

3215

Phone No:
Sold To/Issued To:
ROYAL CLASSIC BUILDERS
For Whom/ID Proof:
AATFR8738D



JUL-28-2023 10:48:33

₹ 1500000/-
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3016395 30/02/13/2021-RD1

For TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

[Signature]
Authorised Signatory
Mergao Branch

3215
28/7/2023



Edward Philippe Fernandes

[Signature]

DEED OF SALE



[Signature]

[Signature]

[Signature]



This Deed of Sale is executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 26th day of July of the year Two Thousand and Twenty-Three (26/07/2023), **BY** and **BETWEEN:**

MALTAN ENTERPRISES PRIVATE LIMITED, a company registered under the Companies Act, 1956 with its registered Office at C/o 35, Nanik Niwas, 30/34, D. D. Sathe Marg, Opera House, Girgaum, Mumbai-400004, holding Income Tax Card bearing PAN [REDACTED], represented herein by its Authorized Signatory Mr. Dhanshyam Patel, son of Mr. Kantilal Patel, aged 53 years, occupation professional holding Income Tax Card bearing PAN [REDACTED], holding Aadhar Card bearing No. [REDACTED] resident of Mumbai, Contact No. 022-25083300, Indian National, duly authorized vide resolution passed in its Board Meeting held on 12/06/2023 and hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof include its representatives, successors-in-title/interest, administrators, executors and assigns) of the **FIRST PART**.

AND

ROYAL CLASSIC BUILDERS, a Partnership Firm, registered under the Indian Partnership Act 1932, holding PAN [REDACTED], with registered address at Navelim, Salcete, Goa, represented by its partners:

- (i) **Mr. EDWARD PHILIP FERNANDES**, son of late Mr. Beatriz Piedade Fernandes, aged 55 years, occupation businessman, married, holding Income Tax card bearing PAN [REDACTED], Aadhar Card bearing No. [REDACTED], residing at H. No. 167, Cumborda, Sarzora, Chichinin, Salcete-Goa, Indian National;
- (ii) **Mr. MIGUEL AFONSO**, son of late Mr. Joao Francisco Afonso, aged 45 years, occupation businessman, married, holding Income Tax card bearing PAN [REDACTED], Aadhar Card bearing No. [REDACTED], resident of H. No. 887, Acsona, Pattem, Benaulim, Salcete, Goa, Indian National;



[Signature of Mr. Dhanshyam Patel]

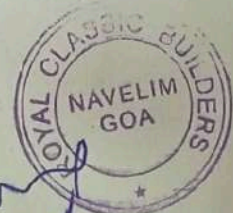
Mr. Dhanshyam Patel

[Signature of Mr. Edward P. Fernandes]

Mr. Edward P. Fernandes

[Signature of Mr. Miguel Afonso]

Mr. Miguel Afonso



hereinafter referred to as the "PURCHASER" (which expression unless repugnant to the context or meaning thereof shall mean and include its all partners, successors-in-title, representatives, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS at Village Nuvem, within the jurisdiction of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa there exists following three adjoining properties:

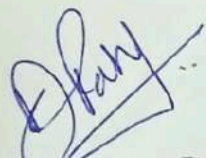
- (i) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 42685 at pages 166 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 533;
- (ii) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 18028 at pages 88 reverse of Book No. B-48 of new series, enrolled in the Taluka Revenue Office under Matriz No. 532;
- (iii) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 42686 at pages 167 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 531;

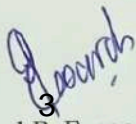
The above three properties being adjoining to one another, formed a one and single property admeasuring 33675.00 Sq. Meters surveyed in the records of rights of Village Nuvem under Survey No. 14/7 and 20/1.

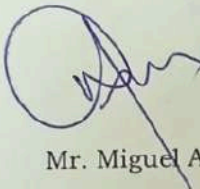
That each of the above three properties as also the single property formed out of the said three properties are better described under SCHEDULE A and for the sake of convenience is hereinafter referred to as the "SAID LARGER PROPERTY".

