



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-GA00278345349334Y

: 06-Apr-2026 02:52 PM

: NONACC (TS)/ gaga-t30/ STO-Mapusa/ GA-NGA

: SUBIN-GAGAGA-T3000490895326294Y

: Raichandani Fortunes LLP

: Article 22 Conveyance

: Survey No.345/22-A admeasuring 2372 Sq.mts in village Calangute Bardez Goa.

: 8,87,33,975

: (Eight Crore Eighty Seven Lakh Thirty Three Thousand Nine Hundred And Seventy Five only)

: Ms Goldiam Mercantile Realty LLP

: Raichandani Fortunes LLP

: Raichandani Fortunes LLP

: 53,24,100

: (Fifty Three Lakh Twenty Four Thousand One Hundred only)



Please write or type below this line

2026-13R1-1723
8/4/26

PF 0000172685

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

DEED OF SALE

This DEED OF SALE executed at Panaji, Goa by the PARTY OF THE FIRST PART and the PARTY OF THE SECOND PART on this 8th day in the month of April Two Thousand Twenty Six (2026).

BY AND BETWEEN



M/S GOLDIAM MERCANTILE REALTY LLP, erstwhile Goldiam Mercantile Realty Private Limited, now a limited liability partnership duly registered under Limited Liability Partnership Act, 2008, having LLPIN No. [REDACTED], having PAN NO. [REDACTED], having its registered office at 07, Mahalakshmi Industrial Estate, Gandhi Nagar, D.S. Road, Lower Parel (w), Mumbai, Maharashtra – 400013, hereinafter referred to as “**VENDOR**,” which expression shall unless repugnant to the context or meaning thereof include all his heirs, executors, administrators, successors, successors in interest, legal representatives, assignees etc., duly represented herein by its designated partner **MR. ASHWANI TALWAR**, Son of Mr. Harbans Lal Talwar, 61 years of age, married, Indian National, having PAN NO. [REDACTED], AADHAR NO. [REDACTED], residing at House No. F-2, Maharani Bagh, Srinivasपुरi, South Delhi. Delhi – 110065, duly authorised vide

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[Signature]

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M/s RAICHANDANI FORTUNES LLP

[Signature]

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resolution dated 18/03/2026 being the **PARTY OF THE FIRST PART,**

AND

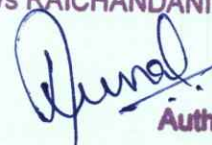
RAICHANDANI FORTUNES LLP, a limited liability partnership duly registered under Limited Liability Partnership Act, 2008, having LLPIN NO. [REDACTED] Having PAN NO. [REDACTED], having its registered office at 6-3-354, 3rd Floor, S.B. Towers, Road No. 1, Banjara Hills, Hyderabad, Telangana - 500034, hereinafter referred to as "**PURCHASER**," which expression shall unless repugnant to the context or meaning thereof include all their partners, shareholders, employees, heirs, executors, administrators, successors, successors in interest, legal representatives, assignees, etc, duly represented herein by its designated partner **MR. KUNAL RAICHANDANI**, Son of Mr. Raj Kumar D Raichandani, 30 years of age, married, Indian National, having PAN NO. [REDACTED], AADHAR NO. [REDACTED], residing at House no. 1-11227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, duly authorised vide resolution dated 16/03/2026 being the **PARTY OF THE SECOND PART.**

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That the VENDOR and PURCHASER are hereinafter jointly referred to as "**PARTIES**," and individually as written hereinabove.

All parties are Indian Nationals.

WHEREAS the VENDOR has represented to the PURCHASER as follows:

i. There exists a Property admeasuring 3,400 sqmtrs known as and "**TARIACHEM**" in Agarwado in the Village of Calangute, Bardez, described in the Land registration office of Bardez under No. 52163 at page 11 of Book B111 (New) and enrolled in the Revenue Office of Bardez under Matriz No. 712 of Second circumscription, surveyed under Survey No. 345/22 of the Village of Calangute, Bardez, Goa, more particularly described in SCHEDULE I herein, hereinafter referred to as "**LARGER PROPERTY.**"

ii. **AND WHEREAS** Mr Mariano Bernardo Antonio Joao Fernandes alias Mariano Afonso Fernandes and his wife Mrs. Gracinda Maria do Carmo Lourdes Martins were the owners in possession of the LARGER PROPERTY.

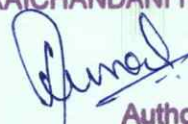
iii. **AND WHEREAS** Mr. Mariano Bernardo Antonio Joao Fernandes alias Mariano Afonso Fernandes had a made a PUBLIC WILL dated 01/08/1979 duly recorded at page 25 onwards of the Book No. 109 of Book of Wills, Bardez, by Sharad Raghuvir Borkar, Civil Registrar cum Sub Registrar and Notary Ex Officio in the Judicial Division of

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Bardez, Mapusa, whereby, he bequeathed his right to the LARGER PROPERTY first to his wife, if she survived him, with a condition that upon her death, the LARGER PROPERTY as a whole would stand transferred to his daughter Mrs. Vera Martins Fernandes alias Vera Martins Fernandes E Cardozo.

iv. **AND WHEREAS** Mrs Gracinda Maria do Carmo Lourdes Martins had made PUBLIC WILL dated 01/08/1979 duly recorded at page 21 overleaf onwards of the Book No. 109 of Book of Wills, Bardez, by Sharad Raghuvir Borkar, Civil Registrar cum Sub Registrar and Notary Ex Officio in the Judicial Division of Bardez, Mapusa, whereby, she bequeathed her right to the LARGER PROPERTY first to her husband, if he survived her, with a condition that upon his death, the LARGER PROPERTY as a whole would stand transferred to her daughter Mrs Vera Martins Fernandes alias Vera Martins Fernandes E Cardozo.

v. **AND WHEREAS** Mr Mariano Bernardo Antonio Joao Fernandes alias Mariano Afonso Fernandes passed away on 30/12/1979 and his wife Mrs Gracinda Maria do Carmo Lourdes Martins passed away on 19/07/1994.

vi. **AND WHEREAS** in terms PUBLIC WILL dated 01/08/1979 duly recorded at page 25 onwards of the Book No. 109 of Book of Wills, Bardez, by Sharad Raghuvir Borkar, Civil Registrar cum Sub Registrar and Notary Ex Officio in the

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Judicial Division of Bardez, Mapusa, made by Mr Mariano Bernardo Antonio Joao Fernandes (will came into effect on 30/12/1979) and PUBLIC WILL dated 01/08/1979 duly recorded at page 21 overleaf onwards of the Book No. 109 of Book of Wills, Bardez, by Sharad Raghuvir Borkar, Civil Registrar cum Sub Registrar and Notary Ex Officio in the Judicial Division of Bardez, Mapusa, Mrs Gracinda Maria do Carmo Lourdes Martins (will came into effect on 19/07/1994), the LARGER PROPERTY stood bequeathed to Mrs. Vera Martins Fernandes alias Vera Martins Fernandes E Cardozo.



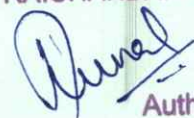
AND WHEREAS Mrs. Vera Martins Fernandes alias Vera Martins Fernandes E Cardozo was married to Mr. Lenin Bernardo de Sa Cardozo under the communion of assets regime.

- viii. AND WHEREAS** vide DEED OF SALE dated 14/03/2001 duly registered under no. 625 at pages 172 to 183 of Book I of Volume 807 on 20/03/2001 in the Office of Sub Registrar, Bardez, Goa, Mrs Vera Martins Fernandes and her husband Mr. Lenin Bernardo de Sa Cardozo sold a part of the LARGER PROPERTY admeasuring 427.50 sqmtrs along with the mundkarial house bearing house no. E/4-158, hereinafter referred to as "**PART PROPERTY**", to Mrs. Martha Zuzarte and Mrs. Christine Pareira.

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ix. **AND WHEREAS** vide DEED OF SALE dated 06/12/2007 duly registered under no. 3988 at pages 218 to 236 of Book I of Volume 2383 on 07/12/2007 in the Office of Sub Registrar, Bardez, Goa, Mrs. Vera Martins Fernandes and her husband Mr. Lenin Bernardo de Sa Cardozo sold the balance part of the LARGER PROPERTY i.e. part of the LARGER PROPERTY admeasuring 2972.50 sqmtrs, hereinafter referred to as "**BALANCE PROPERTY**," to the VENDOR herein.



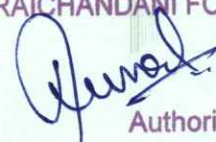
x. **AND WHEREAS** vide order dated 11/09/2018 passed by the Joint Mamletdar-II, Bardez, Mapusa in Case No. MND/PUR/01/2009, the purchase application dated 19/11/2008 filed by Mrs. Maria Caetan Remedios, through her heirs, Mrs Lourdina Rodrigues alias Lordes Rodrigues and Mrs Joana Conceicao Rodrigues alias Joana Remedios alias Carmalina Remedios was allowed, and accordingly they purchased the House No. E-4-167 situated on the BALANCE PROPERTY, in terms of the said order, hereinafter referred to as "**MUNDKARIAL PROPERTY I**", upon payment of the purchase price.

xi. **AND WHEREAS** vide order dated 13/02/2013 passed by the Joint Mamletdar-II, Bardez, Mapusa in Case No. MND/PUR/16(1)/Cal/1/2018, the purchase application dated 23/01/208 filed by Mrs Anna Conceicao Ludovina Faria E Remedios, through her heirs, Mrs. Esperance

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Soares was allowed, and accordingly she purchased the House No. E-4-168 situated on the BALANCE PROPERTY, in terms of the said order, hereinafter referred to as **"MUNDKARIAL PROPERTY II"**, upon payment of the purchase price.

xii. **AND WHEREAS** the remaining portion of the LARGER PROPERTY, excluding the PART PROPERTY, MUNDKARIAL PROPERTY I and MUNDKARIAL PROPERTY II, is all that piece and parcel of land admeasuring 2372.00 sqmtrs, hereinafter referred to as **"SAID PROPERTY,"** more particularly described in SCHEDULE II herein and demarcated in RED in the **PLAN** annexed to this DEED as **ANNEXURE A.**

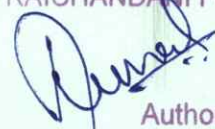
xiii. **AND WHEREAS** the VENDOR had filed proceedings before the Inspector of Survey and Land Records, Mapusa bearing Case No. PIBAR12-24-781/1157 for partition of the SAID PROPERTY and for seeking a separate survey/sub division no. for the SAID PROPERTY.

xiv. **AND WHEREAS** vide order dated 30/07/2025 passed in the Case No. PIBAR12-24-781/1157 by the Inspector of Survey and Land Records, Mapusa, the SAID PROPERTY has been partitioned and designated as a separate land holding bearing Survey No. 345/22-A.

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xv. AND WHEREAS the VENDOR is the exclusive owner in possession of the SAID PROPERTY, free from all encumbrances and having an absolute and marketable right and title over the SAID PROPERTY.

xvi. AND WHEREAS the VENDOR has represented that there are no Mundkars or tenants under any law, or lessees or Khotis, claiming or declared under any law in force as regards the SAID PROPERTY or any claim of whatsoever nature by any third party or person either against the VENDOR or the SAID PROPERTY.

xvii. AND WHEREAS the VENDOR has not entered into any Agreement, Understanding, Lease, License, Deed, Gift or any other instrument of whatsoever nature for sale and/or license, lease, use, mortgage, charge or any other right of whatsoever nature, of the SAID PROPERTY or any part thereof, with any third person or party or entity.

xviii. AND WHEREAS the VENDOR has represented that the SAID PROPERTY is not subject matter of any litigation and/or any proceedings before any Court of law and/or quasi-judicial authorities and/or before any other autonomous, statutory authority or body or officer or arbitration tribunal.

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xix. AND WHEREAS the VENDOR has represented that the SAID PROPERTY is not the subject matter of any notices and/or proceedings under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and/or any Requisition Act or any other Act.

xx. AND WHEREAS the VENDOR has represented that there are no pending Suits, Appeals, Applications, Petitions, litigation or any proceedings of whatsoever nature in any Court of Law or Tribunal or Authority or Officer or any other forum/Court/Tribunal/Authority relating and/or concerning directly or indirectly the SAID PROPERTY or any parties thereof relating to the title of the VENDOR thereto or having any connection whatsoever with the SAID PROPERTY or the rights, title, interest of the VENDOR as regards the SAID PROPERTY.

xxi. AND WHEREAS the VENDOR has represented that no other party or person or entity other than the VENDOR has any right, title or interest of whatsoever nature in the SAID PROPERTY or any right of Pre-emption or any other right of like nature in respect of the SAID PROPERTY by virtue of which such person or party or entity can challenge or in any manner question the present sale.

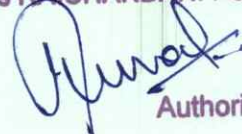
xxii. AND WHEREAS the VENDOR had represented that it was duly converted from a private limited company to a Limited

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liability Partnership vide Certificate of Registration of Conversion dated 25/07/2023 and is the owner in possession of the SAID PROPERTY, and the authorised representative in this DEED of the VENDOR has due authority and power to convey, sell and transfer the SAID PROPERTY to the PURCHASER.

AND WHEREAS the VENDOR has represented on the basis of the above facts and supporting documents that he has a clear and marketable title of the SAID PROPERTY and is the exclusive owner in possession of the SAID PROPERTY.



AND WHEREAS the PURCHASER has approached the VENDOR to buy the SAID PROPERTY and the VENDOR has offered to the PURCHASER to buy the SAID PROPERTY from him and in furtherance of the same has given inspection and copies of the documents relating to the title flow of the SAID PROPERTY and the plans, specifications, permissions, revenue records etc pertaining to the SAID PROPERTY.

AND WHEREAS the PURCHASER after having inspected the documents handed over, visited the SAID PROPERTY and conducted due diligence and title verification of the VENDOR as regards the SAID PROPERTY.

