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BRIGHTSHAPE TOWNSHIP
For Whom/ID Proof:
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3815262 35/02/02/2021-RDI

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser: BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED

S.No. 2024-BR2-2216
dt 03/5/2024
P. Regn. 25015



DEED OF SALE

26

SANTA MONICA STAR LLP

PARTNER

For Brightshape Township Private Limited

Authorized Signatory

Phone No:9811426471
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BRIGHTSHAPE TOWNSHIP
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Authorized Signatory

Name of Purchaser: BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED



DEED OF SALE

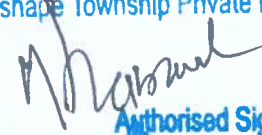




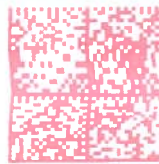
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PARTNER

For Brightshape Township Private Limited


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For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser: BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED

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DEED OF SALE

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SANTA MONICA STAR LLP

PARTNER

PARTNER

For Brightshape Township Private Limited

Authorized Signatory

Phone No:9811426471
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Authorized Signatory

Name of Purchaser: BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED

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DEED OF SALE

Abhishit

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SANTA MONICA STAR LLP

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PARTNER

For Brightshape Township Private Limited

Abhishit
Authorized Signatory

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3815262 35/02/02/2021-RD1

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Authorized Signatory

Name of Purchaser: BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED

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DEED OF SALE

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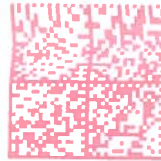
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For Brightshape Township Private Limited

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3815262 35/02/02/2021-RD1

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory

Name of Purchaser: BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED



DEED OF SALE

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SANTA MONICA STAR LLP

for
PARTNER

For Brightshape Township Private Limited

Authorised Signatory

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For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorized Signatory

11,50
Name of Purchaser: BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED



DEED OF SALE

SANTA MONICA STAR LLP

PARTNER

For Brightshape Township Private Limited

Authorized Signatory

THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa,
on this 02nd day of the month of May, 2024.

BETWEEN

1. **MR. VINCENT DSOUZA**, son of Ignatius Dsouza, aged 58
years, married, businessman, Indian National, having PAN Card No.

, Aadhar Card No. and his wife, 2.

MRS. GEETA DSOUZA, daughter of Wilson Anthony, aged 58
years, married, housewife, Indian National, having PAN Card No.

Aadhaar Card No. , both residents of

Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini
Sector 7, Delhi - 110085, 3. **MR. DESMOND MAURICE**

D'SOUZA, son of Ignatius Dsouza, aged 57 years, married,
businessman, Indian National, having PAN Card No.

Aadhaar Card No. and his wife, 4. **MRS. FATIMA**

D'SOUZA, daughter of Luciand Fernandes, aged 53 years, married,
housewife, Indian National, having PAN Card No.

Aadhaar Card No. , both residents of Flat No. 556,

SunehariBagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi
- 110085, 5. **MR. NICHOLAS JOSEPH DSOUZA**, son of

Ignatius Dsouza, aged 56 years, bachelor, businessman, Indian
National, having PAN Card No. , Aadhaar Card No.

, resident of Flat No. 251, SunehariBagh
Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, 6.

MRS. ANGELINA DSOUZA, daughter of Alfred Pereira and
widow of late Kenneth D'Souza, aged 47 years, widow, housewife,

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Indian National, having PAN Card No. , Aadhaar Card No. , resident of Flat No. 251, Sunehari Bagh

Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, 7.

MRS. MARISA LOBO nee D'SOUZA, daughter of Ignatius Dsouza, aged 51 years, married, service, Canadian National, having PAN Card No. , Overseas Citizen of India having OCI

Card No. and her husband, **8. MR. VINCENT LOBO**, son of George Lobo, aged 53 years, married, service, Canadian National, having PAN Card No. , Overseas Citizen of

India having OCI Card No. , both residents of 312-55,

Barlton Private, Kanata, Canada, K2T0K2, 9. **MRS. NAVNIT DWIVEDI**, daughter of Prayag Dutt Mandola and widow of late Mr. Mohan Swarup Dwivedi, aged 71 years, Widow, Indian National, having PAN Card No. , Aadhaar Card No.

, resident of B-96, Ramesh Vihar Colony, Ramghat Road, Aligarh, Uttar Pradesh-202001, **10. MR. MUDIT DWIVEDI**, son of late Mr. Mohan Swarup Dwivedi, aged 35 years, married, service, Indian National, having PAN Card No.

Aadhaar Card No. and his wife, **11. MRS. MADHURI JOSHI**, daughter of Prakash Chandra Joshi, aged 30 years, married, housewife, Indian National, having PAN Card No.

, Aadhaar Card No. both residents of B-96, Ramesh Vihar Colony, Ramghat Road, Aligarh, Uttar Pradesh-202001, **12. MRS. MUDITA DWIVEDI**, daughter of late Mr. Mohan Swarup Dwivedi, aged 41 years, service, Indian National, having PAN Card No. , Aadhaar Card No.

and her husband, **13. MR. ATUL PANDEY**, son of Ashok Pandey, aged 43 years, married, businessman, Indian National,



Chunilal
Advocate

SANTA MONICA STAR LLP

Date
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For Brightshape Township Private Limited

Signature
Authorised Signatory

having PAN Card No. , Aadhaar Card No.

1033, both residents of H.no. C-1252, First Floor, Ansal Escencia, Sector-67, Badshahpur Chowk, Golf Course Extension Road, South City-II, Gurgaon, Haryana - 122018, **14. MRS. MADHU SHARMA**, daughter of late Prayag Dutt Mandola, aged 67 years, married, housewife, Indian National, having PAN Card No. , Aadhaar Card No. and her husband,

15. MR. SATISH KUMAR SHARMA, son of Mohan Lal Sharma, aged 70 years, married, businessman, Indian National, having PAN Card No. , Aadhaar Card No. , both

residents of C2C Block, Pocket 12, Flat no. 71, Ground Floor, Janakpuri (Near KV School, New Delhi - 110058, **16. MR. ANUP**

BHUSHAN MAINDOLA, son of late Prayag Dutt Mandola, aged 65 years, married, businessman, Indian National, having PAN Card No. , Aadhaar Card No. , and his

wife, **17. MRS. RAGINI MAINDOLA**, daughter of Inder Kumar Jain, aged 64 years, married, housewife, Indian National, having PAN Card No. , Aadhaar Card No. ,

both residents of A-15 (3/467-H), City Enclave, Opp. Kumar Nursing Home, Ranghat Road, Aligarh, **18. MR. PRADEEP**

BHUSHAN MAINDOLA, son of late Prayag Dutt Mandola, aged 55 years, married, service, Indian National, having PAN Card No. , Aadhaar Card No. and his wife,

19. MRS. TRIPTA MAINDOLA, daughter of Brij Mohan, aged 53 years, married, housewife, Indian National, having PAN Card No. , Aadhaar Card No. , both residents

of 18/847, Thana Sasni Gate, Opposite Agrawal Timber, Koil, Aligarh, Uttar Pradesh-202001,

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For Brightshape Township Private Limited

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Hereinafter jointly and severally referred to as the “**Vendors**” (which expression shall unless repugnant to the context or meaning thereof shall include all their heirs, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART**;

The Vendors No. 2, 5 and 6 are represented herein through their Power of Attorney Holder, Mr. Vincent DSouza, Vendor No. 1 hereinabove, authorized vide Power of Attorney dated 10/06/2023 executed before Rajkumar, Advocate & Notary, New Delhi under Sr no 370 dated 10/07/2023.

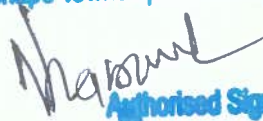
The Vendors No. 3 and 4 are represented herein through their Power of Attorney Holder, Mr. Vincent DSouza, Vendor No. 1 hereinabove, authorized vide Power of Attorney dated 18/04/2022 registered before Parshotam Kumar, Consular Officer, Embassy of India, Kuwait under serial no. KWTKC1569922 dated 22/04/2022 and adjudicated before Additional Collector-I of North Goa District, Panaji – Goa under Sr. No. 1800 dated 24/05/2022.

The Vendors No. 7 and 8 are represented herein through their Power of Attorney Holder, Mr. Vincent DSouza, Vendor No. 1 hereinabove, authorized vide Power of Attorney dated 21/04/2022 registered before Notary Hong Yu, High Commission of India Ottawa, Canada under serial no. 358 dated 03/05/2022 and adjudicated before Additional Collector-I of North Goa District, Panaji – Goa under Sr. No. 1801 dated 24/05/2022.