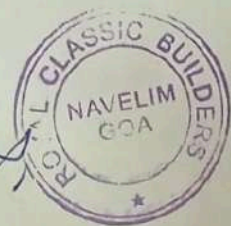
AND WHEREAS due to passing of the road which crosses the SAID LARGER PROPERTY in north-south direction, the SAID LARGER PROPERTY got bifurcated into two portions being Western Portion admeasuring 32050.00 Sq. Meters surveyed under Survey No. 14/7 of Village Nuvem and Eastern Portion admeasuring 1625.00 Sq. Meters surveyed under Survey No. 20/1 of Village Nuvem.




Mr. Dhanshyam Patel


Mr. Edward P. Fernandes


Mr. Miguel Afonso



AND WHEREAS the SAID LARGER PROPERTY was originally owned by Mr. Joaquim Piedade Dias of Nuvem in whose name the said three properties of the SAID LARGER PROPERTY are inscribed under Inscription No. 45133, Inscription No. 45134 and Inscription No. 45135 all at page 76 and 76 overleaf of Book No. G-52.

AND WHEREAS said Mr. Joaquim Piedade Dias was married under regime of communion of assets to Mrs. Remizia Felicidade Vaz, the former expired on 25/07/1979 and later on 14/05/1975, leaving behind as sole and universal heirs their following seven children namely:

- a) Mr. Salvador Dias, Bachelor;
- b) Mrs. Ana Joaquina Dias married to Mr. Arnaldo Diago Rosario Cota;
- c) Mrs. Divina Maria Dias married to Mr. Custodio Sebastiao Vaz;
- d) Mr. Isidor Dias married to Mrs. Maria Rita Martins; the former expired leaving behind his widow said Mrs. Maria Rita Martins and as sole and universal heirs his six children being (i) Cindrella Angelina Gladly Dias, (ii) Maria Fatima Christas Dias, (iii) Meena Lizette Dias, (iv) Alvaro Jose Dias, (v) Clifford Dias, and (vi) Mrs. Remezia Dias
- e) Miss. Valeriana Dias, Spinster;
- f) Mr. Lourenco Santana Dias married to Mrs. Fatima Ana Joaquina Pereira; and
- g) Mrs. Filomena Dias married to Mr. Purificacao Agostinho Fernandes,

as is found declared in the Inventory Proceeding No. 15/2002 instituted before the Comarca Judge of Salcete and Quepem at Margao, Goa.

AND WHEREAS earlier thereof, vide Deed of Sale dated 29/08/1979, duly registered in the office of the Sub-Registrar of Salcete at Margao, under Reg. No. 40, at pages 396 to 401 of Book IV, Vol. VIII, dated 15/11/1979, said Mr. Lourenco Santana Dias purchased all the illiquid rights to the inheritance left by his parents from the other co-owners except from children of late Mr. Isidor Dias.



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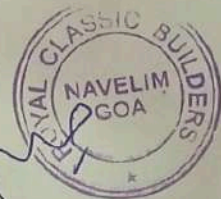
Mr. Dhanshyam Patel

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Mr. Edward P. Fernandes

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Mr. Miguel Afonso



AND WHEREAS the Inventory Proceedings No. 15/2002/M as referred above, was disposed off vide Consent Decree dated 16/09/2002 passed in terms of Consent Terms of the same date, whereby towards the 1/14th share of the children of late Mr. Isidor Dias in the inheritance left behind by late Mr. Joaquim Piedade Dias, Mrs. Remizia Felicidade Vaz and Mr. Isidor Dias, they were allotted definite plots in Survey No. 14/4 of Nuvem Village, thus Mr. Lourenco Santana Dias became the absolute owner of the SAID LARGER PROPERTY.

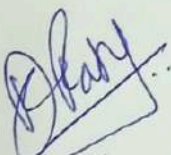
AND WHEREAS Mr. Lourenco Santana Dias was married in first nuptial to Mrs. Fatima Ana Joaquina Pereira, the later expired on 10/04/1980 leaving behind her widower said Mr. Lourenco Santana Dias and as sole and universal heirs her two namely (i) Mr. Lamont Ludvig Dias and (ii) Ms. Latimer Fatima Dias, as is declared vide Deed of Succession dated 28/04/2000, drawn in the office of the Ex-Officio Notary Public, Salcete at folio 23v to 25 of Deed Book No. 1414.

