

(RUPEES FIVE LAKHS EIGHTY FIVE THOUSAND ONLY)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



INDIA

STAMP DUTY

00000

GOA

NON JUDICIAL

Rs. ≈ 0585000 ≈ 21.11.2018

365430

GOA

Zero*Five*EightFive*Zero*Zero*Zero*

1020 7221262

For CITIZENCREDIT™
CO-OP BANK LTD

Penandes

Authorized Signatory

Name of Purchaser SHRI SPACE INFRA LLP

856

23/11/2018

DEED OF SALE

at
Swia
Pradhm Vigant

For Shri Space Infra LLP

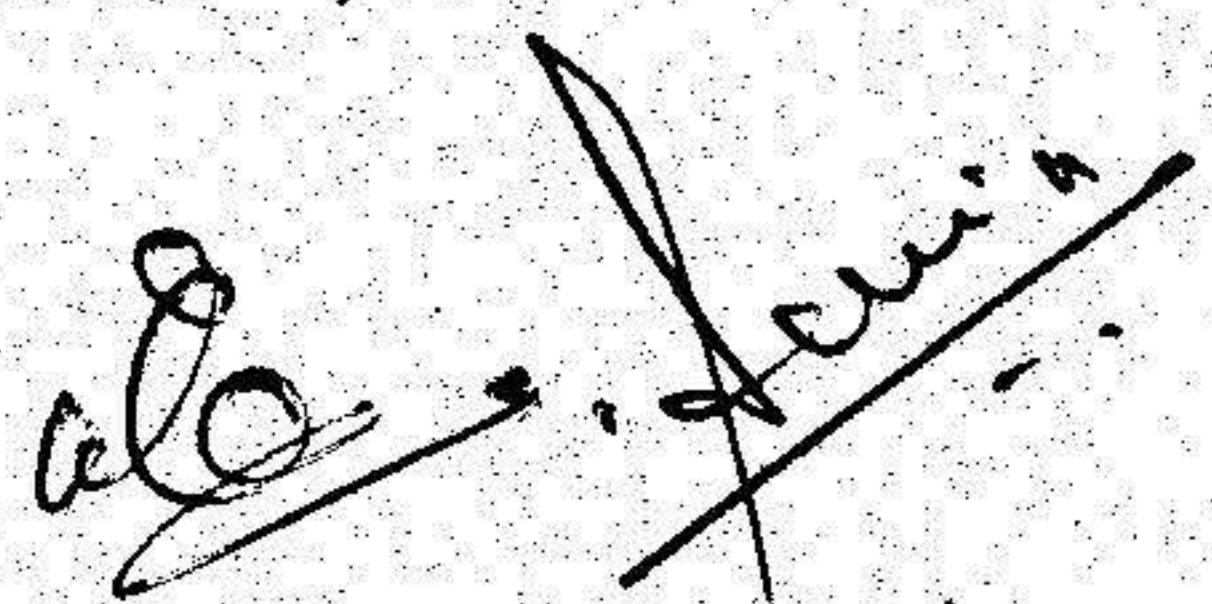
Shri

Designated Partner

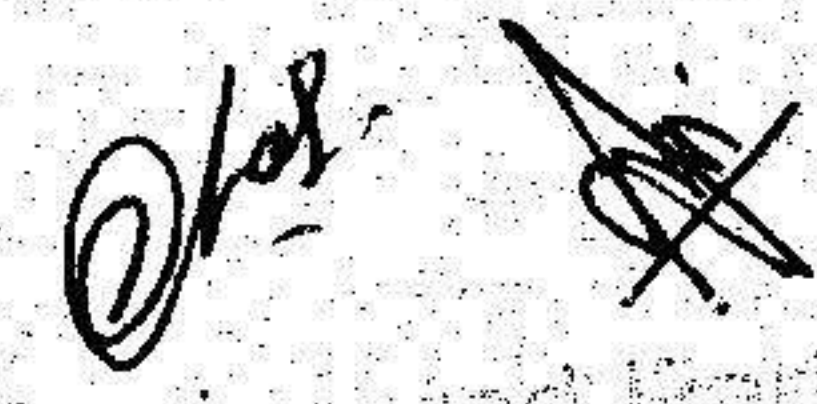
This DEED OF SALE is executed on this Twenty-second day of November of the Year Two Thousand Eighteen (22/11/2018) at Sankhali, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa:

BETWEEN:

1. Shri NANUM CAMALACANTA SINAI USGAOCAR alias, ROHIT KAMALAKANT USGAONKAR, son of late Camalacanta Nanum Sinai Usgaocar alias, Kamalakant Nanu Usgaonkar alias, Camalacant N. Usgaoncar, aged about 58 years, unmarried, landlord, Indian National, resident of House No. 45, Gokulwadi, Sankhali, Taluka Bicholim, North Goa-403505, holder of PAN - AAKPU5241K, AADHAR Card No. 3840 7577 1274, and Contact No. 9423307558;
2. Smt. ALKA NARAINA HEDE alias, ALACA USGAOCAR, daughter of late Camalacanta Nanum Sinai Usgaocar alias, Kamalakant Nanum Usgaonkar and wife of Shri Naraina Balcrisna Sinai Edo alias, Naraina Balcrishna Sinai Hedo alias, Naraina B. Sinai Edo Hede, aged about 69 years, married, retired from service, Indian National, resident of House No. M-38, Housing Board Colony, Alto-Betim, Taluka Bardez, North Goa-403521, holder of PAN - AAJPH1476L, AADHAR Card No. 5586 8525 0371, and Contact No. 9404433113 and her husband,


