



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 5040000/-

(Rupees Fifty Lakhs Forty Thousands only)

PAID VIDE E-RECEIPT NO 202400447096 DATED :14-Jun-2024,
IN THE GOVERNMENT TREASURY.



[Signature]
24/06/2024
Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400038052
DOCUMENT SERIAL NUMBER	:	2024-BRZ-3062
DATE OF PRESENTATION	:	24-Jun-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2997-2024
DATE OF REGISTRATION	:	24-Jun-2024
NAME OF PRESENTER	:	ANIRUDDHA MEHTA Represented Herein By It's Chairman And Managing DirectorMRO-TEK REALTY LIMITED
REGISTRATION FEES PAID	:	₹2520000/-
PROCESSING FEES PAID	:	₹2700/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400447096

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 13/06/2024 13:15:04

Name and Address of Party: MROTEKREALTYLIMITED | 9535164816
Vasco

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 5040000.00

Total Amount: ₹ 5,040,000.00

(Rs. Fifty Lakh Forty Thousand Only)

Department Data:

202400038052 NOTARY|202400038052 NOTARY

Bank ref No:

CPADWTNCW7

Status:

Success

Payment Date:

14/06/2024 12:29:34

Payment Gateway:

SBI_MOPS

Print Date: 14/06/2024 14:22:56

2024-BR1-3062
24/6/24

DEED OF SALE

For MRO-TEK REALTY LIMITED

Amirudh
CHAIRMAN AND MANAGING DIRECTOR

Amirudh

THIS DEED OF SALE is executed on this Twentieth day of June, of the year Two Thousand and Twenty Four (20/06/2024) at Mapusa, Taluka Registration & Sub-District of Bardez, District of North Goa, in the State of Goa.

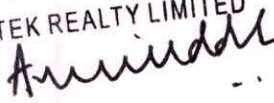
BETWEEN

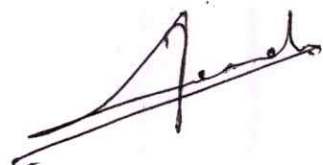
1.(i) Mr. CECIL FERNANDES, son of late Macarius Fernandes alias Marcus Fernandes, aged about 72 years, married, Retired, Canadian National, holding Canadian Passport bearing No: _____ issued on 18th May 2023 and valid till 18th May 2033, holder of Overseas Citizen of India Card bearing No : _____, Pan: _____ and Aadhaar: _____)and

(ii) Mrs. PRISCILLA MARIA STELLA FERNANDES, daughter of late Thomas Rodrigues and wife of Mr. Cecil Fernandes, aged about 69 years, married, housewife, Canadian National, holding Canadian Passport bearing No: _____ issued on 26th August 2014 and valid till 26th August 2024, holder of Overseas Citizen of India Card bearing No: _____, Pan No : _____ and Aadhaar: _____

, both residents of House No: 1241, Anna Vaddo, Candolim, Bardez – Goa, both of them, hereinafter, collectively for the sake of brevity being referred to as the **"VENDORS"** (which expression shall be deemed to mean and include their respective legal heirs, 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;**

AND

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

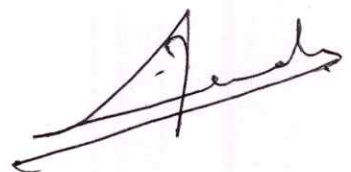


2. **MRO-TEK REALTY LIMITED, (PAN: _____)** a Public Company- Limited by Shares, with CIN: _____ and Registration No: 5873, having its Office at No:6, New BEL Road, Chikkamaranahalli, Bangalore, Karnataka-560054 India, represented herein by **it's Chairman and Managing Director -Mr. ANIRUDDHA MEHTA**, son of Mr. Bhanuprasad C. Mehta, aged about 63 years, businessman, Indian National, married, having PAN: _____, resident of Mumbai - Maharashtra, he having being appointed to enter in to this Deed of Sale vide Resolution dated May 16th 2024, and shall hereinafter, for brevity's sake being referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context be deemed to mean and include its Directors, executors, administrators and assigns wherever the context or meaning shall so require or permit) **OF THE OTHER PART;**