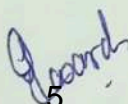
AND WHEREAS said Mr. Lourenco Santana Dias in his second nuptial was married to Mrs. Tereza Maria Braganza.

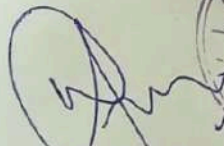
AND WHEREAS said Mr. Lourenco Santana Dias, his wife from second nuptial Mrs. Tereza Maria Dias and his children from first nuptial Mr. Lamont Ludvig Dias (bachelor) and Miss. Latimer Fatima Dias (spinster), vide Agreement for Development dated 23/11/2005 executed before Notary Shri. Datta Nadkarni under his Reg. No. 2085, permitted Mr. Cancio Mascarenhas to develop the Eastern Portion and Western Portion of the Said Larger Property, in pursuance whereto the same came to be divided into several sub-plots, upon obtaining following necessary approvals and permissions:

- a) Conversion Sanad dated 06/02/2007 under Ref. No. AC-II/SG/CONV-38/2006;
- b) Provisional NOC from Town and Country Planning Department vide Letter dated 01/03/2006 under Ref. No. TPM/Sub-div/Nuvem/14/7/06/364;
- c) Provisional NOC from Village Panchayat of Nuvem, vide Letter dated 03/06/2006 under Ref. No. VP/NUV/2006-07/17;




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- d) Final NOC from Town and Country Planning Department vide Letter dated 27/02/2007 under Ref. No. TPM/sub-div/Nuvem/1417/07/1219;
- c) Final NOC from Village Panchayat of Nuvem, vide Letter dated 08/03/2007 under Ref. No. VP/NUV/2006-07/2439.

AND WHEREAS vide Deed of Sale dated 14/07/2006, registered with the Sub-Registrar of Salcete at Margao, under No. 3247, at pages 228 to 264 of Book I, Vol. 2088, dated 02/08/2006, said Mr. Lourenco Santana Dias, his wife from second nuptial Mrs. Tereza Maria Dias and his children from first nuptial Mr. Lamont Ludvig Dias (bachelor) and Miss. Latimer Fatima Dias (spinster) and said Mr. Cancio Mascarenhas sold unto Goldshield Services Pvt. Ltd., one of such sub-divided plots being identified as Plot No. 19 admeasuring 2500.00 Sq. Meters.

AND WHEREAS vide Deed of Sale Dated 27/10/2010, duly registered in the office of the Sub-registrar, Salcete under Reg. No. MGO-BK1-05518-2010, CD No. MGOD35 dated 28/10/2010, said Goldshield Services Pvt. Ltd., sold the SAID PLOT NO. 19 unto the VENDOR herein.

AND WHEREAS post the purchase thereof, the VENDOR herein applied for partition of the Said Plot No. 19 from the SAID PROPERTY and vide Order dated 23/11/2022 passed by the Inspector of Survey and Land Records, Salcete in Case No. 3/ISLR/Part/Sal/Nuv/684/21/313, the Said Plot No. 19 came to be partitioned from the Said Property and came to be separately recorded under Survey No. 14/7-N of Village Nuvem with area as 2500.00 Sq. Meters and with denomination "KIRBATTA".

This Plot of land known as KIRBATTA surveyed under Survey No. 14/7-N of Village Nuvem is better described in the **SCHEDULE B** hereunder written and is hereinafter for the sake of convenience is referred to as "SAID PLOT".

AND WHEREAS the VENDOR as the absolute and lawful owner in possession of the SAID PLOT, now wish to sell the SAID PLOT and accordingly identified the PURCHASER who has agreed to purchase the



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Mr. Dhanshyam Patel

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Mr. Edward P. Fernandes

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Mr. Miguel Afonso



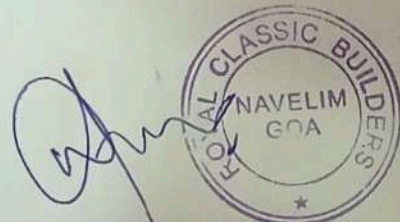
same, relying upon the representations and declarations made by the VENDOR unto the PURCHASER as detailed herein below:

- a) That it is the absolute owner in peaceful and unobstructed possession of the SAID PLOT and is in lawful occupation and enjoyment of the same;
- b) That it has absolute right and authority under the law to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- c) That its predecessor in title had and it has a clean, clear, subsisting and marketable title to the SAID PLOT;
- d) That there is no legal bar or impediment for sale of the SAID PLOT and that the SAID PLOT is free from encumbrances, liens and/or charges;
- e) That no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PLOT;
- f) That the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;
- g) That the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum.
- h) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PLOT and or on any part thereof.
- i) that there exists no way, public or private, passing through the SAID PLOT;



Mr. Dhanshyam Patel

Mr. Edward P. Fernandes



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- j) That they have not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;
- k) That they have not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOT and or SAID PROPERTY or any part thereof, in any manner whatsoever;
- l) That in case at any time in future, if any, objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOT, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PLOT from the consideration paid herein;
- m) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of their predecessors in title or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PLOT unto and to the use of the PURCHASER;
- n) That the SAID PLOT falls in settlement zone and does not fall in any zone prohibited for development;
- o) That it wishes to sell the SAID PLOT for the total consideration of Rs. 3,00,00,000/- (Rupees Three Crores Only).
- p) That the Vendor has given ample time and opportunity to the Purchaser to enter upon the Said Plot and



Mr. Dhanshyam Patel

Mr. Edward P. Fernandes

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ascertain the status for themselves. Further the Vendor has provided copies of all documents and information as available with the Vendor and the Vendor doth hereby confirm that nothing has been concealed from the Purchaser and the Purchaser has been given all the time to carry out due diligence through the Purchaser's lawyer's and verify the title of the Vendor before entering into this Sale Deed.

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR herein above and believing the representations as true and declarations as trustworthy, the PURCHASER agreed to purchase the "SAID PLOT" from the VENDOR for the aforementioned consideration.

AND WHEREAS in pursuance to the understanding arrived at, the PURCHASER having paid unto the VENDOR a sum of Rs. 3,00,00,000/- (Rupees Three Crores Only) and the VENDOR having received the said consideration in whole, the parties hereto execute the present deed, thereby transferring the right, title, interest and possession of the SAID PLOT unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 3,00,00,000/- (Rupees Three Crores Only) paid by the PURCHASER unto the VENDOR in the manner detailed out in clause 2 below; the VENDOR having received full consideration hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER the SAID PLOT having an area of 2500.00 Sq. Meters (Two Five double Zero decimal double Zero) as described in SCHEDULE B hereunder written, together with everything standing in the SAID PLOT including everything embedded in Earth and with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit,



Mr. Dhanshyam Patel

Mr. Edward P. Fernandes

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claims, and demand whatsoever at law of or upon the VENDOR into out of or upon the SAID PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The said sum of Rs. 3,00,00,000/- (Rupees Three Crores Only) is paid by the PURCHASER unto the VENDOR in the following manner:

- a) a sum of Rs. 2,97,00,000/- (Rupees Two Crore Ninety Seven Lakhs Only) vide Demand Draft No. 004251 dated 24/07/2023 drawn on HDFC Bank
- b) a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) deducted from the total sale consideration as and by way of TDS and paid by the PURCHASER on behalf of the VENDOR vide Challan Identification No. 23072500510373SBIN dated 25/07/2023,

the payment and receipt of the entire sale consideration, the VENDOR hereby admits and acknowledges to have received in full and discharge the PURCHASER of the same and every part thereof.

3. The VENDOR has today simultaneously with the execution of this deed, delivered exclusive, vacant, lawful, peaceful and physical possession of the SAID PLOT unto the PURCHASER and the PURCHASER acknowledges the delivery thereof.

4. The VENDOR hereby declares that it has absolute right and title to convey the SAID PLOT to the PURCHASER 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 PLOT hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDOR and/or any persons from/under it and to use the same for any residential and or commercial purpose.



