

Phone No: 9822102911
Sold To/Issued To:
Ave Miriam Resorts P
For Whom/ID Proof:
Pan-AAPCA4332F



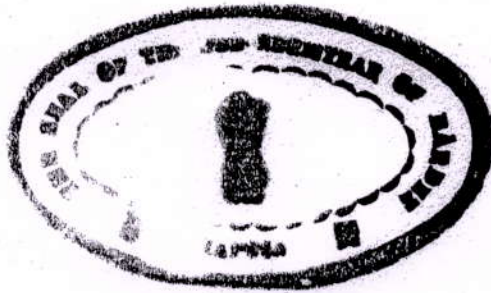
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₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

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3815237 36/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.

M. Jais
Authorised Signatory



2021-BRZ-4920
21/12/2021

DEED OF SALE

For Sir Bio Tech India Ltd.

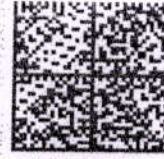
Director/ *Prabha*
Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

M. Jais
Director

Prabha

Phone No: 9822102911
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₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38162371637941027745-00003179
3816237 35/02/01/2021-RD1

For CITIZEN CREDITTM
CO-OP. BANK LTD.

Mjceus
Authorised Signatory

Pending for TCP NOC



DEED OF SALE

For Sir Bio Tech India Ltd.

Purbhai
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.
M. A. K. D. J.
Director

Subhakar

Phone No: 9822102911
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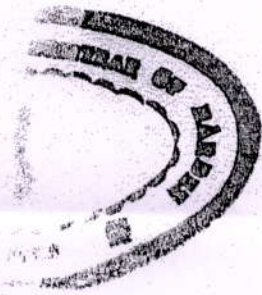
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TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
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3815237 35/02/01/2021-RDI

For CITIZEN CREDITTM
CO-OP. BANK LTD.

N. J. Fernandes
Authorised Signatory



DEED OF SALE

For Sir Bio Tech India Ltd.

Rishabh

Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.
M. L. D. S.
Director

Belupur

Phone No: 9822102911
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For Whom/ID Proof:
Pan-AAPCA4332F



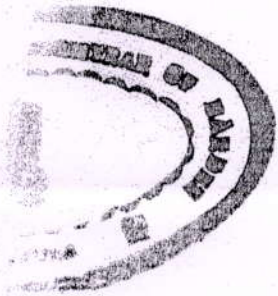
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₹ 2000000/-
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Other
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For CITIZENCREDIT™
CO-OP. BANK LTD.

M. J. J.
Authorised Signatory



DEED OF SALE

For Sir Bio Tech India Ltd.

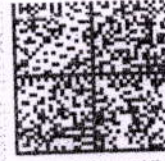
Prabhat

Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.
M. J. J.
Director

Prabhat

Phone No: 9822102911
Sold To/Issued To:
Ave Miriam Resorts P
For Whom/ID Proof:
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₹ 1000500/-
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Other
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3816237 36/02/01/2021-RD1

For CITIZEN CREDIT
CO-OP BANK LTD.

M. Jesus
Authorized Signatory



DEED OF SALE

For Sir Bio Tech India Ltd.

Prabhu
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.
Mallikarjun
Director

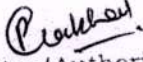
Subhash

THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa, on this 8th day of the month of December of the year Two Thousand and Twenty One

BETWEEN

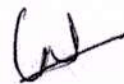
- SIR BIOTECH INDIA LIMITED**, a Company incorporated under the Indian Companies Act 1956, having its office at Plot No. N/50, Phase-IV, Verna Industrial Estate, Salcete - Goa, having PAN Card No. [REDACTED] through its Authorized Signatory, **MR. PRAKHAR KHANDELWAL**, son of Mr. Atul Khandelwal, aged 31 years, married, businessman, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] and

For Sir Bio Tech India Ltd.


Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

Director



Mobile No. [REDACTED] Indian National, resident of 111A/361, Ashok Nagar, Kanpur, R K Nagar, Kanpur Nagar, Uttar Pradesh - 208 012, authorized vide Resolution dated 25th November 2021, hereinafter referred to as the **VENDOR NO. 1**

2. **MR. UDAY GANSHYAM NAIK**, son of Ghanashyam Naik, aged 46 years, married, business, PAN No. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], Indian National, resident of C-1/304, New Ashok Nagar, C.H.S.L., Paranjpe Marg, Vazira Naka, Mumbai 400092,

For Sir Bio Tech India Ltd.

