



सत्यमेव जयते

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Government of Goa

e-Stamp

Certificate No. : IN-GA00139611379017X
Certificate Issued Date : 24-Oct-2025 02:53 PM
Account Reference : NONACC (TS)/ gaga-130/ STO-Panaji/ GA-NGA
Unique Doc. Reference : SUBIN-GAGAGA-T3000260418575326X
Purchased by : SAMAVASSA INFRATECH LLP
Description of Document : Article 22 Conveyance
Property Description : PROPERTY FONDIAXIXI BENAULIM SALCETE SOUTH GOA GOA
SY NO 147/5 ADM 4000 SQ MTS
Consideration Price (Rs.) :
First Party : MELWIN RODRIGUES CHICO
Second Party : SAMAVASSA INFRATECH LLP
Stamp Duty Paid By : SAMAVASSA INFRATECH LLP
Stamp Duty Amount(Rs.) : 22,50,000/- (Twenty Two Lakhs and only)



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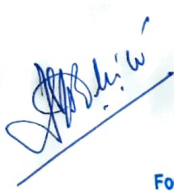
Statutory Alert:

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3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



DEED OF SALE

THIS DEED OF SALE is executed on this 24th day of October of the year Two Thousand and Twenty Five (24/10/2025), at Margao, Taluka and Registration Sub-District of Salcete, District of South Goa, in the State of Goa.



For SAMAVASSA INFRA TECH LLP



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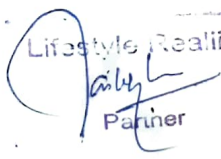
Partner

For SAMAVASSA INFRA TECH LLP



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B E T W E E N

1(a). MR. MELWIN RODRIGUES CHICO, S/o Hugo Rodrigues Chico, aged 65 years, Married, Business, Indian National, Holding PAN Card No. _____, Aadhar Card No. _____ 6, Mobile no _____) and his wife

1(b) MRS ANARITA MARTINS CHICO, d/o Ladislau Martins, W/o Melwin Rodrigues Chico, major of age, Married, Indian National, Holding PAN Card No. _____, Aadhar Card No _____, Mobile no _____, both resident of 5, Atlas Villa, Altinho, Panaji, Goa, 403 001, duly represented herein by Vendor No 1 (a) namely **MR. MELWIN RODRIGUES CHICO** vide instrument of Power Of Attorney bearing registration no 4991/2025 dated 25/8/2025 executed before Advocate and Notary Sayed Abbas and hereinafter collectively referred as **“THE VENDORS”** for the sake of brevity (which expression shall be deemed to mean and include their respective heirs, administrators legal representatives, executors, successors and /or assigns wherever the context or meaning shall so require or permit): **OF THE ONE PART**

AND

2. SAMAVASSA INFRATECH LLP, a duly registered Partnership under the Limited Liability Partnership Act, 2008 and having its Registered Office at 1832, Sector 9, Faridabad, Faridabad Sector 7, Ballabgarh, Faridabad Haryana-121006, holding PAN Card bearing no _____ through its partners 2(a) Mr. Chetan Parkash, s/o Mr. Tej Ram Sharma, aged 41 years, Indian National, married, holding PAN Card bearing no _____, Aadhar Card bearing No. _____ 3, Mobile no _____ 1 and Residing at 1832, Sector 9, Faridabad,

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Faridabad Sector 7, Ballabgarh, Faridabad Haryana-121006 and 2(b) Mr. Gaurav Sharma, s/o Mr. Tej Ram Sharma, aged about 32 years, Indian National, Married, holding PAN Card bearing no. _____, Aadhar Card bearing No. _____, Mobile no _____ and Residing at 1832, Sector 9, Faridabad, Faridabad Sector 7, Ballabgarh, Faridabad Haryana-121006, hereinafter, referred to as **“THE PURCHASER”** (which expression shall be deemed to mean and include its respective heirs, administrators legal representatives, executors, successors and /or assigns wherever the context or meaning shall so require or permit), **OF THE SECOND PART;**

