

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 31-Jan-2025 12:43:10
Date of Receipt: 31-Jan-2025

Receipt No : 2024-25/9/10322
Serial No. of the Document : 2025-BRZ-636
Nature of, Document : **Conveyance - 22**
Received the following amounts from **Mehak Khurana Director Of RBST Ventures Private Limited** for
Registration of above Document in Book-1 for the year 2025

Registration Fee	554250	E-Challan(Online fee)	• Challan Number : 202400782605 • CIN Number : CPAEKBXKJ2	554250
Processing Fee	6080	Payment to ITG	• Payment Reference : pay_PEkRkMGr2GF4fw • Receipt Number : 488a47ad39e07406d778	6080
Total Paid	560330 (Rupees Five Lakh Sixty Thousands Three Hundred And 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. JOAO DIAS**

RBST VENTURES PVT. LTD.
Melak
Authorised Signatory

Specimen Signature of the Person Authorized
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **31-Jan-2025**

Signature of the Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar

JOAO
10/03/2025



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

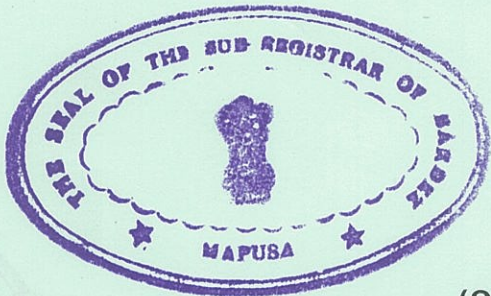


STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 923800/-
(Rupees Nine Lakh Twenty Three Thousands Eight Hundred only)
PAID VIDE E-RECEIPT NO 202400782642 DATED :28-Oct-2024,
IN THE GOVERNMENT TREASURY.



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	:	202400063082
DOCUMENT SERIAL NUMBER	:	2025-BRZ-636
DATE OF PRESENTATION	:	31-Jan-2025
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-695-2025
DATE OF REGISTRATION	:	03-Feb-2025
NAME OF PRESENTER	:	Mehak Khurana Director Of RBST Ventures Private Limited
REGISTRATION FEES PAID	:	₹554250/-
PROCESSING FEES PAID	:	₹6080/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

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



Echallan No. 202400782642

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 28-10-2024 16:11:13

Name and Address of Party:

Mehak
L 003 Great Value Sharnam Sec 107 Starling Mall Noida Gautam
Buddha Nagar Uttar Pradesh

Service:

Stamp Duty

Amount

Stamp Duty

₹ 923800.00

Total Amount: ₹ 923,800.00

(Rs. Nine Lakh Twenty Three Thousand Eight Hundred
Only)

Department Data:

202400063082 NOTARY|202400063082 NOTARY

Bank ref No:

Status:

Success

Payment Date:

28-10-2024 22:09:23

Reprint Date: 29/10/2024 10:50:57



Sr. No. 2025-BR2-636
31/01/2025

DEED OF SALE

THIS DEED OF SALE is executed at Mapusa, Goa, on this 31st day of January in the year 2025.

[Signature]

For LIFESTYLE REALITY
[Signature]
PARTNER

[Signature]

RBST VENTURES PVT. LTD.

[Signature]
Authorised Signatory

BETWEEN

1. **MR. SAVIO MARIO ANTHONY PEREIRA alias SAVIO MARIO A PEREIRA**, Son of Late Marcus Lawrence Pereira alias Marcus Pereira alias Markus Pereira alias Marcos Miguel Jerenimo Pereira alias Marcus Miguel Jerenimo Pereira, aged 55 years, Business, Married, Indian National, having PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] resident of: C-401, Om Chandradarshan, CHS, Malvani, Opp. St. Anthony School, Malad West, VTC Mumbai, Malad, Mumbai – 400 095, Maharashtra; and his wife

2. **MRS. SUSANA OLINDA PEREIRA alias SUSANA PEREIRA alias SUSANA OLINDA FERNANDES**, Daughter of Mr. Joseph Manuel Fernandes, aged 55 years, Business, Married, Canadian National, having PAN Card bearing No. [REDACTED], OCI Card bearing No. [REDACTED], Passport bearing No. [REDACTED] resident of: 1008-90, Paisley BLVD. West, Mississauga, L5B1E2, Ontario, Canada, through her Power of Attorney holder, her husband, **Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira**, aged 55 years, Indian National, having PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] duly constituted by Power of Attorney dated 03/08/2022, bearing No. 28581, duly Apostilled before the Consulate General of India at Toronto, hereinafter referred to as the **"VENDORS"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, legal representatives, executors, administrators, beneficiary(ies), legatee(s), nominees and permitted assigns) of the **FIRST PART**;

AND

RBST VENTURES PRIVATE LIMITED, a Private Limited Company incorporated and existing under the laws of India, bearing Company Identification No. [REDACTED] PAN Card bearing No. [REDACTED] and having its registered office at: H. No. 900, Monteiro Wado, Anjuna, Mapusa B, Anjuna, Bardez, North Goa, Goa 403 509, represented herein by its Director viz., **MRS. MEHAK KHURANA**, daughter of Mr. Ajay Khurana, aged about 40 years, Married, Service, Indian National, holding PAN Card bearing no. [REDACTED] Aadhaar Card

[Signature]

RBST VENTURES PVT. LTD.

[Signature]
Authorised Signatory

For LIFESTYLE REALITY

[Signature]
PARTNER

[Signature]

bearing No. [REDACTED], resident of L 003, Great Value Sharnam, Sec 107, Starling Mall, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201 304, duly authorised vide Board Resolution dated 18/10/2024 bearing Resolution No. RBST/2024/002, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors, permitted assigns and nominee/s) of the **SECOND PART**;

AND CONFIRMED BY

1. **LIFESTYLE REALITY**, a Partnership Concern, having PAN Card bearing No. [REDACTED] GSTIN No. [REDACTED], having its registered address at: Shop No. 3 and 4, Sabina Manzil, Vaddem, South Goa, Goa – 403 802, represented herein through its Designated Partner, **MR. JAI LAKHANI**, son of Mr. Kanaiyalal Lakhani, Married, having Aadhaar Card bearing No. [REDACTED], PAN Card bearing No. [REDACTED], Indian National, Age: 41 years, Occupation: Business, residing at: Bogmalo Aum, G-12, H. No. 77, Rangavi Estate, Issorcim, Cortalim, South Goa, Goa – 403 710, duly constituted by Power of Attorney dated 29/10/2024 bearing Reg. No. 4/3254/24, executed before Adv. Menino Teles at Panaji, Goa;
2. **MR. MARIO SAVIO IGNATIUS D'SA**, son of Mr. Percy Anthony D'Sa, aged about 66 years, Married, Service, Indian National, holding PAN Card bearing No. [REDACTED] Aadhaar Card bearing No. [REDACTED] resident of A-304, Vasundhara Apartment, Mulgaon Road, Vasai West, Mulgaon, Palghar, Maharashtra – 401 201, hereinafter referred to as the **"CONFIRMING PARTIES"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his successors, permitted assigns and nominee/s) of the **THIRD PART**;

The **VENDORS**, the **PURCHASER** and the **CONFIRMING PARTIES** are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as "the Parties".

[Signature]

RBST VENTURES PVT. LTD.
[Signature]
Authorised Signatory

For LIFESTYLE REALITY
[Signature]
PARTNER

[Signature]

WHEREAS:

A. The Vendors are the joint and absolute owners of all that property known as **"PALMGROVE BATIERA"** or **"BHATYER"**, situated at Village Nerul, Taluka Bardez, Sub-District North Goa, within the limits of Village Panchayat of Nerul, along with a residential house constructed thereon bearing House No. 287 admeasuring 175 sq. mts. built up area, the property totally admeasuring 1,175 sq. mts. or thereabouts, which property is described under no. 14801 drawn up at page no. 42 of Book No. B-39 (new) in the Land Registration Office of the Judicial Division of Bardez, not enrolled in the Taluka Revenue Office, surveyed in the old cadastral survey under survey no. 562 and presently bearing Survey No. 26, Sub-Division No. 4, situated at Village Nerul, Taluka Bardez, Sub-District of North Goa, State of Goa, which property shall hereinafter be referred to as the **"Said Property"** and is more particularly described in the **Schedule I** hereunder written to this Deed of Sale.

B. The Vendors are in quiet, vacant and peaceful physical possession of the **Said Property** and have a clear and marketable title to the **Said Property**, free from all claims, demands and encumbrances.

C. The Vendors and the Confirming Party No. 2 have represented to the Purchaser as follows:

- i. A Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922 drawn up at folio nos. 60 to 65 overleaf of Book No. 322 in the Land Registration Office of the Judicial Division of Bardez, was executed between, (1) Mr. Visnum Gopala Sinay Bobo E Caculo; his wife, (2) Mrs. Padmavonty Sinainim; (3) Mrs. Subodry Sinainim E Caculo, widow, as the **"First Party"** therein; (4) Mr. Ambrosio Agostinho De Souza Mesquita; his wife, (5) Mrs. Sinfarosa Soares, as the **"Second Party"** therein; (6) Mr. Joao Miguel Pereira, as the **"Third Party"** therein; and (7) Mr. Pedro Luis Soares, as the **"Fourth Party"** therein.