Prabhu
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

[Signature]
Director

hereinafter referred to as the
VENDOR NO. 2

Vendor No. 1 and Vendor No. 2 are hereinafter collectively referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof include all their transferees, executors, administrators, successors, legal representatives and assigns) of the **FIRST PART**.

AND

AVE MIRIAM RESORTS PRIVATE LIMITED, having its registered office at Nagoa, Verna, South Goa, having PAN Card No. [REDACTED], represented by its Director, **MR. MARIO WILFRED VALADARES**, son of Late Mr. John

For Sir Bio Tech India Ltd.
Prabhu
 Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.
Mario Wilfred Valadares
 Director

Card

Fransisco Valadares, aged 49 years, married, service, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] mobile No. [REDACTED], resident of H. No. 33-C, Castel Vaddo, Verna, Salcete, Goa - 403 722, duly authorized vide resolution passed by the board of directors in their meeting held on **29th November 2021**, hereinafter referred to as "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **SECOND PART;**

WHEREAS there exist ALL THAT Property known as "**WONDO SHODO**"

For Sir Bio Tech India Ltd.

Peshkar

Director/Authorised Signatory

W
For Ave Miriam Resorts Pvt. Ltd.

Mallada
Director

situated at Village Pilerne, within the limits of Village Panchayat of Pilerne, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office for the purpose of Matriz records but surveyed for the Records of Rights under Survey No. 31/1 and 32/1 of Village Pilerne, totally admeasuring 1,57,550 sq. mts. which property is hereinafter referred to as the SAID MOTHER PROPERTY.

AND WHEREAS the SAID MOTHER PROPERTY originally belonged to Comunidade of Pilerne.

AND WHEREAS one Shri. Premanand Ramchandra Malik filed an application

For Sir Bio Tech India Ltd.

Premanand
Director/Authorised Signatory

W
For Ave Miriam Resorts Pvt. Ltd.

Miriam
Director

before the Mamlatdar claiming that his late father, Shri. Ramchandra Malik was the tenant of the SAID MOTHER PROPERTY bearing Survey No. 31/1 and 32/1 of Village Pilerne and that tenancy rights have devolved unto him and other legal heirs.

AND WHEREAS the said Shri. Premanand Ramchandra Malik also filed suit bearing Special Civil Suit No. 136/08/A(New) and Regular Civil Suit No. 182/03/A(Old) claiming to be tenant of the SAID MOTHER PROPERTY through his late father, Shri. Ramchandra Malik and seeking a relief of permanent injunction against a Comunidade from interfering with the SAID MOTHER PROPERTY

For Sir Bio Tech India Ltd.

Prabhu

Director/Authorised Signatory

cal
For Ave Miriam Resorts Pvt. Ltd.
Mallikarjun
Director

AND WHEREAS compromised was arrived at by and between the Comunidade and Shri. Premanand Ramchandra Malik and his wife, Mrs. Priyanka Premanand Malik; Shri. Anand Ramchandra Malik and his wife, Mrs. Aparna Anand Malik; Smt. Sitabai Ramchandra Malik; Shri. Chandrakant Fotu Naik and his wife, Mrs. Rajashree Chandrakant Naik; Mr. Gokuldas Sangui and his wife, Mrs. Mandakini Gokuldas Dangui wherein in pursuance to the Extra Ordinary Board Resolution dated 24/02/2008 passed by the Comunidade of Pilerne, it was agreed as under :

- (i) that a part of the property bearing Survey No. 31/1 and 32/1 of Village Pilerne, totally admeasuring 74,457 sq. mts. shall stand allotted to the

For Sir Bio Tech India Ltd.

Prakhey
Director/Authorised Signatory

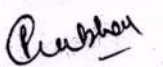
Cal
For Ave Miriam Resorts Pvt. Ltd.

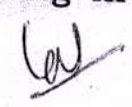
M. C. D. S.
Director

Plaintiffs, namely Shri. Premanand Ramchandra Malik and his wife, Mrs. Priyanka Premanand Malik; Shri. Anand Ramchandra Malik and his wife, Mrs. Aparna Anand Malik; Smt. Sitabai Ramchandra Malik; Shri. Chandrakant Fotu Naik and his wife, Mrs. Rajashree Chandrakant Naik; Mr. Gokuldas Sangui and his wife, Mrs. Mandakini Gokuldas Dangui as exclusive owners upon payment of Rs. 250/- per sq. mtr. and the balance property forming part of the property bearing Survey No. 31/1 and 32/1 of Village Pilerne shall be retained by the Comunidade of Pilerne as the owner.