Rohit Kamalakant Usgaonkar

For Shri Space Infra LLP


Designated Partner

SHRI SPACE INFRA LLP

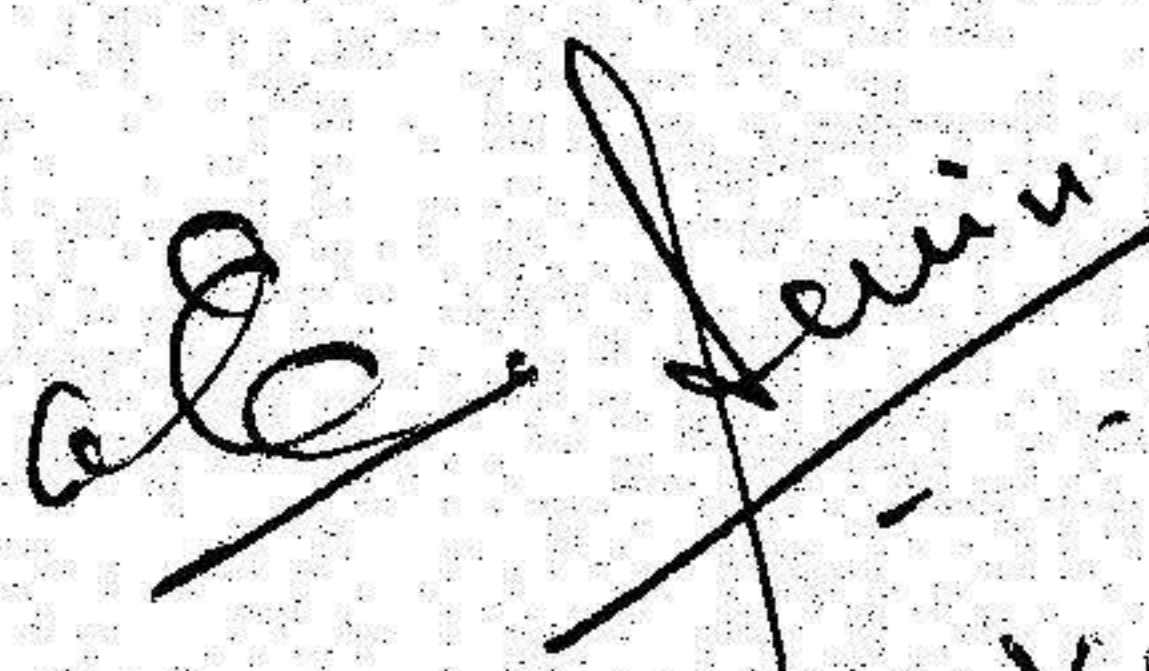
PARTNER



3. Shri (Dr.) NARAINA BALCRISHNA SINAI EDO alias, NARAINA B. SINAI EDO HEDE alias, NARAINA BALKRISHNA HEDE alias, NARAYAN BALKRISHNA HEDE, son of Shri Balkrishna Hede, aged about 75 years, married, medical practitioner, Indian National, resident of House No. M-38, Housing Board Colony, Alto-Betim, Taluka Bardez, North Goa-403521, holder of PAN - AGVPS4986N, AADHAR Card No. 9098 8040 6012, and Contact No. 8830648903;
4. Shri SURIN RAMESH USGAONKAR, son of late Ramesh Nanu Usgaonkar, aged about 58 years, married, landlord, Indian National, resident of House No. E8/704, Runwal Estate, Ghodbundar Road, Behind "R" Mall, Chitalsar Manpada, Thane, State of Maharashtra - 400607, holder of PAN - AAAPU6175A, AADHAR Card No. 9265 4955 2866, and Contact No. 9930508404, and his wife,
5. Smt. SUSHAMA SURIN USGAONKAR, daughter of Shri Nilkanth Laxman Sathaye and wife of Shri Surin Ramesh Usgaonkar, aged about 58 years, married, occupation service, Indian National, resident of House No. E8/704, Runwal Estate, Ghodbundar Road, behind 'R' Mall, Chitalsar, Manpada, Thane, State of Maharashtra - 400607, holder of PAN - AAAPU0329C, AADHAR Card No. 3980 5263 6333 and Contact No. 9930508404;

For Shri Space Infra LLP


Designated Partner


Surin Usgaonkar

6. Shri PRADNYIL RAMESH USGAONKAR, son of late Ramesh Nanu Usgaonkar, aged about 57 years, married, occupation service, Indian National, resident of D1/1183, Vasant Kunj, New Delhi - 110070, holder of PAN - AAPU8835D, AADHAR Card No. 8247 4155 3664, and Contact No.9891499301, and his wife,
7. Smt. MADHUR PRADNYIL USGAONKAR, daughter of Shri Omprakash Bhardwaj and wife of Shri Pradnyil Ramesh Usgaonkar, aged about 57 years, married, occupation service, Indian National, resident of D1/1183, Vasant Kunj, New Delhi - 110070, holder of PAN - AAPU2610E, AADHAR Card No. 9729 0474 9115, and Contact No. 9891499301;

all of them hereinafter, for brevity's sake, being jointly referred to as " THE VENDORS " (which expression shall be deemed to mean and include their respective heirs, administrators, executors, legal representatives, successors and/or assigns, jointly and/or severally, wherever the context or meaning shall so require or permit), OF THE ONE PART;

The Vendors at Serial Nos. 1 & 2 above named, are being represented in this indenture by their brother-in-law/husband, respectively and Duly Constituted Attorney - Shri (Dr.) NARAINA BALCRISHNA SINAI EDO alias, NARAINA B. SINAI EDO HEDE alias, NARAINA BALKRISHNA HEDE alias, NARAYAN BALKRISHNA HEDE,