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Vide the Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922 it is known that, the First Party i.e. (1) Mr. Visnum Gopala Sinay Bobo E Caculo; his wife, (2) Mrs. Padmavonty Sinainim; and (3) Mrs. Subodry Sinainim E Caculo were the owners of all that property known as "Parte do Palmar Sexto Lote de Batiera" (part of palmgrove of sixth lote of Batiera), situated in the Village and Parish of Nerul, described in the Land Registration office of the Judicial Division Ilhas under no. 8477 drawn up at folio no. 140v of Book No. B-22 (new) (which property is hereinafter referred to as the "Said Entire Property").

Vide the Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922 it is known that, the First Party i.e. (1) Mr. Visnum Gopala Sinay Bobo E Caculo; his wife, (2) Mrs. Padmavonty Sinainim; and (3) Mrs. Subodry Sinainim E Caculo sold **one-fourth $\frac{1}{4}$ part** of the Said Entire Property known as "**PALMGROVE BATIERA**", situated in the Village and Parish of Nerul, Bardez Taluka, then forming a distinct part in itself, and was bounded on the **North:** by the property belonging to Sebastiao Vales; on the **East:** by the public road; on the **South:** by the one-fourth $\frac{1}{4}$ part of the same property belonging to Ambrosio Agostinho de Souza and his wife; and on the **West:** by the remaining part of the same property belonging to Visnum Gopala Sinai Bobo e Caculo (which property is hereinafter referred to as the "**Said Lager Property**"), to the Third Party i.e. **Mr. Joao Miguel Pereira**.

- ii. By virtue of the Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922, **Mr. Joao Miguel Pereira** came to be owner of the Said Lager Property.
- iii. Thereafter, a Deed of Gift Intervivos dated 18/01/1923 drawn up at folio no. 96 to 97 overleaf of Book No. 323 in the Land Registration Office of the Judicial Division of Bardez, was executed between, (1) Mr. Joao Miguel Pereira; his wife,

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PARTNER

(2) Mrs. Caridade De Souza, as the **"First Party"** therein; (3) Mr. Lourenco Mariano Pereira; and, (4) Mr. Domingos Francisco Pereira, as the **"Second Party"** therein.

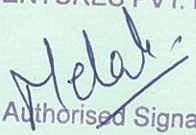
Vide the Deed of Gift Intervivos dated 18/01/1923 it is known that, (1) Mr. Joao Miguel Pereira; and his wife, (2) Mrs. Caridade De Souza, gifted the Said Larger Property to their sons (3) **Mr. Lourenco Mariano Pereira**; and, (4) **Mr. Domingos Francisco Pereira** in equal proportion.

iv. Subsequently, the Said Larger Property came to be described in the Certificate of Description bearing No. 14801, drawn up at page no. 42 of Book B-39 (new) in the Land Registration Office of the Judicial Division of Bardez.

v. As per the Certificate of Inscription bearing no. 12709 dated 16/03/1923, drawn up at page no. 27 of Book No. F-21 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, the Said Larger Property was provisionally inscribed in favour of (1) Mr. Lourenco Mariano Pereira; and his brother (2) Mr. Domingos Francisco Pereira, having been gifted to them by their parents namely, Mr. Joao Miguel Pereira married to Mrs. Caridade de Souza, by virtue of a Deed of Gift dated 08/01/1923 drawn up at folio no. 96 to 97v of Book No. 323 in the Land Registration office of the Judicial Division of Bardez.

vi. Subsequently, on 18/12/1923, the provisional inscription was converted into a definitive inscription and the Said Larger Property was definitely inscribed in favour (1) Mr. Lourenco Mariano Pereira; and his brother (2) Mr. Domingos Francisco Pereira in equal proportion.

vii. As per the Certificate of Inscription bearing no. 9393 dated 28/01/1935, drawn up at page no. 73v of Book No. G-18 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that, one-half $\frac{1}{2}$ of the Said Larger Property was inscribed in favour of Mrs. Sebastiana Almeida e Pereira, wife of Mr.


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Lourenco Mariano Pereira, for having purchased the same from Mr. Domingos Francisco Pereira and his wife Mrs. Lilia Naziana Carrasco by virtue of a Deed of Sale dated 18/12/1934 drawn up at page no. 70 to 71 of Book No. 411 in the Land Registration office of the Judicial Division of Bardez.

viii. By virtue of the Certificates of Inscription bearing Nos. 12709 and 9393, **Mr. Lourenco Mariano Pereira** and his wife **Mrs. Sebastiana Almeida e Pereira** came to be owners of the Said Larger Property.

ix. Subsequently, the Said Larger Property was surveyed under Old Cadastral No. 562 of Village Nerul.

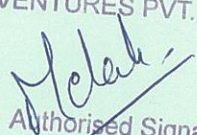
x. In the Registo Do Agrimensor (Surveyor's Register) of Village Nerul Bardez Taluka, with respect to the Said Larger Property, the name of Mr. Lourenco Mariano Pereira was recorded as the landowner therein.

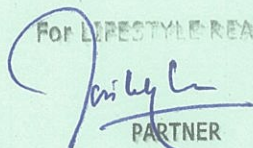


xi. In the Numerical Index of Village Nerul, Bardez Taluka, with respect to the Said Larger Property, the name of, Mr. Lourenco Mariano Pereira was recorded as the landowner therein.

xii. In the Auto de Demarcacao (Proceedings of Demarcation) dated 17/12/1935 with respect to the Said Larger Property, the name of Mr. Lourenco Mariano Pereira was recorded as the landowner therein.

xiii. The property known as "**PALMGROVE BATIERA**" or "**BHATYER**" bearing old Cadastral No. 562, is surveyed in the survey records under Survey No. 26, Sub-Division No. 4, admeasuring 1,175 sq. mts., along with a residential house constructed thereon, bearing House No. 287 admeasuring 175 sq. mts. built up area, situated at Village Nerul, Bardez Taluka, within the local limits of the Village Panchayat of Nerul, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa (hereinafter referred to as the "**Said Property**").


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xiv. In the Index of Lands / Form III with respect to the **Said Property**, issued by the office of the Talathi of Nerul, the name of Mr. Lourenco Pereira was recorded in the Occupant's column vide mutation entry no. 269.

xv. In the Form 9, with reference to mutation entry no. 269, with respect to the **Said Property** issued by the office of the Talathi of Nerul, it is recorded that Mr. Lourenco Pereira was the Occupant since before survey with respect to the **Said Property**.

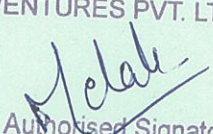
xvi. In the Manual Form I and XIV, with respect to the **Said Property**, issued by the office of the Talathi of Nerul, the name of Mr. Lourenco Pereira, was recorded in the Occupant's column vide mutation entry no. 269.

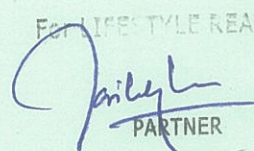
xvii. Pursuant to the above, a Deed of Declaration of Succession dated 03/06/1978 drawn up before the office of the Notary Ex-Officio in the Judicial Division of Bardez, was executed by Mr. Marcus Miguel Jeronimo Pereira upon the demise of his father Late Lourenco Mariano Pereira.

Vide the Deed of Declaration of Succession dated 03/06/1978 it is known that, Late Lourenco Mariano Pereira expired on 16/02/1974, without a Will or any other disposition of his last wish, leaving behind Mrs. Sebastiana Almeida as his widow and moiety holder and his only son Mr. Marcus Miguel Jeronimo Pereira as his sole and universal heir.

xviii. Pursuant to the above, a Deed of Acquiescence dated 31/05/2002 drawn up at page nos. 23 to 24 of the Book of Deeds No. 798, before the office of the Notary Ex-Officio of Bardez, was executed between, (1) Mr. Marcus Miguel Jeronimo Pereira; and his wife (2) Mrs. Melita Esmeralda Pereira, as the "**Parties**" therein.



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PARTNER



Vide the said Deed of Acquiescence dated 31/05/2002, it is known that, Mr. Marcus Miguel Jerenimo Pereira was married to Mrs. Melita Esmeralda Pereira under the regime of communion of assets and had one son out of their wedlock namely, Mr. Savio Mario Anthony Pereira married to Mrs. Susana Pereira.

Vide the said Deed of Acquiescence dated 31/05/2002, it is known that, Mr. Marcus Miguel Jerenimo Pereira and his wife Mrs. Melita Esmeralda Pereira authorized each other to make their respective wills by virtue of the said Deed of Acquiescence dated 31/05/2002.

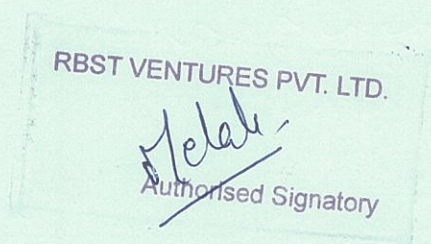
- xix. Thereafter, a Public Will dated 31/05/2002 drawn up at page nos. 17 to 18v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez was executed by Mr. Marcus Miguel Jerenimo Pereira as the **"Testator"** therein.

