



मोवा GOA

Sr. No. 4020 Place & Vend. 02/11/2020 069052
 Value of the Stamp Rs. 15000
 Name of the Purchaser Shri Space Infra LLP
 Residing at Ponda Goa Son of _____
 As there is no other single Stamp paper for the value of Rs. 15000
 additional Stamp paper for the completion of the value is
 attached along with _____
 Signature of Vendor _____ Signature of Purchaser _____
 M. ST. Parab
 Lic. No. A. SIP/VEN/41477



2020 - BCH - 883

06/11/2020

DEED OF SALE

R. Metapala
 R. Metapala

For Shri Space Infra LLP

 Designated Partner

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

BETWEEN:

1. Shri ANUP RAMAKANT FATERPENKAR alias, ANUP RAMAKANT PHATARPEKAR, son of late Ramakant Atmaram Fatarpenkar, aged about 56 years, married, businessman, Indian National, resident of House No. 28, opp. Govt., Hospital, Gokulwadi, Sankhali, Goa-403505, holder of PAN CARD No. [REDACTED] and AADHAR No. [REDACTED] and Contact No. [REDACTED] and his wife,
2. Smt. RAJASHREE ANUP PHATARPEKAR alias, RAJASHRI ANOOP PHATARPEKAR daughter of late Chimno Chandru Shetye and wife of Shri Anup @ Anoop Ramakant Phatarpekar, aged about 53 years, married, occupation service, Indian National, resident of House No. 28, opp. Govt., Hospital, Gokulwadi, Sankhali, Goa-403505, holder of PAN CARD No. [REDACTED] and AADHAR No. [REDACTED] 5075-Contact No. [REDACTED]

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

Pal
P. Pralim

For Shri Space Infra LLP

[Signature]
Designated Partner

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

AND:

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

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

AND:

ii. Shri SUDHIR BALKRISHNA DESAI, son of Shri Balkrishna Desai, aged about 41 years, married, businessman, Indian National, resident of "Laxmi Venkatesh Smruti", Satode, Keri, Taluka Ponda, Goa-403401, holder of PAN CARD No.

[Signature]
R. Pradeep

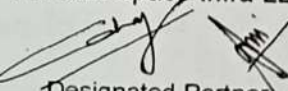
For Shri Space Infra LLP
[Signature]
Resignated Partner

Contact No. 

hereinafter, for brevity's sake, being referred to as " THE PURCHASERS " (Which expression shall be deemed to mean and include its, administrators, executors, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit) of the OTHER PART:

WHEREAS there exists a piece or parcel of land, admeasuring 250.00 sq. mts., or thereabouts, forming part of the larger property known as "GHARBHAT ", situated at ward Vithalapur of Village Karapur, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said larger property being described as a whole in the Land Registration Office of Bicholim, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim for the purpose of matriz, under Matriz Predial No. 38" and the said plot admeasuring 250.00 sq. mts. being surveyed as an independent and distinct entity under New Survey No. 82 sub-division No. 11 and more particularly described in SCHEDULE hereunder written and hereinafter for brevity's sake being referred to as " the said plot ";

R. Pratape
R. Pratape

For Shri Space Infra LLP

Designated Partner

AND WHEREAS one late Ajit Ramakant Phatarpekar, was the absolute and exclusive owner in possession of the said plot and his name stood duly recorded in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV in respect of said New Survey No. 82/11 of Village Carapur, Taluka Bicholim, as the sole occupant thereof, against Mutation Entry No. 1055;

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

AND WHEREAS by virtue of above, the said plot, bearing New Survey No. 82/11 of Village Carapur, belonging to late Ajit Ramakant Phatarpekar, devolved upon his widow - Smt. Neelam Ajti Phatarpekar and aforesaid heirs by inheritance;

AND WHEREAS further in terms of a Deed of Sale dated 17/06/2017, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 770/2017, at pages 166 to 186 of Book No. I, Volume No. 1500 on 05/07/2017, the said Smt. Neelam Ajit Phatarpekar, Shri Aniket Ajit Phatarpekar and his wife, Smt. Pooja Aniket Phatarpekar, sold and transferred the said Plot

Patil

R. Phatarpekar

For Shri Space Infra LLP
[Signature]
Designated Partner

admeasuring 250.00 sq. mts. bearing New Survey No. 82/11 of Village Carapur, Taluka Bicholim, in favour of the Vendor No. 1 above named - Shri Anup Ramakant Phatarpekar;

