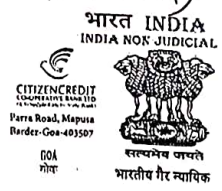


(Rupees Ten Lakhs Only)

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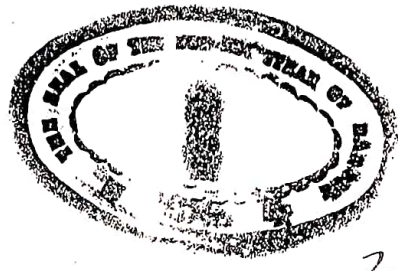
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For CITIZEN CREDIT™
CO-OP BANK LTD

M. Fomes
Authorised Signatory

Name of Purchaser AVON SHIRE DEVELOPMENTS

4486/21
24-11-21



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DEED OF SALE

R9 VENTURE
[Signature]
Partner

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Partner

R9 VENTURE AVON SHIRE DEVELOPMENTS
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(Rupees Two Lakh Fifty Seven Thousand Six Hundred Only)

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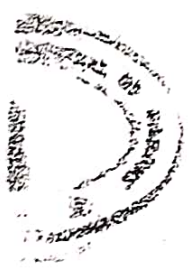
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For CITIZEN CREDIT™
CO-OP BANK LTD

[Signature]
Authorised Signatory

Name of Purchaser AVON SHIRE DEVELOPMENTS



DEED OF SALE

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Partner

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Partner

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Partner

AVON, SHIRE DEVELOPMENTS

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PARTNER

DEED OF SALE is executed at Mapusa-Goa, on this 29th day of October, 2021.

BETWEEN

R9 VENTURES, having its Office at House No. A/199, Verem-Ambekhan, Reis Magos, Bardez - Goa, 403114, represented by its authorized Partners, 1. **MR. CHINMAY VISHWAS PATIL**, son of Vishwas Patil, aged 42 years, married, service, having Income Tax PAN [REDACTED] and AADHAR Card No. [REDACTED] and mobile no. 9619888396, Indian National, resident of H. No. A/199, Ambekhan, Verem- Reis Magos, Bardez - Goa, 403 114,

2. **MR. PATRICK GONSALVES**, son of Sebastiao Gonsalves, aged 46 years, married, business, having Income Tax PAN [REDACTED] and AADHAR Card No. [REDACTED] and mobile no. 9823239650, Indian National, residing at H.No. 1531/A, Orda, Candolim, Bardez - Goa - 403 515,



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3. MR. JAIDEEP ANIL DESSAI, son of Mr. Anil Mukund Dessai, aged 36 years, bachelor, business, having Income Tax PAN [REDACTED] and AADHAR Card No. [REDACTED] and mobile no. 9822127477, Indian National, residing at C-3, Samadhan Apartments, Malbhat, Margao, South Goa, Goa - 403 601, hereinafter referred to as "THE VENDORS" (which expression shall be deemed to mean and include their partners, respective heirs, administrators, legal representatives, executors, successors and /or assigns wherever the context or meaning shall so require or permit) OF THE ONE PART;

AND

AVON SHIRE DEVELOPMENTS, a Partnership Firm duly registered under Indian Partnership Act 1932, having its Office at H. No.249/1-A1, Socolwoddo, Assagao, Bardez, Goa Mapusa Bardez-Goa 403513, PAN ; [REDACTED] J,

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(in terms of clause 22 of the Partnership Deed) a partner
MR. MOHAMADALI ASLAM HAJI ALIAS HAJI
MOHAMADALI ASLAM alias **HAJI MOHAMED**
ALI, son of Shri Aslam Haji, Age 38 years, married,
 business, having PAN Card No. [REDACTED] and Aadhar
 Card No [REDACTED] Mob No.9850078699, Indian
 National and resident of Ganga Satellite, A-1 201,
 Wanowrie, Pune, 40, its duly authorized to sign
 documents on behalf of the above said Partnership Firm.
 Hereinafter referred to as the "**THE PURCHASER**" (which
 expression shall unless repugnant to the context be
 deemed to mean and include their partners, his heirs,
 legal representatives, executors, administrators,
 successors, assigns, the context or meaning shall so
 require or permit) **OF THE OTHER PART;**

WHEREAS,

A. In terms of Clause 22 of the Partnership Deed one of
 the Partner i.e. **MR. HAJI MOHAMADALI**

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AVON SHIRE DEVELOPMENTS


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ASLAM alias HAJI MOHAMED ALI is authorised either to sign by himself or through his nominee of choice any Agreement, Documents with the customers/ clients/ purchaser or any like parties giving him, the said partner MR. HAJI MOHAMADALI ASLAM, with and extended powers.

