

For CITIZENCREDIT™
CO-OP BANK LTD

M. Fernandes
Authorized Signatory

(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch, -1-
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

00000

Rs. ≈ 1000000 ≈

365430

OneZero*Zero*Zero*Zero*Zero*Zero***

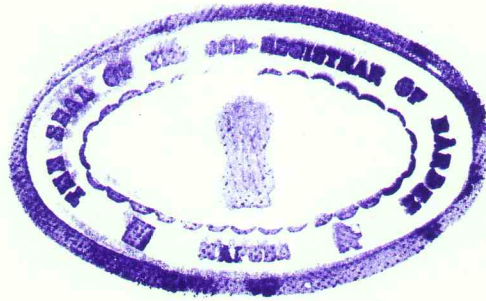
GOA
NON JUDICIAL

23.11.2020

GOA

8071 5717461

Name of Purchaser VIANAAR PROPERTIES PRIVATE LIMITED



Serial No. 2020 - VSR2 - 3054

24/11/2020

DEED OF SALE

RVS Property Developers & Consultants Pvt. Ltd.

Matik
Director

VIANAAR PROPERTIES PVT LTD

Buruch
Authorized Signatory

Chitroskoreis

Chitroskoreis

(RUPEES TEN LAKHS ONLY)

For CITIZENCREDIT™
CO-OP BANK LTD

Abomas
Authorized Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch, -2-

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 443 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

00000

Rs. ≈ 1000000 ≈

23.11.2020

365430

GOA

NON JUDICIAL

GOA

OneZero**Zero**Zero**Zero**Zero**Zero***

8072 6218403

Name of Purchaser VIANAAR PROPERTIES PRIVATE LIMITED



DEED OF SALE

RVS Property Developers & Consultants Pvt. Ltd.

Malik
Director

VIANAAR PROPERTIES PVT LTD

Purchaser

Authorized Signatory

Chaitanya Rosario
Chaitanya Rosario

(RUPEES TEN LAKHS ONLY)

For CITIZEN CREDIT™
CO-OP BANK LTD

Afemo
Authorized Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch, -3-

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 483 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

00000

Rs. ≈ 1000000 ≈

365430

23.11.2020

OneZero*Zero*Zero*Zero*Zero*Zero***

GOA

NON JUDICIAL

GOA

8075 6421386

Name of Purchaser VIANAAR PROPERTIES PRIVATE LIMITED



DEED OF SALE

RVS Property Developers & Consultants Pvt. Ltd.

Malik
Director

C. Prithvi Shankar
Shri. S. S. S. S.

VIANAAR PROPERTIES PVT LTD

Prakash
Authorized Signatory

(RUPEES THREE LAKHS SEVENTY FIVE THOUSAND ONE HUNDRED ONLY)

For CITIZEN CREDIT™
CO-OP BANK LTD

M. F. M.
Authorized Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch, -4-
Shop No. G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

00000

Rs. ≈ 0375100 ≈

365430

GOA

NON JUDICIAL

23.11.2020

GOA

Zero*ThreeSevenFive*OneZero*Zero**

8076 7437284

Name of Purchaser VIANAAR PROPERTIES PRIVATE LIMITED



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez -
Goa, on this Twenty Fourth day of the month of
November of the year Two Thousand and Twenty
(24/11/2020).

BETWEEN

RVS Property Developers & Consultants Pvt. Ltd.

Malik
Director

VIANAAR PROPERTIES PVT LTD

Prakash
Authorized Signatory

Chaitanya Resale
Shri. S. S. Resale

1. **RVS PROPERTY DEVELOPERS AND CONSULTANTS PRIVATE LIMITED**, a company duly registered under the Indian Companies Act 1956 under no. U70102DL2012PTC229950 having PAN No. [REDACTED] having its Registered office at Flat No. 707 Patel Co-op Group Housing Society Ltd Plot No-4 Sector-4 Dwarka NEW DELHI South West Delhi DL 110075 IN, duly represented herein by its Director **MR. SAGAR MALIK**, son of late Rajkumar Malik, 39 years of age, PAN No. [REDACTED] Indian National, resident of, M-502, Socorro Gardens, Magnolia Building, Porvorim, Bardez, Goa - 403501, vide board resolution dated 17/11/2020.

