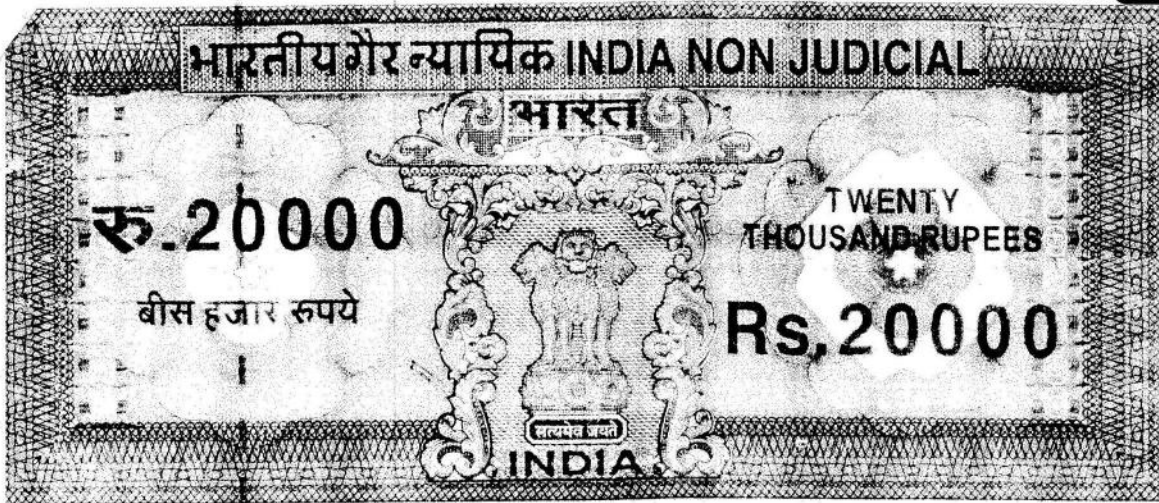




गोवा GOA

Serial No. 2129 Place of Vendor MARGAO Date: 24/11/12

062296

Value of Stamp Paper: 20000/-

Name of Purchaser: Urban Alchamy

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 20000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LICH/2016/AC-I
Margao-Goa

Signature of Purchaser

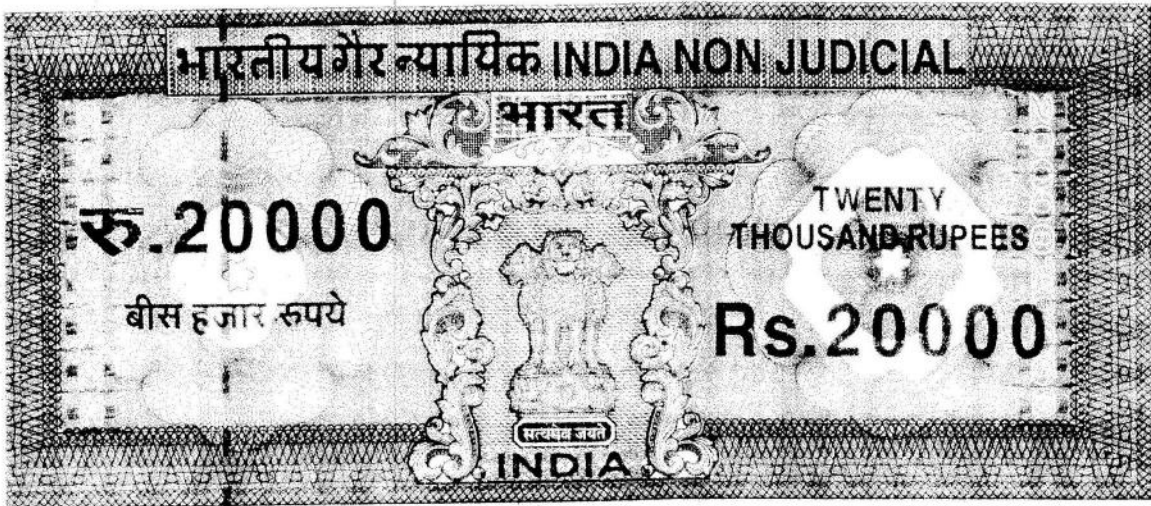


Jagannath Prashadra Imp. Shudra

DEED OF SALE

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वा GOA

Serial No. 2129 Place of Vendor MARGAO Date 24/11/12

062297

No. of Stamp Paper: 20000/-

Name of Purchaser: Urban Alchany

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 90000/-

Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign. Mrs. SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-1
Margao-Goa

Signature of Purchaser



Jaganath Prakashan Impresthane

DEED OF SALE

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वा GOA

Serial No. 2129 Place of Vendor MARGAO Date: 24/11/12

080517

Value of Stamp Paper: 25000/-

Name of Purchaser: Urban Alchany

Residence: Name of Father:

Purpose: Transacting }
Parties

As there is no one single paper for the value of Rs. 90000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Supra Shroha
Signature of Purchaser



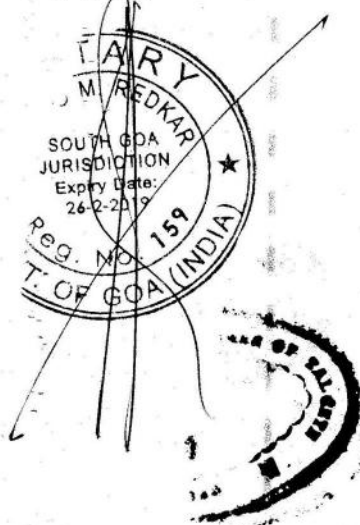
Jagannath prabhaiah Supra Shroha

DEED OF SALE

AP mp



गोवा GOA



Serial No. 2129 Place of Vendor MARGAO Date 24/1/12

080518

Value of Stamp Paper: 25000/-

Name of Purchaser: Urban Alchamy

Residence: Name of Father:

Purpose: Transacting }
Parties

As there is no one single paper for the value of Rs. 90000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. Saloni S. Kolwalkar
Mrs SALONI S. KOLWALKAR
Lic No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa

Imprashadhe
Signature of Purchaser

Jogendra Imprashadhe

DEED OF SALE

App 4
Imp



THIS DEED OF SALE is made and executed at Margao Goa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, on this 25th day of the month of November, of the year Two Thousand and Seventeen (25/11/2017):

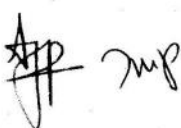
BETWEEN

1. **Mr. MANOJ JOSHI**, son of Mr. Balchandra Bhaskar Joshi, aged about 52 years, Occupation Businessman, holding Income Tax Card bearing PAN AARPJ2093H, holding Aadhaar Card No. 2987 0445 8663, E-mail address: mac_ip1@yahoo.co.in, Mobile No. 98220077395, married and his wife;

2. **Ms. MANASI MANOJ JOSHI**, wife of Mr. Manoj Joshi, aged 51 years, Occupation Housewife, holding Income Tax Card bearing PAN ACJPJ6884G, holding Aadhaar Card No. 4628 9500 6848; both residents of Vastu Shilpa Co-Op. Hsg. Society Pvt. Ltd., Rambaug Lane No. 4, Kalyan-421304, both Indian Nationals and hereinafter referred to as "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, successors, executors, administrators and assigns) of the **FIRST PART**.

AND

URBAN ALCHEMY, a Partnership Firm duly registered under the Indian Partnership Act, 1932, having its office at Anant Enclave,

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Flat no. S-1, Second Floor, Apollo Hospital Road, Malbhat, Margao-Goa, holding PAN No. AADFU8691A, represented herein by its Partners:

(1) **DR. JAGANNATH MANMOHAN PRABHUDESSAI**, son of Dr. Manmohan Prabhudessai, aged 54 years, married, Businessman, holding Income Tax Card bearing PAN AFRPP2853A, and

(2) **Mr. ANKIT J. PRABHUDESSAI**, son of Dr. Jagannath M. Prabhudessai, aged 27 years, married, Businessman, holding Income Tax Card bearing PAN AYOPPI297Q, both Indian Nationals, and both residing at "SHREE", Madmanarayan Estate, P. O. Fatorda, Gogol, Margao Goa

and hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context include its representatives, successors-in-interest, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS the member No. 2 of the VENDORS **Mrs. MANASI MANOJ JOSHI** is represented by her Constituted Attorney i.e. the member No. 1 of the VENDORS **Mr. MANOJ JOSHI** by virtue of Power of Attorney dated 27/11/2017 executed before Notary Prasad S. Naik under Reg. No. 1964 dated 27/11/2017;



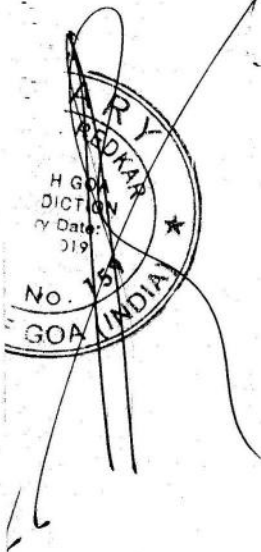
 

AND WHEREAS at Village Benaulim of Salcete Taluka, there existed a landed property known as "DONGORIM" or "DONGUEM" or "TEUNGUEM" or "MAINA DE OITEIRO", better described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID BIGGER PROPERTY".

AND WHEREAS the SAID BIGGER PROPERTY originally belonged to The 'Fabrica' of the Church of Saint John Baptista of Benaulim Parish, who sub-divided the SAID BIGGER PROPERTY into several sub-plots.