B. (For the purpose of registration of this Deed of Sale before Sub-Registrar of Bardez, at Mapusa - Goa, MR. HAJI MOHAMADALI ASLAM alias HAJI MOHAMED ALI, hereinabove shall be represented by MR. MEHBOOB HAMID MULLA, son of Shri. Hamid Mulla, aged 34 years, businessman, married, Indian National, having PAN Card

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No. [REDACTED] and AADHAR Card No. [REDACTED], resident of H. No. 1/164-Q, Alto Duler, Mapusa, Bardez, Goa, authorized vide Power of Attorney dated **01/03/2021**, registered under No. 4/5113/2021 before Sub Registrar Class-II, Haveli 11, Puna,

- C. **ALL THAT** property known as "MADUNGA", admeasuring 12650 square meters, situated at Assagao Village, within the limits of the Village Panchayat of Assagao in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under survey No. 252/3 of Assagao Village and more particularly described in the **SCHEDULE I** hereafter written and shall hereinafter be referred to as the "SAID PROPERTY";
- D. The SAID PROPERTY originally belonged to Mr. Santana Fernandes and his wife, Mrs. Ludovina Graciana Fernandes;



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E. After the death of the said Mr. Santana Fernandes and Mrs. Ludovina Graciana the SAID PROPERTY devolved upon Mrs. Maria Eliza M. Fernandes alias Maria Eliza M. Fernandes e Rodrigues who was married to Mr. Anselmo Antonio Rodrigues, Mr. Roque Cluadio Fernandes who was married to Mrs. Cassiana Fernandes and Mrs. Ricardina Felicidade Safina Fernandes who was married to Mr. Pedro Joaquim Lobo;



F. Upon the death of said Anselmo Antonio Rodriguense and Maria Eliza Fernandes e Rodriguense, the 1/3rd share of the SAID PROPERTY devolved unto Mrs. Anita Alicia Fernandes alias Asha Kambli who, sold her undivided 1/3rd share in the SAID PROPERTY to the Vendors Vide Deed of Sale dated 04/04/2018, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-BK1-02262-2018, CD No. BRZD798 dated 28/05/2018.

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G. The remaining 2/3rd share in the SAID PROPERTY was sold by Father Ayres Fernandes to the Vendors by Vide Deed of Sale dated 18th January, 2019, registered in the Office of the Sub-Registrar of Bardez, Mapusa - Goa under No. BRZ-1-86-2019, Book 1, dated 18/01/2019. The said Father Ayres Fernandes purchased the 2/3rd share in the SAID PROPERTY through an auction in Inventory Proceeding No.417/2018, confirmed vide order dated 26/12/2018, which I.P. was initiated to determine estate of late Santana Fernandes and Ludovina Graciana Fernandes;

H. In light of the above said Deed of Sales, the Vendors became absolute owner in possession of the SAID PROPERTY.

I. The VENDOR thus acquired absolute rights of ownership to the SAID PROPERTY;

J. Vide Agreement for Sale dated 6th December, 2019, duly registered before the Sub-Registrar of Bardez under No. BRZ-1-432-

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2020, Book 1, dated 31/01/2020, the VENDORS agreed to sell to the PURCHASER a distinct portion of the SAID PROPERTY admeasuring 5750 square meters.

K. In terms of Agreement for Sale dated 06/12/2019, the VENDOR have now offered for sale to the PURCHASER an area admeasuring 5750 square meters of the SAID PROPERTY, hereinafter referred to as "the SAID PLOT", more particularly described in SCHEDULE II hereinafter written;

L. The VENDORS have represented to the PURCHASER that they are the sole and absolute owners in possession of the SAID PROPERTY including the rights and benefits attached thereto and no one else has any right, title or interest in or over the SAID PROPERTY and the VENDORS are absolutely seized and possessed of and otherwise well and sufficiently entitled to the SAID PLOT;

M. The VENDORS have further represented that:-

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- a. They have all the rights to deal with or dispose the SAID PLOT and they do not require any consent, permission or No Objection Certificate from any third Party.

