

(Rupees Four Lakhs Only) TRUE COPY

Phone No:
Sold To/Issued To:
SKYTOWN95 DEVELOPME
For Whom/ID Proof:
AESFS5632N



AUG-02-2022 16:08:21
₹ 0400000/-
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3B1624B 36/02/04/2021-RD1

Name of Purchaser... Skytown95 Developments LLP 2109

For CITIZEN CREDIT CO-OP BANK LTD.



Devi
Authorized Signatory



SANRIDH LAKHANPAL *Sanridh*

DEED OF SALE

hi, *prel* *Sanridh*

This **Deed of Sale** is executed at Margao, Salcete, Goa, on this Second day of the month of August, the year Two Thousand and Twenty-Two (02/08/2022).

BETWEEN

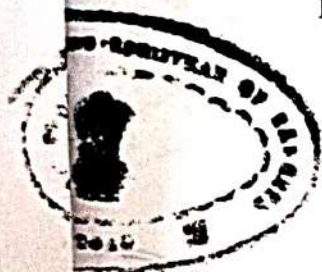
1. M/s. TRIDENT HOLDINGS, a Partnership Firm registered under the Indian Partnership Act, 1932 under No. 247, dated 10/12/2008, holding PAN Card no. _____, having Office at 14, Skylark Apartments, Opp. Loyola High School, Margao, duly represented by its Partners:

(a) **SHRI. MUKESH MATHURADAS SAGLANI**, son of late Mathuradas Saglani, aged about 64 years, married, businessman, holding PAN Card no. _____, resident of Flat No. 2, Building No. 2, Damodar Co-op. Housing Society, Aquem, Margao, Goa,

(b) **SHRI. HARSHAD MATHURADAS SAGLANI**, son of late Mathuradas Saglani, aged about 59 years, married, businessman, holding PAN Card no. _____, resident of Flat No. 15th Level, Block no. 4, Sapana City, Aquem, Margao, Goa and

(c) **SHRI. BHARAT MATHURADAS SAGLANI**, son of late Mathuradas Saglani, aged about 54 years, married, businessman, holding PAN Card no. _____, resident of D-305, Kurtarkar Gardens, Gogol, Margao, Goa, hereinafter referred to as the "**said VENDORS**", the party of the **FIRST PART.**

[Handwritten signatures]



AND

1. SKYTOWN95 DEVELOPMENTS LLP, a Limited Liability Partnership incorporated with the Ministry of Corporate Affairs, Government of India, under the Limited Liability Partnership Act, 2008, having PAN Card bearing no. _____, having it's Registered Office at Flat No. A-502, L & L Magnolia, Fatorda, Margao, Salcete, Goa, represented herein by its partner **MR. SAMRIDH LAKHANPAL**, son of Shri. Amit Lakhanpal, aged about 26 years, unmarried, businessman, holding PAN Card No. _____, resident of Z-21A, F-21C, Meghdutam Apartments, Sector-50, Gautam Buddha Nagar, Noida, Uttar Pradesh, duly authorized vide Resolution dated 11.07.2022, hereinafter jointly and severally referred to as the "**said PURCHASERS**", the party of the **SECOND PART**.

All parties to this Deed are Indian Nationals and each of the expressions, the "**said VENDORS**" and the "**said PURCHASERS**" herein shall unless repugnant to the context and / or meaning thereof shall mean and include each of the parties to this Deed, their respective heirs, successors, executors, administrators, legal representatives and / or assigns.

The **VENDOR NO. 2** Shri. Harshad Mathuradas Saglani herein is represented by **VENDOR NO. 1** Shri. Mukesh Mathuradas Saglani, son of late Mathuradas Saglani, aged about 64 years, married, businessman, holding PAN Card no. _____, resident of Flat No. 2, Building No. 2, Damodar Co-op. Housing Society, Aquem, Margao, Goa by virtue of

Power of Attorney dated 19/04/2022 executed before Notary Ashley Anthony Gonsalves under Registration No. 337/22.

WHEREAS there exists an immoveable property known as "PREDIO URBANO E PALMAR ANNEXO PREDIO BAIXO DA CASA ETERRENO OITRAL" situated at Borda, Margao, Taluka Salcete, District of South Goa, State of Goa, within the jurisdiction of Margao Municipal Council, Taluka Salcete, Goa, described in the Land Registration Office of Salcete at Margao, Goa under No. 17482 at page 11 of Book B-45 of New Series, enrolled in the Land Revenue Office at Margao under No. 589 of Margao City Survey, surveyed as a distinct, separate and independent plot bearing Chalta No. 43 of P. T. Sheet No. 153 of City Survey Office, Margao admeasuring 693 sq. mts, hereinafter referred to as the "**said PLOT**", more fully described in SCHEDULE hereinunder written.

AND WHEREAS vide Deed of Sale dated 29/03/1972 registered in the Office of the Sub-Registrar of Salcete at Margao under No. 669 at pages 171 to 175, Book No. I, Vol. no. 92 dated 20/06/1972, Mr. Francisco Xavier Miranda e Noronha & his wife Mrs. Maria Augusta Eugenia Carlota Araujo sold the "said PLOT" to Mr. Rosario Constancio Eleuterio Platinho Barreto alias Eleuterio Barreto.

