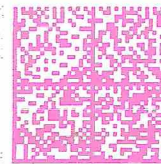


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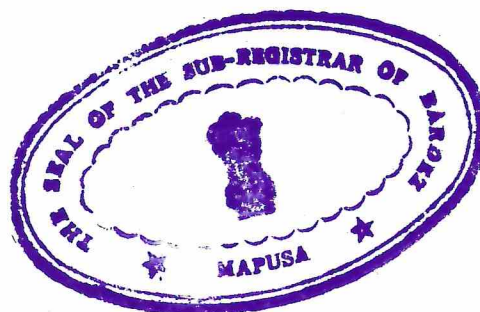
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For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory



Doc. NO. 2023-BR2-575

02/02/2023

DEED OF SALE

For SATERMAI SPACE INFRA LLP

Designated Partner

P.D. 24

This DEED OF SALE is executed at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, on this Nineteenth day of January of the Year Two Thousand Twenty Three (19/01/2023);

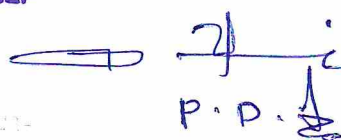
BETWEEN:

1. Mr. DATTARAM GAJANAN KAVATHANKAR alias, KAUTHANKAR, son of late Gajanan Sakharam Kavathankar, aged about 46 years, married, businessman, Indian National, resident of House No. 264/141, Lane No. 9, Alto Pilerne, Alto Porvorim, Taluka Bardez, North Goa-403521, holder of PAN - [REDACTED], ADHAR Card No. [REDACTED], Contact No. [REDACTED] and his wife,
2. Mrs. PRIYANKA DATTARAM KAVTHANKAR, daughter of Shri Dilip Vasant Wadkar and wife of Mr. Dattaram Gajanan Kavathankar alias, Kauthankar, aged about 41 years, married, house-wife, Indian National, resident at Flat No. 1, Khorlim, Mapusa, Taluka Bardez, North Goa-403507, holder of PAN - CRCPK9753R, AADHAR Card No. [REDACTED] and Contact No. [REDACTED];

Both of them hereinafter, for brevity's sake, being jointly referred to as "THE VENDORS" (which expression shall be deemed to mean and include their respective heirs, administrators, executors, legal representatives, successors and/or assigns,

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D.



wherever the context or meaning shall so require or permit), OF THE ONE PART;

AND:

3. SATERMAI SPACE INFRA LLP., a Corporation incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, vide its Certificate of Incorporation issued by the Ministry of Corporate Affairs Govt., of Goa, on 30/11/2022, holder of PAN - [REDACTED], having its registered Office at Plot No. 12/5, 3RD Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa - 403505, represented herein by its partners:-

i. Shri CHANDAN NARSINHA CHARI, son of late Narsinha Vasudev Chari, aged about 39 years, married, businessman, Indian National, resident of House No. 172/2, Near Vaddev Temple, Honda, Taluka Sattari, North Goa - 403530, holder of PAN - ADLPC8887H and AADHAR Card No. [REDACTED], Contact No. [REDACTED]

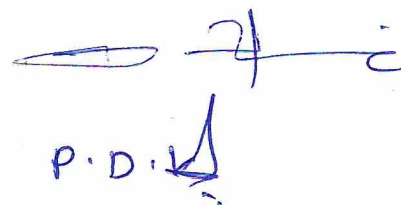
AND:

ii. Shri UDAY CHANDRAKANT JOSHI, son of Shri Chandrakant Joshi, aged about 50 years, married, businessman, Indian National, residing at House No. 525, Joshi Residency, Vithalapur, Sankhali, Taluka Bicholim, North Goa - 403505, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] and Contact No. [REDACTED];

(Certified copy of Resolution No. 003/22-23 of the Firm passed on 01/01/2023 is produced herein.)

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D.