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The Vendors No. 9, 10, 11, 12, 13, 14, 15, 17, 18 and 19 are represented herein through their Power of Attorney Holder, Mr. Anup Maindola, Vendor No. 16 hereinabove, authorized vide Power of Attorney dated 04/04/2022 executed before Notary G.P. Singh, South west Delhi under Sr. No INDL14375494321331U dated 04/04/2022.

AND

BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act 2013, having its registered office at 10th Floor, Tower D, Global Business Park, MG Road, Gurugram-122002, acting through its Authorised Signatory Mr. Nonla Alias Dnyaneshwar Bhiva Sawant, son of Mr. Bhiva Sawant, age 65 years, Indian National, Bearing PAN Card no _____, Aadhaar card no. _____, resident of H. No. 38/1/1, Vrindavan, Orgao, North Goa, Goa - 403107, duly authorized vide board resolution dated 5th April, 2024 (hereinafter referred to as the "**Vendee**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its legal representatives, assigns, successors-in-interest, executors, and all those claiming through it), of the **SECOND PART**;

AND

MR. MICHAEL LOBO, son of Mr. Melquiades Vincent Lobo, aged 47 years, Indian Nation, bearing PAN No: _____, Aadhar No: _____, resident of H. No. 181/15 BhamVaddo, Parra, North Goa-403510 (hereinafter referred to as the

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“Confirming Party No. 1/Vendor no. 2”, which expression shall unless repugnant to the context or meaning thereof, include all his heirs, executors and assigns) of the **THIRD PART**;

AND

 **SANTA MONICA STAR LLP**, a limited liability partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and ^{PAN} having its registered office at H. No. A/199, Verem, Ambekhan, Reis Magos, Bardez, Goa-403144 acting through its Partner, **MR. CHINMAY VISHWASRAO PATIL**, son of Mr. Vishwarao Patil, aged 45 years, having Pan Card bearing no. _____, having Aadhar Card bearing no. _____

resident of H. No. A/199, Verem, Ambekhan, Reis Magos, Bardez, Goa-403144, duly authorized vide Authority Letter of the LLP dated 05/04/2024 (hereinafter referred to as the “Confirming Party No. 2/Vendor no.3” which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives, assigns, successors-in-interest, executors, and all those claiming through it) of the **FOURTH PART**;

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For Brightshape Township Private Limited


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Confirming Party No. 1/ Vendor No. 2 and Confirming Party No. 2/ Vendor No. 3 shall hereinafter be collectively referred to as the **"Confirming Parties"**.

The Vendors, Vendee and Confirming Parties shall hereinafter be individually referred to as a **"Party"** and collectively as **"Parties"**.



WHEREAS there exist all that plot of land known as "Badem", total measuring 18,500 sq. mts. situated at Village Assagao, which is within the limits of Village Panchayat of Assagao, Sub-District of Bardez Taluka, District of Goa, surveyed under Survey No. 78/2 of Village Assagao which property shall hereinafter be referred to as the **"Said Property"** and is more particularly described in **Schedule** I hereto.

AND WHEREAS the Said Property originally belonged to Domingos de Souza, son of Vicente de Souza.

AND WHEREAS the said Domingos Vicente de Souza alias Dumigues D'Souza alias Domingos D'Souza alias Domingo Vincent D'Souza and his wife, Mrs. Maria Quiteria de Souza alias Maria Quiteria Coelho both passed away respectively leaving behind their sole and universal legal heirs, namely, (i) Martha alias Marta Adhikari married to Lt. Col. Madhab Chandra Adhikari, (ii) Joseph D'Souza, (iii) Bertha D'Souza married to P. O. Mandola, (iv) Ignatius D'Souza married to Edith D'Souza and (v) Mary D'Souza alias Maria Francisca D'Souza.

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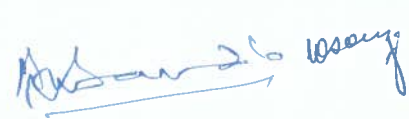
AND WHEREAS the said Martha alias Marta Adhikari and her husband, the said Lt. Col. Madhab Chandra Adhikari both passed away leaving behind her co-lateral heirs.

AND WHEREAS the said Lt. Col. Madhab Chandra Adhikari was first married to Jyotsna Bhattacharya who passed away before his second marriage with the said Martha alias Marta Adhikari and out of the said first marriage they had children, namely, (i) Manoj Kumar Adhikari married to Sushmita Ganguly and (ii) Dev Kumar Adhikari married to Reena Anthony Adhikari.

AND WHEREAS the said Joseph D'Souza passed away in the status of bachelor.

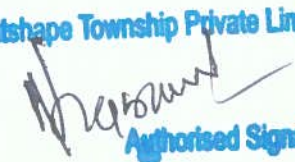
AND WHEREAS the said Bertha D'Souza and her husband, P. O. Mandola both passed away leaving behind their sole and universal legal heirs, namely, (i) Mrs. Navnit Dwivedi married to M. S. Dwivedi, (ii) Mrs. Madhu Sharma married to Mr. Satish Kumar Sharma, (iii) Mr. Anup Bhushan Maindola married to Mrs. Ragini Maindola and (iv) Mr. Pradeep Bhushan Maindola married to Mrs. Tripta Maindola.

AND WHEREAS the said Edith D'Souza and the said Ignatius D'Souza passed away leaving behind their sole and universal legal heirs, namely, (i) Vincent D'Souza married to Geeta D'Souza, (ii) Desmond Maurice D'Souza married to Fatima D'Souza, (iii)

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 PARTNER

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Nicholas D'Souza, unmarried, (iv) Kenneth D'Souza married to Angelina D'Souza and (v) Marisa Lobo married to Vincent Lobo.

AND WHEREAS the said Manoj Kumar Adhikari passed away leaving behind his widow, Sushmita Ganguly and only daughter, Sumana M. Adhikari married to Samir Karmakar.

AND WHEREAS the said Mr. Mohan Swarup Dwivedi passed away leaving behind his widow and moiety holder, Mrs. Navnit Dwivedi and their sole and universal legal heirs, namely, (i) Mrs. Mudita Pandey married to Atul Pandey and (ii) Mr. Mudit Dwivedi married to Madhuri Joshi.

AND WHEREAS vide Deed of Gift dated 09/01/1975 registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 18/75 of Book No. I, Volume No.87 at pages 208 to 211 dated 01/02/1975, the said Domingos Vicente de Souza alias Dumigues D'Souza alias Domingos D'Souza alias Domingo Vincent D'Souza and his wife, Mrs. Maria Quiteria de Souza alias Maria Quiteria Coelho gifted their disposal quota in the property known as "MurdiVericas" situated at Assagao, Bardez – Goa in favour of Marta Adhikari.

AND WHEREAS the said Mary D'Souza alias Maria Francisca D'Souza passed away on 07/08/2018 as spinster.

AND WHEREAS upon death of the said late Domingos Vicente de Souza alias Dumigues D'Souza alias Domingos D'Souza alias Domingo Vincent D'Souza and Mrs. Maria Quiteria de Souza alias

Chunilal
Marta Adhikari

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For Brightsape Township Private Limited
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Maria Quiteria Coelho, Inventory Proceedings No. 135/2012/G was initiated before the Court of the Civil Judge Junior Division 'C' Court at Mapusa - Goa wherein the Said Property was listed at Item No. III in the List of Assets.

AND WHEREAS vide Consent Terms filed in the said Inventory Proceedings No. 135/2012/G before the Court of the Civil Judge Junior Division 'C' Court at Mapusa - Goa, the Said Property listed at Item No. III, totally admeasuring 18,500 sq. mts. was allotted in the following manner :

- 
- (i) Undivided share of area admeasuring 6750 sq. mts. from the Said Property was allotted in favour of Vincent D'Souza married to Geeta D'Souza, Desmond Maurice D'Souza married to Fatima D'Souza, Nicholas D'Souza, unmarried, Kenneth D'Souza married to Angelina D'Souza and Marisa Lobo married to Vincent Lobo.
 - (ii) Undivided share of area admeasuring 6750 sq. mts. from the Said Property was allotted in favour of Mrs. Navnit Dwivedi, Mrs. Mudita Pandey married to Atul Pandey, Mr. Mudit Dwivedi married to Madhuri Joshi, Mrs. Madhu Sharma married to Mr. Satish Kumar Sharma, Mr. Anup Bhushan Maindola married to Mrs. Ragini Maindola and Mr. Pradeep Bhushan Maindola married to Mrs. Tripta Maindola.
 - (iii) Undivided share of area admeasuring 5,000 sq. mts. from the Said Property was allotted in favour of Sushmita Ganguly, Sumana M. Adhikari and Dev Kumar Adhikari married to Reena Anthony Adhikari.