AND

3. M/S LIFESTYLE REALITY, a Partnership firm duly registered under the Indian Partnership Act, having the registered office at H.no: 77, Plot No. G-12, Issorcim, Bogmalo beach Road, Mormugao Goa, having PAN card no _____ represented herein by its partners (a) Mr. NERMMAL LAKHANI, son of Late. Kanaiyalal Lakhani, aged 44 years, married, Occupation - Business, partner of Lifestyle Reality, Indian National, holding PAN No. _____ and Aadhar Card No. _____

resident of H.no: 77, Plot No. G-12, Bogmalo beach and (b) Mr. JAI LAKHANI, son of Late. Kanaiyalal Lakhani, aged 41 years, married, Occupation - Business, partner of Lifestyle Reality, Indian National, holding PAN No. _____ and Aadhar Card No. _____

resident of H.no: 77, Plot No. G-12, Bogmalo beach, hereinafter referred to as the **“CONFIRMING PARTY”** (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to include their legal representatives, executors, administrators, transferees, successors and assigns) **OF THE THIRD PART.**

WHEREAS:

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There exists ALL that Immovable Property known as "FONDIATIVIXI" or " FONDEACHI VIXI" or " FONDIVIVOBAG"(Western lote of ½ of South of ¾ of norte) situated at Pulvaddo, within the jurisdiction of Village Panchayat of Benaullim, Benaullim village, Salcete Taluka, District of South Goa, State of Goa and is described under no 36493 of Book B -94 at pages 65 of the Land Registration Records of Salcete and inscribed in favour of Antonio Joaquim de Jesus de Rosario Alvares under no 30623 at pages 180 of Book G-36 of the Land Registration Records of Salcete and is presently surveyed under Survey no 147 sub division no 5 having an area of 4000 sq mtrs, Benaullim village, Salcete Taluka, shall hereinafter, referred to as "**THE SAID PROPERTY**", more particularly described in the **SCHEDULE I**, herein below written;

AND WHEREAS the said property originally belonged to Antonio Joaquim de Jesus de Rosario Alvares. The said property is described under no 36493 of Book B 94 at pages 65 if the Land Registration Records of Salcete and inscribed under no 30623 at pages 180 of Book G-36 of Land Registration Records of Salcete in favour of Antonio Joaquim de Jesus de Rosario Alvares having purchased the same from Francisco Pedro Paulo de Jesus Barreto and his wife Maria Cristina Corea Afonso Pereira Barreto or Maria Cristina Pereira Barreto.

AND WHEREAS, upon the death of Mr Antonio Joaquim de Jesus de Rosario Alvares alias Mr Joaquim A Alvares and Mrs Maria Amelia Piedade Elfege Medeira e Alvares, wife of Mr Joaquim A Alvares and Mr John De Mello, the inventory proceedings under IP NO 63/2010/IInd Addln. were initiated, wherein Jose Maria Jesus Santana Alvares married to Yvonne Alvares and Ana Celina Conceicao Alvares married to Late Mr John de Mello and their only son Dominic Louis de Mello were listed as their universal heirs.

AND WHEREAS Mr Antonio Joaquim de Jesus de Rosario Alvares alias Mr Joaquim A Alvares and Mrs Maria Amelia Piedade Elfege

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Medeira e Alvares had left two public the will dated 18th July 1967 recorded in the Book of wills no 60 of Notary Raul Gerson Puricacao da Santa Rita Vaz of Salcete at pages 95 overleaf to 97 overleaf and page 98 onwards respectively and deed of consent also dated 18th July 1997 recorded at page 37 onwards of Notary Book no1248 by virtue of which the deceased had bequeathed their disposable quota in favour of Mr Jose Maria Jesus Santana Alvares alias Joseph Alvares.

AND WHEREAS as per the said inventory proceedings, the said property was listed at item no 1 in the list of assets of the deceased and same was firstly divided into two parts, disposable quota (1/2) and non-disposable quota (1/2). The disposable quota was allotted to Mr Jose Maria Jesus Santana Alvares alias Joseph Alvares along with half of non-disposable quota. The balance half of non-disposable quota was then divided into 2 equal parts among Mrs Ana Celina Conceicao Alvares and Mr Dominic Louis de Mello. As per the final chart of allotment, 3/4th share in the said property at item no 1 belonged to Mr Jose Maria Jesus Santana Alvares alias Joseph Alvares, 1/8th share in the said property belonged to Mrs Ana Celina Conceicao Alvares and 1/8th share in the said property belonged Mr Dominic Louis de Mello.