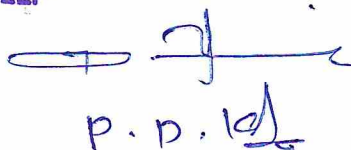
hereinafter, for brevity's sake, being jointly referred to as "THE PURCHASER FIRM" (which expression shall be deemed to mean and include their successors, administrators, executors, legal representatives and assigns, wherever the context or meaning shall so require or permit), OF THE OTHER PART;

WHEREAS there exists a piece or parcel of land admeasuring 3,938.00 sq. mts., forming part of the larger property known as "RUMDACHEM BHATTA" also known as "REVALEM GRANDE", situated at Ward Xetiowado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described as a whole, in the Land Registration Office of Bardez at Mapusa, under Description No. 2309 at page 361 of Book No. B-6 (new), not enrolled in the Taluka Revenue Office of Bardez, for the purpose of Matriz and the said plot admeasuring 3,938.00 sq. mts., being surveyed as an independent and distinct entity under Chalta No. 16 sub-division No. 2 of P.T. Sheet No. 76 of City Survey of Mapusa and being more particularly described in SCHEDULE - I hereunder written and shall hereinafter, for brevity's sake being referred to as "the said Property ");

AND WHEREAS the transmission of right to half of the said entire property "RUMDACHEM BHATTA" also known as "REVALEM GRANDE" situated at Ward Xetiowado, of City Mapusa, described in the Land Registration Office of Bardez, at Mapusa, under Description No. 2309 at page 361 of Book No. B-6 (new),

For SATERMAI SPACE INFRA LLP


Designated Partner


p.p. 10/6



is inter alia, found inscribed in favour of one Mr. Avelino Nicolau Gregorio de Sousa, under Inscription No. 16440 on 28/08/1920;

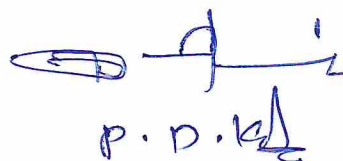
AND WHEREAS vide two separate Wills, i.e., Will drawn on 03/07/1976, at pages 71 to 75 of Book of Wills No. 99 and Will drawn on 03/07/1976 at pages 75 to 79 of Book of Wills No. 99 of the Civil-Registrar-Cum-Sub-Registrar and Notary Ex-Officio of Bardez, at Mapuca, Mr. Xavier Marcelino de Souza and his wife, Mrs. Lucia de Melo e Souza inter alia bequeathed all their half right, title and share in the said property in favor of their youngest son – the said Shri Mr. Avelino Nicolau Gregorio de Sousa;

AND WHEREAS the said Mr. Avelino Nicolau Gregorio de Sousa, became the absolute and exclusive owner in possession of the said entire property;

AND WHEREAS during the promulgation of survey records, the right to half of the said entire property has been surveyed under Chalta No. 16/2 of P. T. Sheet No. 76 of City Survey Mapusa and the name of said Shri Avelino Nicolau Gregorio De Sousa stands duly recorded as “Holder” in Origin of Title in the Property Card in “Form D” in respect of said property and the same admeasures 3,938.00 sq. mts; as per survey records maintained by the Inspector of City Survey & Land Records of Mapuca, Taluka Bardez;

For SATERMAI SPACE INFRA LLP


Designated Partner


P. D. K.

AND WHEREAS the said Shri Avelino Nicolau Gregorio De Sousa expired on 23/01/1998;

AND WHEREAS upon the death of the said late Avelino Nicolau Gregorio D'Souza alias, De Souza, his widow, Mrs. Blanche Ana Fernandes alias, Mrs. Blanche De Souza, initiated Inventory Proceedings i.e. Inventory Proceedings No. 166/2011/C in the Court of Civil Judge, Senior Division, at Mapusa, for partitioning the assets left behind by her deceased husband amongst the interested parties;

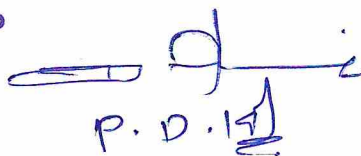
AND WHEREAS in terms of Final Chart of Allotment made in the said Inventory Proceedings No. 166/2011/C, half undivided share in the said property enlisted under Item No. 1 of the List of Assets filed therein was allotted to his widow and moiety holder - Mrs. Blanche Ana Fernandes alias, D'Souza and remaining half undivided share was equally allotted to his two children i.e., Mr. Aaron Marcelino Savio D'Souza, and Miss Bianca Dina Aliza D' Sousa;

AND WHEREAS the said allotments have been confirmed and made absolute in terms of the Final Order passed by the Court of Civil Judge, Senior Division, at Mapusa, in the said Inventory Proceedings No. 166/2011/C, on 01/11/2012;

AND WHEREAS, further in terms of a Deed of Sale dated 02/08/2002, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. 1707 at pages 164 to 172 of Book No. I, Volume No. 931