(The said Vendor-**Mrs. PRISCILLA MARIA STELLA FERNANDES**, daughter of late Thomas Rodrigues and wife of Mr. Cecil Fernandes, aged about 69 years, married, housewife, Canadian National, holding Canadian Passport bearing No: _____ issued on 26th August 2014 and valid till 26th August 2024, holder of Overseas Citizen of India Card bearing No: _____, Pan No : _____ and Aadhaar: _____, resident of House No: 1241, Anna Vaddo, Candolim Bardez - Goa, is represented in this Deed of Sale by her husband the said Vendor-**Mr. CECIL FERNANDES**, son of late Macarius Fernandes alias Marcus Fernandes, aged about 72 years, married, Retired, Canadian National, holding Canadian Passport bearing No: _____ issued in 18th May 2023 and valid till 18th May 2033, holder of Overseas Citizen of India Card bearing

FOR MRO-TEK REALTY LIMITED

Aniruddha Mehta
CHAIRMAN AND MANAGING DIRECTOR



No : , Pan: and Aadhaar: ,
resident of House No: 1241, Anna Vaddo, Candolim Bardez – Goa,
he having being appointed in terms of Indenture of Power of
Attorney dated 12/09/2023 executed before A. P. Maroo, Advocate
and Notary in Mumbai on 12/09/2023)

WHEREAS:

There exists ALL THAT IMMOVABLE property **admeasuring 2,100.00 square meters (Two Thousand One Hundred Only)**, along with House standing thereon bearing Panchayat House No. 1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as "DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDO", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, which stands described in the Land Registration Office of Bardez under No: 38206 of Book B-98 at folio 37 reverse and inscribed under No: 34915 at folios 8 of Book G 39, bearing Old Cadastral Number 332 of Village Candolim .

(The property admeasuring 2,100.00 square meters (Two Thousand One Hundred Only), along with House standing thereon bearing Panchayat House No. 1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as "DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF

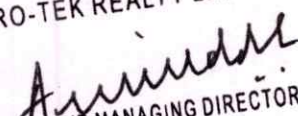
FORWATER REALTY LIMITED


CHAIRMAN AND MANAGING DIRECTOR

BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDQ", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, which stands described in the Land Registration Office of Bardez under No: 38206 of Book B-98 at folio 37 reverse and inscribed under No: 34915 at folios 8 of Book G 39, bearing Old Cadastral Number 332 of Village Candolim, shall hereinafter for the sake of brevity shall hereinafter being referred to as the "**SAID PROPERTY**")

WHEREAS:


1. The said property originally belonged to Shri. Francisco Caetano da Cunha Pinto and his wife Mrs. Lucy da Cunha Pinto.
2. In terms of Deed dated 30th May 1947, drawn up at Book No 406 at folios 93 (reverse) of the Notary of Comarca of Ilhas the said Shri. Francisco Caetano da Cunha Pinto and his wife Mrs. Lucy da Cunha Pinto sold the said property to Shri. Marcarius Fernandes, for a consideration of Rupees One Thousand Only.
3. The name of the Shri. Marcarius Fernandes stands inscribed under Inscription No: 34915 dated 29th September 1947 and the same stands described under No. 38206 of Book B-98 at folio 37 reverse.
4. In Form IX, issued on 15/6/2022, by the Office of the Talathi of Candolim, the name of Shri. Marcarius Fernandes is recorded, as occupant thereof, since before survey pertaining

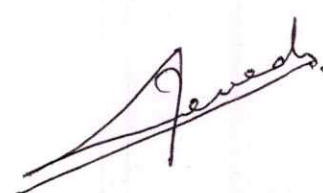
FOR MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



to the said property bearing Survey No. 195/14, situated at Candolim, Bardez, Goa;

5. The name of the Smt. Albina Gonsalves, widow of Fernando Claudio da Cunha Pinto and her son the said Shri. Francisco Caetano da Cunha Pinto, stands recorded in the Registo De Agrimensor, against property bearing Old Cadastral Survey No. 332.
6. In Form III (Index of Lands) issued on 15/6/2022 issued by the Office of Talathi of Candolim pertaining to the said property, the name of said Shri. Marcarius Fernandes is spelt as ("Marcus Fernandes") is found recorded as Occupant thereof, in the Occupant columns of the Form III, against said property bearing survey No.195/14;
7. The said Shri. Marcarius Fernandes expired on 17/03/1974 at Parel, Bombay, without any Will or any other disposition of his last wishes leaving behind his widow/ half sharer and moiety holder Mrs. Annie Fernandes and the following children as his sole and universal heirs:
 - (i) Mr. Cecil Fernandes married to Mrs. Priscilla Maria Stella Fernandes,
 - (ii) Mrs. Janet Madeira married to Mr. Frank C Madeira,
 - (iii) Mrs. Gloria D Souza married to Mr. Vincent R D'Souza and
 - (iv) Mrs. Connie D'Souza alias Philomena Constance D'Souza married to Mr. Terrance D'Souza.
8. The said Mrs. Annie Fernandes, wife of the said late Macarius Fernandes, expired on 02/05/1994 at Dubai, leaving behind a