AND WHEREAS vide Deed of Sale dated 04/4/2012 registered before the Sub Registrar of Salcete, Margao under no MGO-BK1-02123-2012 CD Number MGOD59 dated 9/4/2012 the said Mr Jose Maria Jesus Santana Alvares alias Joseph Alvares, Mrs Ana Celina Conceicao Alvares and Mr Dominic Louis de Mello through their duly constituted Attorney Mr Sameer Abdul Kadar Tonse sold the said property to Mr Melwin Rodrigues Chico.

AND WHEREAS the name of Mr Melwin Rodrigues Chico ie the Vendor no 1(a) has been entered in the Record of rights (Form I & XIV) of the survey no 147/5 of village Benaulim, in the occupants' column against mutation entry no 51046.

AND WHEREAS, Mr Melwin Rodrigues Chico (VENDOR No.1(a) is

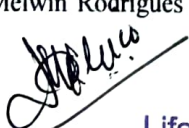
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married to Mrs. Anarita Martins Chico (VENDOR No. 1(b) under the regime of communion of assets, as such is made necessary party to the present Deed of Sale.

AND WHEREAS the VENDORS were having an understanding with the Confirming Party, wherein the Confirming party had agreed to develop and maintain the said property in the past and has also demarcated the said property physically on ground and erected cement poles thereby securing the boundaries at its own cost and expenses.

AND WHEREAS the PURCHASER as well as the Confirming Party have respectively made their own inquiries, checked the measurements of the said Property and through their lawyers have further verified all the relevant records and ownership/title documents of the VENDORS in respect of the said Property and are satisfied with the ownership and possession of the VENDORS

The Vendors do hereby represent to the Purchaser that:

- (i) The Vendors, have represented to the Purchaser that they hold legal, clear and marketable right, title and interest in respect of **"THE SAID PROPERTY"** which is free from all encumbrances, liens, charges, mortgage, or injunctions or acquisitions or attachments from any Court of law and that the Vendors are fully entitled to transfer, convey, alienate and sell the **"THE SAID PROPERTY"**;
- (ii) The Vendors are the sole owners of the **"THE SAID PROPERTY"** and are in possession of the **"THE SAID PROPERTY"**. Except Vendors no other person or persons

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have any right, title and interest in the **"THE SAID PROPERTY"**;

- (iii) Neither the Vendors nor anyone on their behalf have otherwise created any adverse rights in respect of the **"THE SAID PROPERTY"** or any part thereof, which are subsisting as on date;
- (iv) There are no disputes as to the boundaries of the **"THE SAID PROPERTY"**.
- (v) There are no testamentary rights created under any document or under any covenant or by prescription in respect of and/or upon the **"THE SAID PROPERTY"** or any part thereof.
- (vi) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the **"THE SAID PROPERTY"** any part thereof;
- (vii) There are no Income Tax, Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated or pending by any taxation authorities or local authorities against the Vendors whereby the **"THE SAID PROPERTY"** or any part thereof is in any way affected and/or impaired;
- (viii) All outgoing, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of the **"THE SAID PROPERTY"** are paid till the date of this Deed of Sale and there are no dues payable to any of the aforesaid authorities.

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- (ix) The Vendors have not entered into any agreement or arrangement for sale of or otherwise transferred the **"THE SAID PROPERTY"** or any part thereof.
- (x) The **SAID PROPERTY** is not the subject matter of any acquisition, litigation, requisition, attachment or otherwise or before any court, tribunal and/or forum;
- (xi) All compliances germane to the **"THE SAID PROPERTY"** have been complied with under applicable laws, rules and regulations and that there is no reason for the Vendors to believe that there is any outstanding claim or liability (crystallized or potential) that may affect the **"THE SAID PROPERTY"** and/or development thereof.
- (xii) Neither the Vendors nor any of its predecessors in title are guilty of having /not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Vendors to the **"THE SAID PROPERTY"** or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority.
- (xiii) No notice/s is/are received by the Vendors or anyone on their behalf neither by their predecessor/s in title, either from local authorities or from the Government or otherwise for requisition, acquisition and/or for road widening of/for the **"THE SAID PROPERTY"** or any part thereof;
- (xiv) There are no dues and/or proceedings pending against the Vendors, as contemplated under Section 281 of the Income Tax Act 1961;