For SATERMAI SPACE INFRA LLP


Designated Partner


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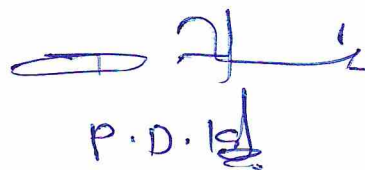
on 02/08/2002 the said Smt. Blanche Ana D'Souza, inter-alia, sold and transferred the said property in favour of one Mr. Vithal Babuso Tamankar, without the consent of her two children and co-owners viz., Mr. Aaron Marcelino Savio D'Souza, and Miss Bianca Dina Aliza D' Sousa;

AND WHEREAS in terms of a Deed of Cancellation, executed on 27/08/2010, and registered with the Sub-Registrar Office of Bardez, at Mapusa, under Registration No. BRZ-BK1-03258-2010, CD Number BRZD77 on 31/08/2010, the said Mr. Vithal Babuso Tamankar and his wife, Smt. Netra Vithal Tamankar had to cancel the said Deed of Sale dated 02/08/2002, registered with the Sub-Registrar Office of Bardez, at Mapusa under Registration No. 1707 at pages 164 to 172 of Book No. I, Volume No. 931 on 02/08/2002 due to aforesaid defect in the said Deed;

AND WHEREAS in terms of a Deed of Sale dated 30/08/2010, registered with the Sub-Registrar's Office of Bardez, at Mapusa, under Registration No. BRZ-BK1-03259-2010, CD Number BRZD77 on 31/08/2010, the said Smt. Blanche Ana D'Souza, Miss Bianca Dina Aliza D' Sousa and Mr. Aaron Marcelino Savio D'Souza as the absolute and exclusive owners of the said property, admeasuring 3,938.00 sq. mts., bearing Survey No. 16/2, of P. T. Sheet No. 76 of City Survey Mapusa, sold and transferred the same in favour of the Vendor No. 1 above named - Shri Dattaram Gajanan Kauthankar, with said Shri Vithal Babuso Tamankar and his wife,

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D. 12

Smt. Netra Vithal Tamankar, as the Confirming Parties thereto;

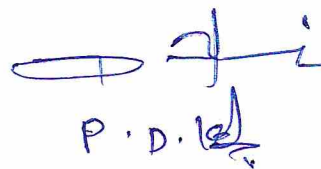
AND WHEREAS after the purchase of the said property, the Vendor No. 1 - Shri Dattaram Gajanan Kauthankar, initiated mutation proceedings and his name stands duly recorded as "Holder" in respect of the said property admeasuring 3,938.00 sq. mts., in Form "D" of said Chalta No. 16/2 of P.T. Sheet No. 76 of City Survey Mapusa, against Mutation No. 211432 carried out on 22/08/2012;

AND WHEREAS thereafter the Vendor No. 1 - Shri Dattaram Gajanan Kauthankar prepared a plan for the construction of residential building project of the said property and obtained appropriate licenses and permissions from the competent authorities for Phase - I construction;

AND WHEREAS upon completion of construction of Stilt, Upper Ground Floor, First Floor, Second Floor, Third Floor of Blocks A, B, C, D and Upper Ground Floor, First Floor of Block E (Club House) of the residential building complex on the part of the said property the North Goa Planning and Development Authority issued Completion Certificate for the same, vide its letter bearing Ref. No. NGPDA/M/1181/1276/2016 dated 29/08/2016;

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D. 12

AND WHEREAS similarly, the Mapusa Municipal Council issued Occupancy Certificate for the same, vide its certificate bearing Ref. No. MMC/ENGG/20/5401/2017 dated 03/08/2017;

AND WHEREAS thereafter Shri Dattaram Gajanan Kauthankar obtained fresh licenses and permission for the construction of the building project on the remaining portion of the said plot in Phase II development;

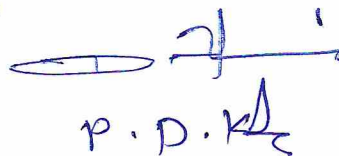
AND WHEREAS the Additional Collector III, North Goa, granted Conversion Sanad for an area of 2,021.00 sq. mts., vide its order bearing Ref. No. 4/84/CNV/AC-III/2016/211, dated 13/02/2019;

