

For CITIZENCREDIT™  
CO-OP BANK LTD

*Rafano*  
Authorised Signatory

(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

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

Boshan Homes,

Mapusa, Goa - 443 507

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

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

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Rs. ≈ 1000000 ≈

365430

GOA  
NON JUDICIAL

30.12.2020

GOA

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8561 5921436

Name of Purchaser VIANAAR INFRA LLP

Sr. No! - 2020 - BR2 - 3609

31/12/2020

## DEED OF SALE

Vianaar Infra LLP

*R.Rodrigues*

*Rodrigues*

Authorized Signatory

*Rodrigues*

*Sunil*



For CITIZEN CREDIT™  
CO-OP BANK LTD

*R.Rodrigues*  
Authorized Signatory

(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

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

Boshan Houses,

Mapusa, Goa - 483 507

D - 5 / STPV / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

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Rs. ≈ 1000000 ≈

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GOA  
NON JUDICIAL

30.12.2020

GOA

8564 6224409

Name of Purchaser VIANAAR INFRA LLP



## DEED OF SALE

R R Rodrigues Vianaar Infra LLP  
*R.Rodrigues*  
Authorized Signatory

*[Signature]*

*[Signature]*

(RUPEES TWO LAKHS FIFTY THOUSAND ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

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

Boshan Homes,

Mapusa, Goa - 483 507

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

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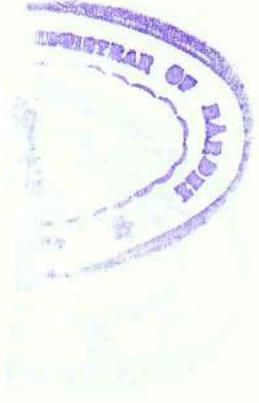
8565 7131317

For CITIZENCREDIT™  
CO-OP BANK LTD

*Rafonso*

Authorised Signatory

Name of Purchaser VIANAAR INFRA LLP



DEED OF SALE

This Deed of Sale is made and executed at Mapusa – Goa, on this 31<sup>st</sup> day of the month of December, of the year Two Thousand and Twenty. (31/12/2020)

*RRRodrigues*

Vianaar Infra LLP

*Rafonso*

Authorized Signatory

*[Signature]*

*[Signature]*

Card bearing no ERVPM2694N and Aadhar card bearing no [REDACTED], resident of H.No 4/2525, Porba Vaddo, Calangute, Bardez-Goa vide Power of Attorney dated 29/12/2020 duly notarized before the Notary Public Adv Madhumita A.N. Salatry, bearing Serial No. 30094/2020 at Mapusa, Goa.

AND

- 1) **MR. UTTAM KUMAR**, son of Sardari Lal, 44 years of age, Indian National, Having PAN CARD bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and R/o Flat No 3F1/5, S1 Prudential Palms, Chogum Road, Porvorim, Alto Porvorim, North Goa Bardez, Goa 403521.
- 2) **MR. PANKAJ DABRAL**, son of Kripa Ram Dabral, 49 years of age, married, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] R/o H. No 206, Devashri Garden, Porvorim, North-Goa, 403501 represented herein by his wife **MRS. SONU DABRAL**, wife of Pankaj Dabral, 44 years of age, married, Indian National, having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] and R/o H. No 206, Devashri Garden, Porvorim, North-Goa, 403501 vide Power of Attorney dated 29/12/2020, duly notarized before the Notary Public L. M Gajinkar, bearing Serial No. 9514/2020 at Mapusa, Goa, hereinafter referred to as hereinafter referred to as the "**CONFIRMING PARTIES**" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives, administrators, executors and assigns)



R.Rodrigues  
**Vianaar Infra LLP**  
 Authorized Signatory

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**BETWEEN**

**MRS. RITA ROBERTINA RODRIGUES** alias Rita Robertina Siqueira alias Rita Rodrigues alias Rita R Rodrigues, wife of Late Louis Gregory Rodrigues 85 Years of age, widow, Indian National, having PAN CARD bearing no [REDACTED] and Aadhar card bearing no [REDACTED] and R/o 405 Manish Mahal CHS LTD, Veera Desai Road, Andheri West, Mumbai, Azad Nagar, Mumbai Maharashtra 400053- hereinafter referred to as the '**VENDOR**', (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives administrators and assigns), of the **FIRST PART**.