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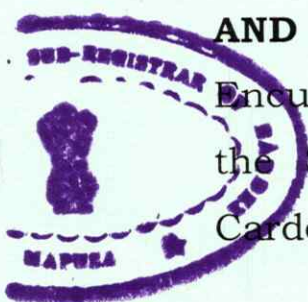
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AND WHEREAS the PURCHASER after conducting of due diligence and subject to the clauses of this DEED, is satisfied that the VENDOR has clear, good and marketable title over the SAID PROPERTY.

AND WHEREAS the PARTIES had entered into an AGREEMENT OF SALE dated 24/09/2024 for sale and purchase of the SAID PROPERTY.

AND WHEREAS the VENDOR has secured a NIL Encumbrance Certificate dated 19/10/2021 as regards the SAID PROPERTY through one Mr Joseph John Cardozo.



AND WHEREAS the PURCHASER, through its advocate, had published on 20/07/2024, a Notice of Intention to purchase the SAID PROPERTY from the VENDOR in one English newspaper i.e. Times of India, as well as in one Marathi newspaper i.e. Tarun Bharat, calling upon the general public, to within 15 (Fifteen) days therefrom raise objection/s, if any, to the purchase of the SAID PROPERTY from the VENDOR.

AND WHEREAS till date no objection of whatsoever nature has been received in furtherance to the Public Notice from any person and/or entity.

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AND WHEREAS the PURCHASER, having accepted the representations and warranties of the VENDOR, having inspected the documents handed over, visited the SAID PROPERTY and upon receipt of copies of certain documents is satisfied that the VENDOR has title to convey the SAID PROPERTY in accordance with the terms and conditions agreed upon hereinunder.

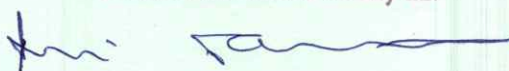
AND WHEREAS the PURCHASER, pursuant to the discussions and negotiations between the PARTIES has accepted the offer of the VENDOR and agreed to purchase the SAID PROPERTY in the manner and as per the terms and conditions enumerated hereinbelow.



AND WHEREAS the PARTIES relying on the confirmations, representations, warranties and assurances of each other to faithfully abide and oblige all the terms, conditions and stipulations contained in this DEED and applicable laws, are now willing to enter into this DEED for purchase of the SAID PROPERTY by the PURCHASER, on the terms and conditions contained hereinafter.

AND WHEREAS the PURCHASER by execution of this DEED and having paid the entire consideration has purchased and the VENDOR by execution of this DEED

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and upon receipt of the total consideration has sold, conveyed and transferred all his rights, title, claim and interest of whatsoever nature on the SAID PROPERTY in favour of the PURCHASER, in the manner and as per the terms and conditions enumerated hereinbelow.

NOW THEREFORE IT IS HEREBY
EXPRESSLY AGREED BY AND BETWEEN
THE PARTIES OF THE DEED AND
WITNESSETH AS UNDER:

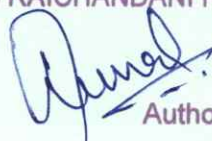


- 1) In pursuance to the aforesaid and upon receipt of the total consideration of **Rs 8,87,33,975 (Rupees Eight Crore Eighty Seven Lakh Thirty Three Thousand Nine Hundred Seventy Five Only)** (hereinafter referred to as "**CONSIDERATION**"), subject to the deduction of TDS as per the provisions of the Income Tax Act, 1961, paid by the PURCHASER to the VENDOR, the payment and receipt of whereof the VENDOR hereby admits and acknowledges, and of and from the same forever acquit, release and discharge the PURCHASER, the VENDOR does hereby sell, grant, convey, transfer, release, assure and assign to the PURCHASER, free from all encumbrances, the SAID PROPERTY i.e. all that piece and parcel of land admeasuring 2,372.00 sqmtrs, bearing Survey No. 345/22-A of the Village of Calangute Bardez, Goa, earlier forming part of the Property known as and "**TARIACHEM**" in Agarwado in the Village of Calangute, Bardez, described

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in the Land registration office of Bardez under No. 52163 at page 11 of Book B111 (New) and enrolled in the Revenue Office of Bardez under Matriz No. 712 of Second circumscription bearing Survey No. 345/22 of the Village of Calangute, Bardez, Goa, presently surveyed as a separate land holding, more particularly described in SCHEDULE II herein and demarcated in RED on the PLAN annexed to this DEED as ANNEXURE A, **TOGETHER WITH** all the present and future estate, right, title and interest which exists or may accrue to the benefit of the VENDOR in relation to the SAID PROPERTY or any part thereof, whether by change in law, policy or in any other manner howsoever, whereby any additional floor area is permitted to be built-up and constructed on the Subject Land or any part thereof **TOGETHER WITH** the benefit of the entire floor space index and the present and future development potential of the SAID PROPERTY or any part thereof **TOGETHER WITH** all and singular areas, ways, compounds, sewers, drains, ditches, shrubs, trees, plants, paths, passages, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members, furniture, fixtures, movables and appurtenances whatsoever (as available) to the SAID PROPERTY or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto **AND TOGETHER WITH** all interests, title, entitlements, privileges or any



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other right of whatsoever nature related or connected, linked or allied or associated, either directly or indirectly, to the SAID PROPERTY or any part thereof and **TO HAVE AND TO HOLD** all and singular the SAID PROPERTY hereby granted, conveyed, sold, transferred and assured so to be with their and every of their rights and appurtenances unto and to the use of the benefit of the PURCHASER.

2) The PURCHASER has paid the CONSIDERATION in its entirety to the VENDOR as follows:

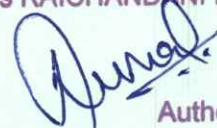


- I. Rs 50,00,000 (Rupees Fifty Lakh Only) through RTGS vide UTR No. KKBKR52025012700615151 dated 27/01/2025 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad.
- II. Rs 50,00,000 (Rupees Fifty Lakh Only) through RTGS vide UTR No. KKBKR52025012700613442 dated 27/01/2025 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad.
- III. Rs 50,00,000 (Rupees Fifty Lakh Only) through RTGS vide UTR No. KKBKR52025012700613124 dated 27/01/2025 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad.
- IV. Rs 50,00,000 (Rupees Fifty Lakh Only) through RTGS vide UTR No. KKBKR52025012700994706 dated 27/01/2025 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad.

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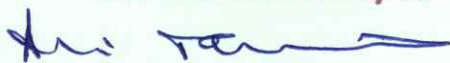

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- V. Rs 47,50,000 (Rupees Forty Seven Lakh Fifty Thousand Only) through RTGS vide UTR No. KKBKR52025012700614970 dated 27/01/2025 drawn on Kotak Mahindra Bank, S.D. Road, Secundarabad,
- VI. Rs 2,47,50,000 (Rupees Two Crore Forty Seven Lakh Fifty Thousand Only) through RTGS vide UTR No. KKBKR52024112800798709 dated 28/11/2024 drawn on Kotak Mahindra Bank, S.D. Road, Secundarabad,
- VII. Rs 1,00,00,000 (Rupees One Crore Only) through RTGS vide UTR No. KKBKR52026040800848196 dated 8/04/2026 drawn on Kotak Mahindra Bank, S.D. Road, Secundarabad,
- VIII. Rs 1,00,00,000 (Rupees One Crore Only) through RTGS vide UTR No. KKBKR52026040800848492 dated 8/04/2026 drawn on Kotak Mahindra Bank, S.D. Road, Secundarabad,
- IX. Rs 1,00,00,000 (Rupees One Crore Only) through RTGS vide UTR No. KKBKR52026040800847333 dated 8/04/2026 drawn on Kotak Mahindra Bank, S.D. Road, Secundarabad,
- X. Rs 83,46,625/- (Rupees Eighty Six Lakh Fourth Six Thousand Six Hundred and Twenty Five Only) through RTGS vide UTR No. KKBKR52026040800847924 dated 8/04/2026 drawn on Kotak Mahindra Bank, S.D. Road, Secundarabad.

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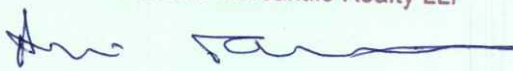
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and strictly upon receipt of the same, which the VENDOR completely acknowledges, the VENDOR hereby admits, acknowledges and declares, the PURCHASER as the full and complete owner in possession of the SAID PROPERTY together with all the interests, claim, title or any other right as regards the SAID PROPERTY as agreed in CLAUSE 1 hereinabove, and also fully and completely admits and acknowledges receipt of the entire CONSIDERATION under this DEED, subject to deduction towards TDS, as applicable under law.

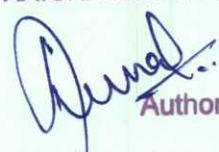


- 3] The VENDOR hereby states, declares, assures, represents, warrants and covenants, with the PURCHASER as follows:
- (a) The VENDOR as absolute owner in possession does hereby grant, convey, sell, transfer, assign and assure to the PURCHASER free from all encumbrances, the SAID PROPERTY along with all the privileges, rights, liberties, amenities, easements and appurtenances whatsoever, either belonging to or in any way appertaining on usually held or occupied therewith or reputed to belong, estate, title, right, claim and demands to whatsoever of VENDOR unto the same every part thereof TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever together with the title deeds, writing and other ordinance of title as ordinarily passes against such sale.

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(b) The VENDOR has paid all the dues, taxes, property taxes, premiums, statutory dues and such other charges and expenses payable in relation to the SAID PROPERTY and there are no dues outstanding with respect to the SAID PROPERTY;

(c) All the revenue and statutory records with respect to the Land reflect the name of the VENDOR as the owner thereof and upon the execution and registration of these presents, the PURCHASER shall be entitled to cause his name to be recorded in the occupant's column of the Form I and XIV pertaining to the SAID PROPERTY or any other survey or revenue record as deemed fit and proper by the PURCHASER;

(d) The SAID PROPERTY is freely transferrable and no consent is required from any person or authority or any premium or other charge or fee is payable to any Government authority on any such sale or transfer;

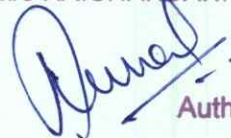
(e) The SAID PROPERTY is freehold land and the VENDOR is in sole and exclusive possession of the SAID PROPERTY and there are no encroachments or trespassers or tenants or mundkars of whatsoever nature on any part of the SAID PROPERTY;

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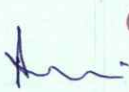
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(f) The VENDOR has neither created any right, title or interest in favour of any other person in respect of the SAID PROPERTY nor has the VENDOR entered into any memorandum of understanding, Letters of Intent, agreement for sale, or arrangement or understanding or agreement of whatsoever nature, whether oral or written, with any third party including for or by way of sale, development, lease, transfer, license, gift, lien, pledge, easement, charge, mortgage or for creation of third party rights or interest of whatsoever nature relating to the SAID PROPERTY or any part thereof;



(g) The SAID PROPERTY does not belong to any scheduled caste/scheduled tribe pursuant to Notification No.RD/LAND/LRC/318/77 dated 21st August, 1978 and does not form part of the Goa Commission of Scheduled Castes and Scheduled Tribes Act, 2010 Rules, amendments and regulations made thereunder;

(h) No notice/s/has/have been received by the VENDOR from any local authorities or from the State Government or Central Government under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Defence of India Act, Land Revenue Code, or any environmental laws, or any other legislative enactments, government ordinances, orders or notifications for requisition and /or acquisitions of the SAID PROPERTY or any part thereof;


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(i) The SAID PROPERTY or any part thereof, is not declared as a surplus vacant land in excess of the ceiling limit and no orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the Subject Land or any part thereof, including under Section 20 thereof. There is no condition or restriction relating to the use or transfer of the Subject Land or any part or portion thereof under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 or any orders passed thereunder;



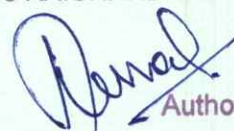
(j) There are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other revenue proceedings, claims, actions or governmental investigations or investigations by the Special Investigating Team, of any nature pending or, threatened against, with respect to the SAID PROPERTY or any part thereof and there is no order passed in any legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings restraining the VENDOR from transferring the SAID PROPERTY or in any manner restricting or questioning the title, right, claim and interest of the VENDOR in the SAID PROPERTY;

(k) The SAID PROPERTY or any part thereof is not subject to any easements or any restrictive covenants in the nature of easements or otherwise.

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(l) There is no injunction or any other order from any Court, Revenue Authority, Municipal Corporation or any other authority/officer for any taxation or other dues restraining the VENDOR from dealing with the SAID PROPERTY or entering into this DEED and there are no income tax dues or proceedings pending against the VENDOR as specified under Section 281 of the Income Tax Act, 1961 and the SAID PROPERTY or any part thereof is not subject to any attachment;



(m) Neither the VENDOR nor anyone on his behalf has committed or omitted to do any act, deed, matter or thing whereby any rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner;

(n) There is no circumstance, fact or act or any impediment affecting the right and authority of the VENDOR to sell, assign and transfer the SAID PROPERTY to the PURCHASER and upon the execution of these presents, such sale, the PURCHASER shall be entitled to the vacant, peaceful and physical possession of the SAID PROPERTY;

(o) That there is no dispute with any of the owners of the adjoining properties as to boundaries or areas of the SAID PROPERTY or any part thereof.

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(p) The SAID PROPERTY or any part thereof is not and was never a tenanted land and no person ever claimed or has claimed any tenancy or Mundkarial right over the SAID PROPERTY.

(q) The VENDOR is the absolute owner in possession of the SAID PROPERTY with no other person or party having any right, title, interest or claim of whatsoever nature on the SAID PROPERTY.

(r) The VENDOR with the execution of the DEED has handed over peaceful, free, vacant and exclusive possession of the SAID PROPERTY to the PURCHASER, and the PURCHASER shall have a right and be entitled to enjoy the ownership and possession without any interference or disturbances either by the VENDOR or any other person or persons or entity or entities claiming through or under him or without any unlawful disturbance or interruption from any person whatsoever.

(s) In the event any part or any share or any title or any interest or any right in the SAID PROPERTY being lost by the VENDOR on account of any legitimate claim made thereto by any person or persons, the VENDOR (including all his heirs, executors, administrators, successors, successors in interest, legal representatives, assignees etc)


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shall recoup the PURCHASER for such loss together with all litigation expenses that may be incurred by the PURCHASER to protect his title with regards to the SAID PROPERTY and hereby wholly and perpetually indemnify the PURCHASER fully.