(ii) That the name of late Shri. Ramchandra Malik appearing in the

For Sir Bio Tech India Ltd.

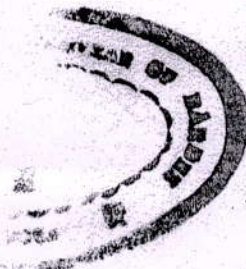

Director/Authorised Signatory


For Ave Miriam Resorts Pvt. Ltd.

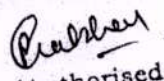

Director


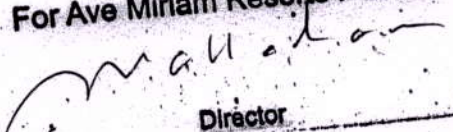
tenants column in respect of the property bearing Survey No. 31/1 and 32/1 of Village Pilerne shall stand deleted

(iii) That the Tenancy Application bearing Case No. TNC/SR-11/2000 and Case No. TNC/PUR/PLN/7/98 shall stand withdrawn



AND WHEREAS in terms of the Code of Comunidade, the Comunidade of Pilerne made an application before the Administrative Tribunal, Panaji seeking approval to settle the matter in terms of Compromise Terms and vide Order dated 31/03/2008, the Administrative Tribunal, Panaji permitted the Comunidade to compromise the said civil suit.

For Sir Bio Tech India Ltd.

 Director/Authorised Signatory


 For Ave Miriam Resorts Pvt. Ltd.

 Director

AND WHEREAS on the basis of the said compromise terms, Judgement and Compromise Decree dated 21/10/2008 was passed in Special Civil Suit No. 136/08/A(New) and Regular Civil Suit No. 182/03/A(Old) by the Civil Judge, Senior Division Mapusa - Goa wherein the said Shri. Premanand Ramchandra Malik and his wife, Mrs. Priyanka Premanand Malik; Shri. Anand Ramchandra Malik and his wife, Mrs. Aparna Anand Malik; Smt. Sitabai Ramchandra Malik; Shri. Chandrakant Fotu Naik and his wife, Mrs. Rajashree Chandrakant Naik; Mr. Gokuldas Sangui and his wife, Mrs. Mandakini Gokuldas Dangui became absolute owners of an area admeasuring **74,457 sq. mts.** forming part of the SAID MOTHER

For Sir Bio Tech India Ltd.

Chumber
Director/Authorised Signatory

Leah
For Ave Miriam Resorts Pvt. Ltd.

A. K. Mohan
Director

PROPERTY bearing Survey No. 31/1 and 32/1 of Village Pilerne.

AND WHEREAS in pursuance to the said compromise, vide Receipts under Nos. 82/2009 and 84/2009 issued by the Comunidade of Pilerne, the amount payable to the Comunidade of Pilerne @ Rs. 250/- was paid

AND WHEREAS in pursuance to Mutation Case Nos. 29226 and 29227, the name of Shri. Ramchandra Malik was deleted from the tenant's column of the SAID MOTHER PROPERTY bearing Survey No. 31/1 and 32/1 of Village Pilerne.

AND WHEREAS out of the total property admeasuring 74,457 sq. mts., an area of

For Sir Bio Tech India Ltd.

Prabhu
Director/Authorised Signatory

W
For Ave Miriam Resorts Pvt. Ltd.

W
Director

10,175 sqmts. was forming a part of Survey No. 32/1 and 64,282 sq. mts. was forming a part of Survey No. 31/1 of Village Pilerne and the same were marked under letters "B" and "E" respectively in the plan annexed to the said consent terms.

AND WHEREAS Partition Case bearing No. 15/287/2009/PART/Land was filed before Deputy Collector of Bardez-II at Mapusa - Goa and the said area admeasuring **64,282 sq. mts.** forming part the property bearing Survey No. 31/1 of Village Pilernewas partitioned and a separate **Survey No. 31/1-A** of Village Pilerne, Bardez - Goa was obtained by the said Shri. Premanand Ramchandra Malik and his wife, Mrs. Priyanka Premanand Malik; Shri. Anand

For Sir Bio Tech India Ltd.

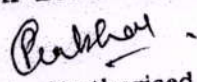
Peeshay
Director/Authorised Signatory


Ver
For Ave Miriam Resorts Pvt. Ltd.