ae. Sinu
Ramesh Usgaonkar

For Shri Space Infra LLP

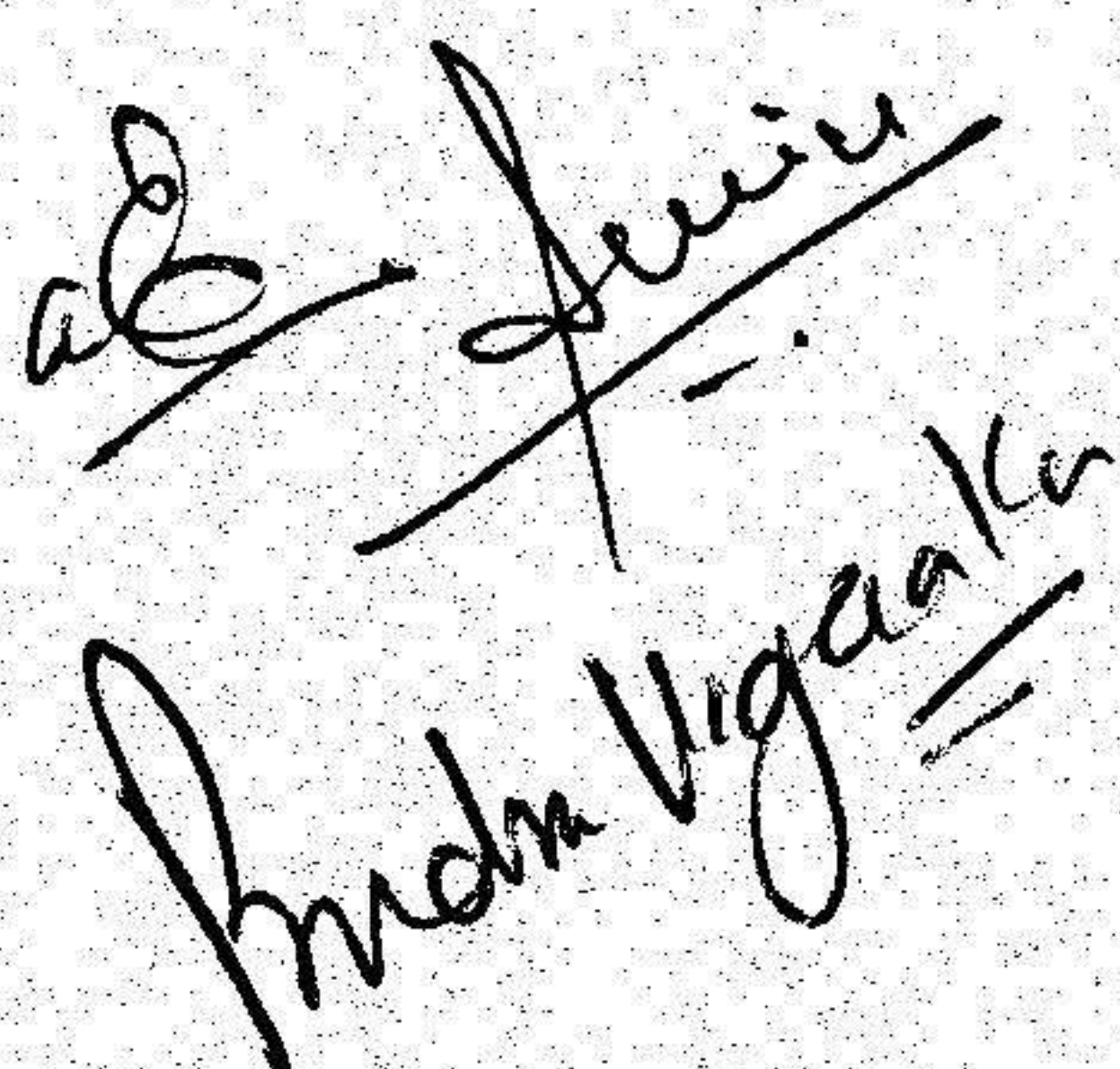
Old
Designated Partner

the Vendor at Serial No. 3 above named, he having been appointed as such Attorney in terms of an Indenture of Specific Power of Attorney executed by them before the Notary, Adv. Mrs. Prachi Bhate, at Alto-Porvorim, Bardez, Goa, under Registration No. 3234/2018, on 28/09/2018;

The Vendor at Serial No. 5 above named – Smt. Sushama Surin Usgaonkar, is represented in this indenture by her husband and Duly Constituted Attorney – Shri SURIN RAMESH USGAONKAR, the Vendor at Serial No. 4 above named, he having been appointed as such Attorney, in terms of an Indenture of Specific Power of Attorney executed by her, before the Notary, Adv. C. M. Pandey, at Thane, Mumbai, under Registration No. 2606/2018, on 20/10/2018;

The Vendor at Serial No. 7 above named – Smt. Madhur Pradnyil Usgaonkar, is represented in this indenture by her husband and Duly Constituted Attorney – Shri PRADNYIL RAMESH USGAONKAR, the Vendor at Serial No. 6 above named, he having been appointed as such Attorney, in terms of an Indenture of Specific Power of Attorney executed by her, before the Notary, Adv. Shashikant Sharma, at Delhi, on 17/10/2018;

Certified copies of all the Power of Attorneys are produced herewith;


Shri Surin Ramesh Usgaonkar

For Shri Space Infra LLP

Designated Partner

AND:

8. SHRI SPACE INFRA LLP, a Corporation incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, vide its Certificate of Incorporation issued by the Ministry of Corporate Affairs Govt., of Goa, on 15/07/2016, holder of PAN - ADCFS8849N, having its registered Office at Shop No. G-1, Maria Apartment, Upper Bazar, Ponda, North Goa-403401, represented herein by their partners:-

- i. Shri CHANDAN NARSINHA CHARI, son of late Narsinha Vasudev Chari, aged about 37 years, married, businessman, Indian National, resident of House No. 172/2, Near Vaddev Temple, Honda, Taluka Sattari, North Goa - 403530, holder of PAN - ADLPC8887H and AADHAR Card No. 4185 8670 6041, Contact No. 9823470677;

AND:

- ii. Shri SUDHIR BALKRISHNA DESAI, son of Shri Balkrishna Desai, aged about 39 years, married, businessman, Indian National, resident of "Laxmi Venkatesh Smruti", Satode, Keri, Taluka Ponda, North Goa-403401, holder of PAN - ALJPD1859L and AADHAR Card No. 9948 1406 8361, Contact No. 9823171732;

hereinafter, for brevity's sake, being referred to as "THE PURCHASER" (which expression shall be deemed to mean and include its

atc
for
Meha Vigaaku

For Shri Space Infra LLP

for
Designated Partner

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

WHEREAS there exists a piece or parcel of land
admeasuring 650.00 sq. mts., or thereabouts, (as per
Survey Record), with an old dilapidated house standing
thereon, forming part of the larger property known as "
CHIRECONDICODIL BUMI ", or " CHIREKHANIKADIL
BHUMI", also known as " CHIRCONDICODIL BUCAI",
situated at Village Cassabe-de-Sanquelim, within the local
limits of the Sankhali Municipal Council, Taluka and
Registration Sub-District of Bicholim, District of North
Goa, in the State of Goa, being described in the Land
Registration Office of Bicholim, under Description No.
13166, at folios 38 (v) of Book No. B-34 (new), not enrolled
in the Taluka Revenue Office of Bicholim for the purpose
of Matriz and the said plot of land admeasuring 650.00 sq.
mts., being surveyed for the purposes of the Records of
Rights for the Revenue Village of Cassabe-de-Sanquelim,
under New Survey No. 12 Sub-division No. 5 and more
particularly described in SCHEDULE hereunder written,
and hereinafter for brevity's sake shall be referred as "the
said Plot";