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For Brightshape Township Private Limited
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AND WHEREAS vide Judgement and Decree Dated 04/06/2022 passed in the said Inventory Proceedings No. 135/2012/G passed by the Court of the Civil Judge Junior Division 'C' Court at Mapusa – Goa, the said allotment of undivided share of area admeasuring 6750 sq. mts. from the Said Property in favour of Vincent D'Souza married to Geeta D'Souza, Desmond Maurice D'Souza married to Fatima D'Souza, Nicholas D'Souza, unmarried, Kenneth D'Souza married to Angelina D'Souza and Marisa Lobo married to Vincent Lobo AND said allotment of undivided share of area admeasuring 6750 sq. mts. from the Said Property in favour of Mrs. Navnit Dwivedi, Mrs. Mudita Pandey married to Atul Pandey, Mr. Mudit Dwivedi married to Madhuri Joshi, Mrs. Madhu Sharma married to Mr. Satish Kumar Sharma, Mr. Anup Bhushan Maindola married to Mrs. Ragini Maindola and Mr. Pradeep Bhushan Maindola married to Mrs. Tripta Maindola by Consent Terms, was confirmed.

AND WHEREAS undivided share of area admeasuring 5,000 sq. mts. from the SAID PROPERTY in favour of (i) Sushmita Ganguly, (ii) Sumana M. Adhikari, (iii) Dev Kumar Adhikari, married to (iv) Reena Anthony Adhikari, by Consent Terms, was also confirmed.

AND WHEREAS the said Kenneth D'Souza passed away leaving behind his widow and moiety holder, the said Angelina D'Souza as his sole and universal legal heir.

AND WHEREAS in view of above, the said Vincent D'Souza (Vendor No. 1 hereinabove) and his wife, Geeta D'Souza (Vendor No. 2 hereinabove), Desmond Maurice D'Souza (Vendor No. 3

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hereinabove) and his wife, Fatima D'Souza (Vendor No. 4 hereinabove), Nicholas D'Souza, unmarried (Vendor No. 5 hereinabove), Angelina D'Souza (Vendor No. 6 hereinabove) and Marisa Lobo (Vendor No. 7 hereinabove) and her husband, Vincent Lobo (Vendor No. 8 hereinabove), Mrs. Navnit Dwivedi (Vendor No. 9 hereinabove), Mr. Mudit Dwivedi (Vendor No. 10 hereinabove) and his wife, Madhuri Joshi (Vendor No. 11 hereinabove), Mrs. Mudita Pandey (Vendor No. 12 hereinabove) and her husband, Atul Pandey (Vendor No. 13 hereinabove), Mrs. Madhu Sharma (Vendor No. 14 hereinabove) and her husband, Mr. Satish Kumar Sharma (Vendor No. 15 hereinabove), Mr. Anup Bhushan Maindola (Vendor No. 16 hereinabove) and his wife, Mrs. Ragini Maindola (Vendor No. 17 hereinabove) and Mr. Pradeep Bhushan Maindola (Vendor No. 18 hereinabove) and his wife, Mrs. Tripta Maindola (Vendor No. 19 hereinabove) became absolute owners in possession of the undivided share in the land admeasuring 13,500 sq. mts. forming part of the Said Property (hereinafter referred to as the **Said Plot**"), more particularly described in **Part A of Schedule II** hereto and delineated in RED in the plan annexed hereto as Annexure A-1 hereto.

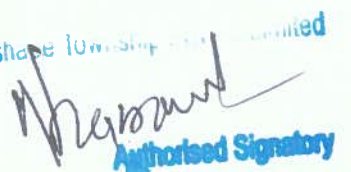
AND WHEREAS the Vendors have obtained Zoning Certificate from the Town & Country Planning Department, Mapusa bearing No. TPBZ/ZON/15533/ASSG/TCP-2024/2508 dated 15/03/2024, for the Said Property, attached as **Annexure A-2** herewith.

AND WHEREAS the Vendors have obtained Nil Encumbrance Certificate for the Said Property bearing no. NEC/9/2023/2582 dated




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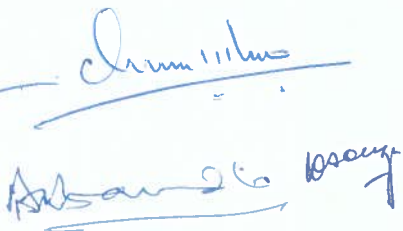
For Brightshape Township Limited

 Authorised Signatory

05/09/2023 from the Office of Sub Registrar of Bardez, Mapusa Goa.

AND WHEREAS, the Said Property totally admeasuring 18,500 sq. mtr. was divided into 3 (three) separate plots admeasuring 5000 sq. mtr. ("Plot A"), 8500 sq. mtr. ("Plot B") and 5000 sq. mtr. ("Plot C") respectively, as more particularly delineated in Plan annexed as **Annexure A-1** herewith.

AND WHEREAS the Vendors and the Confirming Parties represent, warrant and confirm to the Vendee in relation to undivided share in the land admeasuring 8500 sq. mtr. forming part of the Said Plot i.e. Plot B, that:

- i) An irrevocable No-Objection Certificate dated 29.03.2024 from the Comunidade of Assagao bearing Survey No. 80/2 has been obtained by the Confirming Parties at their own cost and expenses, in the name of the Vendors in relation to Plot B;
- ii) The conversion permission, i.e. the Sanad Certificate dated 21/03/2024 bearing no. 4/124/CNV/AC-III/2024/480 has been obtained by the Confirming Parties at their cost and expenses, ensuring that as per the applicable laws of competent authorities of Goa including the Town and Country Planning Department, Mapusa, Bardez, Goa ("TCP Goa"), the Plot B falls within the settlement zone;
- iii) A No-Objection Certificate dated 25.04.2024 bearing no. NOC/49(6)3881/ASSG/TCP-2024/3589 from TCP Goa, has been obtained by the Confirming Parties at their own cost and



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expenses, for the PlotB;

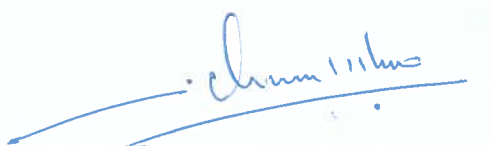
AND WHEREAS by virtue of the aforesaid, the Vendors and the Confirming Parties represent and warrant to the Vendee that the Vendors are the absolute owners and in lawful and unhindered possession of undivided share in the land admeasuring 8500 sq. mtrs forming part of the Said Plot, i.e. Plot B, to the exclusion of all others.

AND WHEREAS, the sale deed for sale of undivided share in land admeasuring 5000 square meters, forming part of the Said Plot, i.e. the Plot A, bearing regn no. BRZ-1-6090-2023 dated 11.12.2023, has already been duly executed and registered by (i) Sushmita Ganguly, (ii) Sumana M. Adhikari, (iii) Dev Kumar Adhikari, married to (iv) Reena Anthony Adhikari, bearing regn no. 2023-BRZ-6130 dated 30.11.2023 in favour of the Confirming Parties.

AND WHEREAS the Vendors have agreed to sell and the Vendee has agreed to purchase Plot B, for the total consideration of Rs. 21,25,00,000/- (RUPEE Twenty One Crore Twenty Five Lakh Only).

AND WHEREAS vide NOC dated 25.04.2024 bearing Ref. No. NOC/49(6)/3881/ASSG/TCP-2024/3589, the Senior Town Planner, Mapusa, Bardez – Goa has issued NOC for the sale of the Plot B, admeasuring 8500 sq. mts.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-




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1. That in consideration of receipt of payment of Rs.21,25,00,000/- (Rupees Twenty One Crore Twenty Five Lakh Only) ("Consideration") which amount after deduction of applicable TDS of Rs. 1,18,66,000/- (Rupees One Crore Eighteen Lakh Sixty Six Thousand Only), amounts to Rs. 20,06,34,000/- (Rupees Twenty Crore Six Lakh Thirty Four Thousand Only), and which Consideration after deduction of the applicable TDS, has been paid by the Vendee on the date of execution of this Sale Deed, in a manner more particularly stipulated in the **Schedule III** hereunder, and the payment and receipt of the Consideration the Vendors do hereby admit and acknowledge and of and from the same, discharge the Vendee absolutely and forever, and do hereby convey and transfer in favour of the Vendee all their right, title, interest, ownership and possession in undivided share in the land admeasuring 8500 sq. mtrs forming part of the said Plot, i.e. Plot B, as more particularly described in **Part B of Schedule II** hereto, free from all Encumbrance (*as defined herein*) and together with all trees, fences, ways, watercourses, structures, lights and privileges, easement and appurtenances whatsoever on and to the Plot B belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto and all estate rights, title, interest, claim and demand of the Vendors into or upon the Plot Band every part thereof shall hereby be conveyed to the Vendee.

