

For **CITIZEN CREDIT CO-OP. BANK LTD.**

*M. J. Fernandes*  
Authorised Signatory

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

D-5/STP(V)/C.L./35/18/2006-RD(PART-III)

भारत 26982 NON JUDICIAL ₹ 141298 JUN 28 2016

2016 JUN 28 17:25

R. 0133400/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser VIANAAR HOMES Pvt LTD



3049/2016  
29/6/2016

### SALE DEED

This Sale deed is entered into at Mapusa, Goa on this 29<sup>th</sup> day  
of the month of **JUNE** and year **2016** BETWEEN

*J. S. ...*

**VIANAAR HOMES PRIVATE LIMITED**

*A. ...*  
Authorised Signatory

**MR. G. J. K NAVEEN**, Son of G. Kumaraswamy Reddy, aged 54 years, married, business, holder of PAN Card no. AFMPG2832D, Email Id: naveenreddy62@gmail.com, Indian National, residing at 29, Vivekananda Enclave, Road No.3, Banjara Hills, Hyderabad - 500034, (hereinafter referred to as the '**VENDOR**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MR. JASVINDER SINGH BIRGI**, son of Late Charajjit Singh Birgi, aged 51 years, married, holder of PAN Card no. ACEPB2595D, Holder of Aadhaar card no. 7746 0615 6838, Indian National, residing at Flat no. 215, Street no. 8, West Marredpally, Secunderabad, Telengana - 500026 , vide Power of Attorney dated 10 June 2016, executed before Notary Adv. R Devadas, Secunderabad - 500010, of the FIRST PART;



AND

**VIANAAR HOMES PRIVATE LIMITED**

Authorised Signatory

**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**'), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees, and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated



A handwritten signature in blue ink, appearing to read "Anant Satardekar".

**VIANAAR HOMES PRIVATE LIMITED**

*Anant Satardekar*  
**Authorised Signatory**

23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.


WHEREAS:

A. There exists a property known as 'VAGNOR BATTÀ' or 'EDSSODEACHEM BATTÀ' or 'PAULISTANCHEM BATTÀ' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chatta no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').

B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.



VIANAAR HOMES PRIVATE LIMITED



Authorized Signatory

C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirijbai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.

E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



VIANAAR HOMES PRIVATE LIMITED  
  
Authorised Signatory

F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr. Bhupesh Eknath Chatim, 2) Mr. Janardhan Ekntah Chatim, 3) Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias



**VIANAAR HOMES PRIVATE LIMITED**  
*Atandol*  
**Authorised Signatory**


Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.


J. Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square



VIANAAR HOMES PRIVATE LIMITED

  
Authorised Signatory

meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**'). The Said Property is described fully in **Schedule I** to this deed.

K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for  the Said Property (Plot A) to Mr. Avinash Gupta.



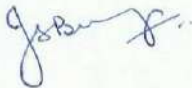
VIANAAR HOMES PRIVATE LIMITED  
  
Authorised Signatory



L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 5 admeasuring an area of 475.78 sq. mts which plot is more clearly identified in the plan annexed hereto and more particularly described in **Schedule II** to this deed (hereinafter referred to as the '**Said Plot No. 5**') to Mr. G. J. K Naveen, the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 4048 at pages 284 to 303 of Book No. 1 Vol. 1755 dated 17/08/2006. Pursuant to the sale deed, Mr. G. J. K Naveen, the Vendor herein, is the absolute owner and in possession of the Said Plot.

AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 5 admeasuring an area of 475.78 sq. mts for a total consideration of **Rs. 38,06,240/- (RUPEES THIRTY EIGHT LAKHS SIX THOUSAND FORTY ONLY)**;



VIANAAR HOMES PRIVATE LIMITED  
  
Authorised Signatory

AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

- i. Vendor is the absolute owner and in possession of the Said Plot No. 5, and has the absolute authority and power to deal with the Said Plot No. 5 in any manner as it likes;
- ii. Said Plot No. 5 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 5;



- iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 5;


- iv. Said Plot No. 5 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;

**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

v. Said Plot No. 5 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;

vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 5 or restraining the execution of any work to be carried in the Said Plot No. 5;

vii. Said Plot No. 5 does not belong to the any member of the scheduled caste or scheduled tribe;



viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 5 or any part thereof to any governmental or statutory authorities;

ix. Vendor has not entered into any agreement to sell the Said Plot No. 5 to any person;



**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 5 admeasuring an area of 475.78 sq. mts and more fully described in Schedule II to this deed for a total consideration **Rs. 38,06,240/- (RUPEES THIRTY EIGHT LAKHS SIX THOUSAND FORTY ONLY).**

2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 5 to the Vendor in the following manner:

Rs. 38,06,240/- (RUPEES THIRTY EIGHT LAKHS SIX THOUSAND FORTY ONLY) which is the present market value is paid vide Demand Draft No. 001907 drawn on HDFC Bank, dated 24.06.2016.



**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

3. The Purchaser shall and may at all times hereafter own, hold, possess and enjoy the Said Plot No. 5 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.

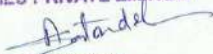
4. The Vendor has handed over the vacant possession of the Said Plot No. 5 to the Purchaser at the time of execution of this sale deed.

5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.

6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 5 nor has



VANVAAR HOMES PRIVATE LIMITED

  
Authorised Signatory

received consideration from any other person in relation to the Said Plot No. 5



7. The title to the Said Property is valid, clean and marketable.

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



9. The Purchaser has paid the entire consideration for the purchase of the Said Plot No. 5 in the name of the Vendor and the Vendor has consented to the same.



WANAAR HOMES PRIVATE LIMITED  
  
Authorised Signatory

**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:

**EAST :** By property bearing Chalta no. 21/F of P.T. Sheet no. 10

**WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10

**NORTH :** By public road

**SOUTH :** By remaining part of property bearing Chalta No. 21 of P.T. Sheet no. 10



GOAAR HOMES PRIVATE LIMITED

  
Authorised Signatory

**SCHEDULE II**

All that Plot No. 5 admeasuring an area of 475.78 sq. mts. shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:

**EAST :** By Plot No. 4

**WEST :** By Plot B of Chalta No. 21 of P.T Sheet No. 10

**NORTH :** By Plot No. 6

**SOUTH :** By remaining part of property bearing Chalta  
No. 21 of P.T Sheet No. 10



IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.

*[Handwritten signature]*

**ANNAAR HOMES PRIVATE LIMITED**  
*[Handwritten signature]*  
**Authorised Signatory**





*Jasvinder Singh Birgi*

SIGNED AND DELIVERED by the within named Vendor, MR. G.J.K. NAVEEN through his POA Holder - **MR. JASVINDER SINGH BIRGI.**

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



*Jasvinder Singh Birgi*

**ANNAAR HOMES PRIVATE LIMITED**  
*Antarad*  
**Authorised Signatory**

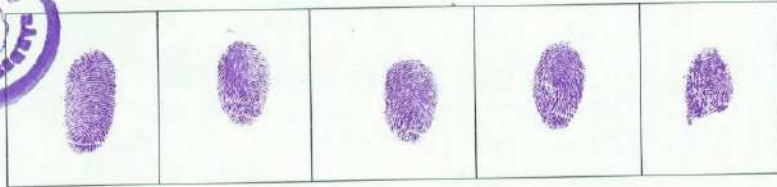


*Satardekar*

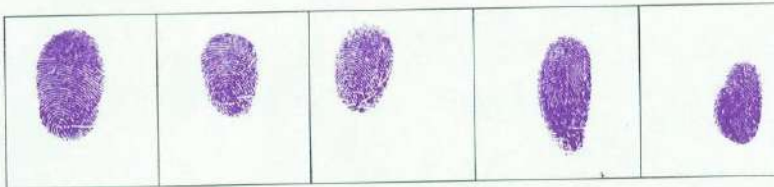
SIGNED AND DELIVERED by the within named  
PURCHASER VIANAAR HOMES PVT. LTD,  
represented by its Managing director - MR. VARUN  
NAGPAL through his POA holder **MS. AKSHAYA  
SATARDEKAR.**



**Left Hand Finger Impressions**



**Right Hand Finger Impressions**




*Varun N.*

**VIANAAR HOMES PRIVATE LIMITED**

*Satardekar*  
**Authorised Signatory**

IN THE PRESENCE OF:

1. Premdeep Kankarkar 

2. Rupali H. Pedhekar 



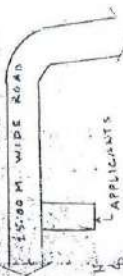
**ANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**



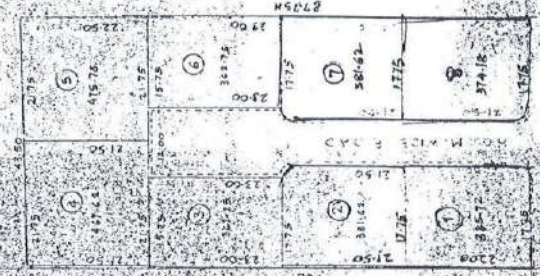


AREA STATEMENTS

TOTAL PLOT AREA	317.00 SQ. M.
AREA UNDER 8.00M WIDE ROAD	188.46 SQ. M.
AREA UNDER PLOT NO. 1	65.71 SQ. M.
2	28.16 SQ. M.
3	11.35 SQ. M.
4	47.62 SQ. M.
5	25.28 SQ. M.
6	22.75 SQ. M.
7	81.82 SQ. M.
8	34.18 SQ. M.
TOTAL	331.54 SQ. M.



LOCATION PLAN (M/S)



SITE PLAN SCALE 1:500



CROSS SECTION OF DRAIN

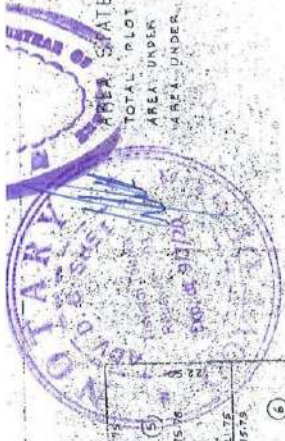
PROPOSED SUB-DIVISION OF THE LAND BEARING PLOT 'A' OF P.T. SHEET NO. 10 CHALTA NO. 21 AT CUCHELM MAPUSA

Proposed Subdivision  
P.T. SHEET NO. 10  
Chalta No. 21  
Cuchelim Mapusa

OWNER

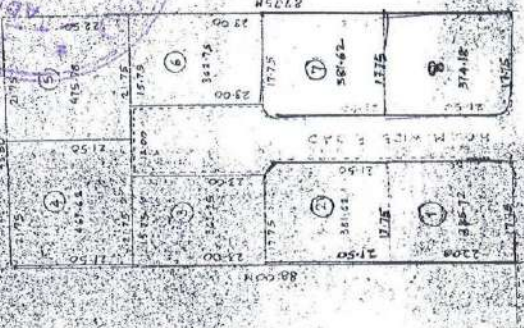
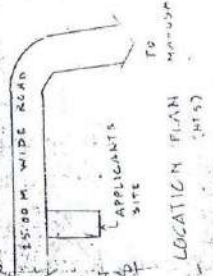
VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory



**AREA STATEMENTS**

TOTAL PLOT AREA	317.00 M <sup>2</sup>
AREA UNDER ROOM W/INS ROAD	85.42 M <sup>2</sup>
AREA UNDER PLOT NO 1	15.72 M <sup>2</sup>
2	31.85 M <sup>2</sup>
3	31.85 M <sup>2</sup>
4	47.42 M <sup>2</sup>
5	47.52 M <sup>2</sup>
6	32.27 M <sup>2</sup>
7	31.85 M <sup>2</sup>
8	31.85 M <sup>2</sup>
TOTAL	317.15 M <sup>2</sup>



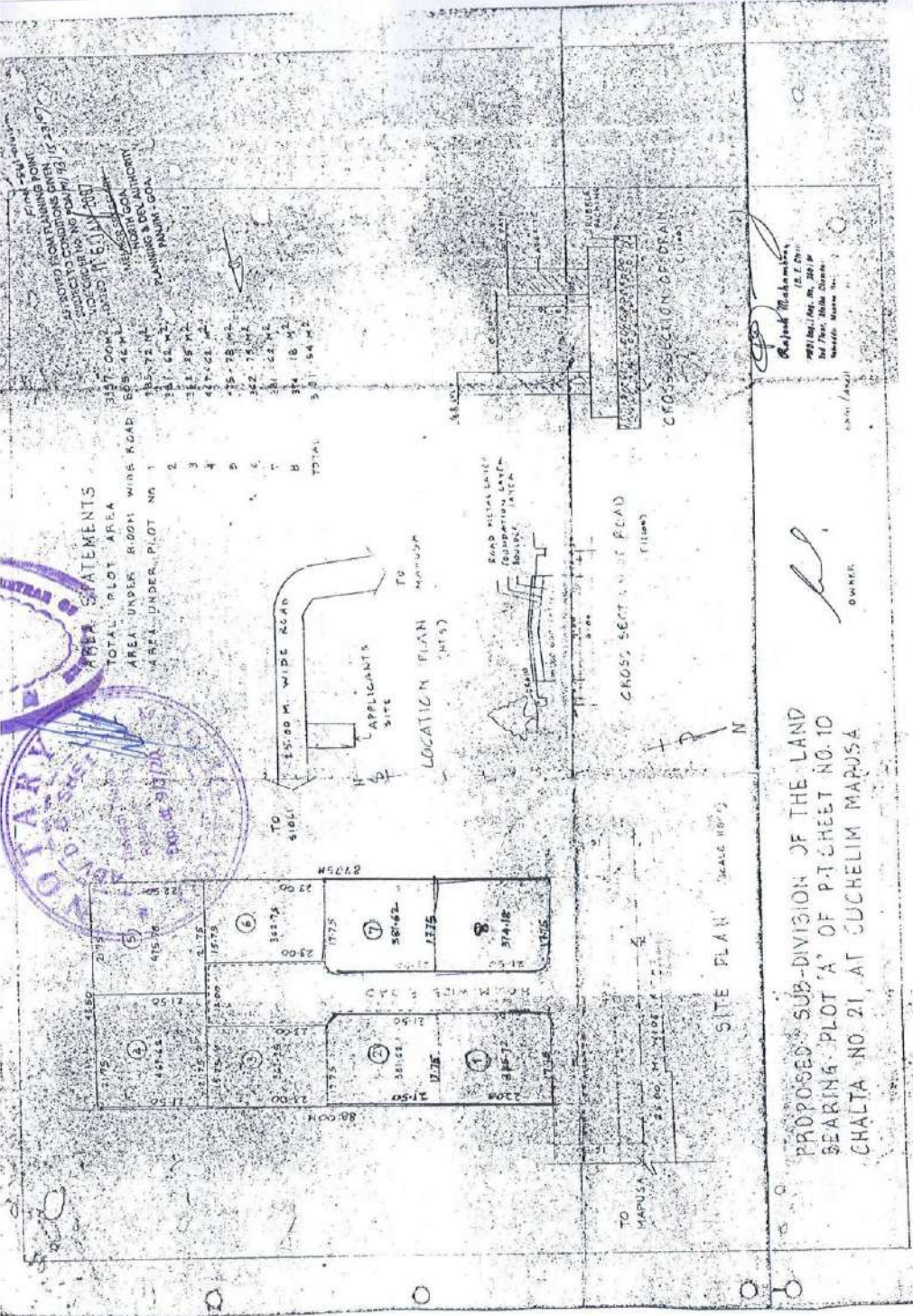
CROSS SECTION OF DRAIN

SITE PLAN SCALE 1:500

PROPOSED SUB-DIVISION OF THE LAND BEARING PLOT 'A' OF P.T. SHEET NO. 10 CHALTA NO. 21, AT CUCHELM MARUSA

OWNER

Prepared by: *[Signature]*  
 19/10/2014, No. 201/2014  
 2nd Floor, Moha Chitra  
 Marudha Marudha





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:42:43 PM

Document Serial Number : 3049

Presented at 02:04:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	76130.00
2	Processing Fees	470.00
	<b>Total :</b>	<b>76600.00</b>

Stamp Duty Required: 133245.00 Stamp Duty Paid: 133400.00



Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			

Endorsements

Executant



1 . Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married, Indian, age 51 Years, Business, r/o Flat No. 215, Street No. 8, West Marredpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D. As a POA holder for the Vendor - G. J. K. Naveen- vide POA dated 10/06/2016, executed before the Notary Adv. R Devadas, at Secunderabad.

