1 (Rupees Sixty Thousand only)

For CITIZENCREDIT™ CO-OP BANK LTD

Authorised Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch
Shop No.G - 1,Ground Floor,Block D - 1,
Bostan Homes,
Mapusa, Goa - 403 507

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

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Rs. ≈ 0060000 ≈ 28.12.2016

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Name of Purchaser Anup R. Phatarpekar

TRUE COPY
ATTESTED BY

8216

Serial No. 01/2017
Presented at the Office of the Sub-Registrar of Bicholim
between the hours of 11.15 am
and 11.20 am on 02/01/2017

Received fees for :
Registration 34250.00
Copying (Folios) 100 150.00
Scanning endorsements 10.00
Total Rs. 50.00
34,460.00

NOTARY
Shashikant Parab
Expiry Date 16.10.2019
Area Bicholim Judicial
Service Division
Reg. No. 30/86
Bicholim - Goa
STATE OF GOA INDIA

SUB-REGISTRAR
BICHOLIM

SUB-REGISTRAR
BICHOLIM

DEED OF SALE

Phatarpekar Phatarpekar Phatarpekar

This DEED OF SALE is executed at Sankhali, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, on this Thirtieth day of December of the Year Two Thousand Sixteen (30/12/2016);

BETWEEN:

1. Smt. NEELAM AJIT PHATARPEKAR, daughter of late Hari Mangesh Velingkar and wife of late Ajit Ramakant Phatarpekar, aged about 54 years, married, businesswoman, Indian National, resident at House No. 22/303/1, Vaigaunim Valley, Taleigao, Tiswadi, Goa-403004, holder of [redacted] and AADHAR [redacted];

2. Shri ANIKET AJIT PHATARPEKAR, son of late Ajit Ramakant Phatarpekar, aged about 28 years, married, businessman, Indian National, resident of House No. 22/303/1, Vaigaunim Valley, Taleigao, Tiswadi, Goa-403004, holder of PAN CARD No. [redacted] and AADHAR No. [redacted] and his wife,

3. Smt. POOJA ANIKET PHATARPEKAR, daughter of Shri Keshav Kashinath Kamat and wife of Shri Aniket Ajit Phatarpekar, aged about 27 years, married, businesswoman, Indian National, resident of House No. 22/303/1, Vaigaunim Valley, Taleigao, Tiswadi, Goa-403004, holder of PAN CARD No. [redacted] and AADHAR No. [redacted];

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All of them hereinafter, for brevity's sake, being jointly referred to as " THE VENDORS " (which expression shall be deemed to mean and include their respective heirs, administrators, executors, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit), OF THE ONE PART;

AND:

4. Shri ANUP RAMAKANT FATERPENKAR alias, ANUP RAMAKANT PHATARPEKAR, son of late Ramakant Atmaram Fatarpenkar, aged about 53 years, married, businessman, Indian National, resident of House No. 28, opp. Govt., Hospital, Gokulwadi, Sankhali, Goa-403505, holder of PAN CARD No. [redacted] AADHAR No. [redacted]

hereinafter, for brevity's sake, being referred to as " THE PURCHASER " (which expression shall be deemed to mean and include his heirs, administrators, executors, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit), OF THE OTHER PART;

WHEREAS there exists a piece or parcel of land, admeasuring 3,425.00 sq. mts., or thereabouts, known as "GHARBHAT ", situated at ward Vithalapur of Village Karapur, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration

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Sub-District of Bicholim, District of North Goa, in the State of Goa, described in the Land Registration Office of Bicholim, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim for the purpose of matriz, under Matriz Predial No. 38 and surveyed as an independent and distinct entity under New Survey No. 82 sub-division No. 6 and more particularly described in SCHEDULE hereunder written and hereinafter for brevity's sake being referred to as " the said property ";

AND WHEREAS in terms of a Deed of Sale dated 15/05/1992, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 92 of Book No. I, Volume No. 40 on 22/10/1992, the Purchaser above named, Shri Anup Ramakant Phatarpekar, along with his brother, late Ajit Ramakant Phatarpekar, purchased the said property bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim, from its erstwhile owners – Shri Pratapsingh Raoji Rane and his wife, Smt. Vijayadevi Pratapsingh Rane;

AND WHEREAS by virtue of above, the said Shri Ajit Ramakant Phatarpekar and the Purchaser above named - Shri Anup Ramakant Phatarpekar, became the owners of half undivided share, each, in the said property;

AND WHEREAS the said Shri Ajit Ramakant Phatarpekar, expired on 02/04/2016, upon whose death a Deed of Succession came to be drawn before the Civil Registrar-cum-Sub-Registrar and Notary, Ex-Officio of Ilhas, at Panaji, on 29/04/2016, at page 39 onwards of

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Notarial Book of Deeds No. 728 wherein, the Vendor No. 1 above named - Smt. Neelam Ajit Phatarpekar, was declared as his widow and moiety-holder and the Vendor No. 2, Shri Aniket Ajit Phatarpekar married to Smt. Pooja Aniket Phatarpekar, the Vendor No. 3 above named, have been declared as his sole and universal heirs;

AND WHEREAS by virtue of above, the half undivided right, title and share in the said property, bearing New Survey No. 82/6 of Village Carapur, belonging to late Ajit Ramakant Phatarpekar, devolved upon the Vendors above named by inheritance;