2. The Parties acknowledge that out of the agreed aforesaid Consideration, an amount of Rs. 85,00,000/- (Rupees Eighty

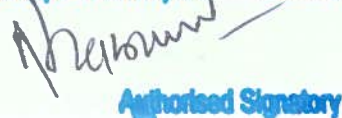




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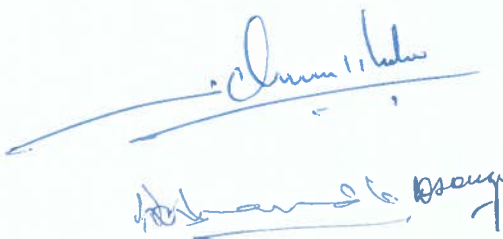
For Brightshape Township Private Limited


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Five Lacs only) has already been paid to the Vendors by the Confirming Party, prior to the execution of this Deed and accordingly the said amount of Rs.85,00,000/- (Rupees Eighty Five Lacs only), is now being paid by the Vendee to the Confirming Party in the manner detailed in Schedule III, whereafter the said amount is deemed to be paid in full to the Vendors by the Vendee and Vendors hereby admit and acknowledge the receipt of the said amount..

It is expressly understood and agreed by the Vendors that the payment of Consideration in the manner detailed herein and more particularly in Schedule III shall be deemed to be full and final payment of the Consideration for purchase of Plot B by the Vendee and nothing shall remain due and payable by the Vendee in relation to the same.

4. That Vendors do hereby assure the Vendee that the Plot B hereby sold is free from any Encumbrances, including any non compliances, unauthorized occupancy, third party rights, prior agreement/ MOUs etc. whatsoever, and Vendors have absolute title and exclusive right to convey the Plot B by way of sale and that there are no impediments whatsoever against such disposition. The Vendors covenant that the Plot B is free from any restraint orders or injunction orders passed by any court of law and is also free from any adverse observation in any decree of any court. The Vendors covenant that there is no litigation pending regarding the Plot B and there is no claim by any third party against this property, on any account



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whatsoever, and that there is no dispute pending regarding Plot B. The Vendors declare that they have not agreed to sell the Plot B or any portion thereof to any other person/ persons whomsoever and that they have not done anything whereby the Plot B or any part thereof may be subject to any attachment or lien of any court or person whatsoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the Plot B and it is not subject to any acquisition nor have the Vendors received any notice or notification of the Plot B. The Vendors further declare that they are not aware of any proceedings, at any stage, pertaining to the Plot B or any part thereof and/ or affecting the title of the Plot B.

5. The Vendors do hereby for themselves and their respective heirs, executors and administrators and all those claiming through them, covenant to the Vendee, that they have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the Plot B hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Vendee in the manner aforesaid.
6. The Vendors and all those claiming through them, shall and will from time to time and at all times hereafter at the request and cost of the Vendee do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Vendee in the



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manner aforesaid as shall or may be reasonably required by the Vendee or its successors in interest or assigns or nominees or their Counsel in law for assuring the Plot B and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Vendee in the manner aforesaid.

7. The Vendors agree and confirm that it shall be lawful for the Vendee from time to time and at all times from the execution of this Deed, peaceably and quietly to hold, enter upon, occupy, possess and enjoy the Plot B hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendors or their respective heirs, executors and administrators, or any of them or by any person lawfully or equitably claiming or by from under or in trust from them or either of them.
8. The possession of the Plot B, has been handed over to Vendee, free from all Encumbrance, simultaneously with the execution of this Deed.
9. The Confirming Parties shall obtain separate sub-division of Plot B from the Said Property, by way of execution and registration of a partition deed, within a period of 3 (three) months from the date of execution hereof, at their sole costs and expenses.



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10. A 6-meter road bearing survey no. 80/2, as demarcated in plan attached as **Annexure A-1** herewith, exists and operational, and shall be made accessible to the Vendee. In this regard, the Vendee and the Confirming Parties agree and undertake as follows:

- i. The Confirming Parties shall ensure that no construction material, debris, etc. shall be stored in Plot B at anytime hereafter and that the labour and/ or workmen of the Confirming Parties shall in no manner whatsoever, interfere with any other work being undertaken in Plot B;
- ii. The Parties further agree that the Vendee shall allow access to the said road to the Confirming Parties, for the purpose of ingress to and egress from Plot C.
- iii. The Confirming Parties shall in no manner whatsoever, cause any obstruction in the said road or store any material or goods, at any time for the purpose of ingress to and egress from Plot C;
- iv. The Confirming Parties agree and acknowledge that the Vendee shall be entitled to restrict the aforesaid access to the said road, in event of violation of any of the terms of this Clause by the Confirming Parties.

11. The Vendee shall be entitled to apply for mutation in the Record of Rights of the Plot B and to ensure that the transfer contemplated herein is recorded in all other public records, village records, etc. as per applicable law, and the Vendors




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agree and undertake to provide all necessary cooperation and assistance to the Vendee in this regard, including signing and execution and/ or filing of all such documents, deeds, affidavits, etc. as may be necessary. The Vendors have no objection for the Purchaser to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc. by following due process of partition, mutation etc. as required under the law.

12. The Vendors covenant agree and undertake that in case any defect is found in the title of the Vendors in the Plot B hereby sold and/or in the present conveyance, then Vendors do hereby agree and undertake to Vendors shall obtain necessary clearance and execute necessary deeds and papers at the request of the Vendee and at the cost of the Vendors, so as to ensure the transfer contemplated herein in favour of the Vendee, free from any and all Encumbrance for more perfectly conveying the part sold unto the Vendee.
13. That the Vendors hereby assure the Purchaser that there are no third party rights of whatsoever nature in respect of the Said Plot by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the Purchaser in case of any valid and legally subsisting claim, objections from any persons with regard to the same.




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14. The Vendors further represent and warrant to the Vendee:

- a) That the Vendors have full right and absolute authority, and legal competency to sell, convey and transfer Plot B to the Vendee.
- b) Plot B is free from all encumbrance including but not limited to mortgages, charges, injunction, court orders, decrees, legal flaws, claims, demands, dues, notices, family disputes, minor interest, *lis-pendens*, litigation, easement rights, attachment (of any authority, governmental agency/department, person or entity), acquisition, requisition, restriction of use, lien, will, trust, exchange, lease, partition, unauthorized occupancy, power of attorney, agreement of any nature whatsoever or any other legal impediment, equitable interest, assignment by way of security, right of other persons, title defect, third party interest, restriction or limitation of any nature, default and/ or notice/claim by any government authority(ies), third parties, etc. ("Encumbrance") and the Vendors have the exclusive right to deal with the Plot B in any manner whatsoever.
- c) Plot B and all parts of it are free from all kinds of registered or unregistered Encumbrance whatsoever. No part of Plot B is affected by a subsisting contract for sale or other disposition of any interest in it. There are no arrangement(s) for sale or alienation of Plot B in any manner whatsoever or any part thereof with any other person(s) nor are there any subsisting power of attorneys or any other authority, oral or



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otherwise empowering any other person(s) to deal with any part of Plot Bin any manner whatsoever.



- d) Vendors are in actual physical and unhindered possession, use, occupation, and enjoyment of the Plot B. Vendors have not sold any portion of Plot B or have not entered into any arrangement for sale of Plot B, except with the Vendee. The Vendors have not created any third party rights on the Plot B.
- e) That the Vendors are the absolute owners of Plot B and no other person or entity has any right, title or interest in or in any part of the Plot B or is entitled to the possession, occupation, (including any tenancy, part interest or other interest), use or control of whole or any part of Plot B. The title and possession of the Vendors to Plot B is actual, unfettered, clear and marketable and free from all Encumbrance. The Vendors have neither done nor been party to any act whereby their rights, titles or interests (of whatever description) in or over or in relation to Plot B or may in any way be impaired or whereby they are or may be prevented from transferring absolutely Plot B to the Vendee.
- f) That no other person/s have any right, title or interest whatsoever either by way of gift exchange, mortgages, charges, lien, sale, inheritance, lease or otherwise in Plot B.
- g) The Vendors have paid to date all taxes, dues, penalties, dues cesses, claims, demands, charges over, on or related to Plot B, if any, on title documents vesting Plot B in favour of the Vendors and all other amounts and outgoings payable to all

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authorities qua Plot Band there are no outstanding amounts due and payable with respect to Plot B to any competent authority(ies).