- b. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the VENDORS are prevented or prohibited from dealing with, disposing of or transferring the VENDORS right, title and interest in respect of the SAID PLOT and/or part of them.

- c. The SAID PLOT is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis-pendens and prior to the execution hereof and that the VENDOR had not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PLOT and/or any one of them or any part of them.



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d. The SAID PLOT is not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that there is no subsisting Order under any of the applicable laws which prohibits or prevent the VENDORS from dealing with or disposing of the SAID PLOT.

e. There are no easementary rights created in favour of any third party under any document or by any covenant or by prescription in respect of and/or upon the SAID PLOT or any part thereof.

f. No notice/s is/are pending against the VENDORS and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PLOT or any one of them or any part thereof, and the VENDORS are entitled to sell and transfer the SAID PLOT to the PURCHASER without any permission and/or consent.



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g. That the VENDORS have not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc. with any other third party concerning the SAID PLOT nor have they agreed to sell or encumber or mortgage the same in any manner whatsoever.

h. No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PLOT or acquiring the SAID PLOT whereby VENDORS are prevented from selling the SAID PLOT.

i. That there are no outstanding taxes or any other outgoings payable in respect of the SAID PLOT as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.

j. That, the VENDORS have not mortgaged the SAID PLOT to any bank, financial institution or private financiers.



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N. Based on the representations and assurances by the VENDORS, the PURCHASER is desirous of purchasing from the VENDOR, all that the SAID PLOT, for a total consideration of Rs.7,86,00,000/- (Rupees Seven Crore Eighty Six Lakhs Only) free from all encumbrances, charges, demands whatsoever, on the terms and conditions hereinafter agreed upon.

THIS DEED OF SALE THEREFORE WITNESSETH AS UNDER:-

1. In total consideration of an amount of Rs. 7,86,00,000/- (Rupees Seven Crore Eighty Six Lakhs Only) paid by the PURCHASER to the VENDORS in the manner described under Schedule III hereunder written, the VENDORS do hereby sell, convey, transfer, assure and assign to the PURCHASER free from all encumbrances, charges and lien "THE SAID PLOT" therein, more particularly described under Schedule II hereunder and delineated in red colour in the plan attached hereto, along with access, ingress and egress on the access road, as well as all the easements, paths, right



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of way, privileges and appurtenant, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appurtenant or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever of the VENDORS in or to the SAID PLOT, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the PURCHASER forever absolutely uninterruptedly together with all the title, deeds, writings, and other evidence of title as ordinarily pass on to such sale.



2. Out of the above consideration the **PURCHASER** has deducted Rs.7,86,000/- (Rupees Seven Lakhs Eighty Six Thousand Only) being TDS deducted in terms of the provisions of the Income Tax Act, 1961.

3. The **VENDORS** do hereby admit and acknowledge having received the said amount of **Rs.7,86,00,000/-** (Rupees Seven Crore Eighty Six Lakhs Only) from the

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PURCHASER in the manner described in Schedule III herein under written after deducting 1 % T.D.S. more particularly described in the above mentioned para.

4. The **VENDORS** hereby declare that from the date of execution of this Deed, the ownership and title of **THE SAID PLOT** completely vests in the **PURCHASER** and the **VENDORS** acknowledge the **PURCHASER** as the absolute owner of "**THE SAID PLOT**".

5. The **VENDORS** and all the persons claiming under them shall, from time to time, upon any reasonable request being made by the **PURCHASER**, execute and perform and/or cause to be done, executed and performed all such acts, deeds, matters and/or things whatsoever as may be necessary or required to give complete effect to this Deed and/or to further assure "**THE SAID PLOT**" unto the **PURCHASER**.