Photo	Thumb Impression	Signature

2. Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Premdheep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbhel, Ilhas, Goa.	
2	Rupali M. Pednekar, w/o Milind Pednekar, Married, Indian, age 33 Years, Service, r/o H.No. 984, Tarchi Bhat, Siolim, Bardez, Goa.	

  
 Sub-Registrar  
 PANAJI

PDA final sub division approval Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document  
Registration Number BRZ-BK1-03118-2016  
CD Number BRZD780 on  
Date 11-07-2016

Sub-Registrar (Bardez)

**REGISTRAR**  
**BARDEZ**

Scanned By

*Seelanand*

Signature

*Ampanel*

Designed and Developed by C-DAC, ACTS, Pune

Delivered by  
*Rashmi*  
13/07/16





Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time: 29/Jun/2016 02:47 PM  
Date of Receipt: 29/Jun/2016

Receipt No: 1368  
Serial No. of the Document: 3049  
Nature of Document: Sale

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

	Rs.Ps
Registration Fee	76130.00
Processing Fees	470.00
<b>Total :</b>	<b>76600.00</b>

Amount in words: Rupees Seventy Six Thousand Six Hundred Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Pranadeep Karankar

Specimen Signature of the Person Authorized: [Signature]

Signature of the Presenter: [Signature]

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

The Registered Document has been handed over to \_\_\_\_\_ on / /

Signature of the person receiving the Document: [Signature]  
Designed and Developed by C: DAC ACTS Pune.

Signature of the Sub-Registrar

Reshmi  
19/6/16

(Rupees One Lakh One Thousand Seven Hundred Only)

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

भारत 26983 NON JUDICIAL गेज  
102299 JUN 28 2016



2010 090 2010 090 09000 2010 2010 17:26  
R.0101700/- PB6818

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

INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt. Ltd.

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

M. J. J.  
Authorised Signatory



S.No. 3050/2016  
29/6/2016

**SALE DEED**

This Sale deed is entered into at Mapusa, Goa on this 29<sup>th</sup> day  
of the month of **JUNE** and year **2016** BETWEEN

[Signature]

**VIANAAR HOMES PRIVATE LIMITED**

[Signature]  
Authorised Signatory

**MRS. SHOBHA PRASAD V** wife of Ram Prasad V, aged 52 years, married, service, holder of PAN Card no. ABIPV8439K, holder of Aadhaar Card no. 6509 5219 4232, Indian National, residing at 6-3-971, Greenlands Rpad, Begumpet, Hyderabad – 500016, (hereinafter referred to as the 'VENDOR', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MR. JASVINDER SINGH BIRGI**, son of Late Charajjit Singh Birgi, aged 51 years, married, holder of PAN Card no. ACEPB2595D, Holder of Aadhaar card no. 7746 0615 6838, Indian National, residing at Flat no. 215, Street no. 8, West Marredpally, Secunderabad, Telengana – 500026, vide Power of Attorney dated 10 June 2016, executed before Notary Adv. R Devadas, Secunderabad - 500010, of the FIRST PART;



AND

**VIANAAR HOMES PRIVATE LIMITED**

*[Handwritten Signature]*  
**Authorised Signatory**

**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated



*[Handwritten signature]*

**VIANAAR HOMES PRIVATE LIMITED**  
*[Handwritten signature]*  
**Authorised Signatory**

23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.

WHEREAS:

A. There exists a property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chatta no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').

B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.



**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirijbai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.

E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr. Bhupesh Eknath Chatim, 2) Mr. Janardhan Ekntah Chatim, 3) Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias



**VIANAAR HOMES PRIVATE LIMITED**



**Authorised Signatory**

Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.

J. Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square




**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**



meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**'). The Said Property is described fully in **Schedule I** to this deed.



K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for  the Said Property (Plot A) to Mr. Avinash Gupta.



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**


L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 6 admeasuring an area of 362.75 sq. mts which plot is more clearly identified in the plan annexed hereto and more particularly described in **Schedule II** to this deed (hereinafter referred to as the '**Said Plot No. 6**') to Mrs.

Shobha Prasad V, the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 531 at pages 279 to 296 of Book No. 1 Vol. 2764 dated 09/03/2009. Pursuant to the sale deed, Mrs. Shobha Prasad V the Vendor herein, is the absolute owner and in possession of the Said Plot.

AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 6 admeasuring an area of 362.75 sq. mts. for a total consideration of **Rs. 29,02,000/- (RUPEES TWENTY NINE LAKHS TWO THOUSAND ONLY);**

VIANAAR HOMES PRIVATE LIMITED

  
Authorised Signatory

AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

i. Vendor is the absolute owner and in possession of the Said Plot No. 6, and has the absolute authority and power to deal with the Said Plot No. 6 in any manner as it likes;

ii. Said Plot No. 6 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 6;



iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 5;

iv. Said Plot No. 6 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;

**VIANAAR HOMES PRIVATE LIMITED**

*Handwritten signature*  
**Authorised Signatory**

v. Said Plot No. 6 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;

vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 6 or restraining the execution of any work to be carried in the Said Plot No. 6;



vii. Said Plot No. 6 does not belong to the any member of the scheduled caste or scheduled tribe;

viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 6 or any part thereof to any governmental or statutory authorities;

ix. Vendor has not entered into any agreement to sell the Said Plot No. 6 to any person;

**VIANAAR HOMES PRIVATE LIMITED**

**Authorized Signatory**

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 6 admeasuring an area of 362.75 sq. mts and more fully described in Schedule II to this deed for a total consideration **Rs. 29,02,000/- (RUPEES TWENTY NINE LAKHS TWO THOUSAND ONLY).**



2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 6 to the Vendor in the following manner:

Rs. 29,02,000/- (RUPEES TWENTY NINE LAKHS TWO THOUSAND ONLY) which is the present market value is paid vide Demand Draft No. 001908 drawn on HDFC Bank, dated 24.06.2016.

**VIANAAR HOMES PRIVATE LIMITED**

*Antar dal*  
**Authorised Signatory**

3. The Purchaser shall and may at all times hereafter own, hold, possess and enjoy the Said Plot No. 6 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.

4. The Vendor has handed over the vacant possession of the Said Plot No. 6 to the Purchaser at the time of execution of this sale deed.



5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.

6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 6 nor has

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

received consideration from any other person in relation to the Said Plot No. 6.

7. The title to the Said Property is valid, clean and marketable.

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



9. The Purchaser has paid the entire consideration for the purchase of the Said Plot No. 6 in the name of the Vendor and the Vendor has consented to the same.

Handwritten signature in blue ink.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATTIA' or 'EDSSODEACHEM BATTIA' or 'PAULISTANCHEM BATTIA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:

**EAST :** By property bearing Chalta no. 21/F of P.T.

Sheet no. 10

**WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10

**NORTH :** By public road

**SOUTH :** By remaining part of property bearing

Chalta No. 21 of P.T. Sheet no. 10

**ANNAAR HOMES PRIVATE LIMITED**

  
  
**Authorised Signatory**



**SCHEDULE II**

All that Plot No. 6 admeasuring an area of 362.75 sq. mts. shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:

**EAST** : By 8 mts wide road

**WEST** : By Plot B of Chalta No. 21 of P.T Sheet No. 10

**NORTH** : By Plot No. 7

**SOUTH** : By Plot No. 5



IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.

*George J.*

**VIANAAR HOMES PRIVATE LIMITED**

*A. S. S.*  
**Authorised Signatory**

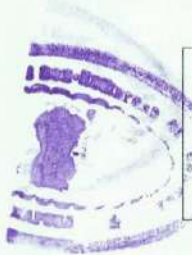


*Birgi*

*Jasvinder Singh Birgi*

SIGNED AND DELIVERED by the within named Vendor, MRS. SHOBHA PRASAD through his POA Holder - **MR. JASVINDER SINGH BIRGI.**

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



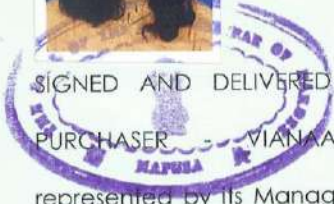
*Jasvinder Singh Birgi*

**VIANAAR HOMES PRIVATE LIMITED**

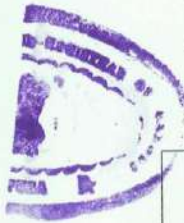
*Atalinder*  
**Authorised Signatory**



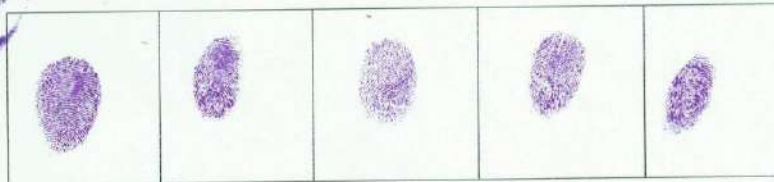
*del* *Satardekar*



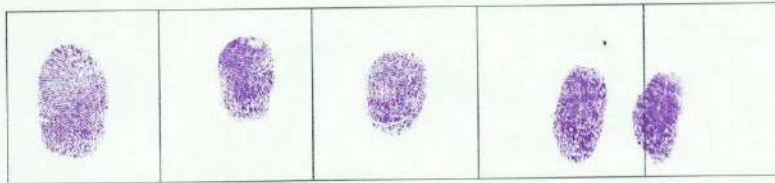
SIGNED AND DELIVERED by the within named  
PURCHASER - VIANAAR HOMES PVT. LTD,  
represented by its Managing director - MR. VARUN  
NAGPAL through his POA holder **MS. AKSHAYA  
SATARDEKAR.**



**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



*del*

**VIANAAR HOMES PRIVATE LIMITED**

*Satardekar*  
**Authorized Signatory**

IN THE PRESENCE OF:

1. Prandeep Kankankore FK

2. Anura S. Arolkar Arull

*Johny J.*

**VIANAAR HOMES PRIVATE LIMITED**

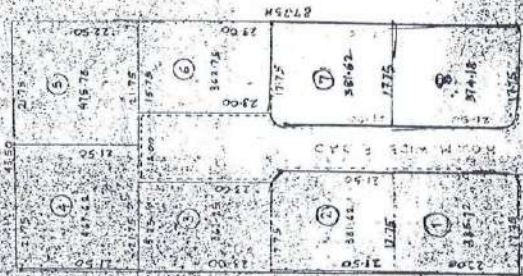
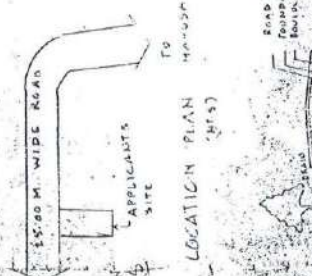
*Anura S. Arolkar*  
**Authorised Signatory**



Final 2001  
 APPROVED PLANNING FOR  
 PROPOSED CONDITIONS ON P/15-200  
 SUBJECTS CONDITIONS ON P/15-200  
 REGISTERED IN NO. P/15-200  
 DATE: 11/6/2001

887.00 M<sup>2</sup> PLANNING & DEVELOPMENT  
 155.72 M<sup>2</sup> PLANNING & DEVELOPMENT  
 381.54 M<sup>2</sup> PLANNING & DEVELOPMENT  
 184.15 M<sup>2</sup> PLANNING & DEVELOPMENT  
 437.05 M<sup>2</sup> PLANNING & DEVELOPMENT  
 25.78 M<sup>2</sup> PLANNING & DEVELOPMENT  
 342.75 M<sup>2</sup> PLANNING & DEVELOPMENT  
 381.00 M<sup>2</sup> PLANNING & DEVELOPMENT  
 384.18 M<sup>2</sup> PLANNING & DEVELOPMENT  
 531.54 M<sup>2</sup> PLANNING & DEVELOPMENT  
 TOTAL

**AREA STATEMENTS**  
 TOTAL PLOT AREA  
 AREA UNDER ROOM  
 AREA UNDER ROAD  
 AREA UNDER PLOT NO.



PROPOSED SUB-DIVISION OF THE LAND  
 BEARING PLOT 'A' OF P/SHEET NO.10  
 CHALTA NO.21 AT CUCHELM MAPUSA

**WANAAR HOMES PRIVATE LIMITED**  
 Authoris@Signatory

Rajesh Mahalingam  
 P/15-200/15-200  
 12.1.2001  
 12/15/2001  
 12/15/2001  
 12/15/2001





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:44:09 PM

Document Serial Number : 3050




Presented at 02:13:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	58040.00
2	Processing Fees	470.00
	Total :	58510.00

Stamp Duty Required: 101570.00

Stamp Duty Paid: 101700.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar , UnMarried,Indian,age 27 Years,Service,r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			




#### Endorsements

#### Executant



1 . Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married,Indian,age 51 Years,Business,r/o Flat No. 215, Street No. 8, West Marredpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D. As a POA holder for the Vendor - Shobha Prasad V- vide POA dated 10/06/2016, executed before the Notary Adv. R Devadas, at Secunderabad.

Photo	Thumb Impression	Signature
		

2. Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anita Arotkar, w/o Sunil Arotkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa, Bardez, Goa.	
2	Premdeep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbet, Ilhas, Goa.	



  
 Sub-Registrar  
 PANAJI  
 BARDEZ

PDA final sub division approval Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007


Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document  
Registration Number BRZ-BK1-03120-2018  
CD Number BRZD780 on  
Date 11-07-2018

  
Sub-Registrar (Bardez)



Scanned By:- *Sadanand*



Signature: *[Signature]*  
Researched and Developed by C-DAC, ACTS, Pune

*Delivered by  
Reshmig  
18/07/2016*



Original Copy

**FORM-T- RECEIPT FOR FEE RECEIVED**

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

Print Date Time: 29/Jun/2016 02:44 PM  
Date of Receipt: 29/Jun/2016

Receipt No: 1389  
Serial No. of the Document: 3050  
Nature of Document: Sale

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

	Rs.Ps
Registration Fee	58040.00
Processing Fees	470.00
<b>Total :</b>	<b>58510.00</b>

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

Probable date of issue of Registered Document: / /

  
Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Prabiraj Kunkerkar

 Specimen Signature of the Person Authorized  
 Signature of the Presenter

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

The Registered Document has been handed over to \_\_\_\_\_  
\_\_\_\_\_ on / /

  
Signature of the person receiving the Document  
Designed and Developed by C- DAC ACTS Pune.

