V.R.
Also Partners of Reliance
M. Almeida
A. Almeida



- 12 -

Revenue Office under Matriz No.2667 and is surveyed under Chalta No.87 of P.T. Sheet No.189 of Margao City, and is fully described in the SCHEDULE below;

AND WHEREAS the said property was originally owned and possessed by Maria Liberata Clementina da Piedade Andrade;

AND WHEREAS vide Deed dated 6/4/1955, recorded before the Assistant Notary of Comarca, Maria Fonseca, read with Deed of Rectification dated 1/3/1958, the said Liberata Clementina da Piedade Andrade gifted the said property, with reservation of usufruct to Acacio Ciriaco Mesquita;

AND WHEREAS vide Deed of Sale dated 19/6/1959, recorded before the Notary Raul Santa Rita Vas, at pages 41 onwards of Book No.1067, the said Acacio Ciriaco Mesquita and Liberata Clementina da Piedade Andrade sold the said property to Pundolica Visnum Naique and Atchuta Visnum Naique;

S. V. R.
Wick
SVP
VEPC
S. V. R.
S. V. R.
M. N.
S. V. N.
Mrs. Pundolica A. Naique
M. N.
A. C.

...13/-



AND WHEREAS the said Atchut Vishnu Naik and his wife, Surekha Naik have expired leaving behind them their two children, namely, Amita Atchut Naik, married to Gajanan Dukle and Atish Atchut Naik (THE VENDOR No.1) married to Pratima Naik (THE VENDOR No.2), as their only heirs;

AND WHEREAS vide Deed of Relinquishment dated 09/10/1986 drawn at page 75 onwards of Deeds Book No.623 and Deed of Relinquishment drawn on 06/08/2009, at page 49 onwards of Deeds Book No.699, the said Amita Atchut Naik and her husband, Gajanan Dukle relinquished their rights to the estate left behind by their parents/parents-in-law and accordingly the same has been confirmed vide Deed of Succession dated 10/08/2005 drawn in the Office of the Notary Public Ex-Officio of Salcete;

AND WHEREAS the said Pundolika Vishnu Naik and his wife, Mrs. Suman Pundolic Naique have expired leaving behind them their three

...14/-

S.V.R.
L.W.R.
S.K.
V.P.C.
T.V.N.
S.Naikh

N/Naik
S.N. Naik
Mrs. Pratima N. Naik
M/Naik
A. Naik



children, as their only heirs, namely, Narayan Pundalik Naik (THE VENDOR No.3), married to Sonia Narayan Naik (THE VENDOR No.4), Mrs. Smita Vinod Prabhu Chodnekar (THE VENDOR No.5), married to Vinod Krishna Prabhu Chodnekar (THE VENDOR No.6) and Mrs. Suchita Vilas Rajadhyaksha (THE VENDOR No.7), married to Vilas Wasudeo Rajadhyaksha (THE VENDOR No.8);

AND WHEREAS the said Mrs. Smita Vinod Prabhu Chodnekar (THE VENDOR No.5), and her husband Vinod Krishna Prabhu Chodnekar (THE VENDOR No.6) and Mrs. Suchita Vilas Rajadhyaksha (THE VENDOR No.7), and her husband Vilas Wasudeo Rajadhyaksha (THE VENDOR No.8) have relinquished all their rights in the estate of their father/father-in-law, namely, Mr. Pundolika Vishnu Naique;

AND WHEREAS THE VENDOR Nos.1 to 7 consider that the said property was jointly owned and possessed by Atchuta Visnum Naique, Pundolika Visnum Naique, Dr. Govind Vishnu Naik

...15/-

S.V.R.
V.N.
S.V.R.
V.K.P.
T.V.N.
S.V.N.

N.V.N.
S.V.N.
Atchuta Visnum Naique
Pundolika Visnum Naique
Dr. Govind Vishnu Naik



(THE VENDOR No.9), Purshottam Vishnu Naik (THE VENDOR No.11) Trivikram Vishnu Naik, (THE VENDOR No.14), and Dr. Madhav Vishnu Naik (THE VENDOR No.16), and the said property is also surveyed in their joint names;

AND WHEREAS the wife of the said Purshottam Vishnu Naik (THE VENDOR No.11), namely, Sarita Purshottam Naik has expired leaving the said Purshottam Vishnu Naik, as her widower and her three children, as her only heirs, namely, Atul Purshottam Naik (THE VENDOR No.12), married to Chanda Atul Naik (THE VENDOR No.13), Rupa Naik Darshan Rao Valaulikar, married to Darshan Rao Valaulikar and Varsha Sameer Khaunte, married to Sameer Khaunte;

AND WHEREAS the said Rupa Naik Darshan Rao Valaulikar and her husband, Darshan Rao Valaulikar and Varsha Sameer Khaunte and her husband Sameer Khaunte have relinquished all their rights in the estate of their said mother/mother-in-law, Sarita Purshottam Naik;