6. The **VENDORS** assures, represents, guarantees, warrants and covenant with the **PURCHASER** in respect of "**THE SAID PLOT**" as follows:

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a. All recitals to this Deed shall be deemed to have been specifically incorporated herein so as to form an integral part thereof for all purposes whatsoever.

b. The **VENDORS** covenant with the **PURCHASER** and declare that at the time of the execution of this Deed of Sale, the title, interest transferred unto the **PURCHASER** under this Deed does indeed subsists in the **VENDORS** and that the **VENDORS** are the absolute and exclusive owners in actual physical possession and enjoyment of **THE SAID PLOT**, and that the **VENDORS** have clean, clear, good, marketable and unencumbered title to convey "**THE SAID PLOT**" unto the **PURCHASER** in the manner hereby done.

c. The **VENDORS** have not sold **THE SAID PLOT** or any party thereof or entered into any prior agreement for sale and/or any other arrangements for development or otherwise of **THE SAID PLOT** with any other person/ persons prior to the execution of this Deed **OTHER THAN THE PURCHASER**. The **VENDORS** further declare that they have not created any third party rights of whatsoever nature over **THE SAID PLOT**.



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d. This deed does not conflict with any applicable law as on the date hereof or any agreement or document to which the **VENDORS** are party and is not against any court order, judgment or decree, applicable to the **VENDORS**.

7. The **VENDORS** and all the persons claiming under them shall, from time to time, upon any reasonable request being made by the **PURCHASER**, execute and perform and/or cause to be done, executed and performed all such acts, deeds, matters and/or things whatsoever as may be necessary or required to give complete effect to this Deed and/or to further assure "**THE SAID PLOT**" unto the **PURCHASER**. However, it is agreed by the **PURCHASER**, that the **PURCHASER** has purchased **THE SAID PLOT** being satisfied with the representations made by the **VENDORS** in respect of title of the **VENDORS** to **THE SAID PROPERTY**.

8. That **VENDORS** further specifically covenants with the **PURCHASER** as under: -

a. That the title of **THE SAID PLOT** is absolutely clear and marketable and that there are no restrictions or

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limitations on the sale of **THE SAID PLOT** by the **VENDORS** to the **PURCHASER**.

b. That the **PURCHASER** shall hereafter peacefully and quietly enter, own, possess and enjoy **THE SAID PLOT** without any valid and subsisting claim or demand whatsoever from the **VENDORS** or any person or persons claiming through or under them.

c. That the **VENDORS** covenants to save harmless and keep indemnified the **PURCHASER** from or against all claims, encumbrances, charges, equities, demands of whatsoever nature that may arise for acts done by them, and further agree to save and keep indemnified the **PURCHASER** from and against all losses, damages, claims or costs which they may sustain by reasons of any and subsisting claim being made by anybody to **THE SAID PLOT** claiming under or through the **VENDORS**.

9. That the **VENDORS** declare that they have no objection for mutation of entry in the survey records of "**The Said**

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Property", for including the name of the **PURCHASER** in the Occupants Column of the survey records of "THE SAID PROPERTY", situated in Mapusa Municipal City within the jurisdiction of the Municipality of Mapusa, Bardez Taluka, Sub District North Goa, in the State of Goa and do hereby waive notice in a mutation process that will be initiated to carry out mutation in the Purchaser name.

10. That on execution of this Deed of Sale the Purchaser shall possess and enjoy "THE SAID PLOT", as lawful owners without any hindrance or interference, claims or demands whatsoever from the **VENDORS** or, any other person or persons claiming through the **VENDORS**.

11. That the Vendors agree that they have whilst executing this deed, lawful rights, absolute and exclusive title to "THE SAID PLOT", and is lawfully entitled to convey the same in the manner hereby done.

12. That in case any defect is found in the title of the **VENDORS** in regard to "THE SAID PLOT" hereby sold and /or in the present conveyance, then the **VENDORS AT**

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THEIR COST do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the PURCHASER for more perfectly conveying "THE SAID PLOT" unto the PURCHASER.

13. That the VENDORS at the request and the cost of the PURCHASER, shall sign all letter, execute all documents, affidavits, declaration and other writings, necessary for fully transferring "THE SAID PLOT" hereby sold to the PURCHASER as per the true intent and meaning of this DEED.

14. That the VENDORS do hereby covenant with the PURCHASER to save harmless and indemnify the PURCHASER in case of any loss or damages due to any defect in title of the VENDORS, demands, liens, whatsoever concerning "THE SAID PLOT" hereby sold arising from any action of the VENDORS.