- (t) The SAID PROPERTY hereby transferred is free from all encumbrances, charges, equities, claims or demands of whatsoever nature and that the VENDOR has not done anything, whereby the SAID PROPERTY is made subject to any attachment or lien by any Court of law, quasi-judicial authorities, before any other autonomous authority or body or any statutory authority or body or officers, and the VENDOR covenants to keep harmless, indemnify and keep indemnified the PURCHASER from or against all or any encumbrances, damage, challenge, expenses (including litigation), equities, claim or defect in title.

- (u) The VENDOR and all persons claiming through or under him further covenant that they shall from time to time, at the request and cost of the PURCHASER, do or execute or cause to be done or executed, all such acts, deeds, agreements, and things of whatsoever nature for furthermore perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER in the manner agreed upon by this DEED and placing the PURCHASER in possession of the SAID PROPERTY in accordance with the true intent and meaning of this DEED.

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(v) The VENDOR hereby declares that from the date of execution of the DEED and strictly upon receipt of the CONSIDERATION, the VENDOR has no right, title, interest or claim of whatsoever nature in the SAID PROPERTY or any part thereof or in connection therewith.

(w) The VENDOR hereby declares that from the date of execution of the DEED and upon receipt of the CONSIDERATION, the VENDOR has handed over peaceful, vacant and free possession of the SAID PROPERTY to the PURCHASER.



(x) The VENDOR hereby declares that from the date of execution of the DEED and upon receipt of the CONSIDERATION, the PURCHASER is the owner in possession of the SAID PROPERTY and no other person, except nominated or assigned by the PURCHASER, shall have any right, interest or title in the SAID PROPERTY.

(y) The VENDOR hereby declares that from the date of execution of the DEED and upon receipt of the CONSIDERATION, the VENDOR will have no claims of whatsoever nature against the PURCHASER or the SAID PROPERTY.

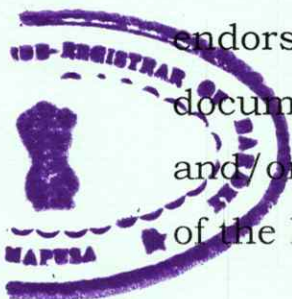
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- 4) It is further agreed and confirmed by the PARTIES that upon the execution of this DEED and upon receipt of the CONSIDERATION, they will attend the office of the jurisdictional Sub-Registrar for the purpose of registration of this DEED. Immediately, upon the registration of this DEED, the PURCHASER shall be entitled to apply for mutation to be effected for reflecting the change of ownership of the SAID PROPERTY and for change in any other survey or revenue record or any record before any authority, for which purpose, the VENDOR shall duly endorse a No Objection Letter, as well as any other documents as required for the mutation of the survey and/or revenue records or any other records, in the name of the PURCHASER.



- 5) It is further agreed and confirmed by the PARTIES that if any house taxes/property taxes or any other taxes/outgoings in respect of the SAID PROPERTY and/or penalties levied on such outstanding taxes and other outgoings or on account of violations of the provisions of any applicable law are found to be outstanding or unpaid or any demands or claims are made for any amount or penalty by any person after the execution of this DEED, in relation to a period prior to the execution of this DEED, then the VENDOR alone shall be liable and responsible for payment of the same and shall make payment of the same forthwith and without any delay.

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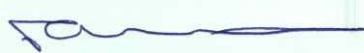
M/s RAICHANDANI FORTUNES LLP

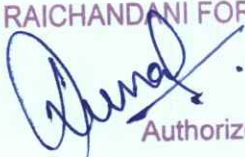
Authorized Signatory

6) It is further agreed and confirmed by the PARTIES that in the event any claim or demand is made or any penalty or interest is made/levied by the income tax authority on the VENDOR with respect to the sale and transfer of the SAID PROPERTY and/or by any other governmental authority in respect of any past liability in respect of the SAID PROPERTY, then the same will be paid and borne solely by the VENDOR and the PURCHASER shall not be responsible for the same and the VENDOR shall indemnify and agrees to defend and keep the PURCHASER indemnified and saved harmless against any loss or damage suffered or sustained by the PURCHASER or any other person claiming through or under the PURCHASER, or any charges, loss, damages, claims, demands or actions of whatsoever nature on account of any such claim.

7) It is further agreed and confirmed by the PARTIES that the recitals mentioned hereinabove shall form an integral and operative part of this DEED as if incorporated verbatim and the VENDOR shall be bound, and shall further indemnify and keep harmless the PURCHASER, in case of any error in the representation made by the VENDOR to the PURCHASER.

8) It is further agreed and confirmed by the PARTIES that the VENDOR has on execution hereof and upon receipt of the CONSIDERATION handed over to the PURCHASER quiet, vacant and peaceful possession of the SAID PROPERTY


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together with all the original documents of title, permissions, licenses, or whatsoever documents in respect of the SAID PROPERTY in possession of the VENDOR, **AND THAT** the VENDOR hereby further covenants that in the event any additional documents in respect of the SAID PROPERTY are found in the custody of the VENDOR, the VENDOR shall handover the same to the PURCHASER immediately upon the request so made.

- 9) That for the purpose of Stamp Duty, the SAID PROPERTY is valued at Rs 8,87,33,975 (Rupees Eight Crore Eighty Seven Lakh Thirty Three Thousand Nine Hundred Seventy Five Only) and accordingly the stamp duty are paid accordingly



- 10) An amount of Rs.8,87,339/- is also paid by the PURCHASER as 1% TDS.

- 11) It is further agreed and confirmed by the PARTIES that upon execution of this DEED and upon receipt of the CONSIDERATION, the Original shall remain with the PURCHASER till registration of the DEED, and thereafter shall remain in the sole possession and ownership of the PURCHASER.

- 12) It is further agreed and confirmed by the PARTIES that this DEED shall supersede all earlier arrangements,

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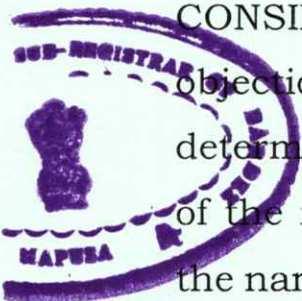
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including any Agreement, Memorandum of Understanding, or instrument of whatsoever nature, either oral or written, between the VENDOR and the PURCHASER or the PARTIES especially the AGREEMENT OF SALE dated 24/09/2024 entered into between the PARTIES.

- 13) It is further agreed and confirmed by the PARTIES that upon execution of this DEED and upon receipt of the CONSIDERATION, the VENDOR will give written no objections, in such form, number and manner to be determined by the PURCHASER for transfer and deletion of the name of the VENDOR and consequent addition of the name of the PURCHASER with respect to entries in the revenue records, survey records and/or records before any other authorities.

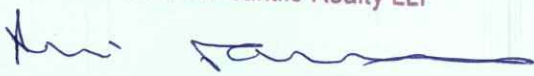


SCHEDULE I

DESCRIPTION OF LARGER PROPERTY

ALL THAT landed Property admeasuring 3,400 sqmtrs known as and **"TARIACHEM"** in Agarwado in the Village of Calangute, Bardez, described in the Land registration office of Bardez under No. 52163 at page 11 of Book B111 (New) and enrolled in the Revenue Office of Bardez under Matriz No. 712 of Second circumscription, surveyed under Survey No. 345/22 of the Village of Calangute, Bardez, Goa, and bounded as under:

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On or towards the EAST: By Public Road;

On or towards the WEST: By Property bearing Survey No. 345/19 of the Village Calangute, Bardez, Goa

On or towards the NORTH: By the Properties bearing survey Nos 345/20 and 345/21 of the Village of Calangute, Bardez, Goa.

and hill of Comunidade of Anjuna; and

On or towards the SOUTH: By Properties bearing Survey Nos 345/19 (part), 345/28 and 345/29 of the Village of Calangute, Bardez, Goa.



SCHEDULE II

DESCRIPTION OF SAID PROPERTY HERBY SOLD

ALL THAT piece and parcel of land admeasuring 2,372.00 sqmtrs earlier forming part of the Property known as and **"TARIACHEM"** in Agarwado in the Village of Calangute, Bardez, described in the Land registration office of Bardez under No. 52163 at page 11 of Book B111 (New) and enrolled in the Revenue Office of Bardez under Matriz No. 712 of Second circumscription surveyed under Survey No. 345/22 of the Village of Calangute, Bardez, Goa, and presently surveyed as an independent land survey holding bearing Survey No. 345/22-A of the Village of Calangute, Bardez, Goa, which property is bounded as under:-

On or towards the EAST: Partly by Nullah and Partly by Part of Survey No. 345/22 of the Village of Calangute, Bardez, Goa.

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On or towards the WEST: By Property bearing Survey No. 345/19 of the Village of Calangute, Bardez, Goa.

On or towards the NORTH: By Property bearing Survey Nos 345/20 and 345/21 of the Village of Calangute, Bardez, Goa.

On or towards the SOUTH: By Property bearing Survey Nos 345/28-A, 345/29 and 345/28 of the Village of Calangute, Bardez, Goa.

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective signatures on the day of the month and year first hereinabove written;



Goldiam Mercantile Realty LLP

[Signature]
Authorised Signatory

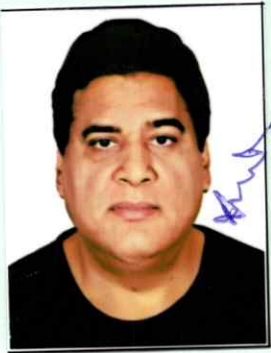
M/s RAICHANDANI FORTUNES LLP

[Signature]
Authorized Signatory

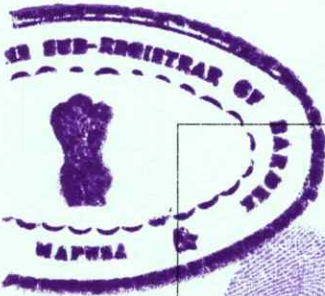
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR
M/S GOLDIAM MERCANTILE REALTY LLP
REPRESENTED BY ITS PARTNER

Goldiam Mercantile Realty LLP

Authorised Signatory



MR. ASHWANI TALWAR



Goldiam Mercantile Realty LLP

Authorised Signatory

M/s RAICHANDANI FORTUNES LLP

Authorized Signatory

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED PURCHASER
RAICHANDANI FORTUNES LLP
REPRESENTED BY ITS PARTNER

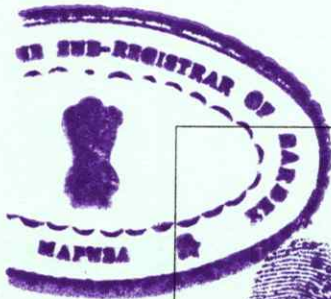
M/s RAICHANDANI FORTUNES LLP



Authorized Signatory



MR. KUNAL RAICHANDANI



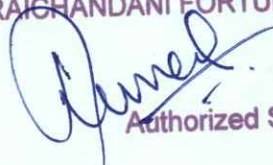
				
				

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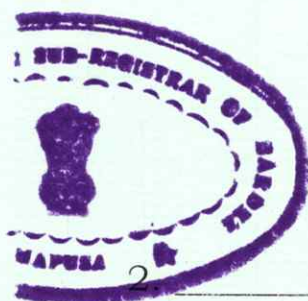
M/s RAICHANDANI FORTUNES LLP



Authorized Signatory

IN THE PRESENCE OF:1. *Mithun*

Mithun Sarkar , Survey no.23/1L Jairam Nagar Dabolim
Mormugao Goa ,



Kalpesh G Kamat Hno.70 P Moicawada Pilerne Bardez Goa

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M/s RAICHANDANI FORTUNES LLP

Authorized Signatory



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Calangute Village
Survey No.: 345 , Subdivision No.: 22-A

Scale 1:2000

Reference No.: 17226123045



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Authorised Signatory

M/s RAICHANDANI FORTUNES LLP

Authorized Signatory

This record is computer generated on 11-02-2026 01:56:39. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV

100020199042

Date : 07/04/2026

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	345
तालुका		सर्वे नंबर	
Village	Calangute	Sub Div. No.	22-A
गांव		हिस्सा नंबर	
Name of the Field	--	Tenure	0
शेताचे नांव		सत्ता प्रकार	

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.00.00	0000.23.72	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.72

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

Pot-Kharab	पोट खराब	Remarks	शेरा
Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.23.72
Assessment	Rs. 0.00	Foro	Rs. 0.00
आकार		फोर	
		Predial	Rs. 0.00
		प्रेदियाल	
		Rent	Rs. 0.00
		रेंट	

As per Order dated 30/07/2025 in Ack. No.
REV092505000, Case No PIBAR12-24-781 and
File No. ISLR/PART/BAR/CAL/895/2024

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कब्जेदार नांव	खाते नंबर	फेरफार नं	शेरा
	GOLDIAM MERCANTILE REALTY LLP		103783	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

Goldiam Mercantile Realty LLP

Authorized Signatory

M/s RAICHANDANI FORTUNES LLP

Authorized Signatory



FORM I & XIV

100020199042

Date : 07/04/2026

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Calangute
गांव
Name of the Field --
शेताचें नांव

Survey No. 345
सर्वे नंबर
Sub Div. No. 22-A
हिस्सा नंबर
Tenure 0
सत्ता प्रकार



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M/s RAICHANDANI FORTUNES LLP

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Apr-2026 01:06:45 pm

Document Serial Number :- 2026-BRZ-1723

Presented at 01:04:25 pm on 08-Apr-2026 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	5324100
2	Registration Fee	2662020
3	Tatkal appointment fee	50000
4	Mutation Fees	2000
5	Processing Fee	1480
Total		8039600

