

For CITIZEN CREDIT™
CO-OP BANK LTD

M. S. Fernandes
Authorised Signatory

(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.
Mapusa Branch, 1
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507



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Rs. ≈ 1000000 ≈

-7.10.2020

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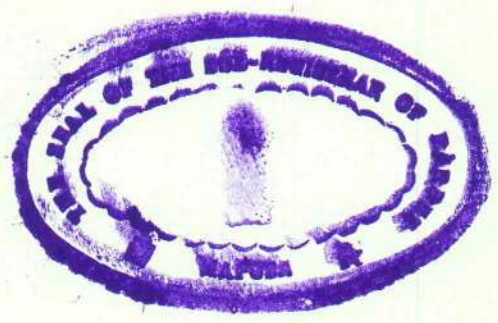
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Name of Purchaser REALCON RESIDENCY LLP



Sr. No. 2020-BR2-2526
13/10/2020

DEED OF SALE

Realcon Residency LLP

M. S. Fernandes
Authorised Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

A. V.
DIRECTOR

For CITIZENCREDIT™
CO-OP BANK LTD

Afoude
Authorised Signatory

(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch, 2
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

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

भारत



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Rs. ≈ 1000000 ≈ -7.10.2020

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Name of Purchaser REALCON RESIDENCY LLP



DEED OF SALE

Realcon Residency LLP

P. Moraes

Authorised Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

A. J.

DIRECTOR

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory
Authorised Signatory

(RUPEES TEN LAKHS ONLY)

Citizencredit co-operative Bank Ltd.

Mapusa Branch, 3

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

Boshan Homes,

Mapusa, Goa - 483 507

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

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Rs. ≈ 1000000 ≈

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Name of Purchaser REALCON RESIDENCY LLP



DEED OF SALE

Realcon Residency LLP

Authorised Signatory

Authorised Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

Authorised Signatory

DIRECTOR

(RUPEES TEN LAKHS ONLY.)

For CITIZENCREDIT™
CO-OP BANK LTD

[Signature]
Authorised Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch, 4
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507



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Name of Purchaser REALCON RESIDENCY LLP



DEED OF SALE

Realcon Residency LLP

[Signature]
Authorised Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

[Signature]
DIRECTOR

(RUPEES FOUR LAKHS SIXTEEN THOUSAND ONLY.)

For CITIZENCREDIT™
CO-OP BANK LTD

Afonsa

Authorised Signatory

Citizen credit co-operative Bank Ltd.
Mapusa Branch, 5
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

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-7.10.2020

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Name of Purchaser REALCON RESIDENCY LLP



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka,
Bardez - Goa, on this Twelfth day of the month of October of
the year Two Thousand and Twenty (12/10/2020).

R.M

M.M. Daddarini

Realcon Residency LLP

P. M. Daddarini

Authorised Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

A. M. Daddarini

DIRECTOR

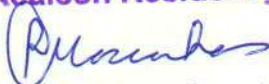
BETWEEN

AMARPURI WELLNESS EXPORTS PRIVATE LIMITED, a company duly registered under the Indian Companies Act 1956 under no. U51909GA2005PTC014245 having PAN No. [REDACTED] having its Registered office at House No. 119/1 Assagao, Bardez, North Goa - 403502, duly represented herein by its Director **MR. ANAND MANGLEPPA DODDAMANI**, son of Mangleppa Pomappa Doddamani, 27 age, PAN No. [REDACTED], Aadhaar No. [REDACTED], Indian National, r/o Adarashalli, Taluka- Shirahatti, Adrahalli, Gadag, Karnataka, 582116, vide board of resolution dated 05/10/2020 hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

REALCON RESIDENCY LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. AAO-2705, having PAN No. [REDACTED] and their

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FOR AND BEHALF OF
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DIRECTOR

Registered office at 378, MMM Road Amritsar Amritsar PB 143001 IN, represented by its Director **MR. VARUN NAGPAL**, Son of Vijay Kumar Nagpal, aged 36 years, Businessman, Married, Indian National, Holder of PAN No. [REDACTED] resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the, **SECOND PART**; vide Board of Directors resolution dated 07/10/2020, represented herein through duly constituted Power of Attorney Holder **Mr. Ralph Mascarenhas**, son of Mr. Melwyn Mascarenhas, 30 years of age, Indian National, Service, Unmarried, Holder of PAN Card no. [REDACTED] and resident of H.No 4/252, Porba Vaddo, Calangute, Bardez, Goa- 403516, vide Power of Attorney dated 08/10/2020, duly notarized before the Notary Public Adv Madhumita A.N. Salatry, bearing Registration No. 18025/2020 at Mapusa, Goa, of the

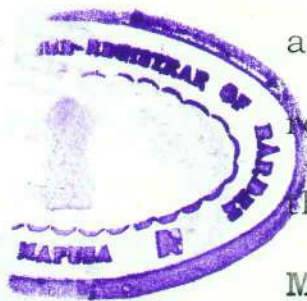
SECOND PART.