AND WHEREAS upon the death of late Rosario Constancio Eleuterio Platinho Barreto alias Eleuterio Barreto, he left behind his widow and moiety share holder Mrs. Carlota Carmen Da Costa Azavedo e Barreto and as his sole and universal heirs, his children (a) Mr. Jorge Alvito Barreto married to Maria Shanti Collaco e Barreto, (b) Mr. Francisco

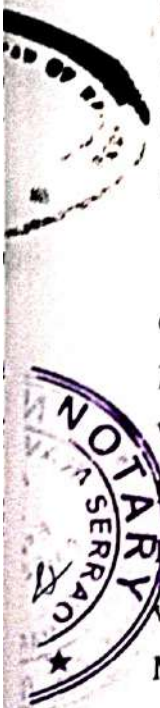


Joao Gil Barreto, (c) Mr. Roy Barreto married to Mrs. Christine Barreto.

AND WHEREAS vide Deed of Sale dated 03/04/1989 duly registered in the Office of the Sub- Registrar of Salcete at Margao under no. 1709 at pages 535 to 547, Book I, Volume No. 90 dated 28/07/1989, the heirs of said late Rosario Constancio Eleuterio Platinho Barreto i.e. Mrs. Carlota Carmen Da Costa Azaredo e Barreto, Mr. Jorge Alvito Barreto and his wife Mrs. Maria Shanti Collaco e Barreto, Mr. Francisco Joao Gil Barreto, Mr. Roy Barreto and his wife Mrs. Christine Barreto sold the "said PLOT" to Mr. Pradeep Purushottam Kejriwal and Mr. Parmanand Purushottam Kejriwal.

AND WHEREAS vide Deed of Sale dated 27/06/1994, duly registered in the Office of the Sub-Registrar of Salcete at Margao under no. 1897 at pages 417 to 440, Book No.I, Volume no.394 dated 07/07/1994, the said Mr. Pradeep Purushottam Kejriwal and his wife Mrs. Sandhya Pradeep Kejriwal AND Mr. Paramanand Purushottam Kejriwal and his wife Mrs. Pratima Parmanand Kejriwal sold the "said PLOT" to Mrs. Shaikh Sajida alias Suhaa Parvez Khan.

AND WHEREAS vide Deed of Sale dated 10/07/1995, duly registered in the Office of the Sub-Registrar of Salcete at Margao under no.1592 at pages 501 to 524, Book no. I, Volume no. 513 dated 08/08/1995, Mrs. Shaikh Sajida alias Suhaa Parvez Khan and her husband Mr. Parvez Khan sold the "said PLOT" to Shri Jatin V. Popat and his wife Smt. Ila J. Popat AND Shri Yogesh Palan and his wife Smt. Sadhna Palan.





AND WHEREAS vide Deed of Sale dated 10/03/2010, duly registered in the Office of the Sub-Registrar of Salcete at Margao under no. MGO-BK1-01743-2010, CD No. MGOD12 dated 30/03/2010, Shri Jatin V. Popat and his wife Smt. Ila J. Popat AND Shri Yogesh Palan and his wife Smt. Sadhna Palan sold the "said PLOT" to M/S. Trident Holdings, who are now sole and exclusive owners of the "said PLOT".

AND WHEREAS the "said PURCHASERS" are willing to purchase the "said PLOT" and accordingly approached the "said VENDORS" who have agreed to sell the same to the "said PURCHASERS" on the following terms:-

NOW, THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said deed and in lieu of the total mutually agreed consideration of Rs. 1,00,00,000- (Rupees One Crore Only) which amount, after deduction of TDS @ 1% equivalent to Rs. 1,00,000/- (Rupees One Lakh Only) vide TDS challan no. 47431 dated 29/07/2022, paid by Skytown95 Developments LLP, an amount being Rs. 19,00,000/- (Rupees Nineteen Lakhs Only) paid vide RTGS no. CNRBR52022080587546252 dated 05/08/2022 transferred from Canara Bank, Fatorda Branch to the "said VENDORS", the receipts whereof the "said VENDORS" do hereby admit and acknowledge to have been received by them. The balance payment of Rs. 80,00,000/- (Rupees Eighty Lakhs Only) will be paid by the "said PURCHASERS" to the "said VENDORS" by RTGS on the date of the signing of the Deed of Sale. The "said VENDORS" do hereby and



hereunder absolutely and forever acquit, release, discharge every part and portion of the "said PLOT", the "said VENDORS" further transfer, convey and assign by way of sale to the "said PURCHASERS" ALL THAT the "said PLOT" with free, vacant, peaceful, unfettered, actual, physical and legal possession of the "said PLOT", free from all encumbrances, liens, defects, charges, mortgages, pledges, equitable interests, hypothecations, liabilities, claims, demands, disputes, prohibitions, wakfs, trusts, occupants / occupancy rights, tenancies /tenants (protected or otherwise), mundkars, trespassers, encroachments / encroachers, leases, sub-leases, licenses, exchange, gifts, acquisitions, requisitions, executions, attachments, injunctions, court orders, vesting, recovery proceedings, alignments of whatsoever or howsoever nature, together with all paths, passages, under-ways, sewers, drains, sanitary connections, trees, shrubs, fences, hedges, ditches, ways, waters, water courses, privileges, easements and appurtenances whatsoever and all manner of former and /or present and/or future rights, lights, liberties, benefits, easements, quasi-easements, privileges, advantages, appendages and appurtenances whatsoever thereunto belonging or in any way appertaining to and /or attached to the "said PLOT" and /or usually held or occupied therewith or reputed or known or deemed to belong or be appurtenant thereto, or with the same thereof now or at any time thereto or usually held, used and enjoyed therewith or reputed or known as part thereof together with the entirety of every nature and manner of right, title and interest held, exercised,