S.V.R.
17/2
SVC
V.P.C.
S.V. Naik
S.V. Naik

N. Naik
S.V. Naik
Mrs. Rupa D. Naik
Atul Naik
R. Naik

...16/-



- 16 -

AND WHEREAS the above facts are certified by Deed of Succession cum Relinquishment dated 28/8/2017;

AND WHEREAS in the above circumstances, THE VENDORS No. 9 to 17 are also made Parties to the present Deed;

AND WHEREAS THE VENDORS represented themselves to be the absolute and exclusive owners in possession of the said property, described in the SCHEDULE below;

AND WHEREAS THE VENDORS have agreed to sell and THE PURCHASER has agreed to purchase the said property bearing Chalta No.87 of P.T. Sheet No.189 of Margao City, along with all the structures therein situated, which is fully described in the SCHEDULE below, for the total consideration of Rs.14,70,00,000/- (Rupees Fourteen Crores Seventy Lakhs Only), free from any encumbrance or charge whatsoever;

S.V.A.
V.R.
S.V.R.
V.R.P.
T.V.R.
S.V.R.

N.M.
S.N. Nair
Mrs. Paloma A. Nair
A.M.
R.N.

...17/-



- 17 -

NOW THEREFORE THIS DEED WITNESSES
AS FOLLOWS:-

1. In pursuance of the consideration of the total price of Rs.14,70,00,000/- (Rupees Fourteen Crores Seventy Lakhs Only), paid by THE PURCHASER to THE VENDORS, as mentioned in Clause 3 below, (the receipt whereof THE VENDORS do hereby acknowledge and whereof THE VENDORS do hereby grant full discharge) THE VENDORS do hereby TRANSFER BY WAY OF SALE to THE PURCHASER, the said entire property bearing Chalta No.87 of P.T. Sheet No.189 of Margao City, along with all the structures therein situated, which is fully described in the SCHEDULE below, including all their respective rights of ownership and/ or possession in respect of the said property, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. Considering that the structure in the said property was occupied for purpose of residence by THE VENDORS No. 1 to 8, and 14 to 17, and since

...18/-

S.V.R.
V.R.
S.V.R.
V.R.
T.V.N.R.
S.V.R.

M.N.R.
S.V.N.R.
Mrs. Patricia A. Nair
M.N.R.
S.V.N.R.



THE VENDORS No.9 to 13 were not staying in the said house and therefore their share has been reduced accordingly under complete/full voluntary consent by the VENDOR Nos. 9 to 13 as regards such reduction in their share and also by the VENDORS No. 1 to 8, 14 to 17 respectively in this regard, and also without retaining any rights to having legal/any other recourse by the VENDOR Nos. 9 to 13 respectively against VENDORS No. 1 to 8, 14 to 17 respectively either now or at any future point in time whatsoever, and also without retaining any rights to having legal / any other recourse by VENDORS No. 1 to 8, 14 to 17 respectively by and between themselves as a result of increase in respective amount/s paid to each of such VENDORS owing to the share reduction in amount/s paid/payable to the VENDORS No. 9 to 13 under the aforesaid voluntary consent of the VENDORS No.9 to 13. It was mutually agreed that the consideration of Rs.14,70,00,000/- (Rupees Fourteen Crores Seventy Lakhs Only), shall be payable in the share as follows:

S. N. A.
V. N. A.
S. N. A.
V. N. A.
T. V. N. A.
S. N. A.
N. N. A.
S. N. A.
Mrs. Ramesh A. N. A.
M. N. A.
R. N. A.

...19/-



- (a) Rs.2,50,00,000/- to THE VENDOR Nos.1 and 2,
- (b) Rs.1,66,66,666/- to THE VENDOR Nos.3 and 4,
- (c) Rs.41,66,667/- to THE VENDOR Nos.5 and 6,
- (d) Rs.41,66,667/- to THE VENDOR Nos.7 and 8,
- (e) Rs.2,40,00,000/- to THE VENDORS Nos.9 and 10,
- (f) Rs.2,30,00,000/- to THE VENDORS Nos.11 to 13,
- (g) Rs.2,50,00,000/- to VENDORS Nos.14 and 15,
- (h) Rs.2,50,00,000/- to THE VENDORS Nos.16 and 17.