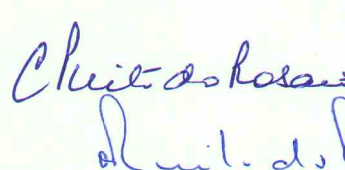
2. (A) **MRS. MARIA CRISTINA RITA PINTO DO ROSARIO** wife of Mr. Mark Anthony Pinto Do Rosario, aged 65 years, Married, Indian National, having PAN Card No. [REDACTED], Aadhaar No. [REDACTED] and her husband

(B) **MR. MARK ANTHONY PINTO DO ROSARIO** son of Mr. Fernando Antonio Nuno Francisco Pinto Do Rosario, aged 63 years, Married, Indian National, having PAN Card No [REDACTED] Aadhaar No. [REDACTED] both residents of House No. 880, Near Holy Family Primary School, Alto Porvorim, Bardez, Goa - 403521 hereinafter collectively referred to as the "**VENDORS**" (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 **FIRST PART**.

RVS Property Developers & Consultants Pvt. Ltd.


Director

VIANAAR PROPERTIES PVT. LTD.


Authorized Signatory

AND

VIANAAR PROPERTIES PRIVATE LIMITED a duly registered Company, having corporate identity no. CIN: U70100MH2013PTC245929, PAN Card no [REDACTED] having Registered office at Flat No 308, 3rd Floor, Hiren Light Indust. Co. OP. Soc, Mogul Lane, Mahim(West)Mumbai , Mumbai City Mh 40016 IN, represented by their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, PAN No. [REDACTED], married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution no 04/2020-21 dated 12/11/2020, represented herein through duly constituted Power of Attorney Holder, Mr. Ralph Mascarenhas, son of Mr. Melwyn Mascarenhas, 30 years of age, Indian National, Service, Unmarried, Holder of PAN Card no. [REDACTED] and resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 12/11/2020 duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi, of the **SECOND PART**.



WHEREAS there exist an immovable property denominated as 'VAGATOR' admeasuring 3850 sq. mts. situated in Village Anjuna, within the limits of the Village

RVS Property Developers & Consultants Pvt. Ltd.

Malik
Director

VIANAAR PROPERTIES PVT. LTD.

Chitashree
Shil. Dolami
Authorized Signatory

Panchayat of Anjuna, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, which property is neither found to be inscribed nor described in the Land Registration Office of Bardez and also not enrolled in the Taluka Land Revenue Office, which property comprised of old cadastral survey no.2851 of village Anjuna and presently surveyed under Survey No. 242, Sub-division No. 0, (Survey No. 242/0) of Village Anjuna, Bardez. (Hereinafter referred to as the "**Said Property**", which is more particularly described in Schedule I herein below).

AND WHEREAS the said property was originally belonged to Maria Clotildes Albuquerque alias Maria Clatilda Albuquerque.

AND WHEREAS an Inventory proceedings came to be initiated by Mr. Vijay Albuquerque alias Vijay Alex Amos Albuquerque before the Civil Judge Senior Division at Mapusa on the death of his aunt i.e Miss Maria Clotildes Albuquerque alias Maria Clatilda Albuquerque which came to be registered as Inventory Proceedings bearing no 223/2010/B.

AND WHEREAS the said Miss Maria Clotildes Albuquerque alias Maria Clatilda Albuquerque who was a spinster expired on 04/07/1968 at Anjuna, Bardez-Goa without leaving behind any gift, will or testamentary disposition of her last wishes but have left behind her nieces and nephews and their children which are as follows:

- 1) Miss Edna Olive de Mello, d/o late Artemezia Albuquerque and late Silverio de Mello, Spinster,

RVS Property Developers & Consultants Pvt. Ltd.


Director

VIANAAR PROPERTIES PVT. LTD.



