

For CITIZEN CREDITTM
CO-OP BANK LTD

[Signature]
Authorized Signatory

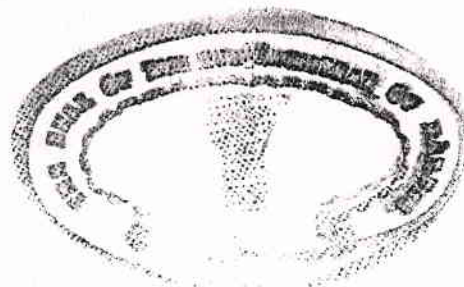
(Rupees - Twenty Lakh Only)
CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 38383 NON JUDICIAL रजिस्ट्रार
168292 JUL 24 2018
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R.20000000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser CASA LUXURY REALTY THREE LLP

3130 / 2018
25/7/2018



DEED OF SALE

N. L. Subbarao

[Signature]

REG_1_53069_6

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 25/Jul/2018 01:03 PM

Receipt No: 1625

Date of Receipt: 25/Jul/2018

Serial No. of the Document: 3130

Nature of Document: Sale

Received the following amounts from Sri Vishal Subhedar for Registration of above Document in Book-1 for the year 2018

Rs.Ps

Registration Fee 2065000.00

Processing Fees 430.00

Total : 2065430.00

Amount in words: Rupees Twenty Lakh Sixty Five Thousand Four Hundred Thirty 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: Adv. Anil K. Medhekar
For Casa Luxury Realty Three LLP.

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ACTS Pune.

For CITIZEN CREDIT™
CO-OP BANK LTD

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

S. S. S. S.
Authorized Signatory

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 38384

NON JUDICIAL गीत

129293

JUL 24 2018



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R.0655000/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser CASA LUXURY REALTY THREE LLP

DEED OF SALE

M. S. S. S.

R. S. S. S.

THIS DEED OF SALE is executed on this Twenty Fifth day of July of the Year Two Thousand Eighteen (25/07/2018), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

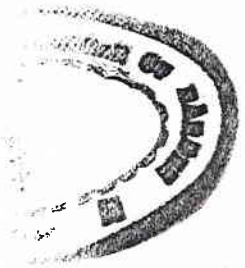
B E T W E E N

1. **M/s. A. INFRASTRUCTURE LIMITED.,** a Public Limited Company, incorporated under the provision of the Companies Act, 1956, having its Registered Office at P.O. Hamirgarh, Bhilwara, 311 025, Rajasthan, Registered under No.002077, with CIN No.L25191RJ1980PLC002077, and holding Pan AABCA7493D, represented herein by its Director, **Mr. KULDEEP KAW,** (DIN No.07882201), son of Mr. Soom Nath Kaw, aged about 47 years, married, businessman, Indian National, holding Aadhaar Card No.3762 3833 9818 and PAN APBPK6136M, residing at A-116, Near Solanki Takkies Shastri Nagar, Bhilwara-311 001, Rajasthan, he having been Authorized vide Board Resolution dated 29/05/2018, hereinafter, for brevity's sake, being referred to as the "**VENDOR**" (which expression shall be deemed to mean and include its Directors, administrators legal representatives, executors, successors and/or assigns jointly and/or severally, wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

N. Subhakar

Kuldeep Kaw

AND



2) **CASA LUXURY REALTY THREE LLP**, a Limited Liability Partnership, having its registered office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai – 400031, with LLPIN : AAM-7949, and holding PAN AANFC5527H, represented herein by its Designated Partner, **Mr. VISHAL SUBHEDAR**, son of Mr. Laxman Rajaram Subhedar, aged about 44 years, married, Service, Indian National, residing at 17/3, Laxmi Niwas, Gokhale Road (South) Mumbai – 400028, Maharashtra, presently residing at Assagao, Bardez, Goa, he having been authorized vide LLP Resolution dated 18/07/ 2018, hereinafter, for brevity's sake, being referred to as the “**PURCHASER**” (which expression shall be deemed to mean and include its Directors, administrators legal representatives, executors, successors and /or assigns jointly and/or severally, wherever the context or meaning shall so require or permit) **OF THE OTHER PART;**