AND WHEREAS the Vendors are entitled to half undivided share in the said property and the Purchaser is entitled to remaining half undivided share in the said property, bearing New Survey No. 82/6 of Village Carapur, thus the Vendors and the Purchaser are entitled to an area admeasuring 1,712.50 sq. mts., each;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell in favour of the Purchaser and the Purchaser shall purchase from the Vendors all their half undivided right, title and share which constitutes an area admeasuring 1,712.50 sq. mts., in the said property, admeasuring 3,425.00 sq. mts., or thereabouts and bearing New Survey No. 82/6 of Village Carapur and forming part of the larger property known as "GHARBHAT", situated at Village Carapur, Taluka Bicholim, and more particularly described in the SCHEDULE hereunder written and for better clearness,

being delineated on the plan (ANNEXURE-I) annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter for brevity's sake, being referred to as "the said property", for a total consideration of Rs. 17,12,500.00 (Rupees seventeen Lakhs Twelve Thousand and Five Hundred only), which is the actual market value of the half undivided right, title and share in the said property;

NOW THEREFORE, THIS DEED OF SALE WITNESSESS AS UNDER:-

1. In pursuance of the said Agreement and in consideration of the said sum of Rs. 17,12,500.00 (Rupees seventeen Lakhs Twelve Thousand Five Hundred only), transferred in the name of Vendor No. 1 - Smt. Neelam Ajit Phatarpekar in her Account with Saraswat Bank, Sankhali Branch, vide RTGS made on 27/12/2016, by the Purchaser to the Vendors prior to the execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), the Vendors, as the absolute and exclusive owners of the said half undivided right, title and share in the said property, do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser FOR EVER ALL THAT the said half undivided share which constitutes an area admeasuring 1,712.50 sq. mts., in the said property, totally admeasuring 3,425.00 sq. mts., or thereabouts, bearing New Survey No. 82/6 of Village Carapur

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and forming part of the larger property known as "GHARBHAT", situated at Village Carapur, Taluka Bicholim, within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, and more particularly described in the SCHEDULE hereunder written and, for better clearness, being delineated on the Plan (ANNEXURE-I) annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, right of way, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said property (hereinafter, collectively, being referred to as "the said property") or any part thereof TO HAVE AND TO HOLD all and singular the said premises hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all

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rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat Authorities or any other public body in respect thereof.

2. A N D the Vendors do hereby for themselves their, heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said premises hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said premises hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors, well and sufficiently saved defended, kept

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harmless and indemnified of, from and against all former and other estates, titles, 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 or to claim by, from, under or in trust for their or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH 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 premises hereby granted or any part thereof by from, under or in trust for the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid or as shall or may be reasonably required by the Purchaser, his successors or assigns or his counsels – in- law.

4. AND the Vendors do hereby covenant with the Purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part

thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said half undivided right, title and share in the said property, hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors the Purchaser is deprived of the whole or any part of the same, the Vendors shall compensate the Purchaser and/or his successors-in-interest.

6. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser.

7. A N D the Vendors do hereby give their No Objection for the Purchaser to carry on necessary mutations in the Records of Right to get his name recorded as the sole occupant and delete the name of late Ajit Ramakant Phatarpekar from the Occupants' Column of Form No. I & XIV of said New Survey No. 82/6 of Village Carapur, Taluka Bicholim.

8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated

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06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold does not belong to person of scheduled caste or scheduled tribe.

SCHEDULE–I

(Description of the said Property hereby sold)

ALL THAT Half undivided right, title and share (which constitutes an area admeasuring 1,712.50 sq. mts.), in the said property, totally admeasuring 3,425.00 sq. mts., or thereabouts, forming part of the larger property known as "GHARBHAT ", situated at ward Vithalapur of Village Carapur, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, described in the Land Registration Office of Bicholim, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim, for the purpose of matriz, under Matriz Predial No. 38 and surveyed as an independent and distinct entity under New Survey No. 82 sub-division No. 6 of Village Carapur, Taluka Bicholim and being bounded as a whole, as follows:-

On or towards the East:- by the Village Panchayat road,

On or towards the West:- by the property of Prabhakar Bakre,

On or towards the North:- by Sanquelim – Bicholim Public road, and,

Balaygekar Bhatarpekar Bhatarpekar

On or towards the South:- by the property of Kashinath Atmaram Naik.

The said property bearing New Survey No. 82/6 of Village Karapur, being bounded as per New Survey Plan as follows:-

On or towards the East:- partly by Survey No. 82/7 of Village Carapur and partly by public road,

On or towards the West:- partly by Survey No. 82/4 & partly by Survey No. 82/11 of Village Carapur,

On or towards the North:- by public road Bicholim – Sankhali, and,

On or towards the South:- by Survey No. 82/12 of Village Carapur.

Right to Half undivided share, title and interest in the property, bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim, is being sold by way of this indenture. The said property admeasuring 3,425.00 sq. mts., bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim, is delineated on the plan annexed hereto.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

SIGNED AND DELIVERED BYTHE} WITHINNAMED VENDOR No. 1, Smt.} NEELAM AJIT PHATARPEKAR. }

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Left hand Finger Tips Impression.	Right hand Finger Tips Impression.

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SIGNED AND DELIVERED BYTHE} WITHINNAMED VENDOR No. 1, Smt.} NEELAM AJIT PHATARPEKAR. }

Phatarpekar

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.

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SIGNED AND DELIVERED BY THE }
WITHINNAMED VENDOR No. 2 – Shri }
ANIKET AJIT PHATARPEKAR. }

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.

SIGNED AND DELIVERED BY THE }
WITHINNAMED VENDOR No. 3 – Smt. }
POOJA ANIKET PHATARPEKAR. }

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.

SIGNED AND DELIVERED BY THE }
WITHINNAMED PURCHASER, Shri ANUP }
RAMAKANT FATERPENKAR alias, ANUP }
RAMAKANT PHATARPEKAR. }

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.