M. M. M. M. M.
Director

Ramchandra Malik and his wife, Mrs. Aparna Anand Malik; Smt. Sitabai Ramchandra Malik; Shri. Chandrakant FotuNaik and his wife, Mrs. Rajashree Chandrakant Naik; Mr. Gokuldas Sangui and his wife, Mrs. Mandakini Gokuldas Dangui which property admeasuring **64,282 sq. mts.**, bearing **Survey No. 31/1-A** of Village Pilerne, Bardez - Goa is hereinafter referred to as the SAID BIGGER PROPERTY.

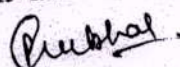
AND WHEREAS vide Deed of Sale dated 28/05/2012, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02774-2012, CD No. BRZD339 dated 26/06/2012, the said Shri. Premanand Ramchandra Malik and his wife, Mrs. Priyanka Premanand Malik; Shri. Anand

For Sir Bio Tech India Ltd.

 Director/Authorised Signatory


 For Ave Miriam Resorts Pvt. Ltd.
 Director

Ramchandra Malik and his wife, Mrs. Aparna Anand Malik; Smt. Sitabai Ramchandra Malik; Shri. Chandrakant Fotu Naik and his wife, Mrs. Rajashree Chandrakant Naik; Mr. Gokuldas Sangui and his wife, Mrs. Mandakini Gokuldas Dangui sold 50% undivided share in the PLOT 1-AA, admeasuring **50,000 Sq. Mts.**, forming part of the SAID BIGGER PROPERTY bearing **Survey No. 31/1-A** of Village Pilerne, Bardez - Goa in favour of Sir Biotech India Limited (Vendor No. 1 hereinabove).

AND WHEREAS vide Deed of Sale dated 28/05/2012, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02778-2012, CD No. BRZD339 dated 26/06/2012, the said Shri. Premanand

For Sir Bio Tech India Ltd.

 Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.



 Director

Ramchandra Malik and his wife, Mrs. Priyanka Premanand Malik; Shri. Anand Ramchandra Malik and his wife, Mrs. Aparna Anand Malik; Smt. Sitabai Ramchandra Malik; Shri. Chandrakant Fotu Naik and his wife, Mrs. Rajashree Chandrakant Naik; Mr. Gokuldas Sangui and his wife, Mrs. Mandakini Gokuldas Dangui sold 50% undivided share in the PLOT 1-AA, admeasuring **50,000 sq. mts.**, forming part of the SAID BIGGER PROPERTY bearing **Survey No. 31/1-A** of Village Pilerne, Bardez - Goa in favour of Shri. Uday Ganashyam Naik (Vendor No. 2 hereinabove)

AND WHEREAS vide Order dated 05/08/2013 passed by Deputy Collector Bardez-II at Mapusa - Goa in Case No. 15/88/2013/PART/LAND/DC-II, the

For Sir Bio Tech India Ltd. *[Signature]*
Director/Authorised Signatory

[Signature]
For Ave Miriam Resorts Pvt. Ltd.
Director



PLOT 1-AA, admeasuring **50,000 sq. mts.**, forming part of the SAID BIGGER PROPERTY bearing **Survey No. 31/1-A** of Village Pilerne, Bardez - Goa, was partitioned and a separate Survey No. **31/1-A-1** of Village Pilerne, Bardez - Goa was obtained which property admeasuring **50,000 sq. mts.**, bearing **Survey No. 31/1-A-1** of Village Pilerne, Bardez - Goa is hereinafter referred to as the **SAID PROPERTY** and more particularly described in **SCHEDULE-I** hereinbelow.

AND WHEREAS the compromise between Comunidade of Pilerne and Malik Family was subject matter of following petitions filed in the Hon'ble High Court of Bombay at Goa:

For Sir Bio Tech India Ltd.

Prabhat
Director/Authorised Signatory

Cal
For Ave Miriam Resorts Pvt. Ltd.

Director
Director

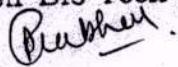
- (i) Writ Petition No. 808/2009 wherein Petitioners in pursuance to Order dated 06/04/2015, withdrew the petition with liberty to file a suit or other proceedings.
- (ii) PIL No. 36/2018 which was dismissed by the Hon'ble High Court of Bombay at Goa vide Judgement and Order dated 22/11/2019

AND WHEREAS after disposal of the said petitions, no proceedings are filed before any forum


AND WHEREAS in view of above, the VENDORS became absolute owners in possession of the SAID PROPERTY.

AND WHEREAS public notice was published in Gomantak (Marathi) and

For Sir Bio Tech India Ltd.



Director/Authorised Signatory


For Ave Miriam Resorts Pvt. Ltd.