AND WHEREAS vide Deed of Sale dated 13/05/1974, duly registered in the Office of Sub-Registrar of Salcete under No. 517 at pages 15 to 21 of Book I, Volume no. 128 read with Deed of Rectification dated 11/01/1982, duly registered in the Office of Sub-Registrar of Salcete under No. 408 at pages 83 to 87 of Book I, Volume no. 268 dated 26/03/1983, said 'Fabrica' of the Church of Saint John Baptista of Benaulim Parish sold plots of land identified as Plot A to Plot G and Plot No. 24 totally admeasuring 4986.00 Sq. meters unto Mr. Gokhuldas Kashinath Jadhav.

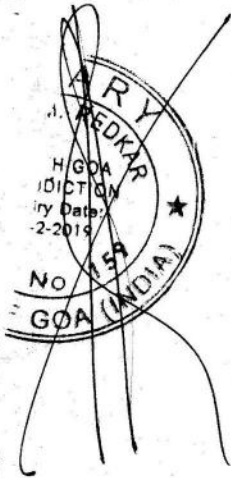
These plots of land identified as PLOT A to PLOT G and PLOT No. 24 admeasuring 4986.00 Sq. meters is better described in the SCHEDULE B hereunder written and is hereinafter referred to as "SAID PROPERTY"



[Handwritten signatures and initials]

AND WHEREAS said Mr. Gokuldas Kashinath Jadhav, partitioned the various plots purchased by him from the Said Bigger Property while the Plot F admeasuring 512.00 Sq. meters came to be partitioned from the SAID BIGGER PROPERTY in pursuance to the Order dated 18/06/2010 passed by Dy. Collector, South-Goa, Margao in Partition Case No. LRC/PART/521/2009/II/2892 and the Plot F came to be separately recorded in his name under Survey No. 75/4-C of Benaulim Village with name "DONGARY".

This Plot of land known as "DONGARY" surveyed under Survey No. 75/4-C of Benaulim Village as admeasuring 512.00 sq. meters is hereinafter referred to as "SAID PLOT", is better described in the SCHEDULE C hereunder written and better identify in the PLAN at Annexure A attached to this deed.



AND WHEREAS vide Deed of Sale dated 29/11/2011, duly registered in the Office of Sub-Registrar of Salcete under No. MGO-BK1-06287-2011, CD No. MGOD56 dated 29/11/2011, said Mr. Gokhuldas Kashinath Jadhav and his wife Mrs. Gauri Gokhuldas Jadhav sold and transferred the SAID PLOT unto Mr. Rohan D. Nadkarni.

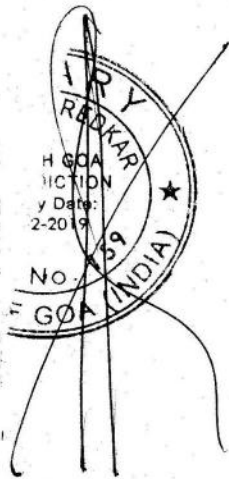
AND WHEREAS said Mr. Rohan Nadkarni with intention to develop the SAID PLOT by constructing a Bungalow therein, obtained Technical Clearance Order from Town and Country

Planning Department under Ref. No. TPM/25438/Ben/75/4-C/14/1098 dated 05/03/2014, NOC from Primary Health Centre, Cansaulim under Ref. No. PHC/Cans/NOC/2014-15/245 dated 30/05/2014 and Construction Licence from Village Panchayat of Cana-Benaulim under Licence No. VPCB/31/2014-2015 dated 30/05/2014, however, did not execute any development in the SAID PLOT.

AND WHEREAS vide Deed of Sale dated 04/04/2016, duly registered in the Office of Sub-Registrar of Salcete under No. MGO-BK1-016-2016, CD No. MGOD91 dated 04/04/2016, said Mr. Rohan D. Nadkarni along with his wife Mrs. Sneha Rohan Nadkarni sold and transferred the SAID PLOT alongwith the rights to the licences and permissions obtained unto member no. 1 of the VENDORS herein and in pursuance to the ownership so acquired, the Said Plot came to be duly recorded in the name of the member no. 1 of the VENDORS in the Survey records of Survey No. 75/4-C of Benaulim Village against Mutation Entry No.67697.

AND WHEREAS the member no. 1 of the VENDORS is married to member no. 2 of the VENDORS and both are in joint, peaceful possession and enjoyment of the SAID PLOT.

AND WHEREAS VENDORS wish to sell the SAID PLOT and with the intention to sell the same, the VENDORS approached the



A handwritten signature in black ink, appearing to be 'M. K. ...'.

A handwritten signature in black ink, appearing to be 'A. P. ...'.