- h) No consent from any third party is required for sale/conveyance of Plot B to the Vendee.
- i) The Vendors solemnly declare that they have not suppressed or failed to disclose any material information affecting Plot B, or their right thereto or their power to deal with the same.
- j) That there are no contracts, agreements or leases affecting the Plot B nor any power of attorney has been executed in favor of any third party(ies) granting or assigning any of the rights, title, interest in Plot B.
- k) From the date of execution of this Deed, the Vendee shall be entitled to use or dispose Plot B in the manner the Vendee may deem fit, without any objections, obstructions, hindrances or claims from the Vendors (or any third party claiming through them).
- l) There are no pending litigations or proceedings in any court of law or tribunal or arbitration or any lis-pendens, nor is there any attachment or injunction on Plot B.
- m) There is no easement, impediment, prohibition, restriction under any contract or any applicable law or negative covenant running with Plot B, whereby the Vendors are in any manner restrained, prohibited, prevented from in any



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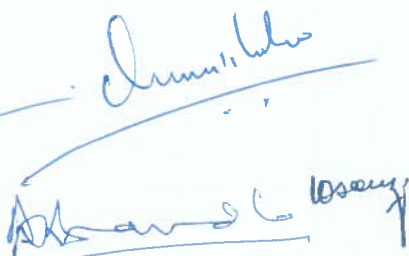
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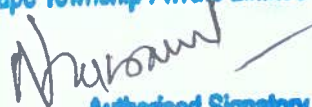
manner transferring / selling the Plot Bin favourof Vendee in accordance with this Deed or which could affect the rights of the Vendeein respect of Plot Band under this Deed.

- n) No person/s other than Vendors have any right, claims or demand in respect of the Plot B. Vendors have the absolute right, and authority to enter into and execute this Deed and has not done and in future shall not do any act of commission or omission or allow any person or party to do any act of commission or omission whereby the sale of Plot Bto the Vendee under this Deed may be prejudicially affected.
- o) The execution, delivery and performance of this Sale Deed and all instruments or agreements required hereunder does not contravene, violate or constitute a default of any applicable law, any agreement or instrument to which Vendorsare a party or by which Vendorsare or may be bound.
- p) The Plot Bis accurately and properly mutated in the name of the Vendors in the relevant revenue records and there is no part of the Plot Bfor which the mutation in the name of the Vendors as absolute owner in possession, is pending or under objection.
- q) No part of Plot B falls under the Forest/ Natural Conservation Zone (NCZ).
- r) There is no burial ground, cemetery, well, gas pipeline, etc. uponand/or running through the Plot B or any part thereof.



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s) The Plot Bis not an agricultural land.

t) There are no restricting conditions (including requirement of approvals) applicable on account of the provisions of the Goa, Daman and Diu Ancient Monuments and Archaeological Sites and Remains Act, 1978 or any rules/ regulations/ notifications issued thereunder or by any other governmental authority, preventing or restricting the undertaking of any development on Plot Bor any part thereof.

u) Any benefit arising on account of any reduction in taxes, levies, duties, charges payable in respect of Plot Bafter the execution of this Sale Deed, notwithstanding that such benefit relates to a period prior to the execution date hereof, shall accrue to the account of the Vendee and the Vendors shall not have any claim on such benefits.

v) No information relating to Plot Bor Vendors, of which the Vendee has knowledge (actual or constructive), and no investigation by or on behalf of the Vendee or any of its agents, representatives, officers, employees or advisers, as the case may be, shall prejudice the indemnity obligation contained herein or operate to reduce any amount recoverable there under. It shall not be a defence to any claim that the Vendee ought to have known or had constructive knowledge of any information relating to the circumstances giving rise to such claim.



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w) The Plot B does not belong to Schedule Caste/Schedule Tribe in terms of the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

15. That on the execution of this Deed of Sale, the Vendeeshall and may at all times hereinafter peacefully and quietly enter into and possess the Plot B hereby sold without any hindrance, claim, interruption or demand whatsoever from the Vendors or from any person claiming through or under them.
16. All the original documents relating to the Plot B have been handed over to the Vendee at the time of execution of this Deed.
17. The Vendors agree and understand that:
- (i) for the period prior to the date of execution hereof, the Vendors shall be liable to any and all dues whether governmental or otherwise, including property tax, cesses, electricity charges, water charges, etc. and any other dues/charges/demands by whatever name called, leviable in relation to the Plot B ("Dues"), whether demand for such Dues for the said period is raised prior to or after the date of execution hereof, and
 - (ii) the Vendee shall be liable to pay all Dues directly to the competent authorities, leviable in relation to the Plot B, for the period commencing from the date of execution hereof.

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18. The Confirming Parties agree and acknowledge that the Vendee shall be entitled to seek amalgamation of Plot C with the Plot B, the title in which Plot C has been duly transferred and recorded in the name of the Confirming Parties, at any time after the separate sub-division of the said plots has been obtained, for the purpose of undertaking certain development on such amalgamated land. Further, the Confirming Parties agree that they shall, upon request by the Vendee, provide to the Vendee, all necessary cooperation in this regard, including execution of all such documents, power of attorneys, etc., appearing before and filing applications, declarations, certificates and submit/ receive information with, as may be required by and under applicable law, by any competent authority, and to do all such things, as may be necessary and required by the Vendee.

19. That Vendor shall at all times hereinafter indemnify and keep indemnified the Vendee and/ or its directors, officers, transferees/ assignees/ nominees, etc. against any all damages, losses, liabilities, obligations, claims of any kind, interest or expenses (including without limitation, attorney's fees and expenses) suffered, incurred or paid, directly or indirectly by the Vendee and/or its directors, officers, transferees/ assignees/ nominees, etc. by reason of any defect of title in relation to the Plot B, and/ or any non-compliance and/ or any breach and/ or non-observance by the Vendor of their obligations and covenants contained in this Deed and/ or any of the



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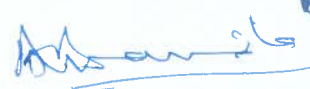
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representations of the Vendors being untrue or incorrect, or any valid and legally subsisting claim by any other legal heirs.

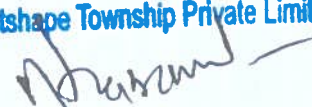
This Deed and the transfer contemplated herein is in compliance with Foreign Exchange Management Act, 1999 and all guidelines, notifications, circulars, acts and regulations issued by the Reserve Bank of India and the Office of Civil Registrar-Cum-Sub Registrar of Bardez shall not be responsible if the Vendors violate the same.

21. The Vendors and the Confirming Parties hereby declare that the Said Plot in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
22. The cost of stamp duty and registration charges has been borne by the Vendee.
23. This Deed shall be governed by and interpreted in accordance with the laws of India and the courts at Goa shall have exclusive jurisdiction in relation to all matters arising out of this Deed.
24. The Parties agree that no amendment, supplement, modification or clarification to this Deed shall be valid or binding unless set forth in writing and duly executed by all of the Parties to this Deed.
25. If any provision of this Deed is determined to be invalid or unenforceable in whole or in part, such invalidity or

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unenforceability shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this Deed shall continue to remain in full force and effect.



SANTA MONICA STAR LLP

Abraham C. May

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PARTNER

Chunilal

For Brightshape Township Private Limited

Abraham
Authorised Signatory

SCHEDULE – I(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immovable Property known as "BADEM" situated at Village Assagao, within the area of Village Panchayat of Assagao, Bardez Taluka, Bardez Sub District, of Registration District of State of Goa, Surveyed under Survey No: 78/2, admeasuring 18,500 sq. mts. and bounded as under:-

On the East : Partly by Road and partly by survey no. 81/3, 79/4 and 79/3

On the West : By survey no. 78/1

On the North : By survey no. 78/1

On the South : Partly by survey no. 78/1, partly by Road and partly by survey no. 80/2, 80/3, 79/4 and 79/3

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SCHEDULE – II



Part A

(DESCRIPTION OF THE SAID PLOT)

ALL THAT PLOT admeasuring 13,500 sq. mts. forming part of the PROPERTY more particularly described in Schedule I hereinabove and is bounded as under:-

- North :- By the property bearing Survey No. 79/4,
 South :- By the property bearing Survey No. 80/3
 East :- By Road,
 West :- By remaining part of property bearing Survey No. 78/2

PART B

DESCRIPTION OF PLOT B

ALL THAT **PLOT B** admeasuring 8,500 sq. mts. forming part of the PROPERTY more particularly described in Schedule I hereinabove and is bounded as under:-

- North :- By the property bearing Survey No. 78/1 & Plot C
 South :- Part of the property bearing Survey No. 78/1
 East :- By Property bearing survey no. 78/2, Plot A & 79/4,
 West :- By property bearing Survey No. 78/1

Chunilal
Anand B. Prasad

SANTA MONICA STAR LLP

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 PARTNER

For Brightshape Township Private Limited

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SCHEDULE-III**(CONSIDERATION)**

