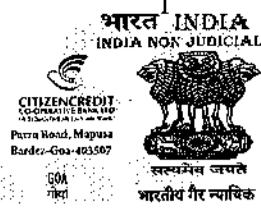


(Rupees One Lakh Forty Seven Thousand Only)

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Sold To/Issued To:
Casa Belo Lifespaces
For Whom/ID Proof:
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For CITIZEN CREDIT
CO-OP BANK LTD

M. Pome
Authorized Signatory

Name of Purchaser CASA BELO LIFESPACES LLP



St. No: 2021-BR2-3149
03/09/2021

DEED OF SALE

- x 1300mm
- x Hasina

For CASA BELO LIFESPACES LLP

[Signature]

[Signature]

Designated Partners

THIS DEED OF SALE is made on this 1st day of the month of September 2021, at Mapusa, Sub District of Bardez Taluka, District of Goa;

BETWEEN;

I. 1) MR. BABAJAN HUSENSAB BUDHASAB ALIAS BABAJAN BUDHASAB, son of Husinsab Budhasab, 56 years of age, business, holder of Pan Card No. [REDACTED] & Aadhaar Card No. [REDACTED] [REDACTED] and his wife;

2) MRS. HASINA BI BUDHASAB ALIAS HASINA ANWAD NIRALGI, daughter of Anwad Sheikh Niralgi, 39 years of age, holder of Pan Card No. [REDACTED] & Aadhaar Card No. [REDACTED] [REDACTED] both residing at House No. 195/3, Naika Vaddo, Verla, Bardez - Goa, 403510, hereinafter called the "VENDORS/OWNERS" (which expression shall include their successors in interest and assigns) OF THE ONE PART;

AND;

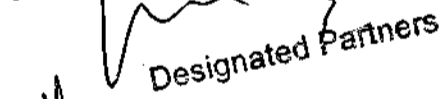
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For CASA BELO LIFESPACES LLP


Designated Partners

For CASA BELO LIFESPACES LLP


Designated Partners



II. **CASA BELO LIFESPACES LLP**, a Limited Liability Partnership Firm, registered before the Registrar of Companies under LLP Identification No. AAV-5274, holding Pan Card No. [REDACTED] and having its registered office at Suraj Ganga Arcade, No. 332/7, T-301, 3rd Floor, 14 Cross, 2nd Block, Jayanagar, BENGALURU – 560011 and vide Resolution dated 05/08/2021 its represented by its Partners:

1) **Mr. Sachin Suresh alias Suresh Sachin**, son of LakshimikanthSetty Suresh, 41 years of age, holder of Pan Card No. [REDACTED] & Aadhaar CardNo. [REDACTED] and resident of No.15,Veerayu, M.N.Krishna Rao Road, Near Home School Basavanagudi, BENGALURU (South), Karnataka, 560004;

2) **Mr. Adithya B.V. Setty**, son of Vishwanath Setty, 39 years of age, holder of Pan Card No. [REDACTED] & Aadhaar Card No. [REDACTED] and resident of 1-A, 701 Wing A, 7th Floor, Ascent Tower Peninsula Heights, 46/1 17th Main, Behind Central Mall, J P Nagar Second Phase, BENGALURU(South), Karnataka, 560078; hereinafter called the **"PURCHASER"** (which expression shall include his heirs, executors, administrators, legal representatives and assigns)

OF THE SECOND PART.

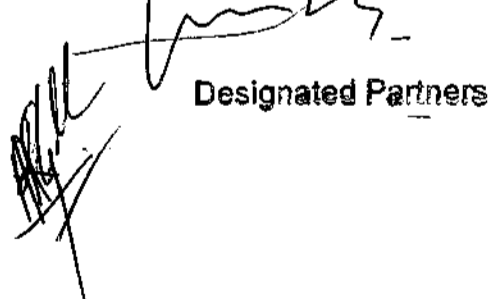
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For **CASA BELO LIFESPACES LLP**


Designated Partners

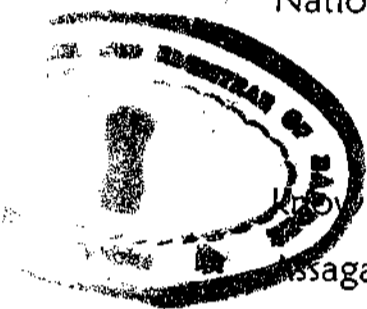
For **CASA BELO LIFESPACES LLP**


Designated Partners

AND

III. MR. TUKARAM ANAND SALGAONKAR, son of Anand Salgaonkar, 38 years of age, business, holder of Pan Card No. [REDACTED] & Aadhaar Card No. [REDACTED] and residing at House no. 170, Tariche Bhat, Siolim, Bardez – Goa; hereinafter called the “CONFIRMING PARTY” (which expression shall include his successors in interest and assigns) OF THE THIRD PART;

ALL THE PARTIES in this Deed of Sale are Indian Nationals.



AND WHEREAS there exists an immovable property known as “VALL” also known as “VALLE” situated at Village Assagao which is within the limits of Village Panchayat, Assagao, Sub-District of Bardez, Dist. of North Goa, State of Goa and is surveyed under survey No. 148/5 of Village Assagao Survey Records and totally admeasuring 625 sq.mts. The property is not described in the Land Registration office of Bardez nor enrolled in Taluka Revenue Office, shall herein be referred to as “THE SAID PROPERTY” and better described in Schedule – I hereunder

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For CASA BELO LIFESPACES LLP
[Signature]
Designated Partners
For CASA BELO LIFESPACES LLP
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Designated Partners

[Signature]

AND WHEREAS "THE SAID PROPERTY" originally belonged to late Francisco Pinto alias Francis Joseph Pinto alias Francis Pinto;

AND WHEREAS at the time of promulgation of survey records the name of Francis Pinto was confirmed in Form I & XIV as occupant of "THE SAID PROPERTY" and was in peaceful possession of the same without any obstruction and interference from anyone whomsoever;

AND WHEREAS, the said Francisco Pinto alias Francis Joseph Pinto alias Francis Pinto was married to Philomena Pinto. The said Francis Joseph Pinto passed away on 10/07/1986 and pursuant to his demise inventory proceedings were initiated in the Court of Civil Judge Senior Division at Mapusa being inventory proceedings no. 206/14/C and "THE SAID PROPERTY" was taken at item No. 4;

AND WHEREAS, by Judgment & Order dated 14/10/2014 passed by the Civil Judge Senior Division at Mapusa in the said inventory proceedings, "THE SAID PROPERTY" taken at Item No. 4 was jointly allotted to the widow viz; Philomena Pinto and their following heirs viz; (i) Felix Pinto married to Audrey Pinto, (ii) Ferdinand Mario Pinto married to Selma Maria Pinto, and (iii) Fred Edwin D'Silva married to Edwin John D'Silva;

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FOR CASA BELO LIFESPACES LLP
Designated Partners
FOR CASA BELO LIFESPACES LLP
Designated Partners

AND WHEREAS, pursuant to the said inventory proceedings, the aforesaid heirs being allottee's of "THE SAID PROPERTY" got their names mutated in the survey records at Form I & XIV;

AND WHEREAS, the said Philomena Pinto alias Philomena Francis Pinto passed away on 02/10/2017 at Andheri-West, Mumbai without leaving any will or other disposition of her wish and consequently the aforesaid heirs inherited all her undivided right/share to "THE SAID PROPERTY";