Vide the said Public Will dated 31/05/2002, it is known that, Mr. Marcus Miguel Jerenimo Pereira, bequeathed all his rights, title and interest in the **Said Property** to his son, Mr. Savio Mario Anthony Pereira married to Mrs. Susana Pereira, by virtue of the said Public Will dated 31/05/2002.

- xx. Pursuant to the above, a Public Will dated 31/05/2002 drawn up at page nos. 19 to 20v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez was executed by Mrs. Melita Exmeralda Pereira as the **"Testatrix"** therein.

Vide the said Public Will dated 31/05/2002, it is known that, Mrs. Melita Exmeralda Pereira, bequeathed all her rights, title and interest in the **Said Property** to her son, Mr. Savio Mario Anthony Pereira married to Mrs. Susana Pereira, by virtue of the said Public Will dated 31/05/2002.

Melita



Melita

- xxi. By virtue of the aforementioned Public Wills dated 31/05/2002, **Mr. Savio Mario Anthony Pereira alias Savio Mario A Pereira** and his wife **Mrs. Susana Olinda Pereira alias Susana Pereira** (the “**Vendors**” herein) came to be the owners of the **Said Property**.
- xxii. In the computerized Form I & XIV dated 07/12/2023 with respect to the **Said Property**, the names of (1) Mr. Savio Anthony Pereira alias Savio Mario A Pereira; and (2) Mrs. Susana Olinda Pereira alias Susana Olinda Fernandes were recorded in the Occupant’s Column vide mutation entry no. 89975.
- xxiii. As per the Land Use Zoning Information dated 15/07/2024 bearing Ref. No. BAR/310/Zoning/NER/TCP/2024 issued by the office of the Town & Country Planning Department, the **Said Property**, has been earmarked as “**Settlement Zone having VP-1 status with Permissible FAR-80**” as per the Regional Plan for Goa 2021.
- xxiv. Upon perusal of the Nil Encumbrance Certificate dated 16/07/2024 bearing No. NEC/9/2024/1953 issued by the Office of the Sub-Registrar of Bardez, it appears that no encumbrances are affecting the **Said Property** i.e. Survey No. 26, Sub-Division No. 4, admeasuring 1,175 sq. mts., for a period of nine (9) years i.e. from the period 01/02/2015 till 04/07/2024.
- xxv. Upon perusal of the Sanad dated 07/11/2024 bearing No. 4/422/CNV/AC-III/2024/1702 issued by the office of the Additional Collector – III of North Goa, Mapusa, it appears that they have granted their permission to use an area admeasuring 1,000 sq. mts. out of the **Said Property** for residential purposes.
- xxvi. Vide a Receipt dated 14/02/2024, the Confirming Party No. 1 herein had paid an amount of Rs. 1,00,000/- (Rupees One Lakh only) to the Vendors for the purpose of purchasing the **Said Property**. Further, the Confirming Party No. 1 has put their valuable time, money and efforts in designing a project on the **Said**



Property and further assisted the Vendors in obtaining the Sanad, demarcating the **Said Property** and further cleaning and surveying the **Said Property** at their own costs and expenses.

xxvii. Further, vide a Receipt dated 12/03/2024, the Confirming Party No. 1 herein had paid an amount of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) to the Confirming Party No. 2, who is the Power of Attorney Holder of the Vendor No. 1, for the purpose of purchasing the **Said Property**.

xxviii. The Vendors and the Confirming Parties have not completed the transaction contemplated hereinabove, accordingly, the Vendors hereby state and declare that, subject only to the rights of the Confirming Party No. 1, the Vendors herein are well and sufficiently entitled to the **Said Property**.

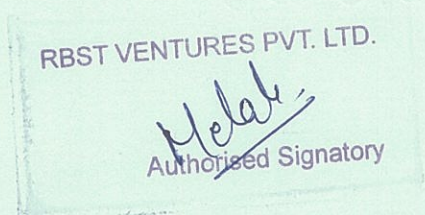
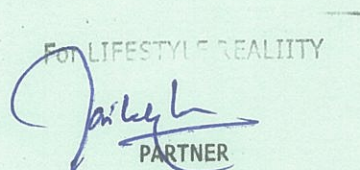
xxix. The Confirming Parties herein, have agreed to assign all their rights with respect to the **Said Property** to **RBST VENTURES PRIVATE LIMITED** i.e. the Purchaser herein.



xxx. The Confirming Part No. 1 has agreed to assign all its rights, title and interest with respect to the **Said Property** to the Purchaser for a monetary consideration of Rs. 46,18,751/- (Rupees Forty Six Lakhs Eighteen Thousand Seven Hundred Fifty One only).

xxxi. The Confirming Party No. 2 herein is the Power of Attorney holder of the Vendors and the Confirming Party No. 2 hereby agrees to assign and transfer all his powers and rights with respect to the **Said Property** to the Purchaser herein. The Confirming Party No. 2 has further agreed to assign and transfer all his powers and rights with respect to the **Said Property** to the Purchaser without any monetary consideration.

Amir



Moh

D. The Vendors and the Confirming Parties herein are now desirous of selling and transferring to the Purchaser herein, all their right, title and interest in respect of the **Said Property**. The **Said Property** is more particularly described in the **Schedule I** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as "**Annexure A**".

E. Pursuant to issuance of the Public Notice dated 12/10/2024 by the Advocates of the Purchaser published in two newspapers namely, the Navhind Times (in English); and Gomantak (in Marathi), with respect to the **Said Property**, no claims and / or objections and / or Notice and / or Letters and / or any written correspondence were received by them.

F. Pursuant to the negotiations between the Vendors the Confirming Parties and the Purchaser and relying on the representations, assurances and warranties of the Vendors and the Confirming Party No. 2 as stated herein and believing the same to be true and correct, the Purchaser has agreed to purchase and acquire all the right, title and interest of the Vendors and the Confirming Parties in the **Said Property** free from all or any encumbrances, claims and demands of whatsoever nature for the aggregate consideration of **Rs. 1,84,75,000/- (Rupees One Crore Eighty Four Lakhs Seventy Five Lakhs Only)** and on the terms and conditions hereinafter stated.

G. The Vendors and the Confirming Party No. 2 have further represented, assured and warranted to the Purchaser as follows:

1. The title of the Vendors to the **Said Property** is clear, marketable and free from any encumbrances whatsoever; and
2. The Vendors are collectively in exclusive use, occupation and possession of the **Said Property** and have not parted with the possession of the **Said Property** or any part thereof to any other person; and
3. The **Said Property** or any part thereof is not reserved for any public or acquired by any government authority, judicial, quasi-judicial authority or by any local / state / central bodies for any purpose; and

RBST VENTURES PVT. LTD.

Authorised Signatory

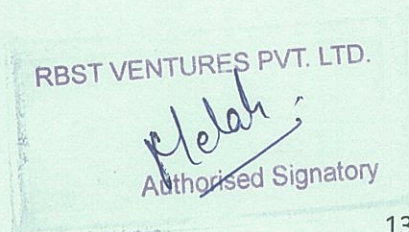
FOR LIFESTYLE REALITY

PARTNER

4. The tenure of the **Said Property** is freehold;
5. Neither the Vendors, the Confirming Party No. 2 nor anyone on their behalf have otherwise entered into any agreement or arrangement whether oral or written for sale or otherwise transferred or dealt with the **Said Property** or any part thereof or created any right or interest in favour of any third party in respect of the **Said Property**;
6. Neither the execution nor the delivery of this Deed of Sale nor the consummation of the transactions contemplated herein conflict with or will result in a breach of any of the terms, conditions and provisions of any documents, agreements, instruments, permissions, approvals, consents to which the Vendors are a party or by which they are bound;
7. There are no prohibitory orders or any attachment orders passed by any judicial, quasi-judicial authority or by any local / state / central bodies, or otherwise any liabilities in respect of the **Said Property** or any part thereof;
8. There are no claims, demands etc., including but not limited to the income tax, wealth tax, sales tax authority or any other taxation proceedings, whether for recovery or otherwise, initiated by any taxation authorities or local authorities pending, with respect to the **Said Property** or any part thereof;
9. The Vendors have further assured the Purchaser that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or threatened against or with respect to the **Said Property**;
10. There are no suits, revenue proceedings or any other proceedings or arbitrations under any law for the time being in force filed by and / or against the Vendors before any person, court, authority or tribunal, in which an award, order, decree or injunction has been passed, which may result in the attachment and / or sale of the **Said Property** and / or any part thereof and / or the right, title, share and interest of the Vendors in the **Said Property** nor does the Vendors have any reasonable apprehension of any event or circumstance likely to give rise to or result in such suit, proceeding or arbitration;

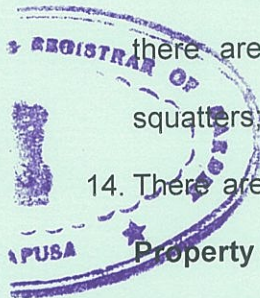


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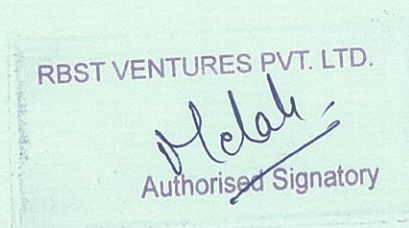
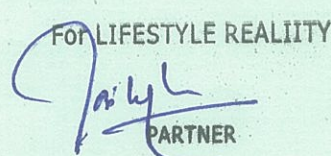