Stamp Duty Required :5324100/-

Stamp Duty Paid : 5324100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KUNAL RAICHANDANI Partner Of RAICHANDANI FORTUNES LLP ,Father Name:Raj Kumar D Raichandani, Age: 30, Marital Status: , Gender:Male, Occupation: Business, Address1 - House no. 1-11227-1-4 Guru Murthy Lane, Begumpet, Hyderabad, Telangana, Address2 PAN No.:			 Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHWANI TALWAR Partner Of MS GOLDIAM MERCANTILE REALTY LLP , Father Name:Harbans Lal Talwar, Age: 61, Marital Status: , Gender:Male, Occupation: Business, F-2, Maharani Bagh, Srinivaspuri, South Delhi. Delhi, PAN No.:			 Authorized Signatory
2	KUNAL RAICHANDANI Partner Of RAICHANDANI FORTUNES LLP , Father Name:Raj Kumar D Raichandani, Age: 30, Marital Status: , Gender:Male, Occupation: Business, House no. 1-11227-1-4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, PAN No.:			 Authorized Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Mithun Sarkar, Age: 38, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403801, Sno. 23-11 Near Jairam Nagar Dabolim Goa , Sno. 23-11 Near Jairam Nagar Dabolim Goa , Dabolim, Mormugao, South Goa, Goa			
2	Name: Kalpesh Kamat, Age: 39, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403114, HNO. 70-P Moicawada Pilerne Bardez Goa, HNO. 70-P Moicawada Pilerne Bardez Goa, Pilerne, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2026-BRZ-1723

Document Serial No:-2026-BRZ-1723

Book :- 1 Document

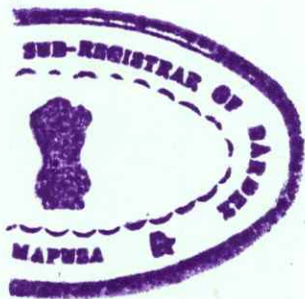
Registration Number :- **BRZ-1-1815-2026**

Date : 20-Apr-2026

Wolohay

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

**SUB-REGISTRAR
BARDEZ**





सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00071371526514X
 Certificate Issued Date : 14-Jul-2025 03:34 PM
 Account Reference : NONACC (TS)/ gaga-t30/ STO-Mapusa/ GA-NGA
 Unique Doc. Reference : SUBIN-GAGAGA-T3000127391017724X
 Purchased by : Ms Raichandani Fortunes LLP
 Description of Document : Article 22 Conveyance
 Property Description : S.No.345/20 Calangute
 Consideration Price (Rs.) : 4,90,00,000
 (Four Crore Ninety Lakh only)
 First Party : Ms Golddiam Mercantile Realty LLP
 Second Party : Ms Raichandani Fortunes LLP
 Stamp Duty Paid By : Ms Raichandani Fortunes LLP
 Stamp Duty Amount(Rs.) : 24,50,000
 (Twenty Four Lakh Fifty Thousand only)



Please write or type below this line

2025-BR2-3932

17/7/2025

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

DEED OF SALE

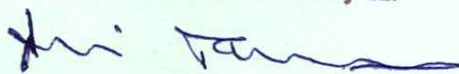
This DEED OF SALE executed at Mapusa, Bardez-Goa, by the PARTY OF THE FIRST PART and the PARTY OF THE SECOND PART on this 17th day of July of year Two Thousand Twenty Five (2025) hereinafter referred to as "DEED".



BY AND BETWEEN

M/S GOLDIAM MERCANTILE REALTY LLP (earlier known as GOLDIAM MERCANTILE COMPANY PVT LTD), converted under the Certificate of Registration on Conversion dated 25.07.2023 with LLP Identification Number: ACC-1732 and PAN No. [REDACTED] and TAN No. [REDACTED] a Limited Liability Partnership firm, having its registered office at Unit No.7, 2nd Floor, Mahalaxmi Industrial Estate, Dainik Shivner Marg, Lower Parel, Mumbai, Maharashtra-400013, through its Designated Partner and Authorised Signatory **Mr. Ashwani Talwar**, son of Mr. Harbans Lal Talwar, aged 61 years, Occn: Business, married, Indian National, holder of PAN Card No [REDACTED], Aadhar Card No. [REDACTED], resident of H. No.F-2, Maharani Bagh, Srinivaspuri, South Delhi, 110065 and granted powers to sell, sign, execute all receipts, understanding, agreement/s, deed/s, vide Board Resolution dated 01/02/2025 hereinafter referred to as the "**VENDOR**" (which

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expression shall mean and include all their successors, executors, administrators and assigns etc.,) OF THE FIRST PART.

AND

M/S RAICHANDANI FORTUNES LLP, (PAN:)
a Limited Liability Partnership, registered with the Registrar of Companies under the LLP Act, 2008, vide Identification No. ACC-4842 dated 16/08/2023 with its Registered Office at Door No. 6-3-354, 3rd Floor, Office No.301, S.B.Towers, Road No.1, Banjara Hills, Hyderabad, Telangana State, duly represented by its designated Partner and Authorized Signatory **MR. KUNAL RAICHANDANI**, son of Raj Kumar D. Raichandani, aged 29 years, occupation in business, married, Indian National, holding PAN Card No , Aadhaar Card No. , Email ID: kunal.raichandani18@gmail.com, Mobile No. and resident of H.No.1-11-227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana., and granted powers to purchase, sell, sign, execute all receipts, understanding, agreement/s, deed/s, vide Board Resolution dated 20/06/2025 hereinafter referred to as the '**PURCHASER**' (which expression shall mean and include all their successors, executors, administrators and assigns etc.,) of THE SECOND PART;

All parties are Indian Nationals.

That the VENDOR and PURCHASER are hereinafter jointly referred to as "**PARTIES**," and individually as written hereinabove.

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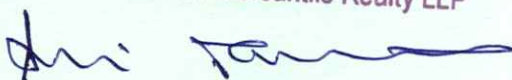
WHEREAS the VENDOR has represented to the PURCHASER as follows:

WHEREAS there exists an immovable property at AGARVADO in the Village of Calangute, within the limits of Calangute Village Panchayat, Taluka and Sub-District of Bardez, surveyed under Survey No. 345 sub-division 20 of the Village of Calangute, admeasuring 1,400 sq.mtrs known as **"MOIETT"**, hereinafter referred to as **"SAID PROPERTY"** and is more particularly described in SCHEDULE I herein.

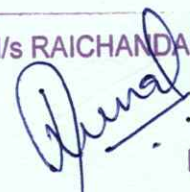


- i. **AND WHEREAS** the "SAID PROPERTY" originally belonged to late Cycilia Remedios alias Cecelia Remedios alias Cecelia Remedios alias Maria Cecelia Dos Remedios.
- ii. **AND WHEREAS** Mrs. Cycilia Remedios alias Cecelia Remedios alia Maria Cecelia Dos Remedios was married to one Mr. Diago D'souza alias Diago Marie D'souza alias Diago D'Souza under the communion of assets regime.
- iii. **AND WHEREAS** late Cycilia Remedios alias Cecelia Remedios alias Cecelia Remedios alias Maria Cecelia Dos Remedios expired on 23/1/1990 and late Diago D'souza alias Diago Marie D'souza alias Diago D'Souza expired on 14/5/1993 leaving behind no issues. However, they left behind her brothers/his brothers in law Shri. Pires Paulo Remedios alias Pires Paul Remedios alia Paul Remedios alias

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Luis Paul Remedios and late Alex Remedios as their only universal heirs.

- iv. **AND WHEREAS** late Alex Remedios died as a bachelor on 9/5/1980 and late Pires Paulo Remedio alias Pires Paul Remedios alia Paul Remedios alias Luis Paul Remedios expired on 10/11/1979 leaving behind his wife, son and daughter in law namely Mrs. Ludwina De Angelo Lobo alias Agnes Remedios, Shri Sebastian Remedios and Mrs. Veronica Lily Remedios alias Veronica Lily D'souza respectively.



AND WHEREAS late Cycilia Remedios alias Cecelia Remedios alias Cecelia Remedious alias Maria Cecelia Dos Remedios was the sister of late Pires Paulo Remedio alias Pires Paul Remedios alia Paul Remedios alias Luis Paul Remedios.

- vi. **AND WHEREAS** by Deed of Sale dated 24/05/2007 Mr. Joseph John Cardozo purchased "SAID PROPERTY" admeasuring 1400 sq. mtrs from Mrs. Ludwina De Angelo Lobo alias Agnes Remedios, Shri Sebastian Remedios and Mrs. Veronica Lily Remedios who have inherited the estate of Late Cycilia Remedios alias Cecelia Remedious alia Maria Cecelia Dos Remedios by virtue of Deed of Succession dated 02/04/2008, recorded at pages 59 to 61 of the Notarial Book for Deeds No.15 at the office of the Civil Registrar-cum- Sub Registrar and Notary Ex-Officio Cancona-Goa.

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vii. **AND WHEREAS** Mr. John Joseph Cardozo was married to an Elizabeth Yvonne Cardozo under the communion of assets regime.

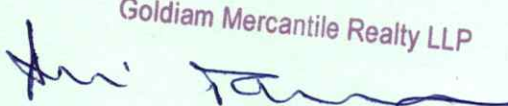
viii. **AND WHEREAS** by Deed of Sale dated 26/12/2008 duly registered under no. BRZ-BK1-05813-2008, Mr. John Joseph Cardozo and Elizabeth Yvonne Cardozo sold the SAID PROPERTY admeasuring 1400 sq. mtrs to the VENDOR.

ix. **AND WHEREAS** the VENDOR is the exclusive owner in possession of the SAID PROPERTY, free from all encumbrances and having an absolute and marketable right and title over the SAID PROPERTY.

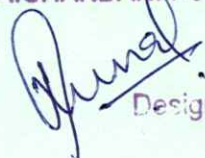


x. **AND WHEREAS** the VENDOR has represented that there are no Mundkars or tenants under any law, or lessees or Khotis, claiming or declared under any law in force as regards the SAID PROPERTY or any claim of whatsoever nature by any third party or person either against the VENDOR or the SAID PROPERTY.

xi. **AND WHEREAS** the VENDOR has not entered into any Agreement, Understanding, Lease, License, Deed, Gift or any other instrument of whatsoever nature for sale and/or license, lease, use, mortgage, charge or any other right of whatsoever nature, of the SAID PROPERTY or any part thereof, with any third person or party or entity.

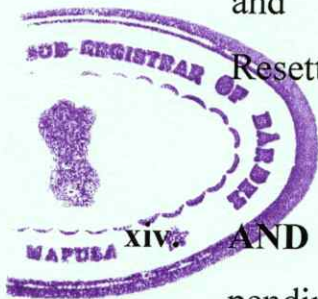

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xii. **AND WHEREAS** the VENDOR has represented that the SAID PROPERTY is not subject matter of any litigation and/or any proceedings before any Court of law and/or quasi-judicial authorities and/or before any other autonomous, statutory authority or body or officer or arbitration tribunal.

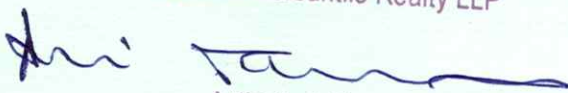
xiii. **AND WHEREAS** the VENDOR has represented that the SAID PROPERTY is not the subject matter of any notices and/or proceedings under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and/or any Requisition Act or any other Act.



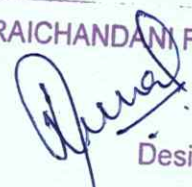
xiv. **AND WHEREAS** the VENDOR has represented that there are no pending Suits, Appeals, Applications, Petitions, litigation or any proceedings of whatsoever nature in any Court of Law or Tribunal or Authority or Officer or any other forum/Court/Tribunal/Authority relating and/or concerning directly or indirectly the SAID PROPERTY or any parties thereof relating to the title of the VENDOR thereto or having any connection whatsoever with the SAID PROPERTY or the rights, title, interest of the VENDOR as regards the SAID PROPERTY.

xv. **AND WHEREAS** the VENDOR has represented that no other party or person or entity other than the VENDOR has any right, title or interest of whatsoever nature in the SAID PROPERTY or any right of Pre-emption or any other right of like nature in respect of the SAID

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PROPERTY by virtue of which such person or party or entity can challenge or in any manner question the present sale.

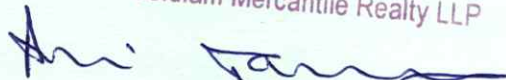
xvi. **AND WHEREAS** the VENDOR had represented that it was duly converted from a private limited company to a Limited liability Partnership vide Certificate of Registration of Conversion dated 25/07/2023 and is the owner in possession of the SAID PROPERTY, and the authorised representative in this DEED of the VENDOR has due authority and power to convey, sell and transfer the SAID PROPERTY to the PURCHASER.



AND WHEREAS the VENDOR has represented on the basis of the above facts and supporting documents that he has a clear and marketable title of the SAID PROPERTY and is the exclusive owner in possession of the SAID PROPERTY.

AND WHEREAS the PURCHASER has approached the VENDOR to buy the SAID PROPERTY and the VENDOR has offered to the PURCHASER to buy the SAID PROPERTY from him and in furtherance of the same has given inspection and copies of the documents relating to the title flow of the SAID PROPERTY and the plans, specifications, permissions, revenue records etc pertaining to the SAID PROPERTY.

AND WHEREAS the PURCHASER after having inspected the documents handed over, visited the SAID PROPERTY and


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conducted due diligence and title verification of the VENDOR as regards the SAID PROPERTY.

AND WHEREAS the PURCHASER after conducting of due diligence and subject to the clauses of this DEED, is satisfied that the VENDOR has clear, good and marketable title over the SAID PROPERTY.

AND WHEREAS the PARTIES had entered into an AGREEMENT OF SALE dated 24/09/2024 for sale and purchase of the SAID PROPERTY.



AND WHEREAS the VENDOR has secured a NIL Encumbrance Certificate dated 19/10/2021 as regards the SAID PROPERTY through one Mr Joseph John Cardozo.

AND WHEREAS the PURCHASER, through its advocate, had published on 21/07/2024, a Notice of Intention to purchase the SAID PROPERTY from the VENDOR in one English newspaper i.e. Navhind Times , as well as in one Marathi newspaper i.e. Gomantak, calling upon the general public, to within 15 (Fifteen) days therefrom raise objection/s, if any, to the purchase of the SAID PROPERTY from the VENDOR.

AND WHEREAS till date no objection of whatsoever nature has been received in furtherance to the Public Notice from any person and/or entity.