FOI (INDIA) REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



Will dated 24/08/1992, drawn at page No. 17 of Book No. 172, drawn before the Office of the Civil Registrar and Notary Ex-Officio, Mapusa- Bardez-Goa, thereby perspicuously stating that the Said Property Listed as Item No. 1 in the said Will, to be bequeathed to her son Mr. Cecil Fernandes.

9. Upon demise of said late Macarius Fernandes and his wife late Annie Fernandes, an Inventory/ Proceedings bearing No. 150/2013/C, was initiated by their son Mr. Cecil Fernandes, in the Court of Civil Judge, at Mapusa- Goa, for partition of estate left by said late Macarius Fernandes and his wife late Annie Fernandes, and the following persons were confirmed as their legal heirs:

1. Mr. Cecil Fernandes married to Mrs. Priscilla Maria Stella Fernandes,

2. Mrs. Janet Madeira married to Mr. Frank C Madeira.

The said Mr. Frank C Madeira expired on 19/03/1977 at Parel, Mumbai, without any Will or any other disposition of his last wishes leaving behind his widow/ half sharer and moiety holder the said Mrs. Janet Madeira and following children as his sole and universal heirs:

(I) Mrs. Luiza Antao married to Mr. Anthony Antao

(II) Mrs. Felecia Fernandes married to Mr. Ashlyn Fernandes,

(III) Mrs. Flavia Madeira e Sodders married to Mr. Arcanio Sodders and

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

(IV) Mr. Xavier Madeira (a bachelor).

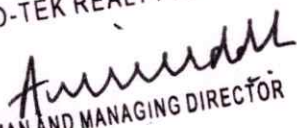
3. Mrs. Gloria D Souza married to Mr. Vincent R D'Souza.

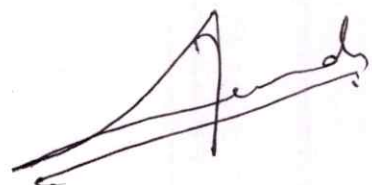
The said Mr. Vincent R D'Souza expired without any Will or any other disposition of his last wishes leaving behind his widow/ half sharer and moiety holder the said Mrs. Gloria D Souza and following children as his sole and universal heirs:

- (I) Mrs. Carol Dalgado married to Mr. Jason Dalgado,
- (II) Mr. Melroy D'Souza married to Mrs. Merlyn D'Souza and
- (III) Mr. Joseph Clint D'Souza married to Mrs. Nirmala Sandra D'Souza and

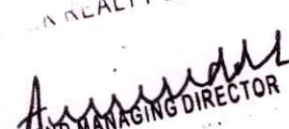
4. Mrs. Connie D'Souza alias Philomena Constance D'Souza married to Mr. Terrance D'Souza.

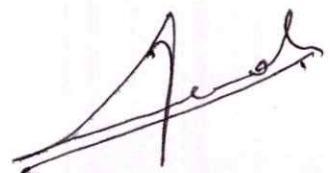
- 10. The said larger property was listed in the Description of Assets as **Item No. 1 (One)** in the said Inventory/ Proceedings bearing No. 150/2013/C, which was initiated by Mr. Cecil Fernandes, in the Court of Civil Judge, at Mapusa-Goa.
- 11. By virtue of Chart of Allotment 19/08/2014 and Order dated 12/09/2014 passed in the said Inventory/ Proceedings bearing No. 150/2013/C, the said larger property was taken in auction by the said Mr. Cecil Fernandes and his wife Mrs. Priscilla Maria Stella Fernandes (the Vendors herein).