Director

Navhind Times dated 02/08/2021 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the SAID PROPERTY admeasuring 50,000 sq. mts. by the Vendors and after elapse of 15 days no objection are received.

AND WHEREAS the VENDORS have subdivided the SAID PROPERTY into two PLOTS i.e. PLOT 'A' admeasuring 25,000 sq. mts. and PLOT 'B' admeasuring 25,000 sq. mts.

AND WHEREAS vide Letter dated 14/10/2021 bearing Ref. No. NOC/49(6)/1825/PIL/TCP-21/4312 and 17/12/2021 bearing Ref. No. NOC/49(6)/2046/PIL/TCP-21/5951, the Senior Town Planner, Mapusa - Goa has

For Sir Bio Tech India Ltd.

P. K. K. K.
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

M. K. K. K.

stated that no sanction or NOC is required under provisions of Section 49(6) of the Town & Country Planning Act for registration of deed of sale since area admeasuring 25,000 sq. mts. (Plot No. A) out of 50,000 sq. mts. i.e. 50% of Village Pilerne is undivided 50% share of the **SAID PROPERTY** bearing Survey No. 31/1-A-1 of Village Pilerne.

AND WHEREAS the VENDORS have agreed with the PURCHASER for the absolute sale of the **PLOT "A"** admeasuring **25,000 sq. mts.** forming part of the SAID PROPERTY which plot is hereinafter be referred to as the "**SAID PLOT**" and more particularly described in SCHEDULE II hereinbelow and PURCHASER has agreed to purchase the **SAID PLOT** for the total consideration of **RS. 20,00,00,000/-** (**RUPEES TWENTY CRORES ONLY**).

For Sir Bio Tech India Ltd.

Chakha
Director/Authorised Signatory

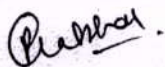
For Ave Miriam Resorts Pvt. Ltd.

Miriam
Director

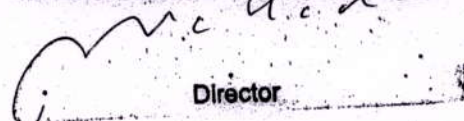
NOW THIS DEED OF SALE
WITNESSETH AS UNDER:-

1. That in consideration of payment of **RS. 20,00,00,000/- (RUPEES TWENTY CRORES ONLY)** which amount after deduction of TDS @ 1% equivalent to **RS. 20,00,000/- (Rupees Twenty Lacs Only)** works out to **RS. 19,80,00,000/- (RUPEES NINETEEN CRORES EIGHTY LACS ONLY)**, is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule III hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge and the VENDER No.- 2 further hereby admit and acknowledge to receive part consideration in the name of G. N.

For Sir Bio Tech India Ltd.



 Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.


 Director

Construction out of total Consideration as shown in Schedule-III, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the **SAID PLOT** which PLOT is more particularly described in Schedule II hereunder written and which plot is delineated in **RED** in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the **SAID PLOT** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto

For Sir Bio Tech India Ltd.

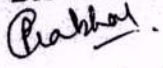

Director/Authorised Signatory

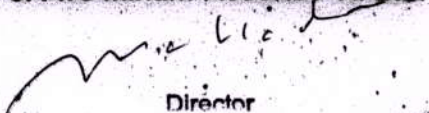
For Ave Miriam Resorts Pvt. Ltd.


Director

AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the **SAID PLOT** hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASERS that the **SAID PLOT** hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the **SAID PLOT** by way of Sale, and there are no impediments whatsoever against

For Sir Bio Tech India Ltd.

 Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

 Director


such disposition. The VENDORS covenant that the **SAID PLOT** is free from any restraint order or injunction order 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 **SAID PLOT** and there is no claim by any third party against this property on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the **SAID PLOT** or any portion thereof to any other person/ persons whomsoever and that they have not done anything whereby the **SAID PLOT** or any part thereof

For Sir Bio Tech India Ltd.

Rabhal
Director/Authorised Signatory

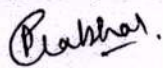
For Ave Miriam Resorts Pvt. Ltd.

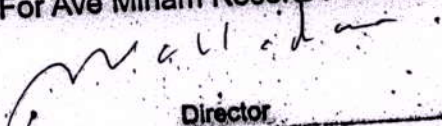
M. C. L. L.
Director



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 **SAID PLOT** and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the **SAID PLOT**. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the **SAID PLOT** by any authority or government department.

3. The possession of the **SAID PLOT** hereby sold by VENDORS has been handed over to PURCHASERS today.

For Sir Bio Tech India Ltd.

 Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

 Director

4. That the PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the **SAID PLOT** to Schedule II hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

5. That the VENDORS covenant that incase any defect is found in the title of the VENDORS of the **SAID PLOT** hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of

For Sir Bio Tech India Ltd.

Prabhu
Director/Authorised Signatory

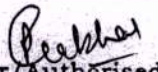
For Ave Miriam Resorts Pvt. Ltd.

[Signature]
Director

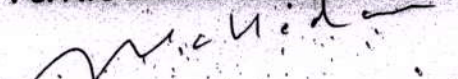
the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

6. That the VENDORS hereby assure the PURCHASERS 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 PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
7. That VENDORS do hereby assure the PURCHASERS that the **SAID**

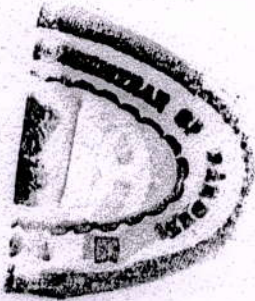
For Sir Bio Tech India Ltd.


Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.


Director

PLOT hereby sold is free from any encumbrances whatsoever and **VENDORS** have absolute title and exclusive right to convey the said part by way of sale.



8. That on the execution of this Deed of Sale, **PURCHASERS** shall and may at all times hereinafter peacefully and quietly enter into and possess the **SAID PLOT** hereby sold without any hindrance, claim, interruption or demand whatsoever from the **VENDORS** or from any person claiming through or under them.
9. That **VENDORS** shall at all times hereinafter indemnify and keep indemnified the **PURCHASERS** and

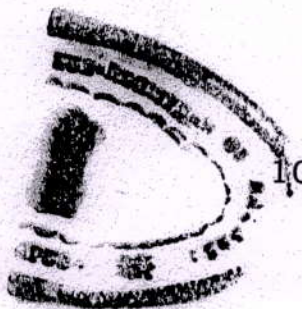
For Sir Bio Tech India Ltd.

Chabhal
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

[Signature]
Director

its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the **SAID PLOT** or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.



10. The VENDORS and the PURCHASERS 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.

11. Price paid corresponds to market value the **SAID PLOT** and

For Sir Bio Tech India Ltd.

Prabhu

Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

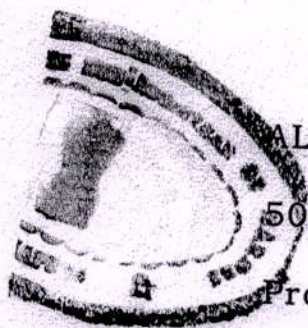
[Signature]

Director

accordingly stamp duty of Rs.
**90,00,000/- (Rupees Ninety Lacs
 Only)** has been affixed herewith.

SCHEDULE-I

**(DESCRIPTION OF THE SAID
 PROPERTY)**



ALL that Portion of land admeasuring
 50,000 sq. mts. being part of the
 Property known as "**WONDO SHODO**",
 bearing Survey No. **31/1-A-1** of Village
 Pilerne, within the limits of Village
 Panchayat of Pilerne, Taluka and
 Registration Sub-District of Bardez,
 District North Goa in the State of Goa
 and is bounded as under:-

On the North : by the remaining
 land of the property
 bearing Survey No.

[Handwritten signature]

For Sir Bio Tech India Ltd.

[Handwritten signature]

Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

[Handwritten signature]
 Director

31/1-A of Village
Pilerne,

On the South : by the remaining
land of the property
bearing Survey No.
31/1-A of Village
Pilerne.



On the East : by the road partly
falling in the
property bearing
Survey No. 31/1-A
and partly in the
property bearing
Survey No. 31/1 of
Village Pilerne; and

On the West : by the property
bearing Survey No.
210/1 of Village
Pilerne

Cal

For Sir Bio Tech India Ltd.

B. K. Sharma

Director/Authorised Signatory

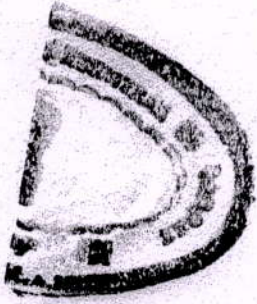
For Ave Miriam Resorts Pvt. Ltd.

A. M. Chaudhary

Director

SCHEDULE-II**(DESCRIPTION OF THE SAID PLOT)**

ALL that **PLOT 'A'** admeasuring 25,000 sq. mts. forming part of the Said Property more particularly described in SCHEDULE I hereinabove and is bounded as under:-



- On the North : by the remaining land of the property bearing Survey No. 31/1-A of Village Pilerne,
- On the South : by the PLOT 'B' of the same property bearing Survey No. 31/1-A-1 of Village Pilerne.
- On the East : by the road partly falling in the

For Sir Bio Tech India Ltd.