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11. The Vendors and the Confirming Parties are entitled to all the proceeds of sale from the **Said Property**;
12. There are no claims, actions or judicial proceedings which would affect and, or, obstruct the peaceful ownership, use and occupation by the Purchaser of the **Said Property** or would affect the enforceability or performance of this Deed of Sale or the completion of the transaction contemplated herein;
13. The Vendors and the Confirming Party No. 2 undertake that the **Said Property** is unencumbered and free from any mortgage, charge, lien, claims or demand in or over the same or any part thereof either by way of sale, gift, will, exchange, mortgage, trust, lease, tenancy, sub-tenancy, leave and license, lis-pendens, inheritance, hypothecation, loan surety, security lien, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever or otherwise and that there are no third parties on the **Said Property** either as trespassers or squatters;
14. There are no easementary rights granted or agreed to be granted on the **Said Property** or any part thereof;
15. The **Said Property** (or any part thereof) is not adivasi land, forest land, defence land, related to any devasthan, temple, religious charitable institution, wakf;
16. No notice from any Government, Village Panchayat or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town Planning Act, the Panchayat Raj Act, the Income Tax Act or any other statute has been received or served through registered post or hand delivery upon the Vendors in respect of the right, title and interest in the **Said Property** or any part thereof which affects the **Said Property** in any manner and / or restricts or may restrict the execution of these presents;
17. That (i) the **Said Property** has no Mundkarial houses existing thereon; or (ii) no person/s have claimed or claim, any right or title under the laws presently in force including the Goa, Daman and Diu Mundkars (Protection from Eviction) Act,



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1975, either as mundkars or otherwise with respect to the **Said Property** or any part thereof;

18. There is no injunction or any other prohibitory order or any attachment order from any Court, Tribunal, Collector, Revenue Authority, Village Panchayat, etc. thereby restraining or disentitling the Vendors from dealing with and / or disposing their right, title, interest and share in the **Said Property** or entering into these presents;

19. Neither the Vendors, the Confirming Party No. 2 nor any person/s claiming by, through or under them have created any adverse rights and / or entered into any agreement for sale, arrangement for sale or otherwise created any adverse rights in respect of their right, title and interest in the **Said Property** or any part thereof or otherwise parted with the possession of the **Said Property** or any part thereof in part performance of any agreement or executed any power of attorney in favour of any person/s to deal with the **Said Property** or authorizing sale of their right, title, interest in the **Said Property** or taken any deposit in the form of earnest money deposit or otherwise whereby the Vendors and the Confirming Parties are prevented from entering into these presents with the Purchaser;

20. No loans or financial assistance is availed by the Vendors from any Banks and other financial institutions or any person / individual, against their right, title and interest in the **Said Property** or any part thereof;

21. Till date no formal possession of the **Said Property** or any part thereof has been taken over by any local authorities or authorities of Central or State Government and no benefits or compensation in lieu thereof has been received / obtained by the Vendors herein;

22. All the taxes, rates, assessments, duties, land revenue, etc., payable by the Vendors to the Village Panchayat, State or Central Government and any other concerned authority / entity in respect of the **Said Property** have been paid till the date of execution of these presents. In the event, any amounts are found to be due on the date of execution of the present Deed, the payment of the same shall be the sole responsibility of the Vendors, irrespective of when the bill or notice for such payment has been issued or received;

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23. The Vendors have the necessary approvals and permissions required by the Town & Country Planning Department, Inspector of Survey and Land Records and the appropriate Courts of Law, to enter into this Deed and are otherwise entitled to enter into this Deed and perform all the obligations and do all such acts as may be necessary for the conveyance of all their right title and interest in and to the **Said Property** in favour of the Purchaser and that no further approvals or permissions are required from any authority under the Applicable Laws.

24. There are no disputes with any of its neighbours with regard to the boundary of **Said Property** and no improvements on adjoining properties encroach upon the **Said Property** or any part thereof, and no easements or other encumbrances are created in favour of the Purchaser upon or through adjoining portions of land encroached upon any part of the portion of the **Said Property** so as to affect the value or marketability of the **Said Property**;

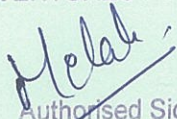
25. The Vendors have in their possession all the original documents of title in respect of the **Said Property** as listed in **Annexure B** and the Vendors shall, simultaneously with or upon the execution and registration of these presents, hand over the possession to the Purchaser of all original documents as listed in **Annexure B** along with all receipts / records / correspondence exchanged by the Vendors with any third party, government authorities, regulatory authorities, in relation to the **Said Property**;

26. Neither the Vendors nor any person/s claiming by, through or under them have parted with the possession or control of the original title documents to any third party with an intention to create any mortgage or charge or encumbrance or other interest or third party rights of any nature whatsoever in respect of the same;

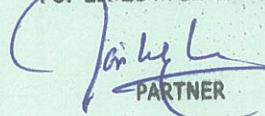
27. The Vendors hereby confirm that there is no fact about the **Said Property** or any part thereof which remains concealed or undisclosed to the Purchaser and / or which may discourage the Purchaser from completing the purchase of the **Said Property** or which may lead the Purchaser to further investigate the title of the Vendors to the **Said Property** or any part thereof;



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28. Neither the Vendors nor any of its predecessors in title are guilty of having / not having done any act, deed or thing, which can be construed as a breach of any law, regulations, rules, which affects its title to the **Said Property** or any part thereof, or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;

29. The documents supplied by the Vendors are true and correct in all respects;

30. All the money, as were due and payable by the Vendors in respect of the **Said Property**, and its predecessors-in-title, have been paid upto date and that no amount is due and payable and / or no action / demand has been initiated / raised either against the Vendors or its predecessors in title in respect of the **Said Property** for any reasons whatsoever;

31. There is no restriction for the transfer of the **Said Property** under The Goa, Daman and Diu Land Revenue Code, 1968 and / or The Transfer of Property Act, 1882, Code of Comunidades, and / or any local, state, central acts currently in force;

32. The **Said Property** has a residential house constructed thereon bearing House No.287;

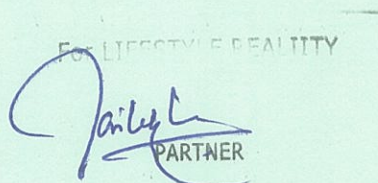
33. The **Said Property** has an access;

34. There is no right of ways, passages and other easement rights that exist on the **Said Property** hereby transferred, sold and conveyed by the Vendor.

H. The market value of the **Said Property** hereby sold and transferred is **Rs. 1,84,75,000/- (Rupees One Crore Eighty Four Lakhs Seventy Five Thousand Only)** and stamp duty of Rs. 9,23,800/- (Rupees Nine Lakhs Twenty Three Thousand Eight Hundred Only) is paid on this Deed of Sale. The said market value constitutes the entire sale consideration ("**Total Consideration**") amount payable in respect of the **Said Property**.

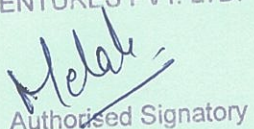
I. The parties to this Deed of Sale hereby declare that they do not belong to the Scheduled Caste / Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.




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J. The Parties hereto are now desirous of recording the terms and conditions agreed between them in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the aforesaid and relying upon the representations and declarations of the Vendors and the Confirming Party No. 2, the Purchaser hereby purchases the **Said Property** from the Vendors and the Confirming Parties and has paid to the Vendors and the Confirming Parties in relation to the said purchase an aggregate consideration of **Rs. 1,84,75,000/- (Rupees One Crore Eighty Four Lakhs Seventy Five Thousand Only)**, being the full and final consideration payable by the Purchaser to the Vendors and the Confirming Parties, which has been paid by the Purchaser to the Vendors and the Confirming Parties, as more particularly described hereunder:

a. An amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) has been paid by the Purchaser to the Vendor No. 1, vide RTGS dated 14/10/2024, bearing UTRN No. DCBL202410149000019718, drawn on DCB Bank.

(The payment and receipt whereof the Vendor No. 1 does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser).

b. An amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) has been paid by the Purchaser to the Vendor No. 1, vide RTGS dated 22/11/2024, bearing UTRN No. DCBL202411229000266347, drawn on DCB Bank.

(The payment and receipt whereof the Vendor No. 1 does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser).

c. Upon deducting a sum of Rs. 15,85,155/- (Rupees Fifteen Lakhs Eighty Five Thousand One Hundred Fifty Five only) as TDS @ 22.88%, an amount of Rs. 28,42,969/- (Rupees Twenty Eight Lakhs Forty Two Thousand Nine Hundred

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Sixty Nine Only) has been paid by the Purchaser to the Vendor No. 1, vide RTGS dated 13/01/2025, bearing UTRN No. DCBL202501139000677483, drawn on DCB Bank, on the execution hereof.