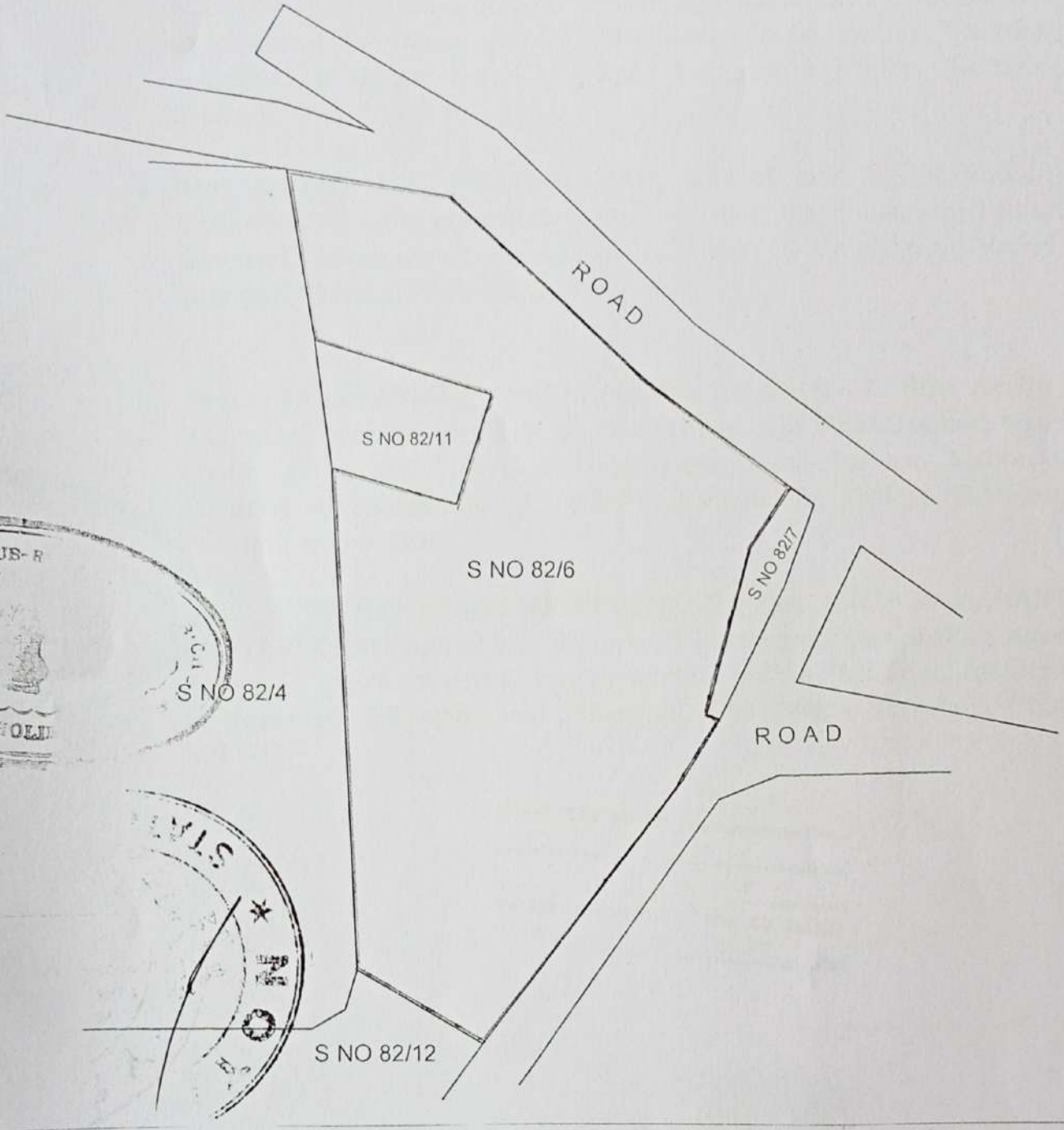
IN THE PRESENCE OF:-

1. (S.A. Malimkar)
2. (R.S. Malik)