Realeon Residency LLP

Ralph Mascarenhas
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FOR AND BEHALF OF
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[Signature]
DIRECTOR



AND WHEREAS there exist an immovable property denominated as "UNDOR" alias "SOKOLWADA" alias "GORCHECHEM BATULEM" situated in the Ward Mazalwado within the limits of Village Panchayat of Assagao of the District of North Goa, State of Goa, described in the Land Registration Office Of Bardez at Mapusa under no 6993 at Folio 310 of Book B-18 (new) and not enrolled in the Taluka Revenue Office, bearing old Cadastral Survey no 587 and presently surveyed under survey no 119/1 of Village Assagao, originally admeasuring 10,300 square meters. *Hereinafter referred to as the 'Said Larger Property'*, which is more particularly described in Schedule I herein below.



AND WHEREAS the said property was originally belonged to Joao Matias de Fonseca and Maria Felicia de Noronha.

AND WHEREAS by a Deed of Gift dated 23/7/1914 which came to be executed by Mr. Joao Matias de Fonseca and his wife Mrs. Maria Felicia de Noronha in favor of their son Mr. Teofilo Cesar Fonseca alias Theopilo Fonseca, all their disposal share which comes to be one half of all their properties, ownership rights and actionable claims, which

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came to be executed before Notary of Bardez of Joao Cupertindade Caridade Frias, and drawn at Folio 65 V, 66, 66V and 67 of the Book no 149 of the Notary of Bardez.

AND WHEREAS upon the death of Maria Felicia de Noronha and her husband Joao Matias de Fonseca who expired on 7/1/1931 and 25/01/1925 respectively, an Orfanologico Inventory came to be initiated by Teofilo Cesar Fonseca alias Theopilo Fonseca before the Civil Court of the Judicial Division of Bardez through the Clerk of the 2nd Office M.S Carapurcar and **the Said Larger Property** was listed under ITEM NO. 1 in the List of Assets and **the Said Larger Property** came to be allotted to the said Teofilo Cesar Fonseca married to Alexandrina Maria Francisca Ferrao which was finalized by order dated 13/04/1934.

AND WHEREAS pursuant to the Orfanologico Inventory on the death of Joao Matias de Fonseca and his wife Maria Felicia de Noronha and the Gift Deed dated 23/7/1914, the said Teofilo Cesar Fonseca alias Theopilo Fonseca became owner in possession of the said property.

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AND WHEREAS the said Alexnadrina Maria Francisca Ferrao alias Maria Alexandrina Francisca Ferrao Fonseca alias Alexandrina Maria Francisca Ferrao e Fonseca alias Maria Alexandrina passed away on 12/08/1949 without any will or any disposition of her last wishes leaving behind her widower and half sharer her husband Mr. Cesar Teofilo Caetano Jose Da Fonseca alias Teofilo Ceasar Caetano Jose ds Fonseca alias Teofilo Fonseca alias Teofilo Ceasar da Fonseca alias Teofilo Cesar Fonseca alias Theopilo Fonseca and her following legal heirs:

- a) Alice Julieta Olivia Ferrao e Fonseca married to Mariano Tomas de Aquino da Victoria Lobo
- b) Margarida Maria Felicia Fonseca married to Jose Geofredo da Graca Rodrigues
- c) Rosa Maria Peregrina Helena da Fonseca alias Maria Rosa Peregrina Helena Ferrao Fonseca.
- d) Filomena Santana Natalina Ferrao Fonseca married to Fernando Tomas Rosario Brito
- e) Delmira Fonseca Rodrigues alias Basta Barbara Delmira Ferrao e Fonseca married to Jose Joaquim Sebastiao Rodrigues