3. The said consideration of Rs.14,70,00,000/- (Rupees Fourteen Crores Seventy Lakhs Only), is paid by THE PURCHASER to THE VENDORS as follows:

SUR
UVR
SIZE
WPA
T.V. & R
STN

M. Nait
S. Nait
Mrs. Pratima S. Nait

M. Nait
S. Nait

...20/-



- (a) Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only), to THE VENDOR Nos.1 and 2, of which Rs.2,47,50,000/- (Rupees Two Crores Forty Seven Lakhs Fifty thousand only) is paid vide Cheque bearing No.006846, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.1, and Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) is deposited with the Income Tax Department, towards tax deductible at source,
- (b) Rs.1,66,66,666/- (Rupees One Crore Sixty Six Lakhs Sixty Six Thousand Six Hundred Six Only), to THE VENDOR Nos. 3 and 4, of which Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lakhs Only) is paid vide Cheque bearing No. 006847, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.3, and Rs.1,66,667/- (Rupees One Lakh Sixty Six Thousand Six Hundred and Sixty Seven Only)

S.V.R.
VNR
SFC
VPC
T.V.R.
STRAH

N. N. N.
S. N. N.
Mrs. P. N. N.
A. N. N.
A. N. N.



is deposited with the Income Tax Department, towards tax deductible at source;

- (c) Rs.41,66,667/- (Rupees Forty One Lakhs Sixty Six Thousand Six Hundred Seven Only), to THE VENDOR Nos. 5 and 6, vide Cheque bearing No. 006848, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.5, without any tax deductible at source as the amount payable is less than the prescribed Rs. 50,00,000/- (Rupees Fifty Lakhs Only),
- (d) Rs.41,66,667/- (Rupees Forty One Lakhs Sixty Six Thousand Six Hundred Seven Only), to THE VENDOR Nos. 7 and 8, of which Rs.33,00,000/- (Rupees Thirty Three Lakhs Only) is paid vide Cheque bearing No.006849, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.7, and being Foreign Nationals of Indian Origin having OCI Card, 20.8% amounting to Rs.8,66,667/-

...22/-

S.V.R.
Unit
SVE
V.R.
T.V. & K.
S.N. & K.

M.N.
S.N. & K.
Mrs. Pratima A. N. K.
M.N.
R. J.



(Rupees Eight Lakhs Sixty Six Thousand Six Hundred and Sixty Seven Only) is deposited with the Income Tax Department, towards tax deductible at source;

(e) Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs Only), to THE VENDOR Nos.9 and 10, of which Rs.2,37,60,000/- (Two Crores Thirty Seven Lakhs Sixty Thousand only) is paid vide Cheque bearing No.006850, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.9, and Rs.2,40,000/- (Rupees Two Lakhs Forty Thousand Only) is deposited with the Income Tax Department, towards tax deductible at source.

(f) Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs) to THE VENDOR No.11, of which Rs.1,13,85,000/- (Rupees One Crore Thirteen Lakhs Eighty Five Thousand Only), is paid vide Cheque bearing No.006851, dated

S.V.R.
LWR
SYE
VPC
T.V.R.
S.N.Aik
N.M.
S.N.Aik
Mrs. Pratima A. Wadh
M. N. Aik
R. S. Aik



21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.11, and Rs. 1,15,000/- (Rupees One Lakh Fifteen Thousand Only) is deposited with the Income Tax Department, towards tax deductible at source.

- (g) Rs.1,15,00,000/- (Rupees One Crore Fifteen Lakhs Only) to THE VENDOR Nos.12 and 13, of which Rs.1,13,85,000/- (Rupees One Crore Thirteen Lakhs Eighty Five Thousand Only), is paid vide Cheque bearing No.006852, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.12, and Rs.1,15,000/- (Rupees One Lakh Fifteen Thousand Only) is deposited with the Income Tax Department, towards tax deductible at source.

- (h) Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only), to THE VENDOR Nos.14 and 15,

S.V.R.
V.R.
S.R.
V.R.
T.V.R.
S.V.R.

M.N.
S.N.
Mrs. Pratima A. Vaidh

M.N.
A.S.



of which Rs.2,47,50,000/- (Rupees Two Crores Forty Seven Lakhs Fifty Thousand Only) is paid vide Cheque bearing No. 006853, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.14, and Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) is deposited with the Income Tax Department, towards tax deductible at source.

- (i) Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only), to THE VENDOR Nos.16 and 17, of which Rs. 1,90,20,000/- (Rupees One Crore Ninety Lakhs Twenty Thousand Only) is paid vide Cheque bearing No. 006854, dated 21/02/2019, drawn on the Kotak Mahindra Bank, Margao Branch, drawn in favour of THE VENDOR No.16, and being Foreign Nationals of Indian Origin, and OCI Card holders a deduction of 23.92% is made since the amount is above Rs. 1,00,00,000 (Rupees

S.N. Naik
S.N. Naik
S.N. Naik
S.N. Naik
S.N. Naik

N. Naik
S.N. Naik
Mrs. Pratima S. Naik
N. Naik
A. S. Naik

...25/-



One Crore) and therefore Rs.59,80,000/- (Rupees Fifty Nine Lakhs Eighty Thousand Only) is deposited with the Income Tax Department, towards tax deductible at source;

4. For the purpose of stamp duty and registration, this Deed is valued at Rs.14,70,00,000/- (Rupees Fourteen Crores Seventy Lakhs Only);

5. THE VENDORS do hereby covenant with THE PURCHASER as follows:-

a) That the title of THE VENDORS in the property hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE

...26/-

S.V.R.
L.H.
S.V.R.
V.R.C.
T.V.N.
S.N.A.
N.N.A.
S.N.A.
Mrs. Ramesh N. Nair
M.N.A.
A.D.A.