1. Consideration paid vide following Cheques/ Demand Draft/ RTGS in favour of Vendors, the receipt of which is duly acknowledged by the Vendors:

S. No	Favoring	DD No.	Dated	Drawn On	Amount (Rs.)	TDS (Rs.)	Less paid by Confirming Party	Net Payable (Rs.)
1.	Vincent Dsouza	020920	29.04.2024	HDFC	21,250,000	212,500	1,500,000	19,537,500
2.	Nicholas Joseph Dsouza	020925	29.04.2024	HDFC	21,250,000	212,500	1,500,000	19,537,500
3.	Angelina Dsouza	020921	29.04.2024	HDFC	21,250,000	212,500	1,500,000	19,537,500
4.	Desmond Maurice Dsouza	020922	29.04.2024	HDFC	21,250,000	5,083,000	500,000	15,667,000
5.	Marisa Lobo	020923	29.04.2024	HDFC	21,250,000	5,083,000	500,000	15,667,000
6.	Anup Bhushan Maindola	011265	29.04.2024	HDFC	26,562,500	265,625	1,500,000	24,796,875
7.	Navnit Dwivedi	011264	29.04.2024	HDFC	26,562,500	265,625	500,000	25,796,875
8.	Madhu Sharma	020924	29.04.2024	HDFC	26,562,500	265,625	500,000	25,796,875
9.	Pradeep Bhushan Maindola	011263	29.04.2024	HDFC	26,562,500	265,625	500,000	25,796,875
				Total	21,25,00,000/-	1,18,66,000/-	85,00,000/-	19,21,34,000

2. TDS deducted @ 1% for resident and @ 23.92% for NRI, equivalent to Rs. 1,18,66,000/- (Rupees One Crore Eighteen Lakh Sixty Six Thousand Only).
3. Demand drafts in favour of Desmond Maurice Dsouza and Marisa Lobo, were made by the Vendee from its HDFC's Bank account no. 50200080203455 having branch at Industry House, Churchgate, Mumbai and same shall be submitted by the said Vendors in their bank accounts as detailed below:

Name/ Vendor	Bank	Account No.	Branch
Desmond Maurice Dsouza	IDBI Bank	1587104000078968	Plot 5, Sec-11 Rohini, Delhi-110085
Marisa Lobo	IDBI Bank	0191104000184588	54 Lajpat Nagar, New Delhi-110024

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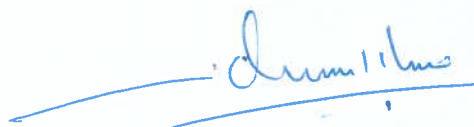
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Rs. 85,00,000/- has been paid by the Vendee to the Confirming Party namely Santa Monica Star LLP vide DD No. 011262 dated 29.04.2024 drawn on HDFC Bank, the receipt of which is duly acknowledged by the Confirming Party.

5. The Vendors hereby acknowledge receipt of the Consideration from the Vendee in the manner detailed above and hereby, discharge the Vendee absolutely and forever from payment of any further consideration to the Vendors in respect of the Plot B. The Vendors further declare and undertakes as follows:

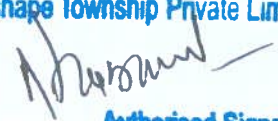
- i. Mrs. Geeta D Souza (Vendor No. 2) W/o Mr. Vincent Dsouza (Vendor No. 1) hereby declare that the consideration paid to Vendor No. 1 includes her share of consideration and she has no objection to the Vendee making the payment for her share of consideration to Vendor No. 1. She confirms that she has no claim left of any nature whatsoever against the Vendee in respect of Plot B and/or her share therein.
- ii. Mrs. Fatima D'Souza (Vendor No. 4) W/o Mr. Desmond Maurice D'Souza (Vendor No. 3) hereby declare that the consideration paid to Vendor No. 3 includes her share of consideration and she has no objection to the Vendee making the payment for her share of consideration to Vendor No. 3. She confirms that she has no claim left of any nature whatsoever against the Vendee in respect of Plot B and/or her share therein.
- iii. Mr. Vincent Lobo (Vendor No. 8) husband of Mrs. Marisa Lobo (Vendor No. 7) hereby declare that the consideration paid to Vendor No. 7 includes his share of consideration and he has no objection to the Vendee making the payment for his share of consideration to Vendor No. 7. He confirms that he has no claim left of any nature whatsoever against the Vendee in respect of Plot B and/or his share therein.
- iv. Mr. Mudit Dwivedi (Vendor No. 10) S/o Mrs. Navnit Dwivedi (Vendor No. 9), Mrs. Madhuri Joshi (Vendor No. 11) daughter in law of Vendor 9, Mrs. Mudita Dwivedi (Vendor No. 12) daughter of Vendor No. 9 and Mr. Atul Pandey (Vendor No. 13) son in law of Vendor No. 9, hereby declare that the consideration paid to Vendor No. 9 includes their share of consideration and they have no objection to the Vendee making the payment for their share of consideration to Vendor No. 9. They confirm that they have no claim left of any nature whatsoever against the Vendee in respect of Plot B and/or their share therein.




SANTA MONICA STAR LLP


 PARTNER

For Brightshape Township Private Limited


 Authorised Signatory



- v. Mr. Satish Kumar Sharma (Vendor No. 15) husband of Mrs. Madhu Sharma (Vendor No. 14) hereby declare that the consideration paid to Vendor No. 14 includes his share of consideration and he has no objection to the Vendee making the payment for his share of consideration to Vendor No. 14. He confirms that he has no claim left of any nature whatsoever against the Vendee in respect of Plot B and/or his share therein.
- vi. Mrs. Ragini Maindola (Vendor No. 17) W/o Mr. Anup Bhushan Maindola (Vendor No. 16) hereby declare that the consideration paid to Vendor No. 16 includes her share of consideration and she has no objection to the Vendee making the payment for her share of consideration to Vendor No. 16. She confirms that she has no claim left of any nature whatsoever against the Vendee in respect of Plot B and/or her share therein.
- vii. Mrs. Tripta Maindola (Vendor No. 19) W/o Mr. Pradeep Bhushan Maindola (Vendor No. 18) hereby declare that the consideration paid to Vendor No. 18 includes her share of consideration and she has no objection to the Vendee making the payment for her share of consideration to Vendor No. 18. She confirms that she has no claim left of any nature whatsoever against the Vendee in respect of Plot B and/or her share therein.

IN WITNESS WHEREOF the Parties have executed these presents at the place, day, month and year as first above written in the presence of the undernoted witnesses.

[Handwritten signature]
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SANTA MONICA STAR LLP

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 PARTNER

For Brightshape Township Private Limited

[Handwritten signature]
 Authorised Signatory

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



Wson



MR. VINCENT DSOUZA

for self and as Power of Attorney Holder
of Party no. 2, 3, 4, 5, 6, 7 and 8

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R.H.F.Print

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SANTA MONICA STAR LLP

Wson
PARTNER

For Brightshape Township Private Limited

Wson
Authorised Signatory

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR



Anup Maindola

Anup



MR. ANUP MAINDOLA

for self and as Power of Attorney Holder
of Party no. 9, 10, 11, 12, 13, 14, 15, 17, 18 and 19

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R.H.F.Print

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Anup Maindola
Anup Maindola

SANTA MONICA STAR LLP

Gate
PARTNER

For Brightshape Township Private Limited

Anup Maindola
Authorized Signatory

**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER**

For Brightshape Township Private Limited

[Signature]
Authorised Signatory



BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED

through its Authorised Signatory

Mr. Nonla Alias Dnyaneshwar Bhiva Sawant, son of Mr. Bhiva Sawant

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R.H.F.Print

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SANTA MONICA STAR LLP

[Signature]
PARTNER

For Brightshape Township Private Limited

[Signature]
Authorised Signatory

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY NO 1



Michael Lobo

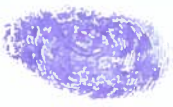
MICHAEL LOBO,



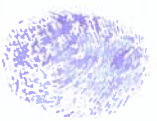
Michael Lobo

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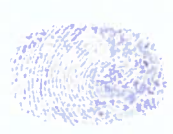
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Michael Lobo

SANTA MONICA STAR LLP

[Signature]
PARTNER

For Brightshape Township Private Limited

[Signature]
Authorized Signatory

[Signature]
26

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY NO 2

SANTA MONICA STAR LLP

PARTNER



M/s. SANTA MONICA STAR LLP,

by its Designated Partner,

MR. CHINMAY VISHWASRAO PATIL

L.H.F.Print

R.H.F.Print

1. _____

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SANTA MONICA STAR LLP

PARTNER

For Brightshape Township Private Limited

Authorised Signatory

In the presence of:-

1. MR.PRAJOT PRABHAKAR TEMKAR

R/o.1264, Near Joshi General store,

Kannaikwada, Morjim, North Goa-403512

Mob.No. 9637454645

Aadhar No

Sign:.....*Premk*.....