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AND WHEREAS the PURCHASER, having accepted the representations and warranties of the VENDOR, having inspected the documents handed over, visited the SAID PROPERTY and upon receipt of copies of certain documents is satisfied that the VENDOR has title to convey the SAID PROPERTY in accordance with the terms and conditions agreed upon hereinunder.

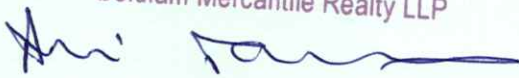
AND WHEREAS the PURCHASER, pursuant to the discussions and negotiations between the PARTIES has accepted the offer of the VENDOR and agreed to purchase the SAID PROPERTY in the manner and as per the terms and conditions enumerated hereinbelow.

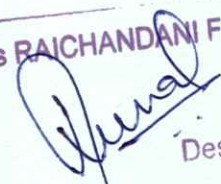


AND WHEREAS the PARTIES relying on the confirmations, representations, warranties and assurances of each other to faithfully abide and oblige all the terms, conditions and stipulations contained in this DEED and applicable laws, are now willing to enter into this DEED for purchase of the SAID PROPERTY by the PURCHASER, on the terms and conditions contained hereinafter.

AND WHEREAS the PURCHASER by execution of this DEED and having paid the entire consideration has purchased and the VENDOR by execution of this DEED and upon receipt of the total consideration has sold, conveyed and transferred all his rights, title, claim and interest of whatsoever nature on the SAID PROPERTY in favour of the PURCHASER, in the manner and as per the terms and conditions enumerated hereinbelow.

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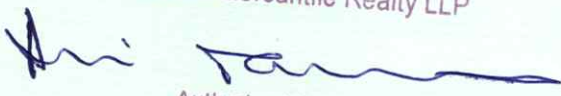
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**NOW THEREFORE IT IS HEREBY EXPRESSLY AGREED
BY AND BETWEEN THE PARTIES OF THE DEED AND
WITNESSETH AS UNDER:**

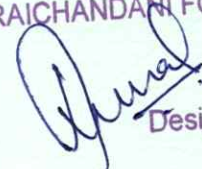
- 1) In pursuance to the aforesaid and upon receipt of the total consideration of **Rs. 4,90,00,000 (Rupees Four Crore Ninety Lakhs Only)** (hereinafter referred to as "CONSIDERATION"), subject to the deduction of TDS as per the provisions of the Income Tax Act, 1961, paid by the PURCHASER to the VENDOR, the payment and receipt of whereof the VENDOR hereby admits and acknowledges, and of and from the same forever acquit, release and discharge the PURCHASER, the VENDOR does hereby sell, grant, convey, transfer, release, assure and assign to the PURCHASER, free from all encumbrances, the SAID PROPERTY i.e. all that piece and parcel of land admeasuring 1400 sq. mtrs known as "**MOIEETT**" in AGARVADO in the Village of Calangute, Bardez, surveyed under Survey No. 345/20 of the Village of Calangute, Bardez, Goa, more particularly described in SCHEDULE I herein, **TOGETHER WITH** all the present and future estate, right, title and interest which exists or may accrue to the benefit of the VENDOR in relation to the SAID PROPERTY or any part thereof, whether by change in law, policy or in any other manner howsoever, whereby any additional floor area is permitted to be built-up and constructed on the Subject Land or any part thereof **TOGETHER WITH** the benefit of the entire floor space index and the present and future development potential of the SAID PROPERTY or any part thereof



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TOGETHER WITH all and singular areas, ways, compounds, sewers, drains, ditches, shrubs, trees, plants, paths, passages, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members, furniture, fixtures, movables and appurtenances whatsoever (as available) to the SAID PROPERTY or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto **AND**



TOGETHER WITH all interests, title, entitlements, privileges or any other right of whatsoever nature related or connected, linked or allied or associated, either directly or indirectly, to the SAID PROPERTY or any part thereof and **TO HAVE AND TO HOLD** all and singular the SAID PROPERTY hereby granted, conveyed, sold, transferred and assured so to be with their and every of their rights and appurtenances unto and to the use of the benefit of the PURCHASER.

2) The PURCHASER has paid the CONSIDERATION in its entirety to the VENDOR as follows:

- Rs 49,50,000 (Rupees Forty Nine Lakh Fifty Thousand Only) through RTGS vide UTR No. KKBKR52024092400935951 dated 24/09/2024 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad.


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- Rs 49,50,000/- (Rupees Forty Nine Lakh Fifty Thousand Only) through RTGS vide UTR No. KKBKR52024092400935225 dated 24/09/2024 drawn on Kotak Mahindra Bank, S.D. Road, Secunderabad.
- Rs.1,00,00,000 (Rupees One Crore Only) through RTGS vide UTR No. KKBKH25197730202 dated 16/07/2025 drawn on Kotak Mahindra Bank.
- Rs.1,00,00,000 (Rupees One Crore Only) through RTGS vide UTR No. KKBKH25197731632 dated 16/07/2025 drawn on Kotak Mahindra Bank.
- Rs.1,00,00,000 (Rupees One Crore Only) through RTGS dated 17/07/2025 drawn on Kotak Mahindra Bank.
- Rs.86,10,000 (Rupees Eighty Six lakh ten thousand Only) through RTGS dated 17/07/2025 drawn on Kotak Mahindra Bank.
- Rs. 4,90,000 (Rupees Four Lakh Ninety Thousand Only) being 1% of the Sale consideration is deducted as TDS under section 194-1A of the Income Tax Act and same is remitted in the name of the VENDOR to Income Tax Authorities vide Challan Identification No. 00865 dated 16/07/2025.

and strictly upon receipt of the same, which the VENDOR completely acknowledges, the VENDOR hereby admits, acknowledges and declares, the PURCHASER as the full and complete owner in possession of the SAID PROPERTY together

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with all the interests, claim, title or any other right as regards the SAID PROPERTY as agreed in CLAUSE 1 hereinabove, and also fully and completely admits and acknowledges receipt of the entire CONSIDERATION under this DEED, subject to deduction towards TDS, as applicable under law.

3) The VENDOR hereby states, declares, assures, represents, warrants and covenants, with the PURCHASER as follows:

(a) The VENDOR as absolute owner in possession does hereby grant, convey, sell, transfer, and assign to the PURCHASER free from all encumbrances, the SAID PROPERTY along with all the privileges, rights, liberties, amenities, easements and appurtenances whatsoever, either belonging to or in any way appertaining on usually held or occupied therewith or reputed to belong, estate, title, right, claim and demands to whatsoever of VENDOR unto the same every part thereof TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever together with the title deeds, writing and other ordinance of title as ordinarily passes against such sale.

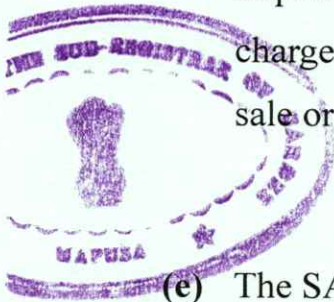
(b) The VENDOR has paid all the dues, taxes, property taxes, premiums, statutory dues and such other charges and expenses payable in relation to the SAID PROPERTY and there are no dues outstanding with respect to the SAID PROPERTY;


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(c) All the revenue and statutory records with respect to the Land reflect the name of the VENDOR as the owner thereof and upon the execution and registration of these presents, the PURCHASER shall be entitled to cause its name to be recorded in the occupant's column of the Form I and XIV pertaining to the SAID PROPERTY or any other survey or revenue record as deemed fit and proper by the PURCHASER;

(d) The SAID PROPERTY is freely transferrable and no consent is required from any person or authority or any premium or other charge or fee is payable to any Government authority on any such sale or transfer;



(e) The SAID PROPERTY is freehold land and the VENDOR is in sole and exclusive possession of the SAID PROPERTY and there are no encroachments or trespassers or tenants or mundkars of whatsoever nature on any part of the SAID PROPERTY;

(f) The VENDOR has neither created any right, title or interest in favour of any other person in respect of the SAID PROPERTY nor has the VENDOR entered into any memorandum of understanding, Letters of Intent, agreement for sale, or arrangement or understanding or agreement of whatsoever nature, whether oral or written, with any third party including for or by way of sale, development, lease, transfer, license, gift, lien, pledge, easement, charge, mortgage or for


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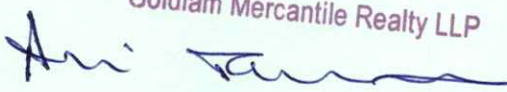
creation of third party rights or interest of whatsoever nature relating to the SAID PROPERTY or any part thereof;

- (g) The SAID PROPERTY does not belong to any scheduled caste/scheduled tribe pursuant to Notification No.RD/LAND/LRC/318/77 dated 21st August, 1978 and does not form part of the Goa Commission of Scheduled Castes and Scheduled Tribes Act, 2010 Rules, amendments and regulations made thereunder;



- (h) No notice/s/has/have been received by the VENDOR from any local authorities or from the State Government or Central Government under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Defence of India Act, Land Revenue Code, or any environmental laws, or any other legislative enactments, government ordinances, orders or notifications for requisition and /or acquisitions of the SAID PROPERTY or any part thereof;

- (i) The SAID PROPERTY or any part thereof, is not declared as a surplus vacant land in excess of the ceiling limit and no orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the Subject Land or any part thereof, including under Section 20 thereof. There is no condition or restriction relating to the use or transfer of the Subject Land or any part or portion


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thereof under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 or any orders passed thereunder;

- (j) There are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other revenue proceedings, claims, actions or governmental investigations or investigations by the Special Investigating Team, of any nature pending or, threatened against, with respect to the SAID PROPERTY or any part thereof and there is no order passed in any legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings restraining the VENDOR from transferring the SAID PROPERTY or in any manner restricting or questioning the title, right, claim and interest of the VENDOR in the SAID PROPERTY;



- (k) The SAID PROPERTY or any part thereof is not subject to any easements or any restrictive covenants in the nature of easements or otherwise.

- (l) There is no injunction or any other order from any Court, Revenue Authority, Municipal Corporation or any other authority/officer for any taxation or other dues restraining the VENDOR from dealing with the SAID PROPERTY or entering into this DEED and there are no income tax dues or proceedings pending against the VENDOR as specified under Section 281 of the Income Tax Act, 1961 and the SAID PROPERTY or any part thereof is not subject to any attachment;


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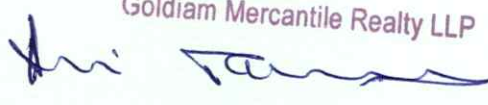
(m) Neither the VENDOR nor anyone on his behalf has committed or omitted to do any act, deed, matter or thing whereby any rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner;

(n) There is no circumstance, fact or act or any impediment affecting the right and authority of the VENDOR to sell, assign and transfer the SAID PROPERTY to the PURCHASER and upon the execution of these presents, such sale, the PURCHASER shall be entitled to the vacant, peaceful and physical possession of the SAID PROPERTY;

(o) That there is no dispute with any of the owners of the adjoining properties as to boundaries or areas of the SAID PROPERTY or any part thereof.

(p) The SAID PROPERTY or any part thereof is not and was never a tenanted land and no person ever claimed or has claimed any tenancy or Mundkarial right over the SAID PROPERTY.

(q) The VENDOR is the absolute owner in possession of the SAID PROPERTY with no other person or party having any right, title, interest or claim of whatsoever nature on the SAID PROPERTY.


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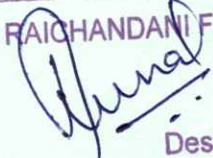

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(r) The VENDOR with the execution of the DEED has handed over peaceful, free, vacant and exclusive possession of the SAID PROPERTY to the PURCHASER, and the PURCHASER shall have a right and be entitled to enjoy the ownership and possession without any interference or disturbances either by the VENDOR or any other person or persons or entity or entities claiming through or under him or without any unlawful disturbance or interruption from any person whatsoever.

(s) In the event any part or any share or any title or any interest or any right in the SAID PROPERTY being lost by the PURCHASER on account of any legitimate claim made thereto by any person or persons, the VENDOR (including all his heirs, executors, administrators, successors, successors in interest, legal representatives, assignees etc) shall recoup the PURCHASER for such loss together with all litigation expenses that may be incurred by the PURCHASER to protect his title with regards to the SAID PROPERTY and hereby wholly and perpetually indemnify the PURCHASER fully.

(t) The SAID PROPERTY hereby transferred is free from all encumbrances, charges, equities, claims or demands and that the VENDOR has not done anything, whereby the SAID PROPERTY is made subject to any attachment or lien by any Court of law, quasi-judicial authorities, before any other autonomous authority or body or any statutory authority or body or officers, and the VENDOR covenants to keep harmless, indemnify and keep indemnified the


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PURCHASER from or against any encumbrances, damage, challenge, expenses (including litigation), equities, claim, on account of defects in title if any.

- (u) The VENDOR and all persons claiming through or under him further covenant that they shall from time to time, at the request and cost of the PURCHASER, do or execute or cause to be done or executed, all such acts, deeds, agreements, and things of whatsoever nature for furthermore perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER in the manner agreed upon by this DEED and placing the PURCHASER in possession of the SAID PROPERTY in accordance with the true intent and meaning of this DEED.



- (v) The VENDOR hereby declares that from the date of execution of the DEED and strictly upon receipt of the CONSIDERATION, the VENDOR has no right, title, interest or claim of whatsoever nature in the SAID PROPERTY or any part thereof or in connection therewith.
- (w) The VENDOR hereby declares that from the date of execution of the DEED and upon receipt of the CONSIDERATION, the VENDOR has handed over peaceful, vacant and free possession of the SAID PROPERTY to the PURCHASER.


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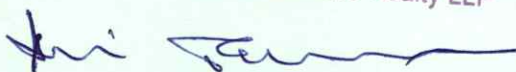
(x) The VENDOR hereby declares that from the date of execution of the DEED and upon receipt of the CONSIDERATION, the PURCHASER is the owner in possession of the SAID PROPERTY and no other person, except nominated or assigned by the PURCHASER, shall have any right, interest or title in the SAID PROPERTY.

(y) The VENDOR hereby declares that from the date of execution of the DEED and upon receipt of the CONSIDERATION, the VENDOR will have no claims of whatsoever nature against the PURCHASER or the SAID PROPERTY.