PURCHASER do all that should be necessary or convenient to ensure that THE PURCHASER peaceably holds and enjoys the property hereby sold to them.

- d) That in the event THE PURCHASER is ever dispossessed from the property hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASER and shall save THE PURCHASER from loss in respect of the proportion of price received by the VENDORS in respect of the said property as sold to the PURCHASER under this sale deed.

6. THE VENDORS hereby give their requisite consent/NOC to THE PURCHASER to delete their name from the Occupants Column of Form D in respect of Chalta No.87 of P.T. Sheet No.189 of Margao City and mutate the name of THE PURCHASER therein and/or confirm the property in sole name of THE PURCHASER;

...27/-

SIR
VLR
BMC
VPC
S.N. Naik

N. Naik
S.N. Naik
Mrs. Pratima N. Naik
M. Naik
A. Naik



- 27 -

7. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

ALL THAT property known as "MIXTO", consisting of land with originally three independent structures, situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, described in the Land Registration Office under No.43611, New Series, and is enrolled in the Land Revenue Office under Matriz No.2667 and is surveyed under Chalta No.87 of P.T. Sheet No.189 of Margao City, and BOUNDED on the EAST by Public Road on the WEST by the property of owners of Metropole, on the NORTH by the property of the

...28/-

S.V.R.
LNR
SVK
VPC
T.V. with
STNair

N.Nair
S.N.Nair
Ato. Pradip A. Nair

N.Nair
A. Nair



Miranda and on the SOUTH by Mohidin Petrol Pump. The said property admeasures totally 1929 sq. mts. and presently consists of only one structure bearing House No.E-92.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto have set and affixed their photographs, signatures and finger prints and in the presence of Witnesses.

AM Naik

SIGNED, SEALED AND
DELIVERED by the
Within named VENDORS,



AM Naik

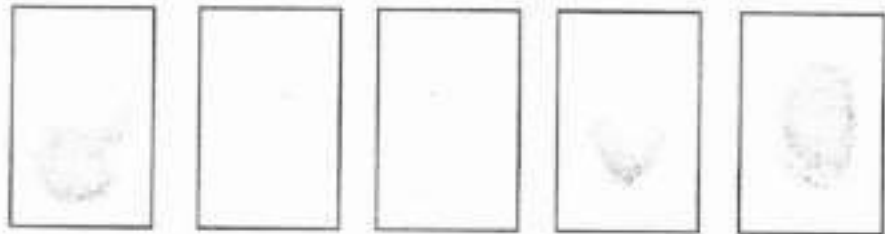
1. MR. ATISH NAIK

S.V.R.
W.R.
S.V.R.
V.L.P.C.
T.V.N.I.K.
S.T.R.A.I.K.

AT Naik
S.V. Naik
Mrs. Pratima A. Naik

AM Naik
AS

...29/-



(Right hand finger impressions of Mr. ATISH NAIK)



(Left hand finger impressions of Mr. ATISH NAIK)

S.A.
 L.H.
 S.H.
 V.P.C.
 T.W.N.
 S.A.N.
 N.H.
 S.N.N.
 Mrs. Pratima N. N.
 N.H.
 A. J.

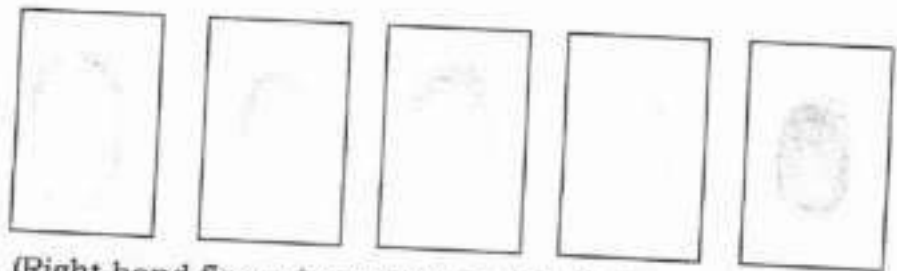


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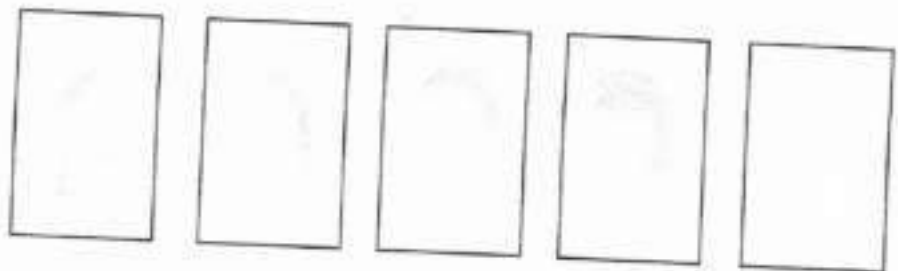