AND WHEREAS after the purchase of the said property, the Vendor No. 1 adopted necessary mutation proceedings and his name stands duly recorded in the Occupants' column of the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 82/11, as the sole occupant thereof, against Mutation Entry No. 24742;

AND WHEREAS by virtue of above, the Vendor No. 1 above named - Shri Anup Ramakant Phatarpekar, along with his wife, the Vendor No. 2 above named, have become the absolute and exclusive owners in possession of the said Plot, admeasuring 250.00 sq. mts., or thereabouts, bearing New Survey No. 82/11 of Village Carapur, Taluka Bicholim;

AND WHEREAS the Purchaser Firm has approached the Vendors to sell to them the said Plot bearing New Survey No. 82/11 Village Carapur, Taluka Bicholim;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell in favour of the Purchaser Firm and the Purchaser Firm shall purchase from the Vendors the said plot of land admeasuring 250.00 sq. mts., or thereabouts and bearing New Survey No. 82/11 of Village Carapur and forming part of the larger property known as "GHARBHAT", situated at Village

Phar
R. Phatarpekar

For Shri Space Infra LLP
Chay
Designated Partner

Carapur, Taluka Bicholim, and more particularly described in the SCHEDULE hereunder written and for better clearness, being delineated on the plan (ANNEXURE-I) annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter for brevity's sake, being referred to as "the said plot", for a total consideration of Rs. 5,00,000.00 (Rupees Five Lakhs only), which is the actual market value of the said plot;

NOW THEREFORE, THIS DEED OF SALE

WITNESSESS AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 5,00,000.00 (Rupees Five Lakhs only), paid by the Purchaser Firm, in favour of the Vendors above named, (the payment and receipt whereof both the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser Firm), THEY, the Vendors, as the absolute and exclusive owners of the said larger Plot admeasuring 250.00 sq. mts., bearing New Survey No. 82/11 of Village Carapur, Taluka Bicholim, do hereby sell, transfer, convey, assure and assign in favour of the purchaser ALL THAT piece or parcel of land, admeasuring 250.00 sq. mts., or thereabouts, bearing New Survey No. 82/11 of Village Carapur, Taluka Bicholim, of Village Carapur, Taluka Bicholim, situated within the local limits of the Village Panchayat of Carapur-Sarvan,

P. P. P.
P. P. P.

For Shri Space Infra LLP

[Signature]
Designated Partner

Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said Plot bearing New Survey No. 82/11 hereby sold, being more particularly described in SCHEDULE-I hereunder written and being delineated on the Plan (ANNEXURE-I) annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said property or any part thereof TO HAVE AND TO HOLD all and singular the said property hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat or any other public body in respect thereof.

Wah
R. Patel

For Shri Space Infra LLP

Calog
 Designated Partner

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

[Signature]
[Signature]

For Shri Space Infra LLP
[Signature]
 Designated Partner

charges and encumbrances whatsoever either already or to be hereafter had till the date of execution of this Sale Deed, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said property hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said property and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required by the Purchaser, its successors or assigns or its counsels – in- law.
4. AND the Vendors do hereby covenant with the Purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any lawful act, deed or thing whereby they are prevented from granting and

gali
P. Pratab

For Shri Space Infra LLP
[Signature]
 Designated Partner

conveying the said property in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said property hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the same and that if for any defect in the title of the Vendors the Purchaser is deprived of the whole or any part of the said property, the Vendors shall compensate the Purchaser and/or its successors.
6. In case of any discrepancies errors and/or omissions or lawful claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct the same immediately upon intimation from the Purchaser.
7. The Vendors hereby give their no objection and agree to fully co-operate with the Purchaser Firm to carry on necessary mutations in the Records of Rights to get their name recorded in the Occupants' Column of Form No. I & XIV of said New Survey No. 82/11 of Village Carapur, Taluka Bicholim.

Fali
R. Phatarpekar

For Shri Space Infra LLP
[Signature]
Designated Partner

8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plots, do not belong to person of scheduled caste or scheduled tribe.
9. The total market value of the said Plot admeasuring 250.00 sq. mts., hereby sold, is Rs. 5,00,000.00 (Rupees Five Lakhs only) and a stamp duty of Rs. 15,000.00 (Rupees Fifteen Thousand only) i.e., @ 3.% on the value is paid herein.

SCHEDULE-I

(Description of the said plot hereby sold)

ALL THAT piece or parcel of land admeasuring 250.00 sq. mts., or thereabouts, forming part of the larger property known as " GHARBHAT ", situated at ward Vithalapur of Village Carapur, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said larger property being described as a whole, in the Land Registration Office of Bicholim, under Description No. 1711 and enrolled in the Taluka Revenue Office of Bicholim, for the purpose of matriz, under Matriz Predial No. 38 and the said plot of land admeasuring 250.00 sq. mts. being surveyed as an independent and distinct entity under New Survey No. 82 sub-

[Signature]
R. Pradyumn

For Shri Space Infra LLP
[Signature]
Designated Partner

division No. 11 of Village Carapur, Taluka Bicholim
and being bounded as such independent and distinct
entity as follows:-

On or towards the East,
North & South :-by Survey No. 82/6 of Village
Carapur, Taluka Bicholim,
belonging to the Purchaser
above named, and,

On or towards the West:- by Survey No. 82/4 of
Village Carapur, Taluka
Bicholim.

The said plot of land admeasuring 250.00 sq. mts., or
thereabouts, bearing New Survey No. 82/11 of Village
Carapur, Taluka Bicholim, hereby sold, is delineated on
the plan (ANNEXURE - I) annexed hereto and thereon
shown surrounded by red coloured boundary lines.

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

[Signature]
R. Pratarpekar

For Shri Space Infra LLP
[Signature]
Designated Partner

SIGNED AND DELIVERED BY THE
 WITHIN NAMED VENDOR NO. 1, Shri
 ANUP RAMAKANT PHATARPEKAR.



fa h

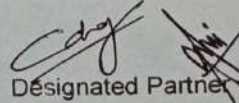
fa

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

fa h

R. Phatarpekar

For Shri Space Infra LLP


 Designated Partner

SIGNED AND DELIVERED BY THE
 WITHIN NAMED VENDOR NO. 2, Smt.
 RAJASHREE ANUP PHATARPEKAR.

R. Phatarpekar



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

fulu

R. Phatarpekar

For Shri Space Infra LLP

[Signature]
 Designated Partner

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

Chari



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

Chari

R. Prateek

For Shri Space Infra LLP

Chari
Designated Partner

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



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

IN THE PRESENCE OF:-

1. DILESH HAZARE

For Shri Space Infra LLP

2. Sanjay S. Pai

Designated Partner



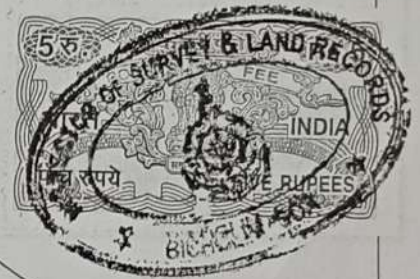
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
BICHOLIM - GOA

Inward No.:-

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

(SANDEEP B. CHODANKAR)

Inspector of Survey &
Land Records.



SURVEY No. 82

Generated By : Manoj D. Naik (D'Man Gr.II)
On : 15-10-2020

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

For Shri Space Infra LLP

Designated Partner



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Nov-2020 11:11:35 am

Document Serial Number :- 2020-BCH-883

Presented at 10:11:15 am on 06-Nov-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	15000
2	Registration Fee	10000
3	Mutation Fees	1000
4	Processing Fee	540
Total		26540

Stamp Duty Required :15000

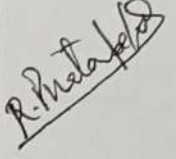
Stamp Duty Paid : 15000

Presenter

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

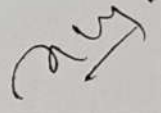
Ex-uter

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

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

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sl.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY SADANAND PAI, 56 , ,9823470677 , ,Service , Marital status : Married 403505, 876, 876, MAHALSA PRASAD, Gokulwadi Sankhali Cassabe-de-sanquelim, Bicholim, NorthGoa, Goa			
2	ROOPA SOMNATH MALIK, 30 , ,9765001078 ,roopamalik90@gmail.com ,Advocate , Marital status : Married 403505, House No 280 Gaonkarwada Kudne Taluka Bicholim North Goa, House No 280 Gaonkarwada Kudne Taluka Bicholim North Goa Cudnem, Bicholim, NorthGoa, Goa			

Sub Registrar

GOA - REGISTRAR
BICHOLIM

Document Serial No:-2020-BCH-883

Book :- 1 Document

Registration Number :- **BCH-1-853-2020**

Date : 06-Nov-2020



Palanikan
06/11/2020

DE - REGISTRAR
BICHOLIM

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