4) It is further agreed and confirmed by the PARTIES that upon the execution of this DEED and upon receipt of the CONSIDERATION, they will attend the office of the jurisdictional Sub-Registrar for the purpose of registration of this DEED. Immediately, upon the registration of this DEED, the PURCHASER shall be entitled to apply for mutation to be effected for reflecting the change of ownership of the SAID PROPERTY and for change in any other survey or revenue record or any record before any authority, for which purpose, the VENDOR shall duly endorse a No Objection Letter, as well as any other documents as required for the mutation of the survey and/or revenue records or any other records, in the name of the PURCHASER.

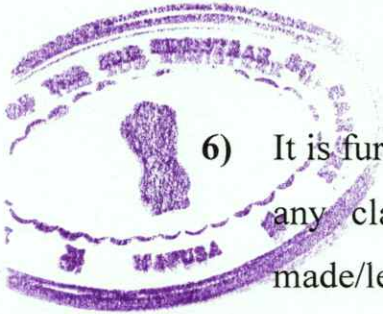
Goldiam Mercantile Realty LLP


Authorised Signatory

M/s RAICHANDANI FORTUNES LLP

Designated Partner

- 5) It is further agreed and confirmed by the PARTIES that if any house taxes/property taxes or any other taxes/outgoings in respect of the SAID PROPERTY and/or penalties levied on such outstanding taxes and other outgoings or on account of violations of the provisions of any applicable law are found to be outstanding or unpaid or any demands or claims are made for any amount or penalty by any person after the execution of this DEED, in relation to a period prior to the execution of this DEED, then the VENDOR alone shall be liable and responsible for payment of the same and shall make payment of the same forthwith and without any delay.



- 6) It is further agreed and confirmed by the PARTIES that in the event any claim or demand is made or any penalty or interest is made/levied by the income tax authority on the VENDOR with respect to the sale and transfer of the SAID PROPERTY and/or by any other governmental authority in respect of any past liability in respect of the SAID PROPERTY, then the same will be paid and borne solely by the VENDOR and the PURCHASER shall not be responsible for the same and the VENDOR shall indemnify and agrees to defend and keep the PURCHASER indemnified and saved harmless against any loss or damage suffered or sustained by the PURCHASER or any other person claiming through or under the PURCHASER, or any charges, loss, damages, claims, demands or actions of whatsoever nature on account of any such claim.

- 7) It is further agreed and confirmed by the PARTIES that the recitals mentioned hereinabove shall form an integral and operative part of

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M/s RAICHANDAN FORTUNES LLP

Designated Partner

this DEED as if incorporated verbatim and the VENDOR shall be bound, and shall further indemnify and keep harmless the PURCHASER, in case of any error in the representation made by the VENDOR to the PURCHASER.

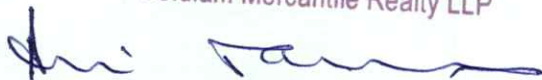
- 8) It is further agreed and confirmed by the PARTIES that the VENDOR has on execution hereof and upon receipt of the CONSIDERATION handed over to the PURCHASER quiet, vacant and peaceful possession of the SAID PROPERTY together with all the original documents of title, permissions, licenses, or whatsoever documents in respect of the SAID PROPERTY in possession of the VENDOR, **AND THAT** the VENDOR hereby further covenants that in the event any additional documents in respect of the SAID PROPERTY are found in the custody of the VENDOR, the VENDOR shall handover the same to the PURCHASER immediately upon the request so made.

- 9) That for the purpose of Stamp Duty, the SAID PROPERTY is valued at Rs. 4,90,00,000 (Four Crore Ninety Lakhs Only) and accordingly the stamp duty of Rs. 24,50,000/- is affixed to this DEED and Registration of Rs.1470000/- are paid and borne by the PURCHASER alone. An amount of Rs. 4,90,000 (Four Lakh Ninety Thousand Only) is also paid by the PURCHASER as TDS.

- 10) It is further agreed and confirmed by the PARTIES that upon execution of this DEED and upon receipt of the CONSIDERATION, the Original shall remain with the PURCHASER till registration of

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M/s RAICHANDANI FORTUNES LLP

Designated Partner

the DEED, and thereafter shall remain in the sole possession and ownership of the PURCHASER.

- 11) It is further agreed and confirmed by the PARTIES that this DEED shall supersede all earlier arrangements, including any Agreement, Memorandum of Understanding, or instrument of whatsoever nature, either oral or written, between the VENDOR and the PURCHASER or the PARTIES especially the AGREEMENT OF SALE dated 24/09/2024 entered into between the PARTIES.



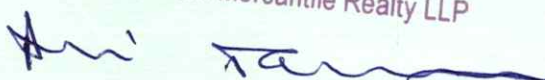
- 12) It is further agreed and confirmed by the PARTIES that upon execution of this DEED and upon receipt of the CONSIDERATION, the VENDOR will give written no objections, in such form, number and manner to be determined by the PURCHASER for transfer and deletion of the name of the VENDOR and consequent addition of the name of the PURCHASER with respect to entries in the revenue records, survey records and/or records before any other authorities.

SCHEDULE I

DESCRIPTION OF SAID PROPERTY

ALL THAT property known as "MOIEETT", situated at Agarwado, Calangute, Bardez-Goa, within the limits of Calangute Village Panchayat, Taluka and Sub-District of Bardez, District of North Goa

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M/s RATCHANDAN FORTUNES LLP

Designated Partner

surveyed under Survey No. 345/20 of Village of Calangute admeasuring 1400 sq,mts more specifically depicted and marked in the plan annexed hereto and shown in red colour and is bounded as under: -

On or towards the NORTH: By the Properties bearing survey Nos 345/2, 345/13, 345/14, 345/15, 345/16, 345/17 and 348/18 of the Village of Calangute, Bardez, Goa.

On or towards the SOUTH: By Property bearing Survey No. 345/22 of the Village Calangute, Bardez, Goa.

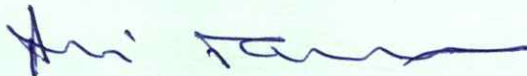
On or towards the EAST: By the Property bearing Survey No. 345/21 of the Village of Calangute, Bardez, Goa.

On or towards the WEST: By Property bearing Survey No 345/19 of the Village of Calangute, Bardez, Goa.



IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective signatures on the day of the month and year first hereinabove written;

Goldiam Mercantile Realty LLP


Authorised Signatory


M/s RAICHANDANI FORTUNES LLP
Designated Partner

(SIGNED AND DELIVERED)

By the within named VENDOR

Of the FIRST PARTY :
Goldiam Mercantile Realty LLP

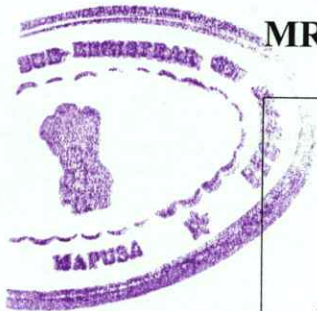
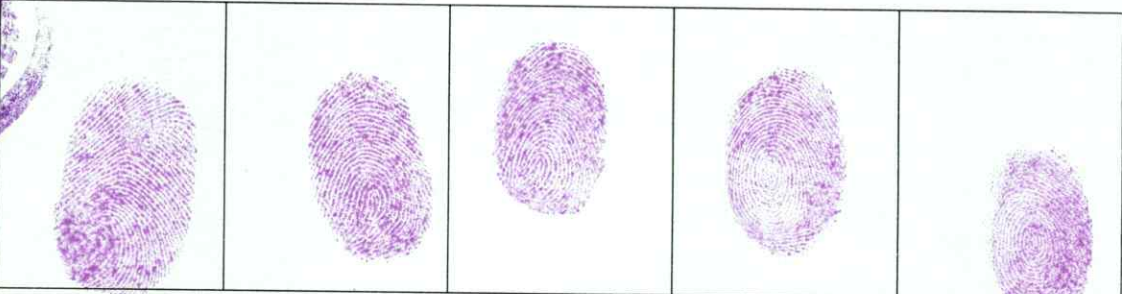

Authorised Signatory



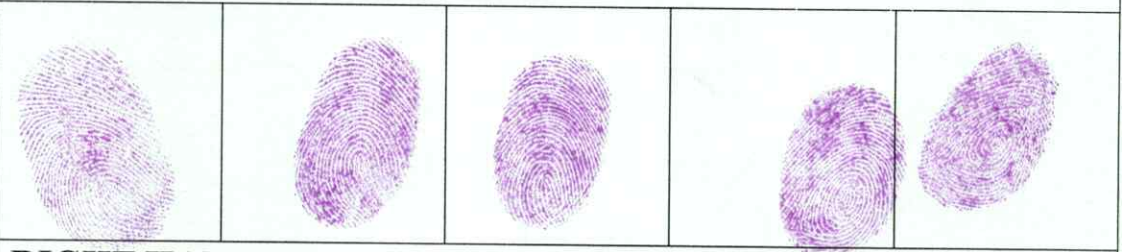
M/S GOLDIAM MERCANTILE REALTY LLP

REPRESENTED BY ITS PARTNER

MR. ASHWANI TALWAR



LEFT HAND FINGER TIPS IMPRESSIONS



RIGHT HAND FINGER TIPS IMPRESSIONS

Goldiam Mercantile Realty LLP

Authorised Signatory

M/s RAICHANDAN FORTUNES LLP

Designated Partner

(SIGNED AND DELIVERED)

By the within named PURCHASER

Of the SECOND PARTY :

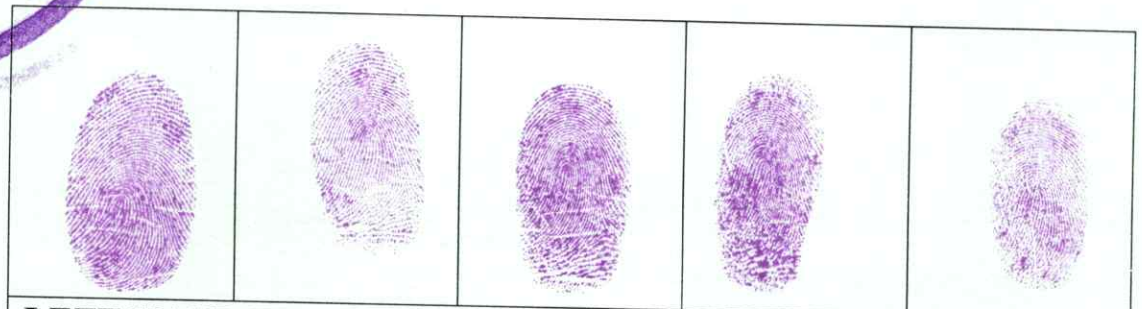

Designated Partner



RAICHANDANI FORTUNES LLP

REPRESENTED BY ITS PARTNER

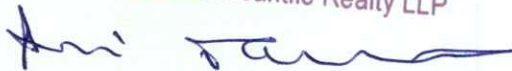
MR. KUNAL RAICHANDANI



LEFT HAND FINGER TIPS IMPRESSIONS



RIGHT HAND FINGER TIPS IMPRESSIONS

Goldiam Mercantile Realty LLP

Authorised Signatory

M/s RAICHANDANI FORTUNES LLP

Designated Partner

Witness By

1.  x

Mr Mithun Sarkar , Sno.23-11 Near Jairam Nagar Dabolim Goa

2.  o

Mr Vaibhav Vazradhar Halarnkar ,

Hno.61 Near Shri Krishna Temple Halan Wada Pomburpa Goa



Goldiam Mercantile Realty LLP



Authorised Signatory


M/s RAICHANDANI FORTUNES LLP
ed Partner



FORM I & XIV

100019770140

Date : 20/05/2025

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Calangute
गांव
Name of the Field Moicatt
शेताचें नांव

Survey No. 345
सर्वे नंबर
Sub Div. No. 20
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.01.00	0000.13.00	0000.00.00	0000.00.00	0000.00.00	0000.14.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.14.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कळसिरावा नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	GOLDIAM MERCANTILE REALTY LLP		89831	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

Goldiam Mercantile Realty LLP

[Signature]
Authorised Signatory

M/s RAICHANDANI FORTUNES

[Signature]
Designated Power



100019770140

FORM I & XIV

नमुना नं १ व १४

Date : 20/05/2025

Page 2 of 2

Taluka BARDEZ
तालुका
Village Calangute
गांव
Name of the Field Moicatt
शेताचें नांव

Survey No. 345
सर्वे नंबर
Sub Div. No. 20
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 20/05/2025 at 2:55:16PM as per Online Reference Number - 100019770140. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Goldian Mercantile Realty LLP