enjoyed by the "said VENDORS" over/in respect of any and every part and portion of the "said PLOT" and the reversion and reversions, remainder and remainders, of and in connection with and in respect of the "said PLOT", together with all the estate, right, title, interest, inheritance, use, possession, claim and demand whatsoever both at law and in equity of the "said VENDORS" in and/or to and/or over and/or upon and/or in respect of the "said PLOT" and every part thereof and all other rights, benefits and properties granted, conveyed, transferred, assigned and assured or expressed or intended so to be and every part or parts thereof to, unto and in favour of the "said PURCHASERS" further together with the easements, quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the "said PLOT" and also together with the originals all the deeds, documents, writings and all other evidences of title which in any manner relate to the "said PLOT" or any part thereof and which now are or hereafter shall or may be in the custody, power or possession of the "said VENDORS", its executors, administrators, representatives, successors-in-interest or any person from whom the "said VENDORS" can or may procure the same without action or suit at law or in equity, each of which deeds, documents, writings and all other evidences of title are respectively good, valid, subsisting and effectual deeds and documents with none of the same having been cancelled and/or having become or been declared void or voidable notwithstanding any act, deed, matter or thing at any time done or executed or performed or knowingly




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suffered to the contrary by the "said VENDORS" and/or by any of the predecessors-in-title/interest of the "said VENDORS" (whether acting individually or jointly or collectively) and/or by any of the erstwhile owners of the "said PLOT" to Have, To Hold, To Own, To Possess, To Use And Enjoy the "said PLOT" and every part thereof hereby and hereunder granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be Together With all rights, members and appurtenances thereof unto and to and in favour of and to the use of the "said PURCHASERS", their successors-in-interest, heirs, legal representatives, executors, administrators, representatives and assigns. absolutely and forever and further the "said VENDORS" do hereby and hereunder releases, relinquishes and disclaims to, unto and in favour of the "said PURCHASERS" the entirety of the right, title, interest, claim, demand of the "said VENDORS" of every nature and manner whatsoever or howsoever and by whatever name, known, called, in, to, upon, over and in respect of every part and portion of the "said PLOT", such that the entirety of the "said PLOT" vests and/or stands absolutely and forever transferred to, unto and in favour of the "said PURCHASERS".

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2. The "said VENDORS" confirm that the "said PLOT" is free from any restraint order or injunction order passed by any court of law and/or any authority/department/body (governmental or otherwise), and the same is also free from any adverse observation in any order/decreed of any court. The "said VENDORS" further confirm that there is no litigation pending regarding the "said PLOT" and there








is no claim by any party/person/ entity against/in respect of the "said PLOT" on any account/ ground whatsoever including but not limited to under the provisions of the Goa, Daman and Diu Tenancy Act, 1964 and/or under any other law in force, and that there is no dispute pending or otherwise regarding the title or possession of the "said PLOT". The "said VENDORS" declare that save and except the "said PURCHASERS", the "said VENDORS" have not agreed to sell the "said PLOT" or any portion thereof to any other person/party/entity whomsoever, and the "said VENDORS" have not entered into any document, contract, agreement, instrument, letter of intent, understanding by whatever name called, written or oral or otherwise, in respect of any part or portion of the "said PLOT" with any party/person/entity nor dealt with nor permitted any party/person/entity to deal with nor created nor permitted any party/person/entity to create any third party right or title or interest in respect of, to, over any part or portion of the "said PLOT" in any manner whatsoever or howsoever, and further the "said VENDORS" have not received any consideration, monetary or otherwise, in respect of any part or portion of the "said PLOT" from any person/party/entity save and except the "said PURCHASERS". The "said VENDORS" further represent and declare:

- (i) That the "said VENDORS" have not done anything whereby the "said PLOT" or any part thereof may be subject to any attachment or lien of any court or person whosoever; and






(ii) That no part or portion of the "said PLOT" is or was mortgaged/charged to/with/in favour of any person/party/entity, nor is the "said PLOT" subject to any acquisition; and

(iii) That no notice or notification from the Government or any other local body or authority or any legislative enactment, Government ordinance, order, notification (including any notice for acquisition or requisition or alignment of the "said PLOT" has been issued or received or served upon the "said VENDORS"; and


(iv) That no proceedings, at any stage, pertaining to acquisition of any part/ portion of the "said PLOT" by any authority or Government Department has been initiated or are pending, nor is there any threat of any such proceedings being filed.



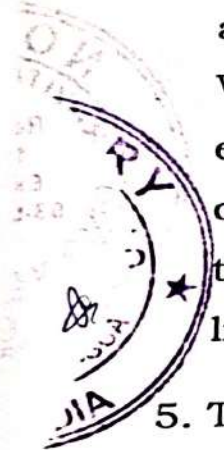
3. The free, unconditional, exclusive, vacant, peaceful, unfettered physical possession of the "said PLOT" hereby sold by the "said VENDORS" has been handed over to the "said PURCHASERS" this day. Further, the originals of all deeds, documents, writings and all other evidences of title which in any manner relate to the "said PLOT" or any part thereof and which now are in the custody, power or possession of the "said VENDORS" have been handed over this day by the "said VENDORS" to the "said PURCHASER" and the receipt of the same is acknowledged by the "said PURCHASER" and the receipt of the same is acknowledged by the "said PURCHASER"







4. The "said PURCHASERS" shall be entitled to *inter alia* apply for mutation in the name of the "said PURCHASERS" as the sole and exclusive owner of the "said PLOT" including in the Record of Rights/Land Records and in all other public records, city records and all other documents with/before any authority/department, including that/those presently standing in the name of the "said VENDORS", to the name of the "said PURCHASERS". The "said VENDORS" hereby and hereunder grant its explicit consent for the aforesaid including deletion of the name of the "said VENDORS", and further agrees and assures to sign and execute all such documents and/or no objection certificates as may be required/requested from time to time by the "said PURCHASERS" including but not limited to for any of the afore stated purposes.