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Joao Matias Caetano Jose Francisco Antonio Vicente da Fonseca alias Ranulfo Joao Matias Caetano Jose Francisco Antonio Vicente de Fonseca married to Maria Gemma Pinto, c) Joao Mathias Xavier Fonseca alias Dr. John Mathias Fonseca d) Micael Octaviano de Amorim Fonseca alias Octaviano Micael de Amorim Fonseca e) Ozario Jose Paulo de Fonseca and Mr. Cesar Teofilo Caetano Jose Da Fonseca alias Teofilo Ceasar Caetano Jose ds Fonseca alias Teofilo Fonseca alias Teofilo Ceasar da Fonseca alias Teofilo Cesar Fonseca alias Theopilo Fonseca who was given life interest in the said property.

AND WHEREAS the said Mr. Cesar Teofilo Caetano Jose Da Fonseca alias Teofilo Ceasar Caetano Jose ds Fonseca alias Teofilo Fonseca alias Teofilo Ceasar da Fonseca alias Teofilo Cesar Fonseca alias Theopilo Fonseca having passed away on 03/06/1968, and thereby the usufruct right in his favor in respect to the said property stood discharged and the said a) Rosa Maria Peregrina Helena da Fonseca alias Maria Rosa Peregrina Helena Ferrao Fonseca b) Ramilfo Joao Matias Caetano Jose Francisco Antonio Vicente da Fonseca alias alias Ranulfo Joao Matias Caetano Jose Francisco Antonio Vicente de Fonseca married to Maria

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Gemma Pinto, c) Joao Mathias Xavier Fonseca alias Dr. John Mathias Fonseca d) Micael Octaviano de Amorim Fonseca alias Octaviano Micael de Amorim Fonseca e) Ozario Jose Paulo de Fonseca who became absolute owner in possession of the said larger property free from any encumbrance.

AND WHEREAS vide Deed of Assignment dated 18/02/1984 which was executed before the Sub-Registrar of Bardez under serial no 273, pages 380 to 386 Book I Volume no 206 dated 24/04/1985 wherein the said Maria Rosa Peregrina Helena Ferao Fonseca has assigned all her right, title, interest and share of said larger property in favor of her brothers Dr. Joao Matias Xavier Fonseca alias Dr. John Mathias Fonseca, Mr. Ranulfo Joao Matias Caetano Jose Francisco Antonio Vicente de Fonseca alias Ranulfo Joao Matias Caetano Jose Francisco Antonio Vicente de Fonseca, Mr. Ozorio Jose Paulo Fonseca and Micael Octaviano De Fonseca alias Octaviano Micael De Amorim Fonseca.

AND WHEREAS vide Deed of Gift dated 25/02/1984 was executed before the Sub-Registrar of Bardez under no 317 at pages 212 to 219 Book No I Volume No.195 dated

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05/06/1985 whereby the said larger property came to be gifted by 1) Mr. Ranulfo Joao Matias Caetano Jose Francisco Antonio Vincente De Fonseca his wife Mrs. Maria Gemma Pinto Fonseca 2) Mr. Ozorio Jose Paulo Fonseca his wife Mrs. Maria Dercilia Martins Ferreira de Fonseca 3) Micael Octaviano De Fonseca alias Octaviano Micael de Amorim Fonseca and his wife Mrs. Maria Fernanda Emercia da Fonseca in favour of Dr. Joao Matias Xavier Fonseca alias Dr. John Mathias Fonseca.



AND WHEREAS pursuant to the Gift Deed dated 25/2/1984 the said Dr. Joao Matias Xavier Fonseca alias Dr. John Mathias Fonseca alias Joao Matias Fonseca alias J . M Fonseca alias John Mathias Fonseca has got his name duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Assagao Village with respect to the said property bearing survey no 119/1 of Village Assagao.

AND WHEREAS Vide Deed of Sale dated 19/03/2002 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 648 at Pages 319 to 340 of Book No. I, Volume No. 892

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DIRECTOR

dated 25/03/2002, the said Dr. Joao Matias Xavier Fonseca alias Joao Matias Fonseca alias J. M. Fonseca alias John Matias Fonseca alias John Mathias Fonseca along with his wife, Mrs. Angela Rodrigues E Fonseca sold the **SAID LARGER PROPERTY** in favour of Mr. Deepak Hiranandani.