Authorised Signatory

M/s RAICHANDANI FORTUNES L

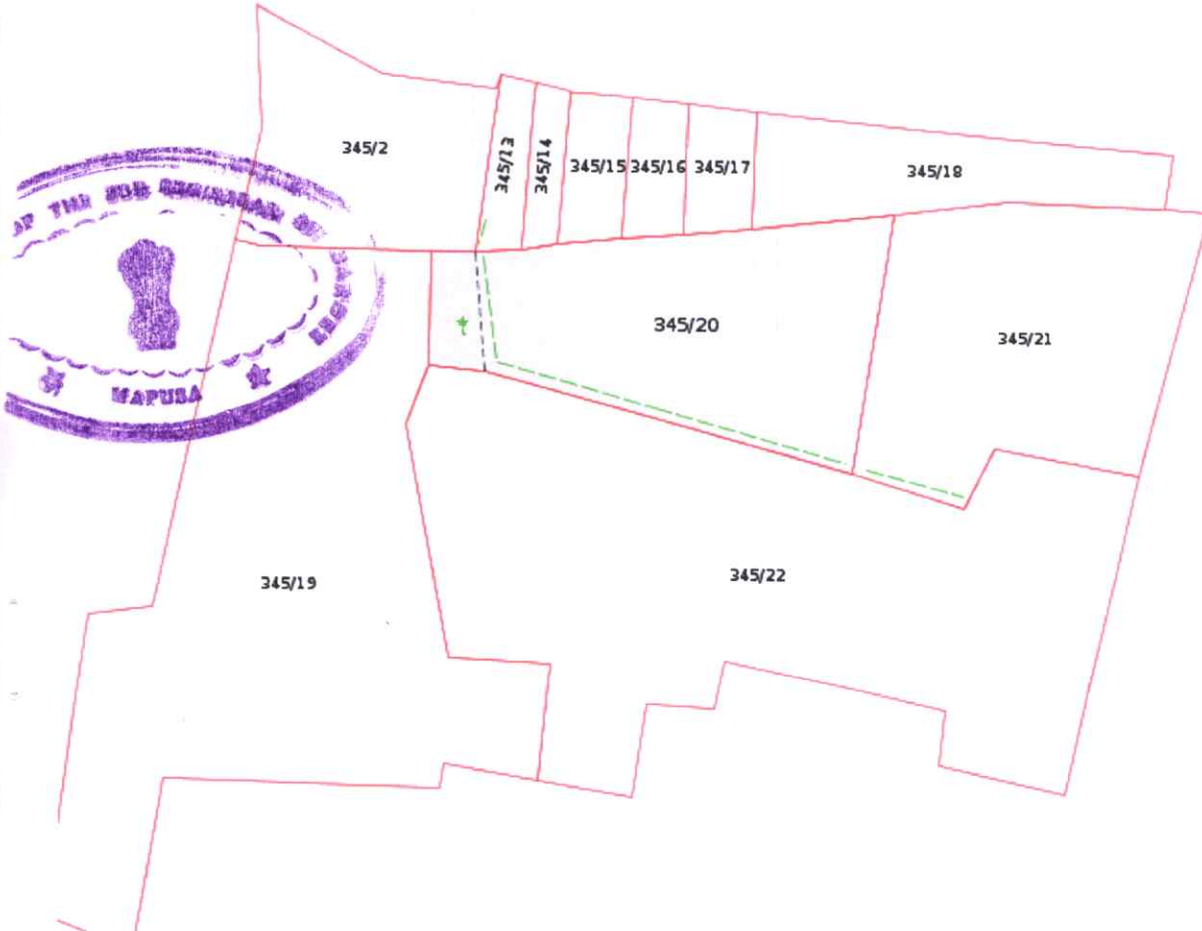
Designated Partner



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Calangute Village
Survey No.: 345 , Subdivision No.: 20

Scale 1:1000

Reference No.: REV192596189



Goldiam Mercantile Realty LLP

[Signature]
Authorised Signatory

M/S RAICHANDANI FORTUNES LLP

[Signature]

Designated Partner

This record is computer generated on 20-05-2025 03:16:30. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Jul-2025 12:38:28 pm

Document Serial Number :- 2025-BRZ-3932

Presented at 12:34:08 pm on 17-Jul-2025 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	2450000
2	Registration Fee	1470000
3	Mutation Fees	2000
4	Processing Fee	1480
Total		3923480

Stamp Duty Required :2450000/-

Stamp Duty Paid : 2450000/-



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KUNAL RAICHANDANI Partner Of M/S RAICHANDANI FORTUNES LLP ,Father Name:Raj Kumar D. Raichandani,,Age: 29, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.No.1-11-227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, Address2 - , PAN No.:)			

Executer

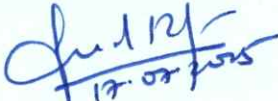
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr. Ashwani Talwar Partner Of M/S GOLDIAM MERCANTILE REALTY LLP , Father Name:Mr. Harbans Lal Talwar, Age: 61, Marital Status: ,Gender:Male,Occupation: Business, H. No.F-2, Maharani Bagh, Srinivasपुरi, South Delhi, 110065, PAN No.: /			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	KUNAL RAICHANDANI Partner Of M/S RAICHANDANI FORTUNES LLP , Father Name:Raj Kumar D. Raichandani, Age: 29, Marital Status: ,Gender:Male,Occupation: Business, H.No.1-11-227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, PAN No.:			 M/s RAICHANDANI FORTUNES LLP Designated Partner

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Mithun Sarkar, Age: 38, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403801, Sno.23-11 Near Jairam Nagar Dabolim Goa , Sno.23-11 Near Jairam Nagar Dabolim Goa , Dabolim, Mormugao, South Goa, Goa			
2	Name: Vaibhav Vazradhar Halarnkar, Age: 26, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403523, Hno.61 Near Shri Krishna Temple Halan Wada Pomburpa Goa , Hno.61 Near Shri Krishna Temple Halan Wada Pomburpa Goa , Pomburpa, Bardez, North Goa, Goa			




Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-3932

Book :- 1 Document Registration Number :- BRZ-1-3815-2025 Date : 18-Jul-2025

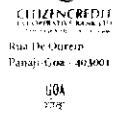
[Handwritten Signature]
18.07.2025

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

SUB-REGISTRAR
BARDEZ



Phone No: 9100220022
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Raichandani Fortunes
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INDIA NON JUDICIAL



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₹ 2000000/-

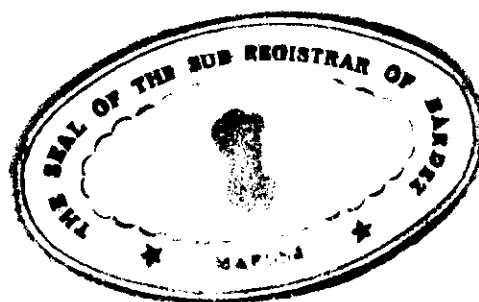
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For CITIZEN CREDITTM
CO-OP. BANK LTD.

Renaude
Authorised Signatory

SI No. 2024-PRP-1234
35/02/2024



DEED OF SALE

Goldiam Mercantile Realty LLP

[Signature]
Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]
Designated Partner

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Raichandani Fortunes
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Raichandani
Authorised Signatory



DEED OF SALE

Goldiam Mercantile Realty LLP

[Signature]

Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]

Designated Partner

Phone No:9100220022
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Raichandani Fortunes
For Whom/ID Proof:
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Other
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CO-OP. BANK LTD.

Raichandani
Authorised Signatory



DEED OF SALE

Goldiam Mercantile Realty LLP

[Signature]
Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]
Designated Partner

Phone No: 9100220022
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Raichandani Fortunes
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For CITIZEN CREDITTM
CO-OP. BANK LTD.

Raichandani
Authorised Signatory



DEED OF SALE

This **DEED OF SALE** is made and executed at Mapusa,
Bardez-Goa, on this 23rd day of September 2024;

Raichandani

Goldiam Mercantile Realty LLP

Raichandani
Partner

M/s RAICHANDANI FORTUNES LLP

Raichandani
Designated Partner

BETWEEN

M/S GOLDIAM MERCANTILE REALTY LLP (earlier known as GOLDIAM MERCANTILE COMPANY PVT LTD), converted under the Certificate of Registration on Conversion dated 25.07.2023 with LLP Identification Number: / 2 and PAN No. 7 and TAN No. a Limited Liability Partnership firm, having its registered office at Unit No.7, 2nd Floor, Mahalaxmi Industrial Estate, Dainik Shivner Marg, Lower Parel, Mumbai, Maharashtra-400013, through its Designated Partner and Authorised Signatory **Mr. Ashwani Talwar**, son of late Mr. Harbans Lal Talwar, aged 61 years, Occn: Business, married, Indian National, holder of PAN Card No. , Aadhar Card No , resident of H. No.F-2, Maharani Bagh, Srinivaspuri, South Delhi, 110065 and granted powers to sell, sign, execute all receipts, understanding, agreement/s, deed/s, vide Board Resolution dated 26.08.2024 hereinafter referred to as the **"VENDOR"** (which expression shall mean and include all their successors, executors, administrators and assigns etc.,) OF THE FIRST PART;

AND

M/S RAICHANDANI FORTUNES LLP, (PAN:) a Limited Liability Partnership, registered with the Registrar of Companies under the LLP Act, 2008, vide Identification No. ACC-4842 dated 16/08/2023 with its Registered Office at Door No. 6-3-354, 3rd Floor, Office No.301, S.B.Towers, Road No.1, Banjara Hills, Hyderabad, Telangana State-500034, duly represented by its designated Partner and Authorized Signatory **MR. KUNAL RAICHANDANI**, son of Raj Kumar D. Raichandani, aged 29 years, occupation in business, married, Indian National, holding PAN Card No. , Aadhaar Card No. , Email

Goldiam Mercantile Realty LLP



Partner

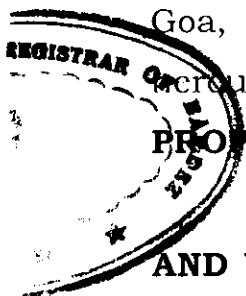
M/s RAICHANDANI FORTUNES LLP



Designated Partner

No _____, Email ID: kunal.raichandani18@gmail.com,
 Mobile No. _____ and resident of H.No.1-11-227/1/4, Guru
 Murthy Lane, Begumpet, Hyderabad, Telangana., and granted
 powers to purchase, sell, sign, execute all receipts, understanding,
 agreement/s, deed/s, vide Board Resolution dated 29.08.2024
 hereinafter referred to as the '**PURCHASER**' (which expression
 shall mean and include all their successors, executors,
 administrators and assigns etc.,) of THE SECOND PART;

WHEREAS there exists a property known as AGARVADO
 admeasuring 3075 sq. mts bearing Survey No.345/19 of Village
 Calangute, which is described in Land Registration Office under
 no. 51596 of Book 109 and is inscribed under Inscription No.
 43634 at folio 139 of Book G47 and is enrolled in Matriz under
 No. 711 of the Second Division of Calangute, situated at Agarvado,
 in the Village of Calangute within the Limits of Calangute Village
 Panchayat, Taluka and Sub-District of Bardez, District of North
 Goa, State of Goa, more particularly described in **Schedule**
 _____ under written and hereinafter referred to as '**THE SAID**
PROPERTY'.



AND WHEREAS said Property was originally owned by Mrs. Alda
 Fausta Lilia Sebastiana do Rosario Lourdes Assuncao Martins,
 and her husband Mr. Joaquim Alcixo de Souza Proenca, as
 evident from the extracts of the Inscription and Description
 records as well as the manual extracts of the Land Records.

AND WHEREAS thereafter upon the expiry of the said Mr.
 Joaquim Alcixo de Souza Proenca, his widow namely the said
 Mrs. Alda Fausta Lilia Sebastiana do Rosario Lourdes Assuncao
 Martin vide Public Will dated 15.09.1966 of Book 70 and folio 80
 of the Notary's Office of the Judicial Division of Bardez, AS WELL

Goldiam Mercantile Realty LLP

 Partner

M/s RAICHANDANI FORTUNES LLP

 Designated Partner

AS vide Will dated 10.10.1969 drawn at folio 51 onwards of Book no. 79 of Wills by then Registrar and Notary ex-Officio of Judicial Division of Bardez, bequeathed the said property more particularly described in **Schedule** hereunder written, in favour of her son namely Mr. Joaquim Aleixo de Souza Proenca alias Jack Aleixo De Souza married to Mrs. Maria Zelia Leticia Pereira De Andrade De Souza Proenca. It is noted that the said Mrs. Alda Fausta Lilia Sebastiana do Rosario Lourdes Assuncao Martin bequeathed her other properties in favour of her other sons namely Dr. Jose Aleixo de Souza Proenca and Mr. Fernando do Rosario de Souza Proenca as well as to her daughters namely Mrs. Maria Mafalda Henriqueta Lourdes de Souza Proenca widow of Rosendo de Souza and Mrs. Maria Tereza Henriqueta de Souza Proenca c Dias married to Mr. Alfredo Sebastiao Agostinho da Rosa Dias.

AND WHEREAS thereafter upon the expiry of the said Mrs. Alda Fausta Lilia Sebastiana do Rosario Lourdes Assuncao Martin, in terms of the above described WILLS, the said property more particularly described in **Schedule** hereunder written, came to be owned and possessed by the said Mr. Joaquim Aleixo De Souza Proenca alias Mr. Joquim Proenca and his wife Mrs. Maria Zelia Leticia Pereira De Andrade De Souza Proenca.

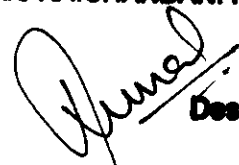
AND WHEREAS the Form I & XIV of Survey No.345/19 of Village Calangute indicates the mutation of the said property admeasuring 3075 sq. mtrs in favour of Mr Joaquim Proenca, as its Occupant., with the name of one Cycilia Remedios as a Mundkar in of a house in the said property.

AND WHEREAS vide Deed of Sale dated 25.09.2009 duly registered in the office of the Sub Registrar of Bardez under

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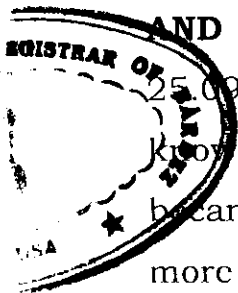

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Registration No. BRZ-BK1-01919-2009, CD No. BRZD28 of Book I on 29.09.2009, the said Mr. Joaquim Alcixo De Souza Proenca alias Mr. Joquim Proenca and his wife Mrs. Maria Zelia Leticia Pereira De Andrade De Souza Proenca as "Vendors" sold the said property more particularly described in **Schedule** hereunder written to M/s Goldiam Mercantile Company Private Limited duly represented by its Director Mr. Joseph John Cardozo as "Purchaser".

AND WHEREAS the Judgment dated 03.03.2022, in case no.JM-III/MND/NEG-DECL/Calangute/08/2021 of the Joint Mamlatdar of Bardez III indicates that one Ms Cycilia Remedious whose name appears in Form I & XIV of Survey No.345/19 of Village Calangute, was wrongly mentioned as a Mundkar and that her name should accordingly be deleted in the Land Records.



AND WHEREAS thus by virtue of above Deed of Sale dated 25.09.2009, M/S GOLDIAM MERCANTILE REALTY LLP (earlier known as GOLDIAM MERCANTILE COMPANY PRIVATE LTD) became the absolute owner in possession of the Said property more particularly described in **Schedule** hereunder written as evident from the Form I & XIV of Survey No.345/19 dated 21.07.2024 of Village Calangute, which indicates the mutation of the said property in the name of the said M/s Goldiam Mercantile Realty LLP as its Occupant under Mutation No.89833.