Authorized Signatory

- 2) Miss Violet De Mello, d/o late Artemezia Albuquerque and late Silverio de Mello, Spinster,
- 3) Mr. Vijay Alex Amos Albuquerque, S/o Late Amos Leo Albuquerque and Late Violeta Maria Clotilde de Menezes married to Blossom Adelaide Albuquerque.
- 4) Peter Anthony Almeida, S/o Late Florence Albuquerque and late James Wilfred Almeida married to Sylvia Braganza, the former died on 28/7/1996 at Panjim leaving behind his 3 children namely:
 - a) Miss Sharon Almeida (Spinster)
 - b) Mr. Shiffault Almeida (Bachelor)
 - c) Miss Sharlene Almeida married to Merrick Loreto Pinto
- 5) Mrs. Therese Philomena Almeida, d/o Late Florence Albuquerque and late James Wilfred Almeida married to Godfrey Saldanha, the latter expired in December 1997 at Igatpuri without leaving behind any will, gift or testamentary disposition of his last wishes but leaving behind his 4 children namely
 - a) Mrs. Edalin Saldanha married to Mr. Patrick John Fernandes
 - b) Mr. Allen Saldanha (Bachelor)
 - c) Mr. Russel Saldanha (Bachelor)
 - d) Mrs. Shirley Fernandes married to Mr. Terry Fernandes.

AND WHEREAS the said property came to be enlisted as ITEM NO XXVI in the Description of Assets in the said Inventory Proceedings bearing no 223/2010/B filed before the Civil Court Senior Division at Mapusa.

RVS Property Developers & Consultants Pvt. Ltd.

Malik
Director

Chit-dolencia

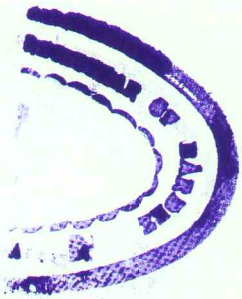
Chit-dolencia

VIANAAR PROPERTIES PVT. LTD.

Manches
Authorised Signatory

AND WHEREAS a TERMS OF SETTLEMENT/COMPROMISE came to filed before the before the Civil Court Senior Division at Mapusa in Inventory Proceedings bearing no 223/2010//B whereby it was agreed that property mentioned at Item No XXVI are allotted jointly to Mr. Vijay Alex Amos Albuquerque his wife Blossom Adelaide Albuquerque, Ms. Sharon Almeida, Mr. Shiffault Almeida, Mrs. Shaleen Elaine Almeida alias Shaleen Almeida alias Sheleen Pinto her husband Mr. Merrick Loreto Pinto and Mrs. Theresa Philomena Almeida alias Theresa Philomena Saldanha in the following manner/proportion/shares mentioned below:

- ½ share to Vijay Alex Amos Albuquerque and his wife Blossom Adelaide Albuquerque.
- 3/24th share to Ms. Sharon Almeida.
- 1/24th Share to Mr. Shiffault Almeida.
- 1/12th share to Shaleen Elaine Almeida alias Shaleen Almeida alias Shaleen Pinto and her husband Merrick Loreto Pinto.
- 1/4th Share to Mrs. Theresa Philomena Almeida alias Theresa Philomena Saldanha



AND WHEREAS on basis of the Terms of Settlement/compromise a chart of partition was accordingly drawn which came to be confirmed by the Civil Judge Senior Division at Mapusa in Inventory Proceedings bearing no 223/2010/B wherein the said Vijay Alex Amos Albuquerque and his wife Blossom Adelaide Albuquerque, Ms. Sharon Almeida, Mr. Shiffault Almeida, Mrs. Shaleen Elaine Almeida alias Shaleen Almeida alias Shaleen Pinto and her husband Merrick Loreto Pinto and Mrs. Theresa

RVS Property Developers & Consultants Pvt. Ltd.

Amalika
Director

Chitra do Rosario

Anil do Rosario

VIANAAR PROPERTIES PVT. LTD.

Amalika
Authorised Signatory

Philomena Almeida alias Theresa Philomena Saldanha became owners of their respective shares to the said property.

AND WHEREAS pursuant to the Inventory proceeding bearing no 223/2010/B filed before the Civil Judge Senior Division at Mapusa a Deed of Sale dated 04/01/2018 which came to be executed before the Sub-Registrar of Mapusa under registration no BRZ-BK1-00071-2018, CD No BRZD792 dated 4/1/2018, the said Ms. Sharon Almeida, Mr. Shiffault Almeida, Mrs. Shaleen Elaine Almeida alias Shaleen Almeida alias Shaleen Pinto her husband Merrick Loreto Pinto and Mrs. Theresa Philomena Almeida alias Theresa Philomena Saldanha has sold their ½ or 50% of their undivided share i.e. 1925 square meters totally admeasuring 3850 square meters in favor of Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited



AND WHEREAS vide Deed of Sale dated 04/01/2018 the said Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited have got their names mutated in the 50% undivided share i.e 1925 square meters totally admeasuring 3850 square meters vide mutation no 62722 before the Mamlatdar of Mapusa.