  
Signature of the Sub-Registrar  
Prabiraj Kunkerkar  
29/07/16

(Rupees One Lakh Seven Thousand Only)

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

भारत 26984 NON JUDICIAL ग (व)  
100291 JUN 28 2016



2010 1990 2010 2000 2000 2000 17:27

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

Rs.0107000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt. Ltd.

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

*M. J. S.*  
Authorized Signatory



Sr. No. 305/2016  
29/6/2016

**SALE DEED**


This Sale deed is entered into at Mapusa, Goa on this 29<sup>th</sup> day  
of the month of **JUNE** and year **2016** BETWEEN


*G. B. S.*

**VIANAAR HOMES PRIVATE LIMITED**

*A. B. S.*  
Authorized Signatory

**MR. RAVINDER E**, son of Late. Rajiah E V , aged 54 years, married, business, holder of PAN Card no. AADPE9437C, holder of Aadhaar Card no. 6920 1868 6789, Indian National,

residing at 5-2-210, Next to Andhra Bank, Hyderabad - 

500003, (hereinafter referred to as the '**VENDOR**', which 

expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MR.**

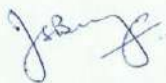
**JASVINDER SINGH BIRGI**, son of Late Charajjit Singh Birgi, aged 51 years, married, holder of PAN Card no. ACEPB2595D,

Holder of Aadhaar card no. 7746 0615 6838, Indian National, residing at Flat no. 215, Street no. 8, West Marredpally, Secunderabad, Telengana - 500026 , vide Power of Attorney dated 10 June 2016, executed before Notary Adv. R Devadas, Secunderabad - 500010, of the FIRST PART;




AND

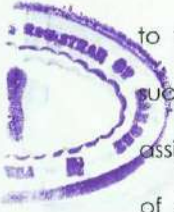
**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered



**VIANAAR HOMES PRIVATE LIMITED**

  
Authorised Signatory

office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated 23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.



*J. S. S.*

**VIANAAR HOMES PRIVATE LIMITED**  
*Astadekar*  
**Authorised Signatory**

WHEREAS:

A. There exists a property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chaffa no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').



B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

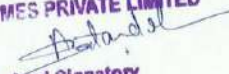
C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirijbai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.

E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr. Bhupesh Eknath Chatim, 2) Mr. Janardhan Ekntah Chatim, 3) Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias



**VANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**



Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.



J. Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square

**VIANAAR HOMES PRIVATE LIMITED**

**Authorized Signatory**

meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**'). The Said Property is described fully in **Schedule I** to this deed.

K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for the Said Property (Plot A) to Mr. Avinash Gupta.



**VIANAAR HOMES PRIVATE LIMITED**



**Authorised Signatory**

L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 7 admeasuring an area of 381.62 sq. mts which plot is more clearly identified in the plan annexed hereto and more particularly described in **Schedule II** to this deed (hereinafter referred to as the '**Said Plot No. 7**') to Mr. Ravinder E the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 510 at pages 66 to 84 of Book No. 1 Vol. 2762 dated 06/03/2009. Pursuant to the sale deed, Mr. Ravinder E, the Vendor herein, is the absolute owner and in possession of the Said Plot.

AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 7 admeasuring an area of 381.62 sq. mts. for a total consideration of **Rs. 30,52,960 /-** (**RUPEES THIRTY LAKHS FIFTY TWO THOUSAND NINE HUNDRED SIXTY ONLY**);



**VANAAR HOMES PRIVATE LIMITED**  
  
**Authorized Signatory**

AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

- i. Vendor is the absolute owner and in possession of the Said Plot No. 7, and has the absolute authority and power to deal with the Said Plot No. 7 in any manner as it likes;
- ii. Said Plot No. 7 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 7;
- iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 7;
- iv. Said Plot No. 7 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;



*Joseph*

**VIANAAR HOMES PRIVATE LIMITED**

*Atalendra*  
**Authorized Signatory**

v. Said Plot No. 7 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;

vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 7 or restraining the execution of any work to be carried in the Said Plot No.7;

vii. Said Plot No. 7 does not belong to the any member of the scheduled caste or scheduled tribe;



viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 7 or any part thereof to any governmental or statutory authorities;

ix. Vendor has not entered into any agreement to sell the Said Plot No. 7 to any person;

**VIANAAR HOMES PRIVATE LIMITED**

*Atarndal*  
**Authorised Signatory**

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 7 admeasuring an area of 381.62 sq. mts and more fully described in Schedule II to this deed for a total consideration **Rs. 30,52,960 /- (RUPEES THIRTY LAKHS FIFTY TWO THOUSAND NINE HUNDRED SIXTY ONLY).**

2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 7 to the Vendor in the following manner:

Rs. 30,52,960 /- (RUPEES THIRTY LAKHS FIFTY TWO THOUSAND NINE HUNDRED SIXTY ONLY) which is the present market value is paid vide Demand Draft No. 001905 drawn on HDFC Bank, dated 24.06.2016.



**VIANAAR HOMES PRIVATE LIMITED**

*Authorised Signatory*  
**Authorised Signatory**

3. The Purchaser shall and may at all times hereafter own, hold, posses and enjoy the Said Plot No. 7 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.

4. The Vendor has handed over the vacant possession of the Said Plot No. 7 to the Purchaser at the time of execution of this sale deed.

5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.

6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 7 nor has



**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

received consideration from any other person in relation to the Said Plot No. 7.

7. The title to the Said Property is valid, clean and marketable.

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

9. The Purchaser has paid the entire consideration for the purchase of the Said Plot No. 7 in the name of the Vendor and the Vendor has consented to the same.



*Handwritten signature in blue ink.*


**VIANAAR HOMES PRIVATE LIMITED**

*Handwritten signature in blue ink over the company name.*  
**Authorised Signatory**



**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:

- 
- EAST :** By property bearing Chalta no. 21/F of P.T.  
Sheet no. 10
- WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10
- NORTH :** By public road
- SOUTH :** By remaining part of property bearing  
Chalta No. 21 of P.T. Sheet no. 10



**VINMAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

**SCHEDULE II**

All that Plot No. 7 admeasuring an area of 381.62 sq. mts. shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:

**EAST** : By 8 mts wide road

**WEST** : By Plot B of Chatta No. 21 of P.T Sheet No. 10

**NORTH** : By Plot No. 8

**SOUTH** : By Plot No. 6



IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.

**VIANAAR HOMES PRIVATE LIMITED**  
*Antara*  
**Authorised Signatory**

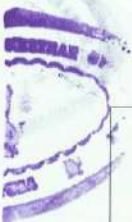




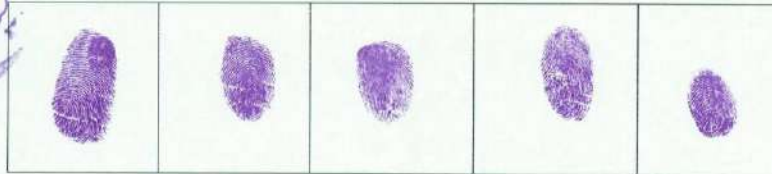
*Aks*  
*Aksatardel*



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



**Left Hand Finger Impressions**



**Right Hand Finger Impressions**

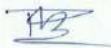



*J...*

**VIANAAR HOMES PRIVATE LIMITED**

*Aksatardel*  
**Authorised Signatory**

IN THE PRESENCE OF:

1. Premdeep Karikankar 

2. Anura S. Aolhe 



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**









Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:49:10 PM




Document Serial Number : 3051

Presented at 02:19:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	61060.00
2	Processing Fees	460.00
	<b>Total :</b>	<b>61520.00</b>

Stamp Duty Required: 106855.00 Stamp Duty Paid: 107000.00




Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar, Un Married, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			

Endorsements

Executant

1. Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married, Indian, age 51 Years, Business, r/o Flat No. 215, Street No. 8, West Marredpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D. As a POA holder for the Vendor - Ravinder E - vide POA dated 10/06/2016, executed before the Notary Adv. R Devadas, at Secunderabad.



Photo	Thumb Impression	Signature
		



2 . Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar , w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa, Bardez, Goa.	
2	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbet, Ilhas, Goa.	

PDA final sub division approval Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007.

Scanned By:- *Sadanand*

Signature:- *mpaneleo*

Designed and Developed by C-DAC, ACTS, Pune

  
Sub-Registrar  
REGISTRATION  
BARDEZ

Book-1 Document  
Registration Number BRZ-BK1-03121-2016  
CD Number BRZD780 on  
Date 11-07-2016

  
Sub-Registrar (Bardez)

Scanned By: *Sachin*

Signature: *Sachin*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by  
Rishing  
13/07/16*





Original Copy

**FORM-T- RECEIPT FOR FEE RECEIVED**

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

Print Date Time: 29/Jun/2016 02:49 PM  
Date of Receipt: 29/Jun/2016

Receipt No: 1370  
Serial No. of the Document: 3051  
Nature of Document: Sale

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

	Rs.Ps
Registration Fee	61060.00
Processing Fees	460.00
<b>Total :</b>	<b>61520.00</b>

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

Probable date of issue of Registered Document: 11/6

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premdeep Kurkankar

Specimen Signature of the Person Authorized: [Signature] Signature of the Presenter: [Signature]

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

The Registered Document has been handed over to \_\_\_\_\_ on 11/6

Signature of the person receiving the Document: [Signature] Signature of the Sub-Registrar: [Signature]

*Reshmi*  
*19/7/16*

(Respect One Lakh Five Thousand Only)

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

भारत 26981 NON JUDICIAL गेज  
163296 JUN 28 2016



200 000 000 000 250 200 17:24

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

R.0105000/-PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt. Ltd.

For CITIZEN CREDIT  
CO-OP. BANK LTD.

*M. Jems*  
Authorized Signatory



NO. 3052/2016  
29/6/2016

### SALE DEED


This Sale deed is entered into at Mapusa, Goa on this 29<sup>th</sup> day  
of the month of **JUNE** and year **2016** BETWEEN

*J. B. J.*

VIANAAR HOMES PRIVATE LIMITED

*A. J. J.*  
Authorized Signatory

**MR. INDERJIT BIRGI**, son of Dhian Singh Birgi , aged 65 years, married, Retired, holder of PAN Card no. ABXPB8437A, holder of Aadhaar Card no. 4056 5191 6675, Indian National, residing at 10 Polisetty Enclave, Kakaguda, Secunderabad, (hereinafter referred to as the '**VENDOR**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MR.**

**JASVINDER SINGH BIRGI**, I, son of Late Charajjit Singh Birgi,  aged 51 years, married, holder of PAN Card no. ACEPB2595D, Holder of Aadhaar card no. 7746 0615 6838, Indian National, residing at Flat no. 215, Street no. 8, West Marredpally, Secunderabad, Telengana – 500026 , vide Power of Attorney dated 10 June 2016, executed before Notary Adv. R Devadas, Secunderabad - 500010, of the FIRST PART;



AND

**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered



VIANAAR HOMES PRIVATE LIMITED  
  
Authorised Signatory

office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated 23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.



*[Handwritten signature]*

**VIANAAR HOMES PRIVATE LIMITED**  
*[Handwritten signature]*  
**Authorized Signatory**

WHEREAS:

A. There exists a property known as 'VAGNOR BATTI' or 'EDSSODEACHEM BATTI' or 'PAULISTANCHEM BATTI' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').



B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

**VIANAAR HOMES PRIVATE LIMITED**

*A. Antad*  
**Authorised Signatory**

C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirijbai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.

E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



VIANAAR HOMES PRIVATE LIMITED



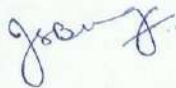
Authorized Signatory



F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr. Bhupesh Eknath Chatim, 2) Mr. Janardhan Ekntah Chatim, 3) Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.

J. Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square



WANAAR HOMES PRIVATE LIMITED



Authorised Signatory

meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**'). The Said Property is described fully in **Schedule I** to this deed.

K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for the Said Property (Plot A) to Mr. Avinash Gupta.



**VIANAAR HOMES PRIVATE LIMITED**



**Authorized Signatory**

L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 8 admeasuring an area of 374.18 sq. mts which plot is more clearly identified in the plan annexed hereto and more particularly described in Schedule II to this deed (hereinafter referred to as the 'Said Plot No. 8') to Mr. Inderjit Birgi the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 511 at pages 85 to 103 of Book No. 1 Vol. 2762 dated 06/03/2009. Pursuant to the sale deed, Inderjit Birgi, the Vendor herein, is the absolute owner and in possession of the Said Plot.

AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 8 admeasuring an area of 374.18 sq. mts. for a total consideration of Rs. 29,93,440 /- (RUPEES TWENTY NINE LAKHS NINETY THREE THOUSAND FOUR HUNDRED FORTY ONLY);



VIANAAR HOMES PRIVATE LIMITED



Authorized Signatory

AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

- i. Vendor is the absolute owner and in possession of the Said Plot No. 8, and has the absolute authority and power to deal with the Said Plot No. 8 in any manner as it likes;
- ii. Said Plot No. 8 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 8;
- iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 8;
- iv. Said Plot No. 8 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;



*John J.*

**VIANAAR HOMES PRIVATE LIMITED**

*Asst. Mgr.*  
**Authorised Signatory**

v. Said Plot No. 8 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;

vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 8 or restraining the execution of any work to be carried in the Said Plot No.8;

vii. Said Plot No. 8 does not belong to the any member of the scheduled caste or scheduled, tribe;



viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 8 or any part thereof to any governmental or statutory authorities;

ix. Vendor has not entered into any agreement to sell the Said Plot No. 8 to any person;

VIANAAR HOMES PRIVATE LIMITED  
  
Authorised Signatory

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 8 admeasuring an area of 374.18 sq. mts and more fully described in Schedule II to this deed for a total consideration **Rs. 29,93,440 /- (RUPEES TWENTY NINE LAKHS NINETY THREE THOUSAND FOUR HUNDRED FORTY ONLY).**



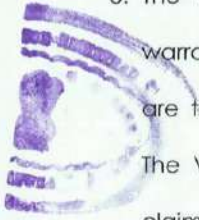
2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 8 to the Vendor in the following manner:

Rs. 29,93,440 /- (RUPEES TWENTY NINE LAKHS NINETY THREE THOUSAND FOUR HUNDRED FORTY ONLY) which is the present market value is paid vide Demand Draft No. 001906 drawn on HDFC Bank, dated 24.06.2016.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

3. The Purchaser shall and may at all times hereafter own, hold, posses and enjoy the Said Plot No. 8 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.
  
4. The Vendor has handed over the vacant possession of the Said Plot No. 8 to the Purchaser at the time of execution of this sale deed.
  
5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.
  
6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 8 nor has



*Handwritten signature in blue ink.*

**VIANAAR HOMES PRIVATE LIMITED**

*Handwritten signature in blue ink.*  
**Authorised Signatory**



received consideration from any other person in relation to the Said Plot No. 8.

7. The title to the Said Property is valid, clean and marketable.

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

9. The Purchaser has paid the entire consideration for the purchase of the Said Plot No. 8 in the name of the Vendor and the Vendor has consented to the same.