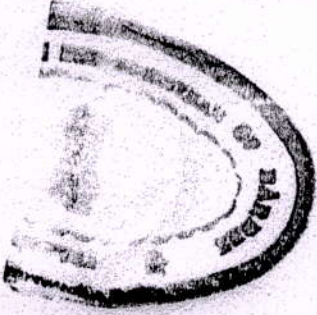
Rubhal,
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

A. U. S.
Director

property bearing
Survey No. 31/1-A
and partly in the
property bearing
Survey No. 31/1 of
Village Pilerne; and

On the West : by the property
bearing Survey No.
210/1 of Village
Pilerne



SCHEDULE III

(CONSIDERATION)

1.

Detail of Payment of Sales Consideration				
Sl. No.	Name of Party	Cheque/UTR No.	Bank Detail	Amount
1	Sir Biotech India Limited	050674 CBINR52021082010004188	Central Bank of India, Verna Branch-	2,00,00,000
2	G N Construction	050672 CBINR52021081010006436	Central Bank of India, Verna Branch-	2,00,00,000
3	Sir Biotech India Limited	050709 CBINR52021100410015983	Central Bank of India, Verna Branch-	1,46,50,000

(Signature)

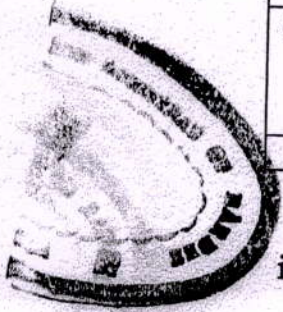
For Sir Bio Tech India Ltd.

(Signature)
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

(Signature)
Director

4	G N Construction	050706 CBINR52021092910006360	Central Bank of India, Verna Branch-	1,46,50,000
5	Sir Biotech India Limited	052312	Central Bank of India, Verna Branch-	3,18,50,000
6	UdayGhansh yamNaik	052313	Central Bank of India, Verna Branch-	3,18,50,000
7	Sir Biotech India Limited	052314	Central Bank of India, Verna Branch-	3,25,00,000
8	UdayGhansh yamNaik	052315	Central Bank of India, Verna Branch-	3,25,00,000
Total				19,80,00,000



- i) **TDS deducted @ 1% equivalent to RS. 20,00,000/- (Rupees Twenty Lacs Only)**

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

For Sir Bio Tech India Ltd.

Prakash
Director/Authorised Signatory

Cell
For Ave Miriam Resorts Pvt. Ltd.

Director
Director

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR No.-1
SIR BIOTECH INDIA LIMITED
For Sir Bio Tech India Ltd.



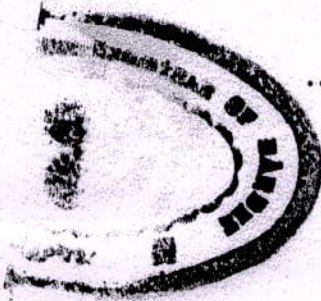
Prakhhar

Director/Authorised Signatory

MR. PRAKHAR KHANDELWAL

L.H.F. Prints

R.H.F. Prints



For Sir Bio Tech India Ltd.

Prakhhar

Director/Authorised Signatory

W

For Ave Miriam Resorts Pvt. Ltd.

W
Director

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR-2

Uday Ganshyam Naik

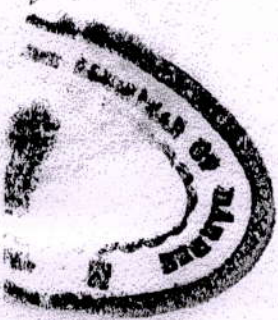
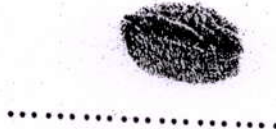
Uday Ganshyam Naik



UDAY GANSHYAM NAIK

L.H.F. Prints

R.H.F. Prints



CS

For Sir Bio Tech India Ltd.

Brahma
Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

[Signature]
Director

SIGNED, SEALED AND DELIVERED)
by the withinnamed PURCHASERS)
**AVE MIRIAM RESORTS PRIVATE
LIMITED**
For Ave Miriam Resorts Pvt. Ltd.