AND WHEREAS pursuant to the Inventory proceeding bearing no 223/2010/B filed before the Civil Judge Senior Division at Mapusa a Deed of Sale 16/4/2018 came to be executed before the Sub Registrar of Bardez under registration no BRZ-BK1-01757-2018, CD

RVS Property Developers & Consultants Pvt. Ltd.

Amalika
Director

Chit do Rosari


Chit do Rosari

VIANAAR PROPERTIES PVT LTD

Prakash
Authorized Signatory

no BRZD797 dated 17/4/2018, the said Mr. Vijay Alex Amos Albuquerque along with his wife Mrs. Blossom Adelaide Albuquerque sold their ½ or 50% undivided share i.e 1925 square meters totally admeasuring 3850 square meters in favor of Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited.

AND WHEREAS vide Deed of Sale dated 16/4/2018 the said Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited have got their names mutated in the remaining 50% undivided share i.e 1925 square meters totally admeasuring 3850 square meters vide mutation no 64458 before the Mamlatdar of Bardez.



AND WHEREAS in the light of the above vide Deed of Sale dated 04/01/2018 and Deed of Sale dated 16/4/2018 the said Mrs. Maria Cristina Rita Pinto Do Rosario and RVS Property Developers and Consultants Private Limited have become the absolute owners in possession of the SAID PROPERTY.

AND WHEREAS the Vendor No. 2(a) i.e. **MRS. MARIA CRISTINA RITA PINTO DO ROSARIO** and Vendor No. 1(b) i.e. **MR. MARK ANTHONY PINTO DO ROSARIO** are married to each other under the Regime of Communion of Assets, and as such the VENDORS No.2 are the co-owners-in-possession of the "SAID PROPERTY".

AND WHEREAS the PURCHASERS has approached the VENDORS for the purchase of the SAID PROPERTY known as "VAGATOR" now bearing New Survey No. 242-0 admeasuring an area of 3850

RVS Property Developers & Consultants Pvt. Ltd.

Maitik
Director

VIANAAR PROPERTIES PVT LTD

Christina do Rosario

Mark Anthony

Authorized Signatory

Christina do Rosario

sq. mtrs situated in the village of Anjuna, Bardez, Goa (which is better described in the schedule I and more clearly shown highlighted in red in the plan attached to the Deed)

AND WHEREAS the VENDOR have represented to the PURCHASER that:

That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".

That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.

That no other person/persons other than the VENDOR mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.

That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or

RVS Property Developers & Consultants Pvt. Ltd.

Anil K
Director

Chit. do. do. do.

Chit. do. do. do.

VIANAAR PROPERTIES PVT LTD

P. Vas
Authorized Signatory

served upon the VENDOR or either of them regarding the "SAID PROPERTY";

That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".

That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of their predecessors in title or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDOR as true, the PURCHASER approached the VENDOR for sale of the "SAID PROPERTY" to itself.

AND WHEREAS the VENDOR have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or

RVS Property Developers & Consultants Pvt. Ltd.

Mality
Director

VIANAAR PROPERTIES PVT LTD

Pratik D. Kulkarni
Prakash
Authorized Signatory
Pratik D. Kulkarni

transfer the "SAID PROPERTY" more particularly described under SCHEDULE – I hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDOR and the VENDOR have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of Rs. **7,50,00,000/- (RUPEES SEVEN CRORE FIFTY LAKHS ONLY)**, which is its fair market value.

AND WHEREAS now the VENDOR have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PROPERTY" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **RS. 7,50,00,000/- (RUPEES SEVEN CRORE FIFTY LAKHS ONLY)** which amount after deduction of TDS @ 0.75% equivalent to

RVS Property Developers & Consultants Pvt. Ltd.

Manish
Director

Chit. ds. Roshni

Chit. ds. Roshni

VIANAAR PROPERTIES PVT. LTD.