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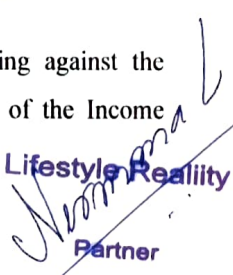


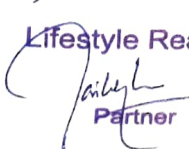
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(xvi) AND WHEREAS relying upon and believing the aforesaid representations and covenants of the Vendors to be true, correct and honest, the PURCHASER has agreed to accept conveyance of the "**THE SAID PROPERTY**" from the Vendors and has called upon the Vendors to transfer, convey and assure the "**THE SAID PROPERTY**" to the PURCHASER by this deed.

AND WHEREAS, pending the arrangement between the VENDORS and the confirming Party, the PURCHASER has approached the Confirming Party for selling the Said Property along with the VENDORS to the PURCHASER, for a total consideration of Rs. e

Only) which represent the actual market rate of the "**THE SAID PROPERTY**", and "**THE SAID PROPERTY**" is free from any encumbrances, liens, charges and/or attachments of any kind whatsoever.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. That a total consideration of Rs. 1
Lakhs only) has been paid by the PURCHASER to the VENDORS and CONFIRMING PARTY in the manner mentioned hereinbelow.
 - a. An Amount of Rs.
Eight Lakhs Only) vide multiple cheque's drawn on HDFC Bank Ltd, Sector 9, Faridabad branch is paid to the VENDORS.
 - b. An amount of Rs. it
Lakhs Ninety Thousand Only) vide multiple cheque's drawn on HDFC Bank Ltd, Sector 9, Faridabad branch is paid to the VENDORS
 - c. Rs. nly) paid TDS on behalf of
VENDOR no 1 (a)
 - d. Rs. Ten Thousand Only) paid
TDS on behalf of VENDOR No 1(b)

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- e. An Amount of Rs. _____ () vide multiple cheque's drawn on HDFC Bank Ltd, Sector 9, Faridabad branch is paid to the CONFIRMING PARTY
- f. An Amount of Rs. _____ () vide multiple cheque's drawn on HDFC Bank Ltd, Sector 9, Faridabad branch is paid to the CONFIRMING PARTY
- g. An Amount of Rs. _____ () vide multiple cheque's drawn on HDFC Bank Ltd, Sector 9, Faridabad branch is paid to the CONFIRMING PARTY
- h. Rs. _____ on behalf paid TDS on behalf of the CONFIRMING PARTY,

The receipt of which amount the Vendors and the Confirming Party do hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the PURCHASER; and the Vendors do hereby confirm the same to be the whole and total consideration payable and that the Vendors do not hold any claim against the PURCHASER concerning the same; the Vendors do hereby GRANT, TRANSFER, ASSIGN, ASSURE AND CONVEY unto the PURCHASERS, all that SAID PROPERTY, TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property use, possession claim and demand whatsoever of the Vendors into and upon the SAID PROPERTY and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or

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Public Body in respect thereof AND the Vendors DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the Vendors or knowingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PROPERTY and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the or any person or persons lawfully or equitably claiming any estate or interest in the SAID PROPERTY or any part thereof AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified the PURCHASER from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY hereby granted, conveyed, transferred and assured or any part thereof by, from under or in trust for the

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Vendors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Vendors do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly and absolutely assuring the SAID PROPERTY unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. In pursuance of the receipt of the entire Purchase Consideration paid by the PURCHASER to the Vendors and Confirming Party in the aforesaid manner, the receipt whereof is hereby admitted and acknowledged by the Vendors and Confirming party, the Vendors have simultaneously put the PURCHASER in unconditional exclusive and absolute legal, peaceful, quiet and vacant possession of the SAID PROPERTY to be held by the PURCHASER forever without any harm and/or hindrance from the Vendors and/or any person claiming through and/or under and/or on account of the Vendors and the Vendors do hereby indemnify the PURCHASER against all/any such Third Party claims, without disturbing the title and/or the possession of the PURCHASER.