PURCHASER and have made following expression representations and declarations:

- i) They have clean, clear, marketable and subsisting title to sell, convey, assign or otherwise transfer the SAID PLOT;
- ii) The SAID PLOT or any part thereof is not subject to any lease rights or any other rights whatsoever from any other person/s whomsoever;
- iii) The SAID PLOT or any part thereof is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever;
- iv) they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease, license or any other Agreement or understanding, under whatsoever nomenclature, whether oral or in writing, with any third party or third parties in respect of the SAID PLOT or any part thereof;
- v) that they have not mortgaged the SAID PLOT or any part thereof to any bank or other financial institution or any other person nor there exists any charge or claim over the same;
- vi) That there are no liabilities outstanding in respect of the SAID PLOT or any part thereof;



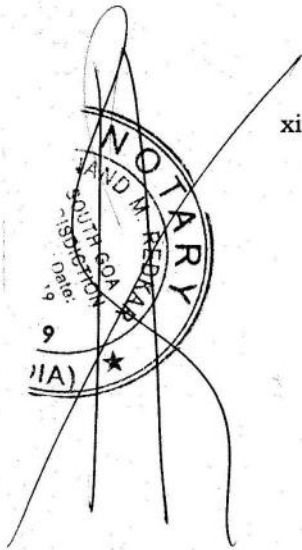
- vii) That no other person/persons other than the VENDORS mentioned hereinabove are the owners or possessors of the SAID PLOT or any part thereof or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever.
- viii) That there is no legal bar or impediment for this transaction and that the SAID PLOT is free from encumbrances, liens and/or charges.
- ix) That neither SAID PLOT 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.
- x) That neither the SAID PLOT nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- xi) That there does not exist any private or public access passing through the SAID PLOT or any part thereof



xii) That till date there does not exists any boundary dispute and that the SAID PLOT is free from all type or nature of encumbrances.

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

xiv) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS 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



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assure the SAID PLOT unto and to the use of the PURCHASER.

- xv) That the SAID PLOT falls under Settlement Zone and there are no restrictions or limitations on the development of the SAID PLOT;
- xvi) That the SAID PLOT is accessible by a clear 8.00 meters wide road existing on the East of the SAID PLOT and that they have irrevocable right to access the SAID PLOT from the said road;
- xvii) That they wish to sell the SAID PLOT for a total consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) and proposed to pay the same in the manner as detailed herein later;



AND WHEREAS considering the said offer of the VENDORS and relying on the representations made by the VENDORS, the PURCHASER has agreed to purchase the SAID PLOT, for the aforesaid consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) and has agreed to pay the same as requested by the VENDORS.

AND WHEREAS the parties hereto have decided to have the title and possession of the SAID PLOT transferred and thus the VENDORS execute the present deed thereby transferring the right,

title, interest and possession of the SAID PLOT unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

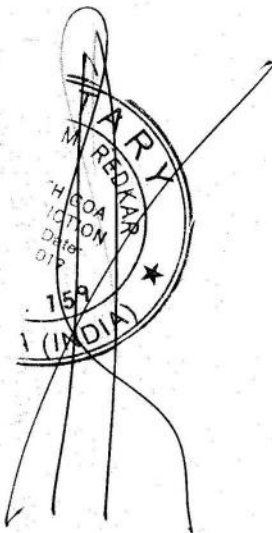
1. That in pursuance to the said understanding and in consideration of Rs. 3000000/- (Rupees Thirty Lakhs Only) paid by the PURCHASER unto the VENDORS in the following manner:

a) a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) vide Cheque No. 164589 dated 27/11/2017 drawn on The Goa Urban Co-operative Bank;

b) a sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) vide Cheque No. 164590 dated 15/12/2017 drawn on The Goa Urban Co-operative Bank;

c) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide Cheque No. 164591 dated 15/01/2018 drawn on The Goa Urban Co-operative Bank;

d) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide Cheque No. 164592 dated 15/01/2018 drawn on The Goa Urban Co-operative Bank;

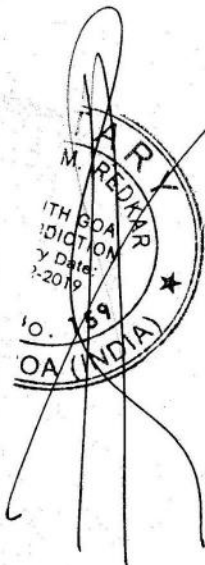


e) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide
Cheque No. 164593 dated 15/03/2018 drawn on The Goa
Urban Co-operative Bank;

d) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide
Cheque No. 164594 dated 15/04/2018 drawn on The Goa
Urban Co-operative Bank;

e) a sum of Rs. 1,00,000/- (Rupees One Lakh Only) vide
Cheque No. 164595 dated 15/05/2018 drawn on The Goa
Urban Co-operative Bank;

f) a sum of Rs. 2000000/- (Rupees Twenty Lakhs Only) to be
adjusted in the construction cost of a residential premises by
allotting either a Flat of area 140.00 Sq. meters of super
built-up to be located on the Ground floor, OR a Row Villa of
area 140.00 Sq. meters of super built-up area to be located
on the front side of the SAID PLOT. Along with allotment of
two numbers parkings.