Manish

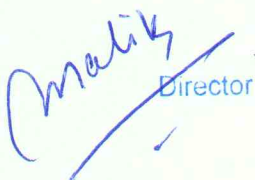
Authorised Signatory

RS. 5,62,500/- (RUPEES FIVE LAKHS SIXTY TWO THOUSAND FIVE HUNDRED ONLY) works out to Rs. 7,44,37,500/- (RUPEES SEVEN CRORES FORTY FOUR LAKHS THIRTY SEVEN THOUSAND FIVE HUNDRED ONLY), is paid by the PURCHASER in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favor of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule II hereunder written and 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 PROPERTY 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 SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The VENDOR hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; they the VENDOR and each of them do hereby grant, convey, sell, transfer, assign and assure by way of SALE unto the PURCHASER

VIANAAR PROPERTIES PVT. LTD.

RVS Property Developers & Consultants Pvt. Ltd.


Director




Authorized Signatory





for the consideration received, the "SAID PROPERTY" described in the SCHEDULE – I hereunder written and as shown in the plan annexed hereto, together with all that is situated in the "SAID PROPERTY" including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PROPERTY"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PROPERTY" absolutely and forever and consequently the VENDOR hereby relinquish all their rights, title and interest in the "SAID PROPERTY" hereby sold and conveyed in favour of the PURCHASER.

3. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY 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 PROPERTY 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 PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID

RVS Property Developers & Consultants Pvt. Ltd.


Director

VIANAAR PROPERTIES PVT. LTD.



Anil do Rosario
Anil do Rosario
Authorised Signatory

PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

4. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASERS today. PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the party hereby purchased in all other public records, village records, etc.
5. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY 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 the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

RVS Property Developers & Consultants Pvt. Ltd.


Director

VIANAAR PROPERTIES PVT. LTD.





Authorised Signatory



6. That the VENDOR undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PLOT" and/or any part thereof. Further, the VENDOR and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PLOT" hereby sold.

7. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY 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.

8. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY 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.

RVS Property Developers & Consultants Pvt. Ltd.

Anand
Director

C. Prithvi Rao

Prithvi Rao

VIANAAR PROPERTIES PVT. LTD.

Prithvi Rao
Authorised Signatory

9. 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 PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

10. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

11. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

13. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 33,75,000/- (RUPEES THIRTY THREE LAKHS SEVENTY FIVE THOUSAND ONLY)** has been affixed herewith.

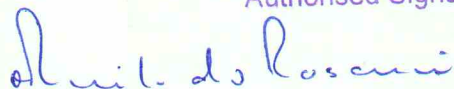
RVS Property Developers & Consultants Pvt. Ltd.


Director



VIANAAR PROPERTIES PVT. LTD.


Authorised Signatory



SCHEDULE- I

(DESCRIPTION OF PROPERTY)

Immovable property known as 'VAGATOR' admeasuring 3850 sq.mts situated in Village Anjuna, within the limits of the Village Panchayat of Anjuna, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, neither found to be described in the Land Registration Office of Bardez nor found to be enrolled in the Taluka Land Revenue Office, presently surveyed under Survey No. 242, Sub-division No. 0, (Survey No. 242/0) of Village Anjuna, Bardez and the said property is bounded as follows:

East :By Property bearing survey no 206/1 of village Anjuna;

West :By Property bearing survey no 206/1 of village Anjuna
and Public Road;



North :By Public Road;

South : By Property bearing survey no 206/1 of village Anjuna;

RVS Property Developers & Consultants Pvt. Ltd.


Director

VIANAAR PROPERTIES PVT LTD



Authorized Signatory

SCHEDULE II

(SALE CONSIDERATION)

RS.7,50,00,000/- (RUPEES SEVEN CRORE FIFTY LAKHS ONLY)

Total Payable to Vendors	Rs.7,50,00,000/-
Less TDS deducted @ 0.75%	Rs.5,62,500/-
Net Paid on execution of this Deed for Sale after deduction of TDS	Rs.7,44,37,500/-
<u>Amount paid to the Vendors after deduction of TDS @ 0.75% from each of the Vendors in following manner:</u>	
Paid to Vendors No. 1	Rs.3,72,18,750/-
Paid to Vendors No. 2 (A)	Rs.1,86,09,375/-
Paid to Vendors No. 2 (B)	Rs.1,86,09,375/-

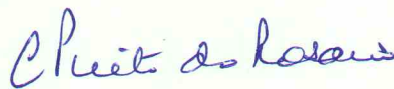


- The VENDORS hereby admit and acknowledge receipt of entire consideration.