3. The Vendors declare, state and verify that the representations made in this Deed of Sale including in the recitals above are true

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and correct and confirm that the above recitals form an integral part of this Deed of Sale as if the same have been incorporated specifically in the body of this Deed of Sale.

4. The Vendors hereby covenants with the PURCHASER that:

- (a) Notwithstanding any act, deed, matter or thing by the Vendors or by any person or persons claiming by, under or in trust for them, made, done omitted or knowingly or willingly done or suffered to the contrary, the Vendors in themselves have good right, full power and absolute authority to grant, convey and transfer the SAID PROPERTY unto the PURCHASER.
- (b) There are no encumbrances, charges, liens or any other liability of whatsoever nature on the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect thereto;
- (c) The Vendors have paid all taxes and dues and there is no liability, charge or encumbrance of any nature whatsoever in respect of the SAID PROPERTY either by the Vendors and/or by the predecessors in title of the Vendors.
- (d) If any liability or dues of any nature or any disputes relating to the title to the SAID PROPERTY or if any right, title or interest or claim or demand is claimed by any person or persons in respect of the SAID PROPERTY, the Vendors shall satisfy such right, title or interest or claim or demand and remove all the defects in the SAID PROPERTY and indemnify the PURCHASER and ensure that the PURCHASER gets a clear and marketable title to the SAID PROPERTY.
- (e) On execution of this Deed of Sale the PURCHASER will be the absolute owner of the SAID PROPERTY and will have a clear and marketable title to the SAID PROPERTY and shall be entitled to

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Lifestyle Reality
[Signature]
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deal with and or dispose of the same at their free will and discretion.

- (f) The PURCHASER shall hold the SAID PROPERTY freely and clearly absolutely exonerated and forever released and discharged by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever made occasioned or to be claimed by, from or in trust for them;
- (g) The SAID PROPERTY hereby conveyed, transferred and assured unto the Purchasers, was until the transfer hereby effected, in the absolute ownership of the Vendors and the same was not subject to any tenancy or easement or any other rights in whatsoever or howsoever;
- (h) It shall be lawful for the PURCHASER, from time to time and at all times hereafter to peaceably and quietly enter upon, own, hold, possess, occupy and enjoy the SAID PROPERTY without any interruption, claim or demand whatsoever by the Vendors or any one claiming through or under them;
- (i) All rates, taxes and outgoing due and payable in respect of the SAID PROPERTY and every part thereof have been paid regularly and no amount of any nature or under any head is due and/or payable by the Vendors and/or by any person or persons claiming through the Vendors. Till the date of execution hereof, the Vendors shall be responsible and liable to pay all or any outgoing charges including premium, penalty, interest, dues and expenses, in respect of the SAID PROPERTY to the appropriate authority and any liability during the tenure of the person or persons from

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whom the Vendors have purchased the SAID PROPERTY or their predecessors in title;

- (j) The Vendors shall indemnify and keep the PURCHASER indemnified for any acts or omission or commission of the Vendors in violation of the Statutory Provisions that may threaten the possession and title of the PURCHASER to the SAID PROPERTY any losses, claims or damages arising therefrom.
- (k) That the Vendors shall and will from time to time, and at all times hereafter at the request and at the cost of the Purchaser, do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the SAID PROPERTY to the PURCHASER.
- (l) The SAID PROPERTY is not subject matter of any lien, trust, mortgage, tenancy charges, encumbrances, liability, litigation, adverse, claim by way of sale, gift, trust, inheritance or otherwise howsoever or attachment or lis-pendens.
5. The Vendors do hereby give their exclusive consent and no objection to the PURCHASER to get Mutation Proceedings conducted in the survey cum records of rights and to delete the name of the Vendor No 1 (a) MR. MELWIN RODRIGUES CHICO and get the name of the PURCHASER recorded in Form I & XIV under the provisions of Land Revenue Code in respect of the SAID PROPERTY.
6. The PURCHASER and VENDORS declare that the subject matter of this Sale Deed does not pertain to occupancies of person

