

(Rupees Ten Lakhs Only)

Phone No 8688932545
Sold To/Issued To
Buildblocks Realty
For whom/ID Proof
Pancard



JAN-04-2022 11:14:00

₹ 1000000/-

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Other
38153451841294840036-00001900
3815345 35/02/05/2021-RDI

For CITIZEN RIGHT
GOV. LAILO

afomo
Authorized Signatory

Name of Purchaser BUILDBLOCKS REALTY LLP

2022-BR2-69
06/01/2022



DEED OF SALE

From

Masamurhas e Gores P. n. e. p.

For BUILDBLOCKS REALTY LLP

[Signature]

PARTNER

(Rupees Fifty Seven Thousand Five Hundred Only)

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Buildblocks Realty L
For Whom/ID Proof
Pancard



JAN-04-2022 11:14:17

₹ 0057500/-
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Other:
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3B16346 36/02/06/2021-RDI

For BUILDBLOCKS REALTY
LLP

Asfomo
Authorized Signatory

Name of Purchaser BUILDBLOCKS REALTY LLP



THIS DEED OF SALE is made at Mapusa Bardez Goa

From

As Purchaser & Goes Proceeds

For BUILDBLOCKS REALTY LLP
[Signature]
PARTNER

on this 06th day of January 2022

BETWEEN

(1) **MR. TITO GOES PROENCA**, son of Mr. Benjamin Goes Proenca , about 62 years of age, Married, Business, Indian National, holder of Pan Card bearing no. _____ and AADHAR Card no. _____

and his wife (2) **MRS. DEBRA MASCARENHAS GOES PROENCA**, wife of Mr. Tito Goes Proenca and daughter of late Mr. Peter Mascarenhas, about 54 years of age, Married, Housewife, Indian National, holder of PAN card no. _____ and AADHAR Card no. _____

both residents of House no. 221/A, Naikawaddo, Near Post Office Calangute Bardez Goa herein after called as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **ONE PART**

P. Proen.

M. Mascarenhas e Goes Proenca

for BUILD BLOCKS REALTY LLP

[Signature]
PARTNER

AND

BUILDBLOCKS REALTY LLP, Incorporated under Limited Liability Partnership Act, 2008 under Identification no. _____ and holder of PAN Card no. _____ having its registered office at Apartment no. BS-6, Riviera Sapphire, Baman Vaddo, Siolim Bardez Goa 403517 duly represented by its partner **MR. SIDDHANT LAKHMANI alias LAKHMANI SIDDHANT KAILASH**, about 23 years of age, Bachelor, Businessman, son of Mr. Kailash Lakhmani, holder of PAN Card no. _____, and AADHAR Card bearing no. _____, Indian National resident of Epsom House No-3, Opp. Raheja Gardens, Wanowarie Pune 411040 authorized by virtue of the Resolution dated 14/12/2021 and herein after referred to as the **PURCHASER** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its heirs, executors, administrators and assigns) of the **OTHER PART.**

P. Mas...

P. Mas...

For **BUILDBLOCKS REALTY LLP**

[Signature]
PARTNER

WHEREAS there exists an immoveable property known as "**CHAL**" or "**TAMBUDKI**" or "**FONSACHO AGOR**" admeasuring an area of 1575 sq. mts situated at village Arpora Bardez Goa and presently surveyed under no. 188/38 of village Arpora Bardez Goa and which shall be herein after referred to as the **SAID PROPERTY** and more particularly described in the **SCHEDULE** herein under written.