**AND**

**VIANAAR INFRA LLP.**, a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. AAP-0902, having PAN No. [REDACTED] and their registered office at 378, MMM Road, Amritsar Amritsar, Punjab- 143001, represented by its Partner/Director **MR. AKSHAY CHAUDHRY** son of Late Ajay Chaudhry, 37 years of age, Holder of PAN Card no. [REDACTED] and Aadhar card bearing no [REDACTED] Indian National, resident of E-47, Sector-39, Near Ryan International School Noida, Gautam Buddha Nagar U.P- 201301, hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution dated 29/12/2020, represented herein through duly constituted Power of Attorney Holder, **Mr. Ralph Mascarenhas**, s/o Melwyn Mascarenhas, 30 years of age, unmarried, Advocate, having Pan

*RR Rodrigues*  
**Vianaar Infra LLP**  
*[Signature]*  
**Authorized Signatory**

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**AND WHEREAS** there exists a property identified as "DEULADI" surveyed under survey no 279/4 of Village Anjuna admeasuring 3975 square meters situated at Village Anjuna within the limits of Village Panchayat of Anjuna, Taluka and Registration sub-District of Bardez, District of North Goa in the State of Goa which property is described under Land Registration no 35409 at Folio 18 of Book B-91 and bearing old cadastral survey no 2358, hereinafter referred to as the "SAID PROPERTY" more particularly described in the Schedule I hereinafter.

**AND WHEREAS** the said property originally belonged to Antonio Salvador Custodio de Britto alias Antonio Salvador Caetano de Brito alias Antones de Brito and his wife Prudencia de Souza e Britto alias Dona Prudencia de Souza Brito.



**AND WHEREAS** the said Antonio Salvador Custodio de Britto alias Antonio Salvador Caetano de Brito alias Antones de Brito and his wife Prudencia de Souza e Britto alias Dona Prudencia de Souza Brito sold the said property to Santana de Rodrigues alias Santana Piedade de Souza alias Santan Piedade Rodrigues widow of Sebastiao Manoel Rodrigues vide Deed of Sale with Quittance and of Hypotatication dated 15/9/1948 drawn up at folios 43 reverse, 44, 44 reverse and 45 of the Book no 521 of the Notary of Bardez, Tab Menezes of the year 1948.

**AND WHEREAS** pursuant to Deed of Sale with Quittance and of Hypotatication dated 15/9/1948 the name of Santana de Rodrigues alias Santana Piedade de Souza stand inscribed in her favour under Inscription of transfer no 35386 at folio 76 overleaf of

*R.R. Rodrigues*  
**Vianaar Infra LLP**  
 Authorized Signatory

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Book G 39, new of the Land Registration Records of the then Judicial Division of Bardez.

**AND WHEREAS** the name of Santana de Rodrigues alias Santana Piedade de Souza figures in the occupant column of MANUAL FORM I and XIV with respect to the said property.

**AND WHEREAS** the name of Santana de Rodrigues alias Santana Piedade de Souza figures in the occupant column of FORM III with respect to the said property.

**AND WHEREAS** as per Form 9 the name Santana de Rodrigues alias Santana Piedade de Souza has been in occupation of the said property before the Survey has been conducted.

**AND WHEREAS** the said Santan Piedade Rodrigues alias Piedade Rodrigues alias Piedade de Souza alias Santan Rodrigues passed away in the year 21/10/1975 at Mumbai.

**AND WHEREAS** thereafter an Inventory Proceeding came to be initiated Before the Civil Court Junior Division at Mapusa which came to be registered as Inventory Proceedings bearing no 408/2011/D on the death of Santan Piedade Rodrigues alias Piedade Rodrigues alias Piedade de Souza alias Santan Rodrigues who passed away on 21/10/1975 leaving behind her only son

a) Luis Gregorio Rodrigues alias Gorgonio Luis Caetano Baptista Rodrigues married to Rita Rodrigues.

*R Rodrigues*  
**Vianaar Infra LLP**  
 Authorized Signatory

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**AND WHEREAS** the said property was listed at Item No. V in the LIST OF ASSETS in the Inventory Proceeding bearing no 408/2011/D which was filed Before Civil Court Junior Division at Mapusa.