the payment and receipt of the said total sum of Rs. 30,00,000/-
(Rupees Thirty Lakhs Only), they the VENDORS jointly and each of
them individually do hereby against the consideration received and
receivable, hereby conclusively grant, convey, sell, transfer, assign
and assure by way of absolute sale unto the PURCHASER, the
SAID PLOT admeasuring 512.00 Sq. metres (Five One Two decimal

Zero Zero) more particularly described in the Schedule C hereunder written, and together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the SAID PLOT and/or every part

thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

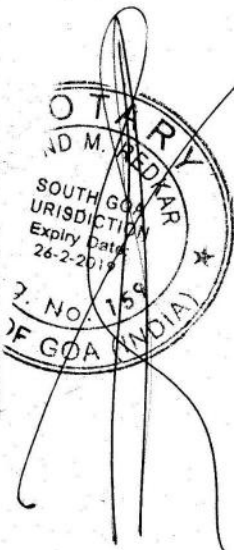
The consideration of the SAID PLOT is determined on lumpsum basis and not on the basis of per Square meter area of the SAID PLOT and thus any access or deficit in area of the SAID PLOT at loco, shall not give right to any party to claim additional consideration or refund of consideration paid.

2. The VENDORS have today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the "SAID PLOT" unto the PURCHASER and the PURCHASER shall henceforth be entitled to possess and use the same in the manner it wish to.



3. The VENDORS, at their own cost and expense, shall execute a Declaration and get the same registered before the Sub-Registrar of Salcete at Margao, acknowledging receipt of the entire price consideration from the PURCHASER for sale of the said property, upon receiving all the consideration fixed herein and upon taking physical possession of the above mentioned Flat/Row Villa.

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all-time hereafter peaceably and quietly to hold and enjoy the SAID PLOT ~~hereby~~ granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.



5. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request 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 it in possession of the same according to

the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

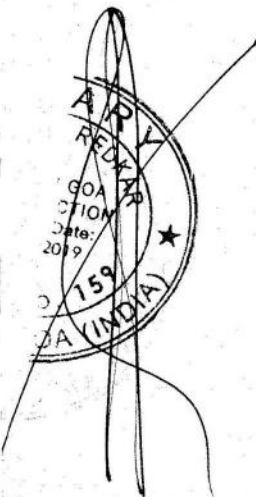
The VENDORS further convent that all the representations and declarations made by the VENDORS unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PLOT in the manner aforesaid and hereinafter.

7. That all taxes if any such as land tax etc. or otherwise in regard to the SAID PLOT shall be borne and paid by the VENDORS upto the date of registration of this sale deed and thereafter by the PURCHASER.

8. From today, the PURCHASER becomes the absolute owner of the SAID PLOT and everything standing therein.

9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the



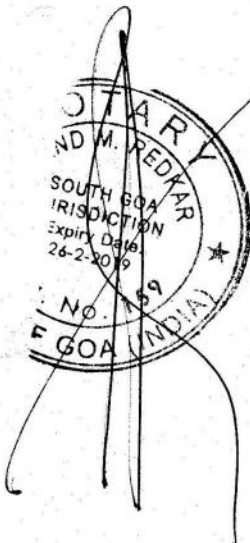
commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.

12. The VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT", purchased by it by the present deed and the VENDORS specifically give No Objection for carrying out mutation by deleting the name of Mr. Manoj Joshi and by including the name of the PURCHASER in survey records of the Survey No. 75/4-C of Benaulim Village and further hereby waives any notice that may be required to be addressed to them under any law in force.

13. With the transfer of the SAID PLOT, all the rights under the Technical Clearance Order from Town and Country Planning Department under Ref. No. TPM/25438/Ben/75/4-C/14/1098 dated 05/03/2014, NOC from Primary Health Centre, Cansaulim under Ref. No. PHC/Cans/NOC/2014-15/245 dated 30/05/2014 and Construction Licence from Village Panchayat of Cansaulim under Licence No. VPCB/31/2014-2015 dated 30/05/2014, stand transferred and assigned unto the PURCHASER, who at its discretion may revise the said licences and permissions or may scrap the same and approve new licences and permissions as the case may be.



14. It is clearly agreed between the parties hereto that the PURCHASER shall carry out the development work of construction of multi-storied building in the SAID PLOT by arranging its own finance, personnel etc. in accordance with the sanctioned plans as detailed hereinabove with such modifications, if any, that may be required during such construction work. Further, the VENDORS shall in no manner be liable for any third party contracts/obligations entered by the PURCHASER towards construction in the said property. All liabilities that may arise during the construction work shall be that of the PURCHASER. It is clearly agreed between the parties hereto, that with the execution and registration of this deed, the title and possession of the SAID PLOT has been conclusively transferred to the PURCHASER and the VENDORS cease to have any title, interest, right or claim over the SAID PLOT and further that the understanding of parties to adjust the part consideration in kind and or pending of declaration as mentioned in clause 3 above, shall have no influence and or restriction on the title, possession, enjoyment and occupation of the PURCHASER to the SAID PLOT and the PURCHASER is at liberty to deal with the same in the manner it deems fit and proper as absolute owner thereof and no consent ever of the VENDORS shall be required to be obtained. The VENDORS right continuing from this deed shall be limited



only to the Flat/Row Villa agreed to be constructed by the PURCHASER or its nominee.