5. The "said VENDORS" shall keep the "said PURCHASERS" safe, harmless and indemnified in respect of the title of the "said PLOT", and without prejudice to the aforesaid in case any defect is found in the title, the "said VENDORS" do hereby agree and undertake to rectify any such defect at the cost and expense of the "said VENDORS" and without disturbing the title and possession of the "said PURCHASERS", and in furtherance of the aforesaid the "said VENDORS" shall obtain necessary clearances, permissions and execute necessary deeds and papers as may be requested by the "said PURCHASERS" including for more perfectly conveying the "said PLOT" hereunder sold to, unto and in favour of the "said PURCHASERS".



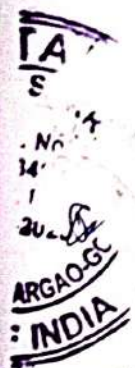
6. The "said VENDORS" further warrant and represent to and covenants with the "said PURCHASERS" as under:-

- a. That the "said VENDORS" have a clear, valid and marketable title to / in respect of the "said PLOT"; and
- b. That the "said VENDORS" have not created any encumbrance of whatsoever nature in respect of any part or portion of the "said PLOT"; and
- c. That the "said VENDORS" have not at any time done or executed or performed any acts, deeds, documents or writings or knowingly suffered or been party or privy to any act, deed, matter or thing whereby any part or portion of the "said PLOT" and/or any of the other rights, title and benefits appurtenant thereto and/or any of the other rights, title sold, transferred, assigned and assured and/or intended so to be in favour of the "said PURCHASERS" can or may be impeached or encumbered or affected in title; and
- d. That the interest which the "said VENDORS" profess to hereby and hereunder sell, transfer, convey and assign subsists, and notwithstanding any act, deed, matter or thing whatsoever by the "said VENDORS" and/or by any of the predecessors-in-title/interest of the "said VENDORS" (whether acting individually or jointly or collectively) and/or by any of the erstwhile owners of the "said PLOT" at any time done or executed or performed or knowingly suffered to the contrary, the "said VENDORS" have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure (without any impediment,



hindrance, objection) the "said PLOT" and every part thereof and all other rights, title and benefits appurtenant thereto and all other rights, title transferred, assigned and assured and/or intended so to be unto and to and to the use of and in favor of the "said PURCHASERS" in the manner aforesaid according to the true intent and meaning of these presents; and

- e. That the "said VENDORS" and all person or persons claiming any right, title, interest, claim or demand whatsoever in or upon the "said PLOT" and/or any part thereof and/or any of the other rights, title and benefits appurtenant thereto and/or any of the other rights, title transferred, assigned and assured and/or intended so to be in favour of the "said PURCHASERS", from, through, under, for or in trust for the "said VENDORS" and will from time to time and at all times hereafter at the request and costs of the "said PURCHASERS" make, do, acknowledge and execute and/or cause to be made, done, acknowledged and executed all such acts, deeds, matters, things and assurances whatsoever for further better and more perfectly and effectually assuring and transferring the "said PLOT" and every part thereof and all other rights, title and benefits appurtenant thereto and all other rights, title transferred, assigned and assured and/or intended so to be, unto and to and to the use of and in favour of the "said PURCHASERS" in the manner as shall or may be reasonably required by the "said PURCHASERS"; and



- f. That no right or easement appurtenant to and/or benefitting the "said PLOT" is restricted in any manner, and such rights and easements are enjoyed freely without interruption, and further no means of access to the "said PLOT" is shared with or subject to rights of determination or requires payment to any third party; and
- g. That no person or party or entity whosoever has ever claimed or acquired over or in respect of any part or portion of the "said PLOT" any right of pre-emption and/or any manner or nature of right to/in/over/in respect thereof by way of adverse possession or otherwise; and
- h. That the "said PLOT" is not affected by any attachment including attachment under any Certificate Case or any proceedings against the "said VENDORS" started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government Authorities under the Public Demands Recovery Act, 1913 or any other Acts/statutes or otherwise whatsoever, and there is no Certificate Case or proceedings against the "said VENDORS" for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act, 1913 and/or under the Income Tax Act, 1961 and/or under any statute (central or state or local); and
- i. That there is no dispute, issue with any tax authorities and/or any official department(s), which may in any



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manner affect or impact the "said PLOT", and there exist no facts or circumstances or matters which are or may or could be likely to give rise to any such dispute, issue and

- j. That no notice, order, judgment, demand or letter requiring the taking of remedial or other action has been issued or served on or received by the "said VENDORS", which may in any manner affect or impact the "said PLOT" and/or the sale and transfer under these presents; and
- k. That no person/party/entity has claimed any right title interest whatsoever in or in respect of the "said PLOT" or any part or portion thereof, nor sent any Notice in respect thereof; and
- l. That no part or portion of the "said PLOT" is subject to any rights or arrangement in favour of any third party (whether in the nature of a public or private right or obligation), and further there is no agreement to create the same; and
- m. That there are no outstanding actions, claims or demands between the "said VENDORS" and any third party in respect of and/or which affect/impact any part or portion of the "said PLOT"; and
- n. That there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, made or existing or initiated or