2. MR. RAY KIRAN D'SOUZA

R/o. H.no. 292, Tambudki Waddo,

Arpora, Bardez, Goa.

Mob.No. 7414943630

Aadhaar No.

Sign:.....*Kiran D'Souza*.....

SANTAMONICA STAR LLP

Kiran D'Souza
PARTNER

For Brightshape Township Private Limited

Kiran D'Souza
Authorized Signatory

Kiran D'Souza
Ashwani

PLAN



For Brightshape Township Private Limited

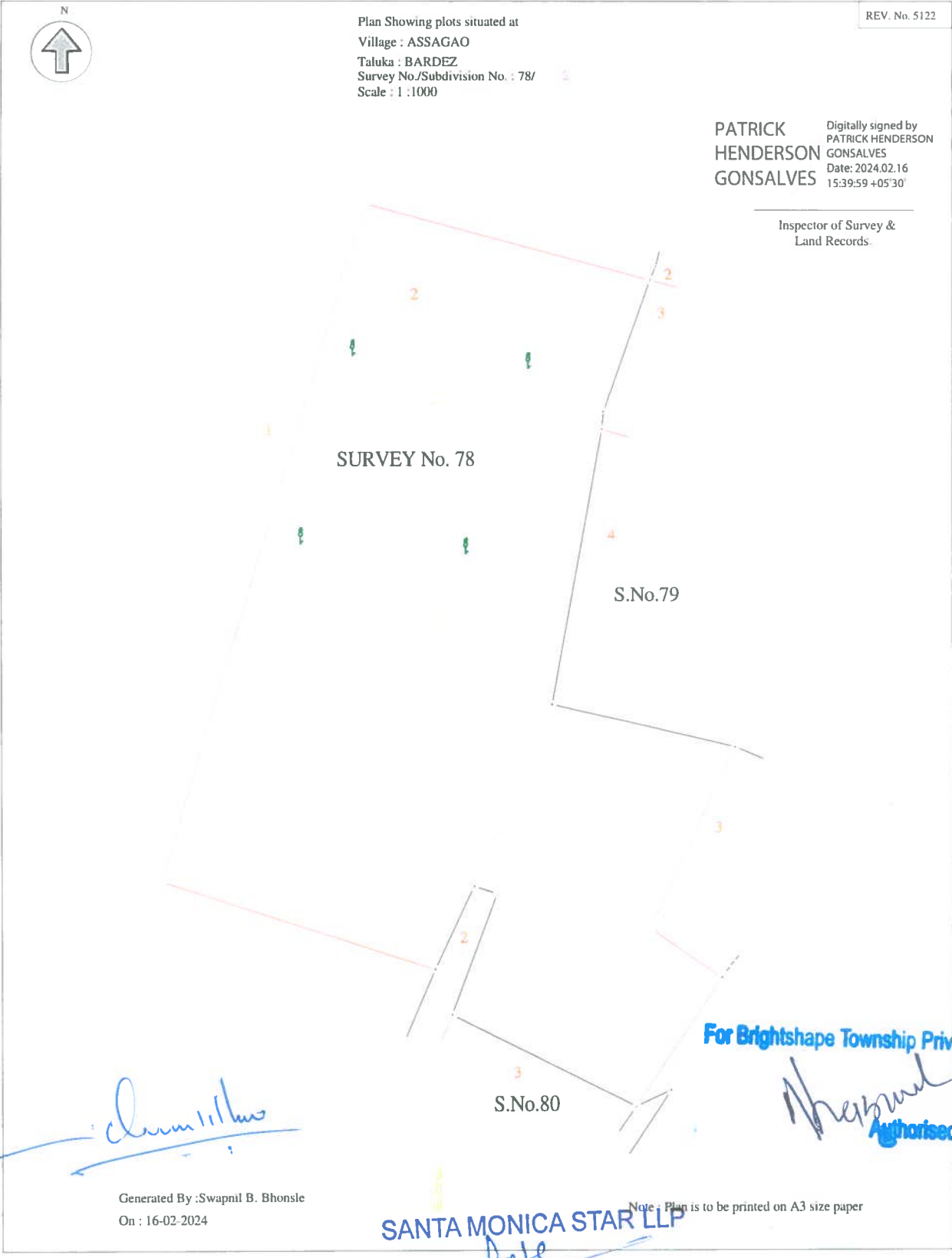
PARTNER

Authorised Signatory

10/26/20



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



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On : 16-02-2024

SANTA MONICA STAR LLP
PARTNER

For Brightshape Township Private Limited
Authorized Signatory

FORM I & XIV

100018743891

Date : 12/03/2024

नमुना नं १ व १४

Page 1 of 3

Taluka BARDEZ

तालुका

Village Assagao

गांव

Name of the Field Badem

शेताचें नांव

Survey No. 78

सर्वे नंबर

Sub Div. No. 2

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0001.85.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.85.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0001.85.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Vincent D'souza		91489	
2	Navnit Dwivedi		91489	
3	Mudita Dwivedi		91489	
4	Atul Pandey		91489	
5	Mudit Dwivedi		91489	
6	Madhu Sharma		91489	
7	Satish Kumar Sharma		91489	
8	Anup Maidola		91489	
9	Ragini Maindola		91489	
10	Pradeep Bhushan Maindola		91489	
11	Tripti Maindola		91489	
12	Geeta D'Souza		91489	
13	Desmond Maurice D'Souza		91489	
14	Fatima D'Souza		91489	

SANTA MONICA STAR LLP

PARTNER

For Brightshape Township Private Limited

Authorised Signatory



FORM I & XIV

100018743891

Date: 12/03/2024

नमुना नं १ व १४

Page 2 of 3

Taluka BARDEZ

तालुका

Village Assagao

गांव

Name of the Field Badem

शेताचें नांव

Survey No. 78

सर्वे नंबर

Sub Div. No. 2

हिस्सा नंबर

Tenure

सत्ता प्रकार

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
15	Nicholas D'Souza		91489	
16	Kenneth D'Souza		91489	
17	Angelina D'Souza		91489	
18	Marisa Lobo		91489	
19	Vincent Lobo		91489	
20	Madhuri Joshi		91489	
21	Michael Lobo		92950	
22	M/s. Santa Monica Star LLP		92950	

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

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation मिचनांचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

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



SANTA MONICA STAR LLP

PARTNER

For Brightshape Township Private Limited
Authorised Signatory



FORM I & XIV

100018743891

Date : 12/03/2024

नमुना नं १ व १४

Page 3 of 3

Taluka BARDEZ

तालुको

Village Assagao

गांव

Name of the Field Badem

शेताचें नांव

Survey No. 78

सर्वे नंबर

Sub Div. No. 2

हिस्सा नंबर

Tenure

सत्ता प्रकार

The record is computer generated on 12/03/2024 at 12:16:55PM as per Online Reference Number - 100018743891. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

SANTA MONICA STAR LLP

PARTNER

For Brightshape Township Private Limited

Authorised Signatory



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/3881/ASSG/TCP-2024/ **3589**

Dated: **25** /04/2024

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act 1974, Town & Country Planning Department has No Objection for the Registration of **Sale Deed** in respect of property bearing Sy.No.78/2, **plot No.B** of village **Assagao** Taluka **Bardez** an area admeasuring **8500.00m²** as per the plan hereby annexed. The plot/property falls in "**Settlement zone**" as per Regional Plan for Goa 2021.

BOUNDARY DETAILS IS AS FOLLOWS:-

NORTH : By Property bearing Sy. No. 78/1 & plot C.