AND WHEREAS, by Deed of Sale dated 19/03/2019 duly executed and registered before the Sub Registrar of Bardez at Mapusa, under serial no. 1016/2019, the said Felix Pinto and his wife Audrey Pinto, Ferdinand Mario Pinto and his wife Selma Maria Pinto, and Freda Edwin D'Silva and her husband Edwin John D'Silva sold "THE SAID PROPERTY" to MR. BABAJAN HUSENSAB BUDHASAB, son of Husinsab Budhasab, the Owner/Vendor no. 1 herein;

AND WHEREAS, the aforesaid owners obtained conversion sanad bearing Ref. no. 4/126/CNV/ACIII/2018/471 dated 14/03/2019 and converted "THE SAID PROPERTY" to non agricultural and development purposes and Technical clearance bearing Ref. No. TPB/4302/ASSG/TCP-18/4096, dated 04/10/2018;

x *[Signature]*
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[Signature]
For CASA BELO LIFESPACES LLP
Designated Partners
[Signature]
For CASA BELO LIFESPACES LLP
Designated Partners



AND WHEREAS, the Vendor no. 2 is married to the Vendor no. 1 and hence governed by the Regime of Communion of Assets applicable in the State of Goa;

AND WHEREAS, the Confirming Party herein has an oral understanding with the Owners/Vendors to make certain improvements to "THE SAID PROPERTY". Hence he hereby confirms this present Deed and receives part consideration from the Purchasers herein;

AND WHEREAS the Purchaser has now approached the Vendors/Owners that it desires to purchase "THE SAID PROPERTY" described in the Schedule-I, for a total consideration of a sum of Rs.49,00,000/- (Rupees Forty Nine Lakhs Only) which is the fair market price. Hence this Deed is typed on a Non Judicial Stamp paper valued at Rs.1,47,000/- (Rupees One Lakh Forty Seven Thousand Only);

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of a sum of Rs.49,00,000/- (Rupees Forty Nine Lakhs Only) paid by the Purchasers to the Vendors and the Confirming Party and the Vendors and Confirming Party having hereby acknowledged the receipt of the same (after necessary)

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For CASA BELO LIFESPACES LLP
Designated Partners
For CASA BELO LIFESPACES LLP
Designated Partners

TDS deductions), the Vendors do hereby sell to the Purchasers, "THE SAID PROPERTY" which is described in schedule- I in favour of the Purchasers absolutely and forever and that the Purchasers shall enjoy the same as their own chattel without any interference from the Vendors or anyone on their behalf.

2. On signing this present Deed of Sale, the Purchasers has paid the Owners/Vendors a sum of Rs.43,00,000/- (Rupees Forty Three Lakhs Only) and the Vendors/Owners have acknowledge having received the same in the following manner;



- a) A sum of Rs. 21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only) in favour of Owner/Vendor No. 1 by virtue of Demand Draft bearing no. 001543, drawn on HDFC Bank, Koramangala-II, Bengaluru branch and dated 13/08/2021.
- b) A sum of Rs. 21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand Only) in favour of Owner/Vendor No. 2 by virtue of Demand Draft bearing no. 001544, drawn on HDFC Bank, Koramangala-II, Bengaluru branch and dated 13/08/2021.

3. On signing this present Deed of Sale, the Purchasers has paid the Confirming Party a total sum of Rs.6,00,000/- (Rupees Six Lakhs Only) and the

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For CASA BELO LIFESPACES LLP

Designated Partners
For CASA BELO LIFESPACES LLP

Designated Partners

Confirming Party has acknowledged having received the same by virtue of cheque bearing no. 001545, drawn on HDFC Bank, Koramangala-II, Bengaluru branch and dated 13/08/2021.

4. Notwithstanding the fact that the Purchasers have completed the process of due diligence prior to the execution of this present Deed, the Vendors do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer "THE SAID PROPERTY" which is described in schedule- I to the Purchasers.

5. The Vendors have today put the Purchaser in unconditional, exclusive, peaceful, and vacant possession of "THE SAID PROPERTY" which is described in schedule-I and the Purchaser may from time to time or at all times hereafter, peaceably and quietly enter upon, occupy or possess and enjoy "THE SAID PROPERTY" which is described in schedule-I hereby conveyed with its appurtenances and the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, or demand whatsoever from or by the Vendors or their heirs or any person or persons claiming or to claim under or in trust for them or any of them.



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For CASA BELO LIFESPACES LLP
Designated Partners
For CASA BELO LIFESPACES LLP
Designated Partners

6. The Purchasers shall absolutely and exclusively hold "THE SAID PROPERTY" which is described in schedule-I, free and clear, and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estate title charge and encumbrances whatsoever had made, executed, occasioned and suffered by the Vendors or by any other person or persons claiming or to claim by from under or in trust for them.

7. The Vendors do hereby indemnify the Purchaser that they shall cooperate and aid the Purchaser to carry out the Mutation proceedings before the Office of the Mamlatdar in order to insert the name of the Purchaser in the Survey Records in Form I & XIV and the Vendor shall give their No Objection / Affidavits for the same.

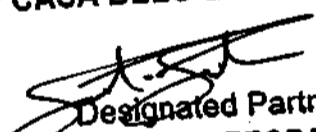
8. The Vendors shall co-operate with the Purchaser to give their No objection to transfer the conversion sanad and technical clearance in favour of the Purchaser herein.

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For CASA BELO LIFESPACES LLP


Designated Partners
For CASA BELO LIFESPACES LLP


Designated Partners

9. That the Vendors and the Confirming Party indemnify the Purchaser that they shall have no further claims to "THE SAID PROPERTY" or with respect to the sale consideration and that they have received the sale consideration in full and final satisfaction of their demands.

10. The Vendors do hereby covenant, undertake and declare as under:-

(a) That "THE SAID PROPERTY" which is described in schedule-I is free from all encumbrances, charges, equities, claims or demands, whatsoever and that the Vendors have not done anything whereby "THE SAID PROPERTY" is a subject matter to any attachment or lien of any Bank, Court or person whatsoever.

(b) That there are no pending suits, appeals, litigations or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to "THE SAID PROPERTY" which is described in schedule-I.

(c) That "THE SAID PROPERTY" which is described in schedule-I is a not subject matter of any acquisition or requisition nor affected by any

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For CASA BELO LIFESPACES LLP

Designated Partners
For CASA BELO LIFESPACES LLP

Designated Partners

Government Notification or Order under any Ordinance Act, Defense of India Act or C.A.D.A. area initiated or pending, by the Government or Central Government or any other authority or local body.

(d) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements with respect to "THE SAID PROPERTY" which is described in schedule-I affected by any prohibitory order of injunction or attachment either before or after judgment.



11. Before the execution of this present Sale Deed, the Vendors/Owners shall handover to the purchaser all the original title documents pertaining to the "THE SAID PROPERTY", which are certified copy of the Inventory proceedings no. 206/14/C, original Deed of Sale dated 19/03/2019, survey plan, Manuel Form I & XIV, Form III, Form IX, original sanad copy and original technical clearance Order from the TCP.

12. The Owners/Vendors shall mutate their names in the survey records at Form I & XIV with respect to "THE SAID PROPERTY" and in turn delete all the names of the heirs of late Francisco Pinto alias Francis Joseph

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For **CASA BELO LIFESPACES LLP**

 Designated Partners
 For **CASA BELO LIFESPACES LLP**

 Designated Partners

Pinto alias Francis Pinto that are currently appearing as occupants. The aforesaid shall be carried out within one (1) months from the date of signing this present Deed failing which the Vendor shall be liable.