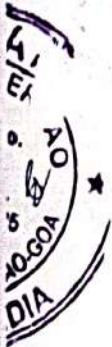


pending or threatened or anticipated in respect of any part or portion of the "said PLOT" and/or against the "said VENDORS", and there are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, debts, notices and

o. That there are no outstanding or pending actions, disputes, claims or demands of any description whatsoever or howsoever in relation to the "said PLOT" including but not limited to in respect of the title of/to the "said PLOT" and/or the use thereof, and there are no circumstances or facts or matters which are or may or could be likely to give rise to any actions, disputes, claims or demands of any description whatsoever or howsoever; and

p. That no part or portion of the "said PLOT" is / nor ever was the subject matter of any acquisition and/or alignment by any body and/or authority, statutory or governmental or otherwise, and further there are no claims of/from any authority nor are there any proceedings pending nor have any proceedings been initiated by any person/authority including but not limited to under any applicable laws, and there are no circumstances or facts or matters which are or could be likely to give rise to any such notices or claims or proceedings; and

q. That no part or portion of the "said PLOT" is affected by any notice or scheme of any local development authority or governmental authority; and



- r. That neither the title documents nor any other document in respect of any part or portion of the "said PLOT" have been deposited/ lodged with or executed in favour of/with any party or person or entity including with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise; and
- s. That there is no matter including but not limited to those which the "said VENDORS" are or ought to be aware of, which may adversely or otherwise affect the value of the "said PLOT" or its usage or enjoyment or cast any doubt on the rights, title and interest sold and transferred to the "said PURCHASERS" under these presents; and
- t. That no person/party/entity has been rendering any watch and/or ward service in respect of the "said PLOT" or any part thereof, nor is any person/party/entity entitled to claim any interest in/to/over/in respect of any part or portion of the "said PLOT" on the basis of any such services rendered at any time or otherwise whatsoever.
- u. That each of the representations and warranties made by the "said VENDORS" contained anywhere in this Deed of Sale are true and correct and shall survive and remain subsisting at all times, and the "said VENDORS" shall keep the "said PURCHASERS" safe, harmless and indemnified in respect thereof; and






v. That the "said VENDORS" are absolutely entitled to execute these presents and no approval/permission is required to be obtained from any authority or third party/person.

7. The "said PURCHASERS" warrants, represents and covenants with the "said VENDORS":-

a. That the "said PURCHASERS" have verified all the title documents and being fully satisfied with the same has agreed to purchase the "said PLOT".

b. That the "said VENDORS" through their broker Mr. Ernesto R. C. Morais, proprietor of Joel Property Consultants having its office on the 1st Floor, Costa Dias Building, above Mahalaxmi Sweet Mart, Old Market Circle, Margao, Goa, at the request of his clients i.e. the "said PURCHASERS" in due diligence issued a public notice on two local newspapers i.e. on Dainik Herald dated 28/04/2022 and O Herald O dated 28/04/2022 respectively, wherein the said broker have not received any adverse remarks / objections from any quarter with regards to the "said PLOT". Further the broker Mr. Ernesto R. C. Morais, proprietor of Joel Property Consultants has also given an Affidavit duly executed before Notary Utkarsh Vernekar under registration No. 5023/2022 dated 28/06/2022 stating that he had made a publication of public notice on Dainik Herald dated 28/04/2022 and O Herald O dated 28/04/2022 and he has not received any claims and objections telephonically or in writing against the "said PLOT" and hence the "said



PURCHASERS" herein are free to purchase the "said PLOT".

c. That the "said PURCHASERS" having purchased the "said PLOT" by due diligence, hereafter cannot raise any dispute on the said ground as per the existing law of the land.

8. All the expenses towards Stamp Duty and Registration fee for transfer of the "said PLOT" in favour of the "said PURCHASERS" shall be borne by the "said PURCHASERS".

9. The "said VENDORS" do hereby declare that the "said PLOT" does not belong to any Schedule Caste/ Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

10. The total price/consideration paid by the "said PURCHASERS" to the "said VENDORS" in lieu of the "said PLOT" corresponds to the market value of the "said PLOT" and accordingly Stamp Duty @ 4% amounting to Rs. 4,00,000/- (Rupees Four Lakhs Only) and Registration Charges @ 3% amounting to Rs. 3,00,000/- (Rupees Three Lakhs Only) are paid herewith.



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SCHEDULE**(Description of the "said PLOT")**

ALL THAT immoveable property known as "PREDIO URBANO E PALMAR ANNEXO PREDIO BAIXO DA CASA ETERRENO OITERAL" situated at Borda, Margao, Taluka Salcete, District of South Goa, State of Goa, within the jurisdiction of Margao Municipal Council, Taluka Salcete, Goa, described in the Land Registration Office of Salcete at Margao, Goa under No. 17482 at page 11 of Book B-45 of New Series, enrolled in the Land Revenue Office at Margao under No. 589 of Margao City Survey, surveyed as a distinct, separate and independent plot bearing Chalta No. 43 of P. T. Sheet No. 153 of City Survey Office, Margao admeasuring 693 sq. mts and is bounded as follows:-

EAST: by property surveyed under Chalta No. 17 of P. T. Sheet No. 153;

WEST: by property surveyed under Chalta No. 13 of P. T. Sheet No. 153;

NORTH: by property surveyed under Chalta No. 16 of P. T. Sheet No. 153 and

SOUTH: by property surveyed under Chalta No. 44 of P. T. Sheet No. 153.