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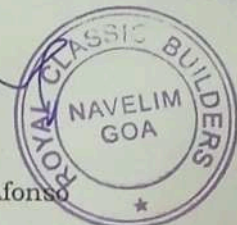
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Mr. Miguel Afonso



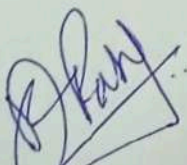
5. The VENDOR covenant with the PURCHASER as under:-

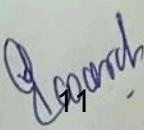
- a) that they and all persons claiming through or under them, at their own costs and expenses, shall and will from time to time upon the request of the PURCHASER or its nominee or successor in title, do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASER or its nominee or successor in title and placing the PURCHASER or its nominee or successor in title in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, addendum, declaration, NOCs etc;
- b) that the representations and declarations made by the VENDOR unto the PURCHASER in the recital clauses of this deed, relying upon which the PURCHASER agreed to purchase the SAID PLOT, be deemed to have been specifically incorporated herein for all purposes and not repeated to avoid repetition.

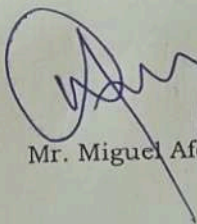
6. The VENDOR hereby declares that it has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things nor it has made any false declaration or representation in this deed, whereby it is prevented from granting and conveying the SAID PLOT in the manner aforesaid and hereinafter.

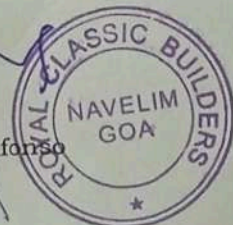
7. The VENDOR hereby authorizes the PURCHASER to get transferred in its name the "SAID PLOT", purchased by it by the present deed and the VENDOR specifically give No Objection for carrying out mutation by deleting the name of the VENDOR appearing in the Occupant's column of the Form I and XIV of the Survey No. 14/7-N of Nuvem Village and including the name of the PURCHASER in the said survey holding and thereupon to partition the SAID PLOT from the SAID PROPERTY and hereby waives any notice/s or summon/s that may be




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required to be addressed to them under any law in force for the purpose of mutation and or partition.

8. From today, the PURCHASER becomes the absolute owner of the SAID PLOT and everything standing therein with right to access the same through the common access road located and running all along and beyond the Western boundary of the SAID PLOT.

9. The VENDOR declares and guarantees that the SAID PLOT is free from all encumbrances from all its side and the location and dimensions of the SAID PLOT as shown in the Plan annexed hereto completely tallies as to loco.

10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDOR for any such settlement made by them with the third party.

11. The VENDOR undertakes to indemnify and keep indemnified the PURCHASER from any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT. Further, the VENDOR hereby agrees to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.



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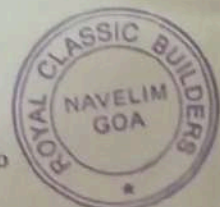
Mr. Dhanshyam Patel

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Mr. Edward P. Fernandes

[Signature]

Mr. Miguel Afonso



12. The VENDOR hereby declares that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declares that they do not belong to the Schedule Castes or Schedule Tribes category.

**SCHEDULE A
(OF THE SAID LARGER PROPERTY)**

ALL THAT three adjoining landed properties, viz.:

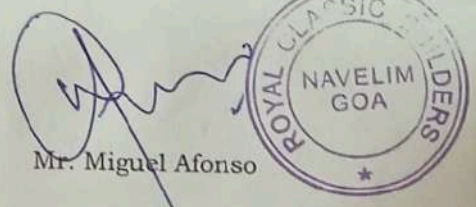
- (i) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 42685 at pages 166 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 533 and bounded as under:
- On the East: by rivulet;
On the West: by the top of the hill;
On the North: by the property Xira of Fr. Joao Francisco Constancio Pereira; and
On the South: by the property Xira of the heirs of Jose da Piedade Moares.
- (ii) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 18028 at pages 88 reverse of Book No. B-48 of new series, enrolled in the Taluka Revenue Office under Matriz No. 532 and bounded as under:
- On the East: by rivulet;
On the West: by the top of the hill;
On the North: by the property Xira of Gabriel; and
On the South: by the property Quirbata of Noronha.
- (iii) Property known as "XIRA" or "QUIRBATA", described in the Land Registration Office of Salcete under Description No. 42686 at pages 167 reverse of Book No. B-110 of new series, enrolled in the Taluka Revenue Office under Matriz No. 531 and bounded as under:
- On the East: by rivulet;
On the West: by the top of the hill;
On the North: by the property Anuz of Fabrica of the Church of Margao; and



Mr. Dhanshyam Patel

Mr. Edward P. Fernandes

Mr. Miguel Afonso



On the South: by the property Xira of the Fr. Joao Francisco
Constancio Pereira.