AND WHEREAS the said property described in the
Land Registration Office of Bicholim, under Description
No. 13166, together with one storeyed dwelling house
standing thereon, stands inscribed in favour of one Shri
Nanu Pandurang Sinai Usgaonkar alias, Nanum

AB
Amis
Buchmigeaka

For Sinai Space Infra LLP

GA *X*
Designated Partner

Panduronga Sinai Usgaoncar alias, Nanu Pandurang Usgaonkar alias, Naru Shenvi Usgaonkar, under Inscription No. 7300 at folios 121 of Book No. G-11 of the Land Registration records of Bicholim;

AND WHEREAS upon the death of the said Shri Nanum Panduronga Sinai Usgaoncar on 29/06/1951, and that of his widow, Smt. Anandibai alias, Anandibai N. Usgaonkar on 27/10/1971, a Deed of Succession & Qualification of Heirs, came to be drawn at page 70 of Notarial Book No. 292 on 06/04/1988, before the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Bicholim, wherein, their following children were declared as their sole and universal heirs viz:-

1. Shri Rajaram Nanum Sinai Usgaonkar,
(deceased at the time of succession),
(son of the deceased),
2. Smt. Laximee Sinai Usgaonkar alias, Segunabai Ramchandra Sinay Surlakar, (deceased at the time of Succession) married to Shri Ramchandra Sinay Surlakar (daughter & son-in-law of the deceased),
3. Smt. Jeiaxri Sinai Usgaonkar alias, Laxmibai Gajanan Desai, widow of Gajanan Balkrishna Suria Rao Desai, (daughter of the deceased),
4. Shri Camalacanta Nanum Sinai Usgaonkar, (son of the deceased)

as per
Shri
Ramchandra Usgaonkar

For Shri Space Infra LLP

[Signature]
Designated Partner

5. Smt. Indirabai Sinai Usgaonkar alias, Sulabha Prabhakar Shiweshwarkar, married to Prabhakar N. Shiweshwarkar, (daughter of the deceased),
6. Shri Ramesh Nanu Usgaonkar, (deceased at the time of succession), (son of the deceased), and,
7. Smt. Lilavati Sinai Usgaonkar alias, Lila Bipin Nadkarni, married to Shri Bipin Keshav Nadkarni (daughter of the deceased);

AND WHEREAS the said Shri Rajaram Nanu S. Usgaonkar, expired on 23/05/1977 and his wife, Smt. Girijabai Sinai Usgaonkar, expired on 28/08/1984, upon whose death a Deed of Succession and Qualification of Heirs came to be drawn on 30/08/2012, at page 81(v) of Notarial Book No. 17, before the Civil Registrar-Cum-Sub-Registrar and Notary Ex-officio of Sattari, at Valpoi, wherein, their following two daughters were declared as their sole and universal heiresses:-

1. Smt. Jotsnabai Rajaram Usgaonkar alias, Gauri Chandrakant Sinai Savordecar, and,
2. Smt. Bhavani Rajaram Sinai Usgaonkar alias, Archana Arun Priolkar.

AND WHEREAS the said Shri Ramesh Nanu Usgaonkar, expired on 01/08/1982 and his widow, Smt. Usha R. Usgaonkar, expired on 10/08/2006 and in terms of a Deed of Succession or Qualification of Heirs, drawn on 30/08/2012, at page 79 of Notarial Book No. 17, before the Civil Registrar-cum-Sub-Registrar and Notary Ex-

AB
Pradip Usgaonkar

For Shri Space Infra LLP

AB
Designated Partner

officio of Sattari, at Valpoi, their following children were declared as their sole and universal heirs:-

1. Shri Surin Ramesh Usgaonkar, and,
2. Shri Pradnyil Ramesh Usgaonkar, both married;

AND WHEREAS Smt. Pachibai Kamalakant Usgaonkar, wife of the said Shri Camalacanta Nanu Sinai Usgaonkar, expired on 28/01/2002, upon whose death a Deed of Succession and Qualification of Heirs, came to be drawn on 08/06/2012, at pages 53 (v) of Notarial Book No. 17, before the Civil Registrar-cum-Sub-Registrar and Notary Ex-officio of Sattari, at Valpoi, wherein, the said Shri Camalacant Nanu Usgaonkar (now deceased), was declared as her widower and moiety-holder and following children were declared as her sole and universal heirs:-

1. Shri Rohit alias, Nanum Camalacanta Sinai Usgaonkar a Bachelor, (the Vendor No. 1 above named) and,
2. Smt. Alaca Usgaonkar alias, Alka Naraina Hede, married to Naraina Hede; (the Vendor No. 2 above named)

AND WHEREAS in terms of a Deed of Renouncement, drawn on 30/04/1991, before the Civil Registrar-cum-Sub-Registrar and Notary Ex-officio of Bicholim, Shri Ramchandra Dhondur Surlakar, (husband of late Laxmi Sinai Surlakar alias, Segundabai Ramchandra Sinai Surlakar) and his children as Releasees of the First Part, heirs of late Jeiaxri and her

AB
Surin
Pradnyil Usgaonkar

For Shri Specia Intra LLP

Q/S
[Signature]

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

WHEREAS there exists a piece or parcel of land
admeasuring 650.00 sq. mts., or thereabouts, (as per
Survey Record), with an old dilapidated house standing
thereon, forming part of the larger property known as "
CHIRECONDICODIL BUMI ", or " CHIREKHANIKADIL
BHUMI", also known as " CHIRCONDICODIL BUCAI",
situated at Village Cassabe-de-Sanquelim, within the local
limits of the Sankhali Municipal Council, Taluka and
Registration Sub-District of Bicholim, District of North
Goa, in the State of Goa, being described in the Land
Registration Office of Bicholim, under Description No.
13166, at folios 38 (v) of Book No. B-34 (new), not enrolled
in the Taluka Revenue Office of Bicholim for the purpose
of Matriz and the said plot of land admeasuring 650.00 sq.
mts., being surveyed for the purposes of the Records of
Rights for the Revenue Village of Cassabe-de-Sanquelim,
under New Survey No. 12 Sub-division No. 5 and more
particularly described in SCHEDULE hereunder written,
and hereinafter for brevity's sake shall be referred as "the
said Plot";