15. The VENDORS acknowledge that all the taxes and all outgoings such as GST, infrastructure tax, transformer cost and installation cost, Line Minimum Charges, house tax, electricity bill, water bill etc payable in respect of the Flat/Row Villa agreed to be allotted to the VENDORS to be constructed in the development proposed in the SAID PLOT shall be borne and paid by them. They also undertake to join the Co-operative Housing society that shall be formed as also undertake to contribute monies towards its formation and monthly maintenance as may be decided by the said society/promoter.

16. For the purpose of Stamp Duty the SAID PLOT hereby sold is valued at Rs. 30,00,000/- (Rupees Thirty Lakhs Only) and accordingly Stamp Duty at the rate of 3% is paid on the present Deed.

SCHEDULE A

(OF THE SAID PROPERTY)

ALL THAT LANDED PROPERTY known as "DONGORIM" or "DONGUEM" or "TEUNGUEM" or "MAINA DE OITEIRO", situated at Benaulim, within the limits of Village Panchayat of Cana-Benaulim, Taluka and Sub-District of Salcete, District of South-



Goa, State of Goa, described as a whole in the Land Registration Office of Salcete under No. 517 and enrolled in the Taluka Revenue Office of Salcete Taluka (Matriz Predial) under Nos. 89, 91, 104 to 107, 121 to 129 and bounded as under:

East: by paddy field of the Comunidade of Benaulim, by the property of the heirs of Antonio Modestino da Silva and Others, by coconut grove of the heirs of Jeronimo Fransisco Cassiano BARreto and those of Marcelino Cardoso;

West: by the properties of Jose Inacio Da Costa and others;

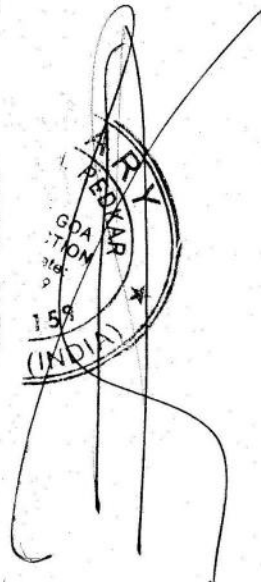
North: by the properties of heris of Jeronimo Francisco Cassiano Barreto & Others;

South: by property of the heirs of Romualdo de Almeida, Paddy field of Comunidade and Bunds of the 'Santissimo'.

SCHEDULE B
(OF THE SAID PROPERTY)

ALL THAT plots of land identified as Plot A, Plot B, Plot C, Plot D, Plot E, Plot F, Plot G and Plot No. 24 together admeasuring 4986.00 Sq. meters forming part of the SAID BIGGER PROPERTY described in SCHEDULE A herein above written and is bounded as under:

East: by Plot Nos. 18, 19 and 20 of the Said Bigger Property;



West: by open space and reserved access way to the Chapel of ST. Francis Xavier and St. Anthony located on the top of the hill;

North: by Open Space adjoining to Plot No. 21; and

South: by said access-way to the Chapel.

SCHEDULE C

(OF THE SAID PLOT HEREBY SOLD)

ALL that Plot of land identified as Plot F admeasuring an area of 12.00 sq. mts. erstwhile forming part of the SAID PROPERTY described in SCHEDULE B hereinabove written and now forming an independent and separate unit in itself surveyed under Survey No. 75/4-C of Benaulim Village and recorded with the name "DONGARY" and is bounded as under:

East : by Internal road of 8.00 meters width;

West : by Open space;

North : by Plot E of the Said Property;

South: by Plot G of the Said Property.

The SAID PLOT has following dimensions:

East:	20.00 meters;	West:	21.50 meters;
North:	28.00 meters;	South:	24.00 meters.

The SAID PLOT is better identified in the PLAN at ANNEXURE A attached hereto and the SAID PLOT as appearing in the Survey Records is identified in the PLAN at Annexure B and the same forms part of this deed.



IN WITNESS WHEREOF this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.

SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED VENDORS:


Mr. MANOJ JOSHI



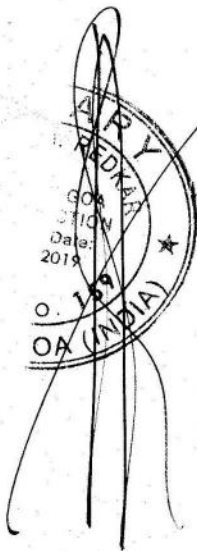
For Self as member no.1 of the VENDORS
and as Constituted Attorney of the member No, 2
of the VENDORS
The party of the First Part
In the presence of.....