PLAN SHOWING PLOT IN SURVEY NO 82/6
SITUTED AT CARAPUR VILLAGE OF BICHOLIM TALUKA

AREA OF PLOT = 3425.00 sq mt

SCALE= 1 750



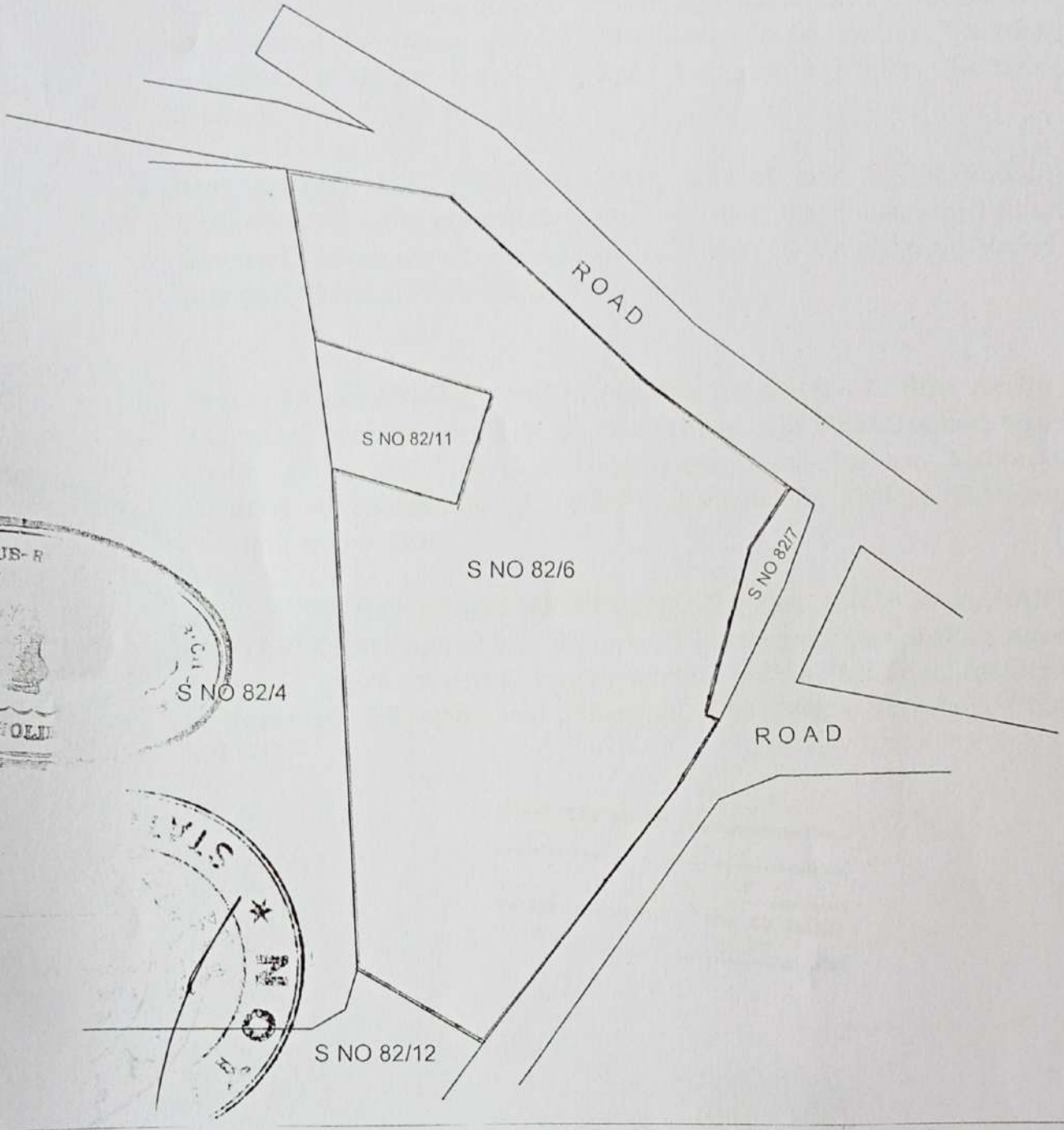
VENDOR

PURCHASER

PLAN SHOWING PLOT IN SURVEY NO 82/6
SITUTED AT CARAPUR VILLAGE OF BICHOLIM TALUKA

AREA OF PLOT = 3425.00 sq mt

SCALE= 1 750



VENDOR

PURCHASER

Executing Parties:-

1. Smt. NEELAM AJIT PHATARPEKAR, daughter of late Hari Mangesh Velingkar and wife of late Ajit Ramakant Phatarpekar, aged about 54 years, married, businesswoman, Indian National, resident at House No. 22/303/1, Vaigaunim Valley, Taleigao, Tiswadi, Goa-403004;

2. Shri ANIKET AJIT PHATARPEKAR, son of late Ajit Ramakant Phatarpekar, aged about 28 years, married, businessman, Indian National, resident of House No. 22/303/1, Vaigaunim Valley, Taleigao, Tiswadi, Goa-403004;

3. Smt. POOJA ANIKET PHATARPEKAR, daughter of Shri Keshav Kashinath Kamat and wife of Shri Aniket Ajit Phatarpekar, aged about 27 years, married, businesswoman, Indian National, resident of House No. 22/303/1, Vaigaunim Valley, Taleigao, Tiswadi, Goa-403004;

4. Shri ANUP RAMAKANT FATERPENKAR alias, ANUP RAMAKANT PHATARPEKAR, son of late Ramakant Atmaram Fatarpenkar, aged about 53 years, married, businessman, Indian National, resident of House No. 28, opp. Govt., Hospital, Gokulwadi, Sankhali, Goa-403505;

SUB-REGISTRAR OF ... MOLEM

Yes
1.10.04
Identification of the executing Deed of Sale

Phatarpekar

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X

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p Pai

1. Sanjay Pai, aged about 50 years, Maried, Self-employed, Indian National resident of House No. 876, Gokulwadi Saulcuali, Goa.

2. Sarvesh. M. Pednekar aged 34 years Maried Bussiness r/o H.NO 1263 Chowkwada Mayem Bicholim Goa

and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

b

Pethuck

Bicholim dated 02nd January 2017

SUB-REGISTRAR
BICHOLIM

Registered No. 01/2017
at pages 17 to 35
Book No. I Volume No. 143
date 04/01/2017

Sub-Registrar

THE SEAL OF THE SUB-REGISTRAR OF BICHOLIM

Certified to be a true copy of the original which I have initialled and returned to the Party concerned
Office of the Notary at Bicholim Goa on the 20th day Jan 2017
Reg. No. 1382/17 Notarial Stamps 30 rupees Rs. 60
The Notary
S. A. PARAB

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(RUPEES TWO LAKHS FORTY SIX THOUSAND SEVEN HUNDRED FIFTY Only)

For CITIZENCREDIT™ CO-OP. BANK LTD.

Authorised Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
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

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Name of Purchaser SHRI SPACE INFRA LLP

Shri Space Infra LLP 2020

8217

2020 - BCH - 884

06/11/2020

DEED OF SALE

For Shri Space Infra LLP

Designated Partner

This DEED OF Sale is executed at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, on this Third day of November of the Year Two Thousand and Twenty (03/11/2020);

BETWEEN:

1. Shri ANUP RAMAKANT FATERPENKAR alias, ANUP RAMAKANT PHATARPEKAR, son of late Ramakant Atmaram Fatarpenkar, aged about 56 years, married, businessman, Indian National, resident of House No. 28, opp. Govt., Hospital, Gokulwadi, Sankhali, Goa-403505, holder of PAN CARD No. [redacted] and AADHAR No. [redacted] and Contact No. [redacted] and his wife,