**AND WHEREAS** the SAID PROPERTY was allotted to the said Mr. Luis Gregorio Rodrigues alias Gorgonio Luis Caetano Baptista Rodrigues married to Rita Rodrigues which allotment was confirmed vide Order dated 13/02/2012 passed in Inventory Proceeding bearing No. 408/2011/D by the Court of the Civil Judge Junior Division at Mapusa – Goa.

**AND WHEREAS** in view of above, the said Mr. Luis Gregorio Rodrigues alias Gorgonio Luis Caetano Baptista Rodrigues and his wife, Rita Rodrigues became owners of the SAID PROPERTY.



**AND WHEREAS** thereafter a Portuguese Civil Miscellaneous Application bearing no 56/2017/D in Inventory proceeding bearing no 408/2011/D IN Inventory Proceeding bearing No. 408/2011/D was filed before the Court of the Civil Judge Junior Division, 'D' Court at Mapusa – Goa by the said Mr. Luis Gregorio Rodrigues alias Gorgonio Luis Caetano Baptista Rodrigues for correction/amendment of the list of assets and the Description of Assets in respect of the Item No. V which application was allowed.

**AND WHEREAS** pursuant to the Portuguese Civil Miscellaneous Application bearing no 56/2017/D in Inventory proceeding bearing no 408/2011/D the said Luis Gregorio Rodrigues has got his name duly mutated/recorded in the Occupant's Column of

*RR Rodrigues*

**Vianaar Infra LLP**

*[Signature]*  
**Authorized Signatory**

*[Signature]*

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Survey Form I & XIV of Anjuna Village with respect to the said property against Mutation Entry No. 43021.

**AND WHEREAS** thereafter a Deed of Relinquishment Rights and Succession dated 13/10/2020 recorded at Folio 23 to 26v of Book No. 871 came to be executed before the Sub Registrar of Bardez whereby the said Mr. Luis Gregorio Rodrigues alias Gorgonio Luis Caetano Baptista Rodrigues passed away on 13/09/2019 leaving behind his widow and moiety holder, the said Smt. Rita Robertino Siqueira alias Rita Rodrigues alias Rita Robertina Rodrigues and the following legal heirs: (i) Mr. Manuel Joseph Mario Rodrigues married to Juliana Fernandes (ii) Mrs. Sabrina Felicitas Rodrigues married to Mr. Roque Agnelo Pereira (iii) Mrs. Irene Nora Rodrigues married to Mr. Silvan Ignatius Pereira (iv) Mrs. Bernadina Criselda Rodrigues married to Anthony Francis D'Souza (v) Mr. Jerome Paul Brian Rodrigues married to Mrs. Sujata Birge.

**AND WHEREAS** the said Mr. Manuel Joseph Mario Rodrigues along with his wife, Mrs. Juliana Fernandes; Mrs. Sabrina Felicitas Rodrigues along with her husband, Mr. Roque Agnelo Pereira; Mrs. Irene Nora Rodrigues along with her husband, Mr. Silvan Ignatius Pereira; Mrs. Bernadina Criselda Rodrigues along with her husband, Anthony Francis D'Souza and Mr. Jerome Paul Brian Rodrigues along with his wife, Mrs. Sujata Birge renounced and relinquished all their undivided right, interest, title, claims and shares that they have to the inheritance from their late father/father-in-law, Mr. Luis Gregorio Rodrigues alias Gorgonio Luis Caetano Baptista Rodrigues in favour of their mother/mother-

*R.R. Rodrigues*  
**Vianaar Infra LLP**  
 Authorized Signatory

*[Signature]*

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in-law, Smt. Rita Robertino Siqueira alias Rita Rodrigues alias Rita Robertina Rodrigues.

**AND WHEREAS** In light of above, the said Smt. Rita Robertino Siqueira alias Rita Rodrigues alias Rita Robertina Rodrigues became owner in possession of the SAID PROPERTY.

**AND WHEREAS** thereafter the VENDOR and the CONFIRMING PARTIES have entered into a Memorandum of Understanding dated 2/6/2014 which came to be executed before the Notary Public D S Petkar under serial no 12806/2014 whereby the said CONFIRMING PARTIES have agreed to purchase the SAID PROPERTY from the VENDOR.

**AND WHEREAS** the Memorandum of Understanding was executed only in favor of Confirming Party No.1, in terms of the understanding between Confirming Party No.1 and Confirming Party No.2, that the transaction was to be concluded by Confirming Party No.1 and Confirming Party No.2 in equal shares.