AND WHEREAS the North Goa, Planning and Development Authority issued Development Permission for the residential building Block A-1, B-1, C-1 and D-1 in Phase- II Development, on the remaining portion of the said property, vide its Order bearing Ref. No. NGPDA/M/2511/2016/2022 dated 16/02/2016 renewed vide its Order bearing Ref. No. NGPDA/M/1181/2387/2022 dated 12/12/2022;

AND WHEREAS the Mapusa Municipal Council thereafter granted Construction License, vide its License No. 32 dated 17/10/2019, for the construction of residential building Block A-1, B-1, C-1 and D-1 in Phase II development on the remaining portion of the said property which stands renewed vide

For SATERMAI SPACE INFRA LLP


Designated Partner


P. D. K. C.

Renewal/Revalidation License No. 15 dated 11/01/2023 for the construction of building Block A1, B1, C1 and D1 (Phase- II) development on the said plot;

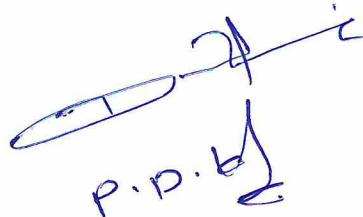
AND WHEREAS as per the approved building plan the total permissible F.A.R. (Floor Area Ratio) is 5,907.00 sq. mts., out of which 1,806.48 of F.A.R has already been utilized and sold to the respective premises-holders in Phase –I and permissible F.A.R. of 4,100.52 is still available with the Vendors for further construction in Phase-II;

AND WHEREAS the Vendors have already sold the premises in buildings Blocks in Phase – I together with corresponding, proportionate undivided share in an area equivalent to 1,204.32 sq. mts., out of the total area of 3,938.00 sq. mts. and the undivided share in an area admeasuring 2,733.75 sq. mts. equivalent to 69.42% of the total area is still in occupation, possession and ownership of the Vendors above named;

AND WHEREAS the Vendors have now approached the Purchaser Firm to sell to them the said 69.42% of undivided right, title and share equivalent to an area of 2,733.75 sq. mts. in the said property bearing Chalta No. 16/2 of P. T. Sheet No. 76 of City Survey Mapuca, in favour of the Purchaser Firm in the said Plot;

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D.B.



AND WHEREAS the Vendors are also transferring all the licenses and permissions obtained from the competent authorities for the construction of residential building Blocks A-1, B-1, C-1 and D-1 (Phase- II) as per order bearing Ref. No. NGPDA/M/1181/2387/2022 dated 12/12/2022 issued by the North Goa Planning and Development Authority with permissible F.A. R. of 4,100.52 sq. mts., as mentioned herein above;

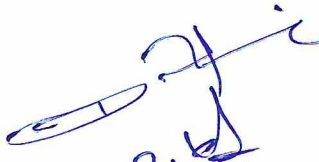
AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser Firm all their 69.42% of undivided share, corresponding to 2,733.75 sq. mts., in the said Plot bearing Chalta No. 16/2 of P.T. Sheet No. 76 of City Survey of Mapusa, situated at Ward Xetiowado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, being more particularly described in SCHEDULE-I hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as " the said plot ", for a total consideration of Rs. 3,00,00,000/- (Rupees Three Crore only), which represents the present market value and consideration of the same;

NOW THEREFORE, THIS DEED OF SALE

WITNESSESS AS UNDER:-

For SATERMAI SPACE INFRA LLP

 Designated Partner


 P.D.B.



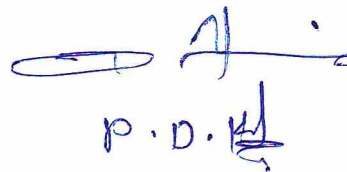
1. In pursuance of the said agreement and in consideration of the said sum of Rs. 3,00,00,000/- (Rupees Three Crore only), paid after deducting 1% TDS in the amount of Rs. 3,000,00.00 (Rupees Three Lakh only), thus a sum of Rs. 2,97,00000.00 (Rupees Two Crore Ninety Seven Lakhs only), has been paid to the Vendors by the Purchaser Firm in the following manner:-