2. Smt. RAJASHREE ANUP PHATARPEKAR alias, RAJASHRI ANOOP PHATARPEKAR daughter of late Chimno Chandru Shetye and wife of Shri Anup @ Anoop Ramakant Phatarpekar, aged about 53 years, married, occupation service, Indian National, resident of House No. 28, opp. Govt., Hospital, Gokulwadi, Sankhali, Goa-403505, holder of PAN CARD No. [redacted] & AADHAR No. [redacted] 5075 Contact No. [redacted];

both of them hereinafter, for brevity's sake, being jointly referred to as " THE VENDORS " (which expression shall be deemed to mean and include their respective heirs,

R. Phatarpekar

For Shri Space Infra LLP

Designated Partner

administrators, executors, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit), OF THE ONE PART;

AND:

3. SHRI SPACE INFRA LLP., a corporation incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, vide its Certificate of Incorporation issued by the Ministry of Corporate Affairs Govt., of Goa, on 15/07/2016, holder of [redacted] having its registered Office at Shop No. G-1, Maria Apartment, Upper Bazar, Ponda, Goa-403401, represented herein by their partners:-

   i. Shri CHANDAN NARSINHA CHARI, son of late Narsinha Vasudev Chari, aged about 38 years, married, businessman, Indian National, resident of House No. 172/2, Near Vaddev Temple, Honda, Sattari, Goa - 403530, holder of [redacted] and [redacted] Contact No [redacted]

   AND:

   ii. Shri SUDHIR BALKRISHNA DESAI, son of Shri Balkrishna Desai, aged about 41 years, married, businessman, Indian National, resident of " Laxmi Venkatesh Smruti ",

For Shri Space Infra LLP

Designated Partner

Satode, Keri, Taluka Ponda, Goa-403401, holder of [redacted] and [redacted].
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hereinafter, for brevity's sake, being referred to as " THE PURCHASERS " (Which expression shall be deemed to mean and include its, administrators, executors, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit) of the OTHER PART:

WHEREAS there exists a Plot of land admeasuring 3,425.00 sq. mts., or thereabouts, bearing New Survey No. 82 sub-division No. 6 **AND** a Plot of land admeasuring 100.00 sq. mts. bearing New Survey No. 82 sub-division No.7 both forming part of the larger property known as "GHARBHAT ", situated at ward Vithalapur of Village Karapur, within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, described as a whole in the Land Registration Office of Bicholim, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim, for the purpose of matriz, under Matriz Predial No. 38;

AND WHEREAS the said Plot of land admeasuring 3,425.00 sq. mts., or thereabouts, surveyed as an independent and distinct entity under New Survey No. 82 sub-division No. 6 of Village Carapur, being more

For Shri Space Infra LLP

Designated Partner

particularly described in SCHEDULE-I hereunder written and hereinafter for brevity's sake being referred to as " the said Larger Plot ";

AND WHEREAS the said Plot of land admeasuring 100.00 sq. mts., or thereabouts, surveyed as an independent and distinct entity under New Survey No. 82 sub-division No. 7 of Village Carapur, being more particularly described in SCHEDULE-II hereunder written and hereinafter for brevity's sake being referred to as " the said Smaller Plot ";

AND WHEREAS in terms of a Deed of Sale dated 15/05/1992, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 92 of Book No. I, Volume No. 40 on 22/10/1992, the Vendor No. 1 above named, Shri Anup Ramakant Phatarpekar, along with his brother, late Ajit Ramakant Phatarpekar, purchased the said property bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim, from its erstwhile owners – Shri Pratapsingh Raoji Rane and his wife, Smt. Vijayadevi Pratapsingh Rane;

AND WHEREAS the said Shri Ajit Ramakant Phatarpekar became the absolute and exclusive owner of the said plot, admeasuring 100.00 sq. mts., bearing New Survey No. 82/7 of Village Carapur, Taluka Bicholim, in terms of a Deed of Sale dated 26/03/2007, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 275/07, at pages 160 to 175 of Book No. I, Volume No. 528 on 26/03/2007;

For Shri Space Infra LLP

Designated Partner

AND WHEREAS the said Shri Ajit Ramakant Phatarpekar, expired on 02/04/2016, upon whose death a Deed of Succession & Qualification of Heirs, came to be drawn before the Civil Registrar-cum-Sub-Registrar and Notary, Ex-Officio of Ilhas/Tiswadi, at Panaji, on 29/04/2016, at page 39 onwards of Notarial Book of Deeds No. 728 wherein, Smt. Neelam Ajit Phatarpekar, was declared as his widow and moiety-holder and his only son viz., Shri Aniket Ajit Phatarpekar married to Smt. Pooja Aniket Phatarpekar, have been declared as his sole and universal heirs;

AND WHEREAS by virtue of above, the half undivided right, title and share in the said property bearing New Survey No. 82/6 of Village Carapur, belonging to late Ajit Ramakant Phatarpekar, devolved upon the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar married to, Smt. Pooja Aniket Phatarpekar, by inheritance and similarly the said Plot bearing new Survey No.82/7 admeasuring 100.00 sq.mts. also devolved upon the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar married to, Smt. Pooja Aniket Phatarpekar;

AND WHEREAS in terms of a Deed of Sale dated 30/12/2016, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 01/2017, at pages 17 to 35 of Book No. I, Volume No. 1431 on 04/01/2017, the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar and his wife, Smt. Pooja Aniket Phatarpekar, sold and transferred all their Half undivided right, title and share (which constitutes an area admeasuring 1,712.50 sq. mts.), in the said property admeasuring 3,425.00 sq.