(The payment and receipt whereof the Vendor No. 1 does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser).

- d. Upon deducting a sum of Rs. 15,85,155/- (Rupees Fifteen Lakhs Eighty Five Thousand One Hundred Fifty Five only) as TDS @ 22.88%, an amount of Rs. 53,42,970/- (Rupees Fifty Three Lakhs Forty Two Thousand Nine Hundred Seventy Only) has been paid by the Purchaser to the Vendor No. 2, vide Demand Draft bearing No. 892794 dated 04/11/2024, drawn on DCB Bank, Panaji Branch, on the execution hereof.

(The payment and receipt whereof the Vendor No. 2 does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser).



- e. An amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) has been paid by the Purchaser to the Confirming Party No. 1, vide RTGS dated 14/10/2024, bearing UTRN No. DCBL202410149000019771, drawn on DCB Bank.

(The payment and receipt whereof the Confirming Party No. 1 does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser).

- f. Upon deducting a sum of Rs. 46,188/- (Rupees Forty Six Thousand One Hundred Eighty Eight only) as TDS @ 1%, an amount of Rs. 30,72,563/- (Rupees Thirty Lakhs Seventy Thousand Five Hundred Sixty Three Only) has been paid by the Purchaser to the Confirming Party No. 1, vide Demand Draft bearing No. 892795 dated 04/11/2024, drawn on DCB Bank, Panaji Branch, on the execution hereof.

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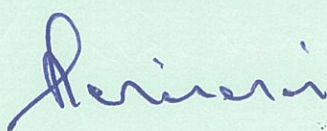
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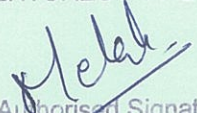
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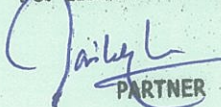
In view of the above, the Vendors and the Confirming Parties hereby admit and acknowledge of having received the aforesaid total consideration of **Rs. 1,84,75,000/- (Rupees One Crore Eighty Four Lakhs Seventy Five Thousand only)** from the Purchaser.

Upon receipt of the Total Consideration as aforesaid, the Vendors and the Confirming Parties do hereby irrevocably grant, sell, convey, assign, transfer and assure unto the Purchaser to have and to hold as an absolute and exclusive owner, without any interruption or disturbances by the Vendors and the Confirming Parties or any persons claiming through or under the Vendors and the Confirming Parties, free from all encumbrances, court attachments, litigations, maintenance, charges, claims and demands, all their right, title, interest, claim and possession of the **Said Property**, known as "**PALMGROVE BATIERA**" or "**BHATYER**", situated at Village Nerul, Taluka Bardez, Sub-District North Goa, within the limits of Village Panchayat of Nerul, along with a residential house constructed thereon bearing House No. 287 admeasuring 175 sq. mts. built up area, the property totally admeasuring 1,175 sq. mts. or thereabouts, which property is described under no. 14801 drawn up at page no. 42 of Book No. B-39 (new) in the Land Registration Office of the Judicial Division of Bardez, not enrolled in the Taluka Revenue Office, surveyed in the old cadastral survey under survey no. 562 and presently bearing Survey No. 26, Sub-Division No. 4, situated at Village Nerul, Taluka Bardez, Sub-District of North Goa, State of Goa, shall hereinafter be referred to as the "**Said Property**" and is more particularly described in the **Schedule I** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as "**Annexure A**", **TOGETHER WITH** all the rights, title, interest, ownership, possession, share, claim, demand and all the rights, benefits, privileges, and advantages in and to the **Said Property** and every part thereof, including but not limited to the entire present and future Floor Area Ratio, transferable development rights and development potential in respect of the **Said Property** and / or arising therefrom of whatsoever nature and by whatsoever name called




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and all the benefits in lieu of the reservations / set-back area that are available or shall become available in future, with respect to the **Said Property, TOGETHER WITH** all structures, fencing, compound walls, edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, waters, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the **Said Property** or land or ground hereditaments or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or to be appurtenant thereto and to exclusively be entitled to all benefits and privileges with right to exclusive appropriation thereof **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Vendors and the Confirming Parties into out of or upon the **Said Property** or any part thereof

AND TO HAVE AND TO HOLD all and singular the **Said Property**, hereditaments and premises hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with their rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, its directors or director for the time being of the said private limited company, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and / or their assigns, absolutely forever to possess, use and enjoy by the Purchaser, its directors or director for the time being of the said private limited company, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and / or their assigns, freely and absolutely with full right of enjoyment and possessing the **Said Property** free from all encumbrance, charges, lien, right or demand of any kind whatsoever **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Panchayat or any other public body or local authority in respect thereof by the Vendors for the period upto the date of these presents.



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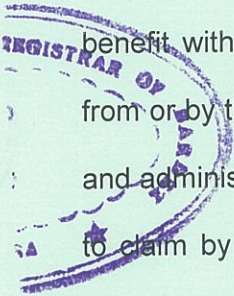
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2. **AND** the Vendors and the Confirming Parties do hereby acknowledge that the Purchaser is now the owner of the **Said Property AND THE** Vendors and the Confirming Party No. 2 do hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors and the Confirming Party No. 2 or any person or persons lawfully or equitably claiming by from through under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary **AND THAT** the Vendors and the Confirming Parties now have in themselves good right, full power and absolute authority to grant, release, convey, assign, transfer and assure the **Said Property** hereby granted, conveyed, assigned, transferred and assured or intended so to be unto and for the use of the Purchaser **AND THAT** it shall be lawful for the Purchaser from time to time at all times hereafter to peacefully and quietly hold, enter upon, have, use, occupy, possess and enjoy the **Said Property** hereby granted, conveyed, transferred and assured every part thereof with 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 or lawful eviction, interruption, claim and demand whatsoever from or by the Vendors and the Confirming Parties or its executors, successors, assigns and administrators or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Purchaser, the Vendors and the Confirming Party No. 2, its, successors, assigns, executors and administrators shall keep sufficiently saved, defended, held harmless and shall keep indemnified the Purchaser including its successors-in-title of from and against all claims, actions, suits, proceedings, dues including any outstanding government or statutory dues, demands, disputes, losses, damages, costs, expenses, estates, title, charge and encumbrances whatsoever either already or hereafter made, executed, occasioned or suffered by the Vendors and the Confirming Party No. 2 or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them in respect of the **Said Property** or otherwise in the event of (i) any representative statements, warranties and covenants of the Vendors and the Confirming Party No. 2 being inaccurate, incorrect and untrue and / or on account of the negligent acts or omission by the Vendors and the Confirming Party



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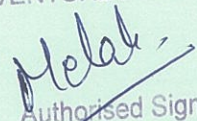
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No. 2; and (ii) any defect in title of the **Said Property** or any part thereof or any third party claims relating to the title of the Vendors; and (iii) any breach, inaccuracy, error or omission in any of the representations, warranties, covenants, assurances and other terms and conditions (including but not limited to those contained under these presents or contained in any certificate, document or instrument delivered pursuant to these presents) of this Deed of Sale; (iv) any liabilities of any nature whatsoever in respect of the **Said Property** pertaining to the period prior to the date of this Deed of Sale; (v) any misrepresentation by the Vendors and the Confirming Party No. 2 withholding any material fact or information from the Purchaser that would have been critical to the Purchaser's evaluation of this sale transaction and also for concluding on clear title and marketability of the **Said Property** (vi) any interference with the quiet and peaceful possession and use of the **Said Property** by the Purchaser; (vi) non-payment of any statutory dues, levies, taxes, assessments, duties, charges, costs, any other claims, etc. till the date of the execution of this Deed of Sale i.e. payment of statutory dues, levies, taxes, assessments, duties, charges, costs, etc. in respect of the **Said Property**, falling in arrears till the date of execution of this Deed of Sale; (viii) pendency of any acquisition proceedings, litigation, existence of rival claim, minor's interest or any charge, mortgage, maintenance charges or leasehold right over the **Said Property**, if any, created by Vendors and / or its predecessors in title; (ix) in consequence of any breach, default or violation committed by the Vendors and the Confirming Party No. 2 or its agents, in the due compliance or observance of any law, rule or regulation of the Government or any statutory authority or local body concerning the purchase, holding, occupation, renting or any matters incidental thereto or otherwise howsoever in relation to the **Said Property**; and (x) any default in statutory / regulatory compliances in respect of the **Said Property**.

3. The Vendors and the Confirming Party No. 2 are aware of the fact that the Purchaser has relied on the correctness of the statements set forth in this Deed of Sale and has paid the Total Consideration as recorded in this Deed of Sale in consideration of the Vendors and the Confirming Parties selling, conveying and transferring all their right, title interest in the **Said Property** to the Purchaser. The Parties agree that the Recitals form


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an integral part of this Deed of Sale and have not been repeated herein in order to avoid duplicity.