WHEREAS there exists a property admeasuring 3750.00 square meters, surveyed under Survey No.79/1, forming an independent and distinct property of the larger property known as “**SUTAREM GRANDE**” situated at Badem, Assagao Village, within the local limits of the Village Panchayat of Assagao, Taluka & Registration Sub-District of Bardez, District of North Goa, in the State of Goa, not described in the Land Registration Office and nor enrolled in the Taluka Revenue Office, bearing old Cadastral Survey No. 364, surveyed under new Survey No. 79/1, more particularly described in the Schedule -I- herein below mentioned;

N. V. Subhedar *Rudra Kumar*

(Property admeasuring 3750.00 square meters, surveyed under Survey No.79/1, situated at Assagao Village, Bardez, Goa, shall hereinafter, for brevity's sake be referred as **"the said property"**).

AND WHEREAS the said property originally belonged to Comunidade of Assagao;

AND WHEREAS the said property was granted on Aforamento basis to Mrs. Piedade Fernandes by the Governor General vide Order dated 01/08/1927, The Registration Tax, then having been paid vide Challan No.863, dated 31/08/1927;

AND WHEREAS subsequently said Mrs. Piedade Fernandes, having complied with the conditions of the grant, the Final Possession was given by the Administrators of the Comunidade of Bardez, the same having been confirmed vide Certificate dated 01/09/1932, issued by the Clerk of the Comunidade;

AND WHEREAS said Mrs. Piedade Fernandes was married to Mr. Salvador Fernandes;

AND WHEREAS name of said Mrs. Piedade Fernandes, stands recorded in Registo de Agrimensor of Bardez, Taluka, against the old Cadastral Survey No.364, issued by Asst. Survey and Settlement Officer;


Mr. Subhedar

Piedade

AND WHEREAS , the old documents namely Agrimensor reflects the area of the said property as 3469.00 sq mts and the actual area on site is 3624.60 sq mts, and Form I & XIV reflects the area as 3750.00 sq mts .

AND WHEREAS name of the said Mrs. Piedade Fernandes also stands recorded in Indice De Aldeia Assagao de Concelho Do Bardez, issued by Directorate of Settlement and Land Recods, Panaji- Goa.

AND WHEREAS said Mr. Salvador Fernandes expired on 15/01/1936 and Mrs. Piedade Fernandes expired on 14/06/1946 , leaving behind following heirs viz;

- 
- (i) Mr. Pedro Fernandes alias Peter Fernandes married to Mrs. Rosaria Travasos and
 - (ii) Mr. Paulo Fernandes alias Paulo Salvador Fernandes married to Mrs. Luisa Maria Rosalina Rodrigues alias Rosalina Rodrigues.


AND WHEREAS said Mr. Pedro Fernandes alias Peter Fernandes expired on 14/04/1962, at Mumbai, leaving behind his wife, Mrs. Rosaria Travasos as his widow and following children as his heirs:

- (i) Mr. Cirilo Metodio Fernandes married to Mrs. Effie Leopoldina de Souza,
- (ii) Mr. Pantaliao alias John Simon Fernandes married to Mrs. Geraldine Silvia Santana Coutinho and
- (iii) Mrs. Juiza or Louisa Agnes Fernandes or Lucy married to Jose Mariano Lino Gomes;

N.L. Subhedar

[Signature]

AND WHEREAS upon the death of aforesaid persons, a Deed of Declaration, Succession or Qualification of heirs dated 23/06/2003, was drawn at pages 93 onwards Book No.9, in the Office of the Notary Ex-Officio of Sattari at Valpoi and aforesaid heirs were declared as their successors;



AND WHEREAS in terms of Deed of Sale dated 14/08/2003, executed between said Mrs. Rosaria Travasso e Fernandes, a widow, Mrs. Effie Leopoldina De Souza e Fernandes, a widow, Mr. Pantaliao Fernandes alias John Simon Fernandes and his wife, Mrs. Geraldine Silvia Santana Coutinho e Fernandes, Mrs. Luiga Fernandes or Mrs. Louisa Agnes Fernandes alias Lucy Fernandes and her husband, Mr. Jose Mariano Lino Gomes, Mrs. Luisa Maria Rosalina Rodrigues, a widow, Ms. Paulina Angelina Fernandes, Mr. Anastasio Fernandes and his wife, Mrs. Maria Josephina Gonsalves as Vendors therein and M/s. World Class India Pvt. Ltd., represented by its Authorized Signatory, Mr. Daniel Moses, as Purchaser therein and said Vendors sold and transferred the said property in favour of the Purchaser therein;