13. On the southern side of "THE SAID PROPERTY" there exists a "Well" admeasuring 61sq.mts. and occupying an area of "THE SAID PROPERTY" admeasuring 242 sq.mts. The Owners/Vendors through the Confirming Party shall obtain all necessary permissions and no objections to fill and close the Well. Pursuant to obtaining the said necessary permissions, the Owners/Vendors and the Confirming party shall assist the Purchasers to landfill and close the said Well.



14. The Vendors/Owners and the Purchasers hereby declare that the property does not belong to schedule caste/schedule tribe pursuant to the notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

SCHEDULE - I

All that immovable property known as "VALL" also known as "VALLE" situated at Village Assagao, which is within the limits of Village Panchayat, Assagao, Sub-District
FOR CASA BELO LIFESPACES LLP

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Designated Partners
FOR CASA BELO LIFESPACES LLP

Designated Partners



of Bardez, Dist. of North Goa, State of Goa and surveyed under survey No. 148/5 of Village Assagao Survey Records and totally admeasuring 625 sq.mts. The aforesaid is not described in the Land Registration office of Bardez nor enrolled in Taluka Revenue Office.

“THE SAID PROPERTY” is bounded as under:-

North : By road;
South : By survey no.148/6;
East : By survey no. 148/7&8;
West : By survey no. 148/4;

IN WITNESS WHEREOF this Agreement is signed by the parties on the day, month and year first above written.



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For CASA BELO LIFESPACES LLP

Designated Partners

For CASA BELO LIFESPACES LLP

Designated Partners

SIGNED, SEALED and DELIVERED
by the within named
VENDORS/OWNERS NO.1

BCG

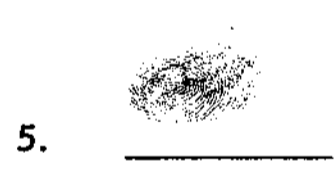
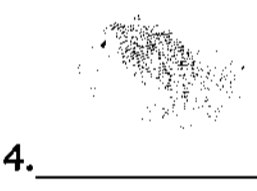
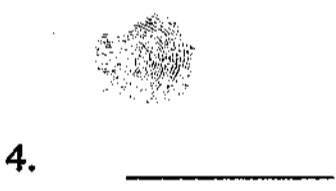
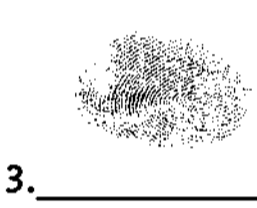
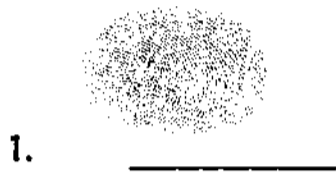


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(MR. BABA JAN HUSENSAB BUDHASAB
ALIAS BABA JAN BUDHASAB)

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For CASA BELO LIFESPACES LLP

Designated Partners
For CASA BELO LIFESPACES LLP

Designated Partners

SIGNED, SEALED and DELIVERED
by the within named
VENDORS/OWNERS NO.2



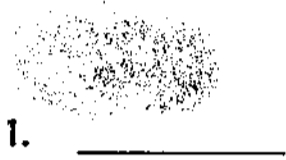
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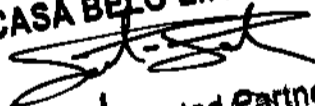
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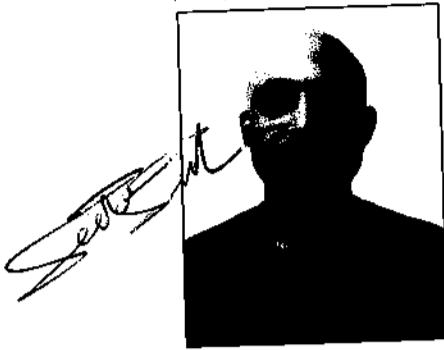
For CASA BELO LIFESPACES LLP


Designated Partners

For CASA BELO LIFESPACES LLP


Designated Partners





SIGNED, SEALED and
DELIVERED by the within
named CASA BELO LIFE
SPACES LLP, represented by its
Partner

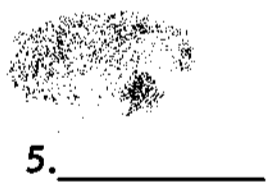
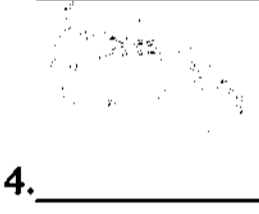
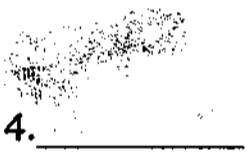
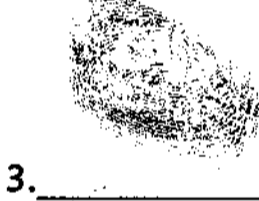
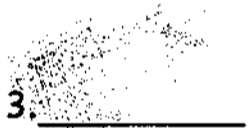
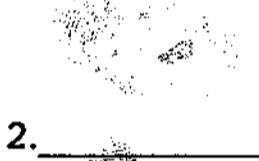
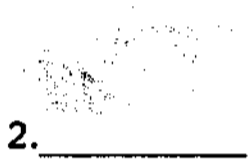
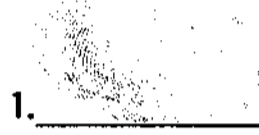
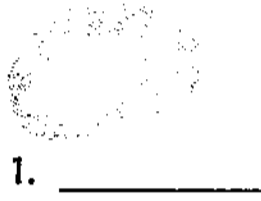
For CASA BELO LIFESPACES LLP

[Signature]
Designated Partners

(Mr. Sachin Suresh alias Suresh Sachin)

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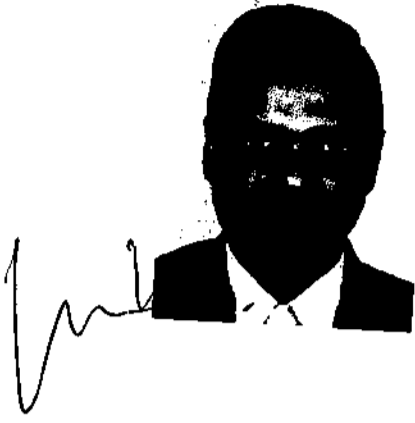
For CASA BELO LIFESPACES LLP

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Designated Partners
For CASA BELO LIFESPACES LLP
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Designated Partners



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SIGNED, SEALED and DELIVERED by the within named CASA BELO LIFE SPACES LLP, represented by its Partner



For CASA BELO LIFESPACES LLP
Designated Partners
(Mr. Adithya B.V. Setty)

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For CASA BELO LIFESPACES LLP
Designated Partners
For CASA BELO LIFESPACES LLP
Designated Partners

SIGNED, SEALED and
DELIVERED by the within
named Confirming Party



(MR. TUKARAM ANAND SALGAONKAR)

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For CASA BELO LIFESPACES LLP

Designated Partners

For CASA BELO LIFESPACES LLP

Designated Partners

THE PRESENCE OF WITNESSES:-

1. Breque (Kevin Breque)

2. Milagris Milagris fernandes

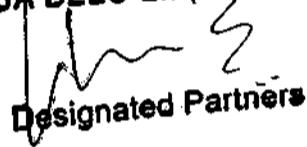
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For CASA BELO LIFESPACES LLP