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MR. MELWIN RODRIGUES CHICO

Lifestyle Reality


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Partner

belonging to Scheduled Caste and Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

7. The Vendors, have today handed over the legal, vacant, peaceful and physical possession of the SAID PROPERTY to the Purchaser.
8. The SAID PROPERTY is valued and purchased for Rs. _____ y) and presently the Zoning of the property is S3 Zone, for the purpose of stamp duty the property is valued at Rs _____ (more Fifty Lakhs only) { _____ w the base value as per the Appendix in Official Gazette no Reg. No. RNP/GOA/32/2024-2026 Extraordinary No 3 dated 30th October 2024} the stamp duty of Rs. _____ (and Only) @ 5% along with necessary registration fees is paid herewith. The Stamp duty, Registration and Mutation Fees is borne and paid by the Purchaser.

SCHEDULE- I

(DESCRIPTION OF THE SAID PROPERTY)

ALL that Immovable Property known as "FONDIAXIXI" or "FONDEACHI VIXI" or " FONDIVIVOBAG"(Western lote of ½ of South of ¾ of norte) situated at Pulvaddo, within the jurisdiction of Village Panchayat of Benaullim, Benaullim village, Salcete Taluka, District of South Goa, State of Goa and is described under no 36493 of Book B -94 at pages 65 of the Land Registration Records of Salcete and inscribed in favour of Antonio Joaquim de Jesus de Rosario Alvares under no 30623 at pages 180 of Book G-36 of the Land Registration Records of Salcete and is presently surveyed under Survey no 147 sub

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division no 5 having an area of 4000 sq mtrs, Benaulim village, Salcete Taluka, being referred to as the SAID PROPERTY herein above and is bounded as under:

East: by property of the same name (eastern lote of $\frac{1}{2}$ of south of $\frac{3}{4}$ of norte) of Salvador Fernandes, Remedios Joao Fernandes at present by Nallah

West: by property of the heirs of Jose Caetano Diniz and by heirs of Jose Maria Alvares, at present bearing survey no 147/2 and 147/7

North: by property of the same name (Western lote of $\frac{1}{2}$ of south of $\frac{3}{4}$ of norte) (1/4 part of South) of Baburau Suriagi Egdo at present bearing survey no 147/3 and 147/4

South: by same name (1/4 of South) of Antonio Joaquim de Jesus do Rosario Alvares at present bearing survey no 147/9.

In witness thereof, the present deed is executed on the day, month and year as herein above stated.

For SAMAVASSA INFRA TECH LLP


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For SAMAVASSA INFRA TECH LLP


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SIGNED AND DELIVERED
BY THE WITHINNAMED
"THE VENDORS No. 1 (a)"
For self and as attorney for
"THE VENDOR No. 1 (b)"
MRS ANARITA MARTINS CHICO
OF THE ONE PART



MR. MELWIN RODRIGUES CHICO

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For SAMAVASSA INFRA TECH LLP

Authorized Signatory

For SAMAVASSA INFRA TECH LLP

Signatory

Lifestyle Reality

Partner

Lifestyle Reality

Partner

SIGNED AND DELIVERED
BY THE WITHINNAMED
"PURCHASER No 2(a)"
OF THE OTHER PART



SAMAVASSA INFRATECH LLP

Represented herein by its Partner

MR. CHETAN PARKASH

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For SAMAVASSA INFRATECH LLP

Authorised Signatory

Lifestyle Realty
Partner

For SAMAVASSA INFRATECH LLP

Authorised Signatory

Lifestyle Realty
Partner

SIGNED AND DELIVERED
BY THE WITHINNAMED
"PURCHASER No 2(b)"
OF THE OTHER PART



SAMAVASSA INFRATECH LLP

Represented herein by its Partner

MR. GAURAV SHARMA

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For SAMAVASSA INFRATECH LLP

Authorised Signatory

Lifestyle Realty

Partner

For SAMAVASSA INFRATECH LLP

Authorised Signatory

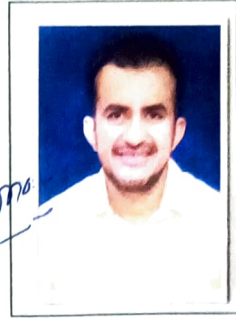
Lifestyle Realty

Partner

SIGNED AND DELIVERED
BY THE WITHINNAMED
"THE CONFIRMING PARTY 3(a)"