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



12. By virtue of the above the said Mr. Cecil Fernandes and his wife Mrs. Priscilla Maria Stella Fernandes, became the absolute and exclusive owners of the **said property admeasuring 2,100.00 square meters (Two Thousand One Hundred Only)**, along with House standing thereon bearing Panchayat House No. 1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as "DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDO", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa.
13. **The area of the said property is mentioned in Form I & XIV as 2100.00 square meters against Entry No. 51876 reflecting the names of Mr. Cecil Fernandes and his wife Mrs. Priscilla Maria Stella Fernandes of Village Candolim, Bardez- Goa)**
14. The Office of the Senior Town Planner vide its Ref No: TPBZ/ZON/14741/CAN/TCP-24/265 dated 05/01/2024 have issued Land Use Zoning information in respect of the said property bearing Survey No. 195/14 of Village Candolim, Bardez, Goa, that said property falls in Settlement Zone.
15. Office of the Directorate of Settlement & Land Records vide Its Certificate bearing Reference No: 9(02)-367/DSLRL-2023/4594

REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

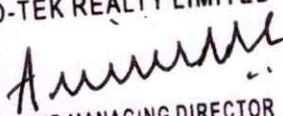


dated 29-12-2023 has certified that the Old Cadastral No 332(Part) of Candolim Village corresponds to New Survey No. 195/14(Part) of Candolim Village.

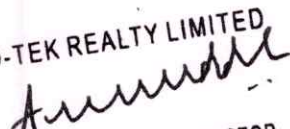
16. AND WHEREAS, the Purchaser has approached the Vendors for purchase of the SAID PROPERTY and the Vendors have agreed to sell the SAID PROPERTY to the Purchaser;

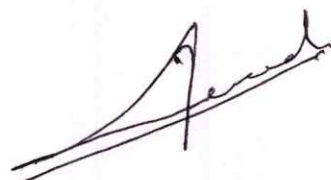
AND WHEREAS The Vendors do hereby represent to the Purchaser that:

- (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 SAID PROPERTY;
- (ii) The Vendors are the sole owners of the SAID PROPERTY and are in possession of the SAID PROPERTY. Except Vendors no other person or persons have any right, title and interest in the SAID PROPERTY;
- (iii) Neither the Vendors nor any one on their behalves have otherwise created any adverse rights in respect of the SAID PROPERTY or any part thereof, which are subsisting as on date;
- (iv) There is/are no dispute/s as to the boundaries of the SAID PROPERTY.

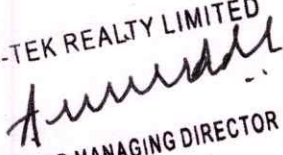
For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

- (v) There are no testamentary rights created under any document or under any covenant or by prescription in respect of and/or upon the SAID PROPERTY or any part thereof, including right of way created in favour of any adjoining owners in respect of the SAID PROPERTY;
- (vi) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against 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 where by the SAID PROPERTY or any part thereof is in anyway affected and/or impaired;
- (viii) All outgoings, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of 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.
- (ix) The Vendors have not entered into any agreement or arrangement for sale of or development for otherwise transferred the SAID PROPERTY or any part thereof.
- (x) The SAID PROPERTY is/was not the subject matter of any acquisition, litigation, requisition, attachment or otherwise or before any court, tribunal and/or forum;

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



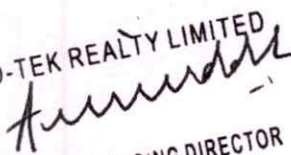
- (xi) All compliances germane to the SAID PROPERTY have been complied with under applicable laws, rules and regulations and that there is no reason for the Vendors to believe that there is any outstanding claim or liability (crystallized or potential) that may affect the SAID PROPERTY and/or development thereof.
- (xii) No notice/is/are received by the Vendors or any one on their behalves 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 SAID PROPERTY or any part thereof;
- (xiii) There are no dues and/or proceeding spending against the Vendors, as contemplated under Section 281 of the Income Tax Act 1961;
- (xiv) The Vendors have a clear, marketable and unencumbered title to the SAID PROPERTY and upon conveyance of the SAID PROPERTY, the PURCHASER will be solely, exclusively and absolutely entitled to the SAID PROPERTY without any defect in the title to the SAID PROPERTY.
- (xv) 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 SAID PROPERTY from the Vendors and have called upon the Vendors to transfer, convey and assure the SAID PROPERTY to the PURCHASER by this deed.