Designated Partners

For CASA BELO LIFESPACES LLP


Designated Partners





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FORM I & XIV

Date : 03/09/2021

नमूना नं 1 व 14

Page 1 of 1

| | | | |
|-------------------|---------|--------------|-----|
| Taluka | BARDEZ | Survey No. | 148 |
| तालुका | | सर्वे नंबर | |
| Village | Assagao | Sub Div. No. | 5 |
| गांव | | हिस्सा नंबर | |
| Name of the Field | Vall | Tenure | |
| शेताचे नांव | | सत्ता प्रकार | |

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

| Dry Crop जिरायत | Garden बागायत | Rice तरी | Khajan खाजन | Ker केर | Morad मोरड | Total Cultivable Area एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.06.25 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.06.25 |

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

| Class (a) वर्ग (अ) | Class (b) वर्ग (ब) | Total Un-Cultivable Area एकूण नापिक जमीन | Grand Total एकूण |
|-----------------------|-----------------------|---|---------------------|
| 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.06.25 |

Remarks शेरा

| | | | | | | | |
|--------------------|----------|-------------|----------|----------------------|----------|--------------|----------|
| Assessment आकार | Rs. 0.00 | Foro फोर | Rs. 0.00 | Predial प्रेदियाल | Rs. 0.00 | Rent रेंट | Rs. 0.00 |
|--------------------|----------|-------------|----------|----------------------|----------|--------------|----------|

| S.No. | Name of the Occupant कच्चे मालाचे नांव | Khata No. खाते नंबर | Mutation No. फेरफार नं | Remarks शेरा |
|-------|---|------------------------|---------------------------|-----------------|
| 1 | Philomena Pinto | | 51244 | |
| 2 | Felix Pinto | | 51244 | |
| 3 | Audrey Pinto | | 51244 | |
| 4 | Selma Maria Pinto | | 51244 | |
| 5 | Freda Edwin D'Silva | | 51244 | |
| 6 | Edwin John D'Silva | | 51244 | |
| 7 | Ferdinand Mario Pinto | | 51244 | |



| S.No. | Name of the Tenant कुळाचे नांव | Khata No. खाते नंबर | Mutation No. फेरफार नं | Remarks शेरा |
|-------|-----------------------------------|------------------------|---------------------------|-----------------|
| 1 | Nil | | | |

| Other Rights इतर हक्क | Mutation No. फेरफार नं | Remarks शेरा |
|---|---------------------------|-----------------|
| Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार | | |
| Nil | | |

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

| Year वर्ष | Name of the Cultivator लागण करणा-याचे नांव | Mode रीत | Season मौसम | Name of Crop पिकाचे नांव | Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Land not Available for cultivation नापिक जमीन Nature प्रकार | Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Source of irrigation सिंचनाचा प्रारि | Remarks शेरा |
|--------------|---|-------------|----------------|--------------------------------|---|---|---|--|---|-----------------|
| | Nil | | | | | | | | | |

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

Hasina

1300mm



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Sep-2021 10:58:32 am

Document Serial Number :- 2021-BRZ-3149

Presented at 10:53:04 am on 03-Sep-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|---------------|
| 1 | Stamp Duty | 147000 |
| | Registration Fee | 147000 |
| | Mutation Fees | 1000 |
| | Processing Fee | 1500 |
| Total | | 296500 |

Stamp Duty Required :147000/-






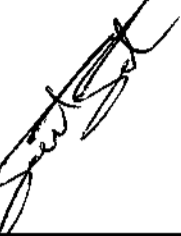



Stamp Duty Paid : 147000/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Sachin Suresh Alias Suresh Sachin Partner Of CASA BELO LIFESPACES LLP ,Father Name:Lakshimikanth Setty Suresh, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, Address1 - No. 15 Veerayu M N Krishna Rao Road Near Home School Basavanagudi Bengaluru South Karnataka, Address2 - PAN No.: [REDACTED] | | | |






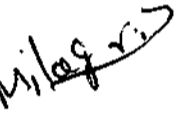
Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Babajan Husensab Budhasab Alias Babajan Budhasab , Father Name:Husinsab Budhasab, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, h nO 195 3 Naika Vaddo Verla Bardez Goa, PAN No.: [REDACTED] | | | |
| 2 | Hasina Bi Budhasab Alias Hasina Anwad Niralgi , Father Name:Anwad Sheikh Niralgi, Age: 39, Marital Status: Married ,Gender:Female,Occupation: Housewife, H No 195 3 Naika vaddo Verla Bardez Goa, PAN No.: [REDACTED] | | | |

| | | | | |
|---|---|--|---|---|
| 3 | Tukaram Anand Salgaonkar , Father Name:Anand Salgaonkar, Age: 38, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H No 170 Tariche Bhat Siolim Bardez Goa, PAN No.: [REDACTED] |  |  |  |
| 4 | Sachin Suresh Alias Suresh Sachin Partner Of CASA BELO LIFESPACES LLP , Father Name:Lakshimikanth Setty Suresh, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, No. 15 Veerayu M N Krishna Rao Road Near Home School Basavanagudi Bengaluru South Karnataka, PAN No.: [REDACTED] |  |  |  |
| 5 | Aditya B V Setty Partner Of CASA BELO LIFESPACES LLP Father Name:Vishwanath Setty, Age: 39, Marital Status: ,Gender:Male,Occupation: Business, 1-A 701 Wing 7th Floor Ascent Tower Peninsula Heights 46 1 17th Main Behind central Mall J P Nagar 2nd Phase Bengaluru South Karnataka, PAN No.: [REDACTED] |  |  |  |

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Confirming Party, Authorized Representative,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|--|---|---|
| 1 | Name: Kevin J A Braganza, Age: 36, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403507, 220 A 2 6 , 220 A 2 6 , Church side mansion, Near Milagres church, Mapusa, Bardez, North Goa, Goa |  |  |  |
| 2 | Name: Milagris R Fernandes, Age: 40, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403507, Mapusa, Bardez, North Goa, Goa |  |  |  |

Appraiser
Sub Registrar
SUB-REGISTRAR
BARDEZ

Book :- 1 Document
Registration Number :- **BRZ-1-3059-2021**
Date : 03-Sep-2021

Handwritten signature
3/9/2021

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

REGISTRAR
BARDEZ



Chupen Five lakhs Sixteen Thousand Five Hundred Only)

Phone No 9379737209
Sold to/issued to
Casa Belo Lifespaces
For Rho/ID Proof
Pancard



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30 10240 1023766602270-00007500
30 10240 50/09/06/2021-001

For CITIZENSHIP
CHECK
Authorized Registry

Name of Purchaser CASA BELO LIFESPACES LLP



2021-BRZ-2224
17/06/2021

DEED OF SALE

[Signature]
Devi
P. H. H. H. H. H.