AND WHEREAS Vide Deed of Sale dated 26/09/2005 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 4382 at Pages 235 to 257 of Book No. I, Volume No. 1423 dated 07/10/2005, the said Mr. Deepak Hiranandani sold the **SAID LARGER PROPERTY** in favor of Amarpuri Wellness Exports Private Limited (Vendor hereinabove).

AND WHEREAS pursuant to the Sale Deed dated 26/9/2005, the VENDOR got their name duly mutated/recorded in the Occupant's Column of Survey Form I & XIV of Assagao Village with respect to the said property bearing survey no 119/1 of Village Assagao against Mutation Entry No. 25103.

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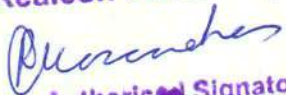
FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

[Signature]
DIRECTOR

AND WHEREAS pursuant to the Sale Deed dated 26/9/2005, Amarpuri Wellness Exports Private Limited became owners of the larger property, situated at Assagao Village, and which is described under **SCHEDULE - I** hereunder written and hereinafter referred to as the said "**LARGER PROPERTY**".

AND WHEREAS Vide Deed of Sale dated 31/08/2017 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-03612-2017, CD No. BRZD789 dated 04/09/2017, the said Amarpuri Wellness Exports Private Limited sold a plot admeasuring **1500 sq. mts.** forming part of the **SAID LARGER PROPERTY** in favour of Blue Print Techno Infra Private Limited.

AND WHEREAS Blue Print Techno Infra Private Ltd on becoming owner of 1500 sq.mts of the said larger property partitioned the property which formed a new land holding bearing Survey No. 119/1-A admeasuring 1500sq.mtsof Assagao Village, Bardez, North Goa and accordingly necessary changes have also been carried out in the Survey Records respect to the Said Property.

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AND WHEREAS in the light of the above Amarpuri Wellness Exports Private Limited are owners in possession of the larger property admeasuring 8800 square meters, situated at Assagao Village, and which is described under **SCHEDULE - II** hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS the VENDORS desires in selling part of the said property admeasuring **5165.00 Square meters**, situated at Assagao Village, and which is described under **SCHEDULE - III** hereunder written and hereinafter referred to as the "**SAID PLOT "A"**".

AND WHEREAS under section 49(6) of the Goa, Daman and Diu, Town and Country Planning Act, 1974, Town & Country Planning Department has granted no objection for registration of the Sale Deed in respect to the said Plot "A" vide Ref. No: NOC/49(6)/1187/ASSG/TCP-2020 dated 30/09/2020.

AND WHEREAS the above named VENDOR have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is

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not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

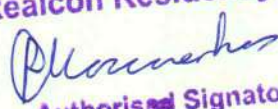
AND WHEREAS the VENDOR has also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTY".

AND WHEREAS the VENDOR have represented to the PURCHASER that:

That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".

That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.

That no other person/persons other than the VENDOR mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part

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thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.

That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDOR or either of them regarding the "SAID PROPERTY";

That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit,

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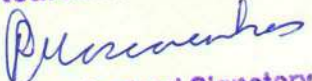
criminal complaints/case or any other action or proceeding in any court or forum.

That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".

That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of their predecessors in title or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDOR as true, the PURCHASER approached the VENDOR for sale of the "SAID PLOT" to itself.

AND WHEREAS the VENDOR have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or

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transfer the "SAID PLOT" more particularly described under SCHEDULE – III hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PLOT" from the VENDOR and the VENDOR have agreed to sell the "SAID PLOT" to the PURCHASER for a total price and/or consideration of **Rs. 9,81,30,000/- (Rupees Nine Crores Eighty One Lakhs Thirty Thousand Only)**, which is its fair market value.

AND WHEREAS now the VENDOR have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PLOT" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

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FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

DIRECTOR

NOW THEREFORE THIS DEED OF SALE WITNESSETH

AS UNDER:-

1. That in consideration of payment of **Rs 9,81,30,000 (Rupees Nine Crores Eighty One Lakhs Thirty Thousand Only)** which amount after deduction of TDS @ 0.75% equivalent to **Rs.7,35,975/-** works out to **Rs.9,73,94,025/- (Rupees Nine Crores Seventy Three lakhs and Ninety Four Thousand and Twenty Five)**, is paid by the PURCHASERS to the VENDOR in the manner more particularly stipulated in the Schedule IV hereunder, which receipt of entire consideration, the VENDOR do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PLOT 'A' which property is more particularly described in Schedule III hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement

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and appurtenances whatsoever to the SAID PLOT 'A' belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDOR into or upon the SAID PLOT 'A' hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The VENDOR hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; they the VENDOR and each of them do hereby grant, convey, sell, transfer, assign and assure by way of SALE unto the PURCHASER for the consideration received, the "SAID PLOT" described in the SCHEDULE - III hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID

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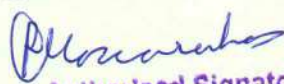
FOR AND BEHALF OF
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 DIRECTOR

PLOT including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PLOT"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PLOT" absolutely and forever and consequently the VENDOR hereby relinquish all their rights, title and interest in the "SAID PLOT" hereby sold and conveyed in favour of the PURCHASER.

3. That VENDORS do hereby assure the PURCHASERS that the SAID PLOT hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PLOT by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there

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is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

4. That the VENDOR have today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" to the PURCHASER, the

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PURCHASER has taken the possession of the "SAID PLOT".

5. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PLOT" hereby sold to her as her own, without interruption or disturbance, claim or demand on the part of the VENDOR or on the part of any person or persons claiming through or under them.

6. That the VENDOR covenant with the PURCHASER as under:-

(a) that they the VENDOR and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PLOT" unto the PURCHASER and placing in possession of the same according to the true intent and meaning of

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these presents, that shall or may be reasonably required;

(b) that they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PROPERTY";

(c) that they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PROPERTY" and/or any part thereof;

(d) that they have good, clear, legal, marketable, subsisting title over the "SAID PROPERTY" hereby sold and that the same is free from all encumbrances;

(e) that the representations and declarations made by the VENDOR unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PROPERTY", be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

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(f) that there are no outstanding dues in respect of the "SAID PROPERTY" and all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PROPERTY" shall be borne and paid by the VENDOR up to the date of registration of this present Sale Deed and thereafter by the PURCHASER.

7. That the VENDOR hereby authorizes the PURCHASER to get transferred in their name the "SAID PROPERTY", purchased by them by this present deed with the competent authorities and the VENDOR specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PLOT" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.

8. That the VENDOR undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PLOT" and/or any part thereof. Further, the VENDOR

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[Signature]
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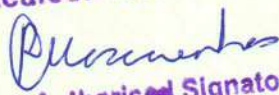
and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PLOT" hereby sold.



9. For the purpose of any future communication or correspondence, it shall be sufficient if the letters/notices are duly stamped and posted at the addresses first hereinabove mentioned.

10. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

11. Price paid corresponds to the market value the SAID PLOT and accordingly stamp duty of **Rs. 44,16,000/-** has been affixed herewith.

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SCHEDULE I**(Description of the larger property)**

All that immovable property denominated as "UNDOR" alias "SOKOLWADA" alias "GORCHECHEM BATULEM" situated in the Ward Mazalwado within the limits of Village Panchayat of Assagao of the District of North Goa, State of Goa, described in the Land Registration Office Of Bardez at Mapusa under no 6993 at Folio 310 of Book B-18 (new) and not enrolled in the Taluka Revenue Office bearing old Cadastral Survey no 587 and presently surveyed under survey no 119/1 of Village Assagao Bardez Goa, originally admeasuring 10300 square meters and the same is bounded as under:

East: By property bearing survey no 119/4 of Village Assagao Bardez Goa.

West: By Public Road and part of property bearing survey no 130 of Village Assagao Bardez Goa.

North: By property bearing survey no 130 of Village Assagao Bardez Goa.

South: By Public Road and property bearing survey no. 119/2 and 119/3 of Village Assagao Bardez Goa.

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SCHEDULE II

(Description of the said property)

All that portion of immovable property known as "UNDOR" alias "SOKOLWADA" alias "GORCHECHEM BATULEM" situated in the Ward Mazalwado within the limits of Village Panchayat of Assagao of the District of North Goa, State of Goa, presently admeasuring 8800.00 square meters surveyed under survey no 119/1 of Village Assagao Bardez Goa, which is forming part and parcel of the said larger property better described in Schedule I herein above, and the same is bounded as under:

East: By property bearing survey no 119/4 of Village Assagao Bardez Goa.

West: By Public Road and part of property bearing survey no 130 of Village Assagao Bardez Goa.

North: By property bearing survey no 130 of Village Assagao Bardez Goa.