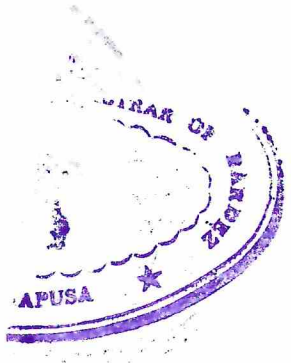
- i. A sum of Rs. 1,00,000,00.00 (Rupees One Crore only) paid vide Cheque No. 000653 dated 24/01/2023 drawn on ICICI Bank, Sanquelim Branch, in favour of Vendor No.1;
- ii. A sum of Rs. 97,000,00.00 (Rupees Ninety Seven Lakhs only) paid vide Cheque No. 000654 dated 25/01/2023 drawn on ICICI Bank, Sanquelim Branch, in favour of Vendor No.1;
- iii. A sum of Rs. 50,000,00.00 (Rupees Fifty Lakhs only) transferred vide RTGS Transaction through ICICI Bank, Sanquelim Branch, on 16/12/2022, in favour of Vendor No.1;
- iv. A sum of Rs. 50,000,00.00 (Rupees Fifty Lakhs only) transferred vide RTGS Transaction through ICICI Bank, Sanquelim Branch, on 03/01/2023, and credited to the account of Vendor No. 1 ;

(the payment and receipt whereof Both the Vendors do and each of them doth hereby admit and acknowledge

For SATERMAI SPACE INFRA LLP



Designated Partner

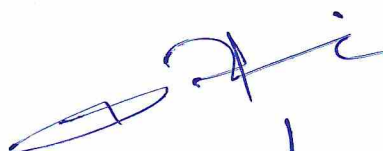

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and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchasers), THEY, the Vendors, as the owners of 69.42 % of undivided share, corresponding to 2,733.75 sq. mts., of land, in the said property, admeasuring 3,938.00 sq. mts., bearing Chalta No. 16 sub-division No. 2 of P.T. Sheet No. 76 of City Survey of Mapusa, forming part of the larger property known as "RUMDACHEM BHATTA" also known as "REVALEM GRANDE" situated at Ward Xetiowado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, being more particularly described in SCHEDULE -I hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines TOGETHER WITH transfer of balance permissible F.A.R. of 4,100.52 sq. mts., and all the licenses and permissions obtained from the competent authorities in respect of the residential building Block A1, B1, C1 and D1 (Phase- II) as per Development Permission vide its Order bearing Ref. No. NGPDA/M/1181/2387/2022 dated 12/12/2022 issued by the North Goa, Planning and Development Authority and TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said area or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also

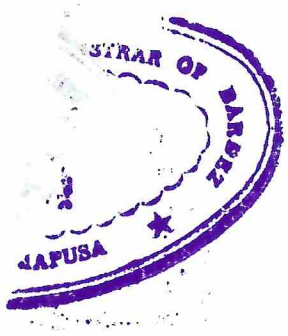
For SATERMAI SPACE INFRA LLP


Designated Partner


P. D. D.



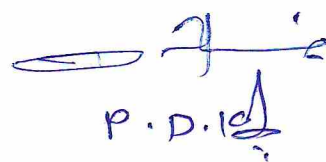
together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said undivided area or any part thereof TO HAVE AND TO HOLD all and singular the said area hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchasers FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat or any other public body in respect thereof.



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

For SATERMAI SPACE INFRA LLP


Designated Partner

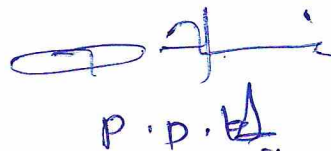

P. D. 12

shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said area hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for THEIR own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had till the date of execution of this Sale Deed, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in undivided share hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or

For SATERMAI SPACE INFRA LLP


Designated Partner


P. P. B.




cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said area and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid, as shall or may be reasonably required by the Purchasers, their successors or assigns or their counsels – in- law.

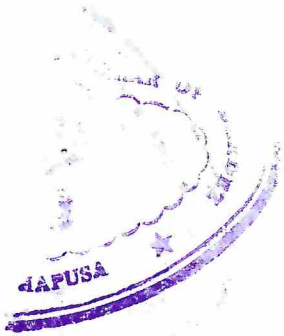
4. AND the Vendors do hereby covenant with the Purchasers that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any lawful act, deed or thing whereby they are prevented from granting and conveying the said undivided share in the said property in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchasers Firm that the said undivided right, title and share hereby sold, is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said area.

For SATERMAI SPACE INFRA LLP


Designated Partner


P.P.K.