**AND WHEREAS** the CONFIRMING PARTIES is unable to complete the sale transaction with respect to the purchase of the SAID PROPERTY and hence the said VENDOR and the CONFIRMING PARTIES has agreed to transfer, assign and sell the SAID PROPERTY to the PURCHASER.

**AND WHEREAS** in terms of the boundaries marked in the said property, it was noticed that the total area of the SAID PROPERTY



*RR Rodrigues* **Vianaar Infra LLP**  
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**Authorized Signatory** *[Signature]* *[Signature]*

is 3975 sq.mts is correctly reflected in manual Form 1 and XIV and Form 3.

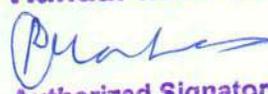
**AND WHEREAS** the area referred to the said property listed at Item No. V in the LIST OF ASSETS in the Inventory Proceeding bearing no 408/2011/D filed Before Civil Court Junior Division at Mapusa was wrongly mentioned as 3475 sq.mts.

**AND WHEREAS** in the view of the above and considering that the boundaries prevail, the allotment in terms of the said property as mentioned in the manual from 1 and XIV and Form 3 in favor VENDOR and CONFIRMING PARTIES consisting of PROPERTY was totally 3975 sq.mts and the deed is to be construed accordingly.

**AND WHEREAS** the above named VENDOR declare that they own and possess the "SAID PROPERTY", admeasuring 3975 Square Meters, situated at Anjuna Village, and which is described under **SCHEDULE – I** hereunder written.

**AND WHEREAS** the above named VENDOR and CONFIRMING PARTIES have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.





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 Authorized Signatory

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

**AND WHEREAS** the VENDOR and CONFIRMING PARTIES have represented to the PURCHASER that:

- That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".
- That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.
- That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.
- That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";

*RR Rodriguez*

**Vianaar Infra LLP**

*[Signature]*

**Authorized Signatory**

*[Signature]*

*[Signature]*



- That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".
- That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".
- That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR, the CONFIRMING PARTIES or by any of their predecessors in title or any person claiming under or through the VENDOR or CONFIRMING PARTIES, the VENDOR and the CONFIRMING PARTIES had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.



*R.R. Rodrigues*  
**Vianaar Infra LLP**  
 Authorized Signatory

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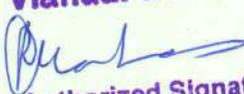
**AND WHEREAS** solely relying and fully believing the said representations of the VENDOR and CONFIRMING PARTIES as true, the PURCHASER approached the VENDOR and CONFIRMING PARTIES for sale of the "SAID PROPERTY" to itself.

**AND WHEREAS** the VENDOR and CONFIRMING PARTIES have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTY" more particularly described under SCHEDULE - I hereunder written, to the PURCHASER.

**AND WHEREAS** solely relying upon the representations and declarations made by the VENDOR and CONFIRMING PARTIES herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDOR and CONFIRMING PARTIES and the VENDOR and CONFIRMING PARTIES have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or consideration of **Rs 5,00,00,000/- (Rupees Five Crore Only)**, which is its fair market value.

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

R.R. Rodrigues

**Vianaar Infra LLP**  
  
**Authorized Signatory**





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

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in consideration of payment of **Rs 5,00,00,000/- (Rupees Five Crore Only,)** which amount after deduction of TDS @ 0.75% equivalent to RS. 3,75,000/-(Rupees Three Lakhs Seventy Five Thousand Only) works out to **Rs 4,96,25,000/- (Four Crore Ninety Six Lakhs Twenty Five Thousand Only)**, is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS and the CONFIRMING PARTIES do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure-I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDOR and CONFIRMING PARTIES into or upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

*RR Rodriguez*  
**Vianaar Infra LLP**  
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**Authorized Signatory**

*[Signature]*

*[Signature]*



2. Upon payment of consideration stipulated in schedule II, the CONFIRMING PARTIES hereby assign, relinquish, interest in the said property and hereby irrevocable confirm sale of the said property in favor of the said PURCHASER.
  