*Johny J.*

**VIANAAR HOMES PRIVATE LIMITED**

*A. Anderson*  
**Authorised Signatory**

**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:



**EAST :** By property bearing Chalta no. 21/F of P.T.  
Sheet no. 10

**WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10

**NORTH :** By public road

**SOUTH :** By remaining part of property bearing  
Chalta No. 21 of P.T. Sheet no. 10

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

**SCHEDULE II**

All that Plot No. 8 admeasuring an area of 374.18 sq. mts. shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:

**EAST** : By 8 mts wide road

**WEST** : By Plot B of Chalta No. 21 of P.T Sheet No. 10

**NORTH** : By existing access

**SOUTH** : By Plot No. 7

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.



*[Handwritten signature]*

**VIANAAR HOMES PRIVATE LIMITED**

*[Handwritten signature]*  
**Authorised Signatory**



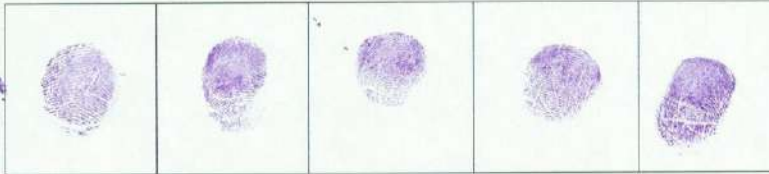
*Jasvinder Singh Birgi*

*Birgi*

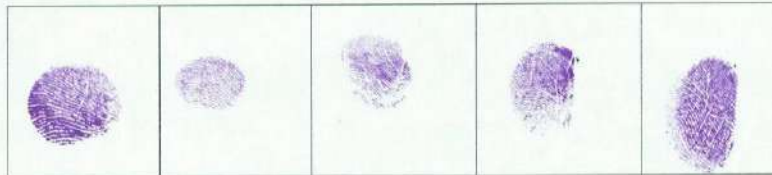
SIGNED AND DELIVERED by the within named Vendor, MR. INDERJIT BIRGI, through his POA Holder -

**MR. JASVINDER SINGH BIRGI .**

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



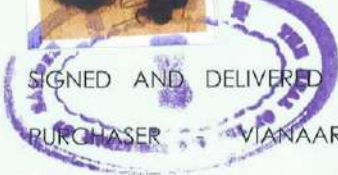
*Jasvinder Singh Birgi*

**VIANAAR HOMES PRIVATE LIMITED**

*Anand*  
**Authorised Signatory**



*del* *A. Satardekar*



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



**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



**VIANAAR HOMES PRIVATE LIMITED**

*Joseph*

*A. Satardekar*  
**Authorised Signatory**

**'IN THE PRESENCE OF:**

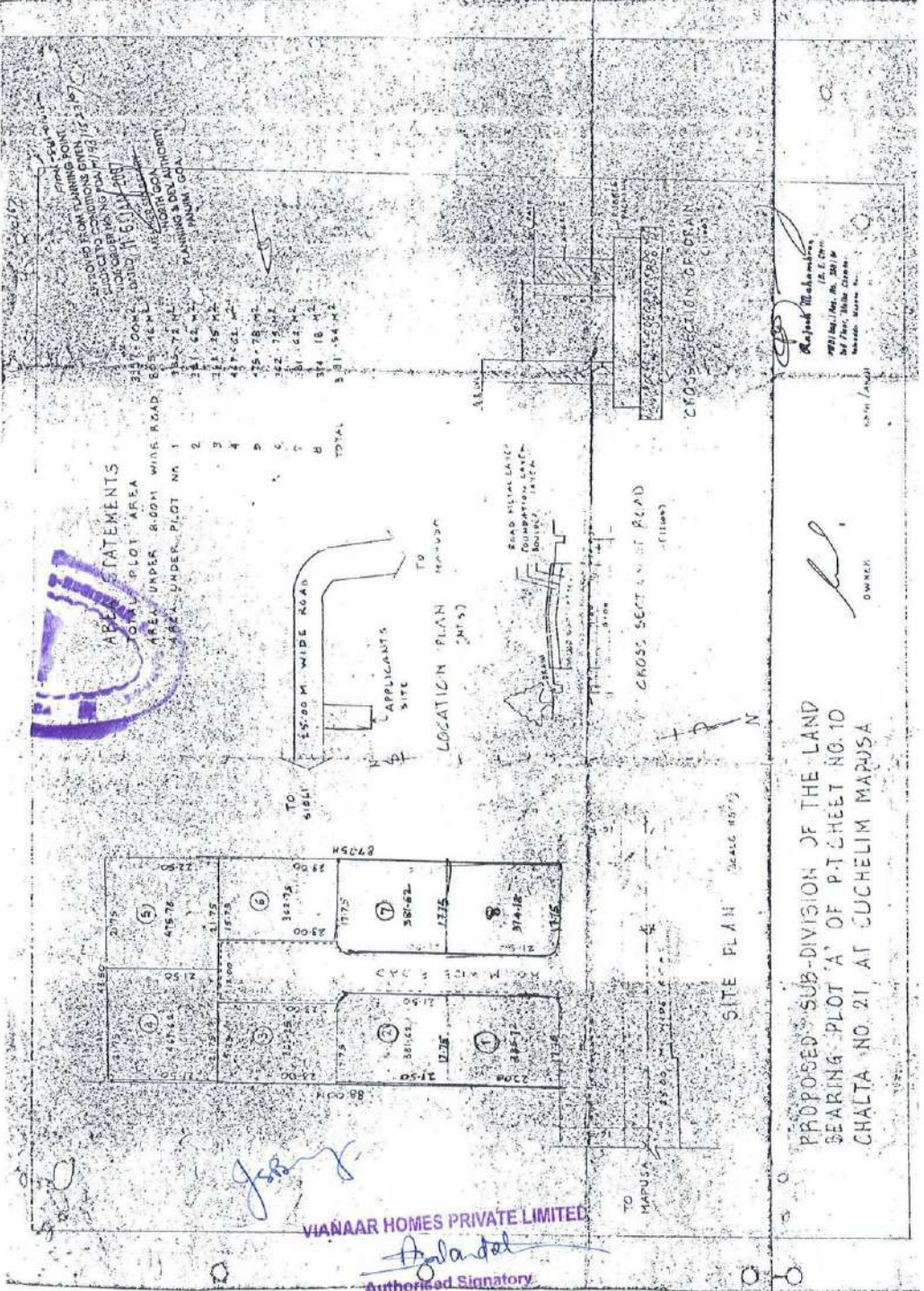
1. Preemdeep Kankankere 

2. Anuraj S. Arolan 



**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

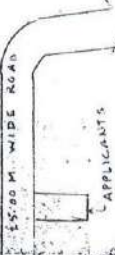




**ABSTRACT STATEMENTS**

OF PLOT AREA  
AREA UNDER 8.00M WIDE ROAD  
AREA UNDER PLOT NO. 1

1	312.00
2	152.71
3	111.35
4	49.79
5	425.78
6	2.75
7	81.62
8	34.18
TOTAL	1311.54



SITE PLAN SCALE 1:500

PROPOSED SUB-DIVISION OF THE LAND  
BEARING PLOT 'A' OF PITCHET NO.10  
CHALTA NO.21 AT CUCHELM MARUSA

VIAAAR HOMES PRIVATE LIMITED  
*Authorised Signatory*

Surveyor  
P.L.E. Ch...  
No. 100, M...  
1st Floor, 'White Cl...'  
Marusa, Marusa...







Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:50:12 PM




Document Serial Number : 3052

Presented at 02:27:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	59870.00
2	Processing Fees	470.00
	Total :	60340.00

Stamp Duty Required: 104790.00 Stamp Duty Paid: 105000.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar , UnMarried,Indian,age 27 Years,Service,r/o H.No. 270/3, Urbanment Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			

Endorsements

Executant



1 . Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married,Indian,age 51 Years,Business,r/o Flat No. 215, Street No. 8, West Marrecpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D. As a POA holder for the Vendor - Inderjit Birgi - vide POA dated 10/06/2016, executed before the Notary Adv. R Devadas, at Secunderabad.

Photo	Thumb Impression	Signature
		

2 . Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		

#### Identification

Sl No.	Witness Details	Signature
1	Anura Arolkar , w/o Sunil Arolkar, Married, Indian, age 35 Years, Service, r/o H.No. 55, Morod, Mapusa, Bardez, Goa.	
2	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbhel, Ilhas, Goa.	

PDA final sub division Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

  
Sub-Registrar  
GOA - REGISTRAR  
BARDEZ

Book-1 Document  
Registration Number BRZ-BK1-03107-2016  
CD Number BRZD780 on  
Date 08-07-2016

  
Sub-Registrar (Bardez)

Scanned By - *Salaru*

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered Not*  
*Roshing*  
*13/07/16*





Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time: 29/Jun/2016 02:50 PM  
Date of Receipt: 29/Jun/2016  
Receipt No: 1371  
Serial No. of the Document: 3052  
Nature of Document: Sale

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

	Rs.Ps
Registration Fee	59870.00
Processing Fees	470.00
<b>Total :</b>	<b>60340.00</b>

Amount in words: Rupees Sixty Thousand Three Hundred Forty Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premkumar Kanekar

Specimen Signature of the Person Authorized: [Signature] Signature of the Presenter: [Signature]

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

The Registered Document has been handed over to \_\_\_\_\_

\_\_\_\_\_ on / /

Signature of the person receiving the Document: [Signature] Signature of the Sub-Registrar: [Signature]

Reshma  
13/7/16

*(Receipts One Lakh Eight Thousand Two Hundred Only)*

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

भारत 26979 NON JUDICIAL गेजिट  
177290 JUN 28 2016



2016 ONE 2016 EIGHT HUND 2016 2016 17:22

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

R.0108200/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes Pvt. Ltd.

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

*[Signature]*  
Authorised Signatory



*3045/2016*  
*29/6/2016*

**SALE DEED**

This Sale deed is entered into at Mapusa, Goa on this 29<sup>th</sup> day  
of the month of **JUNE** and year **2016** BETWEEN

*A*

*[Signature]*

**VIANAAR HOMES PRIVATE LIMITED**

*[Signature]*  
Authorised Signatory

**MR. JASVINDER SINGH BIRGI**, son of Late Charajjit Singh Birgi, aged 51 years, married, holder of PAN Card no. ACEPB2595D, Holder of Aadhaar card no. 7746 0615 6838, Indian National, residing at Flat no. 215, Street no. 8, West Marredpally, Secunderabad, Telengana – 500026 (hereinafter referred to as the '**VENDOR**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) of the FIRST PART;



AND

**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road,

**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

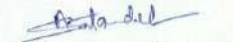
Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated 23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.

WHEREAS:

A. There exists a property known as 'VAGNOR BATTÀ' or 'EDSSODEACHEM BATTÀ' or 'PAULISTANCHEM BATTÀ' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

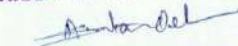
and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').

B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirijbai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.



VIANAAR HOMES PRIVATE LIMITED



Authorised Signatory



D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.

E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.



F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr. Bhupesh Eknath Chatim, 2) Mr. Janardhan Eknath Chatim, 3) Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari



VIANAAR HOMES PRIVATE LIMITED



Authorised Signatory

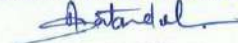
Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.

J. Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**').


The Said Property is described fully in **Schedule I** to this deed.



**VIANAAR HOMES PRIVATE LIMITED**



**Authorised Signatory**

K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for 

the Said Property (Plot A) to Mr. Avinash Gupta.



L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 1 admeasuring an area of 385.72 sq. mts. which plot is more clearly identified in the plan annexed hereto and more particularly described in **Schedule II** to this deed (hereinafter referred to as the '**Said Plot No. 1**') to Mr.



ANNAAR HOMES PRIVATE LIMITED

  
Authorised Signatory

Jasvinder Singh Birgi, the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 740 at pages 01 to 21 of Book No. 1 Vol. 2779 dated 09/04/2009. Pursuant to the sale deed, Mr. Jasvinder Singh Birgi, the Vendor herein, is the absolute owner and in possession of the Said Plot.

AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 1 admeasuring an area of 385.72 square meters for a total consideration of **Rs.30,85,760/-** (RUPEES THIRTY LAKHS EIGHTY FIVE THOUSAND SEVEN HUNDRED SIXTY ONLY) :



AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

- i. Vendor is the absolute owner and in possession of the Said Plot No. 1, and has the absolute authority and power to deal with the Said Plot No. 1 in any manner as it likes;

**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorized Signatory**

ii. Said Plot No. 1 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 1;

iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 1;



iv. Said Plot No. 1 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;

v. Said Plot No. 1 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;

vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 1 or

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

restraining the execution of any work to be carried in the Said Plot No. 1;

vii. Said Plot No. 1 does not belong to the any member of the scheduled caste or scheduled tribe;

viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 1 or any part thereof to any governmental or statutory authorities;



ix. Vendor has not entered into any agreement to sell the Said Plot No. 1 to any person;

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 1 admeasuring an area of 385.72 square meters and more fully described in Schedule II to this deed for a total consideration of **Rs. 30,85,760/- (RUPEES THIRTY LAKHS EIGHTY FIVE THOUSAND SEVEN HUNDRED SIXTY ONLY).**

2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 1 to the Vendor in the following manner:



**Rs. 30,85,760/- (RUPEES THIRTY LAKHS EIGHTY FIVE THOUSAND SEVEN HUNDRED SIXTY ONLY)** which is the present market value is paid vide Demand Drafft No. 001901 drawn on HDFC Bank, dated 24.06.2016.

3. The Purchaser shall and may at all times hereafter own, hold, posses and enjoy the Said Plot No. 1 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**



4. The Vendor has handed over the vacant possession of the Said Plot No. 1 to the Purchaser at the time of execution of this sale deed.

5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.



6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 1 nor has received consideration from any other person in relation to the Said Plot No. 1.

7. The title to the Said Property is valid, clean and marketable.

VIANAAR HOMES PRIVATE LIMITED

Authorised Signatory

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

9. The Purchaser has paid the entire consideration for the purchase of the Said Plot No. 1 in the name of the Vendor and the Vendor has consented to the same.