Mrs. Pratima A. Naik

2. MRS. PRATIMA ATISH
NAIK



(Right hand finger impressions of MRS. PRATIMA
ATISH NAIK)



(Left hand finger impressions of MRS. PRATIMA ATISH
NAIK)

S.V.N.
6/12
S.P.
V.P.C.
T.V. Naik
S. Naik

M. Naik
S.N. Naik
Mrs. Pratima A. Naik

M. Naik
A. Naik

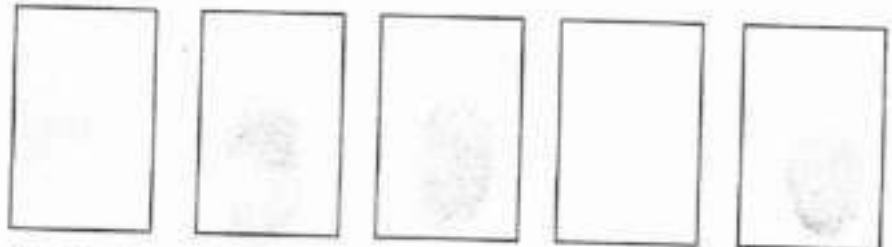
...31/-



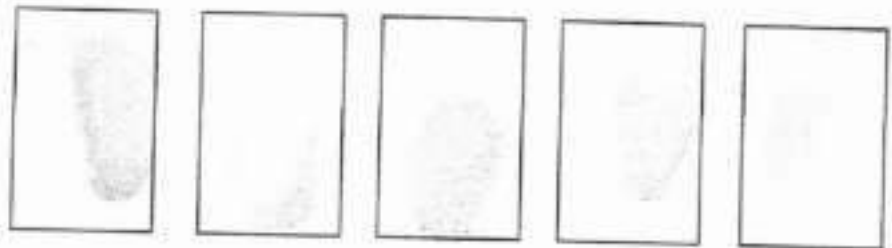
- 31 -

Narayan P. Naik

**3. MR. NARAYAN PUNDALIK
NAIK**



(Right hand finger impressions of MR. NARAYAN
PUNDALIK NAIK)



(Left hand finger impressions of MR. NARAYAN
PUNDALIK NAIK)

S.V.R.
L.H.R.
S.Ye
V.K.C.
T.N.Naik
S.N.Naik

H.N.Naik
S.N.Naik
Mrs. Pratima A. Naik
M.Naik
R.Sar

...32/-

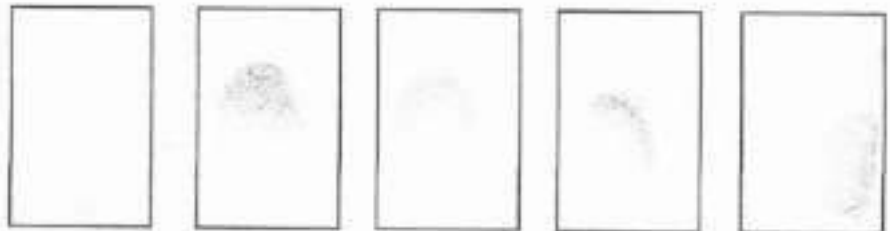


Naik

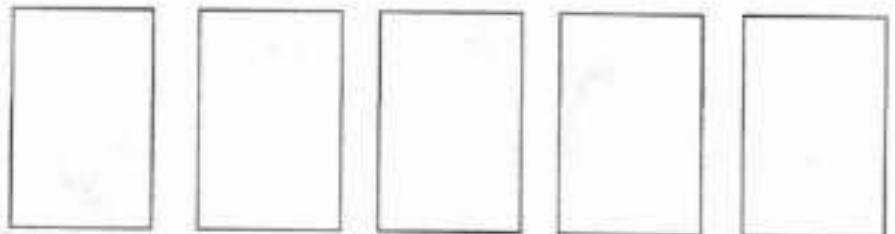
- 32 -

S.N. Naik

**4. MRS. SONIA NARAYAN
NAIK**



(Right hand finger impressions of MRS. SONIA
NARAYAN NAIK)



(Left hand finger impressions of MRS. SONIA NARAYAN
NAIK)