3. That VENDOR and CONFIRMING PARTIES do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDOR and CONFIRMING PARTIES have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDOR and CONFIRMING PARTIES covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDOR and CONFIRMING PARTIES covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDOR and CONFIRMING PARTIES declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDOR and CONFIRMING PARTIES received any notice or notification of the SAID PROPERTY. The VENDOR and CONFIRMING PARTIES further declare that they are not aware



*RRRodrigues*

**Vianaar Infra LLP**

**Authorized Signatory**

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of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

4. The possession of the SAID PROPERTY hereby sold by VENDOR have been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.
5. The VENDOR and CONFIRMING PARTIES covenant that incase any defect is found in the title of the VENDOR and CONFIRMING PARTIES of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDOR and CONFIRMING PARTIES do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDOR and CONFIRMING PARTIES for more perfectly conveying the part sold unto PURCHASER.
6. That the VENDOR and CONFIRMING PARTIES hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

*R.R. Rodrigues* **Vianaar Infra LLP**  
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**Authorized Signatory**

*[Signature]*  
*[Signature]*

7. That VENDOR and CONFIRMING PARTIES do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDOR and CONFIRMING PARTIES have absolute title and exclusive right to convey the said property by way of sale.

8. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR and CONFIRMING PARTIES or from any person claiming through or under them.



9. That VENDOR and CONFIRMING PARTIES shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

10. That in case of increase in area of the said property if found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the Vendor, the CONFIRMING PARTIES or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

R.R. Rodrigues **Vianaar Infra LLP**  
Authorized Signatory

11. The VENDOR and CONFIRMING PARTIES and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 22,50,000/-** has been affixed herewith.



*RR Rodrigues*  
**Vianaar Infra LLP**  
**Authorized Signatory**

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**SCHEDULE I**

All that property identified as "DEULADI" surveyed under survey no 279/4 of Village Anjuna admeasuring 3975 sqaure meters situated at Village Anjuna within the limits of Village Panchayt of Anjuna, Taluka and Registration sub-District of Bardez, District of North Goa in the State of Goa which property is described under Land Registration no 35409 at Folio 18 of Book B-91 and bearing old cadastral survey no 2358 and bounded as under:

East: By property bearing survey no 279/2, 8 and 9 of Village Anjuna

West: By road

North: By pathway passing through survey no 280/16, 280/13 and survey no 281/1 of Village Anjuna

South: By survey no 279/ 3/ 8/ 9/ 10/ 12/ 13/ 14/ 15 and survey no 281/10 of Village Anjuna

*RR Rodrigues*

**Vianaar Infra LLP**

*Rodrigues*

**Authorized Signatory**

*Alfonso F. F. F.*

*S. S.*

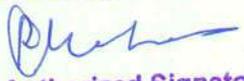
## SCHEDULE II

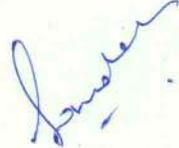
## (CONSIDERATION)

RS.5,00,00,000/- (RUPEES FIVE CRORES ONLY)

Total Payable to Vendors	Rs.5,00,00,000/-
Less TDS deducted @ 0.75%	Rs.3,75,000/-
Net Paid on execution of this Deed for Sale after deduction of TDS	Rs.5,96,25,000/-
<b><u>Amount paid to the Vendors after deduction of TDS @ 0.75% from each of the Vendors in following manner:</u></b>	
Paid to Vendors No. 1	Rs.1,98,50,000/-
Paid to Confirming Party No.1	Rs.1,48,87,500/-
Paid to Confirming Party No.2	Rs.1,48,87,500/-

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this 31<sup>st</sup> day of December , 2020 at Mapusa.

RR Rodrigues **Vianaar Infra LLP**  
  
 Authorized Signatory

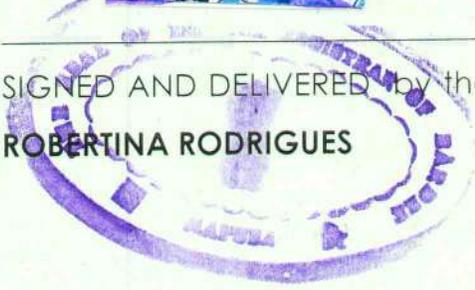
  




*R.R. Rodrigues*

*R.R. Rodrigues*

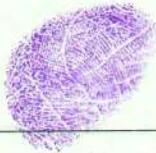
SIGNED AND DELIVERED by the within named Vendor **MRS. RITA ROBERTINA RODRIGUES**