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATA' or 'EDSSODEACHEM BATA' or 'PAULISTANCHEM BATA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:



**EAST :** By property bearing Chalta no. 21/F of P.T.

Sheet no. 10

**WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10

**NORTH :** By public road

**SOUTH :** By remaining part of property bearing

Chalta No. 21 of P.T. Sheet no. 10

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

**SCHEDULE II**

All that Plot No. 1 admeasuring an area of 385.72 square meters shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:

**EAST :** By property bearing Chatta no. 21/F of P.T.  
Sheet no. 10

**WEST :** By 8 meter wide road

**NORTH:** By existing road

**SOUTH:** By remaining part of property bearing Chatta  
No. 21 of P.T. Sheet no. 10



IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

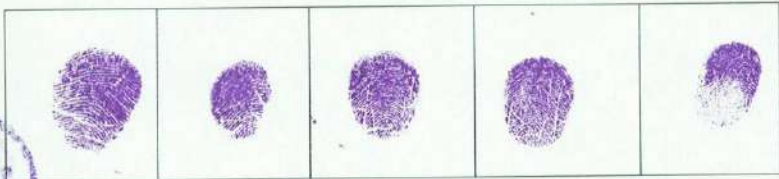


*Jasvinder Singh Birgi*



SIGNED AND DELIVERED by the within named  
Vendor - **MR. JASVINDER SINGH BIRGI.**

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



*Jasvinder Singh Birgi*

**VIANAAR HOMES PRIVATE LIMITED**  
*[Signature]*  
**Authorised Signatory**

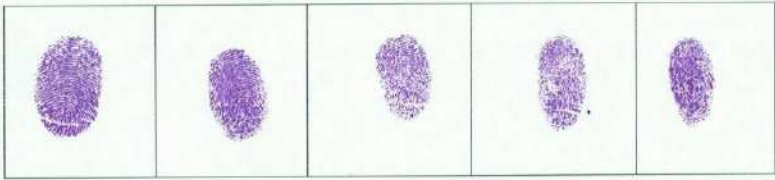


*Satardekar*

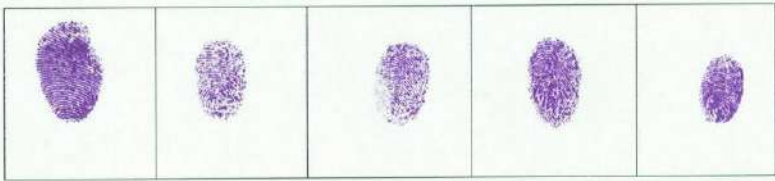
SIGNED AND DELIVERED by the within named PURCHASER **VIANAAR HOMES PVT. LTD.**, represented by its Managing director - MR. VARUN NAGPAL through his POA holder **MS. AKSHAYA SATARDEKAR.**



**Left Hand Finger Impressions.**



**Right Hand Finger Impressions**



*Satardekar*

**VIANAAR HOMES PRIVATE LIMITED**  
*Satardekar*  
**Authorised Signatory**

IN THE PRESENCE OF:

1. Premdeep Kankarkare PK

2. Rupali M Pedhiker RP

*Handwritten signature*

**VANAAR HOMES PRIVATE LIMITED**

*Handwritten signature*  
**Authorised Signatory**











Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:37:36 PM




Document Serial Number : 3045

Presented at 12:43:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	61720.00
2	Processing Fees	420.00
	<b>Total :</b>	<b>62140.00</b>

Stamp Duty Required: 108010.00 Stamp Duty Paid: 108200.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar , UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			

Endorsements

Executant



1 . Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		


2. Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married, Indian, age 51 Years, Business, r/o Flat No. 215, Street No. 8, West Marredpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Premdeep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbel, Ilhas, Goa.	
2	Rupali Pednekar, w/o Milind Pednekar, Married, Indian, age 33 Years, Service, r/o H.No.984, Tarchi Bhat, Siolim, Bardez, Goa.	



Sub-Registrar  
  
 PDA

PDA approved sub division Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document  
Registration Number BRZ-BK1-03109-2016  
CD Number BRZD780 on  
Date 11-07-2016

Sub-Registrar (Bardez)

**REGISTRAR**  
**BARDEZ**

Scanned By

Sachinand

Signature

Impanelca

Designed and Developed by C-DAC, ACTS, Pune

Delivered by  
Rachmg  
12/07/16



Original Copy

**FORM-T- RECEIPT FOR FEE RECEIVED**

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

Print Date Time: 29/Jun/2016 02:37 PM  
Date of Receipt: 29/Jun/2016  
Receipt No: 1364  
Serial No. of the Document: 3045  
Nature of Document: Sale

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

	Rs.Ps
Registration Fee	61720.00
Processing Fees	420.00
<b>Total :</b>	<b>62140.00</b>

**Amount in words: Rupees Sixty Two Thousand One Hundred Forty Only.**

Probable date of issue of Registered Document: 11/10

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Premdeep Konkantkar

[Signature]  
Specimen Signature of the Person Authorized

[Signature]  
Signature of the Presenter

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

The Registered Document has been handed over to \_\_\_\_\_  
\_\_\_\_\_ on / /

[Signature]  
Signature of the person receiving the Document  
Designed and Developed by C- DAC, ACTS Pune.

[Signature]  
Signature of the Sub-Registrar  
18/7/16



Repees One Lakh Seven Thousand Only)

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

भारत 26978 NON JUDICIAL गे वत  
150299 JUN 28 2016



2010 190 200 20000 2010 2010 2010 17:21

D-5/STP(V)/C.R./35/0/2006-RD(PART-III)

R.0107000/- PB6018

INDIA STAMP DUTY GOA

For CITIZEN CREDIT  
CO-OP. BANK LTD.

Name of Purchaser Vianaar Homes Pvt. Ltd.

*M. J. Fernandes*  
Authorised Signatory



Sr No. 3046/2016  
29/6/2016

**SALE DEED**

This Sale deed is entered into at Mapusa, Goa on this 29<sup>th</sup> day  
of the month of **JUNE** and year **2016** BETWEEN

*J. B. Fernandes*

**VIANAAR HOMES PRIVATE LIMITED**

*M. J. Fernandes*  
Authorised Signatory

**MS. SATTIRAJU PUSHYAMI**, daughter of Sattiraju Venkateswarlu, aged 31 years, unmarried, service, holder of PAN Card no. AXNPS3073M, Email Id : venkat.sattiraju@gmail.com, Indian National, residing at Plot No. 113, Amar Co-op Housing Society, Kavuri Hills, Hyderabad – 500033 (hereinafter referred to as the '**VENDOR**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MR.**



**IASVINDER SINGH BIRGI**, son of Late Charajjit Singh Birgi, aged 51 years, married, holder of PAN Card no. ACEPB2595D, Holder of Aadhaar card no. 7746 0615 6838, Indian National, residing at Flat no. 215, Street no. 8, West Marredpally, Secunderabad, Telengana – 500026vide Power of Attorney dated 10 June 2016, executed before Notary Adv. R Devadas; Secunderabad – 500010, of the FIRST PART;

AND

**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered

**VIANAAR HOMES PRIVATE LIMITED,**

**Authorised Signatory,**



office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney, dated 23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.



**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

WHEREAS:

A. There exists a property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalfa no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').

B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration

**VIANAAR HOMES PRIVATE LIMITED**



  
**Authorised Signatory**

no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirijbai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.



E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

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

G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.



**VIANAAR HOMES PRIVATE LIMITED**



**Authorised Signatory**

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivankar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.



Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivankar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**'). The Said Property is described fully in **Schedule I** to this deed.

K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for the Said Property (Plot A) to Mr. Avinash Gupta.

L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.



VANAAR HOMES PRIVATE LIMITED



Authorized Signatory

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 2 admeasuring an area of 381.62 sq. mts. which plot is more clearly identified in the plan annexed hereto and more particularly described in **Schedule II** to this deed (hereinafter referred to as the '**Said Plot No. 2**') to Ms. Sattiraju Pushyami, the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 532 at pages 297 to 316 of Book No. 1 Vol. 2764 dated 09/03/2009. Pursuant to the sale deed, Ms. Sattiraju Pushyami, the Vendor herein, is the absolute owner and in possession of the Said Plot.



AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 2 admeasuring an area of 381.62 sq. mts. for a total consideration of **Rs. 30,52,960/- (RUPEES THIRTY LAKHS FIFTY TWO THOUSAND NINE HUNDRED SIXTY ONLY)**;

AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

**WANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

i. Vendor is the absolute owner and in possession of the Said Plot No. 2, and has the absolute authority and power, to deal with the Said Plot No. 2 in any manner as it likes;

ii. Said Plot No. 2 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 2;

iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 2;

iv. Said Plot No. 2 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;

v. Said Plot No. 2 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**



vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 2 or restraining the execution of any work to be carried in the Said Plot No. 2;

vii. Said Plot No. 2 does not belong to the any member of the scheduled caste or scheduled tribe;



viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 2 or any part thereof to any governmental or statutory authorities;

ix. Vendor has not entered into any agreement to sell the Said Plot No. 2 to any person;

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.

**WANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 2 admeasuring an area of 381.62 square meters and more fully described in Schedule II to this deed for a total consideration **Rs. 30,52,960/- (RUPEES THIRTY LAKHS FIFTY TWO THOUSAND NINE HUNDRED SIXTY ONLY).**



2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 2 to the Vendor in the following manner:

Rs. 3052960 (RUPEES THIRTY LAKHS FIFTY TWO THOUSAND NINE HUNDRED SIXTY ONLY) which is the present market value is paid vide Demand Draft No. 001904 drawn on HDFC Bank, dated 24.06.2016.

3. The Purchaser shall and may at all times hereafter own, hold, posses and enjoy the Said Plot No. 2 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.

**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

4. The Vendor has handed over the vacant possession of the Said Plot No. 2 to the Purchaser at the time of execution of this sale deed.

5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.



6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 2 nor has received consideration from any other person in relation to the Said Plot No. 2.

7. The title to the Said Property is valid, clean and marketable.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

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

9. The Purchaser has paid the entire consideration for the purchase of the Said Plot No. 2 in the name of the Vendor and the Vendor has consented to the same.



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:



**EAST :** By property bearing Chalta no. 21/F of P.T.  
Sheet no. 10

**WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10

**NORTH :** By public road

**SOUTH :** By remaining part of property bearing

Chalta No. 21 of P.T. Sheet no. 10

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

**SCHEDULE II**

All that Plot No. 2 admeasuring an area of 381.62 sq. mts. shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:

**EAST :** By Property bearing Chalta No. 21/F of P.T Sheet No. 10

**WEST :** By 8 mts wide road

**NORTH:** By Plot No. 1

**SOUTH:** By Plot No. 3



IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.

*[Handwritten signature]*

**VANAAR HOMES PRIVATE LIMITED**  
*[Handwritten signature]*  
**Authorised Signatory**

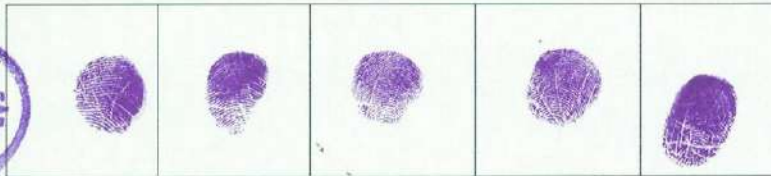
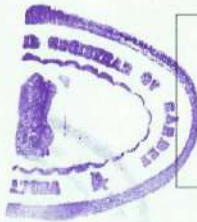


*Jasvinder Singh Birgi*

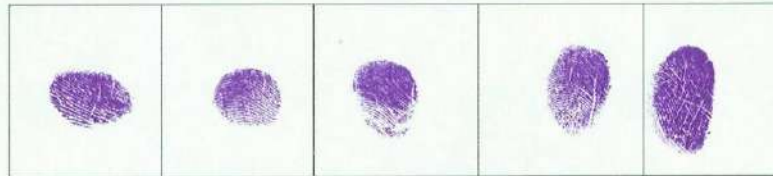


SIGNED AND DELIVERED by the within named Vendor, MS. SATTIRAJU PUSHYAMI through her POA Holder - **MR. JASVINDER SINGH BIRGI** .

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



**JANAAR HOMES PRIVATE LIMITED**

*Jasvinder Singh Birgi*

*Jasvinder Singh Birgi*  
**Authorised Signatory**

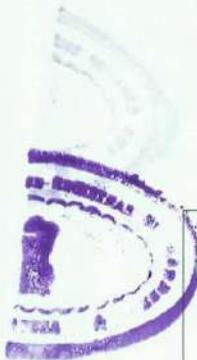


*del* *Ashwadek*



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

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



**IN THE PRESENCE OF:**

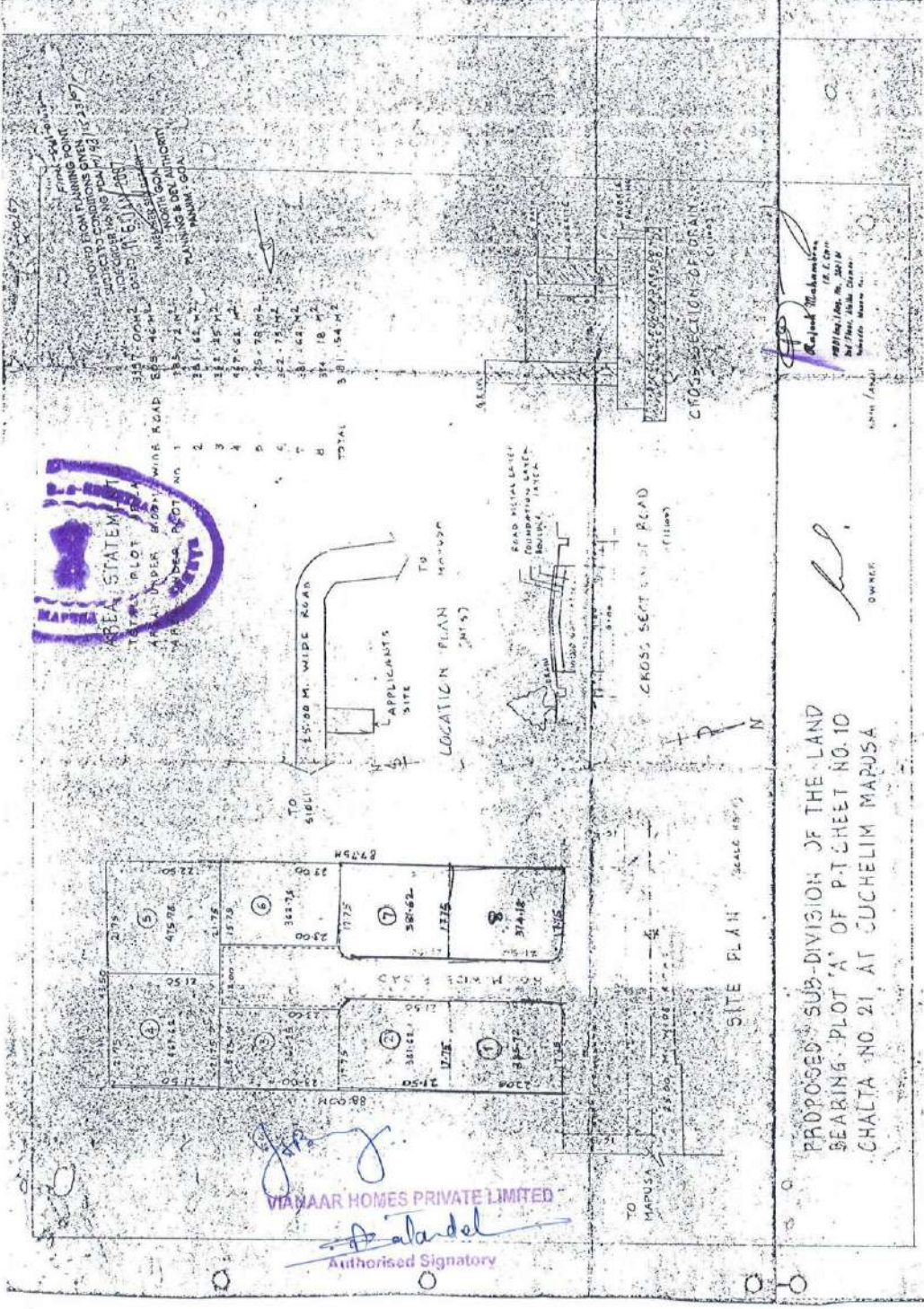
1. Preendeeep Kanankare *PK*

2. Anna S. Arollec *Beall*

*gub...*

**WANAAR HOMES PRIVATE LIMITED**  
*Ashwadek*  
**Authorised Signatory**





ASSUMED FROM PLANNING POINT: SURVEY CONDITIONS GIVEN IN S.P. 93 AND REGISTER NO. RD/MA/1/93

SECTION 5(1)(A) AND SECTION 5(1)(B) NORTH AND SOUTH PLANNING & DEVELOPMENT AUTHORITY, MUMBAI-400

NO.	LENGTH (M)	BREADTH (M)	AREA (SQ. M)
1	15.00	15.00	225.00
2	15.00	15.00	225.00
3	15.00	15.00	225.00
4	15.00	15.00	225.00
5	15.00	15.00	225.00
6	15.00	15.00	225.00
7	15.00	15.00	225.00
8	15.00	15.00	225.00
TOTAL	120.00	15.00	1800.00

VIAAAR HOMES PRIVATE LIMITED  
  
 Anand  
 Authorised Signatory

PROPOSED SUB-DIVISION OF THE LAND BEARING PLOT 'A' OF P-SHEET NO. 10 CHALTA NO. 21, AT CUCHELM MAPUSA

Rajesh M. Chaudhari  
 P.E.C. No. 1001/2019  
 24/11/2019  
 Maharashtra State Planning & Development Authority

SITE PLAN SCALE 1:500

CROSS SECTION OF ROAD (11m)

LOCATION PLAN MAPUSA (SHEET 53)

15.00 M. WIDE ROAD

APPLICANT'S SITE





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:39:18 PM

Document Serial Number : 3046




Presented at 01:40:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	61060.00
2.	Processing Fees	460.00
	<b>Total :</b>	<b>61520.00</b>

Stamp Duty Required: 106855.00

Stamp Duty Paid: 107000.00




Akshaya Satardekar Presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			

Endorsements

Executant



1. Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		

2 . Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married, Indian, age 51 Years, Business, r/o Flat No. 215, Street No. 8, West Marredpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D. As a POA holder for the Vendor- Sattiraju Pushyami - vide POA dated 10/06/2016, executed before the Notary Adv. R. Devadas at Secunderabad.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Anura Arolkar, s/o Sunil Arolkar, Married, Indian, age 33 Years, Service, r/o H.No. 55, Moroda Mopusa, Bardez, Goa.	
2	Premdeep Kankonkar, s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbhel, Ilhas, Goa.	