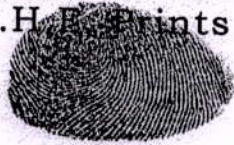


Mario Valadares
..... Director

MARIO WILFRED VALADARES

L.H.F. Prints

R.H.F. Prints



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For Sir Bio Tech India Ltd.

Prabhat

Director/Authorised Signatory

For Ave Miriam Resorts Pvt. Ltd.

Mario Valadares

Director



Leaf

In the presence of:-

1. Amit Mahato *amit kumar mahato*

2. Paresh Shet *[Signature]*



For Sir Bio Tech India Ltd.

Paresh
Director/Authorised Signatory

[Signature]
For Ave Miriam Resorts Pvt. Ltd.

Director

[Signature]

4920/2021



SURVEY NO. 31/1-A-1
PILERNE, BARDEZ, GOA
TOTAL SETTLEMENT AREA
= 50000 Sq.mt

10 M WIDE ROAD

15 M WIDE ROAD

10 M WIDE ROAD

EXISTING 10 M WIDE ROAD

PLOT A AREA
= 25000 Sq.mt

PLOT B AREA
= 25000 Sq.mt

SITE PLAN
SCALE 1:1500

For Sir Bio Tech India Ltd.

Signature
Director/Authorised Signatory

For Ave Mirjam Resorts Pvt. Ltd.

Signature
Director



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Dec-2021 10:27:48 am

Document Serial Number :- 2021-BRZ-4920

Presented at 10:20:50 am on 21-Dec-2021 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	9000000
2	Registration Fee	6000000
3	Mutation Fees	15000
4	Processing Fee	3080
Total		15018080

Stamp Duty Required :9000000/-

Stamp Duty Paid : 9000500/-

Presenter



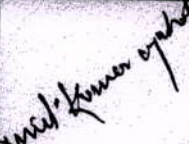


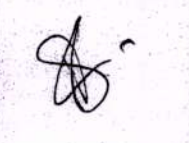
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIO WILFRED VALADARES Director Of AVE MIRIAM RESORTS PRIVATE LIMITED ,Father Name:Late Mr John Francisco Valadares, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No. 33-C, Castel Vaddo, Verna, Salcete Goa 403722, Address2 - , PAN No.: [REDACTED]			For Ave Miriam Resorts Pvt. Ltd. Director

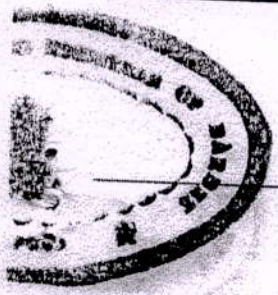
Executer

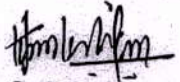
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRAKHAR KHANDELWAL Director Of SIR BIOTECH INDIA LIMITED , Father Name:Atul Khandelwal, Age: 31, Marital Status: ,Gender:Male,Occupation: Business, Resident of 111A-361 Ashok Nagar Kanpur R K Nagar Kanpur Nagar Uttar Pradesh 208012, PAN No.: [REDACTED]			For Sir Bio Tech India Ltd. Authorized Signatory
2	UDAY GANSHYAM NAIK , Father Name:Ghanashyam Naik, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, 1203, A Wing, Pratap Heritage, N. R. Complex, Opposite Veer Sawarkar Udyan, L T Road, Borivli West Mumbai 92, PAN No.: [REDACTED]			
3	MARIO WILFRED VALADARES Director Of AVE MIRIAM RESORTS PRIVATE LIMITED , Father Name:Late Mr John Francisco Valadares, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, H. No. 33-C, Castel Vaddo, Verna, Salcete Goa 403722, PAN No.: [REDACTED]			For Ave Miriam Resorts Pvt. Ltd. Director

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AMIT KUMAR MAHATO, Age: 43, DOB: , Mobile: [REDACTED], Email: , Occupation: Business , Marital status : Married , Address: 403101, Salvador-do-mundo, Bardez, NorthGoa, Goa			
2	Name: PARESH HARICHANDRA SHET, Age: 29, DOB: 1992-01-05, Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address: 403406, NEAR NESTLE COMPANY USGAO, NEAR NESTLE COMPANY USGAO, Usgao, Ponda, SouthGoa, Goa			

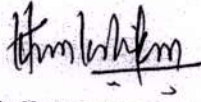



 Sub Registrar
 JUB-REGISTRAR
 BARDEZ

Document Serial Number :- 2021-BRZ-4920

Document Serial No:-2021-BRZ-4920

Book :- 1 Document
Registration Number :- **BRZ-1-130-2022**
Date : 11-Jan-2022



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