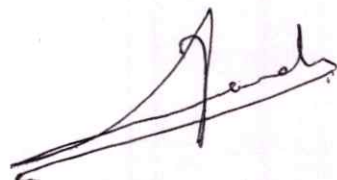
For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

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 THAT IMMOVABLE property admeasuring 2,100.00 square meters (Two Thousand One Hundred Only)**, along with House standing thereon bearing Panchayat House No. 1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as "DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDO", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, which stands described in the Land Registration Office of Bardez under No: 38206 of Book B-98 at folio 37 reverse and inscribed under No: 34915 at folios 8 of Book G 39, bearing Old Cadastral Number 332 of Village Candolim, for a total consideration of Rs.8,40,00,000/- (Rupees Eight Crores Forty Lakhs Only) which represent the actual market rate of the SAID PROPERTY, and 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 in consideration of the sum of **Rs.8,40,00,000/- (Rupees Eight Crores Forty Lakhs Only)** less the sum of **Rs. 1,57,50,540/- (Rupees One Crore Fifty Seven Lakhs Fifty Thousand Five Hundred And Forty Only)** deducted as TDS and deposited before the Income Tax Department and the

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

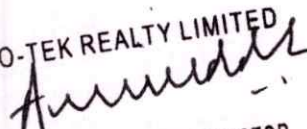


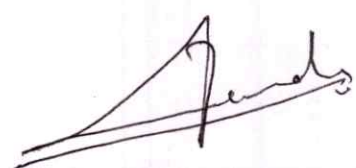
balance sum of Rs.6,82,49,460/- (Rupees Six Crores Eighty Two Lakhs Forty-nine Thousand Four Hundred And Sixty Only) by the PURCHASER to the Vendors and the TDS to the Income Tax Department respectively as per Schedule II herein below mentioned, the receipt of which amount the Vendors do hereby admit 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 PURCHASER, all that SAID PROPERTY, TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, watercourses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY belonging to and in any wise appertaining or usually held or occupied there with or reputed to belong or be appurtenant there to AND ALL the estate, right, title, interest, property use, possession claim and demand what so ever 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 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

For MRO-TEK REALTY LIMITED
[Signature]
CHAIRMAN AND MANAGING DIRECTOR

[Signature]

absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THEUSE 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 what so ever 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 inequity in the SAID PROPERTY hereby granted, conveyed, transferred and assured or any part thereof by, from under or in trust for the 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

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



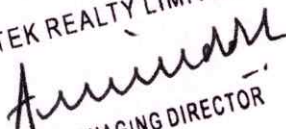
absolutely assuring the SAID PROPERTY unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. In pursuance of the receipt of the entire Purchase Consideration paid by the PURCHASER to the Vendors in the aforesaid manner, the receipt whereof is hereby admitted and acknowledged by the Vendors, 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 which shall be settled by the Vendors alone without disturbing the title and/or the possession of the PURCHASER.

3. The Vendors declares, states and verifies that the representations made in this Deed of Sale including in the recitals above are true 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

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

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.

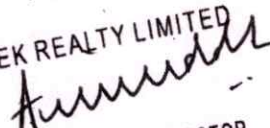
(b) There are no encumbrances, charges, liens or any other liability of whatsoever nature on the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect hereto;

(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 deal with and or dispose of the same at the Company's free will and discretion.

(f) The PURCHASER shall hold the SAID PROPERTY freely and

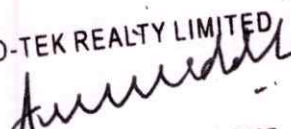
For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

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 stake, titles, charges and encumbrances whatsoever made occasioned or to be claimed by, from or in trust from them;

(g) The SAID PROPERTY hereby conveyed, transferred and assured unto the Purchaser, 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 whom the Vendors have inherited the SAID PROPERTY or their

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

predecessors in title;

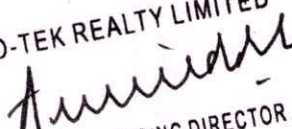
(j) The Vendors shall indemnify and keep the PURCHASER indemnified for any acts or omission or commission of the Vendors in violation of the Statutory Provisions that may threaten the possession and title of the PURCHASER to the SAID PROPERTY.

(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 Vendors, do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as maybe 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 names of Cecil Fernandes and Mrs. Priscilla Maria Stella Fernandes against Mutation Entry No. 51876 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

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



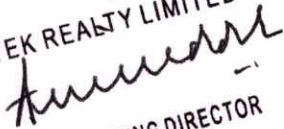
matter of this Sale Deed does not pertain to occupancies of person belonging to Scheduled Caste and Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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.8,40,00,000/- (Rupees Eight Crores Forty Lakhs Only) and as such stamp duty @6% i.e. Rs.50,40,000/- (Rupees Fifty Lakhs Forty Thousand Only) is affixed hereto along with the Registration and Mutation Fees is borne and paid by the Purchaser.