AND WHEREAS said Deed of Sale dated 14/08/2003, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. 2024, at pages 155 to 164 at Book No. I, Volume No.1037 on 19/09/2003;

AND WHEREAS in pursuance of said Deed of Sale dated 14/08/2003, name of said Piedade Fernandes was bracketed and name of World Class India Private Limited was

118/2003



included in Form I & XIV in respect of the survey No. 79/1 of the said property;

AND WHEREAS subsequent to the said Deed of Sale dated 14/08/2003, it came to the notice of the parties thereto that there was defect in the title, for not effecting the payment of 20 times the foro to the Comunidade of Assagao,


AND WHEREAS the Comunidade of Assagao had not collected the yearly Foro payable from the date of giving the Final Possession of the said property till the time of the payment of 20 times the foro and therefore after an application made to the Comunidade of Assagao, the same was approved by the Managing Committee of the Comunidade of Assagao after which the arrears in the foro along with interest thereon was paid to the Comunidade of Assagao, the same having been acknowledge by the Comunidade of Assagao vide Resolution dated 09/08/2009;

AND WHEREAS vide Resolution under Ref. No. 126/OUT/ASS/09, dated 09/8/2009, the Comunidade of Assagao, passed the resolution that the Applicant- Mrs. PiedadeFernandes, was directed to pay FORO from the date of Final Possession in the sum of Rs. 3760/-. the same was paid and have been acknowledge by the Comunidade of Assagao vide Receipt No. 359 dated 09/8/2009;

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R. K. Ar

AND WHEREAS permission was also sought from the Comunidade of Assagao for the sale of the plot of which the Final Possession had been give and of which 20 times foro has been paid. The Comunidade of Assagao in their Managing Committee meeting held on 09/08/2009, then approved the sale and required the payment of 10% of the market value of the plot. The payment of Rs.1,53,600/- was then effected, the same being acknowledged by the Comunidade of Assagao vide Receipt No. 360, dated 09/08/2009;



AND WHEREAS after perfecting the title of the said property, Deed of Rectification dated 19/08/2009, was executed between said Mrs. Rosaria Travasso e Fernandes, a widow, Mrs. Effie Leopoldina De Souza e Fernandes, a widow, Mr. Pantaliao Fernandes alias John Simon Fernandes and his wife, Mrs. Geraldine Silvia Santana Coutinho e Fernandes, Mrs. Luiga Fernandes or Mrs. Louisa Agnes Fernandes alias Lucy Fernandes and her husband, Mr. Jose Mariano Lino Gomes, Mrs. Luisa Maria Rosalina Rodrigues, a widow, Ms. Paulina Angelina Fernandes, Mr. Anastasio Fernandes and his wife, Mrs. Maria Josephina Gonsalves, as Vendors therein and M/s. World Class India Pvt. Ltd., represented by its Authorized Signatory, Mr. Daniel Moses, as Purchaser therein and said Deed of Sale dated 14/08/2003 was rectified;

AND WHEREAS Deed of Rectification dated 19/08/2009, stands registered in the Office of the Sub-Registrar of Ilhas at



Panaji, Goa, under Registration No. BRZ-BK1-01820-2009, CD No. BRZD27 on 21/08/2009;

AND WHEREAS by virtue of said Deed of Sale dated 14/08/2003 and Deed of Rectification dated 19/08/2009, said M/s. World Class India Pvt. Ltd., became the exclusive and absolute owner of the said property;

AND WHEREAS in terms of Deed of Sale dated 31/08/2009, executed between said M/s. World Class India Private Limited, as Vendor therein and M/s. A. Infrastructure Limited as Purchaser therein, said Vendor sold and transferred the said property to the Purchaser therein;

AND WHEREAS said Deed of Sale dated 31/08/2009, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. BRZ-BK1-01890-2009, CD No. BRZD28 on 01/09/2009;

AND WHEREAS by virtue of said Deed of Sale dated 31/08/2009, said M/s. A. Infrastructure Limited became the exclusive and absolute owner of the said property;