The above three properties being adjoining to one another, formed a one and single property admeasuring 33675.00 Sq. Meters known as "KIRBHATTA" surveyed in the records of rights of Village Nuvem under Survey No. 14/7 and 20/1, situated at Nuvem, within the jurisdiction of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, and as a single property the same was bounded as under:

On the East: by rivulet;
On the West: by top of the hill surveyed under Survey No. 11/5;
On the North: by water drain and property surveyed under Survey No. 14/6; and
On the South: by properties surveyed under Survey Nos. 12/1, 12/2, 12/3, 12/4, 12/8 and 12/9.

SCHEDULE B

(OF THE SAID PLOT HEREBY SOLD)

All that landed property known as KIRBATTA admeasuring 2500.00 Sq. meters, forming a separate and independent property in itself surveyed under survey No. 14/7-N of Nuvem Village, erstwhile identified as Plot No. 19 and erstwhile formed part of the Survey No. 14/7 of the Said Larger Property described in SCHEDULE A herein above written and bounded as under:

On the East: by open space;
On the West: by Plot No. 18 and 8.00 mts. wide road;
On the South: by Plot No. 20 under Survey No. 14/7-M of Nuvem Village;
On the North: by nullah.

The SAID PLOT is better identified in the PLAN annexed hereto and the same forms part of this deed.

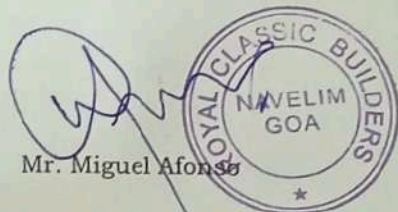
IN WITNESS WHEREOF, the parties to this Deed have set and subscribed their respective hands on the day, month and year first herein above mentioned



Mr. Dhanshyam Patel

Mr. Edward P. Fernandes

Mr. Miguel Afonso



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR:

MALTAN ENTERPRISES PRIVATE LIMITED

Represented by its authorised signatory

Mr. DHANSHYAM PATEL

The party of the FIRST PART

In the presence of....



For Maltan Enterprises Private Limited

Director/Authorised Signatory

[Handwritten signature of Mr. Dhanshyam Patel]

[Handwritten signature]



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. DHANSHYAM PATEL

Thumb	Index finger	Middle finger	Ring finger	Little finger

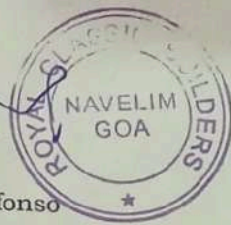
RIGHT HAND FINGER PRINT IMPRESSION OF Mr. DHANSHYAM PATEL



[Handwritten signature of Mr. Dhanshyam Patel]
Mr. Dhanshyam Patel

[Handwritten signature of Mr. Edward P. Fernandes]
Mr. Edward P. Fernandes

[Handwritten signature of Mr. Miguel Afonso]
Mr. Miguel Afonso



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

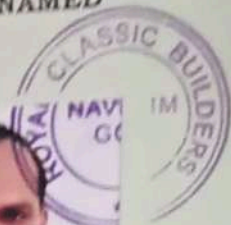
ROYAL CLASSIC BUILDERS

Represented by its partner

Mr. EDWARD PHILIP FERNANDES

The party of the SECOND PART

In the presence of...



Edward

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. EDWARD PHILIP FERNANDES

Thumb	Index finger	Middle finger	Ring finger	Little finger

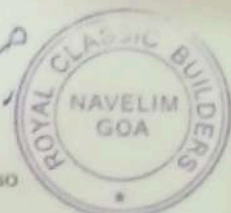
RIGHT HAND FINGER PRINT IMPRESSION OF Mr. EDWARD PHILIP FERNANDES



Dharmayam Patel
Mr. Dharmayam Patel

Edward
Mr. Edward P. Fernandes

Miguel Afonso
Mr. Miguel Afonso



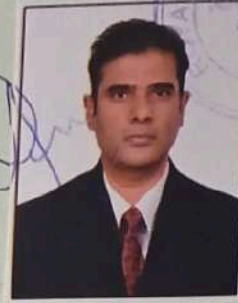
ROYAL CLASSIC BUILDERS

Represented by its partner

Mr. MIGUEL AFONSO

The party of the SECOND PART

In the presence of...