9. The VENDORS hereby declare and confirm that:

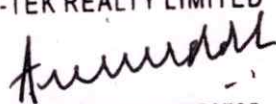
(i) The **VENDORS** are Canadian Nationals **Vendor No. 1-Mr. CECIL FERNANDES**, being Canadian National, holding Canadian Passport bearing No: AY141799 issued in 18th May 2023 and valid till 18th May 2033, holder of Overseas Citizen of India Card bearing No :A 295295 and Vendor No.2- **Mrs. PRISCILLA MARIA STELLA FERNANDES**, Canadian National, holding Canadian Passport bearing No: GJ493913 issued on 26th August 2014 and valid till 26th August 2024, holder of Overseas Citizen of India Card bearing No: A 295296 TDS applicable is at the rate of 26% and 17.771% (**Rs. 1,57,50,540/-**);

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR

(ii) The VENDORS are solely responsible for complying with the necessary formalities as laid down in and as required under the Foreign Exchange Management Act, 1999 ("FEMA"), Reserve Bank of India Act and Rules made thereunder or any statutory amendments(s)/ modifications(s) made thereto and all other applicable laws including that of remittance of payment, acquisition / sale / transfer of immovable properties in India etc. The VENDORS further agree that any refund, transfer of security, if provided in terms of this Deed shall be made in accordance with the provisions of FEMA or statutory enactments or amendments thereto and the Rules and Regulations made by the Reserve Bank of India or under any other applicable law.

(iii) The VENDORS understand/s and agree/s that in the event of any misrepresentation of their respective status of Nationality/residency etc. which may have tax/TDS implications and/or in case of any failure on their part to comply with applicable law/rules/guidelines issued by the Government of India and/or the Reserve Bank of India or any other authority then they shall be liable for action under the FEMA and/or any other applicable law (as amended from time to time) and that neither the PURCHASER nor the Office of the Sub-Registrar-of Bardez at Mapusa- Goa shall be responsible for any violation of such applicable law and/or RBI Rules/Guidelines and the VENDORS shall be solely liable/responsible for the same and the VENDORS agree to indemnify and hereby indemnify, for all times to come, the PURCHASER and/or

For MRO-TEK REALTY LIMITED

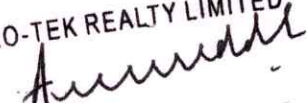

CHAIRMAN AND MANAGING DIRECTOR

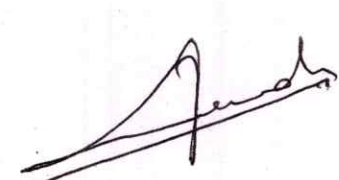
its nominees/successors in title against any loss, damages, cost and expenses which may be suffered by the PURCHASER on account of the above.

10. The Purchaser has paid TDS @26.00% in the sum of Rs. **26,00,000/- (Rupees Twenty six lakhs Only)** and TDS @17.771% in the sum of Rs. **1,31,50,540/- (Rupees One Crore Thirty One Lakhs Fifty Thousand Five Hundred And Forty Only)** on behalf of the Vendors abovenamed, more particularly mentioned in the Payment Schedule-II-mentioned herein below.

11. Office of the Income Tax Department DCIT ASMNT CIR 2 (1) , BLR vide it's Document bearing Document Identification Number: 197(1)_206C(9)/ABNPC7332F/2024-25/1 dated 16- May-2024 has under Certificate u/s 197 for PAN: ABNPC7332F of Mr. CECIL FERNANDES has certified Certificate Rate as 13.67%.

12. Office of the Income Tax Department DCIT ASMNT CIR 2 (1), BLR vide it's Document bearing Document Identification Number: 197(1)_206C(9)/AAFPF2177C/2024-25/1 dated 16- May-2024 has under Certificate u/s 197 for PAN: AAFP2177C of Mrs. PRISCILLA MARIA STELLA FERNANDES has certified Certificate Rate as 13.67%.