AND WHEREAS name of said M/s. A. Infrastructure Limited stands recorded in Form I & XIV in respect of the said property bearing Survey No.79/1 as occupant thereof, against mutation entry No.40125

VL. Subheda

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AND WHEREAS Advocate of the Purchaser, Mrs. Meera N. Medhekar, had published a Public Notice in the local newspapers "Navhind Times" dated 21/06/2018, for inviting objections from public if any for proposed sale of the said property but till date objections were not received from any person/s;

AND WHEREAS the Vendors desire to sell the said property;

AND WHEREAS the Purchaser above named have approached the Vendor to purchase the said property;

AND WHEREAS the Vendor has represented to the Purchaser that the said property is free from any registered/unregistered encumbrances, liens, charges and there are no requisition proceedings and they have not created any mortgage, lien and charge on the said property;

AND WHEREAS Vendor also represented to the Purchaser that Vendor has not entered into any agreement for sale either verbally or in writing, nor has received any court summons in respect of the said property;

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell to the Purchaser and the Purchaser shall purchase all that property admeasuring 3750.00 square meters, surveyed under Survey No.79/1, forming an independent and distinct property of the larger property known as "SUTAREM GRANDE" situated at Badem,

V. Subhakar *Ramkrishna*

Assagao Village, within the local limits of the Village Panchayat of Assagao, Taluka & Registration Sub-District of Bardez, District of North Goa, in the State of Goa, not described in the Land Registration Office and nor enrolled in the Taluka Revenue Office, bearing old Cadastral Survey No. 364, surveyed under new Survey No. 79/1, for total consideration of Rs.5,90,00,000/- (Rupees Five Crores Ninety Lakhs Only), which is present market price of the said property and considered fair market value.

NOW, THEREFORE, THIS DEED OF SALE

WITNESSES AS UNDER :-

1. In pursuance of the said agreement and in consideration of the said sum of Rs.5,90,00,000/- (Rupees Five Crores Ninety Lakhs Only) paid to the Vendor by the Purchaser less tax deducted at source of Rs. 5,90,000/- (Rupees Five Lakhs Ninety Thousand Only). The balance sum of Rs.5,84,10,000/- (Rupees Five Crores Eighty Four Lakhs Ten Thousand Only) is hereby paid as per details in payment Schedule-II herein below prior to the execution of these presents (the payment and receipt whereof the Vendor does hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), THEY the Vendor, as the absolute and exclusive owner of the said property, do hereby sell, assign, release, transfer, convey and assure unto the Purchaser FOR EVER ALL that property admeasuring 3750.00 square meters, surveyed under Survey No.79/1, forming an independent and distinct property of the larger

M. Subash

Pradeep

property known as "SUTAREM GRANDE" situated at Badem, Assagao Village, within the local limits of the Village Panchayat of Assagao, Taluka & Registration Sub-District of Bardez, District of North Goa, in the State of Goa, not described in the Land Registration Office and nor enrolled in the Taluka Revenue Office, bearing old Cadastral Survey No. 364, surveyed under new Survey No. 79/1, being more particularly described in the SCHEDULE-I hereunder written and, for better clearness, being delineated on the plan ANNEXURE annexed hereto and thereon shown surrounded in red color boundary lines, TOGETHER WITH all 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 to be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, claiming by, from through, under or in trust of them hath done, committed omitted or knowingly or willingly suffered to the contrary the Vendor now have in itself good right, full power and absolute authority to grant, convey and assure the said Property 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 peacefully 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, eviction, interruption, claim ad demand whatsoever from or by the Vendor or its survivors or from or by any person or persons lawfully or equitably, inheritance, property possession, benefit, claim and demand whatsoever at law and in equity of the Vendor, in to, out of or upon the said Property or any part thereof TO HAVE AND TO HOLD all and singular the said Property hereby granted conveyed and assured or express so to be with all their rights, members and appurtenances UNTO and to the use and the benefits of the FOREVER, subject however to the payments of all 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.

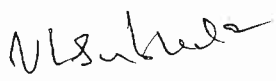

2. AND THE Vendor does hereby for itself, its heirs, executors and administrators, covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendor 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, made, executed, occasioned or suffered by the Vendor 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 Vendor 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 Vendor or its survivors or any of them shall and will from time to time, and at all times hereafter at the request and cost of Vendor do and execute or caused 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 and further and more perfectly and absolutely granting and assuring said property and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required by the Purchaser its successors or assigns or its Successor-in-interest.