AND WHEREAS the **SAID PROPERTY** along with other properties originally belonged to the estate of late Pe. Pedro Inacio Maria da Piedade Lobo and was acquired by his nephew Mr. Diogo Filip Lobo alias Diogo Filip Pascoal Joao Francisco Xavier Maria da Piedade Lobo by virtue of Deed Of Succession, Sale and Quittance dated 28/12/1963 recorded in the Office of the Notary Ex-Officio of Bardez at Mapusa at page no. 86 overleaf of Book no. 648

AND WHEREAS on the demise of Mr. Diogo Filip Lobo alias Diogo Filip Pascoal Joao Francisco Xavier Maria da Piedade Lobo an inventory proceedings were initiated before the Hon' ble Civil Judge Senior

P. Mascarenhas e Goes Prange

For BUILDBLOCKS REALTY LLP

[Signature]
PARTNER

Division at Mapusa bearing no. 73/1993 wherein the SAID PROPERTY was listed under item no. VIII and was allotted to the parties therein by virtue of the Final Orders passed thereon dated 24/08/1998

AND WHEREAS the parties in the above mentioned inventory proceedings namely Mr. Bento Francisco Placido Fernandes, Mrs. Mary Conception Tomasia Fernandes, Mr. Michael Simon Robert Fernandes, Mrs. Idina Faustina D' Souza, Ms. Maria Quiteria Fernandes alias Brita Fernandes alias Sr. Michael A.C., Mr. Thomas Angelo Fernandes, Mrs. Anita Christina Julia Maria Neves De Andrade E Fernandes, Mrs. Maria Alacoque Mamelta Silvia Franco, Mr. Launcelot Fernandes alias Benedito Evorcio Launcelot Do Carmo Fernandes, Mrs. Mary Amora Orfelinda Serefina Da Costa, Mrs. Maria Bibiana Berenadette De Lourdes Franco, Mrs. Maria Candida Clementina Esperanca Franco, Mrs. Yvette Mary Lillian Fernandez, Mr. Lloyd Xavier Crisogono Furtado, Mr. Yvor Diogo Joseph Fernandez, Mrs. Angela Linda Beatrice De Melo, Mrs. Maria Luzia Jeronima Dias, Mr. Elvis Augusto Miguel Franco,

From,

Emasceradas e Goes Prange

For BUILDBLOCKS REALTY LLP

[Signature]
PARTNER

Mr. Clifford Gaspar Franco, Mrs. Cora Virginia De Souza E Franco, Mr. Ricky Antonio Franco, Mrs. Lalita Maria Pires E Franco, Mrs. Maria Berenice Crescencia Guilhermina Franco, Mr. Pio Antonio Fernandes thereafter sold the SAID PROPERTY to the Vendor No.1 herein Mr. Tito Goes Proenca by virtue of the Deed of Sale dated 13/12/2001 and registered before the Sub Registrar of Bardez at Mapusa under no. 2507, at pages 240 to 268 of Book No. I, Volume no. 869 dated 20/12/2001.

AND WHEREAS by virtue of the above, the Vendors herein have become the absolute owners in possession of the SAID PROPERTY and have in themselves a clear and marketable title.

AND WHEREAS the name of the vendor no.1 is figuring in the Occupants occupant's column of Form no. I and XIV of the SAID PROPERTY as owner thereof.

AND WHEREAS the Vendors have claimed and assured the Purchaser herein that they are the sole and absolute owners in possession, enjoyment, and

P. Proenca, B. Mascarenhas e Tito Goes Proenca

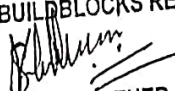
For BUILDBLOCKS REALTY LLP
[Signature]
PARTNER

occupation of the SAID PROPERTY and that the same exclusively belongs to them and that apart from them there is no other person who has any rights or interest in any manner what so ever to the SAID PROPERTY.

AND WHEREAS the Vendors have categorically and unequivocally assured and guaranteed the Purchaser that the SAID PROPERTY exclusively belongs to the Vendors and that they have perfect title to the SAID PROPERTY and further the Vendors assure the Purchaser that the SAID PROPERTY is not the subject matter of any mortgage, nor have any of the Vendors either individually or collectively entered into any agreement of sale or any other transaction with respect to the SAID PROPERTY with any other person/s and the Vendors have further assured the Purchaser that the SAID PROPERTY is not subject to any encumbrance of any nature and that neither does any third party have any lien of any sort over the SAID PROPERTY and the Vendors have further agreed to compensate and indemnify any loss of whatsoever nature which the Purchaser may suffer




Massachusetts a Good Property

For BUILDBLOCKS REALTY LLP

PARTNER

due to the defective title of the Vendors or any loss suffered by the Purchaser due to suppression of any material facts by the vendors with respect to their title to enter into this deed of sale and convey a clear title to the SAID PROPERTY.