AND WHEREAS thus the Vendor became the absolute owner in possession of the Said property.

AND WHEREAS thereafter the Office of the Additional Collector III, North Goa, at Mapusa granted SANAD vide ref.

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No.4/285/CNV/AC-III/2024/1222 CAD3BAR07-24-401 dated 29.07.2024 to the said property.

AND WHEREAS the VENDOR has represented to the PURCHASER that:

(i) The VENDOR is the absolute owner in possession of, and is otherwise well and sufficiently entitled to, the Said Property and that besides them no other person(s) has any right, title, interest or claim on or over the Said Property.

(ii) The VENDOR's possession of the Said Property has been peaceful, uninterrupted, continuous and without any threat or interference from any person or authority as to title or right to beneficent and full use and enjoyment thereof.



(iii) The VENDOR has a clear and marketable title to the Said Property and is capable of transferring a clear and marketable title unto the PURCHASER by way of sale.

AND WHEREAS the VENDOR is desirous of selling the Said Property more particularly described in Schedule hereunder written and based on the aforesaid representations and covenants contained hereunder, the PURCHASER has agreed to purchase the said Property from the VENDOR and the VENDOR has agreed to sell the Said Property for a total consideration of **Rs.11,22,68,250/- (Rupees Eleven Crores Twenty Two Lakhs Sixty Eight Thousand Two Hundred and Fifty Only)** on the following terms and conditions which have been mutually agreed by all the parties.

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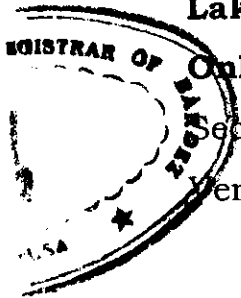
M/s RAICHANDANI FORTUNES LLP

 Designated Partner

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That for total consideration of a sum of **Rs.11,22,68,250/- (Rupees Eleven Crores Twenty Two Lakhs Sixty Eight Thousand Two Hundred and Fifty Only)**, paid by the PURCHASER to the VENDORS, the VENDORS do hereby sell, transfer and convey by way of sale, unto and to the use of the PURCHASER, absolutely free from all encumbrances, the SAID PROPERTY more particularly described in the Schedule- hereunder written, TO HAVE AND TO HOLD the same absolutely and forever for quiet, peaceful and beneficial enjoyment thereof.

2. The PURCHASER herein has paid the entire consideration of **Rs.11,22,68,250/- (Rupees Eleven Crores Twenty Two Lakhs Sixty Eight Thousand Two Hundred and Fifty Only)** through Kotak Mahindra Bank, S.D.Road Branch, Secunderabad, Hyderabad, Telangana State., in favour of Vendor as under:



- a. Rs.50,00,000/- (Rupees Fifty Lakhs Only) through RTGS vide Cheque bearing No.000019 dated 19-06-2024.
- b. Rs.50,00,000/- (Rupees Fifty Lakhs Only) through RTGS vide Cheque bearing No.000020 dated 19-06-2024.
- c. Rs.50,00,000/- (Rupee Fifty Lakhs Only) vide RTGS vide Cheque No.000022 dated 28.08.2024 .
- d. Rs.50,00,000/- (Rupee Fifty Lakhs Only) vide RTGS vide Cheque No.000023 dated 28.08.2024.

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[Signature]
Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]
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- e. Rs.50,00,000/- (Rupee Fifty Lakhs Only) vide RTGS vide Cheque no.000024 dated 28.08.2024.
- f. Rs.47,00,000/- (Rupee Forty Seven Lakhs Only) vide RTGS vide Cheque no.000025 dated 28.08.2024.
- g. Rs.8,00,00,000/- (Rupees Six Crore Only) through RTGS vide ref. No.KKBKR5202409200975883, No.KKBKR5202409200976957, No.KKBKR520240920097639, No.KKBKR5202409200978874, No.KKBKR5202409200979262, o.KKBKR5202409200979825, No.KKBKR52024092400932085, No.KKBKR520240924000934800 dated 24.09.2024 from Kotak Mahindra Bank, S.D. Road, Secunderabad to Vendors Account.



Rs.14,45,815/- (Rupees Fourteen Lakhs Forty Five Thousand Eight Hundred and Fifteen Only) No.KKBKR520240924000974997 dated 24.09.2024 from Kotak Mahindra Bank, S.D. Road, Secunderabad to Vendors Account.

- i. That an amount of Rs.11,22,682/- (Rupees Eleven Lakhs Twenty Two Thousand Six Hundred and Eighty Two Only) have been deducted by the PURCHASER as TDS on total consideration of Rs.11,22,68,250/- (Rupees Eleven Crores Twenty Two Lakhs Sixty Eight Thousand Two Hundred and Fifty Only) received by the VENDOR under section 194-1A of the Income Tax Act.

The receipt whereof the VENDOR does hereby admit and acknowledge and do hereby discharge, release and acquit

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the PURCHASER from every liability thereof, subject to realization.

3. AND THAT the VENDOR does hereby covenant with the PURCHASER that:

a) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of its predecessors in title or any person under or through the VENDOR, the VENDOR has at all material times heretofore and now has a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property unto and to the use of the PURCHASER.



b) the PURCHASER shall and may at all times hereafter peaceably and quietly own, hold, possess, enjoy the Said Plot, and receive rents, profits and all benefits thereof for their own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by and from the VENDOR or any other person lawfully or equitably claiming from, through or under or in trust for the VENDOR or under any of their predecessors in title.

c) The VENDOR does hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly assuring the Said Property and every part thereof unto and to the use of the PURCHASER according

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[Signature]
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to the true intent and meaning of this deed or as reasonably required.

d) The VENDOR is now lawfully seized and possessed of the Said Property free from any charge, encumbrances or defects of whatsoever nature and have absolute right and title to convey the same by way of sale, without let or hindrance of any kind whatsoever.

e) The VENDOR has absolute power and authority to sell the Said Property in the manner aforesaid and the PURCHASER may hereafter on the execution of this deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the VENDOR or persons claiming through or under them or on their behalf or their predecessors in title.



f) In the event there is any defect in the title of the VENDOR, the VENDOR, shall make good, ratify the same in favour of the PURCHASER by executing necessary Deed(s) in respect thereof.

g) Incase if any defect is found in the title of the VENDOR in the Said Property and/or in the present conveyance and/or the PURCHASER is ever dispossessed from the Said Property, or any part thereof, then the VENDOR shall at all times, indemnify and keep indemnified the PURCHASER herein and its transferee/s, against any loss,

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[Signature]
Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]
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damage, cost, charges, expenses, if any, suffered by reason of any defect in title of the VENDOR or fault of the VENDOR or any breach of the covenants.

4. AND THAT THE VENDOR hereby covenants to cooperate and to execute all the necessary papers and does everything for mutation in the Record of rights to include the name of the PURCHASER as an Occupant. This Deed shall be construed as a no objection of the VENDOR for the mutation of name in survey records in respect of the Said Property.

5. AND VENDORS hereby covenant and declare that:

- a) The VENDOR has not entered into any agreement, arrangement, understanding, document, instrument concerning the Said Property nor has agreed to sell or otherwise transfer their rights, share or interest in the Said Property in any manner whatsoever, to any person other than the PURCHASER except as aforesaid.
- b) The Said Property or any part thereof is not a subject matter of any third party claims and/or pending litigation.
- c) The Said Property or any part thereof is not a subject matter of acquisition or requisition under the Land Acquisition Act 1884 or any other law in force.
- d) There are no outstanding encumbrances, mortgages, charges, liens in respect of the Said Property.
- e) No easements or right of way run through or over the Said Property.



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[Signature]
Partner

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Designated Partner

- f) No order or direction of any Court, Tribunal or Authority prohibits or impedes the beneficial use of the Said Property.
6. AND THAT the VENDOR has today put the PURCHASER in physical possession of the Said Property.
7. AND THAT simultaneously with the execution of this deed the VENDOR has handed over the original title deeds pertaining to the Said Plot to the PURCHASER.
8. The PURCHASER hereby states that they have gone through the title documents of the SAID PROPERTY and have carried out their due diligence and are satisfied that the VENDOR has a clear and marketable title to the Said Property.



The PURCHASER has carried out a Survey of the said Property and is satisfied that the area that is sold is available at loco.

10. THAT the VENDOR covenant that the Schedule property is neither a government assigned land nor a Comunidade land nor an encroached land nor a leasehold land.
11. That the Parties to this Deed of Sale do not belong to Schedule Caste and Schedule Tribe.

Goldiam Mercantile Realty LLP

[Signature]
Partner

M/s RAIGHANDANI FORTUNES LLP

[Signature]
Designated Partner

SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT PROPERTY known as AGARVADO admeasuring 3075 sq. mts bearing Survey No.345/19 of Village Calangute, which is described in Land Registration Office under No. 51596 of Book 109 and is inscribed under Inscription No. 43634 at folio 139 of Book G47 and is enrolled in Matriz under No. 711 of the Second Division of Calangute, situated at Agarvaddo, in the Village of Calangute within the limits of Calangute Village Panchayat, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa and bounded as under:-

On the East: By property surveyed under No.345/20 and 345/22;

On the West: By property surveyed under Survey No.345/1 and 345/24;

On the North: By property surveyed under Survey No.345/2;

On the South: By property surveyed under Survey No.345/26, 345/27 and 345/28.



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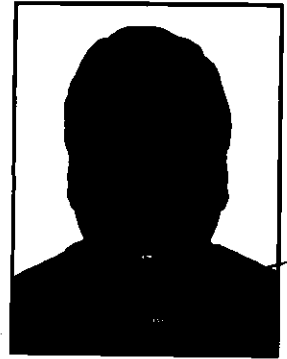
[Signature]
Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]
Designated Partner

IN WITNESS WHEREOF the Parties hereto have signed this **DEED OF SALE** on the day, month and the year first hereinabove mentioned.

SIGNED and DELIVERED by the
 Within named **VENDOR**
M/S GOLDIAM MERCANTILE REALTY LLP)
(earlier known as GOLDIAM MERCANTILE)
COMPANY PVT LTD)
 Through its Designated Partner and
 Authorised Signatory Mr. Ashwani Talwar)



LLP

Partner

L.H.F.I.

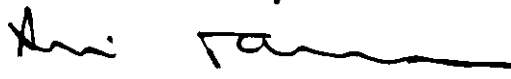
R.H.F.I.



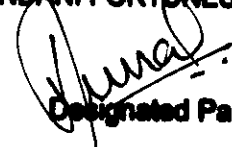
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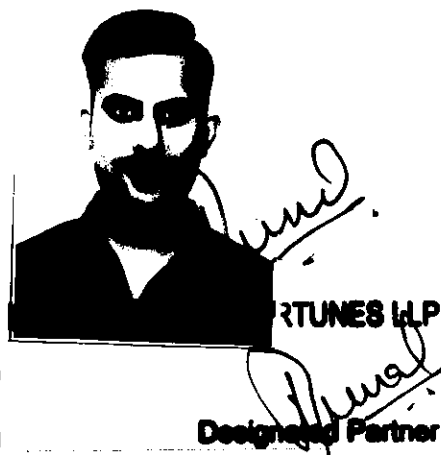

 Partner

M/s RAICHANDANI FORTUNES LLP


 Designated Partner

SIGNED and DELIVERED by the
 Within named **PURCHASER**
M/S RAICHANDANI FORTUNES LLP
 Through its Designated Partner &
 Authorised Signatory
Mr. Kunal Raichandani

L.H.F.I.



R.H.F.I.

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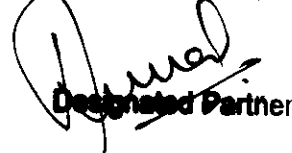
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Goldiam Mercantile Realty LLP



Partner

M/s RAICHANDANI FORTUNES LLP


Designated Partner

WITNESSES:

1. Mr. Nitesh Ashok Kundaikar
 S/o Mr. Ashok Kundaikar

Kundaikar

R10 H. No. B/31/A, Ramnagar,
 Belim, Barder - Goa

Aadhar No.



2. Mr. Budheji Gawade Gawade

S/o Babaji Gawade

P/o H. No. 199/3, Opp. Hotel
 Palacio de - Goa

St. Inez, Panaji - Tiswadi - Goa

Aadhar No.

Goldiam Mercantile Realty LLP

[Signature]

Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]

Designated Partner



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Calangute Village
Survey No.: 345 , Subdivision No.: 19

Scale 1:1000

Reference No.: CBAR123-14572-1167295



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REGISTRAR OF

BARDEZ

Goldiam Mercantile Realty LLP

[Signature]
Partner

M/s RAICHANDANI FORTUNES LLP

[Signature]
Designated Partner

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NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Sep-2024 11:08:26 am

Document Serial Number :- 2024-BRZ-5372

Presented at 10:57:43 am on 27-Sep-2024 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	6736100
2	Registration Fee	3368050
3	Tatkal appointment fee	50000
4	Mutation Fees	2000
5	Processing Fee	1180
Total		10157330

Stamp Duty Required :6736100/-

Stamp Duty Paid : 6736100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KUNAL RAICHANDANI Designated Partner And Authorized Signatory Of M/S RAICHANDANI FORTUNES LLP ,Father Name:Raj Kumar D. Raichandani, Age: 29, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.No.1-11-227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr. Ashwani Talwar Designated Partner And Authorised Signatory M/S GOLDIAM MERCANTILE REALTY LLP (earlier Known As GOLDIAM MERCANTILE COMPANY PVT LTD) , Father Name:Mr. Harbans Lal Talwar, Age: 61, Marital Status: ,Gender:Male,Occupation: Business, H. No.F-2, Maharani Bagh. Srinivasapuri, South Delhi, 110065, PAN No.:			
2	KUNAL RAICHANDANI Designated Partner And Authorized Signatory Of M/S RAICHANDANI FORTUNES LLP , Father Name:Raj Kumar D. Raichandani, Age: 29, Marital Status: ,Gender:Male,Occupation: Business, H.No.1-11-227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, PAN No.:			

Witness:

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

Book :- 1 Document
Registration Number :- BRZ-1-5206-2024
Date : 27-Sep-2024

[Handwritten Signature]
27.09.2024

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

SUB-REGISTRAR
BARDEZ