6. In case of any admitted discrepancies errors and/or omissions or lawful claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct the same immediately upon intimation from the Purchasers.

7. The Vendors hereby give their no objection and agree to fully co-operate with the Purchasers Firm to carry on necessary mutations in the Records of City Survey Mapuca, in respect of Chalta No. 16/2 of P.T. Sheet No. 76 of City Survey of Mapusa;


8. The Vendors covenant that in case the Floor Area Ratio is increased in future, the same shall be only to the benefit of the Purchaser Firm and the Vendors or the flat holders in Phase-I shall have no right, interest or claim in the same;

9. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said undivided right, title and share does not belong to person of scheduled caste or scheduled tribe.

10. The Purchaser Firm/Transferee hereby declares that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013, 1% TDS in the amount of Rs. 3,00,000.00 (Rupees Three Lakhs only) has been

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D. D.



deducted and requisite acknowledgment is annexed herewith.

11. The total market value of the said 69.42% of undivided share corresponding to 2,733.75 sq. mts. of land hereby sold is Rs. 3,00,00,000.00 (Rupees Three Crore only) and a stamp duty @ 5% in the amount of Rs. 15,00,000.00 (Rupees Fifteen Lakhs only), has been paid herein.

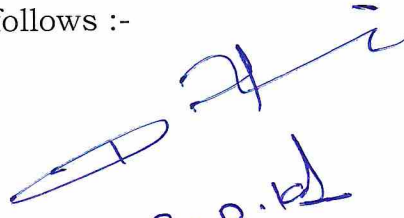
SCHEDULE - I

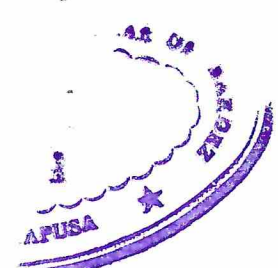
(Description of Property bearing Chalta No. 16/2 of P.T. Sheet No. 76 of City Survey of Mapusa.)

ALL THAT piece or parcel of land admeasuring 3,938.00 sq. mts., forming part of the larger property known as "RUMDACHEM BHATTA" also known as "REVALEM GRANDE" situated at Ward Xetiowado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described as a whole, in the Land Registration Office of Bardez at Mapusa, under Description No. 2309 at page 361 of Book No. B-6 (new), not enrolled in the Taluka Revenue Office of Bardez, for the purpose of Matriz and the said plot admeasuring 3,938.00 sq. mts., being surveyed as an independent and distinct entity under Chalta No. 16 sub-division No. 2 of P.T. Sheet No. 76 of City Survey of Mapusa and being bounded as an independent entity as follows :-

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D.K.



On or towards the East: By a road proceeding from
Vrindavan Hospital to Duler;

On or towards the West: By Survey No. 2 Sheet No.60;

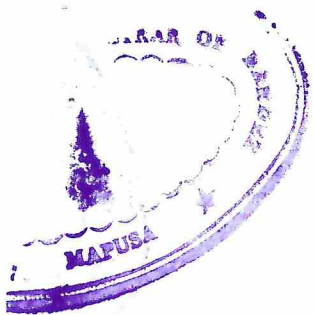
On or towards the North: By S. No. Sheet No. 16/2 of
Sheet No. 60 And Survey No.
16/76;

On or towards the South: By Survey No. 16/3 and
Survey No. 2/1.

SCHEDULE - II

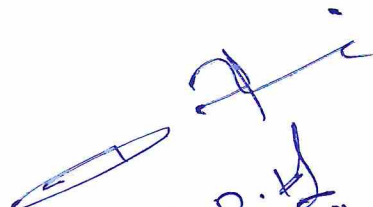
(Description of undivided area hereby sold)

ALL THAT 69.42% of undivided right, title and share, corresponding to an area of 2,733.75 sq. mts., in the Plot of land bearing Chalta No. 16/2 of P.T. Sheet No. 76 of City Survey of Mapusa, situated at Ward Xetiowado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, admeasuring 3,938.00 sq. mts., forming part of the larger property known as "RUMDACHEM BHATTA" also known as "REVALEM GRANDE" situated at Ward Xetiowado, within the limits of the Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described as a whole, in the Land Registration Office of Bardez at Mapusa, under Description No. 2309 at page 361 of Book No. B-6 (new), not enrolled in the Taluka Revenue Office of Bardez, for the purpose of Matriz and



For **SATERMAI SPACE INFRA LLP**

Designated Partner

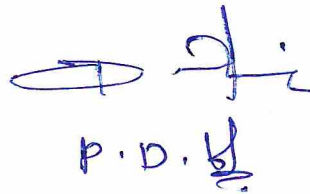

P.D.H.

the said plot admeasuring 3,938.00 sq. mts., being more particularly described in Schedule – I hereinabove written.