IN WITNESS WHEREOF the parties aforementioned have executed this Deed of Sale hereinabove mentioned.

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Signed & Delivered by the within named, the "said VENDORS"



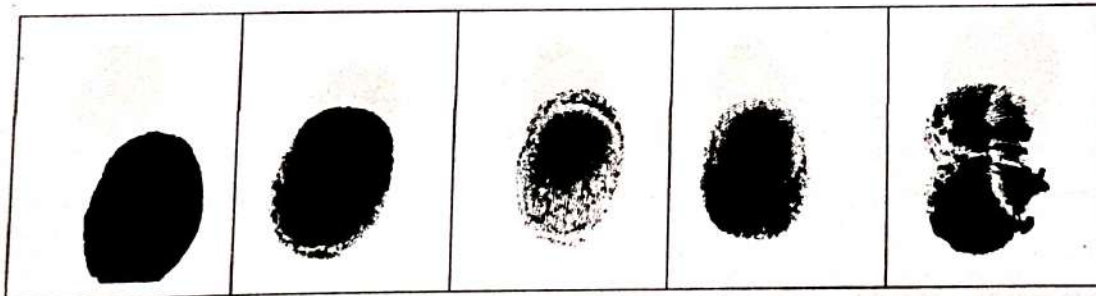
(SHRI. MUKESH MATHURADAS SAGLANI)

PARTNER NO.1 OF TRIDENT HOLDINGS FOR SELF AND
AS A POWER OF ATTORNEY HOLDER FOR VENDOR NO. 2

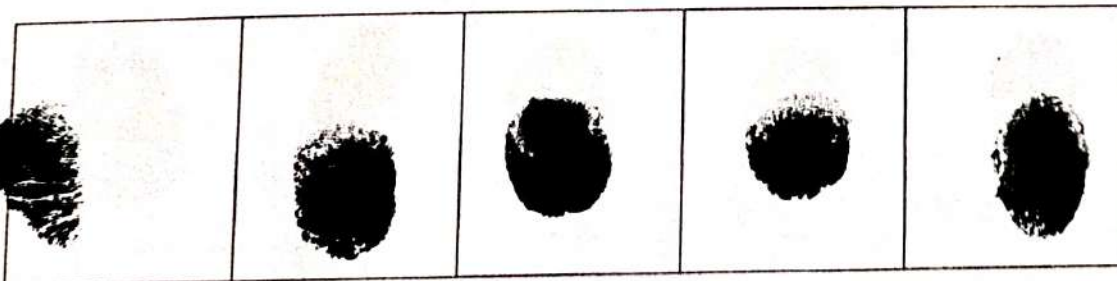
SHRI. HARSHAD MATHURADAS SAGLANI



LEFT HAND FINGERS IMPRESSIONS



RIGHT HAND FINGERS IMPRESSIONS



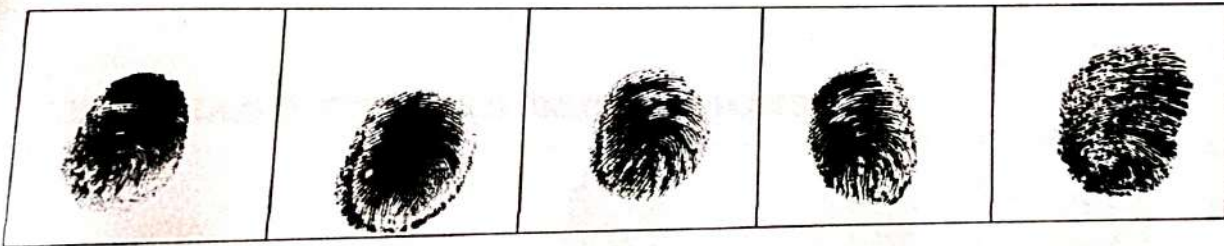
[Handwritten signatures and initials]



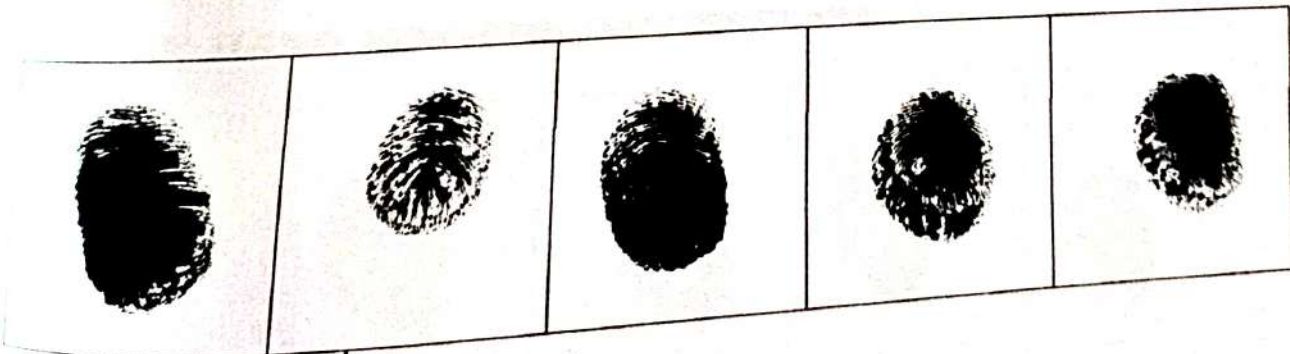
Handwritten signature

(SHRI. BHARAT MATHURADAS SAGLANI)
PARTNER NO.3 OF TRIDENT HOLDINGS

LEFT HAND FINGERS IMPRESSIONS SHRI. BHARAT
MATHURADAS SAGLANI



RIGHT HAND FINGERS IMPRESSIONS OF SHRI. BHARAT
MATHURADAS SAGLANI



Handwritten signatures and initials at the bottom of the page.