For Shri Space Infra LLP

Designated Partner

mts., or thereabouts, and bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim, in favour of the Vendor No. 1 above named - Shri Anup Ramakant Phatarpekar;

AND WHEREAS after the purchase of the said property, the Vendor No. 1 adopted necessary mutation proceedings and his name stands duly recorded in the Occupants' column of the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/6, as the sole occupant thereof, against Mutation Entry No. 23760;

AND WHEREAS by virtue of above, the Vendor No. 1 above named - Shri Anup Ramakant Phatarpekar, along with his wife, the Vendor No. 2 above named, have become the absolute and exclusive owners in possession of the said property, admeasuring 3,425.00 sq. mts., or thereabouts, bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim;

AND WHEREAS further in terms of a Deed of Sale dated 17/06/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 769/2017, at pages 145 to 165 of Book No. I, Volume No. 1500 on 05/07/2017, the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar and his wife, Smt. Pooja Aniket Phatarpekar, sold and transferred the said Plot admeasuring 100.00 sq. mts. bearing New Survey No. 82/7 of Village Carapur, Taluka Bicholim, in favour of the Vendor No. 1 above named - Shri Anup Ramakant Phatarpekar;

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AND WHEREAS after the purchase of the said property, the Vendor No. 1 adopted necessary mutation proceedings and his name stands duly recorded in the Occupants' column of the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/7, as the sole occupant thereof, against Mutation Entry No. 24744;

AND WHEREAS by virtue of above, the Vendor No. 1 above named - Shri Anup Ramakant Phatarpekar, along with his wife, the Vendor No. 2 above named, have become the absolute and exclusive owners in possession of the said larger Plot, admeasuring 3,425.00 sq. mts., or thereabouts, bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim and the said Smaller Plot admeasuring 100.00 sq.mts., and bearing New Survey No. 82/67 of Village Carapur, Taluka Bicholim;

AND WHEREAS the Purchaser Firm has approached the Vendors to sell to them both the said Plots bearing New Survey No. 82/6 & 82/7 of Village Carapur, Taluka Bicholim;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser Firm, the said larger Plot admeasuring 3,425.00 sq. mts., or thereabouts, bearing New Survey No. 82/6 of Village Carapur, Taluka Bicholim, being more particularly described in SCHEDULE-I hereunder written and the said smaller Plot admeasuring 100.00 sq. mts., or thereabouts, bearing New Survey No. 82/7 of Village Carapur, Taluka Bicholim, being more particularly described in SCHEDULE-II hereunder written both

R. Phatarpekar

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situated adjacent to each other and together as one single entity admeasuring 3,525.00 sq. mts. and delineated on the plan (ANNEXURE-I) annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as " the said property ", for a total consideration of Rs. 70,50,000.00 (Rupees Seventy Lakhs Fifty Thousand only), which represents the present market value of the property;

NOW THEREFORE, THIS DEED OF SALE WITNESSESS AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 69,97,125.00 (Rupees Sixty Nine Lakh Ninety Seven Thousand One Hundred Twenty Five only), having been paid after deducting 0.75% TDS in the amount of Rs. 52,875.00 (Rupees Fifty Two Thousand Eight Hundred Seventy Five only), by the Purchaser Firm, in favour of the Vendors above named, (the payment and receipt whereof both the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser Firm), THEY, the Vendors, as the absolute and exclusive owners of the said larger Plot admeasuring 3,425.00 sq. mts., bearing New Survey No. 82/6 and the said Smaller Plot admeasuring 100.00 sq. mts. bearing New Survey No. 82/7 of Village Carapur, Taluka Bicholim, do hereby sell, transfer, convey, assure and assign in favour of the purchaser ALL THAT piece or parcel of

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land, admeasuring 3,425.00 sq. mts., or thereabouts, bearing New Survey No. 82/6 and ALL THAT Plot of land admeasuring 100.00 sq. mts. bearing New Survey No. 82/7 both of Village Carapur, Taluka Bicholim, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said Plot bearing New Survey No. 82/6 and the said Plot bearing New Survey No. 82/7 hereby sold, being more particularly described in SCHEDULE-I & SCHEDULE-II respectively, hereunder written and both the said plots as one single entity being delineated on the Plan (ANNEXURE-I) annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said property or any part thereof TO HAVE AND TO HOLD all and

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singular the said property hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat or any other public body in respect thereof.

2. A N D the Vendors do hereby for themselves, their heirs, executors and administrators covenant with the purchaser that notwithstanding any lawful act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever

R. Prabhakar

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from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had till the date of execution of this Sale Deed, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH 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 or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said property and every part thereof hereby granted unto and to the use of the

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Purchaser in the manner aforesaid, as shall or may be reasonably required by the Purchaser Firm, its successors or assigns or its counsels – in- law.

4. AND the Vendors do hereby covenant with the Purchaser Firm that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any lawful act, deed or thing whereby they are prevented from granting and conveying the said property in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser Firm that the said property hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the same and that if for any defect in the title of the Vendors the Purchaser Firm is deprived of the whole or any part of the said property, the Vendors shall compensate the Purchaser Firm and/or its successors-in-title.

6. In case of any discrepancies errors and/or omissions or lawful claim of any person or persons is found any time hereafter, the Vendors shall come forward

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to rectify/correct the same immediately upon intimation from the Purchaser Firm.

7. The Vendors hereby give their no objection and agree to fully co-operate with the Purchaser Firm to carry on necessary mutations in the Records of Rights to get their name recorded in the Occupants' Column of Form No. I & XIV of said New Survey No. 82/6 of Village Carapur, Taluka Bicholim.

8. The Vendors hereby give their no objection and agree to fully co-operate with the Purchaser Firm to carry on necessary mutations in the Records of Rights to get their name recorded in the Occupants' Column of Form No. I & XIV of said New Survey No. 82/7 of Village Carapur, Taluka Bicholim.

9. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plots, do not belong to person of scheduled caste or scheduled tribe.