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. MANOJ JOSHI**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. MANOJ JOSHI**









SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PURCHASERS:

Imp Prabhudevi

URBAN ALCHEMY,
Represented by its Partners
Dr. JAGANNATH MANMOHAN PRABHUDESSAI

Member no. 1 of the Second Part
in the presence of.....



Imp Prabhudevi

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Dr. JAGANNATH MANMOHAN PRABHUDESSAI



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Dr. JAGANNATH MANMOHAN PRABHUDESSAI

[Handwritten signature]

[Handwritten signature]

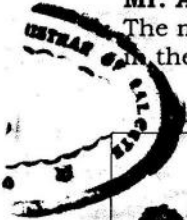
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Signature of Mr. Ankit Jagannath Prabhu Dessai

Mr. ANKIT JAGANNATH PRABHUDESSAI

The member no. 2 of the Second Part
in the presence of.....

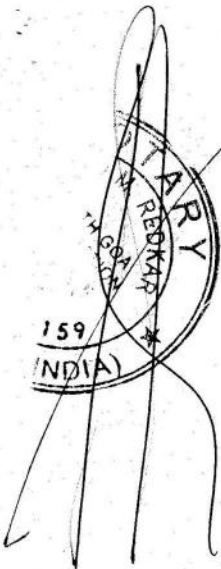


Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. ANKIT JAGANNATH PRABHUDESSAI**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. ANKIT JAGANNATH PRABHUDESSAI**



Signatures of witnesses

WITNESSES:

1. Name : Filomena Taleiro

Father's Name : Manuel Taleiro

Aged : 43

Occupation : Service

Address : H. No. 155/A, Kirkbrat,
Carmena Salcedo-lua

Signature : 



2. Name : Santoshi Kekar

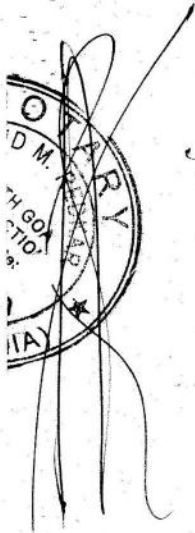
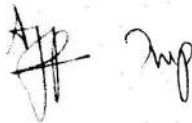
Father's Name : Satyawon Kekar

Aged : 28 yrs.

Occupation : Service.

Address : Hsg Board Gogal Margao - Goa

Signature : 



PLAN

OF THE PROPERTY BEARING SURVEY No.75/2 & 4 SITUATED AT BENAULIM VILLAGE
OF SALCETE TALUKA.

SCALE : 1:1000



E

A

R

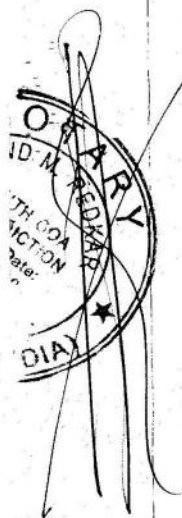
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S.No.82

A

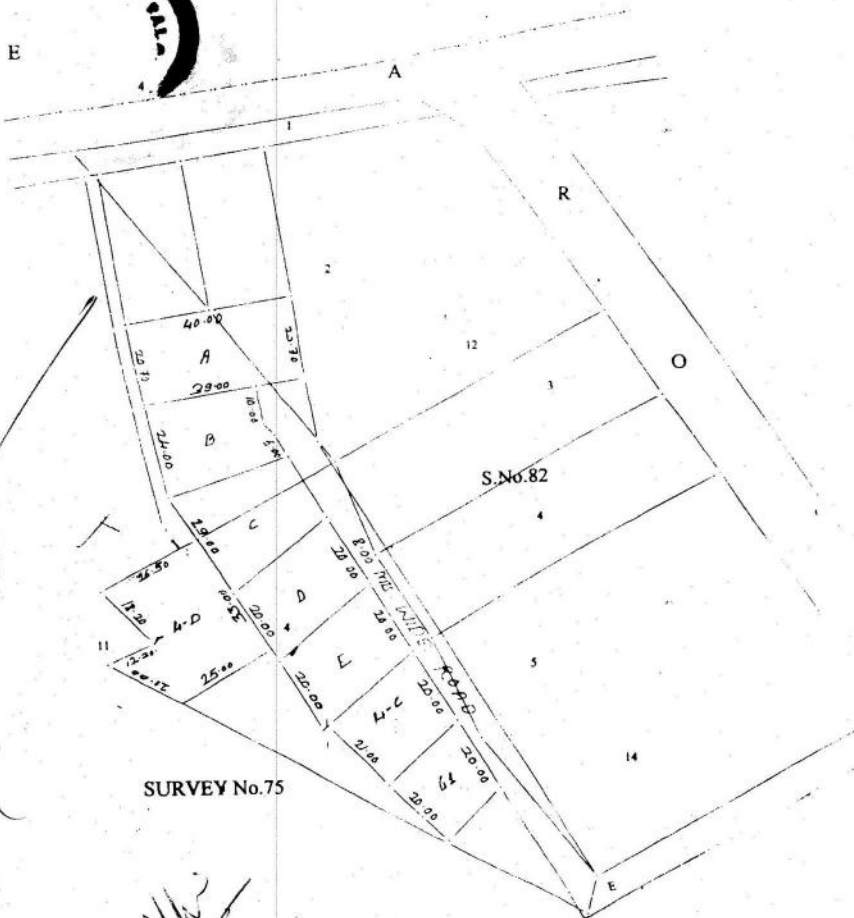
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E