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

For SATERMAI SPACE INFRA LLP


Designated Partner


P.D.B.

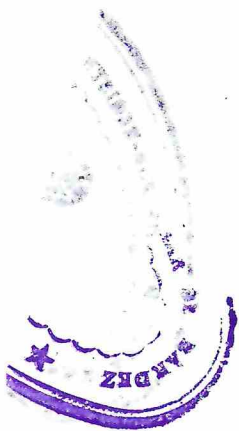


SIGNED AND DELIVERED BY THE }
WITHIN NAMED VENDOR No. 1 – Mr. }
DATTARAM GAJANAN KAVATHANKAR }

[Handwritten signature]



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



For SATERMAI SPACE INFRA LLP

[Handwritten signature of Designated Partner]
Designated Partner

[Handwritten signature]
P. D. *[initials]*

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR No. 2 – Mrs.
PRIYANKA DATTARAM KAVTHANKAR.

P.D. [Signature]

P.D. [Signature]



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

MAPUSA

For SATERMAI SPACE INFRA LLP

[Signature]
Designated Partner

[Signature]
P.D. [Signature]

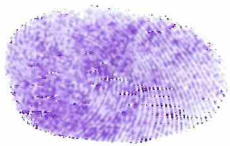


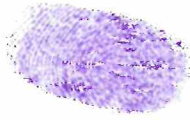

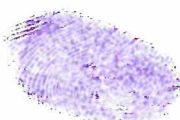

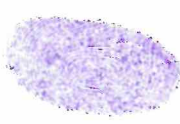

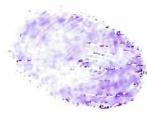
SIGNED, SEALED AND DELIVERED }
BY THE WITHIN NAMED PURCHASER - }
SATERMAI SPACE INFRA LLP., THROUGH }
ITS PARTNER - Shri CHANDAN }
NARSINHA CHARI. }

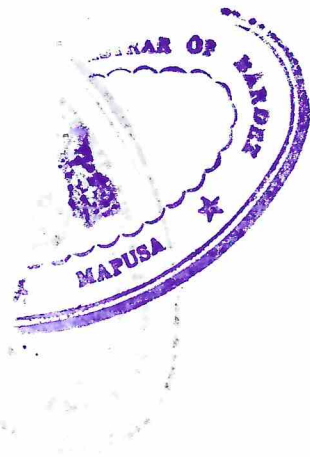


For SATERMAI SPACE INFRA LLP


Designated Partner

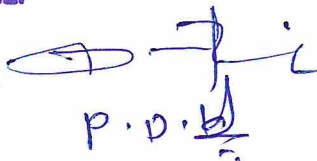


Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.
	
	
	
	
	



For SATERMAI SPACE INFRA LLP


Designated Partner


P. D. B.

SIGNED, SEALED AND DELIVERED}
BY THE WITHIN NAMED PURCHASER -}
SATERMAI SPACE INFRA LLP.,}
THROUGH ITS PARTNER - SHRI UDAY}
CHANDRAKANT JOSHI }

For SATERMAI SPACE INFRA LLP

[Signature]
Designated Partner

[Signature]



Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

[Circular stamp with text: KAPUSA]

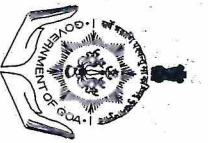
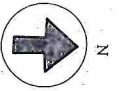
IN THE PRESENCE OF:

- 1. *[Signature]* (Creena Lawas)
R/o. H.No. 9511 Keywada, Navelim Sankhali. Goa.
- 2. *[Signature]* (Reshma Sheikh)
R/o. H.No. 772 Muzawarwada, Sanguelin. Goa

For SATERMAI SPACE INFRA LLP

[Signature]
Designated Partner

[Signature]
P.D. #

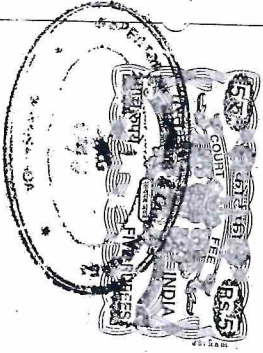


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.