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

RVS Property Developers & Consultants Pvt. Ltd.


Director



VIANAAR PROPERTIES PVT. LTD.


Authorized Signatory

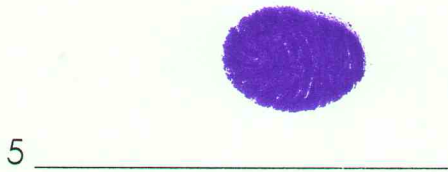
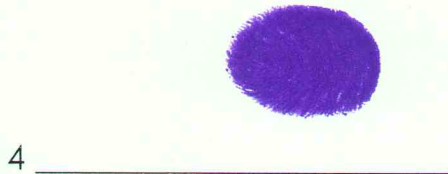
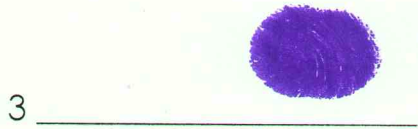
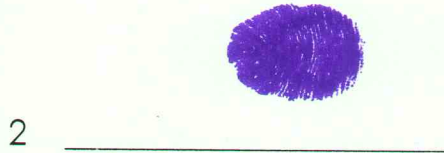

Malik

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR No.1 **RVS PROPERTY
DEVELOPERS AND CONSULTANTS PRIVATE
LIMITED** of represented herein by its
Director **MR. SAGAR MALIK**, the First Part



Left Hand Finger Impressions

Right Hand Finger Impressions



VIANAAR PROPERTIES PVT LTD

RVS Property Developers & Consultants Pvt. Ltd.

Malik
Director

Shubh
Authorized Signatory

Chaito do Rosales
Shubh do Rosales

C. Pinto do Rosario

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR No.2 (A) **MRS.**
MARIA CRISTINA RITA PINTO DO
ROSARIO of the First Part.

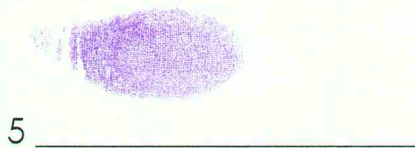
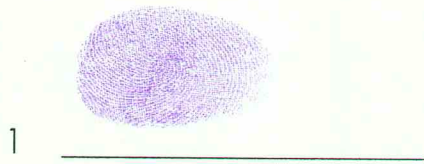


C. Pinto do Rosario



Left Hand Finger Impressions

Right Hand Finger Impressions



RVS Property Developers & Consultants Pvt. Ltd.

Anand
Director

VIANAAR PROPERTIES PVT. LTD.

C. Pinto do Rosario
P. Pushpa
Authorised Signatory

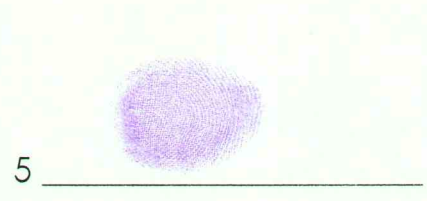
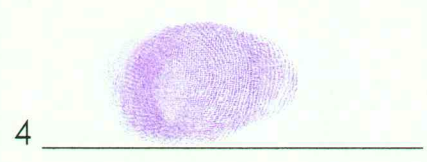
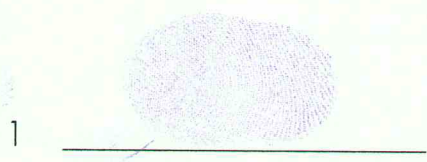
Chieto do Rosario

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED VENDOR No.2 (B)
**MR. MARK ANTHONY PINTO DO
ROSARIO** of the First Part.



Left Hand Finger Impressions

Right Hand Finger Impressions



RVS Property Developers & Consultants Pvt. Ltd.

Mark
Director

Chieto do Rosario

VIANAAR PROPERTIES PVT. LTD.