South: By Public Road and property bearing survey no 119/1-A, 119/2 and 119/3 of Village Assagao.

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SCHEDULE III**(Description of the said Plot A)**

All that portion of land denominated as Plot 'A', admeasuring 5165.00 square meters which is forming part and parcel of the said property better described in Schedule I and II herein above, and the same is bounded as under:

East: By property bearing survey no 119/4 of Village Assagao Bardez Goa.

West: By part Public Road and of property bearing survey no 119/1 of Village Assagao

North: By part of the same property bearing survey no.119/1 and survey no. 130 of Village Assagao Bardez Goa.

South: By Public Road and property bearing survey no 119/1-A, 119/2 and 119/3 of Village Assagao Bardez Goa.

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SCHEDULE IV

(CONSIDERATION)

Rs. 9,81,30,000/- (Rupees Nine Crores Eighty One Lakhs Thirty Thousand Only)

| | |
|---|-------------------|
| Total Payable to Vendors | Rs. 9,81,30,000/- |
| Less TDS deducted @ 0.75% | Rs.7,35,975/- |
| Net Paid on execution of this Deed for Sale | Rs.9,73,94,025/- |
| <u>Amount paid to the Vendors in following manner:</u> | |
| Paid via Online transfer having UTR No. 010109989338 | |

R.M.
A.M. Dabbari

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 9th day of October month and the year Two Thousand and Twenty, herein above mentioned.

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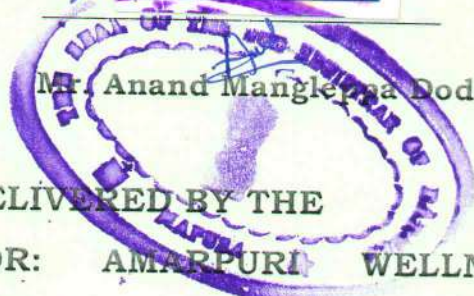
[Signature]
Authorized Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

[Signature]
DIRECTOR



Mr. Anand Mangleppa Doddamani



SIGNED, SELAED AND DELIVERED BY THE WITHIN NAMED VENDOR: AMARPURI WELLNESS EXPORTS PRIVATE LIMITED Represented by its Director- MR. ANAND MANGLEPPA DODDAMANI

Left Hand Finger Impressions Right Hand Finger Impressions



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| 3 | | 3 | |
| 4 | | 4 | |
| 5 | | 5 | |

Realcon Residency LLP

[Signature]
Authoris&al Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

[Signature]
DIRECTOR



Mascarenhas



Mascarenhas
Mr. RALPH MASCARENHAS

SIGNED, SEALED AND DELIVERED BY THE
WITHIN NAMED VENDOR: REALCON RESIDENCY LLP
Represented by its Director-Mr. VARUN NAGPAL through his
POA holder Mr. RALPH MASCARENHAS



- | | | | |
|---|--|---|--|
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| 2 | | 2 | |
| 3 | | 3 | |
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| 5 | | 5 | |

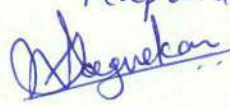

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Mascarenhas
Authorised Signatory

FOR AND BEHALF OF
AMARPURI WELLNESS EXPORTS PVT. LTD.

AN
DIRECTOR

WITNESSES:

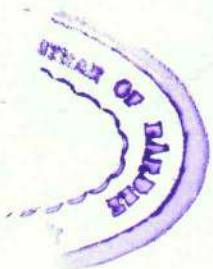
1. Name : Shraddha N. Kamat
 Father's Name : Duresh Nagrenkar
 Age : 29 years
 Residential Add. : A/102, Parikan Retreat, Dattawadi,
 Mapusa, Goa
 Signature : 
2. Name : Ramnath Naik
 Father's Name : Suryakant Naik
 Age : 25 years
 Residential Add. : H: No 23/A Balbot Bastora Mapusa
 Signature : 

Realcon Residency LLP


 Authorised Signatory

FOR AND BEHALF OF
 AMARPURI WELLNESS EXPORTS PVT. LTD.

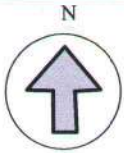

 DIRECTOR





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

Inward No: 5804



Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 119/ 1
 Scale : 1 :1000

(~~Rajesh R. Pai Kuchelkar~~)
 Inspector of Survey &
 Land Records.