[Handwritten signature]

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. MIGUEL AFONSO**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. MIGUEL AFONSO**

Witnesses:

- [Signature]* JAYEN SHANKAR
- [Signature]* Ganesh M. Kuddachker & *[Signature]*

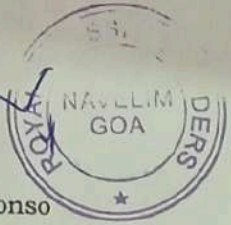


[Signature]
Mr. Dhanshyam Patel

[Signature]

Mr. Edward P. Fernandes

[Signature]
Mr. Miguel Afonso

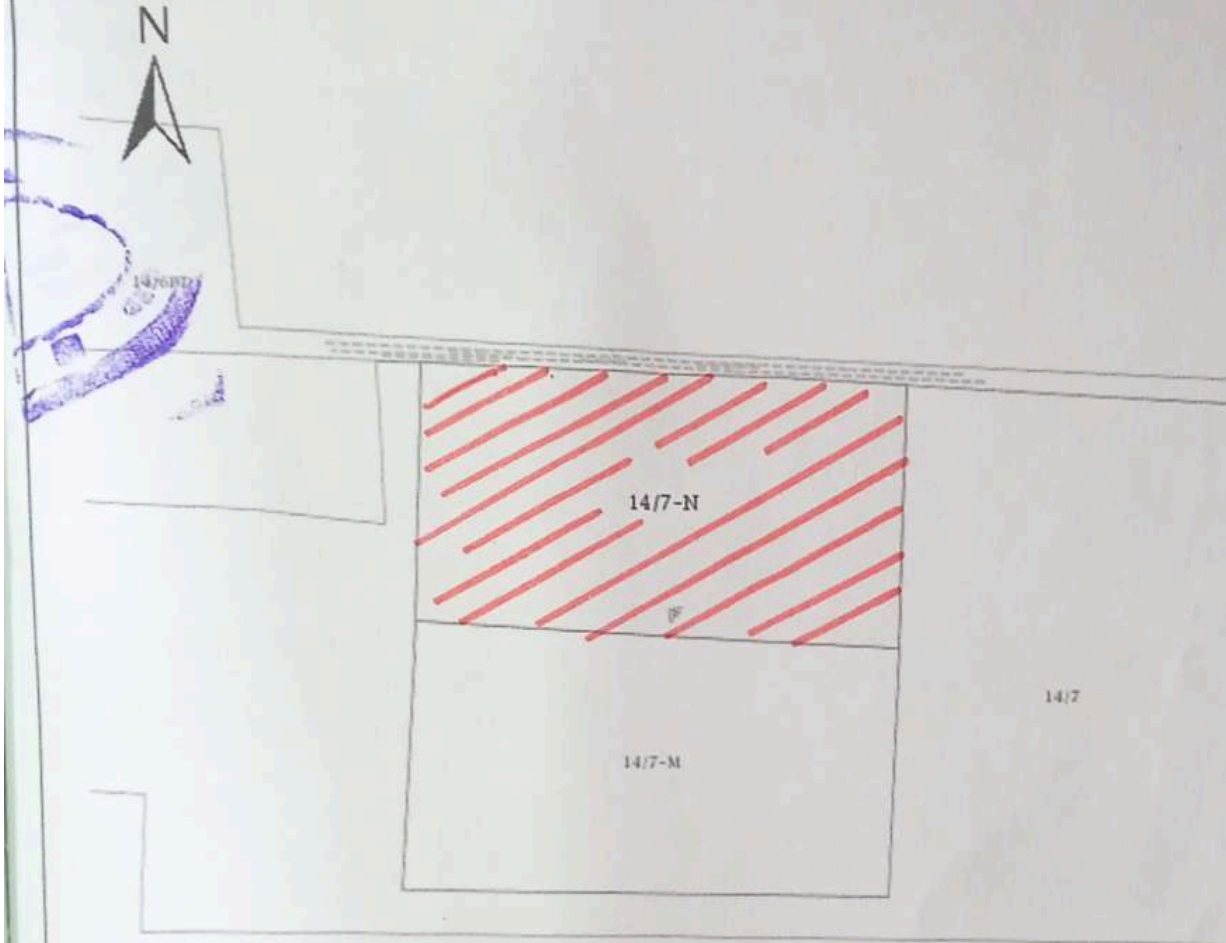




Government of Goa
 Directorate of Settlement and Land records
 Survey Plan
 Salcete Taluka, Nuvem Village
 Survey No.: 14 , Subdivision No.: 7-N

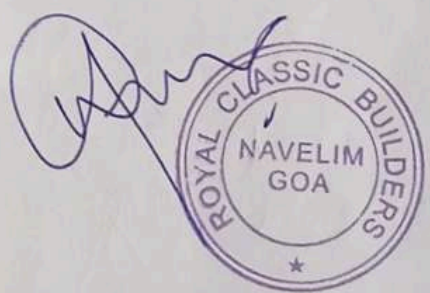
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This record is computer generated on 26-07-2023 09:26:26. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Jul-2023 01:11:31 pm

Document Serial Number :- 2023-MGO-3215

Presented at 01:05:31 pm on 28-Jul-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	1500000
2	Registration Fee	900000
3	Mutation Fees	2000
4	Processing Fee	1480
Total		2403480

Stamp Duty Required :1500000/-

Stamp Duty Paid : 1500000/-

Presenter



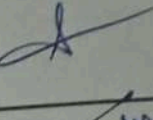


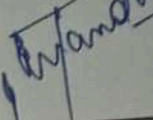
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	EDWARD PHILIFE FERNANDES AS A PARTNER OF ROYAL CLASSIC BUILDERS ,Father Name:Late Mr. Beatriz Piedade Fernandes, Age: 55, Marital Status: , Gender:Male, Occupation: Business, Address1 - H. No. 167, Cumborda, Sarzora, Chichinim, Salcete-Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dhanshyam