15. The sale consideration above stated is the Fair Market value of "THE SAID PLOT", is Rs. 7,86,00,000/- (Rupees Seven Crore Eighty Six Lakhs Only) as the purchase consideration and as such the stamp duty

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amounting to Rs.12,57,600/-(Rupees Twelve lakh fifty seven thousand six hundred only) is stamped/embossed on the first page of this Deed through franking system.



16. That the Schedules, and the plan annexed hereto and hereunder written be treated as being integral part of this Deed of Sale.

17. That the SAID PROPERTY as described in the Schedule herein underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and the parties hereto shall have the necessary correction or rectifications.

18. The **VENDORS** have obtained under Section 49(6) of Goa, Daman and Diu, Town and Country Planning Act, 1974 No Objection Certificate for the purpose of registration of Sale Deed (Sale) in respect of the property bearing survey No.252/3 of Village Assagao, Taluka Bardez, Goa from the office of the Town Planner, Town and Country Planning Department, North Goa District bearing Ref. No. NOC/49(6)/1982/ASSG/TCP-21/4946 dated 18/11/2021.

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AVON SHIRE DEVELOPMENTS

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19. The **VENDORS** and the **PURCHASER** hereby declares that "THE SAID PLOT" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77, dated 21/08/1978.

20. At the time of Agreement of Sale dated 06/12/2019 duly registered before Sub Registrar of Bardez under Book -1, Document Registration no. BRZ-1-432-2020, on 31/01/2020, the **PURCHASER** hereinabove had paid stamp duty of (2.9%) **Rs. 22,79,400/- (Rupees Twenty Two Lakhs Seventy Nine Thousand Four Hundred Only)** and same is adjusted in the present sale deed and the balance stamp duty of 1.6% i.e. **Rs.12,57,600/- (Rupees Twelve Lakhs Fifty Seven Thousand Six Hundred Only)** is purchased herewith

SCHEDULE I

All that property known as "MADUNGA", admeasuring **12650 square meters** situated at Assagao Village, within the limits of the Village Panchayat of Assagao in the Taluka and Sub-

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District of Bardez, District of North Goa in the State of Goa, surveyed under survey No. 252/3 of Assagao Village, described in the land registration office of Bardez under No. 14152 at page 181V of Book B-37 new, not enrolled in the Taluka Revenue Office and is bounded as under:-

Towards North : by Survey No. 253/3 of Village Assagao

Towards South : by Survey No. 245/2, 2-C, 2-B, 3 & 4 of Village Assagao

Towards East : by Survey No. 227/1 of Village Assagao

Towards West : by Survey No. 252/2 of Village Assagao

SCHEDULE II

ALL THAT distinct portion admeasuring **5750 square meters** of the SAID PROPERTY described in SCHEDULE I above and is bounded as under:

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- East : by remaining portion of the same property and 6 meters wide road,
- West : by property surveyed under no. 252/2 of Assagao Village,
- North : by property surveyed under no. 253/3-A of Assagao Village and internal road through the said property,
- South : by Survey No. 245/2, 3, 4 & 5 of Village Assagao

delineated with red boundary lines on the plan annexed hereto as **Annexure I**

SCHEDULE III

(PAYMENT SCHEDULE)

- i) A sum of Rs. 1,48,50,000/- (Rupees One Crore Forty Eight Lakhs Fifty Thousand Only) is paid vide Cheque No. 000208 drawn on RBL Bank, Pune Branch dated 05/11/2019.
- ii) A sum of Rs. 1,38,60,000/- (Rupees One Crore Thirty Eight Lakhs Sixty Thousand Only) is paid vide Cheque No. 000029 drawn on RBL Bank, Pune Branch dated 06/12/2019.

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- iii) A sum of Rs. 2,90,000/- (Rupees Two Lakh Ninety Thousand only) is deducted towards the TDS in terms of the provisions of the Income Tax Act, 1961.
- iv) A sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) is paid vide RTGS No. RA1NR20324858021 Dated 19/11/2020.
- v) A sum of Rs. 83,30,000/- (Rupees eighty three lakhs thirty thousand only) is paid vide Cheque No. 000232 drawn on RBL Bank, Pune Branch, Dated 29/10/2021.
- vi) A sum of Rs. 3,77,74,000/- (Rupees Three Crore Seventy Seven Lakhs Seventy Four Thousand Only) is paid vide Cheque No. 000231 drawn on RBL Bank, Pune Branch.
- vii) A sum of Rs. 4,96,000/- (Rupees Four Lakh Ninety Six Thousand only) is deducted towards the TDS in terms of the provisions of the Income Tax Act, 1961.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.