21117

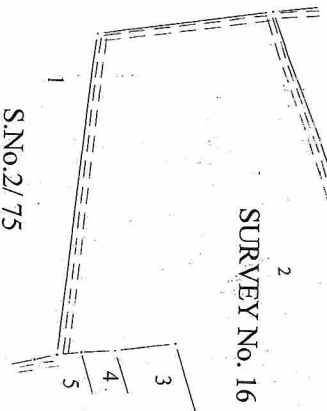
Plan Showing plots situated at
City : MAPUSA
Taluka : BARDEZ
PTSheet/Survey No./Subdivision No. : 76/ 16/ 2
Scale : 1 : 500



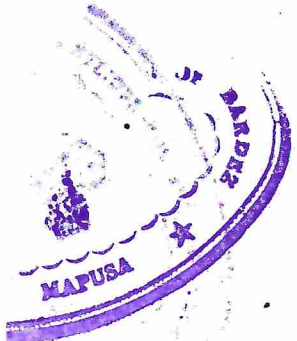
S.No.16/ 60 2

SURVEY No. 16

S.No.2/ 75



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On : 30-12-2016



Inward No:1543

For SATERMAI SPACE INFRA LLP

Designated Partner



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Feb-2023 03:31:21 pm

Document Serial Number :- 2023-BRZ-575

Presented at 03:10:30 pm on 02-Feb-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

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1	Stamp Duty	1500000
2	Registration Fee	900000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	1080
Total		2413080

Stamp Duty Required :1500000/-










Stamp Duty Paid : 1500000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shri CHANDAN NARSINHA CHARI Represented Herein As A Partner Of SATERMAI SPACE INFRA LLP ,,Age: , Marital Status: ,Gender:,Occupation: , Address1 - Plot No. 12-5, 3rd Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa-403505, Address2 - , PAN No.:			







Executer

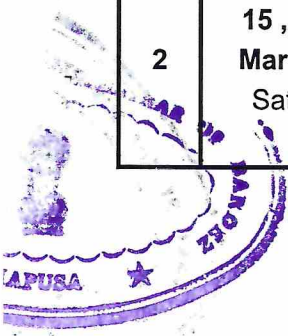
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DATTARAM GAJANAN KAVATHANKAR Alias, KAUTHANKAR , Father Name:Late Gajanan Sakharam Kavathankar, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 264/141, Lane No. 9, Alto Pilerne, Alto Porvorim, Taluka Bardez, North Goa-403521, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	PRIYANKA DATTARAM KAVTHANKAR , Father Name:Dilip Vasant Wadkar, Age: 41, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No. 1, Khorlim, Mapusa, Taluka Bardez, North Goa-403507, PAN No.: XXXXXXXXXX			
3	Shri CHANDAN NARSINHA CHARI Represented Herein As A Partner Of SATERMAI SPACE INFRA LLP , , Age: , Marital Status: ,Gender:,Occupation: , Plot No. 12-5, 3rd Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa-403505, PAN No.:			
4	Shri UDAY CHANDRAKANT JOSHI Represented Herein As A Partner Of SATERMAI SPACE INFRA LLP , , Age: , Marital Status: ,Gender:,Occupation: , Plot No. 12-5 3rd Floor Gokulwadi Sanquelim Taluka Bicholim North Goa-403505, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ROOPA SOMNATH MALIK, Age: 32, DOB: 1990-04-18 , Mobile: XXXXXXXXXX , Email: , Occupation: Advocate , Marital status : Married , Address: 403505, House No 654 Gaonkarwada Cudnem Taluka Bicholim North Goa, House No 654 Gaonkarwada Cudnem Taluka Bicholim North Goa, Cudnem, Bicholim, NorthGoa, Goa			
2	Name: GAURANG ULHAS KERKAR, Age: 26, DOB: 1996-12-15 , Mobile: XXXXXXXXXX , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403505, 2523, 2523, Satermai, Near Vaishya Bhavan, Cassabe-de-sanquelim, Bicholim, NorthGoa, Goa			




Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-575

Book :- 1 Document
Registration Number :- **BRZ-1-538-2023**
Date : 02-Feb-2023

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

Scanned by Lakshada Parab (DCO) *[Signature]*