AND WHEREAS the said property described in the
Land Registration Office of Bicholim, under Description
No. 13166, together with one storeyed dwelling house
standing thereon, stands inscribed in favour of one Shri
Nanu Pandurang Sinai Usgaonkar alias, Nanum

AB
Amis
Buchmigeaka

For Sinai Space Infra LLP

GA *X*
Designated Partner

Panduranga Sinai Usgaonkar alias, Nanu Pandurang Usgaonkar alias, Naru Shenvi Usgaonkar, under Inscription No. 7300 at folios 121 of Book No. G-11 of the Land Registration records of Bicholim;

AND WHEREAS upon the death of the said Shri Nanum Panduranga Sinai Usgaonkar on 29/06/1951, and that of his widow, Smt. Anandibai alias, Anandibai N. Usgaonkar on 27/10/1971, a Deed of Succession & Qualification of Heirs, came to be drawn at page 70 of Notarial Book No. 292 on 06/04/1988, before the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Bicholim, wherein, their following children were declared as their sole and universal heirs viz:-

1. Shri Rajaram Nanum Sinai Usgaonkar,
(deceased at the time of succession),
(son of the deceased),
2. Smt. Laxmee Sinai Usgaonkar alias, Segunabai Ramchandra Sinay Surlakar, (deceased at the time of Succession) married to Shri Ramchandra Sinay Surlakar (daughter & son-in-law of the deceased),
3. Smt. Jeiaxri Sinai Usgaonkar alias, Laxmibai Gajanan Desai, widow of Gajanan Balkrishna Suria Rao Desai, (daughter of the deceased),
4. Shri Camalacanta Nanum Sinai Usgaonkar, (son of the deceased)

as
for
Panduranga Usgaonkar

For Shri Spee India LLP

Shri Spee India LLP
Chartered Accountant

5. Smt. Indirabai Sinai Usgaonkar alias, Sulabha Prabhakar Shireshwarkar, married to Prabhakar N. Shireshwarkar, (daughter of the deceased),
6. Shri Ramesh Nanu Usgaonkar, (deceased at the time of succession), (son of the deceased), and,
7. Smt. Lilavati Sinai Usgaonkar alias, Lila Bipin Nadkarni, married to Shri Bipin Keshav Nadkarni (daughter of the deceased);

AND WHEREAS the said Shri Rajaram Nanu S. Usgaonkar, expired on 23/05/1977 and his wife, Smt. Girijabai Sinai Usgaonkar, expired on 28/08/1984, upon whose death a Deed of Succession and Qualification of Heirs came to be drawn on 30/08/2012, at page 81(v) of Notarial Book No. 17, before the Civil Registrar-Cum-Sub-Registrar and Notary Ex-officio of Sattari, at Valpoi, wherein, their following two daughters were declared as their sole and universal heiresses:-

1. Smt. Jotsnabai Rajaram Usgaonkar alias, Gauri Chandrakant Sinai Savordecar, and,
2. Smt. Bhavani Rajaram Sinai Usgaonkar alias, Archana Arun Priolkar.

AND WHEREAS the said Shri Ramesh Nanu Usgaonkar, expired on 01/08/1982 and his widow, Smt. Usha R. Usgaonkar, expired on 10/08/2006 and in terms of a Deed of Succession or Qualification of Heirs, drawn on 30/08/2012, at page 79 of Notarial Book No. 17, before the Civil Registrar-cum-Sub-Registrar and Notary Ex-

ad
for
Ramesh Usgaonkar

For Shri Space Infra LLP

Adi
Designated Partner

husband, Shri Gajanan Balkrishna Suria Rao Desai and Smt. Sulbha Prabhakar Shiweshwarker alias, Indirabai Sinai Usgaonkar and her husband, Shri Prabhakar Shiweshwarker, Smt. Lila Bipin Nadkarni alias, Lilavati Sinai Usgaonkar and her Children, as the Releasers of the Second Part, have relinquished all their rights, title and interest in the inheritance left behind by their deceased parents/parents-in-law/grand-parents - late Nanu Pandurang Sinai Usgaonkar and Anandibai Usgaonkar, in favour of their remaining co-heirs, as per Article 2029 of the Portuguese Civil Code;

AND WHEREAS further, in terms of a Deed of Relinquishment, drawn on 19/01/1998, at page 31 of Book No. 299, on 19/01/1998, Smt. Mangala Sadanand Nadkarni, daughter of late Ramchandra Dhondu Surlakar and her husband, Shri Sadanand Ramchandra Nadkarni, have also relinquished all their right, title and interest in the inheritance left behind by their deceased grand-parents/grand parents-in-law, in favour of their remaining co-heirs, as per Article 2029 of the Portuguese Civil Code;

AND WHEREAS earlier, in terms of Deed of Gift dated 21/12/1987, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 24, filed in Book No. 1, Volume No. 8, on 21/12/1987, the said Shri Ramchandra Dhondu Surlakar and his children, Smt. Laxmibai Gajanan Desai and her children, Smt. Sulbha Prabhakar Shiweshwarker alias, Indirabai Sinai Usgaonkar and her husband, Shri Prabhakar Shiweshwarker, Smt. Lila Bipin Nadkarni alias, Lilavati Sinai Usgaonkar and her children,


Anand Usgaonkar

For Gini Space India LLP

Authorized Signatory

Smt. Bhavani Rajaram Sinai Usgaonkar alias, Archana Arun Priolkar and her husband, Shri Arun Hari Priolkar, Smt. Jyotsnabai Usgaonkar alias, Gauri Chandrakant Savordekar and her husband, Shri Chandrakant Pundalik Savordekar, have gifted all their undivided right, title, interest and share inter alia, in the said plot, in favour of said Shri Rohit alias, Nanu Kamalakanta Usgaonkar;

AND WHEREAS further, in terms of a Deed of Release executed on 29/03/2005, and registered with the Sub-Registrar's Office of Bicholim, under Registration No. 348, at pages 12 to 16 of Book No. 1, Volume No. 412, on 29/03/2005, the said Smt. Archana Arun Priolkar and her husband, Shri Arun Hari Priolkar, Smt. Gauri Chandrakant Savordekar and her husband, Shri Chandrakant Savordekar, have released all their right, title and interest in the inheritance, left beyond by late Nanu Pandurang Sinai Usgaonkar and Smt. Anandibai Nanu Sinai Usgaonkar, in favour of their co-heirs;