4. The Vendors and the Confirming Party No. 2 assure the Purchaser that if the Purchaser is deprived of the **Said Property** or any part thereof arising out of the defect in title of the Vendors to the **Said Property**, then the Vendors and the Confirming Party No. 2 will be liable and responsible to make good the loss suffered by the Purchaser and shall keep the Purchaser indemnified, saved and harmless against all such losses, costs and expenses accruing thereby to the Purchaser.
5. The Vendors and the Confirming Parties agree and undertake that on execution of this Deed of Sale the Vendors and the Confirming Parties have been left with no right, interest or title in the **Said Property** and the Purchaser shall have the absolute right to transfer, assign, convey encumber, charge, mortgage the **Said Property** to any person at such terms and conditions they deem fit and proper at its sole discretion and deal with the **Said Property** in any manner whatsoever.
6. **AND FURTHER** the Vendors and the Confirming Parties, their respective legal heirs, administrators, assigns and executors 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, matters and things, conveyance and assurances in law whatsoever for the better, further and more perfectly and absolutely granting conveying and assuring the **Said Property** and every part thereof unto and to the use of the Purchaser in the manner aforesaid and as shall be required by the Purchaser.
7. **AND** further the Vendors and the Confirming Party No. 2, their respective legal heirs, administrators, assigns and executors do hereby indemnify and keep indemnified the Purchaser, its directors or director for the time being of the said private limited company, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and / or their assigns and / or its successors in-title, in respect of any claim or

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demand made or which may hereafter be made on or in respect of the **Said Property** or in respect of the title of the Vendors to the **Said Property** on account of non-availability of the original or copies of the title deeds of the **Said Property** or on account of any representations made by the Vendors and the Confirming Party No. 2 being found to be misleading and incorrect and / or on account of the negligent acts or omission by the Vendors and / or in the event the title of the Vendors to the **Said Property** being defective and / or not clear.

8. **AND THAT** the Vendors and the Confirming Parties confirm and record that on execution of these presents the **Said Property** and all the benefits, right title and interest therein have vested in the Purchaser and that they have put the Purchaser in quiet, peaceful and vacant possession of the **Said Property** as owner thereof.

9. **AND** the Vendors and the Confirming Parties do hereby agree and undertake to sign and execute such Deeds, Documents, Agreements, Forms, Affidavits, Applications, letters, NOC's, etc. as the Purchaser may require for effectively transferring the right title and interest in the **Said Property** in favour of and in the name of the Purchaser in the revenue records and in such other Government and Semi Government records, the Panchayat Tax and as may be required and to do all other acts, deeds matters and things in relation thereto solely at the cost of the Purchaser.

10. **AND THE VENDORS** do hereby covenant with the Purchaser that the Vendors shall simultaneously with the execution hereof hand over to the Purchaser all the original / certified / certified true copies of the title deeds and documents in respect of the **Said Property**, more particularly listed out in **Annexure B**.

11. **AND THE VENDORS** and the Confirming Parties further declare that they shall render full co-operation to the Purchaser, without claiming any further costs, in getting the **Said Property** demarcated and sub-divided in all the land and revenue records and physically on the **Said Property** and clearing all objections thereto at the exclusive costs to be

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borne by the Purchaser and shall execute all documents granting their No objection for the same.

12. **AND THE** Purchaser hereafter shall be the exclusive, legal and absolute owner of the **Said Property** and the Vendors and the Confirming Parties further declare that they have No Objection for the inclusion of the name of the Purchaser in the Form I and XIV with respect to the **Said Property** and shall execute all documents granting their no objection for the same.

13. **AND THAT** the stamp duty and registration charges incidental to this Deed shall be paid by the Purchaser.

14. **AND THAT**, this Deed of Sale is in compliance with Notification No. 26011/01/2014-IC dated 09/01/2015 issued by the Joint Secretary, Foreigners Division, OCI Cell, Ministry of Home Affairs, Government of India and published in Official Gazette, (Extra Ordinary) Part I Section I, Government of India dated 09/01/2015 and Notification No. FEMA 21(R) 2018-RB dated 26/03/2018 issued by the Reserve Bank of India published in Official Gazette, (Extra Ordinary) Part II Section 3 Sub-section (i) Government of India dated 26/03/2018 and Notification No. 8/16/2017-LD (Estt) (Part File) 898 dated 17/05/2018 published in Official Gazette Series II No. 8 dated 24/05/2018 and Order No. 8/16/2017-LD (Estt) (Part File) /1014 dated 01/06/2018 issued by the Government of Goa published in Official Gazette Series II No. 10 dated 07/06/2018 and Government Order No. 8/16/2017-LD (Estt) (Part) File / 1138 dated 07/06/2024.

15. **AND THAT**, this Deed of Sale is in compliance with the Foreign Exchange Management Act 1999 and Reserve Bank of India guidelines. The office of the Sub-Registrar-cum-Civil Registrar of Bardez at Mapusa, Goa shall not be held responsible if the Parties violate FEMA and RBI guidelines.

16. **AND THAT** the parties shall immediately upon the execution hereof, present the Original (duly stamped) copy of these presents for registration at the Office of the Sub-Registrar

RBST VENTURES PVT. LTD.

Authorised Signatory

For LIFESTYLE REALITY

PARTNER

of Bardez at Mapusa and respectively admit execution hereof in accordance with the Indian Registration Act, 1908.

17. **AND THAT** the original registered copy of these presents shall be retained by the Purchaser and the notarized copy of the same shall be retained by and be the property of the Vendors.

18. **AND THAT** the transaction has taken place at Goa and as such courts at Goa shall have exclusive jurisdiction to entertain any dispute arising out of or in any way concerning this Deed of Sale.

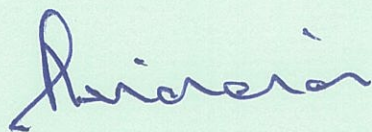
SCHEDULE I

Description of "THE SAID PROPERTY"

All that property known as "**PALMGROVE BATIERA**" or "**BHATYER**", situated at Village Nerul, Taluka Bardez, Sub-District North Goa, within the limits of Village Panchayat of Nerul, along with a residential house constructed thereon bearing House No. 287 admeasuring 175 sq. mts. built up area, the property totally admeasuring 1,175 sq. mts. or thereabouts, which property is described under no. 14801 drawn up at page no. 42 of Book No. B-39 (new) in the Land Registration Office of the Judicial Division of Bardez, not enrolled in the Taluka Revenue Office, surveyed in the old cadastral survey under survey no. 562 and presently bearing Survey No. 26, Sub-Division No. 4, situated at Village Nerul, Taluka Bardez, Sub-District of North Goa, State of Goa.

The **Said Property** is bounded as under:

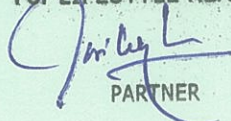
One the East: By the road;
On the West: By the properties bearing Survey Nos. 26/3 and 26/5 of Village Nerul;
On the North: By the property bearing Survey No. 26/2 of Village Nerul;
On the South: By the properties bearing Survey Nos. 26/7(p) and 26/8 of Village Nerul.



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Authorised Signatory

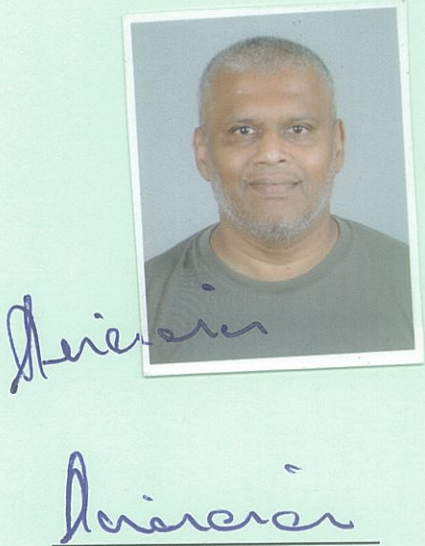
FOR LIFESTYLE REALITY


PARTNER



IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first hereinabove written.

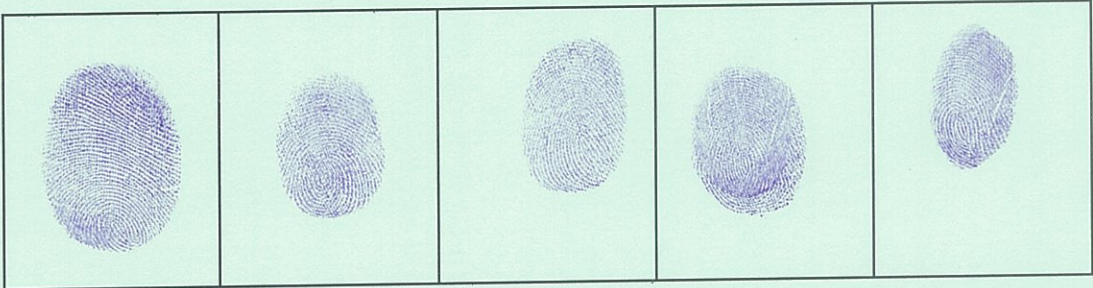
SIGNED AND DELIVERED)
BY THE WITHINNAMED VENDORS)
MR. SAVIO MARIO ANTHONY PEREIRA)
alias SAVIO MARIO A PEREIRA)
For self and as Power of Attorney Holder for)
Vendor No. 2



LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



Savio

FOR LIFESTYLE REALITY
Tailor L.
PARTNER

[Handwritten signature]

RBST VENTURES PVT. LTD.
Melak
Authorised Signatory

SIGNED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER)
RBST VENTURES PRIVATE LIMITED)
THROUGH ITS DIRECTOR)
MRS. MEHAK KHURANA)



RBST VENTURES PVT. LTD.