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



SCHEDULE-I
HEREINABOVE REFERRED TO:
(DESCRIPTION OF PROPERTY HEREBY AGREED TO BE SOLD)

ALL that immovable property **admeasuring 2,100.00 square meters**, along with House standing thereon bearing Panchayat House No.1241, admeasuring around 150.00 square meters, surveyed under Survey No.195/14, forming part of the larger property known as "DARVONEM" or "DARVONA MADDA OF BAPULE" or "DERVONEM MADDA OF BAPULE" or "DARVONA MADDA OF BAPUTTI" or "ANNA VADDO", of Village Candolim, within the limits of Village Panchayat of Candolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa which stands described in the Land Registration Office of Bardez under No: 38206 of Book B-98 at folio 37 reverse and inscribed under No: 34915 at folios 8 of Book G 39, bearing Old Cadastral Number 332 of Village Candolim, and is bounded as under:

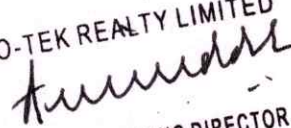
On or towards the North: By property bearing Survey Nos. 195/10, 195/5, 195/11, 195/12 and 195/31 of Village Candolim

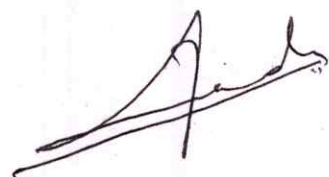
On or towards the South: By property bearing Survey Nos. 195/19, 195/16, 195/23, and 195/15 of Village Candolim

On or towards the East: By property bearing Survey No. 195/15 of Village Candolim

On or towards the West: By property bearing Survey No. 195/13 of Village Candolim.

(SAID PROPERTY more particularly described herein above, for better clearness, are delineated on the plan (ANNEXURE) annexed hereto and there on is shown surrounded by red colored boundary lines)

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



**(MODE OF PAYMENT)
PAYMENT SCHEDULE II
MR. CECIL FERNANDES**

Mode of Payment	Date	Drawn on Bank/ Branch	In favour of	Amount In INR	TDS
HDFC Bank- UTR No. DFCR52024031889408690	18/03/2024	HDFC BANK	MR. CECIL FERNANDES	Rs.5,00,000/-	Rs. 1,75,676/-
HDFC Bank- UTR No. DFCR52024031989866491	19/03/2024	HDFC BANK	MR. CECIL FERNANDES	Rs.32,00,000/-	Rs. 11,24,324/-
HDFC Bank- UTR No. DFCR52024052058525926	20/05/2024	HDFC BANK	MR. CECIL FERNANDES	Rs.20,55,725/-	Rs.4,44,275/-
HDFC Bank- UTR No. DFCR52024060362776067	03/06/2024	HDFC BANK	MR. CECIL FERNANDES	Rs.41,11,450/-	Rs.8,88,550/-
DD NO. 006272"560240039: 999990"	18/06/2024	HDFC BANK	MR. CECIL FERNANDES	Rs.2,42,57,555/-	Rs.52,42,445/-

Mrs. PRISCILLA MARIA STELLA FERNANDES

Mode of Payment	Date	Drawn on Bank/ Branch	In favour of	Amount In INR	TDS
HDFC Bank- UTR No. DFCR52024031889408690	18/03/2024	HDFC BANK	Mrs. PRISCILLA MARIA STELLA FERNANDES	Rs.5,00,000/-	Rs. 1,75,676/-
HDFC Bank- UTR No. DFCR52024031989866491	19/03/2024	HDFC BANK	Mrs. PRISCILLA MARIA STELLA FERNANDES	Rs.32,00,000/-	Rs. 11,24,324/-
HDFC Bank- UTR No. DFCR52024052058525926	20/05/2024	HDFC BANK	Mrs. PRISCILLA MARIA STELLA FERNANDES	Rs.20,55,725/-	Rs.4,44,275/-
HDFC Bank- UTR No. DFCR52024060362776067	03/06/2024	HDFC BANK	Mrs. PRISCILLA MARIA STELLA FERNANDES	Rs.41,11,450/-	Rs.8,88,550/-
DD NO. "006273"560240039: 999990"	18-06-2024	HDFC BANK	Mrs. PRISCILLA MARIA STELLA FERNANDES	Rs.2,42,57,555/-	Rs.52,42,445/-



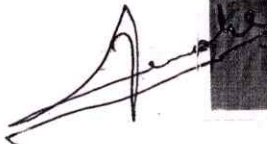

**Total :
Rs.8,40,00,000/- (Rupees Eight Crores Forty Lakhs Only)**

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











For MRO-TEK REALTY LIMITED
[Signature]
CHAIRMAN AND MANAGING DIRECTOR

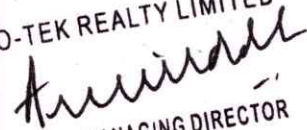
[Signature]

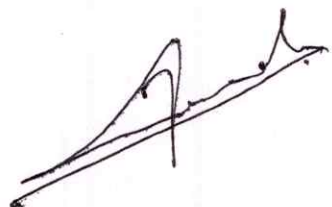
SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No 1 (i)