Lifestyle Reality

Partner



M/S LIFESTYLE REALITY

REPRESENTED HEREIN BY ITS PARTNER

MR NERMAL LAKHANI

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For SAMAVASSA INFRA TECH LLP

Authorised Signatory

Lifestyle Reality

Partner

For SAMAVASSA INFRA TECH LLP

Authorised Signatory

Lifestyle Reality

Partner

SIGNED AND DELIVERED
BY THE WITHINNAMED
"THE CONFIRMING PARTY 3 (b)"
OF THE ONE PART

Lifestyle Reallity
Jai L
Partner



M/S LIFESTYLE REALITY

REPRESENTED HEREIN BY ITS PARTNER

MR JAI LAKHANI

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For SAMAVASSA INFRA TECH LLP

Authorised Signatory

Lifestyle Reallity
Jai L
Partner

For SAMAVASSA INFRA TECH LLP

Authorised Signatory

Lifestyle Reallity
Jai L
Partner

IN THE PRESENCE OF:

1) Mrs Annu Sharma

Chris Lamy

R/o Flat no 201, Tower 4,

Tata Rio de Goa, Dabolim, Goa

Permanent Residence: H no 1832,

Near Sector 9, Huda Market, Sector 9,

Escorts nagar Faridabad, Haryana 121007.

Adhar Card No

PAN Card No

2) Mr Girish Gopinath Gosavi

[Signature]

R/o H.no 33, Jambulbhat, Maem,

Bicholim, North Goa, Goa 403504.

Adhar Card No

PAN Card No C

For SAMAVASSA INFRA TECH LLP

[Signature]

Authorised Signatory

For SAMAVASSA INFRA TECH LLP

[Signature]

Authorised Signatory

[Signature]