S.N. Naik
Naik
S.N. Naik
Mrs. Pratima A. Naik
AM Naik
AS

...33/-

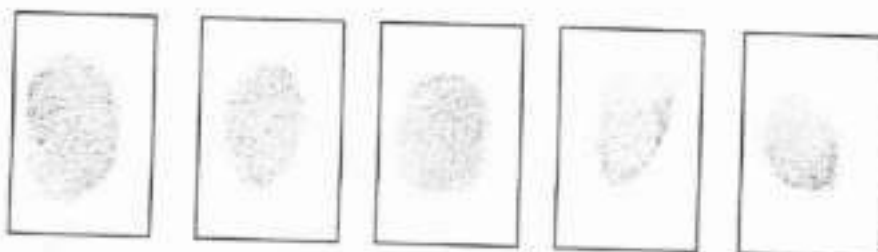


- 33 -

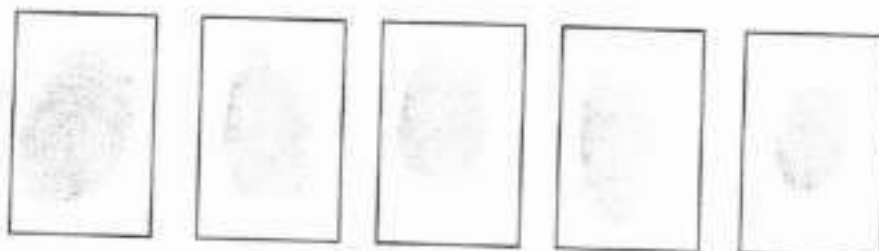


S. Chodnekar

5. MRS. SMITA VINOD
PRABHU CHODNEKAR



(Right hand finger impressions of MRS. SMITA VINOD
PRABHU CHODNEKAR)



(Left hand finger impressions of MRS. SMITA VINOD
PRABHU CHODNEKAR)

S. R.
M. R.
S. R.
V. R.
T. V. R.
S. V. R.

M. N. N. N.
S. N. N. N.
Mrs. Pradima A. N. N.
M. N. N.
A. N. N.

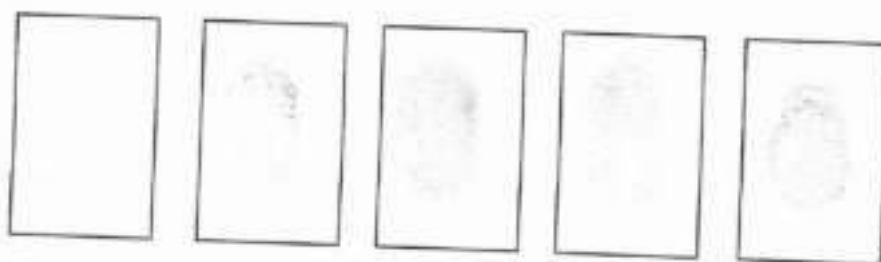
...34/-



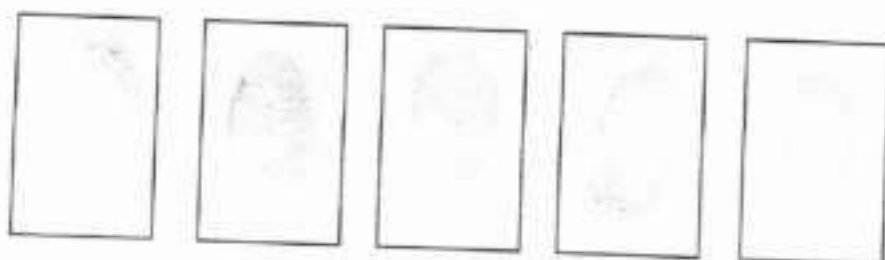
- 34 -



6. MR. VINOD KRISHNA
PRABHU CHODNEKAR



(Right hand finger impressions of MR. VINOD KRISHNA
PRABHU CHODNEKAR)



(Left hand finger impressions of MR. VINOD KRISHNA
PRABHU CHODNEKAR)

S.V.R.
L.H.
S.H.
V.P.C.
T.V.N.R.
S.N.N.R.
N.N.N.R.
S.N.N.R.
Also Printers N.N.R.
M.N.R.
R.N.R.

...35/-



- 35 -



Suchita Rajadhyaksha

**7. MRS. SUCHITA VILAS
RAJADHYAKSHA**



(Right hand finger impressions of MRS. SUCHITA VILAS
RAJADHYAKSHA)



(Left hand finger impressions of MRS. SUCHITA VILAS
RAJADHYAKSHA)

SIR
LHR
SPR
VRPC
T.V.N.R.
STNICK
N/Nail
S.N. Nail
Mrs. Palanis A. N. N. N.
M. N. N.
A. N. N.

...36/-



- 36 -



Vilas W. Rajadhyaksha

**8. MR. VILAS WASUDEO
RAJADHYAKSHA**



(Right hand finger impressions of MR. VILAS WASUDEO
RAJADHYAKSHA)



(Left hand finger impressions of MR. VILAS WASUDEO
RAJADHYAKSHA)

S.N.R.
L.H.R.
S.N.R.
V.P.C.
S.N.R.
S.N.R.

11/11/11
S.N.R.
Mrs. Pratima S. Rajadhyaksha
11/11/11
S.N.R.