AND WHEREAS the names of the said Shri Kamalakant Nanu Shenavi Usgaonkar, Shri Rajaram Nanu Shenavi Usgaonkar and Dr. Ramesh Nanu Shenavi Usgaonkar, stand duly recorded in the occupants column of the Records of Rights Certificate, in Form No. I & XIV of said Survey No. 12/5, against Mutation Nos. 212, 342 & 377, respectively, as the occupants thereof;

AND WHEREAS by virtue of releases /relinquishments made by the aforesaid co-heirs, the said plot has inter alia, devolved upon the following persons:-

ad. f. u.
Rohit Usgaonkar

For Shri Space Infra LLP

OK
Designated Partner

- i. Shri Kamalakant alias, Camalacant Nanu Usgaonkar (a widower) (now expired),
- ii. Shri Rohit alias, Nanum Camalacanta Sinai Usgaonkar (a bachelor),
- iii. Smt. Alaca Usgaonkar alias, Alka Naraina Hede, married to Shri Naraina Balkrishna Hede alias, Narayan Balkrishna Hede,
- iv. Shri Surin Ramesh Usgaonkar, married to Smt. Sushma Surin Usgaonkar,
- v. Shri Pradnyil Ramesh Usgaonkar, married to Smt. Madhur Pradnyil Usgaonkar.

AND WHEREAS the said Shri Camalacanta Nanum Sinai Usgaocar, alias, Kamalakant Nanu Usgaonkar alias, Camalacant N. Usgaoncar, also expired on 06/11/2017, his wife having pre-deceased, upon whose death a Deed of Succession and Qualification of Heirs, came to be drawn on 11/09/2018 and recorded at folio 49(v) to 51 of Notarial Book No. 861, before the Sub-Registrar's Office of Bardez, at Mapuca and the said Shri Nanum Camalacanta Sinai Usgaocar alias, Rohit Kamalakant Usgaonkar (a bachelor), Smt. Alaca Usgaocar alias, Alka Naraina Hede and her husband, Shri Naraina Balcrisna Sinai Edo alias, Naraina Balcrishna Sinai Hedo alias, Naraina B. Sinai Edo Hede, have been declared as their sole and universal heirs;

AND WHEREAS by virtue of above, the Vendors above named, have become the absolute and exclusive owners the said plot of land admeasuring 650.00 sq. mts., bearing New Survey No. 12 Sub-division No. 5 of Village Cassabe-

as per
Pradnyil Usgaonkar

For Shri Space Infra LLP

Pradnyil Usgaonkar
Designated Partner

de-Sanquelim, Taluka Bicholim, with an old dilapidated house, standing thereon;

AND WHEREAS the Purchaser Firm has approached the Vendors to sell to them the said plot of land admeasuring 650.00 sq. mts., bearing New Survey No. 12 Sub-division No. 5 of Village Cassabe-de-Sanquelim, Taluka Bicholim, with the said old house standing thereon;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser Firm and the Purchaser Firm shall purchase from the Vendors, the said plot of land admeasuring 650.00 sq. mts., together with old dilapidated house standing thereon, bearing New Survey No. 12/5 of Village Cassabe-de-Sanquelim, Taluka Bicholim, forming part of the property known as "CHIRECONDICODIL BUMI", or "CHIREKHANIKADIL BHUMI", also known as "CHIRCONDICODIL BUCAI", situated within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said plot hereby sold, being more particularly described in the SCHEDULE hereunder written and, for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity sake, being referred to as "the said Plot", for a total consideration of Rs. 1,30,00,000.00 (Rupees One Crore Thirty Lakh Only), which is the actual market value of the said Plot and the old dilapidated house standing thereon;

AS. Juvu
Budm Lygank

For and on behalf of LLP

Signature
Dilipkumar Patil

NOW THEREFORE, THIS DEED OF SALE
WITNESSES AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 1,28,70,000.00 (Rupees One Crore Twenty Eight Lakh Seventy Thousand Only), paid after deducting 1% TDS by the Purchaser firm, in favour of the Vendors, vide Cheques dated 22/11/2018, all drawn on Punjab & Maharashtra Co-Operative Bank Ltd., (PMC Bank,) Ponda Branch, Ponda, Goa, in the following manner:-
- i. A sum of Rs. 2,00,000.00 (Rupees Two Lakh only), transferred vide NEFT bearing No. PMCBH18169068394, on 18/06/2018, in favour of Vendor No. 1 abovenamed - Shri Rohit Kamalakant Usgaonkar,
 - ii. A sum of Rs. 30,00,000.00 (Rupees Thirty Lakh only), vide Cheque No. 000054, in favour of Vendor No. 1 abovenamed - Shri Rohit Kamalakant Usgaonkar,
 - iii. A sum of Rs. 32,35,000.00 (Rupees Thirty Two Lakh Thirty Five Thousand only), vide Cheque No. 000056, in favour of Vendor No. 1 abovenamed - Shri Rohit Kamalakant Usgaonkar,
 - iv. A sum of Rs. 21,45,000.00 (Rupees Twenty One Lakh Forty Five Thousand only), vide Cheque No. 000049, in favour of Vendor No. 2 abovenamed - Smt. Alka Naraina Hede;
 - v. A sum of Rs. 21,45,000.00 (Rupees Twenty One Lakh Forty Five Thousand only), vide Cheque No. 000050, in favour of Vendor No. 4 abovenamed - Shri Surin Ramesh Usgaonkar and;

Handwritten signature of Shri Surin Ramesh Usgaonkar
Handwritten signature of Shri Rohit Kamalakant Usgaonkar

For Shri Space Infra LLP
Handwritten signature of Designated Partner
Designated Partner

vi. A sum of Rs. 21,45,000.00 (Rupees Twenty One Lakh Forty Five Thousand only), vide Cheque No. 000051, in favour of Vendor No. 6 abovenamed - Shri Pradnyil Ramesh Usgaonkar;