SURVEY No.75

[Handwritten signatures and scribbles]





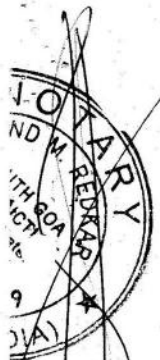
TRUE COP.

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

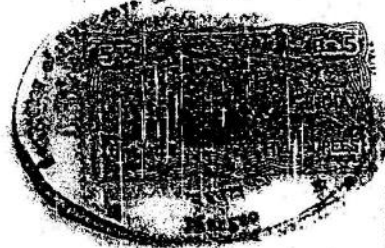


Plan Showing plots situated at
Village : BENAULIM
Taluka : SALCETE
Survey No./Subdivision No. : 75/ 4-C
Scale : 1 : 1000

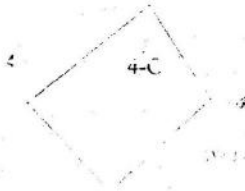
Inward No:2286



[Signature]
26/4/11
Inspector of Survey &
Land Records



SURVEY No. 75



[Handwritten signature]
[Handwritten signature] Tmp

Generated By : P. V. FAL DESSAL
On : 26-04-2011

[Handwritten signature] 26/4/11
Compared By

REG_1_51868_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 30-11-2017 12:47:54 PM

Document Serial Number : 5651

Presented at 12:11:00 PM on 30-11-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	60000.00
2	Processing Fees	480.00
Total :		60480.00

Stamp Duty Required: 90000.00

Stamp Duty Paid: 90000.00

Nital Pednekar, Presenter

Name	Photo	Thumb Impression	Signature
Nital Pednekar, d/o. Narayan Durbhatkar, Married, Indian, age 34 Years, Service, r/o Rumdamol Davortim Salcete Goa as the Special POA of Partner of URBAN ALCHEMY having its office at Malbhat Margao (Purchaser) by virtue dated 18/03/2016 executed before Sub Registrar Margao under No.MGO-BK-4-00049-2016			

Endorsements

Executant

1 . Nital Pednekar , d/o. Narayan Durbhatkar, Married, Indian, age 34 Years, Service, r/o Rumdamol Davortim Salcete Goa as the Special POA of Partner of URBAN ALCHEMY having its office at Malbhat Margao (Purchaser) by virtue dated 18/03/2016 executed before Sub Registrar Margao under No.MGO-BK-4-00049-2016

Photo	Thumb Impression	Signature
		

2 . Manoj Joshi , S/o. Bhalchandra Bhaskar Joshi , Married, Indian, age 52 Years, Business, r/o VASTU SHILPA CO OP HSG Society Pvt. Ltd, Rambaug Lane No. 4, Kalyan - 421304 for self & as the POA of his wife /by virtue of POA dated 27/11/2017 executed before Notary Prasad Naik at Margao

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Miss Clarissa Fernandes , d/o. Manuel Fernandes , UnMarried, Indian, age 21 Years, Service, r/o Igreja Vaddo Sao Jose De Areal Salcete Goa	

Sub-Registrar

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE

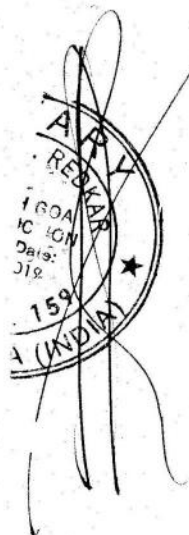
Contracted amount of Stamp Fee of

Rs. 1000/- has been paid

Vide 201700863378

Date 30/11/2017

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE



AR
REDKA
H GOA
SECTION
Date:
2019
No. 159
GOA (INDIA)

Book-1 Document
Registration Number MGO-BK1-05497-2017
CD Number MGOD118 on
Date 30-11-2017

Sub-Registrar (Salcete/Margao)

Scanned By:-

CUM
REGISTRAR
SALCETE

Signature:-

Designed and Developed by CDAC, ACTS, Pune



TRUE COPY

ANAND M. REDKA
NOTARY
SOUTH GOA DISTRICT
STATE OF GOA, INDIA
PLACE: MARGAO, C
DATE: 23/11/2017
REG No. 1736/18