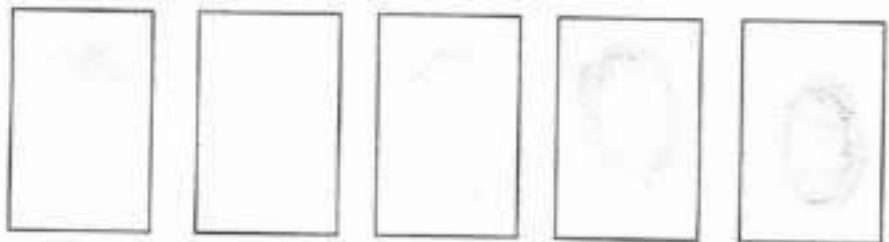
...37/-



- 37 -



**12. MR. ATUL PURSHOTTAM
NAIK**, for self and as the duly
constituted Attorney of the
VENDOR Nos. 9,10,11 and 13.



(Right hand finger impressions of MR. ATUL
PURSHOTTAM NAIK)



(Left hand finger impressions of MR. ATUL
PURSHOTTAM NAIK)

SVR
GOF
SVK
VKPC
T.V. NAIK
ST NAIK

N. NAIK
S.N. NAIK
Mrs. Raksha A. NAIK
A. NAIK

...38/-



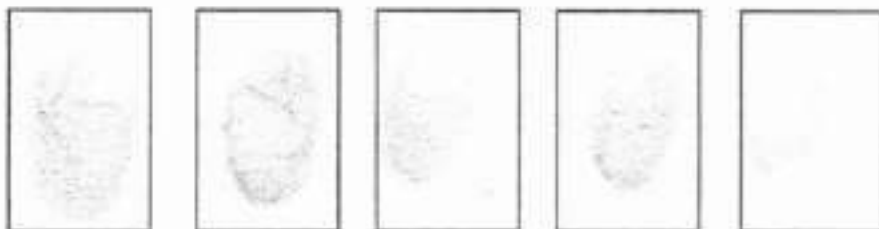
- 38 -

T. V. Naik

**14. MR. TRIVIKRAM VISHNU
NAIK**, for self and as the duly
constituted Attorney of the
VENDOR Nos. 16 and 17



(Right hand finger impressions of MR. TRIVIKRAM
VISHNU NAIK)



(Left hand finger impressions of MR. TRIVIKRAM
VISHNU NAIK)

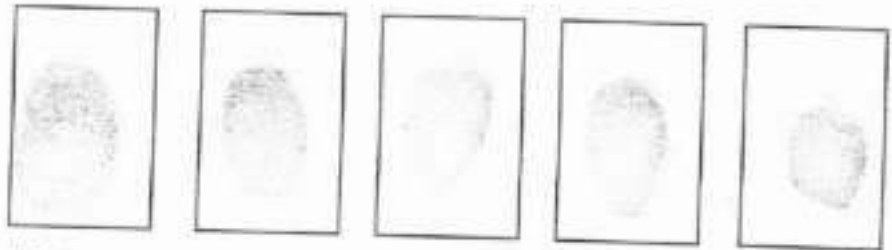
S. V. N.
V. N.
S. V. N.
V. N.
T. V. Naik
S. N. Naik
Mrs. Radhika N. Naik
M. Naik
S. Naik

...39/-

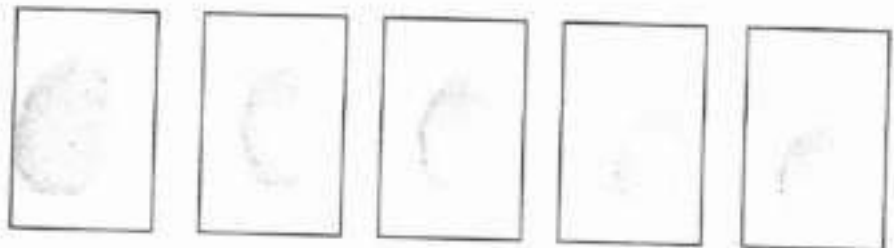


Sudha T. Naik

**15. MRS. SUDHA TRIVIKRAM
NAIK**



(Right hand finger impressions of MRS. SUDHA
TRIVIKRAM NAIK)



(Left hand finger impressions of MRS. SUDHA
TRIVIKRAM NAIK)

S.V.R.
V.R.
S.R.
V.R.P.C.
V.R.N.
S.T. Naik

N.P. Naik
S.N. Naik
Mrs. Pradima S. Naik
M. Naik
R. Naik

...40/-



- 40 -

SIGNED, SEALED AND
DELIVERED by the
THE PURCHASER:
M/S RELIANCE BUILDERS,
herein represented by its
Managing Partner
MR. INESIO ALMEIDA COUTINHO.