10. The total market value of the said Plots together property, admeasuring 3,525.00 sq. mts., hereby sold, is Rs. 70,50,000.00 (Rupees Seventy Lakh Fifty Thousand only) and a stamp duty of Rs. 2,46,750.00 (Rupees Two Lakhs Forty Six Thousand Seven Hundred Fifty only) i.e., @ 3.5 % on the value is paid herein.

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11. The Purchasers/Transferees hereby declare that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013 (& reduction of 25% TDS till 31/03/2021) 0.75% TDS has been deducted within stipulated time of the said Section of Income Tax and requisite acknowledgment is annexed herewith.

SCHEDULE-I

(Description of the said plot bearing New Survey No.82/6 of Village Carapur hereby sold.)

ALL THAT piece or parcel of land admeasuring 3,425.00 sq. mts., or thereabouts, forming part of the larger property known as "GHARBHAT ", situated at ward Vithalapur of Village Carapur, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, described in the Land Registration Office of Bicholim, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim, for the purpose of matriz, under Matriz Predial No. 38 and surveyed as an independent and distinct entity under New Survey No. 82 sub-division No. 6 of Village Carapur, Taluka Bicholim and being bounded as an independent and distinct entity as follows:-

On or towards the East:- partly by Survey No. 82/7 of Village Carapur and partly by public road,

On or towards the West:- partly by Survey No. 82/4 & partly by Survey No.

For Shri Space Infra LLP

Designated Partner

82/11 of Village Carapur,

On or towards the North:- by public road Bicholim – Sankhali, and,

On or towards the South:- by Survey No. 82/12 of Village Carapur.

SCHEDULE–II

(Description of the said plot bearing New Survey No.82/7 of Village Carapur hereby sold.)

ALL THAT piece or parcel of land admeasuring 100.00 sq. mts., or thereabouts, forming part of the larger property known as " GHARBHAT ", situated at ward Vithalapur of Village Carapur, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said larger property being described as a whole, in the Land Registration Office of Bicholim, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim, for the purpose of matriz, under Matriz Predial No. 38 and the said plot of land admeasuring 100.00 sq. mts. being surveyed as an independent and distinct entity under New Survey No. 82 sub-division No. 7 of Village Carapur, Taluka Bicholim and being bounded as such independent and distinct entity as follows:-

On or towards the East:- by public road,

On or towards the West:- by the property bearing New Survey No. 82/6 of Villag Carapur, belonging

For Shri Space Infra LLP

Designated Partner

to the purchaser above named,

On or towards the North :- by public road Bicholim to Sankhali, and,

On or towards the South:- by the property bearing New Survey No. 82/6 of Village Carapur, belonging to the purchaser above named.

The said plots bearing New Survey No. 82/6 & 82/7 of Village Carapur, Taluka Bicholim, hereby sold, are delineated on the plan (ANNEXURE – I) annexed hereto and surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

R. Pratapsa

For Shri Space Infra LLP

Designated Partner

SIGNED AND DELIVERED BY THE }
WITHINNAMED VENDOR NO. 1, Shri }
ANUP RAMAKANT PHATARPEKAR. }

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

For Shri Space Infra LLP

Designated Partner

SIGNED AND DELIVERED BY THE} WITHINNAMED VENDOR NO. 2, Smt.} RAJASHREE ANUP PHATARPEKAR. }

R. Phatarpekar

R. Phatarpekar

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

R. Phatarpekar

For Shri Space Infra LLP

Designated Partner

SIGNED, SEALED AND DELIVERED BY} THE WITHINNAMED PURCHASER, SHRI} SPACE INFRA LLP, A PARTNERSHIP} FIRM, THROUGH ITS PARTNER, Shri} CHANDAN NARSINHA CHARI. }

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

For Shri Space Infra LLP

Designated Partner

SIGNED, SEALED AND DELIVERED BY} WITHINNAMED PURCHASER, SHRI} SPACE INFRA LLP, A PARTNERSHIP} FIRM, THROUGH ITS PARTNER, Shri} SUDHIR BALKRISHNA DESAI. }