AND WHEREAS the Purchaser has approached the Vendors with an offer to purchase the SAID PROPERTY for a total consideration of Rs. 2,35,00,000/- (Rupees Two Crores Thirty Five Lakhs Only) which offer has been accepted by the Vendors.



**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:**

1. That in pursuance of the above agreement and in consideration of payment of **Rs.2,35,00,000/- (Rupees Two Crores Thirty Five Lakhs Only)** paid by the Purchaser to the Vendors, the receipt of which payments the Vendors do hereby admit and

[Signature]

Mascarenhas & Co. Private Limited

For BUILDBLOCKS REALTY LLP

[Signature]
PARTNER

acknowledge as having received, they the Vendors do hereby convey by way of sale to the Purchaser absolutely and forever all their rights, title, interest, ownership and possession in and to all that immoveable property known as "CHAL" or "TAMBUDKI" or "FONSACHO AGOR" admeasuring an area of 1575 sq. mts situated at village Arpora Bardez Goa neither inscribed nor described in the Land Registration Office and presently surveyed under no. 188/38 of village Arpora Bardez Goa Taluka and Sub District of Bardez, District of North Goa, State of Goa and herein after referred to as the **SAID PROPERTY** and more particularly described in the **SCHEDULE** herein under written.



2. That the total consideration of Rs. 2,35,00,000/- (Rupees Two Crores Thirty Five Lakhs Only) has been paid by the Purchaser vide the following:

A. By cheque bearing no. 000006 dated 14/12/2021 drawn on HDFC Bank, Siolim Branch amounting to Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty

For... [Signature] [illegible]

For BUILD BLOCKS REALTY LLP
[Signature]
P. R.

Thousand Only) in favour of Mr. Tito Goes Proenca.

B. By cheque bearing no. 000007 dated 14/12/2021 drawn on HDFC Bank, Siolim Branch amounting to Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) in favour of Mrs. Debra Mascarenhas Goes Proenca.

C. An amount of Rs. 1,03,82,500/- (Rupees One Crore Three Lakhs Eighty Two Thousand and Five Hundred Only) by RTGS transaction with HDFC Bank, Siolim Branch in favour of Mr. Tito Goes Proenca.

D. An amount of Rs. 1,03,82,500/- (Rupees One Crore Three Lakhs Eighty Two Thousand and Five Hundred Only) by RTGS transaction with HDFC Bank, Siolim Branch in favour of Mrs. Debra Mascarenhas Goes Proenca.


[Signature]

Mascarenhas e Goes Proenca

For BUILDBLOCKS REALTY LLP
[Signature]
PARTNER

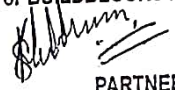
E. An amount of Rs.1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred Only) towards Tax Deducted at Source by virtue of E-Tax Acknowledgement no. AI9891125 in favour of Mr. Tito Goes Proenca.

F. An amount of Rs.1,17,500/- (Rupees One Lakh Seventeen Thousand Five Hundred Only) towards Tax Deducted at Source by virtue of E-Tax Acknowledgement no. AI9891232 in favour of Mrs. Debra Mascarenhas Goes Proenca

3. That the Vendors on the execution of this Deed of Sale has handed over vacant and peaceful possession of the SAID PROPERTY in favour of the Purchaser.

4. That in case any defect is found in the title of the Vendors in the SAID PROPERTY hereby sold and / or in the present conveyance then the Vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the Purchaser for more perfectly


 Debra Mascarenhas Goes Proenca

For BUILDBLOCKS REALTY LLP

PARTNER

conveying the SAID PROPERTY sold unto the Purchaser.

5. 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 act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever.