S.No.130

SURVEY No. 119

1

1-A

2

3

FOR AND BEHALF OF
 AMARPURI WELLNESS EXPORTS PVT.

DIRECTOR

Realcon Residency LLP

[Signature]

Realcon Residency LLP Authorised Signatory

Compared By:

Generated By : Pratap Moulekar (D' Man Gr. II)

On : 23-09-2020

[Signature]
 23/9/2020
 (HS)

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4





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Oct-2020 12:10:19 pm

Document Serial Number :- 2020-BRZ-2526

Presented at 11:10:28 am on 13-Oct-2020 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 | 4415900 |
| 2 | Registration Fee | 3434550 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 900 |
| Total | | 7853850 |

Stamp Duty Required :4415900

Stamp Duty Paid : 4415900

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|---|
| 1 | Ralph Mascarenhas ,S/o - D/o Melwyn Mascarenhas Age: 30, Marital Status: , Gender:Male, Occupation: Advocate, Address1 - H.No 4-252, Porba Vaddo, Calangute, Bardez, Goa- 403516, Address2 - , PAN No.: [REDACTED] | | | Realcon Residency LLP Authorised Signatory |







Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|---|
| 1 | Ralph Mascarenhas ,S/o - D/o Melwyn Mascarenhas Age: 30, Marital Status: , Gender:Male, Occupation: Advocate, Address1 - H No 4-252, Porba Vaddo, Calangute, Bardez, Goa- 403516, Address2 - , PAN No.: [REDACTED] | | | Realcon Residency LLP Authorised Signatory |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|---|---|---|
| 2 | <p>Anand Mangleppa Doddamani Director Of Amarpuri Wellness Exports Private Limited ,S/o - D/o Mangleppa Pomappa Doddamani</p> <p>Age: 27.</p> <p>Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - Adarashalli Taluka Shirahatti Adrahalli Gadag Karnataka 582116, Address2 - , PAN No.: [REDACTED]</p> |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|--|--|--|
| 1 | <p>Shraddha Kamat, 29 , ,8669610536 , ,Service , Marital status : Married</p> <p>403507, A/102, A/102, Parrikar Retreat, Dattawadi Mapusa Bardez Goa</p> <p>Mapusa, Bardez, NorthGoa, Goa</p> |  |  |  |
| 2 | <p>Rampath Naik, 25 , ,9022269908 , ,Service , Marital status : Unmarried</p> <p>403507, H.No. 23/A Balbot Bastora Mapusa Bardez Goa, H.No. 23/A Balbot Bastora Mapusa Bardez Goa, Mapusa Bardez Goa</p> <p>Mapusa, Bardez, NorthGoa, Goa</p> |  |  |  |

Sub Registrar

SUB-REGISTRAR
BARDEZ

Book :- 1 Document
Registration Number :- **BRZ-1-2464-2020**
Date : 13-Oct-2020



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

[Handwritten signature]
**SUB-REGISTRAR
BARDEZ**

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 13-Oct-2020 12:05:57

Date of Receipt: 13-Oct-2020

Receipt No : 2020-21/9/1293

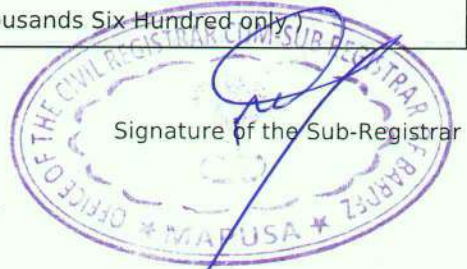
Serial No. of the Document : 2020-BRZ-2526

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Ralph Mascarenhas** for Registration of above Document in Book-1 for the year 2020

| | | | | |
|-------------------|--|-----------|--|---------|
| Registration Fee | 3434550 | E-Challan | • Challan Number : 202000786238 • CIN Number : CPAAIPAAM8 | 3434550 |
| Processing Fee | 900 | E-Challan | • Challan Number : 202000786238 • CIN Number : CPAAIPAAM8 | 1050 |
| Total Paid | 3435600 (Rupees Thirty Four Lakhs Thirty Five Thousands Six Hundred only.) | | | |

Probable date of issue of Registered Document: / /



Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Ramnath Naik

Realzon Residency LLP

Mascarenhas

Authorised Signatory

Signature of the Presenter

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **13-Oct-2020**

Signature of the person receiving the Document

Signature of the Sub-Registrar