PDA final sub dision approval Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

  
Sub Registrar  
MADRASA  
MADRASA - 500

Book-1 Document  
Registration Number BRZ-BK1-03110-2016  
CD Number BRZ0780 on  
Date 11-07-2016

  
Sub-Registrar (Bardez)



Scanned By: *Sadanand*

Signature: *Upasakar*

Designed and Developed by E-DAC, ACTS, Pune

Delivered by  
*Roshing*  
13/07/16



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time: 29/Jun/2016 02:39 PM

Date of Receipt: 29/Jun/2016

Receipt No: 1365

Serial No. of the Document: 3046


Nature of Document: Sale

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

	Rs.Ps
Registration Fee	61060.00
Processing Fees	460.00
<b>Total :</b>	<b>61520.00</b>

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


Probable date of issue of Registered Document: / /

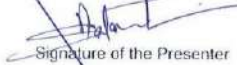
  
Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Pranveer Kankankure

  
Specimen Signature of the Person Authorized


  
Signature of the Presenter

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

The Registered Document has been handed over to \_\_\_\_\_

\_\_\_\_\_ on / /

  
Signature of the person receiving the Document

  
Signature of the Sub-Registrar

For **CITIZEN CREDIT**  
**CO-OP. BANK LTD.**

*M. Suresh*  
Authorized Signatory

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

भारत 26985 NON JUDICIAL गेज  
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D-5/STP(V)/C.R./35/B/2006-ND(PART-III)

**R. 0101600/-PB6818**

INDIA **STAMP DUTY** GOA

Name of Purchaser VIANAAR HOMES Pvt LTD



Sr. No. 3047/2016  
29/6/16.


**SALE DEED**


This Sale deed is entered into at Mapusa, Goa on this **29<sup>th</sup>** day  
of the month of **JUNE** and year **2016** BETWEEN

*[Signature]*

**VIANAAR HOMES PRIVATE LIMITED**

*[Signature]*  
Authorized Signatory

**MR. SRINIVAS LANKA**, Son of Lanka Venkateswara Rao, aged 53 years, married, business, holder of PAN Card no. ACPPL7539Q, holder of Aadhaar Card no. 5474 2695 0206, 

Indian National, residing at Flat no. 2000, 20<sup>th</sup> Floor, Lodha Bellezza, Buena Park, Kukatpally, Hyderabad – 500072, 

Telengana, (hereinafter referred to as the '**VENDOR**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MR.**



**JASVINDER SINGH BIRGI**, son of Late Charajjit Singh Birgi, aged 51 years, married, holder of PAN Card no. ACEPB2595D, Holder of Aadhaar card no. 7746 0615 6838, Indian National, residing at Flat no. 215, Street no. 8, West Marredpally, Secunderabad, Telengana – 500026, vide Power of Attorney dated 13 June 2016, executed before Notary Adv. Mohd Hameed Khan, Secunderabad, of the FIRST PART;

AND



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorized Signatory**



**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**'), which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament, Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated



**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.

WHEREAS:

A. There exists a property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chatta no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').

B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorized Signatory**

C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirijbai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.



D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.

E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr. Bhupesh Eknath Chatim, 2) Mr. Janardhan Ekntah Chatim, 3) Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.

G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs: Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias



**VIANAAR HOMES PRIVATE LIMITED**



**Authorised Signatory**

Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.

J. Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square



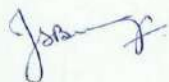
**VIANAAR HOMES PRIVATE LIMITED**



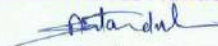
**Authorised Signatory**

meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**'). The Said Property is described fully in **Schedule I** to this deed.

K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for the Said Property (Plot A) to Mr. Avinash Gupta.



**VIANAAR HOMES PRIVATE LIMITED**



**Authorized Signatory**

L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 3 admeasuring an area of 362.25 sq. mts. which plot is more clearly identified in the plan annexed hereto and more particularly described in **Schedule II** to this deed (hereinafter referred to as the '**Said Plot No. 3**') to Mr. Srinivas Lanka, the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 4046 at pages 247 to 264 of Book No. 1 Vol. 1755 dated 17/08/2006. Pursuant to the sale deed, Mr. Srinivas Lanka, the Vendor herein, is the absolute owner and in possession of the Said Plot.

AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 3 admeasuring an area of 362.25 sq. mts. for a total consideration of **Rs. 28,98,000/- (RUPEES TWENTY EIGHT LAKHS NINETY EIGHT THOUSAND ONLY)**;



**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

i. Vendor is the absolute owner and in possession of the Said Plot No. 3, and has the absolute authority and power to deal with the Said Plot No. 3 in any manner as it likes;



ii. Said Plot No. 3 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 3;

iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 3;

iv. Said Plot No. 3 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**



v. Said Plot No. 3 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;

vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 3 or restraining the execution of any work to be carried in the Said Plot No. 3;



vii. Said Plot No. 3 does not belong to the any member of the scheduled caste or scheduled.tribe;

viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 3 or any part thereof to any governmental or statutory authorities;

ix. Vendor has not entered into any agreement to sell the Said Plot No. 3 to any person;

**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.



**NOW THIS SALE DEED WITNESSETH AS UNDER:-**

1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 3 admeasuring an area of 362.25 sq. mts and more fully described in Schedule II to this deed for a total consideration **Rs. 28,98,000/- (RUPEES TWENTY EIGHT LAKHS NINETY EIGHT THOUSAND ONLY).**
2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 3 to the Vendor in the following manner:  
  
Rs. 28,98,000/- (RUPEES TWENTY EIGHT LAKHS NINETY EIGHT THOUSAND ONLY) which is the present market value is paid vide Demand Draft No. 001903 drawn on HDFC Bank, dated 24.06.2016.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorized Signatory**

3. The Purchaser shall and may at all times hereafter own, hold, posses and enjoy the Said Plot No. 3 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.



4. The Vendor has handed over the vacant possession of the Said Plot No. 3 to the Purchaser at the time of execution of this sale deed.

5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.

6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 3 nor has

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**VIANAAR HOMES PRIVATE LIMITED**

Handwritten signature in blue ink.  
**Authorised Signatory**

received consideration from any other person in relation to  
the Said Plot No. 3.

7. The title to the Said Property is valid, clean and marketable.



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

9. The Purchaser has paid the entire consideration for the  
purchase of the Said Plot No. 3 in the name of the Vendor  
and the Vendor has consented to the same.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:

**EAST :** By property bearing Chalta no. 21/F of P.T.

Sheet no. 10

**WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10

**NORTH :** By public road

**SOUTH :** By remaining part of property bearing

Chalta No. 21 of P.T. Sheet no. 10



**VIANAAR HOMES PRIVATE LIMITED**



**Authorised Signatory**

**SCHEDULE II**

All that Plot No. 3 admeasuring an area of 362.25 sq. mts. shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:



- EAST** : By Property bearing Chalta No. 21/F of P.T Sheet No. 10  
**WEST** : By 8 mts wide road  
**NORTH**: By Plot No. 4  
**SOUTH** : By Plot No. 2

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.

*Johny*

VIANAAR HOMES PRIVATE LIMITED

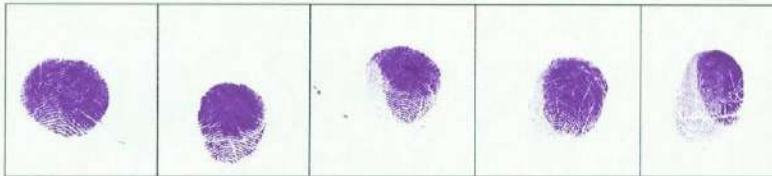
*A. S. S. S.*  
Authorized Signatory



SIGNED AND DELIVERED by the within named  
Vendor, MR. SRINIVAS LANKA through her POA  
Holder - MR. JASVINDER SINGH BIRG I .



**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**



*Handwritten signature*

*Handwritten signature*



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

**Left Hand Finger Impressions.**



**Right Hand Finger Impressions**




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**VIANAAR HOMES PRIVATE LIMITED**  
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**Authorised Signatory**



IN THE PRESENCE OF:

1. Preemdeep Kankankare 

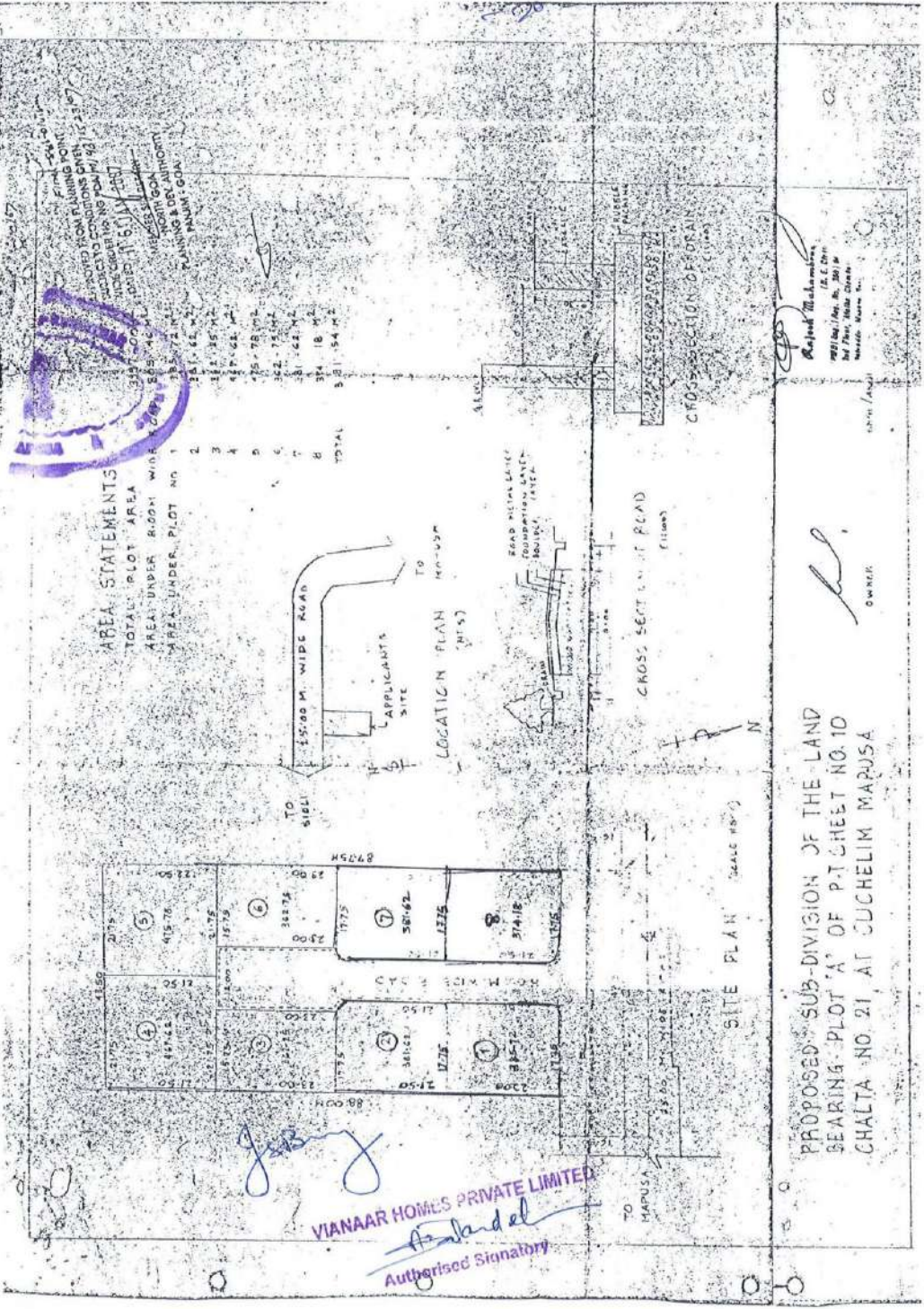
2. Rajesh H. Patil 





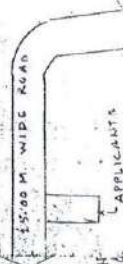
VIA NAAR SOULS PRIVATE LIMITED

  
Authorized Signatory



**AREA STATEMENTS**

TOTAL PLOT AREA	153.72 M <sup>2</sup>
AREA UNDER BLOCK	118.72 M <sup>2</sup>
AREA UNDER PLOT NO 1	17.50 M <sup>2</sup>
2	17.50 M <sup>2</sup>
3	17.50 M <sup>2</sup>
4	17.50 M <sup>2</sup>
5	17.50 M <sup>2</sup>
6	17.50 M <sup>2</sup>
7	17.50 M <sup>2</sup>
8	17.50 M <sup>2</sup>
TOTAL	153.72 M <sup>2</sup>