Mark
Authorised Signatory

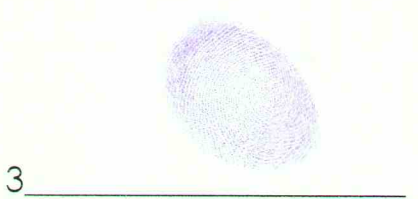
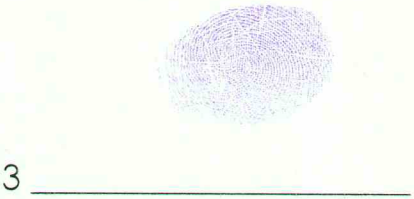
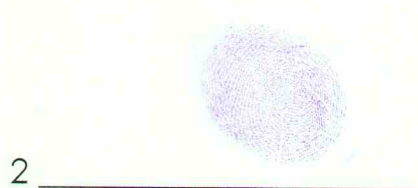
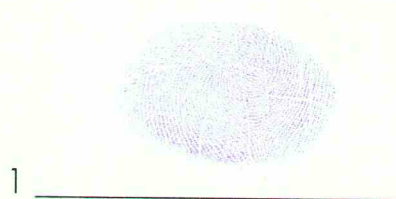
Chieto do Rosario

SIGNED, SEALED AND DELIVERED by the within named PURCHASER **VIANAAR PROPERTIES PRIVATE LIMITED** Represented by its Managing Director- **MRS. NEELAM NAGPAL** through POA holder **Mr. RALPH MASCARENHAS** of the Second Part.



Left Hand Finger Impressions

Right Hand Finger Impressions



RVS Property Developers & Consultants Pvt. Ltd.

VIANAAR PROPERTIES PVT. LTD.

Amalika
Director

Chait do Rosario

Ralph

Authorised Signatory

Chait do Rosario

WITNESSES:

1. Name: Bhraddha N. Kamal

Father's Name: Suresh Nagvenka

Age: 29

Residential Add.: A/102, Parrikar Retreat, Dattawadi, Mapusa, Goa

Signature: 

2. Name: Ramnath Naik

Father's Name: Suryakant Naik

Age: 26

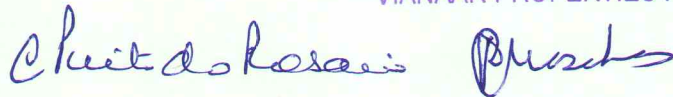

Residential Add.: Balbot Bastora Mapusa

Signature: 

RVS Property Developers & Consultants Pvt. Ltd.


Director

VIANAAR PROPERTIES PVT. LTD.

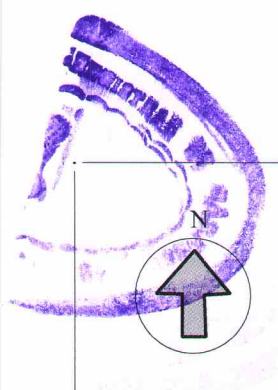

Authorised Signatory




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

CBAR 120-191

Plan Showing plots situated at
Village : ANJUNA
Taluka : BARDEZ
Survey No./Subdivision No. : 242/
Scale :1:1000



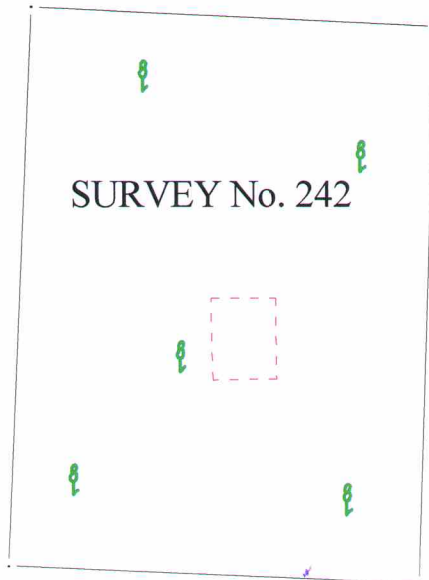
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



S.No. 206

1

SURVEY No. 242



RVS Property Developers & Consultants Pvt. Ltd.