[Signature]

[Signature]
[Signature]
[Signature]

THIS DEED OF SALE is made on this 17th day of the month of June 2021, at Mapusa, Sub District of Bardez Taluka, District of Goa;

BETWEEN;

I. (1) MRS. PRASHILA PRAKASH HALDANKAR, daughter of Gopinath Dattaram Lotlikar, 62 years of age, widow of late Prakash Haldankar, holder of Pan Card No. [REDACTED] & Aadhaar Card No. [REDACTED], Indian National and residing at Shankar Sadan, Altinho, Mapusa, Bardez – Goa;

(2) MRS. PRAJAKTA PRAKASH HALDANKAR ALIAS PRAJAKTA TEJAN LOTLIKAR ALIAS PRAJAKTA LOTLIKAR, daughter of late Prakash Haldankar, 33 years of age, housewife, Holder of Pan Card No. AIAPL1697A & Aadhaar Card No.3065 6415 9419, Indian National and her husband;

(3) MR. TEJAN RAVINDRA LOTLIKAR, son of Ravindra Lotlikar, 38 years of age, service, holder of Pan Card No. [REDACTED] & Aadhaar Card No. [REDACTED], Indian National and both residents of House no. A-3, Sanchayani Anant Vishwa, Vidhya Nagar, Gogol, Margao, Salcette – Goa;

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*Prashila
Prakash*

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(4) MR. PRANAV PRAKASH HALDANKAR, son of late Prakash Haldankar, 27 years of age, unmarried, Holder of Pan Card No. [REDACTED] & Aadhaar Card No. [REDACTED], Indian National and residing at Shankar Sadan, Altinho, Mapusa, Bardez - Goa; hereinafter called the "VENDORS/OWNERS" (which expression shall include their successors in interest and assigns) OF THE ONE PART;



AND;

II. CASA BELO LIFESPACES LLP, a Limited Liability Partnership Firm, registered before the Registrar of Companies under LLP Identification No. [REDACTED] holding Pan Card No. [REDACTED] and having its registered office at Suraj Ganga Arcade, No. 332/7, T-301, 3rd Floor, 14 Cross, 2nd Block, Jayanagar, Bengaluru - 560011, vide Resolution dated 07/06/2021 and is represented by its Partners:

1) Mr. Anjanil Gupta, son of Ratan Gupta, 42 years of age, holder of Pan card no. [REDACTED] & Aadhaar card no. [REDACTED] and resident of 804, Olympus 2, Prestige Acropolis, 20 Hosur

[Handwritten signatures in blue ink]
 Per. No. [REDACTED]
 Prakash Haldankar
 Anjanil Gupta

Road, Near Forum Mall, Koramangala,
Bengaluru, Karnataka, 560029;

2) Mr. Sachin Suresh alias Suresh Sachin, son of
Lakshimikanth Setty Suresh, 41 years of age,
holder of Pan card no. [REDACTED] & Aadhaar
Card No. [REDACTED] and resident of 15
Veerayu, M.N. Krishna Rao Road, Near Home
School, Basavanagudi, Bengaluru (South),
Karnataka, 560004; and

3) Mr. Adithya B.V. Setty, son of Vishwanath Setty,
39 years of age, holder of Pan Card No.
[REDACTED] & Aadhaar card no. [REDACTED]
[REDACTED] and resident of I -A, 701 Wing A, 7th Floor,
Ascent Tower Peninsula Heights, 46/1 17th Main,
Behind Central Mall, J P Nagar 2nd Phase,
Bengaluru(South), Karnataka, 560078;
hereinafter called the "PURCHASERS" (which
expression shall include its heirs, executors,
administrators, legal representatives and assigns)
OF THE OTHER PART.

AND

III. MR. TUKARAM ANAND SALGAONKAR, son of
Anand Salgaonkar, 37 years of age, holder of Pan

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Card No. [REDACTED] & Aadhaar Card No. [REDACTED] and residing at House No. 170, Tariche Bhat, Siolim, Bardez - Goa; hereinafter called the "CONFIRMING PARTY" (which expression shall include his successors in interest and assigns) OF THE THIRD PART:

ALL THE PARTIES in this Deed of Sale are Indian Nationals.



AND WHEREAS, there exists an immovable property known as "VALL" also known as "VALLE" situated at Village Assagao which is within the limits of Village Panchayat, Assagao, Sub-District of Bardez, Dist. of North Goa, State of Goa and is surveyed under survey No. 148/4 of Village Assagao Survey Records and totally admeasuring 850 sq.mts. The property is not described in the Land Registration office of Bardez nor enrolled in Taluka Revenue Office and is surveyed under Old Cadastral No.759 of Village Assagao, Bardez - Goa, shall herein be referred to as "THE SAID PROPERTY" and better described in Schedule - I hereunder:

AND WHEREAS, "THE SAID PROPERTY" was originally owned and possessed by Anastasio Antonele Freitas and the Registo do Agrimensor with respect to the Old Cadastral Survey No. 759 of Village Assagao which

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Antonele

Freitas

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Agupta

corresponds to survey no. 148/4 of Village Assagao ("THE SAID PROPERTY"). reveals the name of Anastasio Antonele Freitas as the proprietor in possession of the property:

AND WHEREAS, the said Anastasio Antonele Freitas was survived by two heirs/daughters viz: the said Adelia alias Adelina Freitas alias Adelia Maria Angelica Preciosa Irene De Freitas D'Souza Ticlo and Lucilia Freitas alias Lucilia Berta Carmelina Lourdes Freitas. The said Adelia alias Adelina Freitas alias Adelia Maria Angelica Preciosa Irene De Freitas D'Souza Ticlo was married to Joaquim Jose Silverio Antonio Caitano Francisco Sebastiao Bompato Romurun De Souza Ticlo alias Joaquim M. D'Souza and the said Lucilia Freitas alias Lucilia Berta Carmelina Lourdes Freitas was unmarried/spinster:



AND WHEREAS, at the time of promulgation of survey records, the name of Adelina Freitas and Lucilia Freitas got confirmed as occupants in the survey records at Form I & XIV with respect to "THE SAID PROPERTY":

AND WHEREAS, the said Joaquim Jose Silverio Antonio Caitano Francisco Sebastiao Bompato Romurun De Souza Ticlo alias Joaquim M. D'Souza passed away on 17/10/1975 and pursuant to his demise his widow viz: Adelia alias Adelina Freitas alias Adelia Maria Angelica Preciosa Irene De Freitas D'Souza Ticlo and only daughter viz:

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Robinar

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Alhadonka

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Anastasia Maria De Lourdes Ana Florintine De Freitas Souza Ticlo were declared as his Successors by virtue of Deed of Declaration & Succession dated 04/01/1977 drawn before the Office of the Sub Registrar and Notary Ex Officio of Bardez at Mapusa;

AND WHEREAS, similarly on the demise of Adelia alias Adelina Freitas alias Adelia Maria Angelica Preciosa Irene De Freitas D'Souza Ticlo on 24/07/1978, the said Anastasia Maria De Lourdes Ana Florintine De Freitas Souza Ticlo was declared as her sole and universal heir by virtue of Deed of Declaration & Succession dated 18/11/1978 drawn before the Office of the Sub Registrar and Notary Ex Officio of Bardez at Mapusa;



AND WHEREAS, the said Lucilia Berta Carmelina Lourdes Freitas alias Lucilia Freitas being a spinster, by virtue of Will dated 08/11/1983, bequeathed all her rights and share in the estate jointly in favour of Caitano D'Souza and Margaret Maria Rosario. Hence the said Caitano D'Souza and Margaret Maria Rosario were declared as testamentary heirs of the said Lucilia Freitas by virtue of the aforesaid Will and consequently got their names mutated in the survey records.