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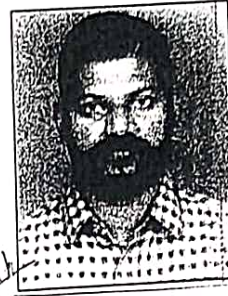
AVON SHIRE DEVELOPMENTS

PARTNER

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
R9 VENTURES THROUGH ITS PARTNER NO.1

R9 VENTURE

Patil
Partner



MR. CHINMAY VISHWAS PATIL

LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

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Patil
Partner

R9 VENTURE

Patil
Partner

R9 VENTURE

Patil
Partner

AVON SHIRE DEVELOPMENTS

Patil
PARTNER



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
R9 VENTURES THROUGH ITS PARTNER No.2






R9 VENTURE


Partner






Mr. PATRICK GONSALVES



LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

R9 VENTURE


Partner

R9 VENTURE


Partner

R9 VENTURE AVON SHIRE DEVELOPMENTS


Partner


PARTNER



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
R9 VENTURES THROUGH ITS PARTNER NO.3

R9 VENTURE

[Signature]
Partner

Mr. JAIDEEP ANIL DESAI



LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

R9 VENTURE

[Signature]
Partner

R9 VENTURE

[Signature]
Partner

R9 VENTURE VON SHIRE DEVELOPMENTS

[Signature]
Partner

[Signature]
PARTNER

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
AVON SHIRE DEVELOPMENTS THROUGH
PARTNER