6. The Vendors also assure the Purchaser that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY conveyed by these presents and that there is no agreement or Memorandum etc with any third party in respect thereto.

From *Amacandhas & Sons Private Ltd*

For BUILDBLOCKS REALTY LLP

7. The Vendors agree that they shall at all times hereinafter perform and observe all the covenants herein stated and the Vendors shall keep the Purchaser and its heirs, successors and assigns including any person/s claiming through and under the Purchaser harmless against all suits, proceedings, costs, charges, claims or demands and the Vendors shall forever keep the Purchaser indemnified against any and all such contingencies.

8. The Purchaser shall hereinafter be entitled to enter its name in any record maintained by any Government and or Semi-Government Department pertaining to the SAID PROPERTY and the Vendors shall cooperate and have no objection to the same.



9. That the Vendors do hereby assure the Purchaser that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and the Vendors have absolute title and exclusive right to convey the SAID PROPERTY by way of sale.

Pran *Prasanna Kumar & Associates*

For BUILD BLOCKS REALTY LLP

[Signature]
PARTNER

10. The Vendors have simultaneously upon the execution of these presents delivered unto the Purchaser exclusive and vacant possession of the SAID PROPERTY and the Purchaser shall from time to time and at all times hereinafter peaceably and quietly enter upon, occupy or possess, enjoy and construct/develop or do any other act in SAID PROPERTY hereby conveyed with its appurtenances and every part thereof for its use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the Vendors or from any person/s claiming to or from, under or in trust through and for the Vendors.

11. That the Vendors and their heirs shall at all times hereinafter indemnify and keep indemnified the Purchaser and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the Vendors or any breach of the covenants in the present conveyance.

For *Mascarenhas & Sons Private*

For BUILDLOCKS REALTY LLP
[Signature]
PARTNER

12. That the Vendors do hereby assure the Purchaser that as on the date hereof, the SAID PROPERTY is free from all encumbrances, Mortgages, attachments, claims, liens charges, clogs, hindrances, claims from members of joint family, easement, license, encroachment or dispute relating to boundary, prior agreements, pre-emption, option, reservation, set back or set forwards etc., and other charges of any nature whatsoever and howsoever, and there is no defect in the title of the Vendors;



13. The Vendors do hereby grant their consent and give a "No Objection" for the mutation, partition, transfer and entry of the name of the Purchaser in the survey records, the official government records, the Panchayat records, etc as may be prescribed.

14. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

For *Mascarenhas & Sons Private*

For **BULLBLOCKS REALTY LLP**
PARTNER

SCHEDULE



All that immoveable property known as "CHAL" or "TAMBUDKI" or "FONSACHO AGOR" admeasuring an area of 1575 sq. mts situated at village Arpora Bardez Goa neither inscribed nor described in the Land Registration Office and presently surveyed under no. 188/38 of village Arpora Bardez Goa Taluka and Sub District of Bardez, District of North Goa, State of Goa and bounded as under:

EAST: By property bearing survey no. 188/7

WEST: By property bearing survey no. 188/37

NORTH: By Property bearing survey no. 188/7, 31

SOUTH: By Road

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below:

[Signature]

Mascarenhas e Goes Pranga

For BUILDLOCKS REALTY LLP
[Signature]
PARTNER

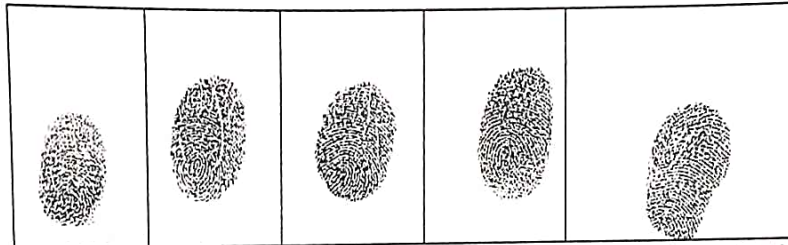
SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR NO.1