SIGNED & DELIVERED BY THE WITHIN NAMED, THE "SAID PURCHASER"



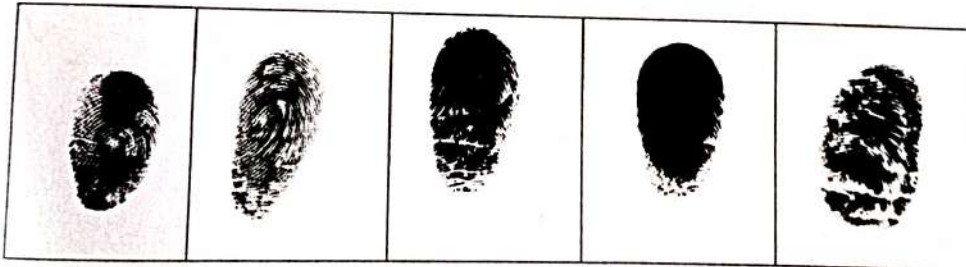
Samridh

Samridh



MR. SAMRIDH LAKHANPAL
(PARTNER OF SKYTOWN95 DEVELOPMENTS LLP)

LEFT HAND FINGERS IMPRESSIONS



RIGHT HAND FINGERS IMPRESSIONS

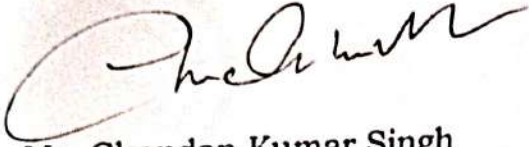


pry

Samridh

WITNESSES:

25



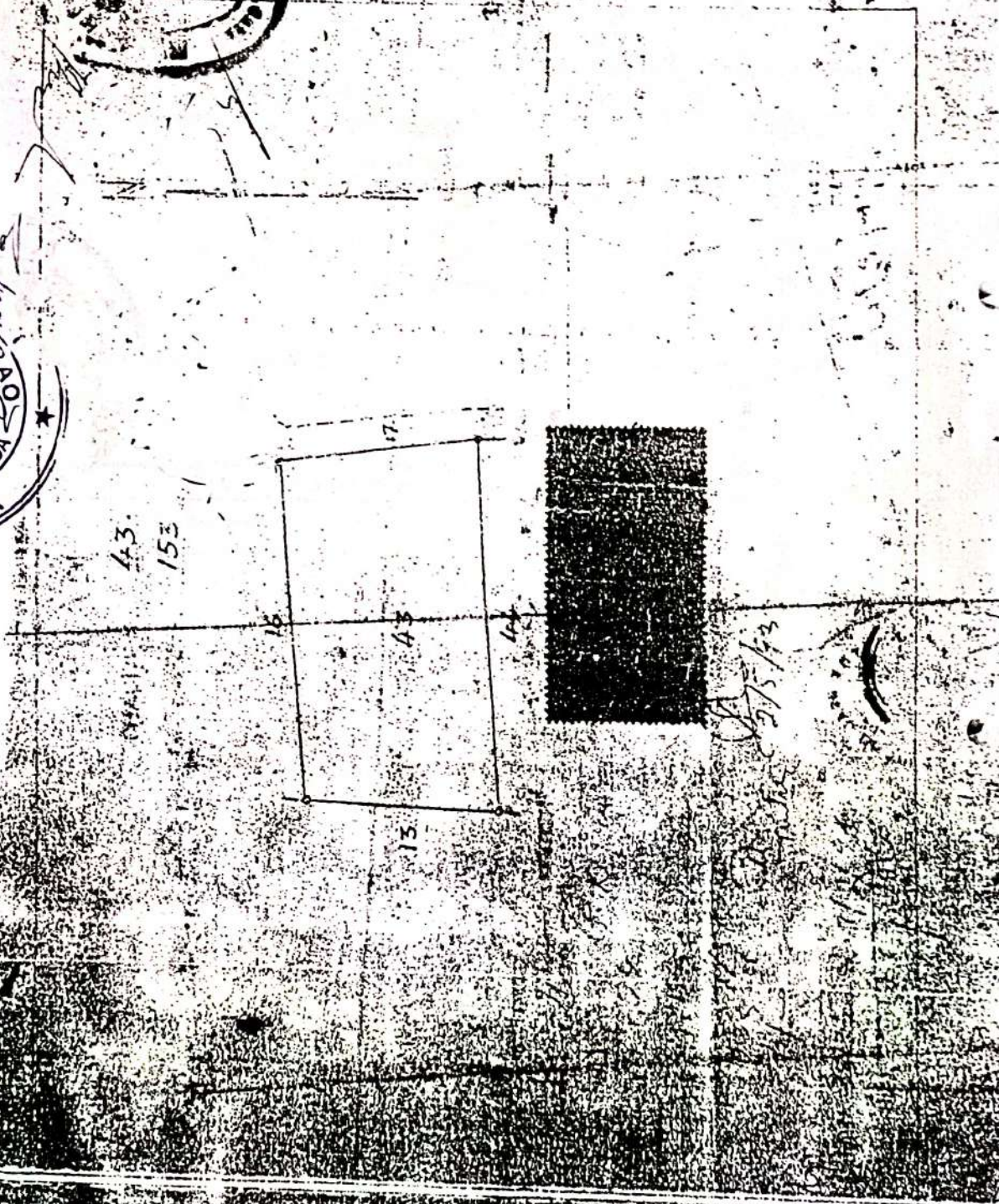
1. Mr. Chandan Kumar Singh
Resident of Flat No. 102,
Upper Ground Floor, Ojilvie Apartment,
Nuvem, Salcete, Goa.