AND WHEREAS, by virtue of Deed of Sale, dated 25/09/2000, executed before the Sub Registrar of Bardez at

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Mapusa, under serial no. 1763/2000 the said Anastasia Maria De Lourdes Ana Florentina De Freitas Souza Ticlo daughter of Adelina Freitas De Souza Ticlo, spinster sold all her half undivided right in "THE SAID PROPERTY" to Smt. Raj Shankar Sharma.

AND WHEREAS, by another Deed of Sale, dated 25/09/2000, executed before the Sub Registrar of Bardez at Mapusa, under serial no. 1766/2000 Margaret Maria Rosario along with her husband Olavo Noronha and Caitano D'Souza, unmarried, being the testamentary heirs of Lucilia Frietas sold all their half undivided rights in "THE SAID PROPERTY" in favour of Smt. Raj Shankar Sharma.



AND WHEREAS, pursuant to the aforesaid two Deeds of Sale, the said Smt. Raj Shankar Sharma got her name mutated in the survey records:

AND WHEREAS, by Deed of Sale, dated 16/08/2006, executed before the Sub Registrar of Bardez at Mapusa, under serial no. 4025/06 the said Smt. Raj Shankar Sharma along with her husband Shanker Dayal Sharma sold "THE SAID PROPERTY" to Prakash Shanker Haldankar and pursuant to the same the name of Prakash Shanker Haldankar got mutated in the survey records and was in ownership and possession of "THE SAID PROPERTY"

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without any obstruction and interference from anyone whomsoever;

AND WHEREAS, the said Prakash Shanker Haldankar obtained conversion sanad bearing Ref. no. 4/115/CNV/ACIII/2018/1269 dated 19/11/2018 and converted "THE SAID PROPERTY" to non agricultural and development purposes;

AND WHEREAS, the said Prakash Shanker Haldankar obtained Technical clearance from the Office of the Senior Town Planner bearing Ref. no. TPB/4462/ASSG/TCP-18/4244 dated 17/10/2018 for the construction of a compound wall, two residential bungalows and a swimming pool;



AND WHEREAS, the said Prakash Shanker Haldankar passed away on 29/10/2020 and pursuant to his demise a Deed of Succession dated 28/04/2021 was drawn before the Notarial Division of Bardez at Mapusa and the Owners/Vendors herein are declared as his sole and universal heirs;

AND WHEREAS, the Purchasers have approached the Vendors/Owners that they desire to purchase "THE SAID PROPERTY", the Vendors agree to sell, convey and transfer "THE SAID PROPERTY" in favour of the Purchasers and the

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Prakash

Prakash

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Confirming Party hereby confirms this present Deed, for a total consideration of a sum of *Rs. 1,14,75,000/- (Rupees One Crore Fourteen Lakhs Seventy Five Thousand Only)*. Necessary TDS (Tax Deducted at Source) of *Rs.1,14,750/- (Rupees One Lakh Fourteen Thousand Seven Hundred and Fifty Only)*, calculated @ 1%, to be deducted and deposited by the Purchaser in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013. Hence this Deed is typed on Non Judicial Stamp Paper valued at *Rs. 5,16,500/- (Rupees Five Lakhs Sixteen Thousand Five Hundred Only)*:

NOW THIS DEED OF SALE WITNESSES AS UNDER:-



1. That in consideration of a sum of *Rs. 1,14,75,000/- (Rupees One Crore Fourteen Lakhs Seventy Five Thousand Only)* paid by the Purchasers to the Vendors and the Confirming Party, wherein a sum of *Rs.1,14,750/- (Rupees One Lakh Fourteen Thousand Seven Hundred and Fifty Only)* is deducted and deposited by the Purchaser as TDS (Tax Deducted at Source) in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013 and the Vendors and Confirming Party having hereby acknowledged the receipt of the same (after necessary TDS deductions), the Vendors do hereby sell to the Purchasers, "THE SAID PROPERTY"

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which is described in schedule- 1 in favour of the Purchasers absolutely and forever and that the Purchasers shall enjoy the same as their own chattel without any interference from the Vendors or anyone on their behalf.

2. On signing this present Deed of Sale, the Purchasers has paid the Owners/Vendors a sum of **Rs.83,00,000/- (Rupees Eighty Three Lakhs Only)** subject to necessary TDS (Tax Deducted at Source) of **Rs. 83,000/- (Rupees Eighty Three Thousand Only)**deducted and to be deposited by the Purchaser in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013. The Vendors/Owners have acknowledge having received the said sum of **Rs.82,17,000/- (Rupees Eighty Two Lakhs Seventeen Thousand Only)**after TDS deduction in the following manner:

- a) A sum of **Rs. 41,08,500/- (Rupees Forty One Lakhs Eight Thousand Five Hundred Only)** in favour of Owner/Vendor No. 1 by virtue of Demand Draft bearing no. 019451, drawn on HDFC Bank, Bengaluru-Richmond Road Branch and dated 15/06/2021. A sum of **Rs. 41,500/- (Rupees Forty One Thousand Five Hundred Only)** is deducted and paid as TDS in favour of Owner/Vendor No. 1. Total amounts to



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Rs.41,50,000/- (Rupees Forty One Lakhs Fifty Thousand Only).

- b) (i) A sum of Rs. 10,27,125/- (Rupees Ten Lakhs Twenty Seven Thousand One Hundred and Twenty Five Only) in favour of Owner/Vendor No. 2 by virtue of Demand Draft bearing no. 019449, drawn on HDFC Bank, Bengaluru-Richmond Road Branch and dated 15/06/2021. A sum of Rs. 10,375/- (Rupees Ten Thousand Three Hundred and Seventy Five Only) is deducted and paid as TDS in favour of Owner/Vendor No. 2 (ii) A sum of Rs. 10,27,125/- (Rupees Ten Lakhs Twenty Seven Thousand One Hundred and Twenty Five Only) in favour of Owner/Vendor No. 3 by virtue of Demand Draft bearing no. 019452, drawn on HDFC Bank, Bengaluru-Richmond Road Branch and dated 15/06/2021. A sum of Rs. 10,375/- (Rupees Ten Thousand Three Hundred and Seventy Five Only) is deducted and paid as TDS in favour of Owner/Vendor No. 3.



Total amounts to Rs.20,75,000/- (Rupees Twenty Lakhs Seventy Five Thousand Only)

- c) A sum of Rs. 20, 54,250/- (Rupees Twenty Lakhs Fifty Four Thousand Two Hundred and Fifty Only) in favour of Owner/Vendor No. 4 by virtue of Demand Draft bearing no. 019447, drawn on HDFC Bank, Bengaluru-

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Richmond Road Branch and dated 15/06/2021. A sum of Rs. 20,750/- (Rupees Twenty Thousand Seven Hundred Fifty Only) is deducted and paid as TDS in favour of Owner/Vendor No. 4. Total amounts to Rs.20,75,000/- (Rupees Twenty Lakhs Seventy Five Thousand Only)

3. On signing this present Deed of Sale, the Purchasers has paid the Confirming Party a total sum of Rs.31,75,000/- (Rupees Thirty One Lakhs Seventy Five Thousand Only) subject to necessary TDS (Tax Deducted at Source) of Rs. 31,750/- (Rupees Thirty One Thousand Seven Hundred and Fifty Only) deducted and deposited by the Purchaser in compliance with the provision of Section 194-1A of Income Tax Act, 1961, through the Finance Act, 2013. The Confirming Party has acknowledge having received the said sum of Rs.31,43,250/- (Rupees Thirty One Lakhs Forty Three Thousand Two Hundred and Fifty Only) after TDS deduction in the following manner:

- a. That the Confirming Party has acknowledged having received from the Purchasers a sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) by virtue of cheque bearing no. 000002, drawn on HDFC Bank, Richmond Road Bangaluru Branch, dated 23/03/2021.