1



1



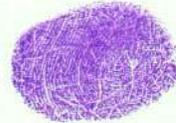
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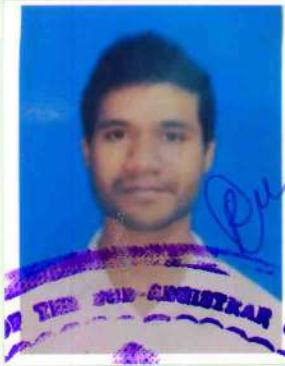


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*R.R. Rodrigues* **Vianaar Infra LLP**  
*[Signature]*  
**Authorized Signatory**

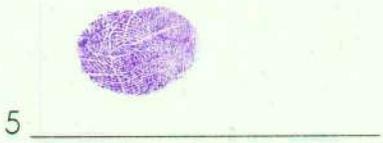
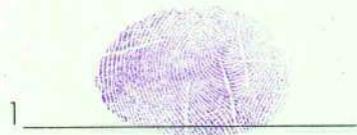
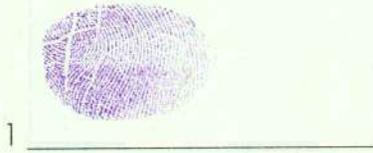
*[Signature]*

*[Signature]*



*Handwritten signature in blue ink.*

SIGNED AND DELIVERED by the within named Purchaser VIANAAR INFRA LLP Represented by its Partner-MR. AKSHAY CHAUDHRY through his POA holder **MR. RALPH MASCARENHAS**



*R R Rodrigues*  
**Vianaar Infra LLP**  
*Handwritten signature*  
**Authorized Signatory**

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*Handwritten signature*



*Son*

*Son*

SIGNED AND DELIVERED by the within named Confirming Party  
MR. PANKAJ DABRAL Through his POA Holder **MRS. SONU DABRAL**



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1 \_\_\_\_\_



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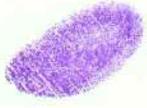
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*R.Rodrigues*

**Vianaar Infra LLP**

*Phar*  
**Authorized Signatory**

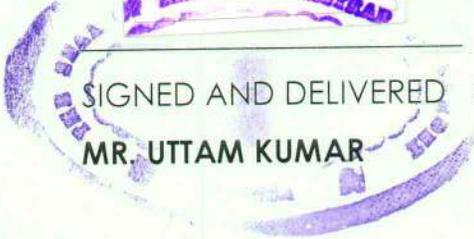
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*Son*

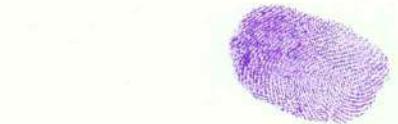


*Uttam Kumar*

*Uttam Kumar*



SIGNED AND DELIVERED by the within named Confirming Party  
MR. UTTAM KUMAR

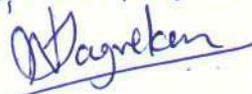


*RRRodrigues* **Vianaar Infra LLP**  
*Quakos*  
**Authorized Signatory**

*Uttam Kumar*

*Sanjay*

**WITNESSES:**

1. Name : Mrs. Dhradelha N. Kamath  
 Father's Name : Late. Umesh Nagrekar  
 Age : 29 years  
 Residential Add. : A/102, Panikar Retreat, Dattawadi, Mapusa, Goa  
 Signature : 
2. Name : Ramnath Naik  
 Father's Name : Sunyakant Naik  
 Age : 26 years  
 Residential Add. : Balbot Bastora Mapusa  
 Signature : 