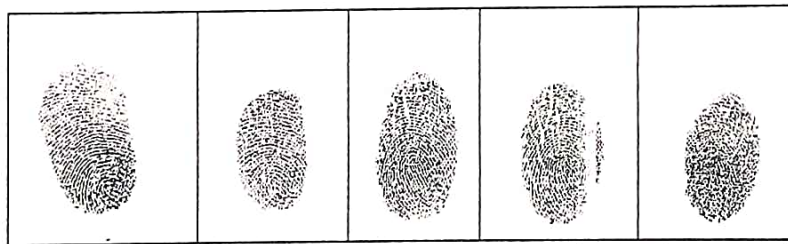
Proença



(MR. TITO GOES
PROENCA)



Left hand finger impressions of MR. TITO GOES PROENCA



Right hand finger impressions of MR. TITO GOES PROENCA

Proença

Masacarenhas e Goes Proença

For BUILDBLOCKS REALTY LLP

[Signature]
PARTNER

SIGNED AND DELIVERED
BY THE WITHIN NAMED
VENDOR NO.2

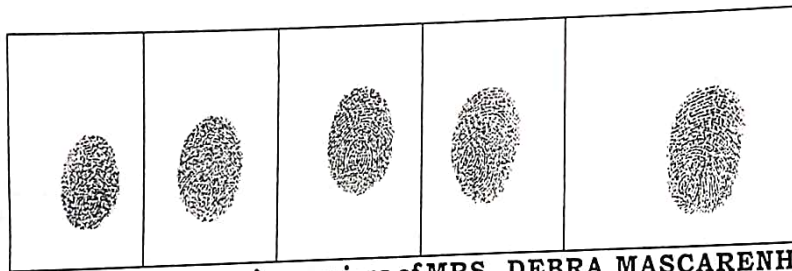


Debra Mascarenhas Goes Proenca

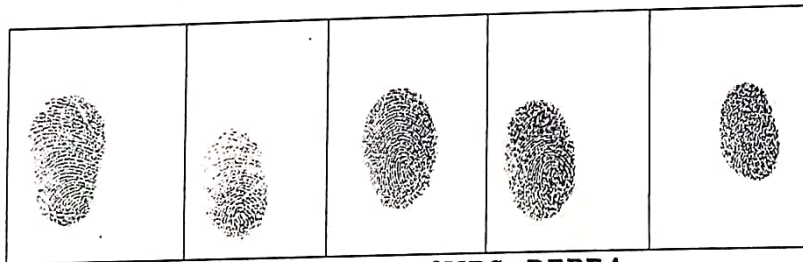


Debra Mascarenhas Goes Proenca

(MRS. DEBRA
MASCARENHAS GOES
PROENCA)



Left hand finger impressions of MRS. DEBRA MASCARENHAS
GOES PROENCA



Right hand finger impressions of MRS. DEBRA
MASCARENHAS GOES PROENCA

[Signature]