(the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser Firm), THE Vendors, as the absolute and exclusive owners of the said Plot of land admeasuring 650.00 sq. mts., do hereby grant, sell, assign, release, transfer, convey and assure unto the Purchaser Firm FOR EVER ALL THAT piece or parcel of land viz., a plot of land admeasuring 650.00 sq. mts., with an old dilapidated house, standing thereon, bearing New Survey No. 12/5 of Village Cassabe-de-Sanquelim, Taluka Bicholim, forming part of the property known as "CHIRECONDICODIL BUMI", or "CHIREKHANIKADIL BHUMI", also known as "CHIRCONDICODIL BUCAI", situated within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, more particularly described hereinabove, and the said Plot being more particularly described in SCHEDULE hereunder written and, for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Plot or any part thereof belonging or in anywise appertaining to or with the same or any

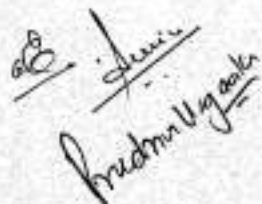
Pradnyil Usgaonkar
Pradnyil Usgaonkar

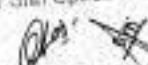
For and on behalf of LLP

[Signature]
Designated Partner

part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said Plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be his rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser Firm FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.

2. A N D the Vendors do hereby for themselves their, heirs, executors and administrators covenant with the purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser Firm in the manner aforesaid AND that it


Pradman Vignante

For and on behalf of

Designated Partner

shall be lawful for the purchaser Firm 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 all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for ITS own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendor, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the vendor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for their or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser firm do and execute or cause to be done and executed all such further and

For Sun Space Infra LLP

[Signature]
Designated Partner

[Signature]
[Signature]

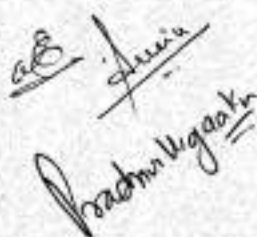
other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser firm in the manner aforesaid or as shall or may be reasonably required by the purchaser firm, its successors or assigns or its counsels - in- law.

4. AND the Vendors do hereby covenant with the purchaser firm 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 plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser Firm that the said plot hereby sold, is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors the Purchaser Firm is deprived of the whole or any part of the said plot, the respective Vendors shall compensate the Purchaser Firm and/or its successors-in-interest.

For Shri Space Infra LLP


Designated Partner


Pradip Vignani

6. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser Firm and its cost and consequences thereof.

7. AND the Vendors do hereby give their No Objection and agree to fully co-operate with the Purchaser Firm to carry on necessary mutations in the Records of Rights, to get its name recorded in the Occupants' Column of Form No. 1 and XIV of said New Survey No. 12/5 of Village Cassabe-de-Sanquelim, Taluka Bicholim.

8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21 August 1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold does not belong to person of scheduled caste or scheduled tribe.

9. The Purchaser/Transferee hereby declares that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013, 1% TDS has been deducted and requisite acknowledgment is annexed herewith.

10. The total market value of the said Plot admeasuring 650.00 sq. mts., is Rs. 1,25,00,000.00 (Rupees One Crore Twenty Five Lakh only) and that of the old dilapidated house standing thereon, is Rs. 5,00,000.00 (Rupees Five Lakh only) and a stamp duty @ 4.5% i.e., Rs. 5,85,000.00 (Rupees Five Lakh Eighty Five



as per
Pradip Vagade

For Shri Space Infra LLP
[Signature]
Partner

Thousand only] is paid herein, on the total market value of Rs. 1,30,00,000.00 (Rupees One Crore Thirty Lakh only).

SCHEDULE

(Description of Plot hereby sold)

ALL THAT piece or parcel of land viz., Plot admeasuring 650.00 sq. mts., or thereabouts (as per Survey Record), together with an old dilapidated house standing thereon, forming part of the property known as " CHIRECONDICODIL BUMI ", or " CHIREKHANIKADIL BHUMI", also known as " CHIRCONDICODIL BUCAI", situated at Village Cassabe-de-Sanquelim, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described in the Land Registration Office of Bicholim, under Description No. 13166, at page 38 (v) of Book No. B-34, not enrolled in the Taluka Revenue Office of Bicholim for the purpose of Matriz and surveyed as a whole, for the purposes of the Records of Rights for the Revenue Village of Cassabe-de-Sanquelim, under New Survey No. 12 Sub-division No. 5 of Village Cassabe-de-Sanquelim, Taluka Bicholim and the said plot of land admeasuring 650.00 sq. mts., being bounded as per New Survey Plan as follows:

On or towards East: by Survey No.12/6,

On or towards West: partly by Survey No. 12/4 and partly by road,

For Shri Space Infra LLP

[Signature]
Designated Partner

[Signature]
[Signature]

On or towards North: by Survey No. 12/4, and,

On or towards South: by Survey No. 12/6.

The said Plot of land admeasuring 650.00 sq. mts., hereby sold, for better clearness, is delineated on the Plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.

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



Pradyumn Vyasa

For What Space Infra LLP

Authorized Person

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 3, Shri (Dr.)
NARAINA BALCRISHNA SINAI EDO, FOR
SELF AND AS DULY CONSTITUTED
ATTORNEY OF VENDOR NOS. 1, Shri
NANUM CAMALACANTA SINAI
USGAOCAR AND 2, Smt. ALKA NARAINA
HEDE alias, ALACA USGAOCAR, ABOVE
NAMED.



Handwritten signature

Handwritten signature

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.

Handwritten signature
Handwritten signature

For Shri Space Infra LLP

Handwritten signature
Handwritten signature

SIGNED AND DELIVERED BY THE;
WITHIN NAMED VENDOR No. 4 - Shri;
SURIN RAMESH USGAONKAR, FOR SELF;
AND AS DULY CONSTITUTED ATTORNEY;
OF VENDOR NO. 5 - Smt. SUSHAMA;
SURIN USGAONKAR, ABOVE NAMED.)



[Handwritten signature]

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.
	
	
	
	
	



a/c. Surin
Pudmallegasale

For use of India LLP

[Signature]
Designated Partner

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 6 - Shri
PRADNYIL RAMESH USGAONKAR, FOR
SELF AND AS DULY CONSTITUTED
ATTORNEY OF VENDOR NO. 7 - Smt.
MADHUR PRADNYIL USGAONKAR,
ABOVE NAMED.