MR. INESIO ALMEIDA
COUTINHO





(Right hand finger impressions of MR. INESIO
ALMEIDA COUTINHO)



(Left hand finger impressions of MR. INESIO
ALMEIDA COUTINHO)

WITNESSES:

1.  (Gesa Vas
Mangão-Goa)
2.  (Nevil Saeed
Mangão-Goa)

SUR
VIR
SVC
VRA
S-N-Nail
Mr. Roberto A. Silva


Government of Goa
Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

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1	Stamp Duty	6615000
2	Registration Fee	5145000
3	Mutation Fees	2500
4	Processing Fee	980
Total		11763480









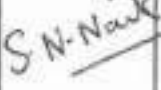
Stamp Duty Required : 6615000

Stamp Duty Paid : 6615000




Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Inesio Almeida Coutinho Alias Inez Almeida Coutinho , S/o - D/o Jose Pedro Longuinho Almeida Coutinho Age: 70, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Reliance House Isidoro Baptista Road, Margao Goa, Address2 - Margao Goa, PAN No.: AADFR3001M			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Atish Naik , S/o - D/o Atchut Naik Age: 53, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - A-605, CD Signature Gogol Margao Salcete Goa, Address2 - , PAN No.: AAZPN5419M			
2	Pratima Alish Naik , S/o - D/o Ramnath Nevrekar Age: 47, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - A-605, CD Signature Gogol Margao Salcete Goa, Address2 - , PAN No.: AAZPN5418L			
3	Sonia Narayan Naik , S/o - D/o Shantaram P Dessai Age: 54, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - H.No.1740-5, Costa Row Houses behind Costa and Comp. Aquem Alto Margao Goa, Address2 - , PAN No.: AAQPN2332N			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<p>Smita Vinod Prabhu Chodnekar Nee Smita Pundolice Naikue S/o - D/o Pundalik Naik Age: 65, Marital Status: Married, Gender: Female, Occupation: Housewife, Address1 - H.No.A-1, Vinayak Piazza Vidyanagar Margao Goa, Address2 - PAN No.: ADMPC0338J</p>			
	<p>Vinod Krishna Prabhu Chodnekar, S/o - D/o Krishna Prabhu Chodnekar Age: 65, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H.No.A-1, Vinayak Piazza Vidyanagar Margao Goa, Address2 - PAN No.: ADJPP1515F</p>			
6	<p>Suchita Vilas Rajadhyaksha Nee Suchita Pundolice Naikue, S/o - D/o Pundalik Naik Age: 60, Marital Status: Married, Gender: Female, Occupation: Housewife, Address1 - H.No.B-16 Jagruti Co-Op. Hang Scty 101, Lady Jamshedjee Road Mahim Mumbai 400016, Address2 - PAN No.: AKCPR6011Q</p>			
7	<p>Narayan Pundalik Naik, S/o - D/o Pundalik Naik Age: 62, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H.No.1740-5, Costa Row Houses Behind Costa and Comp Aquem Alto Margao Goa, Address2 - PAN No.: APCPN0002G</p>			
8	<p>Vilas Wasudeo Rajadhyaksha, S/o - D/o Wasudeo Rajadhyaksha Age: 68, Marital Status: Married, Gender: Male, Occupation: Service, Address1 - H.No.B-16, Jagruti Co-Op. Housing scty 101 Lady Jamshedjee Road Mahim Mumbai 400016, Address2 - PAN No.: AKCPR6006M</p>			
9	<p>Atul Purshottam Naik, S/o - D/o Purshottam Naik Age: 54, Marital Status: , Gender: Male, Occupation: Business, Address1 - H.No.757B Aquem Margao Goa, Address2 - PAN No.: AAXPN7252L</p>			
10	<p>Trivikram Vishnu Naik, S/o - D/o Vishnu Naik Age: 81, Marital Status: , Gender: Male, Occupation: Business, Address1 - C-104, First Floor CD Signature Gogol Margao Goa, Address2 - PAN No.: AAYPN2290H</p>			
11	<p>Sudha Trivikram Naik, S/o - D/o Shivram Shamba Kuvelkar Age: 72, Marital Status: Married, Gender: Female, Occupation: Housewife, Address1 - C-104, First Floor C D Signature Gogol Margao Goa, Address2 - PAN No.: AAYPN2291G</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Inacio Almeida Coutinho Alias Inez Almeida Coutinho S/o - D/o Jose Pedro Longuinho Almeida Coutinho Age: 70, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - Reliance House Isidoro Baptista Road, Margao Goa, Address2 - Margao Goa, PAN No.: AADFR3001M			

Witness:

I/We hereby/they/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Adv Cesar Vas, 48 , ,9822159227 , ,Advocate , Marital status : Married 403716, Vasvaddo Benaulim Salcete Goa , Vasvaddo Benaulim Salcete Goa Benaulim, Salcete, SouthGoa, Goa			
2	Nevil Soares, 32 , ,9420977971 , ,Advocate , Marital status : Married 403502, Borda Margao Goa Margao, Salcete, SouthGoa, Goa			

Sub Registrar

Document Serial No:-2019-MGO-201



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Date : 22-Feb-2019

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

Handwritten signature and official stamp of the Sub Registrar, Salcete.