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P. Haldankar

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b. The balance sum of Rs.26,43,250/- (Rupees Twenty Six Lakhs Forty Three Thousand Two Hundred and Fifty Only) by virtue of Demand Draft bearing no. 019450, drawn on HDFC Bank, Bengaluru-Richmond Road Branch and dated 15/06/2021. A sum of Rs. 31,750/- (Rupees Thirty One Thousand Seven Hundred Fifty Only) is deducted and paid as TDS in favour of the Confirming Party. Total amounts to Rs.31,75,000/- (Rupees Thirty One Lakhs Seventy Five Thousand Only).

4. Notwithstanding the fact that the Purchasers have completed the process of due diligence prior to the execution of this present Deed, the Vendors do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer "THE SAID PROPERTY" which is described in schedule- I to the Purchasers.

5. The Vendors do hereby agree to save and keep indemnified the Purchasers from and against all losses, damages, claims or costs which they may sustain by reasons of any claim being made by anybody with respect to "THE SAID PROPERTY" which is described in schedule-I, the Vendors / Owners at their cost shall defend all such action/s, litigation/s and claim/s and keep the PURCHASERS fully indemnified in this regard



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P. Madhankar

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and also undertakes to reimburse all expenses that may be incurred by the PURCHASERS to defend all such claim/s and litigation/s. as the PURCHASERS are the bonafide purchasers for a valuable sale consideration.

6. The Vendors have today put the Purchaser in unconditional, exclusive, peaceful, and vacant possession of "THE SAID PROPERTY" which is described in schedule-I and the Purchaser may from time to time or at all times hereafter, peaceably and quietly enter upon, occupy or possess and enjoy ""THE SAID PROPERTY" which is described in schedule-I hereby conveyed with its appurtenances and the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, or demand whatsoever from or by the Vendors or their heirs or any person or persons claiming or to claim under or in trust for them or any of them.



7. The Purchasers shall absolutely and exclusively hold "THE SAID PROPERTY" which is described in schedule-I, free and clear, and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estate title charge and encumbrances whatsoever had

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made, executed, occasioned and suffered by the Vendors or by any other person or persons claiming or to claim by from under or in trust for them

8. The Vendors do hereby indemnify the Purchaser that they shall cooperate and aid the Purchaser to carry out the Mutation proceedings before the Office of the Mamlatdar in order to insert the name of the Purchaser in the Survey Records in Form I & XIV and the Vendor shall give their No Objection / Affidavits for the same.

9. The Vendors shall co-operate with the Purchaser to give their No objection to transfer the conversion sanad and technical clearance in favour of the Purchaser herein.



10. That the Vendors and the Confirming Party indemnify the Purchaser that they shall have no further claims to "THE SAID PROPERTY" or with respect to the sale consideration and that they have received the sale consideration in full and final satisfaction of their demands.

11. That by an understanding/Agreement dated 24/06/2020, the said Prakash Shankar Haldankar and his wife Prashila Haldankar (Owner/Vendor no. 1)

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Prashila

Prakash

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agreed to sell "THE SAID PROPERTY" to the Confirming Party and pursuant to the same the Confirming party made an advance payment. The said Agreement has been cancelled by a Deed of Cancellation but due to abundant caution the Confirming Party hereby confirms this present Deed. The Purchaser on behalf of the Owners/Vendors refunds to the Confirming Party a sum of Rs. 31,75,000/- (Rupees Thirty One Lakhs Seventy Five Thousand Only). Due to the current pandemic situation, the Owners/Vendors were liable to independently negotiate with the Purchaser.



12. The Vendors do hereby covenant, undertake and declare as under:-

- (a) That "THE SAID PROPERTY" which is described in schedule-I is free from all encumbrances, charges, equities, claims or demands, whatsoever and that the Vendors have not done anything whereby "THE SAID PROPERTY" is a subject matter to any attachment or lien of any Bank, Court or person whatsoever.
- (b) That there are no pending suits, appeals, litigations or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum

P. H. H. H.

P. H. H. H.

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relating to "THE SAID PROPERTY" which is described in schedule-I.

(c) That "THE SAID PROPERTY" which is described in schedule-I is a not subject matter of any acquisition or requisition nor affected by any Government Notification or Order under any Ordinance Act, Defense of India Act or C.A.D.A. area initiated or pending by the Government or Central Government or any other authority or local body.

(d) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements with respect to "THE SAID PROPERTY" which is described in schedule-I affected by any prohibitory order of injunction or attachment either before or after judgment.



13. Before the execution of this present Sale Deed, the Vendors/Owners shall handover to the purchaser all the original title documents pertaining to the "THE SAID PROPERTY".

14. The Vendors/Owners and the Purchasers hereby declare that the property does not belong to schedule caste/schedule tribe pursuant to the

P. Ramesh

R. Madhankar

Ajith

notification No.RD/LAND/LRC/318/77 dated
21/08/1978.

SCHEDULE OF THE PROPERTY

All that immovable property known as "VALL" also known as "VALLE" situated at Village Assagao which is within the limits of Village Panchayat, Assagao. Sub-District of Bardez, Dist. of North Goa, State of Goa and is surveyed under survey No. 148/4 of Village Assagao Survey Records and totally admeasuring 850 sq.mts. The property is not described in the Land Registration office of Bardez nor enrolled in Taluka Revenue Office and is surveyed under Old Cadastral No.759 of Village Assagao, Bardez - Goa.

The said property is bounded as under:

North: By road;

South: By water drain;

East: By survey no. 148/5 & 148/6;

West: By survey no. 148/3;

IN WITNESS WHEREOF this DEED is signed by the parties on the day, month and year first above written after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein below.



Patilkar

Patilkar




Aupte

SIGNED, SEALED and DELIVERED by the
within named VENDOR/OWNER NO.1





Haldankar


MRS. PRASHILA PRAKASH HALDANKAR


Left Hand

Right Hand

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1.  _____

2.  _____

2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____





Prashila


Haldankar


Prashila

SIGNED, SEALED and
DELIVERED by the within named
VENDOR/OWNER NO.2



Prajakta

MRS. PRAJAKTA PRAKASH HALDANKAR
ALIAS PRAJAKTA TEJAN LOTLIKAR ALIAS
PRAJAKTA LOTLIKAR



Left Hand

Right Hand



[Signature]

Prajakta

[Signature]
Prajakta

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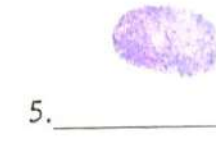
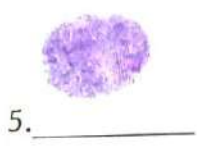
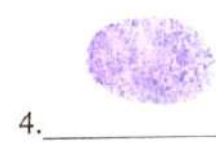
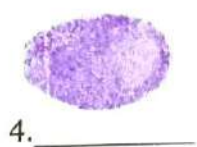
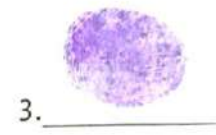
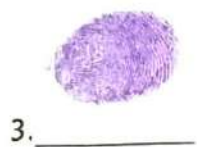
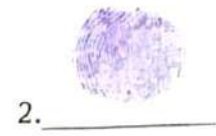
SIGNED, SEALED and DELIVERED by the
within named VENDOR/OWNER NO.3