Pradnyil Usgaonkar

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.
	
	
	
	
	

as for
Pradnyil Usgaonkar

For Shri Space Infra LLP

Asst
Designated Partner

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

For Shri Space Infra LLP


Designated Partner



Left hand Finger Tips Impression.	Right hand Finger Tips Impression.
	
	
	
	
	


Pradnya Chari

For Shri Space Infra LLP


Designated Partner

SIGNED, SEALED AND DELIVERED BY:
THE WITHINNAMED PURCHASER, SHRI
SPACE INFRA LLP., THROUGH ITS
PARTNER, Shri SUDHIR BALKRISHNA
DESAL. For Shri Space Infra LLP



~~Signed~~
Designated Partner

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.

IN THE PRESENCE OF:-

1. Sundewi U. Gaonkar

Shri S. B. Desal
Designated Partner

2. Ganesh Gaonkar

Pradnya Gaonkar



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



SHRI SPACE INFRA LLP

PARTNER

EG_1_871_3*

Office of Sub-Registrar Bicholim

Government of Goa

Print Date & Time : 23-11-2018 12:04:17 PM

Document Serial Number : 856

Presented at 10:47:00 AM on 23-11-2018 in the office of the Sub-Registrar(Bicholim) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	455000.00
2	Processing Fees	850.00
	Total :	455850.00

Stamp Duty Required: 585000.00 Stamp Duty Paid: 585000.00

Chandan Narsinha Chari presenter

Name	Photo	Thumb Impression	Signature
Chandan Narsinha Chari, S/o Late Narsinha Vasudev Chari, Married, Indian, age 37 Years, Business, r/oH.No. 172/2, Near Vaddav Temple, Honda, Sattari-Goa-403530 Firm's PAN - ADCF58849H, PAN - ADLPC8887H. Partner of Shri Space Infra LLP, Ponda			For Shri Space Infra LLP  Authorized Partner

Endorsements

Executant

1. Naraina Balkrishna Sinai Edo alias Naraina B. Sinai Edo Hede alias Naraina Balkrishna Hede alias Narayan Balkrishna Hede, S/o Balkrishna Hede, Married, Indian, age 75 Years, Medical Practitioner, r/oH.No. M-38, Housing Board Colony, Alto-Betim, Bardez-Goa-403521 PAN - AGVPS4986N. For self as Vendor No. 3 and as POA holder for the Vendor No's. 1 & 2-Nanum and Alka Usgaonkar, vide POA dated 28/09/2018, executed before the Notary, Prachi Bhate, Alto Porvorim, under Reg. No. 3234/2018.

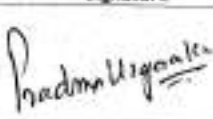
Photo	Thumb Impression	Signature
		

2. Surin Ramesh Usgaonkar, S/o Late Ramesh Nanu Usgaonkar, Married, Indian, age 58 Years, Landlord, r/oH.No. EB/704, Runwal Estate, Ghodbundar Road, Behind R Mall, Chitalsar, Wanpada, Thane, Maharashtra-400607 PAN - AAAPU6175A. For self as Vendor No. 4 and as POA holder for the Vendor No. 5-Sushama Usgaonkar, vide POA dated 20/10/2018, executed before the Notary, C. M. Pandey, Thane, under Reg. No. 2696/2018

23/Nov/2018, 12:04 PM

Photo	Thumb Impression	Signature
		

3. Pradnyil Ramesh Usgaonkar, S/o Late Ramesh Nenu Usgaonkar, Married, Indian, age 57 Years, Service, r/o D1/1183, Vasant Kunj, New Delhi-110070 PAN - AAAPU8835D. For self as Vendor No. 6 and as POA holder for the Vendor No. 7-Madhur Usgaonkar, vide POA dated 17/10/2018, executed before the Notary, Shashikant Sharma, Delhi, under Ref. No. SUBIN-DL087800387796702780906Q

Photo	Thumb Impression	Signature
		

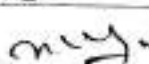
4. Chandan Narsinha Chari, S/o Late Narsinha Vasudev Chari, Married, Indian, age 37 Years, Business, r/o H.No. 172/2, Near Vaddev Temple, Honda, Sattari-Goa-403530 Firm's PAN - ADCFS8849N. PAN - ADLPC8887H. Partner of Shri Space Infra LLP, Ponda

Photo	Thumb Impression	Signature
		For Shri Space Infra LLP  Designated Partner

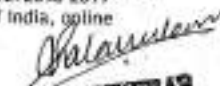
Sudhir Balkrishna Desai, S/o Balkrishna Desai, Married, Indian, age 39 Years, Business, r/o Laxmi Venkatesh Smruti, Satode, Keri, Ponda-Goa-403401 Firm's PAN - ADCFS8849N. PAN - ALIPD1859L. Partner of Shri Space Infra LLP, Ponda

Photo	Thumb Impression	Signature
		For Shri Space Infra LLP  Designated Partner

Identification

Sr No.	Witness Details	Signature
1	Patrick Anthony D'Souza, S/o Anthony D'Souza, Married, Indian, age 52 Years, Self Employed, r/o H.No. 2215, Karitarwada, Bicholim-Goa	
2	Sanjay Sadanand Pal, S/o Sadanand Pal, Married, Indian, age 54 Years, Service, r/o H.No. 876, Gokulwadi, Mahalasa Prasad, Sanquelim, Bicholim-Goa-403505	

Advocate Swati Ulhas Kerkar. Mutation Fees of Rs. 1000/- paid vide Challan Ref. No. MUT/92/20 dated 23/11/2018. TDS amount of Rs. 129999.98/-, paid on 21/11/2018, vide State Bank of India, online vide seven separate challans.


S - REGISTRAR
BICHOLIM

S - REGISTRAR
BICHOLIM
23/Nov/2018, 12:04 PM

Page FIFTY FIVE THOUSAND ONLY)
file:///C:/Program Files (x86)/C-DAC/GAUR/Endorsement.html

Book-1 Document
Registration Number BCH-8K1-00830-2018
CD Number BCHD2 on
Date 23-11-2018

Prabhu
Sub-Registrar (Prabhu)
BCH-8K1-00830-2018
BCHD2

Scanned By: *Prabhu F. Sequeira*

Signature: *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

23/Nov/2018, 1:21 PM