4. AND the Vendor does hereby covenant with the Purchaser that they the Vendor 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 or conveying the said Property in the manner aforesaid or whereby the same or any part thereof, is, can or

may be charges, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendor does hereby covenant with the Purchaser that the said Property hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever and, that if for any defect in the title of the Vendor the Purchaser is deprived of the whole or any part of the said property, the Vendor shall compensate the Purchaser and/or its successors-in-interest.

6. The Vendor have put the Purchaser today into peaceful, vacant and physical possession of the said Property, which is duly acknowledged by the Purchaser.

7. The said Property is valued and purchased for Rs.5,90,00,000/- (Rupees Five Crores Ninety Lakhs Only), therefore, this deed is embossed on stamp papers valued at Rs.26,55,000/- (Rupees Twenty Six Lakhs Fifty Five Thousand Only), which is borne and paid by the Purchaser.

8. The Vendor hereby gives its explicit consent to delete the name of the Vendor from the Form I & XIV bearing Survey No. 79/1, of the said Property and enter the name of Purchaser as Occupant thereof,




9. The Vendor as well as the Purchaser does not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77, dated 21/08/1978.

SCHEDULE I HEREINABOVE REFERRED TO:

(Description of the Property)

ALL THAT piece or parcel of land admeasuring 3750.00 square meters, bearing Survey No.79/1, of the property known as "SUTAREM GRANDE", situated at Badem, Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, not described in Land Registration Office, nor enrolled in the Taluka Revenue Office, surveyed under old Survey No.364, and bounded as under:-

On or towards the North: by Survey No.68/1,

On or towards the South: by a road,

On or towards the West: by Survey No.78/1 and

On or towards the East: by Survey No.79/2 and road of the Village of Assagao in Bardez Taluka.

(Said property, more particularly described hereinabove, for better clearness, are delineated on the plan (ANNEXURE) annexed hereto and thereon is shown surrounded by red colored boundary lines.)

11.8.1978

For deed

SCHEDULE II
(MODE OF PAYMENT)



1. D.D. No. 486917,

Dated 20/07/2018,

Drawn on AXIS BANK, DADAR MUMBAI.

Rs. 5,84,10,000/-

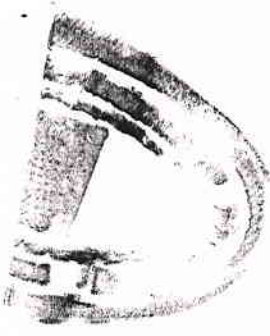
2. TDS

Rs. 5,90,000/-

Total Rs.5,90,00,000/-

(Rupees Five Crores Ninety Lakhs Only),

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



SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR
M/s. A. INFRASTRUCTURE LIMITED.,
represented herein by its Director,
Mr. KULDEEP KAW



For A Infrastructure Limited

Kuldeep Kaw
Director



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Witness *Kuldeep Kaw*

SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER
CASA LUXURY REALTY THREE LLP
Through its Designated Partner,
(Mr. VISHAL L. SUBHEDAR)

For Casa Luxury Realty Three LLP

V. Subhedar

Designated Partner



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

IN THE PRESENCE OF:

1. *Ashwani*

Suresh Dutt Pathan

*(57-B, PRTA Mayapuri Phase 2)
Delhi 110091*

2. *Ashu Medhekar*

(Adv. Aashika Medhekar)