MR. TEJAN RAVINDRA LOTLIKAR

Left Hand

Right Hand



Tejan

Lotlikar

Aupta

SIGNED, SEALED and DELIVERED by the
within named VENDOR/OWNER NO.4



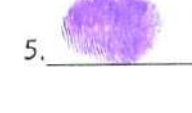
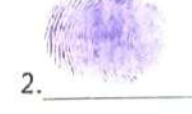
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MR. PRANAV PRAKASH HALDANKAR



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SIGNED, SEALED and
DELIVERED by the within
named CASA BELO LIFE
SPACES LLP. represented by its
Partner no. 1

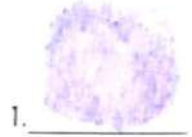
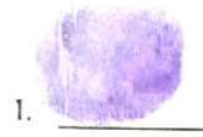


Gupta

(MR. ANJANIL GUPTA)

Left Hand

Right Hand



[Signature]

Prinav

Prabhakar

[Signature]

[Signature]
[Signature]
Gupta

SIGNED, SEALED and
DELIVERED by the within
named CASA BELO LIFE
SPACES LLP, represented by its
Partner no. 2



(MR. SACHIN SURESH ALIAS SURESH SACHIN)

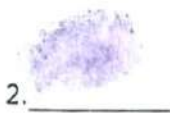
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Right Hand



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PH...
PH...

PHaldonkar

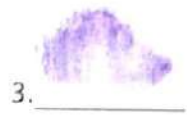
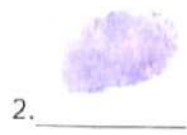
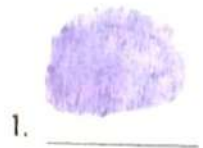
SIGNED, SEALED and
DELIVERED by the within
named CASA BELO LIFE
SPACES LLP, represented by its
Partner no. 3



(MR. ADITHYA B.V. SETTY)

Left Hand

Right Hand



Prithvi

SIGNED, SEALED and DELIVERED by the within named Confirming Party



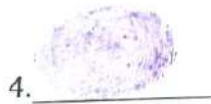
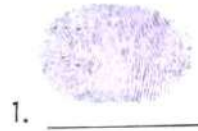
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(MR. TUKARAM ANAND SALGAONKAR)



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Right Hand



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THE PRESENCE OF WITNESSES:-



1. Kevin Braganza (Kevin Braganza)

2. Adv. Marthali Murgankar Bhac

[Signature]

[Signature]

Pradonkar

[Signature]

[Signature]
[Signature]
[Signature]



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

Inward No. 9816

Plan Showing plots situated at
 Village ASSAGAO
 Taluka BARDIZ
 Survey No. Subdivision No. 148/4
 Scale - 1:1000



Ambimaya
 Inspector of Survey &
 Land Records



Pratap Moulekar
SM

Pratap Moulekar
Pratap Moulekar

Pratap Moulekar
Pratap Moulekar

Pratap Moulekar
Pratap Moulekar
 07/12/17

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Jun-2021 12:50:33 pm

Document Serial Number :- 2021-BRZ-2224

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| Sr.No | Description | Rs.Ps |
|--------------|------------------|---------------|
| 1 | Stamp Duty | 516400 |
| 2 | Registration Fee | 401630 |
| 3 | Mutation Fees | 1000 |
| 4 | Processing Fee | 1260 |
| Total | | 920290 |

Stamp Duty Required : 516400/-

Stamp Duty Paid : 516500/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Anjanil Gupta , Father Name:Ratan Gupta, Age: 42, Marital Status: , Gender:Male, Occupation: Business, Address1 - 804 Olympus 2, Prestige Acropolis, 20 Hosur road, Near Forum Mall, Koramangala Bengaluru Karnataka, Address2 - , PAN No.: [REDACTED] | | | |

Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Prashila Prakash Haldankar , Father Name:Gopinath Dattaram Lotlikar, Age: 62, Marital Status: Widow , Gender:Female, Occupation: Other, Shankar Sadan Althinho Mapusa Bardez Goa, PAN No.: [REDACTED] | | | |
| 2 | Prajakta Prakash Haldankar Alias Prajakta Tejan Lotlikar Alias Prajakta Lotlikar , Father Name:Prakash Haldankar, Age: 33, Marital Status: Married , Gender:Female, Occupation: Housewife, A-3 Sanchayani Anant Vishwa, Vidhya Nagar, Gogol, Margao, Salcette Goa, PAN No.: [REDACTED] | | | |
| 3 | Tejan Ravindra Lotlikar , Father Name:Ravindra Lotlikar, Age: 38, Marital Status: Married , Gender:Male, Occupation: Service, A-3 Sachayani Anant Vishwa, Vidhya Nagar, Gogol Margao, Salcette Goa, PAN No.: [REDACTED] | | | |

| | | | | |
|---|--|--|--|--|
| 4 | <p>Prinav Prakash Haldankar . Father Name Prakash Haldankar . Age: 27 Marital Status: Married, Gender: Male, Occupation: Service, Shankar Sadan, Alibha, Mapusa, Bardez Goa PAN No.: [REDACTED]</p> | | | |
| 5 | <p>Anjanil Gupta . Father Name Ratan Gupta . Age: 42 Marital Status: , Gender: Male, Occupation: Business, 804 Olympus 2, Prestige Acropolis, 20 Hosur road, Near Forum Mall, Koramangala Bengaluru, Karnataka PAN No.: [REDACTED]</p> | | | |
| 6 | <p>Sachin Suresh Alias Suresh Sachin . Father Name: Lakshimikanth Setty Suresh . Age: 41 Marital Status: . Gender: Male, Occupation: Business, 15 Prayag M N Krishna Rao Road, Near Home School, Basavanagudi, Bengaluru Karnataka PAN No.: [REDACTED]</p> | | | |
| 7 | <p>Adithya B V Setty . Father Name Vishwanath Setty . Age: 39, Marital Status: . Gender: Male, Occupation: Business, I A 701 Wing A, 7th Floor, Ascent Tower, Peninsula Heights, 46 1 17th Main, Behind Central Mall, J P Nagar 2nd Phase, Bengaluru South, Karnataka, 560078, PAN No.: [REDACTED]</p> | | | |
| 8 | <p>Tukaram Anand Salgaonkar , Father Name: Anand Salgaonkar . Age: 37, Marital Status: Married, Gender: Male, Occupation: Business, H No. 979, Tarchi Bhat, Siolim, Bardez Goa, PAN No.: [REDACTED]</p> | | | |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | <p>Name: Kevin J A Braganza, Age: 36, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate , Marital status : Married , Address: 403507, Church side mansion, Near Milagres church, Mapusa, Bardez, NorthGoa, Goa</p> | | | |
| 2 | <p>Name: Maithali Mahesh Murgaonkar, Age: 37, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate , Marital status : Married , Address: 403517, 79/1a Vaddy, 79/1a Vaddy, Siolim, Bardez, NorthGoa, Goa</p> | | | |

Sub Registrar

Document Serial Number - 2021-BRZ-2224

Document Serial No- 2021-GR2-2224

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| Book 1 Document Registration Number GR2-2-2101-2021 Date 17 Jun 2021 |
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Registrar Office of the Civil Registrar-cum-Sub Registrar, Bardia

पुनः पंजीकरण
सामग्री