Patel AS Authorized Signatory OF MALTAN ENTERPRISES PRIVATE LIMITED , , Age: , Marital Status: , Gender:, Occupation: , C/o 35, Nanik Niwas, 30/34, D. D. Sathe Marg, Opera House, Girgaum, Mumbai400004, PAN No.: [REDACTED]			
2	EDWARD PHILIFE FERNANDES AS A PARTNER OF ROYAL CLASSIC BUILDERS , Father Name:Late Mr. Beatriz Piedade Fernandes, Age: 55, Marital Status: , Gender:Male, Occupation: Business, H. No. 167, Cumborda, Sarzora, Chichinim, Salcete-Goa, PAN No.: [REDACTED]			
3	MIGUEL AFONSO AS A PARTNER OF ROYAL CLASSIC BUILDERS , Father Name:Late Mr. Joao Francisco Afonso, Age: 45, Marital Status: , Gender:Male, Occupation: Business, H. No. 887, Acsona, Patten, Benaulim, Salcete, Goa, PAN No.: [REDACTED]			

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

r.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: LYNETTE BIBIANA FERNANDES, Age: 36, DOB: , Mobile: 9850828406 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403720, Raia, Salcete, South Goa, Goa			
2	Name: GAURISH MAHESH KUDCHADKAR, Age: 41, DOB: , Mobile: 9822089087 , Email: , Occupation: Advocate , Marital status : Married , Address: 403601, Margao, Salcete, South Goa, Goa			

Sub Registrar

Civil Reg

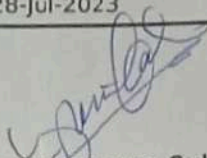
-Cum-

Sub Registrar
Salcete

Document Serial Number :- 2023-MGO-3215



Book :- 1 Document
Registration Number :- **MGO-1-3073-2023**
Date : 28-Jul-2023



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

Civil R.
-Cum.
Sub Registrar
Salcete

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