AVON SHIRE DEVELOPMENTS

[Handwritten Signature]
PARTNER



MR. MOHAMADALI ASLAM HAJI
alias HAJI MOHAMADALI ASLAM
alias HAJI MOHAMED ALI



LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

R9 VENTURE

[Handwritten Signature]
Partner

R9 VENTURE

[Handwritten Signature]
Partner



R9 VENTURE AVON SHIRE DEVELOPMENTS

[Handwritten Signature]
Partner

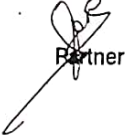
[Handwritten Signature]
PARTNER

Name of the Witness

Signature

Miss Shruti Chari	
Safran Hussain Aga	

R9 VENTURE


Partner

R9 VENTURE


Partner

R9 VENTURE


Partner

AVON SHIRE DEVELOPMENTS


PARTNER

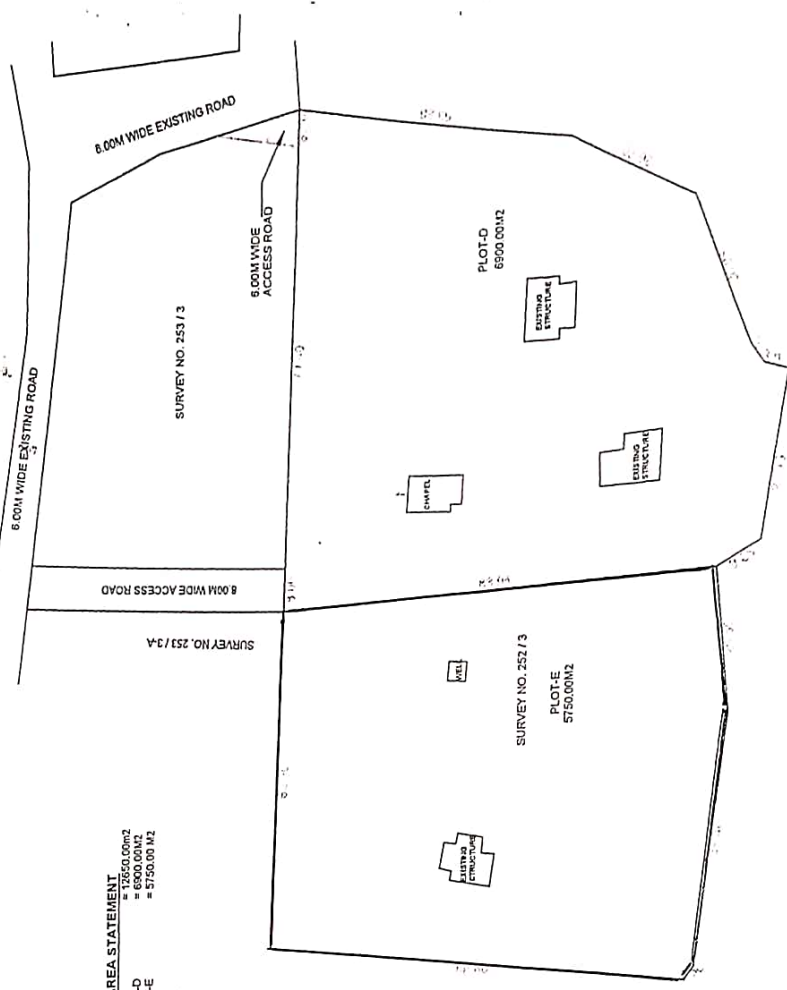


VENDORS

SITE PLAN SHOWING 'PLOT-E' ADMENSURING AND AREA OF 5750.00 M² SURVEY NO. 252 / 3 SITUATED AT ASSAGAO VILLAGE OF BARDE



AREA STATEMENT
AREA OF PLOT = 17250.00 M²
AREA OF PLOT-D = 6900.00 M²
AREA OF PLOT-E = 5750.00 M²



R9 VENTURE
Partner

R9 VENTURE
Partner

R9 VENTURE
Partner

PURCHASER
AVON SHIRE DEVELOPMENTS
PARTNER

SITE PLAN
(SCALE - 1:1000)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Nov-2021 03:25:51 pm

Document Serial Number :- 2021-BRZ-4486

Presented at 03:12:58 pm on 24-Nov-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1257600
2	Registration Fee	2358500
3	Mutation Fees	2500
4	Processing Fee	5080
Total		3623680

Stamp Duty Required :1257600/-







Stamp Duty Paid : 1257600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mehboob Hamid Mulla ,Father Name:Hamid Mulla, Age: 34, Marital Status: , Gender:Male, Occupation: Business, Address1 - H no 1-164-Q Alto Duler Mapusa Goa, Address2 - PAN No.: [REDACTED]			






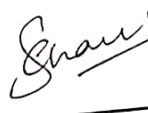
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Chinmay Vishwas Patil Partner Of RNine Ventures , Father Name:Vishwas Patil, Age: 42, Marital Status: , Gender:Male, Occupation: Service, H No A- 199 Ambekhan Verem Reis Magos Bardez, PAN No.: [REDACTED]			
2	Patrick Gonsalves Partner Of RNine Ventures , Father Name:Sebastiao Gonsalves, Age: 46, Marital Status: , Gender:Male, Occupation: Business, H No 1531-A Orda Candolim Bardez Goa, PAN No.: [REDACTED]			

	Party Name and Address	Photo	Thumb	Signature
3	Jaideep Anil Desai Partner Of RNine Ventures , Father Name:Anil Desai, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, C-3 Samadhan apartments Malbhat Margao South Goa, PAN No.: 			
4	Mehboob Hamid Mulla , Father Name:Hamid Mulla, Age: 34, Marital Status: ,Gender:Male,Occupation: Business, H no 1-164-Q Alto Duler Mapusa Goa, PAN No.: , as Power Of Attorney Holder for Mohamadali Aslam Haji Alias Haji Mohamadali Aslam Alias Mohamed Ali All Managing Partners Of Ms Avon Shire Developments For Self And On Behalf Of Partners Bhupinder Singh Khalsa Ajit Venkatrama Someshwar Aslam Abdulla Haji			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Safran Hussain Aga, Age: 29, DOB: , Mobile: 8459876781 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403506, Nanus, Sattari, NorthGoa, Goa			
2	Name: Shruti Chari, Age: 27, DOB: , Mobile: 8459479229 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403509, H No 1129-1 Mazal vaddo, H No 1129-1 Mazal vaddo, Anjuna, Bardez, NorthGoa, Goa			


 Sub Registrar
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 BARDEZ

Document Serial Number :- 2021-BRZ-4486

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Book :- 1 Document
Registration Number :- BRZ-1-4350-2021
Date : 24-Nov-2021



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

SUB-REGISTRAR
BARDEZ