Mehak
Authorised Signatory

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



In the presence of

1. Joao Mariano Prudencio Dias

Joao

H. No. 1152 Mazal Vaddo, Near Saud Chapel, Anjuna, North Goa, Goa – 403 509.

2. Anshuman Kapadia

Anshuman Kapadia

S-2, Bayview Apartment, Sagar Co-operative Housing Society, Dona Paula, Panaji – 403 004.

Anshuman

RBST VENTURES PVT. LTD.
Mehak
Authorised Signatory

FOR LIFESTYLE REALITY
Jaigyl
OWNER

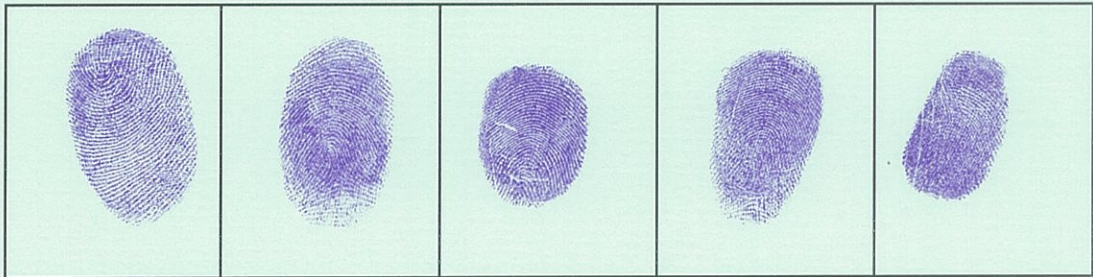
Mehak

SIGNED AND DELIVERED)
BY THE WITHINNAMED)
CONFIRMING PART NO. 1)
LIFESTYLE REALIITY)
THROUGH ITS DESIGNATED PARTNER)
MR. JAI LAKHANI)



Jai L
For LIFESTYLE REALIITY
Jai L
PARTNER

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



Arivara

For LIFESTYLE REALIITY
Jai L
PARTNER

[Signature]

RBST VENTURES PVT. LTD.

Melali
Authorised Signatory

SIGNED AND DELIVERED)
BY THE WITHINNAMED)
CONFIRMING PART NO. 2)
MR. MARIO SAVIO IGNATIUS D'SA)

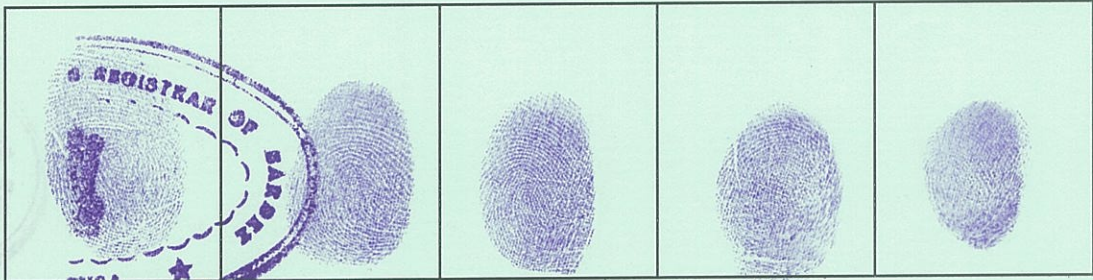


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LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



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For LIFESTYLE REALITY
[Handwritten signature]
PARTNER

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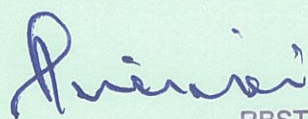
RBST VENTURES PVT. LTD.

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Authorised Signatory

RECEIPT

RECEIVED from the within named PURCHASER the sum of **Rs. 1,52,58,502/- (Rupees One Crore Fifty Two Lakhs Fifty Eight Thousand Five Hundred Two only)** (Less TDS) paid vide aforementioned Demand Drafts; and RTGS, being the total consideration payable by the PURCHASER to the VENDORS and the CONFIRMONG PARTIES as within mentioned for the purchase of the Said Property, details whereof are as under: -

PAYMENT DETAILS	PAYER	PAYEE	AMOUNT
RTGS bearing UTRN No. DCBL202410149000019718 Dated: 14/10/2024 Bank: DCB Bank	RBST VENTURES PRIVATE LIMITED	MR. SAVIO MARIO ANTHONY PEREIRA alias SAVIO MARIO A PEREIRA	Rs. 10,00,000/-
RTGS bearing UTRN No. DCBL202411229000266347 Dated: 22/11/2024 Bank: DCB Bank	RBST VENTURES PRIVATE LIMITED	MR. SAVIO MARIO ANTHONY PEREIRA alias SAVIO MARIO A PEREIRA	Rs. 15,00,000/-
RTGS bearing UTRN No. DCBL202501139000677483 Dated: 13/01/2025 Bank: DCB Bank	RBST VENTURES PRIVATE LIMITED	MR. SAVIO MARIO ANTHONY PEREIRA alias SAVIO MARIO A PEREIRA	Rs. 28,42,969/-
D.D. No. 892794 Dated: 04/11/2024 Bank: DCB Bank	RBST VENTURES PRIVATE LIMITED	MRS. SUSANA OLINDA PEREIRA alias SUSANA OLINDA FERNANDES	Rs. 53,42,970/-
RTGS bearing UTRN No. DCBL202410149000019771	RBST VENTURES PRIVATE LIMITED	LIFESTYLE REALIITY	Rs. 15,00,000/-



RBST VENTURES PVT. LTD.


32
Authorised Signatory

For LIFESTYLE REALITY

PARTNER



Dated: 14/10/2024			
Bank: DCB Bank			
D.D. No. 892795	RBST VENTURES	LIFESTYLE	Rs. 30,72,563/-
Dated: 04/11/2024	PRIVATE LIMITED	REALIITY	
Bank: DCB Bank			

Rs. 1,52,58,502/-

WE SAY RECEIVED

MR. SAVIO MARIO ANTHONY PEREIRA alias
SAVIO MARIO A PEREIRA

(For self and as Power of Attorney Holder for
Vendor No. 2)

For LIFESTYLE REALIITY

PARTNER

LIFESTYLE REALIITY
THROUGH ITS DESIGNATED PARTNER
MR. JAI LAKHANI

MR. MARIO SAVIO IGNATIUS D'SA
(VENDORS AND CONFIRMING PARTIES)

Witness:

1. Joao Mariano Prudencio Dias

H. No. 1152 Mazal Vaddo, Near Saud Chapel, Anjuna, North Goa, Goa – 403 509.

2. Anshuman Kapadia

S-2, Bayview Apartment, Sagar Co-operative Housing Society, Dona Paula, Panaji – 403 004.

RBST VENTURES PVT. LTD.

Authorised Signatory

For LIFESTYLE REALIITY

PARTNER

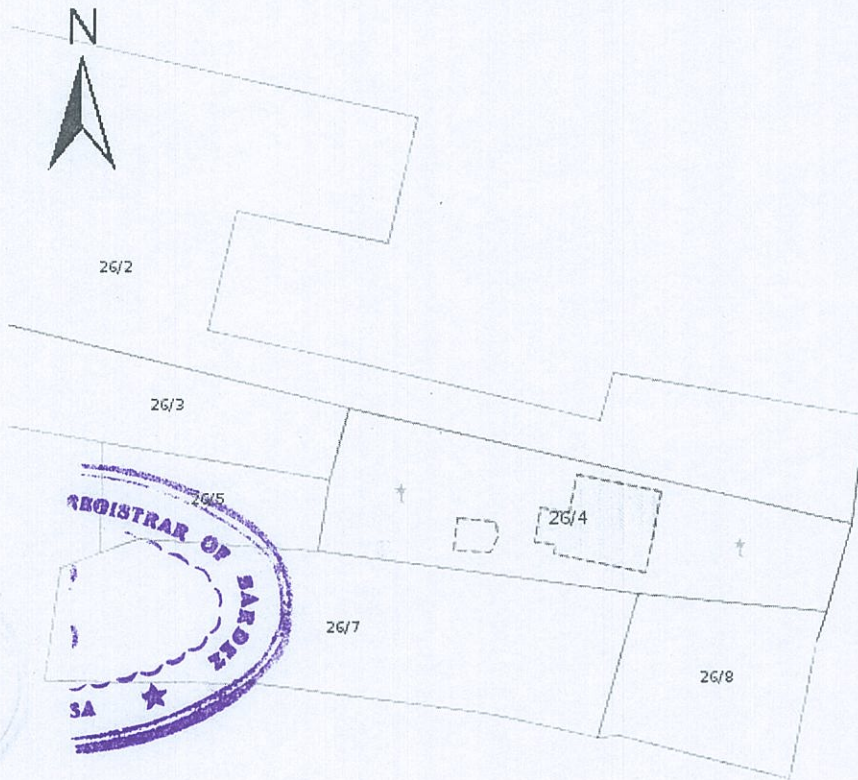


Government of Goa
Directorate of Settlement and Land records

Survey Plan
Bardez Taluka, Nerul Village
Survey No.: 26 , Subdivision No.: 4

Scale 1:1000

Reference No.: REV192582963



Signature

Signature

For LIFESTYLE REALITY
Signature
PARTNER

For RBST VENTURES PRIVATE LIMITED
Signature
Director

This record is computer generated on 08-01-2025 11:16:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