Imatiz
Director

Chitab Rosari
Chitab Rosari

VIANAAR PROPERTIES PVT LTD

Rushes
Authorized Signatory

Handwritten signature

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 02-11-2020

Compared By:



FORM I & XIV

Date : 23/11/2020

नसूना नं 1 व 14

Page 1 of 1

Taluka	BARDEZ	Survey No.	242
तालुका		सर्वे नंबर	
Village	Anjuna	Sub Div. No.	0
गांव		हिस्सा नंबर	
Name of the Field	Vagator	Tenure	
शेताचे नांव		सत्ता प्रकार	

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.37.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.37.75

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

Pot-Kharab पोट खराब	Remarks शेरा		
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.75	0000.00.00	0000.00.75	0000.38.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Maria Cristina Rita Pinto Do Rosario		62722	
2	Rvs Property Developers and Consultants Private Limited		62722	
3	Maria Cristina Rita Pinto Do Rosario		64458	
4	RVS PROPERTY DEVELOPERS AND CONSULTANTS PRIVATE LIMITED		64458	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
-----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	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

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

Property Developers & Consultants Pvt. Ltd.

Mahesh
Director



VIANAAR PROPERTIES PVT LTD

Push
Authorized Signatory



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Nov-2020 12:11:49 pm

Document Serial Number :- 2020-BRZ-3054

Presented at 11:11:49 am on 24-Nov-2020 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	3375000
2	Registration Fee	2625000
3	Mutation Fees	2500
4	Processing Fee	910
Total		6003410

Stamp Duty Required :3375000




Stamp Duty Paid : 3375000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas ,S/o - D/o Melwyn Mascarenhas Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - 4-252, Porba Vaddo, Calangute, Bardez, Goa- 403516, Address2 - PAN No.: [REDACTED]			 Ralph Mascarenhas Authorized Signatory







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Maria Cristina Rita Pinto Do Rosario ,S/o - D/o Braz Caitano Germano De Andrade Lobo Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H.No. 880, near holy family primary school, Alto porvorim, Bardez Goa 403501, Address2 - , PAN No.: [REDACTED]			
2	Sagar Malik Director Of RVS Property Developers And Consultants Private Limited ,S/o - D/o Raj Kumar Malik Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - M-502, Socorro Gardens, Magnolia Building, Porvorim, Bardez Goa Address2 - , PAN No.: [REDACTED]			 Sagar Malik Director
3	Mark Anthony Pinto Do Rosario ,S/o - D/o Fernando Antonio Nuno Francisco Pinto Do Rosario Age: 63, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H.No.880, Near holy family primary school Alto Porvorim Bardez Goa 403501. Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Ralph Mascarenhas ,S/o - D/o Melwyn Mascarenhas Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - 4-252, Porba Vaddo, Calangute, Bardez, Goa- 403516, Address2 - PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ramnath Naik, 26 , ,9022269908 , ,Service , Marital status : Unmarried 403507, H.No. 23/A Balbot Bastora Mapusa Bardez Goa, H.No. 23/A Balbot Bastora Mapusa Bardez Goa Bastora, Bardez, NorthGoa, Goa			
2	Siraddha Kamat, 29 , ,8669610536 , ,Service , Marital status : Married 403507, A-102, A-102, Parrikar Retreat, Dattawadi Mapusa Bardez Goa Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-3054

Book :- 1 Document
Registration Number :- **BRZ-1-2977-2020**
Date : 24-Nov-2020



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



SUB-REGISTRAR
BARDEZ

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 24-Nov-2020 12:01:31

Date of Receipt: 24-Nov-2020

Receipt No : 2020-21/9/1818

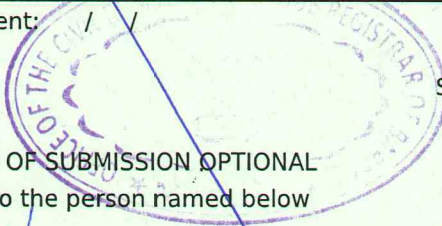
Serial No. of the Document : 2020-BRZ-3054

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Ralph Mascarenhas** for Registration of above Document in Book-1 for the year 2020

Registration Fee	2625000	E-Challan	• Challan Number : 202000955978 • CIN Number : CPAAKPYVY1	2625000
Processing Fee	910	E-Challan	• Challan Number : 202000955978 • CIN Number : CPAAKPYVY1	1000
Total Paid	2626000 (Rupees Twenty Six Lakhs Twenty Six Thousands only)			

Probable date of issue of Registered Document: / /



Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Ramnath Naik

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **24-Nov-2020**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar