



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

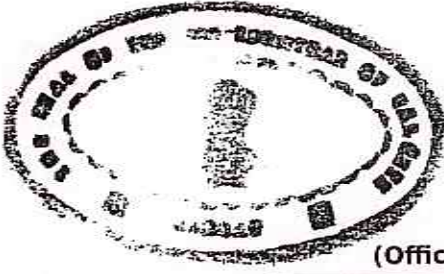


STAMP DUTY CERTIFICATE

ENDORSEMENT

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

(Rupee [REDACTED] Thousands only)
PAID VIDE E-RECEIPT NO 202300043000 DATED :17-Jan-2023,
IN THE GOVERNMENT TREASURY.

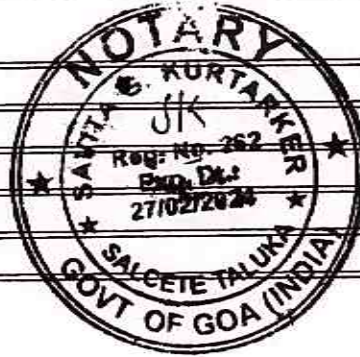


CERTIFIED TRUE COPY

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300003838
DOCUMENT SERIAL NUMBER	:	2023-MGO-249
DATE OF PRESENTATION	:	18-Jan-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-231-2023
DATE OF REGISTRATION	:	18-Jan-2023
NAME OF PRESENTER	:	A [REDACTED] TEL
REGISTRATION FEES PAID	:	₹ [REDACTED] 0/-
PROCESSING FEES PAID	:	₹ [REDACTED]
MUTATION FEES PAID	:	₹ [REDACTED]





DEED OF SALE

The Vendor:

T. Rodrigues

Mr. Tony Rodrigues

The Purchaser:

M. Almeida

Mrs. Mima Illuminata Almeida

For URBANZEN PROPERTIES LLP

Anil D. Patel
Designated Partner

Mr. Anil D Patel Designated Partner

THIS DEED OF SALE is made and executed at Margao, Salcete, Goa, on this 17th day of January of the year Two Thousand and Twenty-Three (17/01/2023)

BY

M/s SUKJOY MAX, a partnership firm duly registered in the Office of the sub-Registrar of Salcete, at Margao, under No. 190, Volume No. 27 dated 01/09/2009 and having its registered office at Seraulim, Salcete, South Goa, Goa, having PAN Card No. [REDACTED], herein represented by its Partners:

1. **MRS. MIMA ILLUMINATA ALMEIDA**, aged 64, daughter of Late Joao Nicolau Almeida, wife of Radharao F. Gracias, married, business, Indian National, holding PAN Card Bearing No. [REDACTED] holding AADHAR Card bearing No. [REDACTED], residing at 121/4, Luis Ward, Calata, majorda, Salcete, South Goa, go; and
2. **MR. TONY RODRIGUES**, aged 57, son of Late Domingos Xavier Rodrigues, married, business, Indian National, holding PAN Card Bearing No. [REDACTED], holding AADHAR Card bearing No. [REDACTED], residing at House No. 65, Near the Church, Seraulim, Colva, Salcete, South Goa, Goa.

Hereinafter referred to as "VENDOR" (which expression shall unless repugnant to the context or meaning thereof mean and include its heirs, executors, administrators and assigns), of the "FIRST PART".

AND

URBANZEN PROPERTIES LLP, a Limited Liability Partnership firm incorporated under the Indian Limited Liability Partnership Rules, 2009, bearing LLP Identification Number ABZ-6422, having its registered Office at 8-2-418, Level 4, Krishnama House, Road No. 7, Banjara Hills, Hyderabad 500034, Telangana, India, holding PAN Card No. [REDACTED], A, herein represented by its Designated Partner, Mr. Anil D Patel, son of Dhirubhai D Thumer, aged 65 years, married, businessman, Holder of Pan Card bearing No. [REDACTED] and AADHAAR No. [REDACTED], resident of Plot No. 110, Gunrock Enclave, Road No. 5, Secunderabad, Hyderabad, Andhra Pradesh - 500009, by virtue of the Resolution passed at the Meeting of the Designated Partners dated 04/01/2023 and hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context include its Directors, successors, executors and assigns).

THE VENDOR has represented to THE PUCHASER as follows:

WHEREAS there exists a property of land admeasuring 5,610 sq mts, Surveyed under No. 166/24-A of Village Varca, forming part of the larger property identified as "DACLEM VOUSURA", admeasuring an area of 7100 sq. mts, situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Registration Sub-District of Salcete, District South Goa, in the State of Goa, which Property is described in the office of Land Registrar Salcete under No. 18153 of Book B-102 of New Series and enrolled in Taluka Revenue office under Matriz No. 1395 of Salcete, South Goa, Goa, hereinafter referred as the "SAID LARGER PROPERTY".



The Vendor:

Signature

Mr. Tony Rodrigues

Signature

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

Signature
Designated Partner

Mr. Anil D Patel

AND WHEREAS the said larger property was originally belonged to Tome Bruno Francisco de Jesus Ferrao, as the same stands inscribed in his favour under Inscription No. 42753 at folio 45v of book G-49 in the office of Land Registrar Salcete on 16/09/1949.

AND WHEREAS By Deed of Discharge and Sale with Discharge dated 02/01/1959 the said Tome Bruno Francisco de Jesus Ferrao in the status of bachelor sold the said larger property identified as "DACLEM VOUSURA", described under No. 18153 to Shri. Esvonta Dulo Naique Borcar alias Yeswant Dulagi Naik Borkar, which deed is executed before Shri. Vinaeca Sinai Singbal assistant to the Notary Julio Rodrigues da Querra Bordalo, in the Judicial Division of Ilhas.

AND WHEREAS upon the demise of said Yeswant Dulagi Naik Borkar and his wife Smt. Sunderabai Yeswant Borkar, Inventory Proceedings under No. 72/1981/E were initiated in the Court of the Civil Judge Senior Division at Panaji, whereby they are survived by two children (i) Shri. Dulaji Yeswant Naik Borkar and (ii) Sunita Borkar married to Manguesh Borkar and from the said Inventory Proceedings it reveals that the said Late Yeswant had executed a will whereby the entire property was bequeathed to his daughter Sunita and a petition was filed under petition No. 28/1980 by said Smt. Sunita Borkar for probate of the said will in the High court at Bombay, which was challenged by said Dulagi and by order dated 04/02/1985 the said petition was disposed by the High court observing that the probate would be disposed of in the court as the larger estate being situated in Goa, and thereafter accordingly to confirm the will the said inventory proceedings were initiated by the said Dulagi Yeswant Naik Borker, whereby the said property was allotted in the following shares to the respective parties :-

- (i) Shri. Dulaji Yeswant Naik Borkar 3/8th share and
- (ii) Sunita Borkar married to Shri. Manguesh Borkar:- 5/8 share, and the same is confirmed final order dated 31/10/2000 and the further the application was filed to amend the chart of partition to give the correct description of the said larger property whereby the area and survey number along with the boundaries of the said larger property were mentioned being admeasuring totally 7100 sqmts out of which an area admeasuring 825 sqmts was acquired by for public road and the said property being surveyed under No. 166/24, and the same is confirmed by order dated 21-07-2009 passed by the Honorable Court.

AND WHEREAS The said Manguesh Borkar expired on 14-10-2006 and upon his demise Special Inventory Proceedings under No. 88/2009/III were initiated in the Court of the Civil Judge Senior Division at Margao Goa on 11/08/2009, whereby consent terms were filed and the said the 5/8th share in the said larger property was allotted to Molety sharer smit Sunita Borkar and his legal heirs in the following manner with their respective shares:-

- Smt. Sunita Borkar 1/2 share
 Shri. Shyam M. Borkar and his wife Aparna Borkar: 1/3 share
 Shri. Vishwas N Borkar and his wife Aarti Borkar: 1/3 share and
 Smt. Vatsala M. Borkar: 1/3 share, and the same is confirmed by Consent decree dated 20/10/2009 passed by the IIIrd Addl Civil Judge, Senior Division

AND WHEREAS By Deed of sale dated 03-09-2009 (i) Shri. Dulaji Yeswant Naik Borkar and his wife Smt. Savita Dulaji Borkar, (ii) Smt. Sunita Borkar, (iii) Shri. Shyam M. Borkar

The Vendor:

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Mr. Tony Rodrigues

Md. Haid

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

Mr. Anil D. Patel Designated Partner

and his wife Aparna Borkar, (iv) Shri. Vishwas M Borkar and his wife Aarti Borkar and (v) Smt. Vatsala M. Borkar, jointly sold to M/S Sukjoy Max an area admeasuring 6175 sqmts. of the said property surveyed under No. 166/24 which was totally admeasuring 7000 sq mts out of which an area of 825 sq mts being acquired for public road, thus area being reduced to 6175 sq mts., which deed is registered under No. 4124 at pages 220 to 237 of Book I vol 3574 dated 23/10/2009 in the office of Sub-Registrar of Salcete, at Margao, Salcete, South Goa, Goa.

AND WHEREAS by Deed of Rectification dated 01/10/2009, certain errors with respect to the name of Savita Dulaji Borkar also known as Shanta D. N. Borkar was rectified and the Plan was annexed, which deed is registered under No. 4598 at pages 146 to 157 of Book I vol 3538 dated 17/09/2009 in the office of Sub-Registrar of Salcete, at Margao, Salcete, South Goa, Goa.

AND WHEREAS on 30/10/2009 SANAD under No. AC-1/SG/CONV/59/2009 was issued by collector South Goa District Margao Goa, for conversion of land admeasuring 5000 sq mts of the property surveyed under No. 166/24 for residential purpose.

AND WHEREAS by Deed of sale dated 08-09-2010, M/S Sukjoy Max sold an area of 598 sq mts which is a separated piece of land on the southern western side of the Said Property out of his plot area of 6175 sq mts to Shri. Satpal Singh Mac, which deed is registered under No. MGO-BK1-04711-2010, CD Number MGOD29 in the office of Sub-Registrar of Salcete, at Margao, Salcete, South Goa, Goa.

AND WHEREAS M/S Sukjoy Max carried out partition of his balance portion of the property after deducting the portion admeasuring 598 sq mts sold to Shri. Satpal Singh out of the area of 6175 sq mts., and upon demarcation at site the actual area in possession of M/S Sukjoy Max was admeasuring 5610 sq mts and was allotted fresh Survey No. 166/24-A vide Dy Collector order in Partition Case No. LRC/PART/243/2010/III/1881 dated 08/04/2011.


AND WHEREAS M/S Sukjoy Max's name stands recorded and mutated in the survey recorded of rights in the Form I & XIV bearing survey No. 166/24-A admeasuring 5,610 sq mts vide mutation No. 44035.

AND WHEREAS Therefore M/S Sukjoy Max is presently the legal owners in possession of the SAID PROPERTY.

AND WHEREAS As per the Land Use Zoning Information dated xxxxx issued by the Office of the Senior Town Planner, the property bearing Survey No. 166/24-A, Village Varca admeasuring 5,610 sq mts as per the Regional Plan for Goa 2021 falls in "Settlement Zone".

The Vendors herein are now desirous of selling and transferring to the Purchaser herein, all their right, title and interest in respect of the area being all that Survey No. 166/24-A admeasuring 5,610 sq mts, which property is described under No. 18153 of Book B-102 of New Series and enrolled in Taluka Revenue office under Matriz No. 1395 of Salcete, South Goa, State of Goa, which shall hereinafter be referred to the "Said Property" and is more particularly described in the Schedule hereunder written to this Deed of Sale and the Survey Plan annexed as "Annexure A".

The Vendor:



Mr. Tony Rodrigues



Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

 Designated Partner



AND WHEREAS M/S Sukjoy Max has obtained Construction Licence from Village Panchayat of Varca for Construction of Residential Twin Bungalows, club house, gymnasium, Swimming Pool and Compound Wall in the Said Property vide Construction Licence bearing No. VP/VAR/2020-21/02 dated 30/04/2020.

Pursuant to issuance of the Public Notice dated 9th September 2022 published by the Advocates for the Purchaser in the Herald Newspaper (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.

Pursuant to the negotiations between the Vendors and the Purchaser and the Purchasers relying on the representations, assurances and warranties of the Vendors as stated herein and believing the same to be true, the Purchaser has agreed to purchase and acquire all the right, title and interest of the Vendors in the Said Property free from all or any encumbrances, claims and demands of whatsoever nature for the aggregate consideration of Rs. [REDACTED] and on the terms and conditions hereinafter stated.

The Vendors 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;
2. The Vendors are in exclusive use, occupation and possession of the Said Property and have not parted with the possession of the Said Property to any other person;
3. The Said Property or any part thereof is not reserved for any public use or acquired by any government authority, judicial, quasi-judicial authority or by any local/state/central bodies for any purpose.
4. The tenure of the Said Property is freehold;
5. Neither the Vendors nor anyone on their behalf has 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 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 the Vendors are bound;

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;

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



Mr. Tony Rodrigues

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

[Signature]
Designated Partner

Mr. Anil D Patel

recovery or otherwise, initiated by any taxation authorities or local authorities pending, with respect 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 herein before any person, court, authority or tribunal including the National Company Law Tribunal and the National Company Law Appellate 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.

11. The Vendors alone 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 ownership, use and occupation by the Purchaser of the **Said Property** sold to Purchaser under this Deed of Sale or would affect the enforceability or performance of this Deed of Sale or the completion of the transaction contemplated herein;

13. The Vendors undertakes 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, easement, 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. 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 restricts or may restrict the execution of these presents;

15. There is no injunction or any other prohibitory order or any attachment order from any Court, Tribunal, including the National Company Law Tribunal and the National Company Law Appellate Tribunal, Collector, Revenue Authority, Village Panchayat, etc. thereby restraining or disintitling the Vendors from dealing with and/or disposing its right, title, interest and share in the **Said Property** or entering into these presents;



Mr. Tony Rodrigues

Mr. Tony Rodrigues

Mrs. Mima Illuminata Almeida

Mrs. Mima Illuminata Almeida

The Purchaser
For **URBANZEN PROPERTIES LLP**

Mr. Anil D Patel
Designated Partner

Mr. Anil D Patel

16. Neither the Vendors nor any person/s claiming by, through or under the Vendors 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 its right, title and interest in the **Said Plot** 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 its right, title, interest and share in the **Said Property** or taken any deposit in the form of earnest money deposit or otherwise whereby the Vendors are prevented from entering into these presents with the Purchasers;

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

18. Till date no 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;

19. 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;

20. The Vendors have all necessary approvals and permissions required under the Applicable Laws (to mean and include all laws, statutes, ordinances, regulations, guidelines, policies and other pronouncements by any State, Governmental Authority having the force of law in India) 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 consummation of the transaction contemplated herein and that no further approvals or permissions are required from any authority under the Applicable Laws.

21. The Vendors have in their possession all the original documents of title in respect of the **Said Property** as listed in ANNEXURE "B" hereto. Neither the Vendors nor any person/s claiming by, through or under the Vendors 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.

22. Copies of all documents supplied by the Vendors are true and correct in all respects;

23. All the money, as were due and payable by the Vendors and its predecessors-in-title in respect of the **Said Property**, have been paid upto date and 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.



Mr. Tony Rodrigues

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

Mr. Anil D Resignated Partner

24. 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.

25. The **Said Property** is an open plot of land.

26. The **Said Property** has an access, as shown in the site plan annexed hereto as **Annexure-A**.

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

28. There are no boundary disputes with the owners/occupants of the adjoining properties or any other person.

The market value of the **Said Property** hereby sold and transferred is Rs. [REDACTED] /- (Rupees [REDACTED] Only) and stamp duty of Rs. [REDACTED] 0/- (Rupees [REDACTED] Only) is paid on this Deed of Sale. The said market value constitutes the entire Sale Consideration amount payable in respect of the **Said Property**.

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 Vendor, the Purchaser has agreed to purchase the **Said Property** and has agreed to pay to the Vendors an aggregate consideration of Rs. [REDACTED] /- (Rupees [REDACTED] Only), being the full and final consideration payable by the Purchaser to the Vendors, which has been paid by the Purchaser to the Vendors, as more particularly described hereunder:

a. An Amount of Rs. [REDACTED] (Only) paid by Purchaser to the Vendor, vide Cheque No. 068691 dated 14/09/2022 drawn on Union Bank of India, Marredpally Branch, Secunderabad.

b. An Amount of Rs. [REDACTED] (Only) paid by Purchaser to the Vendor, vide Cheque No. 068692 dated 14/09/2022 drawn on Union Bank of India, Marredpally Branch, Secunderabad.

c. An Amount of Rs. [REDACTED] (Only) paid by Purchaser to the Vendor, vide DD No. 011812 dated 13/01/2023 drawn on HDFC Bank Ltd.

d. An Amount of Rs. [REDACTED] (Only) paid by Purchaser to the Vendor, vide DD No. 036435 dated 16/01/2023 drawn on HDFC Bank Ltd. (The payment and receipt of the Vendors do hereby admit, acknowledge and confirm and of and from



Mr. Tony Rodrigues

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

Mr. Anil D Patel

Designated Partner

the same and every part thereof forever acquits, releases and discharges the Purchaser).

e. In view of the notification dated 1st June 2013, the Purchaser has paid towards Tax Deducted at Source, an amount of Rs. [REDACTED] (Only) on 17th January 2023 vide challan No. 20933, on the total consideration amount.

Upon receipt of the entire sale consideration as aforesaid, the Vendors do hereby irrevocably grant, sell, convey, 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 or any persons claiming through or under the Vendors, free from all encumbrances, court attachments, litigations, maintenance, charges, claims and demands, all its right, title, interest, claim and possession of all that **Said Property** known as "DACLEM VOUSURA", surveyed under Survey No. 166, sub Division No. 24-A, admeasuring 5,610 sq. mts, situated at Village Varca, which property is described under No. 18153 of Book B-102 of New Series and enrolled in Taluka Revenue office under Matriz No. 1395 of Salcete, South Goa, State of Goa, hereunder written to this Deed of Sale, **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 Plot** and/or arising therefrom of whatsoever nature and by whatsoever name called 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 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 its rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, absolutely forever to possess, use and enjoy by the Purchaser, 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.

AND the Vendors do hereby acknowledge that the Purchaser is now the owner of the **Said Property** **AND THE** Vendors do hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors 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** the Vendors now have in itself good right, full power and absolute authority to



Mr. Tony Rodrigues

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP.

[Signature]
Designated Partner

Mr. Anil D Patel

grant, release, convey, transfer and assure the **Said Property** hereby granted, conveyed, 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 or their 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, their heirs, successors, assigns, executors and administrators shall keep sufficiently saved, defended, hold harmless and shall keep indemnified and held harmless the Purchaser 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 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 being incorrect and untrue and/or on account of the negligent acts or omission by the Vendors ; and (ii) any defect in title of the **Said Property** 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 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 withholding any material fact or information from the Purchaser that would have been critical to the Purchasers 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 their predecessors in title; (ix) in consequence of any breach, default or violation committed by the Vendors 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**.

The Vendors are aware of the fact that in addition to the due diligence and verification carried out by it, the Purchaser has also relied on the correctness of the statements set forth in this Deed of Sale and has agreed to pay the amounts in this Deed of Sale in consideration of the Vendors selling, conveying and transferring all the right, title interest in the **Said Property** to the Purchaser. The Parties agree that the Recitals form an integral part of this Deed of Sale.

The Vendors assure the Purchaser that if the Purchaser is deprived of the **Said Property** or any part thereof on account of any legal defect in the title of the Purchaser to the **Said**



Handwritten signature

Mr. Tony Rodrigues

Handwritten signature

Mrs. Mima Illuminata Almeida

The Purchaser:
For URBANZEN PROPERTIES LLP
Handwritten signature
Designated Partner

Mr. Anil D Patel

Property arising out of the defect in title of the Vendors to the **Said Property**, then the Vendors 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.

The Vendors agree and undertake that on execution of this Deed of Sale the Vendors 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.

AND FURTHER the Vendors and their heirs, executors and administrators 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.

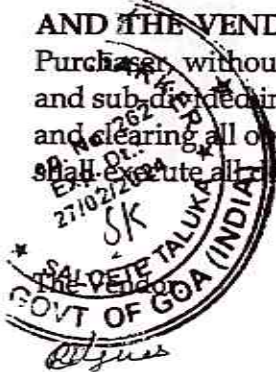
AND further the Vendors, their heirs, successors, assigns, executors and administrators do hereby indemnify and keep indemnified the Purchaser and/or its successors in-title in respect of any claim or demand made or which may hereafter be made on or in respect of the **Said Property** or in respect of 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 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.

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

AND the Vendors 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;

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**.

AND THE VENDORS 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 borne by the Purchaser and shall execute all documents granting it's No objection for the same.



The Purchaser:

For URBANZEN PROPERTIES LLP

Mr. Anil D Patel Designated Partner

Mr. Tony Rodrigues

Mrs. Mima Illuminata Almeida

AND THE Purchaser hereafter shall be the exclusive, legal and absolute owner of the Said Property and the Vendors 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 it's No objection for the same.

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

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

AND THAT the original registered copy of these presents shall be retained by the Purchaser and the duplicate counterpart hereof shall be retained by and be the property of the Vendors.

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

All that part and parcel of land admeasuring 5,610 sq mts, Surveyed under No. 166/24-A of Village Varca, forming part of the larger Property identified as "DACLEM VOUSURA", situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Registration Sub-District of Salcete, District South Goa, in the State of Goa, which Property is described in the office of Land Registrar Salcete under No. 18153 of Book B-102 of New Series and enrolled in Taluka Revenue office under Matriz No. 1395 of Salcete, South Goa, Goa. The Said Property is bounded as under:-

North:-	By property surveyed under No. 166/23.
South:-	By the Property surveyed under Nos. 166/12 & 167/1 & 12
East:-	By the Property surveyed under No. 166/25
West:-	By the road beyond which lies the water drain.



The Vendor:

Tony Rodrigues

Mr. Tony Rodrigues

Mima Almeida

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

Anil D. Fates
Designated Partner

Mr. Anil D Fates

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands on the day, month and year first hereinabove mentioned in the presence of two attesting witnesses.

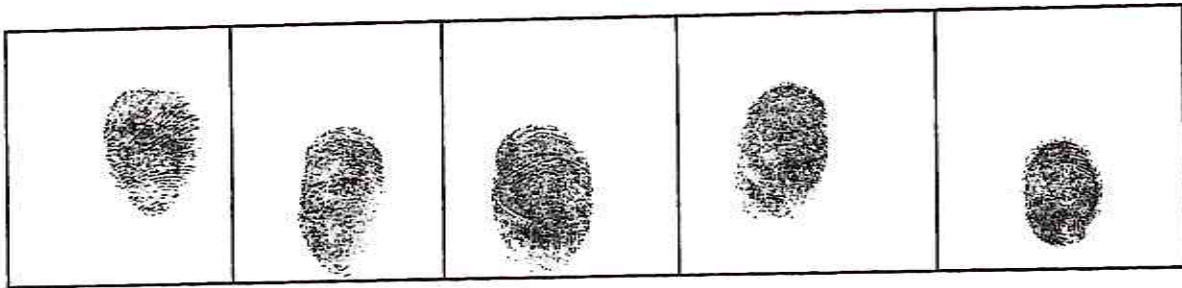


M. Almeida

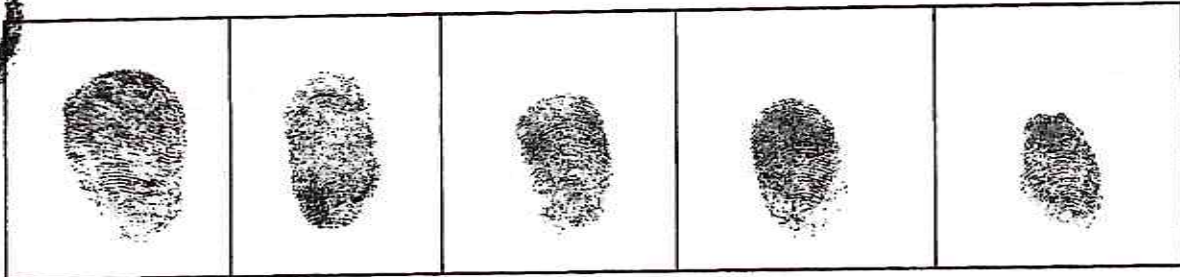
SIGNED AND DELIVERED
BY THE WITHIN NAMED VENDORS
MRS. MIMA ILLUMINATA ALMEIDA
Partner of M/s Sukjoy Max

)
)
)
)
)
M. Almeida

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



The Vendor:

T. Rodrigues

Mr Tony Rodrigues

M. Almeida

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

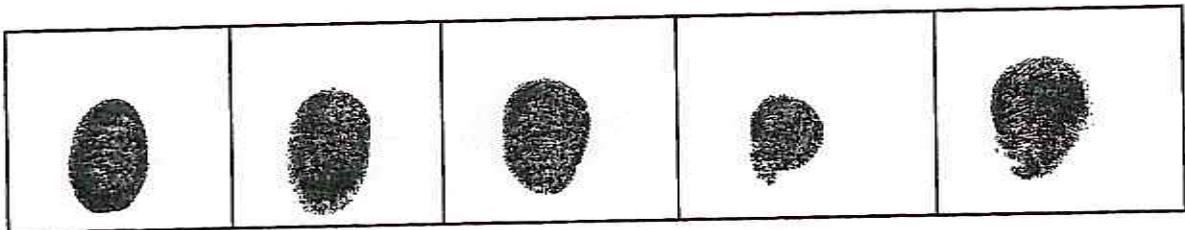
Anil D Patel
Mr. Anil D Patel Designated Partner



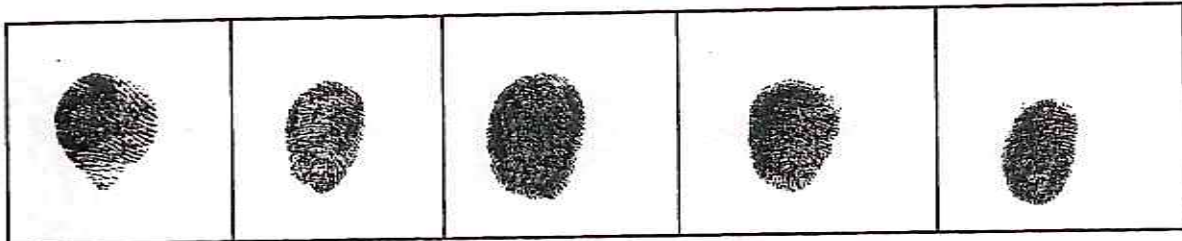
SIGNED AND DELIVERED
BY THE WITHIN NAMED VENDORS
MR. TONY RODRIGUES
Partner of M/s Sukjoy Max

)
)
)
)
Rodrigues

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



The Vendor:

Rodrigues

Mr. Tony Rodrigues

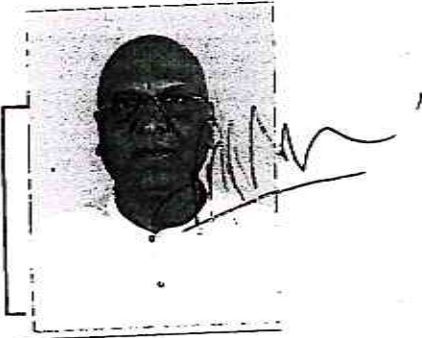
The Purchaser:

For URBANZEN PROPERTIES LLP

Anil D Pate
Designated Partner

M. Almeida

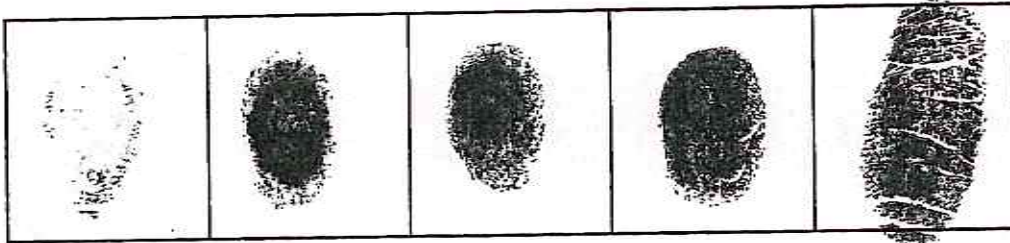
Mrs. Mima Illuminata Almeida



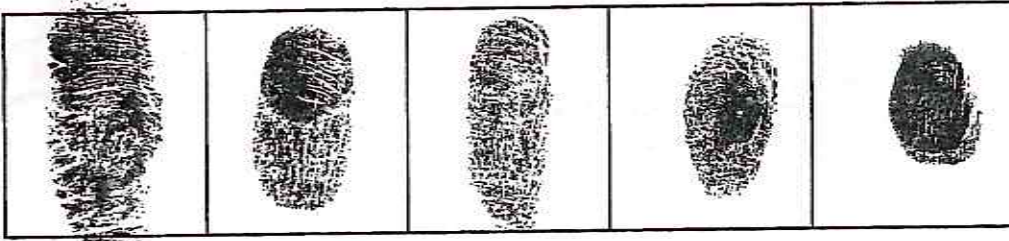
SIGNED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
MR. ANIL D PATEL
For URBANZEN PROPERTIES LLP
Vide Board Resolution dated 04/01/2023
The Purchaser



LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



In the presence of

- 1. Mr. Himanshu Jain
- 2. Mr. Sajeev Kumar

[Handwritten signatures]



The Vendor:

[Handwritten signature]

Mr. Tony Rodrigues

[Handwritten signature]

Mrs. Mima Illuminata Almeida

The Purchaser:

For URBANZEN PROPERTIES LLP

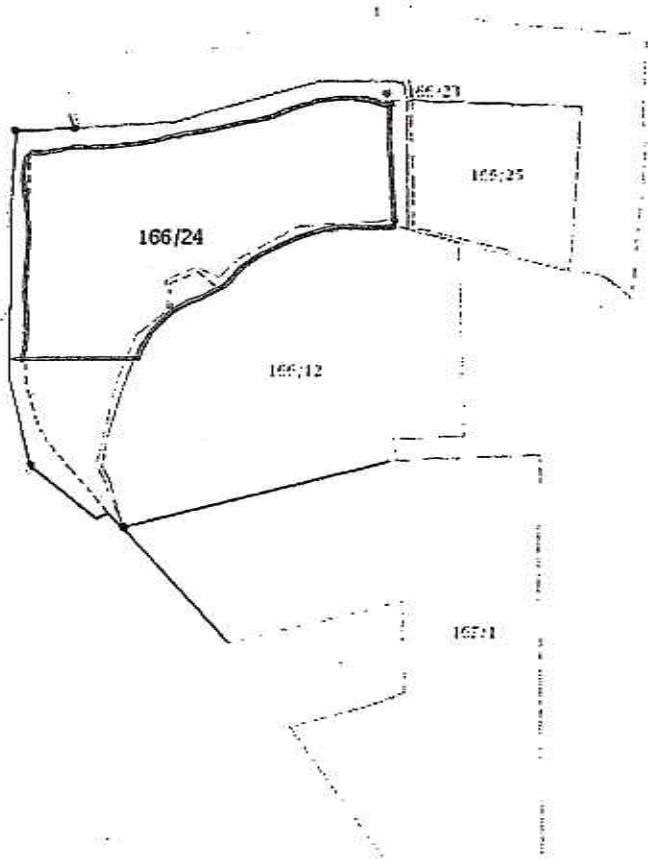
[Handwritten signature]
Mr. Anil D Patel Designated Partner



Government of Goa
 Directorate of Settlement and Land Records
 Survey Plan
 Salcete Taluka, Varca Village
 Survey No.: 166 , Subdivision No.: 24

Scale 1:2000

Reference No.: CMAR22-59000-1042875



For M/S. SUKJOY MAX

[Signature]

Partner

For M/S. SUKJOY MAX

[Signature]

Partner

For URBANZEN PROPERTIES LLP

[Signature]
 Designated Partner

This record is computer generated on 13-12-2022 04:31:40. 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





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 18-Jan-2023 02:14:58 pm

Document Serial Number :- 2023-MGO-249

Presented at 02:12:25 pm on 18-Jan-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required

Stamp Duty Paid

Presenter

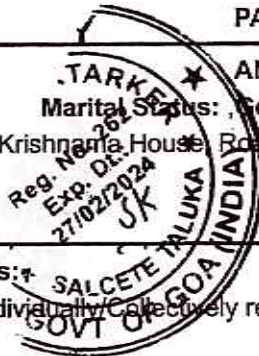
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANIL D PATEL ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - 8-2-418, Level 4, Krishnama House, Road No. 7, Banjara Hills, Hyderabad 500034, Telangana, India, Address2 - , PAN No.:			







Executer

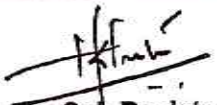
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TONY RODRIGUES , Father Name:Late Domingos Xavier Rodrigues, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, SERAULIM, SALCETE, SOUTH GOA, GOAMargao, Goa, PAN No.:			
2	MIMA ILLUMINATA ALMEIDA , Father Name:Late Joao Nicolau Almeida, Age: 64, Marital Status: Married ,Gender:Female,Occupation: Business, SERAULIM, SALCETE, SOUTH GOA, GOAMargao, South Goa, Goa, PAN No.:			
3	ANIL D PATEL , , Age: , Marital Status: , Gender:,Occupation: , 8-2-418, Level 4, Krishnama House, Road No. 7, Banjara Hills, Hyderabad 500034, Telangana, India, PAN No.:			

Witness:*

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



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sajeev Kumar, Age: 47, DOB: 1975-11-30, Mobile: [REDACTED], Email: [REDACTED], Occupation: Business, Marital status: Married, Address: 403601, D 301, D 301, Kurtorkar Garden, Gogol Margao, Margao, Salcete, South Goa, Goa			
2	Name: Himanshu Jain, Age: 43, DOB: 1979-12-06, Mobile: [REDACTED], Email: himanshu.goa@gmail.com, Occupation: Business, Marital status: Married, Address: 403716, Villa B6 Sapana County Benaulim Salcete South Goa, Villa B6 Sapana County Benaulim Salcete South Goa, Benaulim, Salcete, South Goa, Goa			


Sub Registrar
Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- 2023-MGO-249



Document Serial No:-2023-MGO-249

Book :- 1 Document
Registration Number :- **MGO-1-231-2023**
Date : 18-Jan-2023

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)
Civil Registrar
-Cum-
Sub Registrar
Salcete

Certified to be True Xerox Copy
of the Original
KJSDV14
SAVITA G KURTARKER
NOTARY
MARGAO
STATE OF GOA (INDIA)
Reg. No. 1945/2023
Date 01/02/2023