ANNEXURE B
LIST OF DOCUMENTS

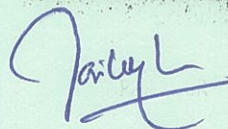
1. Certified copy of the Deed of Sale with Discharge, Declaration, Acknowledgement of Debt and Mortgage dated 29/11/1922 drawn up at folio no. 65 overleaf of Book No. 322 in the Land Registration Office of the Judicial Division of Bardez.
2. Certified copy of the Deed of Gift Intervivos dated 18/01/1923 drawn up at folio no. 96 to 97 overleaf of Book No. 323 in the Land Registration Office of the Judicial Division of Bardez.
3. Certified copy of the Certificate of Description bearing No. 14801, drawn up at page no. 42 of Book B-39 (new) in the Land Registration Office of the Judicial Division of Bardez.
4. Certified copy of the Certificate of Inscription bearing no. 12709 dated 16/03/1923, drawn up at page no. 27 of Book No. F-21 in the Land Registration Office of the Judicial Division of Bardez.
5. Certified copy of the Certificate of Inscription bearing no. 9393 dated 28/01/1935, drawn up at page no. 73v of Book No. G-18 in the Land Registration Office of the Judicial Division of Bardez.
6. Certified copy of the Old Cadastral Plan with respect to Survey No. 562 of Village Nerul Bardez Taluka issued by the office of the Directorate of Settlement and Land Records of Goa.
7. Certified copy of the Registo Do Agrimensor (Surveyor's Register) with respect to the property bearing Old Cadastral No. 562 of Village Nerul, Bardez Taluka.



RBST VENTURES PVT. LTD.


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For LIFESTYLE REALITY



8. Certified copy of the Numerical Index with respect to the property bearing Old Cadastral No. 562 of Village Nerul, Bardez Taluka.
9. Certified copy of the Auto de Demarcacao (Proceedings of Demarcation) with respect to the property bearing Old Cadastral No. 562 of Village Nerul, Bardez Taluka.
10. Original Corresponding Certificate dated 19/08/2024 bearing No. 9(02)-207/DSLRL-2024/3101 issued by the office of the Directorate of Settlement & Land Records, Goa.
11. Certified copy of the Index of Lands / Form III issued by the office of the Talathi of Nerul with respect to the property bearing Survey No. 26, Sub-Division No. 4, of Village Nerul.
12. Certified copy of the Form 9 pertaining to mutation entry no. 269 issued by the office of the Talathi of Nerul with respect to the property bearing Survey No. 26, Sub-Division No. 4, of Village Nerul.
13. Certified copy of the Manual Form I and XIV issued by the office of the issued by the office of the Talathi of Nerul with respect to the property bearing Survey No. 26, Sub-Division No. 4, of Village Nerul.
14. Certified copy of the Deed of Declaration of Succession dated 03/06/1978 drawn up before the office of the Notary Ex-Officio in the Judicial Division of Bardez.
15. Certified copy of the Deed of Acquiescence dated 31/05/2002 drawn up at page nos. 23 to 24 of the Book of Deeds No. 798, before the office of the Notary Ex-Officio of Bardez.
16. Certified copy of the Public Will dated 31/05/2002 drawn up at page nos. 17 to 18v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez.

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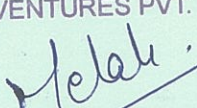
RBST VENTURES PVT. LTD.

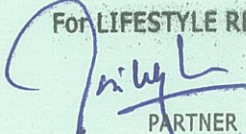
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Authorized Signatory

For LIFESTYLE REALITY
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PARTNER

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17. Certified copy of the Public Will dated 31/05/2002 drawn up at page nos. 19 to 20v of Book of Wills bearing No. 229, before the office of the Notary Ex-officio of Bardez.
18. Original Land Use Zoning Information dated 15/07/2024 bearing Ref. No. BAR/310/Zoning/NER/TCP/2024 issued by the office of the Town & Country Planning Department of Goa.
19. Original Nil Encumbrance Certificate dated 16/07/2024 bearing No. NEC/9/2024/1953 issued by the office of the Sub-Registrar of Bardez with respect to the property bearing Survey No. 26, Sub-Division No. 4 of Village Nerul, Bardez Taluka.
20. Original Sanad dated 07/11/2024 bearing No. 4/422/CNV/AC-III/2024/1702 issued by the office of the Additional Collector – III of North Goa, Mapusa with respect to the property bearing Survey No. 26, Sub-Division No. 4 of Village Nerul, Bardez Taluka.


REGISTRAR OF BARDEZ
RISH VENTURES PVT. LTD.
ISA ★

Authorised Signatory

For LIFESTYLE REALITY

PARTNER





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 31-Jan-2025 12:42:19 pm

Document Serial Number :- 2025-BRZ-636

Presented at 12:36:19 pm on 31-Jan-2025 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	923800
2	Registration Fee	554250
3	Mutation Fees	2000
4	Processing Fee	6080
Total		1486130

Stamp Duty Required :923800/-

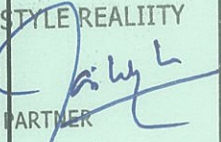
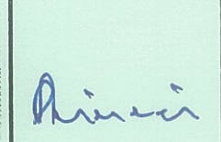
Stamp Duty Paid : 923800/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mehak Khurana Director Of RBST Ventures Private Limited Father Name:Mr. Ajay Khurana,,Age: 40, Marital Status: Gender:Female,Occupation: Business, Address1 - L 003 Great Value Sharnam Sec 107 Starling Mall Noida Gautam Buddha Nagar Uttar Pradesh - 201304, Address2 PAN No [REDACTED]			 RBST VENTURES PVT. LTD. Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Mario Anthony Pereira Alias Savio Mario A Pereira , Father Name:Late Marcus Lawrence Pereira Alias Marcus Pereira Alias Markus Pereira Alias Marcos Miguel Jerenimo Pereira Alias Marcus Miguel Jerenimo Pereira, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, C- 401, Om Chandradarshan, CHS, Malvani, Opp. St. Anthony School, Malad West, VTC Mumbai, Malad, Mumbai – 400 095, PAN No [REDACTED]			
2	Mario Savio Ignatius D'Sa , Father Name:Mr. Percy Anthony D'Sa, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, A 304 Vasundhara Apt Mulgaon Road Vasai West Palghar Maharashtra 401201, PAN No [REDACTED]			
3	Mehak Khurana Director Of RBST Ventures Private Limited , Father Name:Mr. Ajay Khurana, Age: 40, Marital Status: ,Gender:Female,Occupation: Business, L 003 Great Value Sharnam Sec 107 Starling Mall Noida Gautam Buddha Nagar Uttar Pradesh - 201304, PAN No [REDACTED]			 RBST VENTURES PVT. LTD. Authorized Signatory

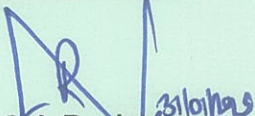
Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<p>Jai Lakhani Partner Of Lifestyle Realiity , Father Name:Kanaiyalal Lakhani, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, Bogmalo Aum G-12 H No 77 Rangavi Estate Issorcim Cortalim South Goa 403710, PAN No [REDACTED], as Power Of Attorney Holder for Lifestyle Realiity Through Its Designated Partners Mr. Nermmal Lakhani And Jai Lakhani</p>			
5	<p>Savio Mario Anthony Pereira Alias Savio Mario A Pereira , Father Name:Late Marcus Lawrence Pereira Alias Marcus Pereira Alias Markus Pereira Alias Marcos Miguel Jerenimo Pereira Alias Marcus Miguel Jerenimo Pereira, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, Om Chandradarshan CHS Malvani Opp St Anthony School Malad West VTC Mumbai Malad Mumbai 400095, PAN M [REDACTED] as Power Of Attorney Holder for Susana Olinda Pereira Alias Susana Pereira Alias Susana Olinda Fernandes</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Anshuman Kapadia, Age: 35, DOB: 1989-09-12 , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403004, S-2 Bayview Apartment Sagar Co- op Housing Society Dona Paula Panaji Goa , S-2 Bayview Apartment Sagar Co-op Housing Society Dona Paula Panaji Goa , Taleigao, Tiswadi, NorthGoa, Goa</p>			
2	<p>Name: Joao Mariano Prudencio Dias, Age: 39, DOB: 1985-03-19 , Mobil [REDACTED] Email: , Occupation: Advocate , Marital status : Married , Address: 403509, House No. 1152 Mazal Vaddo Anjuna, Anjuna, Bardez, NorthGoa, Goa</p>			




Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-636

Document Serial No:-2025-BRZ-636

Book :- 1 Document

Registration Number :- **BRZ-1-695-2025**

Date : 03-Feb-2025

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03/02/2025

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

**SUB-REGISTRAR
BARDEZ**