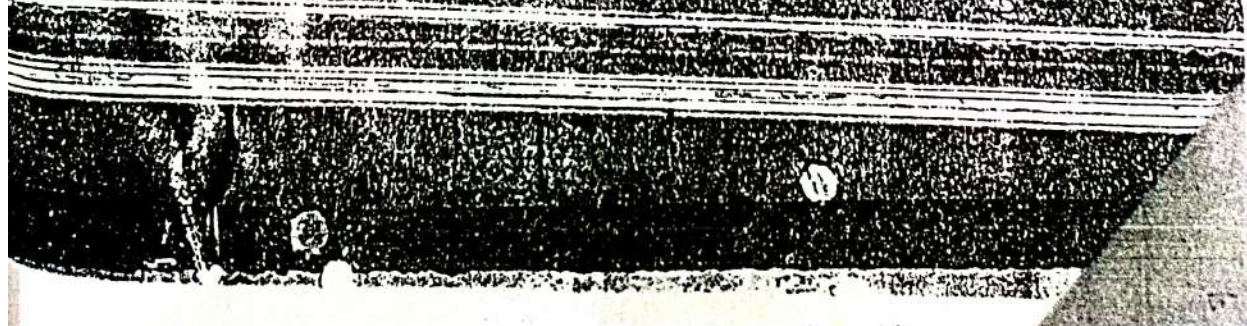
2. Mr. Ernesto Rito Cassia Morais

Resident of H.No. 68/1,
Murida Grande, Nuvem,
Salcete, Goa.

HEAD OF DEPT



Handwritten signature and date: 25/1/73





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Aug-2022 11:02:27 am

Document Serial Number :- 2022-MGO-3109

Presented at 10:42:46 am on 09-Aug-2022 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 | 400000 |
| 2 | Registration Fee | 300000 |
| 3 | Mutation Fees | 1000 |
| 4 | Processing Fee | 1080 |
| Total | | 702080 |







Stamp Duty Required :400000/-

Stamp Duty Paid : 400000/-









| Sl.No | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Samridh Lakhnpal ,Father Name:Amit Lakhnpal, Age: 26, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - Resident of Z-21A, F-21C, Meghdutam Apartments, Sector-50, Gautam, Buddha Nagar, Noida, Uttar Pradesh., Address2 - , PAN No.: | | | |

| Sl.No | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Mukesh Mathuradas Saglani , Father Name:Mathuradas Saglani, Age: 64, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.2, Building No. 2, Damodar Co-op. Housing Society, Aquem, Margao, Goa., PAN No.: | | | |
| 2 | Bharat Mathuradas Saglani , Father Name:Mathuradas Saglani, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, Resident of D-305, Kurtarkar Gardens, Gogal, Margao, Goa., PAN No.: | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|--|---|---|
| 3 | Samridh Lakhnpal , Father Name:Amit Lakhnpal, Age: 26, Marital Status: Unmarried , Gender: Male, Occupation: Business, Resident of Z-21A, F-21C, Meghdutam Apartments, Sector-50, Gurgaon, Buddha Nagar, Noida, Uttar Pradesh., PAN No.: _____ |  |  |  |
| 4 | Mukesh Mathuradas Saglani , Father Name:Mathuradas Saglani, Age: 64, Marital Status: , Gender: Male, Occupation: Business, Flat No 2, Bldg. No. 2, Damodar Co-operative Housing Society, Aquum, Margao, Goa., PAN No.: _____ , as Power Of Attorney Holder for Mukesh Mathuradas Saglani |  |  |  |

Witness:

We individually/Collectively recognize the Purchaser, Vendor, Power Holder,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|--|---|---|
| | Name: Ernesto Rito Cassia Morais ,Age: 61,DOB: 1961-04-11 Mobile: 9420687137 , Email: , Occupation: Business , Marital status : Married , Address: 403601, Margao, Salcete, SouthGoa, Goa |  |  |  |
| | Name: Chandar Kumar Singh ,Age: 35,DOB: 1987-04-13 Mobile: 9763225995 , Email: , Occupation: Business , Marital status : Married , Address: 403604, Nuvem, Salcete, SouthGoa, Goa |  |  |  |


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Book :- 1 Document
Registration Number :- **MGO-1-3028-2022**
Date : 09-Aug-2022

Benevento

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



CERTIFIED TO BE TRUE
COPY OF THE ORIGINAL

Benevento

ADV. RAVITA SERRAO
NOTARY (Govt. Of India)
Reg. No. 2247/2022
Date: 14/9/2022