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

IN THE PRESENCE OF:-

1: ~~SILESH HAZARE~~

2. Sanjay S. Pai

For Shri Space Infra LLP

Designated Partner

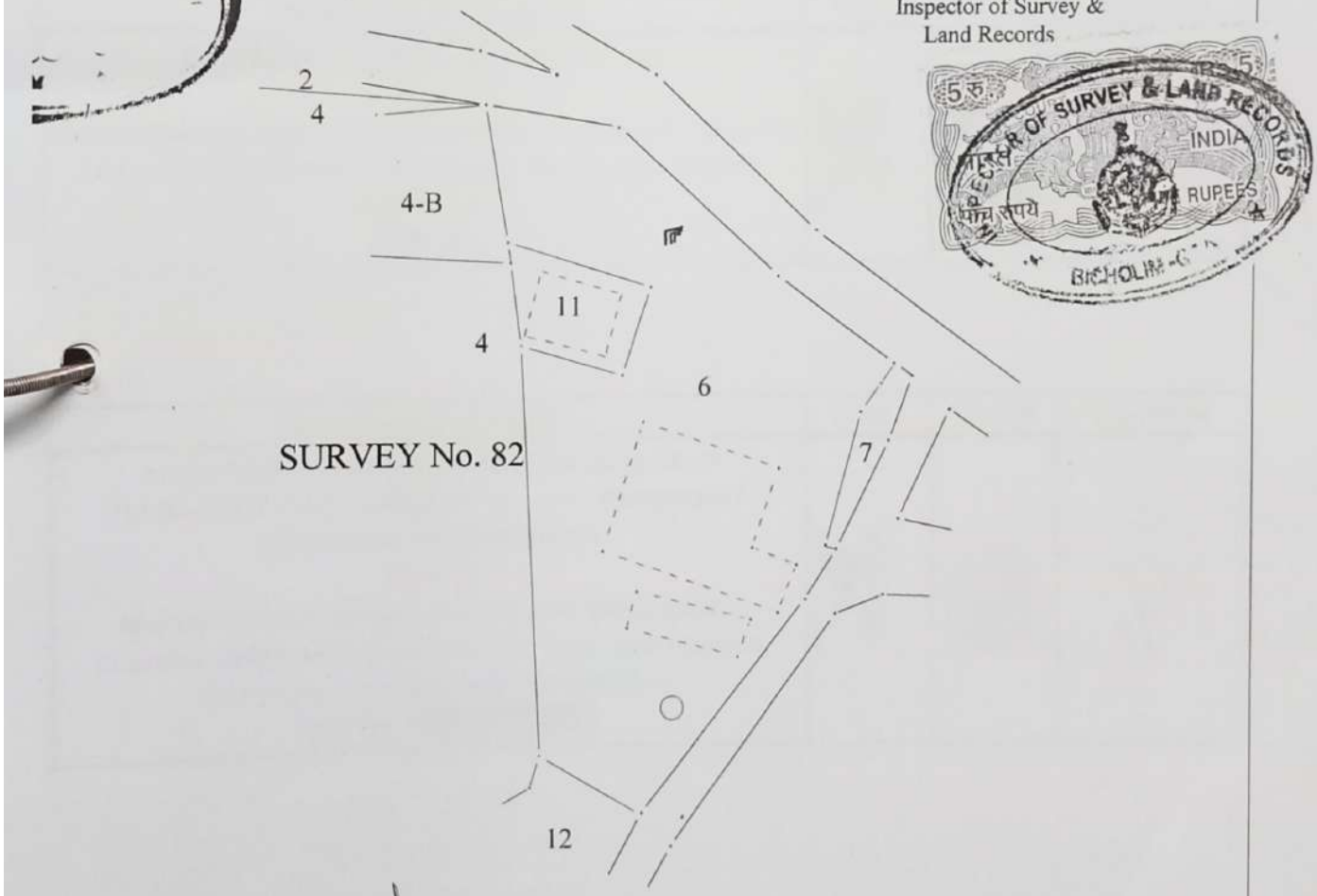
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
BICHOLIM - GOA

Inward No.:-

Plan Showing plots situated at
Village : CARAPUR
Taluka : BICHOLIM
Survey No./Subdivision No. : 82/ 6,7,11
Scale :1:1000

16/10/2020

(SANDEEP B. CHODANKAR)
Inspector of Survey &
Land Records



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On :15-10-2020

Compared By: Reshma R. Dhargalkar (H.S)

For Shri Space Infra LLP

Designated Partner

Government of Goa

Document Registration Summary 2

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

Date & Time : - **06-Nov-2020 11:11:27 am**

ıment Serial Number :- **2020-BCH-884**

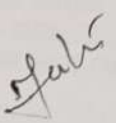
ənted at **10:11:03 am** on **06-Nov-2020** in the office of the **Office of the Civil Registrar-cum-Sub strar, Bicholim** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	246800
2	Registration Fee	176250
3	Mutation Fees	2500
	Processing Fee	540
	Total	**426090**

Stamp Duty Required :**246800** Stamp Duty Paid : **246800**

enter

Party Name and Address	Photo	Thumb	Signature
CHANDAN NARSINHA CHARI ,S/o - D/o **Age:** , **Marital Status:** ,**Gender:**,**Occupation:** , **Address1 -** Shop No G-1, Maria Apartment, Upper Bazar, Ponda, Goa-403401, **Address2 -** , **PAN No.:**			

Party Name and Address	Photo	Thumb	Signature
ANUP RAMAKANT FATERPENKAR Alias ANUP RAMAKANT PHATARPEKAR ,S/o - D/o **RAMAKANT ATMARAM FATARPENKAR** **Age:** 56, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** House No. 28, Opp. Govt Hospital, Gokulwadi, Sankhali, Goa, **Address2 -** , **PAN No.:** [redacted]			

NO	Party Name and Address	Photo	Thumb	Signature
2	RAJASHREE ANUP PHATARPEKAR Alias RAJASHRI ANOOP PHATARPEKAR ,S/o - D/o CHIMNO CHANDRU SHETYE Age: 53, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - House No 28, Opp. Govt. Hospital, Gokulwadi, Sankhali, Goa, Address2 - , PAN No.: [redacted]			
3	CHANDAN NARSINHA CHARI ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - Shop No G-1, Maria Apartment, Upper Bazar, Ponda, Goa-403401, Address2 - , PAN No.:			
4	SUDHIR BALKRISHNA DESAI ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - Shop No. G-1, Maria Apartment, Upper Bazar, Ponda, Goa-403401, Address2 - , PAN No.:			

tness:

/e individually/Collectively recognize the Vendor, Purchaser,

NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY SADANAND PAI, 56 , ,9823171732 ,roopamalik90@gmail.com ,Service , Marital status : Married 403505, 876, 876, MAHALSA PRASAD, Gokulwadi Sankhali Cassabe-de-sanquelim, Bicholim, NorthGoa, Goa			
	ROOPA SOMNATH MALIK, 30 , ,9765001078 , ,Advocate , Marital status : Married 403505, House No 280 Gaonkarwada Kudne Taluka Bicholim North Goa, House No 280 Gaonkarwada Kudne Taluka Bicholim North Goa Cudnem, Bicholim, NorthGoa, Goa			

06/11/2020

Sub Registrar

SUB - REGISTRAR
BICHOLIM

Document Serial No:-2020-BCH-884

Book :- 1 Document
Registration Number :- **BCH-1-854-2020**
Date : 06-Nov-2020

06/11/2020

SUB - REGISTRAR
BICHOLIM

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