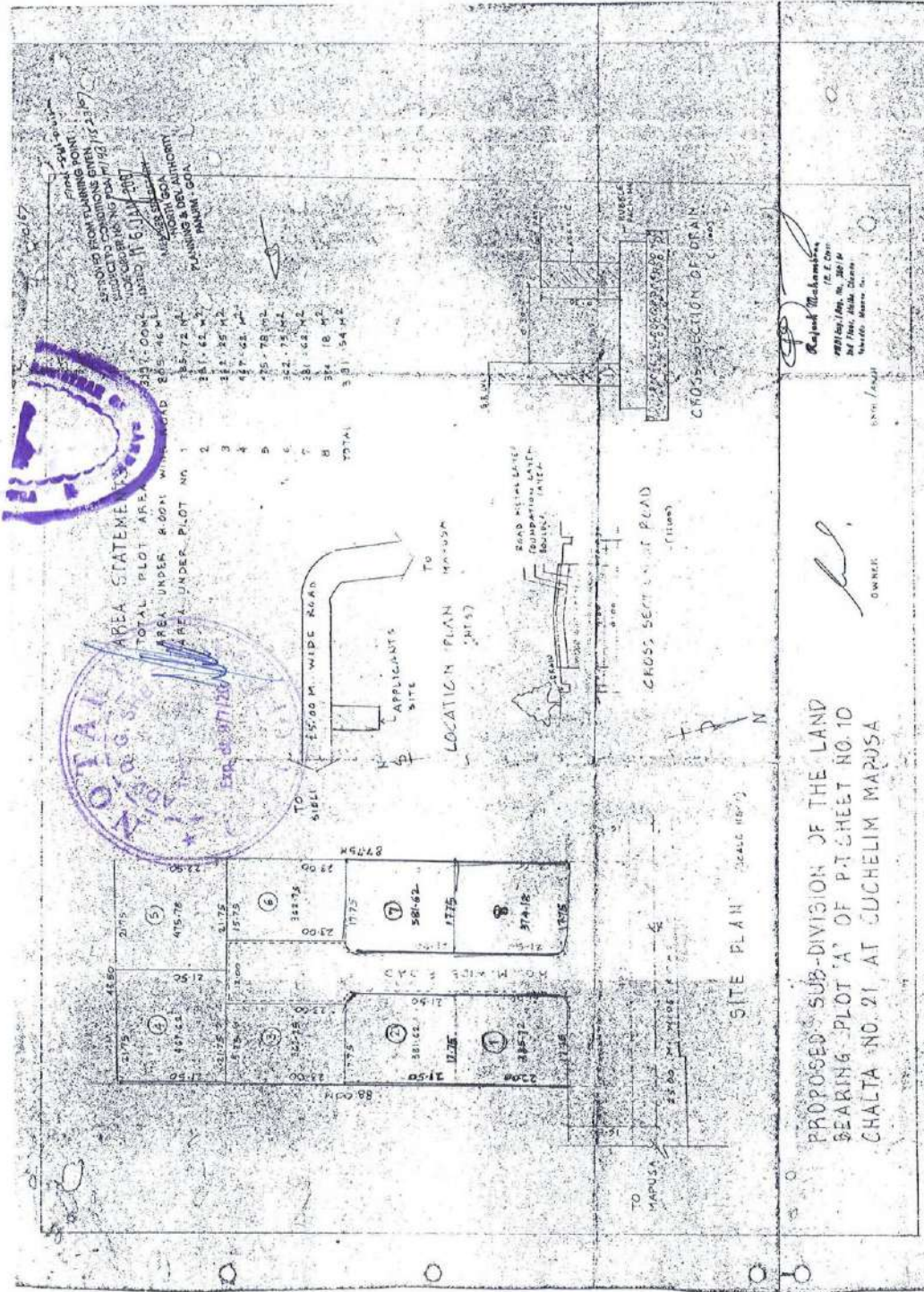
**LOCATION PLAN (1:500)**

**CROSS SECTION OF ROAD (1:1000)**

**SITE PLAN (SCALE 1:500)**

PROPOSED SUB-DIVISION OF THE LAND BEARING PLOT 'A' OF P.T. SHEET NO. 10 CHALTA NO. 21, AT CUCHELIM MARUSA

**Authorised Signatory**  
 VIANAAR HOMES PRIVATE LIMITED  
 153/154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



**TOTAL AREA**  
 1301.34 SQ. M.  
 30.62 ACRES

APPROVED FROM TURNING POINT  
 SUBJECTS CONCERNING P.T. SHEET NO. 10  
 CHALTA NO. 21 AT CUCHELIM MAPUSA  
 1301.34 SQ. M.  
 30.62 ACRES

PLANNING & DEVELOPMENT  
 DEPARTMENT  
 BANGALORE

**Project Management**  
 P. E. Gowda  
 2nd Floor, 10th Cross,  
 Chaitanya Nagar, Bangalore

**PROPOSED SUB-DIVISION OF THE LAND BEARING PLOT 'A' OF P.T. SHEET NO. 10 CHALTA NO. 21 AT CUCHELIM MAPUSA**

**SITE PLAN** (SCALE 1:500)

OWNER



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:40:25 PM

Document Serial Number : 3047




Presented at 01:48:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	57960.00
2	Processing Fees	470.00
	Total	58430.00

Stamp Duty Required: 101430.00

Stamp Duty Paid: 101600.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar , UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			

Endorsements

Executant



1 . Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		

2. Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married, Indian, age 51 Years, Business, r/o Flat No. 215, Street No. 8, West Marredpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D. As a POA holder for the Vendor - Srinivas Lanka- vide POA dated 13/06/2016, executed before the Notary Adv. Mohd. Hameed Khan at Secunderabad.

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbhel, Ilhas, Goa.	
2	Rupali M. Pednekar , w/o Milind Pednekar, Married, Indian, age 33 Years, Service, r/o H.No.984, Tarchi Bhat, Siolim, Bardez, Goa.	

Sub-Registrar

PDA Final sub division approval Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



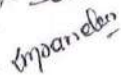
Book-1 Document  
Registration Number BRZ-BK1-03115-2016  
CD Number BRZD780 on  
Date 11-07-2016

  
Sub-Registrar (Bardez)


Scanned By -

Sadanand

Signature:-

  
Sadanand

Designed and Developed by C-DAC, ACTS, Pune

  
Delivered by  
Rohing  
19/07/16



Original Copy

**FORM-T- RECEIPT FOR FEE RECEIVED**

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

Receipt No: 1366  
Serial No. of the Document: 3047  
Nature of Document: Sale  
Print Date Time: 29/Jun/2016 02:40 PM  
Date of Receipt: 29/Jun/2016

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

	Rs.Ps
Registration Fee	57960.00
Processing Fees	470.00
<b>Total :</b>	<b>58430.00</b>

**Amount in words: Rupees Fifty Eight Thousand Four Hundred Thirty Only.**

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized: Priyadarshini Kankankar

Specimen Signature of the Person Authorized: [Signature] Signature of the Presenter: [Signature]

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

The Registered Document has been handed over to \_\_\_\_\_ on / /

Signature of the person receiving the Document: [Signature] Signature of the Sub-Registrar: [Signature]

*Keepes One Lakh Thirty One thousand Two Hundred Only*

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA 62 CUREM  
PANAZI, GOA 403 001

भारत 26980 NON JUDICIAL गु गोवा  
112291 JUN 28 2016



2016 JUN 28 17:23

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

R.0131200/-PB6818

INDIA STAMP DUTY GOA

Name of Purchaser Vianaar Homes P.L. Ltd.

For CITIZEN CREDIT<sup>IA</sup>  
CO-OP. BANK LTD.

*M. Suresh*  
Authorised Signatory



*Sr. No. 3048/2016  
29/6/2016*

**SALE DEED**



This Sale deed is entered into at Mapusa, Goa on this 29<sup>th</sup> day  
of the month of **JUNE** and year **2016** BETWEEN

*John F.*

**VIANAAR HOMES PRIVATE LIMITED**

*Antony*  
Authorised Signatory



**MR. RAJNESH REDDY B**, Son of B S Reddy, aged 54 years,  
married, service, holder of PAN Card no. AENPB2549A, Email  
Id: rajneshreddy@gmail.com, Indian National,   
residing at Flat no. 8-2-334/N/52, Road No. 3, Banjara Hills,  
Hyderabad - 500034, (hereinafter referred to as the 

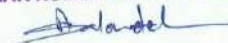
**'VENDOR'**, which expression shall, unless it be repugnant to  
the context or meaning thereof, mean and include its  
successors-in-title, legal representatives, nominees and  
assigns) represented herein through duly constituted Power  
of Attorney holder **MR. JASVINDER SINGH BIRGI**, son of Late  
Charajjit Singh Birgi, aged 51 years, married, holder of PAN  
Card no. ACEPB2595D, Holder of Aadhaar card no. 7746 0615  
6838, Indian National, residing at Flat no. 215, Street no. 8,  
West Marredpally, Secunderabad, Telengana - 500026, vide  
Power of Attorney dated 10 June 2016, executed before  
Notary Adv. R Devdas, Secunderabad - 500010, of the FIRST  
PART;



AND



**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

**VIANAAR HOMES PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having its registered office at 97-B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062 having PAN AAECV8249H and represented herein by its Managing Director, **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, aged 33 years, businessman, unmarried, Holder of PAN Card no. ACDPN0237D, Holder of Aadhaar Card no.6173 3180 1383, Indian national and resident of 97/B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi – 110 062, vide Board of Directors resolution dated 20 June 2016 (annexed hereto as 'Annexure 1') (hereinafter referred to as the '**PURCHASER**', which expression shall, unless it be repugnant to the context or meaning thereof, mean and include its successors-in-title, legal representatives, nominees and assigns) represented herein through duly constituted Power of Attorney holder **MS. AKSHAYA SATARDEKAR**, daughter of Mr. Anant Satardekar, 27 years of age, Indian National, Holder of PAN Card No. CWPPS3333H, Holder of Aadhaar Card no. 2599 8466 1120, resident of 270/3, Livrament Vaddo, Sangolda, Bardez – Goa vide Power of Attorney dated



**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

23/06/2016 executed before Notary Adv. Sudha S. Lad, Regn no. 1035/16 at Panaji, Goa, of the SECOND PART.

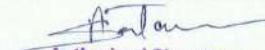
WHEREAS:

A. There exists a property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 (hereinafter referred to as the '**Larger Property**').

B. The Larger Property originally belonged to Mr. Janardhan Chatim. Mr. Janardhan Chatim was married to Mrs. Guirijbai Janardhan Chatim and out of their wedlock had two sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.



VIANAAR HOMES PRIVATE LIMITED



Authorised Signatory

C. Vide gift deed dated 07/06/1974 which is duly registered before the sub-registrar Bardez bearing registration no. 423 at book no. 1, vol. 83 at pages 217 to 221 dated 26/07/1974, Janardhan Chatim and Mrs. Guirjibai Janardhan Chatim gifted the said Larger Property to both their sons namely Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim.



D. Pursuant to the said gift deed, Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim, and Eknath Janardhan Chatim became the co-owners in possession and acquired rights and title in the said Larger Property.

E. Laxminarayan Janardhan Chatim alias Laoxmi Narana Janardhan Chatim is married to Mrs. Hemlata Laxminarayan Chatim, and Eknath Janardhan Chatim was married to Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

F. Eknath Janardhan Chatim expired on 27/07/1996 leaving behind his wife Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their three children namely 1) Mr. Bhupesh Eknath Chatim, 2) Mr. Janardhan Ekntah Chatim, 3) Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar.



G. Pursuant to the death of late Eknath Janardhan Chatim, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim and their children Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar executed a deed of succession on 17/05/2006 drawn at pages 73V to 75 at book of deeds bearing No. 811 before the registrar cum sub-registrar and notary ex-officio, Bardez, Goa.

H. By virtue of the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Ekntah Chatim, Mrs. Dipa Ecnath Chatim alias Deepa Aknath Chatim alias

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar succeeded as sole and universal heirs to the estate left behind by late Eknath Janardhan Chatim.

I. Pursuant to the deed of succession dated 17/05/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim jointly became the co-owners in possession of the said Larger Property.

J. Subsequently vide sale deed dated 26/04/2006, Mrs. Anita Eknath Chatim alias Anita Sriecanata Chatim, Mr. Bhupesh Eknath Chatim, Mr. Janardhan Eknath Chatim, Mrs. Dipa Eknath Chatim alias Deepa Aknath Chatim alias Deepashri Dilip Rivankar and her husband Mr. Dilip Ramari Rivonkar along with Laxminarayan Janardhan Chatim and Mrs. Hemlata Laxminarayan Chatim sold a part of the said Larger Property plot 'A' admeasuring an area of 3,997 square



VIANAAR HOMES PRIVATE LIMITED



Authorised Signatory

meters to Mr. Avinash Gupta, son of Devender N. Gupta, aged 54 years, married, businessman, Indian national, residing at Flat No. 4c/5c, 4<sup>th</sup> street heights, street no. 4, West Mared Palli, Secunderabad – 500 026. The sale deed is registered before the sub-registrar of Bardez bearing registration no. 2290, Book No. 1, Vol. No. 1635 dated 02/05/2006 (hereinafter referred to as the '**Said Property**'). The Said Property is described fully in **Schedule I** to this deed.



K. Upon becoming the absolute owner in possession of the Said Property, Mr. Avinash Gupta sub-divided the Said Property into 8 (eight) plots i.e. Plot Nos. 1 to 8 upon obtaining permission under section 44 of the Town and Country Planning Act, 1974 by order dated 24/04/2006 under ref. no. NGPDA/M/65/349/2006 from the North Goa Planning and Development Authority. And the North Goa Planning and Development Authority vide order dated 16/01/2007 bearing ref no. NGPDA/M/93/1523/2007 granted final approval for the Said Property (Plot A) to Mr. Avinash Gupta.

*A. J.*

*J. S.*

VIANAAR HOMES PRIVATE LIMITED

*A. K. D.*  
Authorised Signatory

L. Thereafter, Mr. Avinash Gupta executed various sale deeds with respect to the Plot Nos. 1 to 8 with prospective purchasers.

M. Vide sale deed dated 20/07/2006, Mr. Avinash Gupta sold Plot No. 4 admeasuring an area of 467.62 sq. mts which plot is more clearly identified in the plan annexed hereto and more particularly described in **Schedule II** to this deed (hereinafter referred to as the '**Said Plot No. 4**') to Mr. Rajnesh Reddy B, the Vendor herein. The sale deed is registered before the sub-registrar Bardez under no. 4047 at pages 265 to 283 of Book No. 1 Vol. 1755 dated 17/08/2006. Pursuant to the sale deed, Mr. Rajnesh Reddy B, the Vendor herein, is the absolute owner and in possession of the Said Plot.

AND WHEREAS the Purchaser has approached the Vendor to purchase the Said Plot No. 4 admeasuring an area of 467.62 sq. mts for a total consideration of **Rs. 37,40,960/- (RUPEES THIRTY SEVEN LAKHS FORTY THOUSAND SIXTY ONLY);**



**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**



AND WHEREAS the Vendor has represented, warranted and confirmed to the Purchaser that:

i. Vendor is the absolute owner and in possession of the Said Plot No. 4, and has the absolute authority and power to deal with the Said Plot No. 4 in any manner as it likes;



ii. Said Plot No. 4 is free from all charges, encumbrances, liens, attachments etc. and Vendor has clear and marketable title to the Said Plot No. 4;

iii. There is no claim of whatsoever nature raised by any person under the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, Goa, Daman and Diu Agricultural Tenancy Act, 1964 or any other law in relation to the Said Plot No. 4;

iv. Said Plot No. 4 is not the subject matter of any notice, notification or proceedings under the land acquisition laws or other laws;

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

v. Said Plot No. 4 is not the subject matter, directly or indirectly, of any legal proceedings, pending or anticipated;

vi. There are no stay or injunction granted by any court or tribunal restraining entering into the Said Plot No. 4 or restraining the execution of any work to be carried in the Said Plot No. 4;



vii. Said Plot No. 4 does not belong to the any member of the scheduled caste or scheduled tribe;

viii. There are no dues or charges of any nature payable by the Vendor in connection with or any respect of the Said Plot No. 4 or any part thereof to any governmental or statutory authorities;

ix. Vendor has not entered into any agreement to sell the Said Plot No. 4 to any person;

**VIANAAR HOMES PRIVATE LIMITED**  
  
**Authorised Signatory**

AND WHEREAS based on the foregoing representations and statements which Vendor asserts to be true, correct, complete and with no material omission, Purchaser is entering into this sale deed with the Vendor.