Debra Mascarenhas Goes Proenca

For BUILDBLOCKS REALTY LLP

[Signature]
PARTNER

SIGNED AND DELIVERED
BY THE WITHIN NAMED
PURCHASER

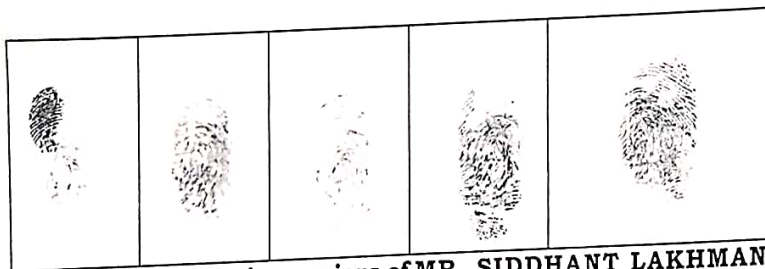


BUILDBLOCKS REALTY LL

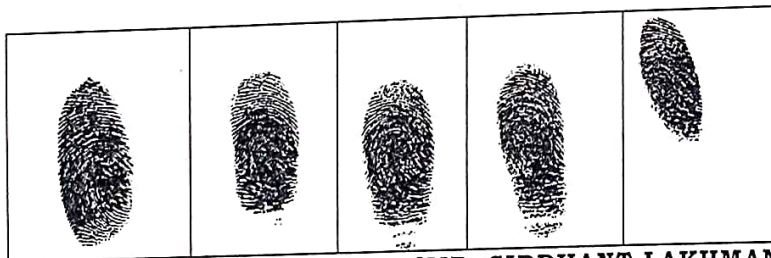
Siddhant Lakhmani
PARTNER

(MR. SIDDHANT
LAKHMANI alias
LAKHMANI SIDDHANT
KAILASH

ON BEHALF OF
BUILDBLOCKS REALTY
LLP)



Left hand finger impressions of MR. SIDDHANT LAKHMANI
alias LAKHMANI SIDDHANT KAILASH



Right hand finger impressions of MR. SIDDHANT LAKHMANI
alias LAKHMANI SIDDHANT KAILASH

Pran. Masarekhas e Open Proange

For BUILDBLOCKS REALTY LLP

Siddhant Lakhmani
PARTNER



WITNESSES:

1. Hondkar Vitthal Rama Hondkar

2. Abhang Anil Gurudesh Singh Bokar

For. Bhatnagar & Co. Pancha

For BUILDBLOCKS REALTY LLP
[Signature]
PARTNER



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Jan-2022 01:29:19 pm

Document Serial Number :- 2022-BRZ-69

Presented at 01:19:04 pm on 06-Jan-2022 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	1057500
2	Registration Fee	705000
3	Mutation Fees	2500
4	Processing Fee	1180
Total		1766180

Stamp Duty Required :1057500/-

Stamp Duty Paid : 1057500/-

Presented

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	SIDDHANT LAKHMANI ALIAS LAKHMANI SIDDHANTH KAILASH Partner Of BuildBlocks Realty LLP ,Father Name:Kailash Lakhmani, Age: 23, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Epson House no 3 Opp Raheja Gardens Wanowarie Pune 411040, Address2 - , PAN No.:			

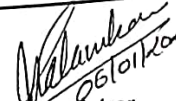
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TITO GOES PROENCA , Father Name:Late Benjamin Goes Proenca, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, H No 221-A Naikawaddo Near Post Office Calangute Bardez Goa, PAN No.:			
2	DEBRA MASCARENHAS GOES PROENCA , Father Name:Late Peter Mascarenhas, Age: 54, Marital Status: Married ,Gender:Female,Occupation: Housewife, H No 221-A Naikawaddo Near Post Office Calangute Bardez Goa, PAN No.:			
3	SIDDHANT LAKHMANI ALIAS LAKHMANI SIDDHANTH KAILASH Partner Of BuildBlocks Realty LLP , Father Name:Kailash Lakhmani, Age: 23, Marital Status: ,Gender:Male,Occupation: Business, Epson House no 3 Opp Raheja Gardens Wanowarie Pune 411040, PAN No.:			

Witness:

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

Party Name and Address		Photo	Thumb	Signature
1	Name: Vithal Rama Hondkar, Age: 46, DOB: 1975-03-25, Mobile: , Email: , Occupation: Service, Marital status : Married, Address: 403506, H no 142, H no 142, Valpoi, Sattari, North Goa, Goa			
	Name: Anil Gurudas Sinal Borkar, Age: 54, DOB: 1967-10-12 , Mobile: , Email: , Occupation: Chartered Accountant, Marital status : Married, Address: 403507, F-8 Kamat Hill Retreat Co-Op Housing Society Khorlim Bardez Goa, Mapusa, Bardez, North Goa, Goa			


Sub-Registrar

Sub-REGISTRAR

BARDEZ

Document Serial Number :- 2022-BRZ-69

Document Serial No:-2022-BRZ-69

Book :- 1 Document
Registration Number :- BRZ-1-65-2022
Date : 06-Jan-2022



Kalamkar
06/01/2022
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)
SUB-REGISTRAR
BARDEZ