Lifestyle Reality

Partner

Lifestyle Reality

Partner



Government of Goa
Directorate of Settlement and Land records

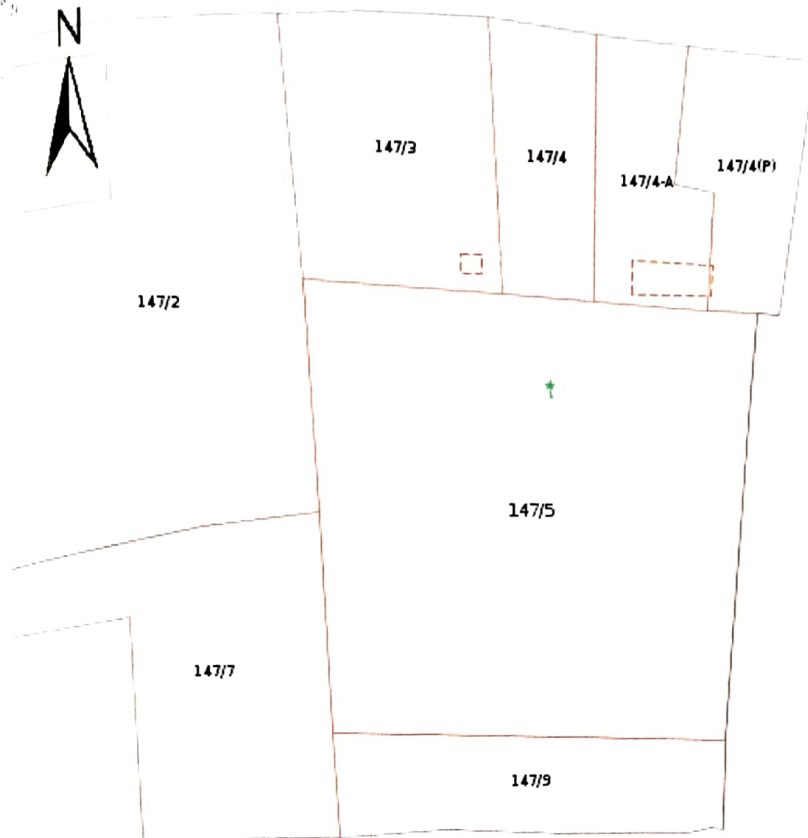
Survey Plan

Salcete Taluka, Benaulim Village

Survey No.: 147, Subdivision No.: 5

Scale 1:1000

Reference No.: 17225105636



For SAMAVASSA INFRATECH LLP

Authorised Signatory

Lifestyle Reality

Partner

For SAMAVASSA INFRATECH LLP

Authorised Signatory

Lifestyle Reality

Partner

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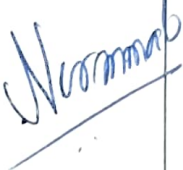
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1	CHETAN PARKASH Designated Partner Of Samvassa Infratech LLP , Father Name: Tej Ram Sharma, Age: 41, Marital Status: , Gender: Male, Occupation: Business, Address1 - 1832, Sector 9, Faridabad, Faridabad Sector 7, Ballabgarh, Faridabad, Haryana, Address2 - , PAN No.:			

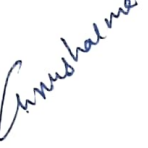
Executer

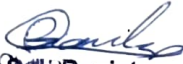
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MELWIN RODRIGUES CHICO , Father Name: Hugo Rodrigues Chico, Age: 65, Marital Status: Married , Gender: Male, Occupation: Business, 5, Atlas Villa, Altinho, Panaji, Goa, PAN No.:			
2	GAURAV SHARMA Designated Partner Of Samvassa Infratech LLP , Father Name: Tej Ram Sharma, Age: 32, Marital Status: , Gender: Male, Occupation: Business, 1832, Sector 9, Faridaad, Faridabad Sector 7, Ballabgarh, Faridabad, Haryana, PAN No.:			
3	CHETAN PARKASH Designated Partner Of Samvassa Infratech LLP , Father Name: Tej Ram Sharma, Age: 41, Marital Status: , Gender: Male, Occupation: Business, Address1 - 1832, Sector 9, Faridabad, Faridabad Sector 7, Ballabgarh, Faridabad, Haryana, Address2 - , PAN No.:			

NO	Party Name and Address	Photo	Thumb	Signature
	1832, Sector 9, Faridabad, Faridabad Sector 7, Ballabgrah, Faridabad, Haryana, PAN No.:			
	MELWIN RODRIGUES CHICO , Father Name: Hugo Rodrigues Chico, Age: 65, Marital Status: , Gender: Male, Occupation: Business, 5, Atlas Villa, Altinho, Panajo, Goa 403001, PAN No.: / F, as Power Of Attorney Holder for ANARITA MARTINS CHICO			
5	NERMMAL LAKHANI Partner Of Lifestyle Realiity , Father Name: Late Kanaiyalal Lakhani, Age: 44, Marital Status: , Gender: Male, Occupation: Business, H no 77, Plot no G 12 Bogmalo Beach, Goa, PAN No.:			
6	JAI LAKHANI Partner Of Lifestyle Realiity , Father Name: Late Kanaiyalal Lakhani, Age: 41, Marital Status: , Gender: Male, Occupation: Business, H no 77 Plot no G12 Bogmalo Beach Goa, PAN No.:			

Witness:

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

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Girish Gopinath Gosavi , Age: 42, DOB: , Mobile: 3 , Email: , Occupation: Other , Marital status : Married , Address: 403504, H no 33 Jambulbhat Maem Bicholim North Goa Goa, H no 33 Jambulbhat Maem Bicholim North Goa Goa, Maem, Bicholim, North Goa, Goa			
2	Name: Annu Sharma , Age: 39, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403801, Flat no 201 Tower no 4 Tata Rio De Goa Daolim Goa, Flat no 201 Tower no 4 Tata Rio De Goa Daolim Goa, Dabolim, Mormugao, South Goa, Goa			


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