**NOW THIS SALE DEED WITNESSETH AS UNDER:-**



1. The Vendor hereby sells and conveys and the Purchaser hereby purchases the Said Plot No. 4 admeasuring an area of 467.62 sq. mts and more fully described in Schedule II to this deed for a total consideration **Rs. 37,40,960/- (RUPEES THIRTY SEVEN LAKHS FORTY THOUSAND SIXTY ONLY).**

2. The Purchaser has paid the above consideration for the purchase of the Said Plot No. 4 to the Vendor in the following manner:

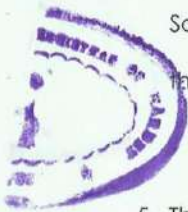
Rs. 37,40,960/- (RUPEES THIRTY SEVEN LAKHS FORTY THOUSAND SIXTY ONLY) which is the present market value is paid vide Demand Draft No. 001902 drawn on HDFC Bank, dated 24.06.2016.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

3. The Purchaser shall and may at all times hereafter own, hold, posses and enjoy the Said Plot No. 4 without any eviction, claim or demand whatsoever by or from the Vendor or from any other person.

4. The Vendor has handed over the vacant possession of the Said Plot No. 4 to the Purchaser at the time of execution of this sale deed.



5. The Vendor asserts and confirms that the representations, warranties and statements made in the recitals to this deed are true, correct, complete and with no material omission. The Vendor agrees to indemnify the Purchaser of all loss, claims and liabilities incurred or to be incurred by the Purchaser on account of the said representations, warranties and statements being false or misleading.

6. The Vendor has neither entered into any agreement for sell or any other sale deed in relation to the Said Plot No. 4, nor has

Handwritten signature in blue ink.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

received consideration from any other person in relation to the Said Plot No. 4.

7. The title to the Said Property is valid, clean and marketable.

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



9. The Purchaser has paid the entire consideration for the purchase of the Said Plot No. 4 in the name of the Vendor and the Vendor has consented to the same.

**VIANAAR HOMES PRIVATE LIMITED**

**Authorised Signatory**

**SCHEDULE I**

All that Plot 'A' admeasuring an area of 3,997 square meters shown as such in the plan annexed to this sale deed forming part of the larger property known as 'VAGNOR BATTA' or 'EDSSODEACHEM BATTA' or 'PAULISTANCHEM BATTA' situated at Cunchelim within the limits of Mapusa Municipal Council, Taluka and Sub-District of Bardez, North Goa, State of Goa described under No. 9541 of B(new) 25<sup>th</sup> of the fifth addition and enrolled in the Taluka revenue office under no. 748 of the Third Circumscription of Mapusa and surveyed for record of rights in the city survey of Mapusa under Chalta no. 21 of P.T. Sheet no. 10 and bounded as under:

**EAST :** By property bearing Chalta no. 21/F of P.T.

Sheet no. 10

**WEST :** By plot B of Chalta No. 21 of P.T. Sheet no. 10

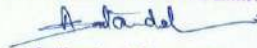
**NORTH :** By public road

**SOUTH :** By remaining part of property bearing

Chalta No. 21 of P.T. Sheet no. 10

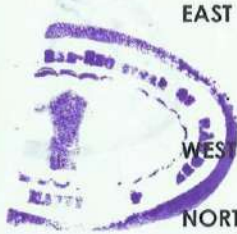


**VIANAAR HOMES PRIVATE LIMITED**

  
**Authorised Signatory**

**SCHEDULE II**

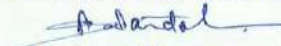
All that Plot No. 4 admeasuring an area of 467.62 sq. mts. shown as such in the plan annexed to this sale deed forming part of the larger property described hereinabove and bounded as under:

- 
- EAST** : By Property bearing Chalta No. 21/F of P.T Sheet  
No. 10
- WEST** : By Plot No. 5
- NORTH** : By Plot No. 3
- SOUTH** : By remaining part of property bearing Chalta  
No. 21 of P.T Sheet No. 10

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto signed this sale deed on this 29<sup>th</sup> day of June 2016 at Mapusa, Goa.



**VIANAAR HOMES PRIVATE LIMITED**



**Authorised Signatory**



*Jasvinder Singh Birgi*

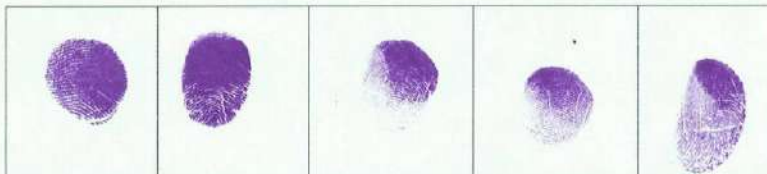


SIGNED AND DELIVERED by the within named Vendor, MR. RAJNESH REDDY B through his POA Holder - MR. JASVINDER SINGH BIRGI .

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**



*Jasvinder Singh Birgi*

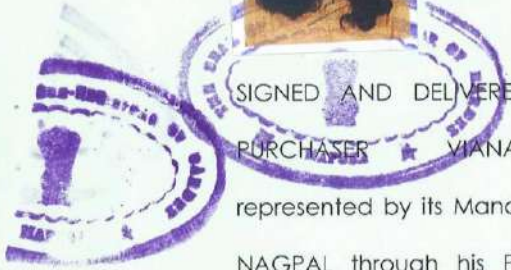
VIANAAR HOMES PRIVATE LIMITED

*[Signature]*  
Authorized Signatory





*Satardekar* *A. Satardekar*



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

**Left Hand Finger Impressions**



**Right Hand Finger Impressions**





*g. satardekar*

**VIANAAR HOMES PRIVATE LIMITED**

*A. Satardekar*  
**Authorised Signatory**

IN THE PRESENCE OF:

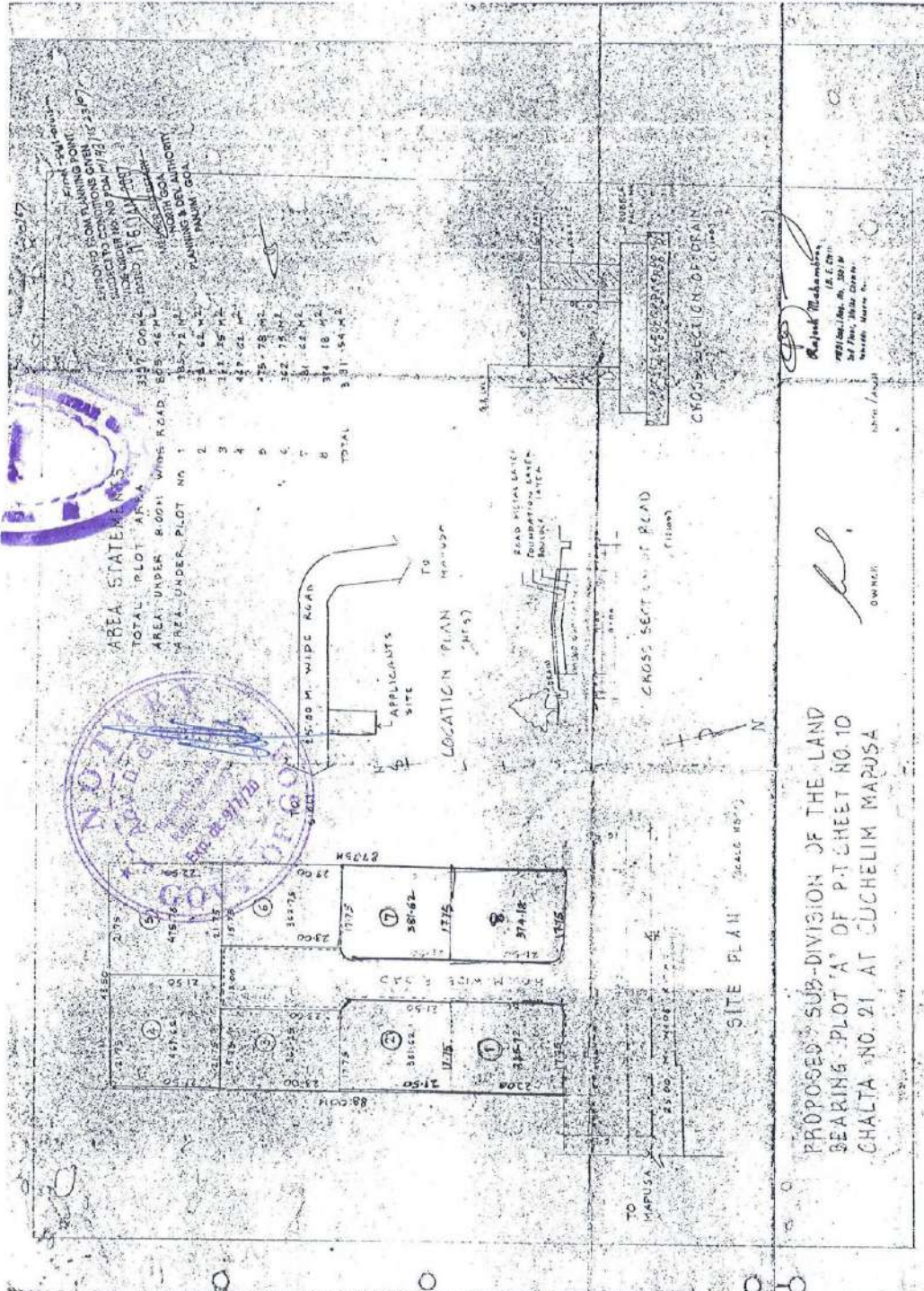
1. Premdeep Kanekar 

2. Rupali M. Pechkar 





VIANAAR HOMES PRIVATE LIMITED  
  
Authorized Signatory



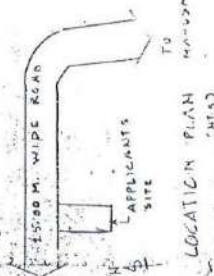
**Project Mechanical**  
 1234567890  
 1234567890  
 1234567890

*[Signature]*  
 OWNER



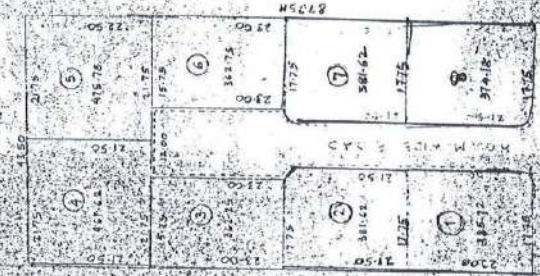
AREA STATEMENTS

TOTAL PLOT AREA	317.000
AREA UNDER 4.00M WIDE ROAD	10.000
AREA UNDER PLOT NO. 1	10.000
2	11.62
3	11.25
4	17.62
5	15.78
6	2.75
7	11.54
8	1.18
TOTAL	101.154



CROSS SECTION OF ROAD

CROSS SECTION OF DRAIN



SITE PLAN (MSD)

*[Signature]*  
**VIANAAR HOMES PRIVATE LIMITED**  
*[Signature]*  
 Authorized Signatory

PROPOSED SUB-DIVISION OF THE LAND  
 BEARING PLOT 'A' OF P.SHEET NO.10  
 CHALTA NO.21 AT CUCHELM MAPUSA

*[Signature]*  
 Rajesh M. Mahalingam  
 1997/199/100, No. 101/A  
 1st Floor, 10th Cross  
 Maratha Manna, Bangalore

Scale: 1/4000

0.00000



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-06-2016 02:41:35 PM

Document Serial Number : 3048

Presented at 01:57:00 PM on 29-06-2016 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No.	Description	Rs. Ps
	Registration Fee	74820.00
	Processing Fees	480.00
	<b>Total</b>	<b>75300.00</b>



Stamp Duty Required: 130935.00

Stamp Duty Paid: 131200.00

Akshaya Satardekar presenter

Name	Photo	Thumb Impression	Signature
Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.			

#### Endorsements

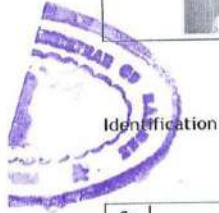
##### Executant



1. Jasvinder Singh Birgi, s/o late Charajit Singh Birgi, Married, Indian, age 51 Years, Business, r/o Flat No. 215, Street No. 8, West Marredpally, Secunderabad Telengana 500 026. PAN No. ACEPB2595D. As a POA holder for the Vendor - Rajnesh Reddy B- vide POA dated 10/06/2016, executed before the Notary Adv. R Devadas, at Secunderabad.

Photo	Thumb Impression	Signature

2 . Akshaya Satardekar, d/o Anant Satardekar, UnMarried, Indian, age 27 Years, Service, r/o H.No. 270/3, Livrament Vaddo, Sangolda, Bardez, Goa. As a POA holder for the Purchaser- Varun Nagpal- Managing Director of Vianaar Homes Pvt. Ltd., New Delhi- vide POA dated 23/06/2016, executed before the Notary Adv. Sudha S. Lad under reg. No. 1035/16 at Panaji.

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Premdeep Kankonkar , s/o Damodar Kankonkar, UnMarried, Indian, age 29 Years, Service, r/o H.No. 32, Gavant Chimbel, Ilhas, Goa.	
2	Rupali M. Pednekar , w/o Milind Pednekar, Married, Indian, age 33 Years, Service, r/o H.No.984, Tarchi Bhat, Siolim, Bardez, Goa.	

Sub-Registrar



PDA final sub diivision approval Ref. No. NGPDA/M/93/1523/2007 dated 16/01/2007.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document  
Registration Number BRZ-BK1-03117-2016  
CD Number BRZD780 00  
Date 11-07-2016

Sub-Registrar (Bardez)



Scanned By: *Sadanand*

Signature: *Imparale*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by  
Roshni  
13/07/16*



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time: 29/Jun/2016 02:41 PM  
Date of Receipt: 29/Jun/2016

Receipt No: 1367  
Serial No. of the Document: 3048  
Nature of Document: Sale

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

	Rs.Ps
Registration Fee	74820.00
Processing Fees	480.00
<b>Total :</b>	<b>75300.00</b>

**Amount in words: Rupees Seventy Five Thousand Three Hundred Only.**

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below:

Name of the Person Authorized:

*Premdeep Kankar*

Specimen Signature of the Person Authorized

*PD*

Signature of the Presenter

*Abhishek*

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

The Registered Document has been handed over to \_\_\_\_\_

on / /

Signature of the person receiving the Document

*PD*

Signature of the Sub-Registrar

*Rashmi*  
29/7/16