Pradeep Kumar

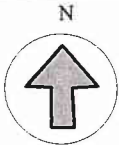
V. Subhedar



Area : 27621000

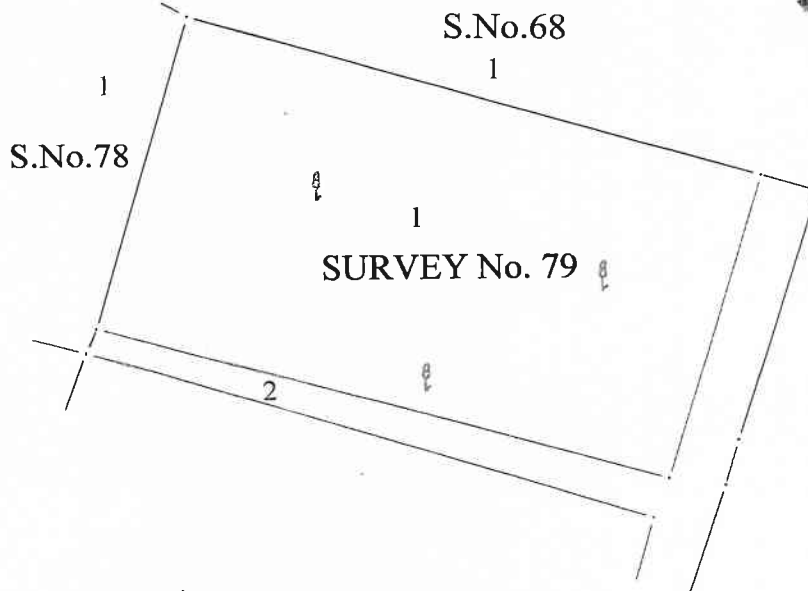
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6923



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 79/ 1
Scale : 1 : 1000

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



Vendor :
Purchase :
V. L. S. Theodor

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 29-06-2018

Compared By :

REG_1_53069_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 25-07-2018 01:02:51 PM



Document Serial Number : 3130

Presented at 12:45:00 PM on 25-07-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	2065000.00
2	Processing Fees	430.00
	Total :	2065430.00

Stamp Duty Required: 2655000.00 Stamp Duty Paid: 2655000.00



Vishal Subhedar presenter

Name	Photo	Thumb Impression	Signature
Vishal Subhedar, S/o Laxman Rajaram Subhekar , Married, Indian, age 44 years, Service, r/o 17/3, Laxmi Niwas, Gokhale Road, (South) Mumbai-400028. Maharashtra & Pr. at Assagao, Bardez Goa. Designated Partner of Casa Luxury Realty Three LLP. Having office at First floor, Impression House 42A, G.D. Ambedkar Marg., Wadala (W)., Mumbai, 400031. PAN CARD NO AANFC5527H. vide resolution dated 18/7/2018.			For Casa Luxury Realty Three LLP V. Subhedar Designated Partner


Endorsements

Executant

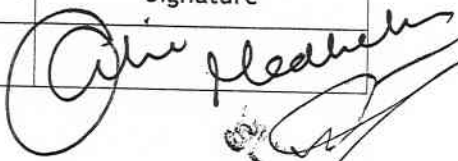
1 . Kuldeep Kaw, S/o Soom Nath Kaw, Married, Indian, age 47 Years, Business, r/o A-116, Near Solanki Takkies Shastri Nagar, Bhilwara-311. 001, Rajasthan. Director of M/s. A. Infrastructure Limited, having office at P.O. Hamirgarh, Bhilwara, 311 025, Rajasthan, PAN CARD AABCA7493D vide resolution dated 29/5/2018.

Photo	Thumb Impression	Signature
		For A Infrastructure Limited Kuldeep Kaw Director

2 . Vishal Subhedar, S/o Laxman Rajaram Subhekar, Married, Indian, age 44 Years, Service, r/o 17/3, Laxmi Niwas, Gokhale road, (South) Mumbai-400028. Maharashtra & Pr. at Assagao, Bardez Goa. Designated Partner of Casa Luxury Realty Three LLP. Having office at First floor, Impression House 42A, G.D. Ambedkar Marg., Wadala (W)., Mumbai, 400031. PAN CARD NO AANFC5527H. vide resolution dated 18/7/2018.

Photo	Thumb Impression	Signature
		For Casa Luxury Realty Three LLP V. Subhedar Designated Partner

Identification

Sr No.	Witness Details	Signature
1	Aalisha Medhekar , d/o Nivrutti Medhekar, UnMarried, Indian, age 30 Years, Advocate, r/o Panaji Goa	

Sub-Registrar

TDS Paid through HDFC Bank of Rs. 5,90,000/- dated 24.7.2018. & Mutation Challan Paid through SBI Bank of Rs. 2500/- vide challan no 201800637226 dated 25/7/2018.

Scanned By:-

Signature

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
25/7/2018