SOUTH : By property bearing sy no 78/1

EAST : By property bearing sy no 78/2 , plot A & Sy. No.79/4

WEST : By property bearing Sy.no.78/1

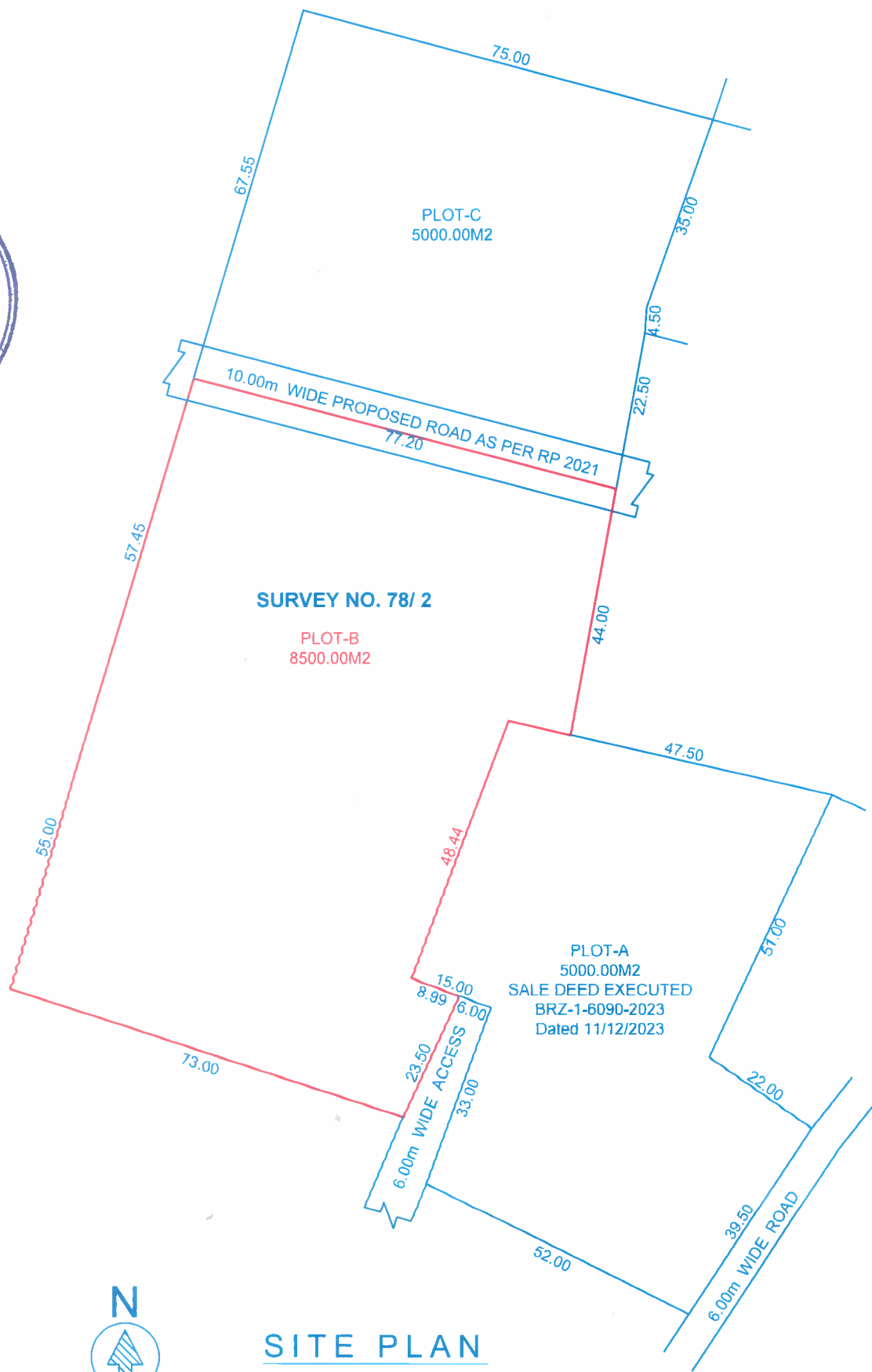
1. This N.O.C. is issued for sale of plot at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C. any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.
6. This NOC shall not be treated as regularisation of sub division of land.
7. The development in the plot shall be governed as per rules regularisation in force.
8. This NOC issued with approval of Chief Town Planner (Planning)

NOTE: Applicant has paid processing fees of Rs.3000/- vide challan No.1477 dtd.29/02/2024.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Mr. Vincent D'souza & Mr. Anup Maindola,
556, Suheri Bagh Apartments,
Sector 13, Pohini New Delhi.

SITE PLAN SHOWING PLOT-B FOR N.O.C UNDER 49(6)
ADMEASURING AREA 8500.00M2 IN SURVEY NO. 78 / 2
SITUATED AT VILLAGE ASSAGAO TALUKA BARDEZ



AREA STATEMENT

TOTAL AREA OF PLOT	= 18500.00M2
PLOT-A	= 5000.00M2
PLOT -B	= 8500.00M2
PLOT - C	= 5000.00M2



SITE PLAN
(SCALE:1:1000)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.: , as Power Of Attorney Holder for ANGELINA DSOUZA			
4	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.: , as Power Of Attorney Holder for NICHOLAS JOSEPH DSOUZA			
5	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.: , as Power Of Attorney Holder for GEETA DSOUZA			
6	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.: , as Power Of Attorney Holder for FATIMA D'SOUZA			
7	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.: , as Power Of Attorney Holder for DESMOND MAURICE D'SOUZA			
8	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.: , as Power Of Attorney Holder for VINCENT LOBO			
9	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.: , as Power Of Attorney Holder for MARISA LOBO Nee D'SOUZA			
10	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for TRIPTA MAINDOLA			



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 03-May-2024 01:56:02 pm

Document Serial Number :- 2024-BRZ-2216

Presented at 01:29:17 pm on 03-May-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	12750000
2	Registration Fee	6375000
3	Mutation Fees	3500
4	Processing Fee	10220
Total		19138720

Stamp Duty Required :12750000/-

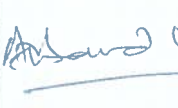
Stamp Duty Paid : 12750000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Nonla Alias Dnyaneshwar Bhiva Sawant Authorised Signatory OF BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED Father Name:Mr. Bhiva Sawant, Age: 65, Marital Status: , Gender:Male, Occupation: Service, Address1 - H. No. 38/1/1, Vrindavan, Orgao, North Goa, Goa -403107, Address2 - , PAN No.:			 BRIGHTSHAPE TOWNSHIP PVT. LTD. Authorised Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VINCENT DSOUZA , Father Name:Ignatius Dsouza, Age: 58, Marital Status: Married , Gender:Male, Occupation: Business, Flat No. 556, Sunehari Bagh Apartments, Sector 13, Rohini, Rohini Sector 7, Delhi - 110085, PAN No.:			
2	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: Married , Gender:Male, Occupation: Business, A-15 (3/467-H), City Enclave, Opp. Kumar Nursing Home, Ranghat Road, Aligarh, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for PRADEEP BHUSHAN MAINDOLA			
12	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for RAGINI MAINDOLA			
13	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for SATISH KUMAR SHARMA			
14	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for MADHU SHARMA			
15	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for ATUL PANDEY			
16	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for MUDITA DWIVEDI			
17	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for MADHURI JOSHI			
18	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for MUDIT DWIVEDI			
19	ANUP BHUSHAN MAINDOLA , Father Name:Late Prayag Dutt Mandola, Age: 65, Marital Status: ,Gender:Male,Occupation: Business, , PAN No.: , as Power Of Attorney Holder for NAVNIT DWIVEDI			

5/3/24, 1:57 PM

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
20	Nonla Alias Dnyaneshwar Bhiva Sawant Authorised Signatory OF BRIGHTSHAPE TOWNSHIP PRIVATE LIMITED , Father Name:Mr. Bhiva Sawant, Age: 65, Marital Status: ,Gender:Male,Occupation: Service, H. No. 38/1/1, Vrindavan, Orgao, North Goa, Goa -403107, PAN No.:			 BRIGHTSHAPE TOWNSHIP PVT. LT Authorised Signatory
21	MICHAEL LOBO , Father Name:Melquiades Vincent Lobo, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 181/15 Bham Vaddo, Parra, North Goa-403510, PAN No.:			
22	CHINMAY VISHWASRAO PATIL Designated Partner Of SANTA MONICA STAR LLP- PAN- , Father Name:Vishwasrao Patil, Age: 45, Marital Status: ,Gender:Male,Occupation: Business, H. No. A/199, Verem, Ambekhan, Reis Magos, Bardez, Goa- 403114, PAN No.:			 SANTA MONICA STAR LLP PARTNER

Witness:

I/We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: PRAJOT PRABHAKAR TEMKAR, Age: 35, DOB: 1989-03-04 , Mobile: 9637454645 , Email: , Occupation: Service , Marital status : Married , Address: 403512, 1264 Kannaikwada Near Joshi General Store, 1264 Kannaikwada Near Joshi General Store, Morgim, Pernem, NorthGoa, Goa			
2	Name: RAY KIRAN DSOUZA, Age: 19, DOB: 2004-07-22 , Mobile: 7414943630 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403516, H. No. 292 Tambudki Waddo , H. No. 292 Tambudki Waddo , Arpora, Bardez, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-2216

Document Serial No:-2024-BRZ-2216

Book :- 1 Document
Registration Number :- BRZ-1-2188-2024
Date : 09-May-2024

M. Lakshmi
09/05/2024

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

SUB-REGISTRAR
BARDEZ