For self-Mr. CECIL FERNANDES and as Attorney of
Mrs. PRISCILLA MARIA STELLA FERNANDES

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR













SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER

 MRO-TEK REALTY LIMITED
CHAIRMAN AND MANAGING DIRECTOR



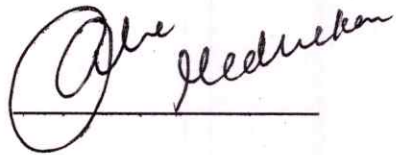
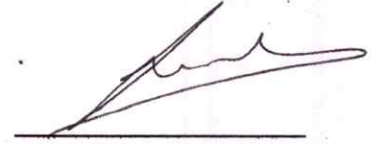
MRO-TEK REALTY LIMITED
represented herein by its Chairman and Managing Director –
Mr. ANIRUDDHA MEHTA

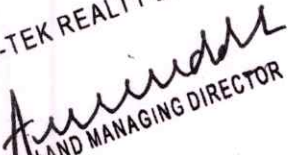
				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For MRO-TEK REALTY LIMITED
CHAIRMAN AND MANAGING DIRECTOR

IN THE PRESENCE OF:

1. Sundering m work
Flat No 703, 7th floor
Confrance Enclave Vaddem
Vasco - Goa.
2. Adv. Aalishu N. Hednekar
No Flat No 251 Models
Analon Taleigas Illu
Goa.



FOR MRO-TEK REALTY LIMITED

CHAIRMAN AND MANAGING DIRECTOR



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Jun-2024 12:28:16 pm

Document Serial Number :- 2024-BRZ-3062

Presented at 12:18:24 pm on 24-Jun-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	5040000
2	Registration Fee	2520000
3	Tatkal appointment fee	50000
4	Mutation Fees	2000
5	Processing Fee	2700
Total		7614700

Stamp Duty Required :5040000/-



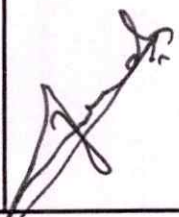
Stamp Duty Paid : 5040000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	ANIRUDDHA MEHTA Represented Herein By It's Chairman And Managing Director MRO-TEK REALTY LIMITED ,Father Name:Bhanuprasad C. Mehta, Age: 63, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Mumbai, Address2 - , PAN No.:			



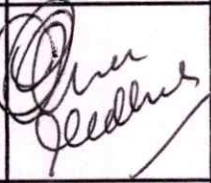


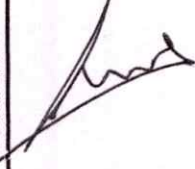
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CECIL FERNANDES , Father Name:Late Macarius Fernandes Alias Marcus Fernandes, Age: 72, Marital Status: Married ,Gender:Male,Occupation: Advocate, House No: 1241, Anna Vaddo, Candolim Bardez – Goa, PAN No.:			
2	ANIRUDDHA MEHTA Represented Herein By It's Chairman And Managing Director MRO-TEK REALTY LIMITED , Father Name:Bhanuprasad C. Mehta, Age: 63, Marital Status: ,Gender:Male,Occupation: Business, Mumbai, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	CECIL FERNANDES , Father Name:Late Macarius Fernandes Alias Marcus Fernandes, Age: 72, Marital Status: , Gender:Male,Occupation: Advocate, 1241, Anna Vaddo, Candolim Bardez – Goa, PAN No.: , as Power Of Attorney Holder for PRISCILLA MARIA STELLA FERNANDES			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AALISHA MEDHEKAR, Age: 36, DOB: , Mobile: 9561399658 , Email: , Occupation: Advocate , Marital status : Married , Address: 403001, Models Avalon Flat No 2 Se1 Taleigao Ilhas Goa , Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Surendra Naik, Age: 51, DOB: , Mobile: 9764389333 , Email: , Occupation: Service , Marital status : Married , Address: 403802, Flat No 703 7th Floor Confraria Enclave Vaddem Vasco Goa , Vasco Da Gama, Mormugao, SouthGoa, Goa			


Sub Registrar
24/6/2024
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-3062

Document Serial No:-2024-BRZ-3062

Book :- 1 Document
Registration Number :- BRZ-1-2997-2024
Date : 24-Jun-2024

Bardez
24/06/2024

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

SUB-REGISTRAR
BARDEZ