RRRodrigues

Vianaar Infra LLP



Authorized Signatory





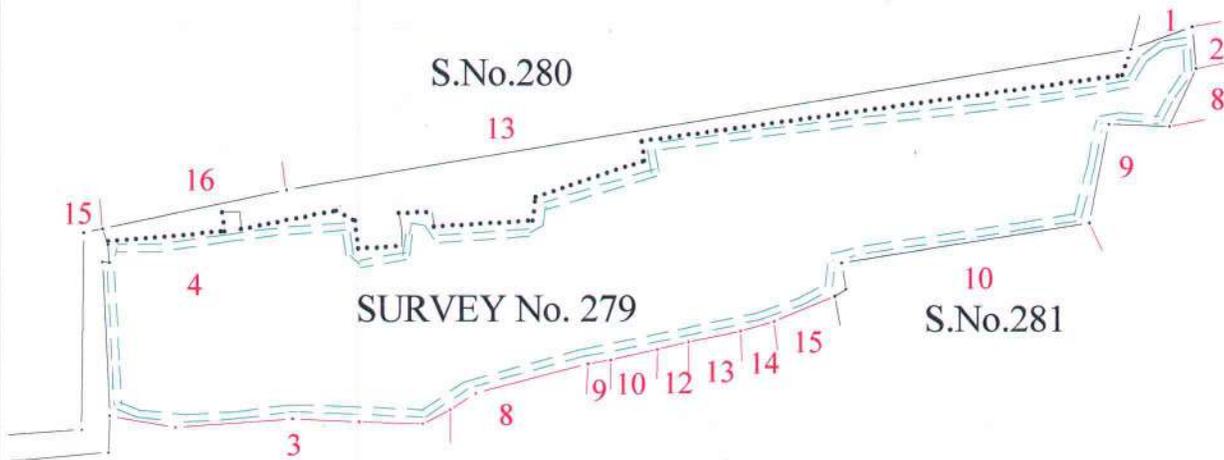
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MAPUSA-GOA

CBAR 120-2753



Plan Showing plots situated at  
 Village : ANJUNA  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 279/ 4  
 Scale :1:1000

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



*Swarnil*  
 Generated By : Swarnil Bhonsle (D'Man Gr. II)  
 On : 26-11-2020

*Rajesh*  
 Compared By:  
 (F.S)

*B R Rodrigues* **Vianaar Infra LLP**  
*[Signature]*  
 Authorized Signatory

*[Signature]*  
*[Signature]*



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 31-Dec-2020 11:12:52 am

Document Serial Number :- 2020-BRZ-3609

Presented at 11:12:55 am on 31-Dec-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2250000
2	Registration Fee	1750000
3	Mutation Fees	2500
4	Processing Fee	960
<b>Total</b>		<b>4003460</b>

Stamp Duty Required :2250000/-

Stamp Duty Paid : 2250000/-

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Francis Mascarenhas , Father Name :Melwyn MAscarenhas, Age: 30, Marital Status: , Gender:Male, Occupation: Advocate, Address1 - H No 4 252, Address2 - , PAN No.: [REDACTED]			 Vianaar Infra L.L.P. Authorized Signatory

#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rita Robertina Rodrigues Alias Rita Rodrigues Alias Rita Robertina Siqueira Alias Rita Rodrigues Alias Rita R Rodrigues , Father Name:Michael Joseph Sequeira, Age: 85, Marital Status: Widow , Gender:Female, Occupation: Other, Address1 - R-O 405 Manish Mahal CHS LTD Veera Desai Road Andheri west mumbai Azad Nagar Mumbai Maharashtra, Address2 - , PAN No.: [REDACTED]			
	Ralph Francis Mascarenhas , Father Name:Melwyn			

2	<b>MAscarenhas, Age: 30,</b> <b>Marital Status: , Gender:Male, Occupation: Advocate,</b> <b>Address1 - H No 4 252, Address2 - ,</b> <b>PAN No.: ERVPM2694N , as Power Of Attorney Holder</b> <b>for Akshay Chaudhry</b>			<i>Vianaar Infra LLP</i> <i>Authorized Signatory</i>
3	<b>Uttam Kumar , Father Name:Sardari Lal, Age: 44,</b> <b>Marital Status: Married , Gender:Male, Occupation:</b> <b>Service, Address1 - Flat No 3F1 5 S1 Prudential Palms</b> <b>Chogum Road Porvorim North Goa, Address2 - ,</b> <b>PAN No.: [REDACTED]</b>			<i>Uttam Kumar</i>
4	<b>Sonu Dabral , Father Name:Dheeraj Sharma, Age: 44,</b> <b>Marital Status: , Gender:Female, Occupation: Business,</b> <b>Address1 - E-205 Devashree Garden Porvorim Bardez</b> <b>Goa, Address2 - ,</b> <b>PAN No.: AHWPD3864A , as Power Of Attorney Holder</b> <b>for Pankaj Dabral</b>			<i>Sonu Dabral</i>

Witness

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

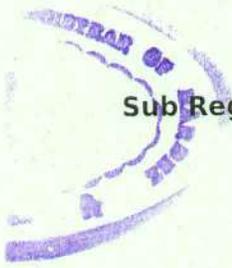
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>Ramnath Naik, Age: 26, DOB: , Mobile: 9022269908 , Email: , Occupation:Service , Marital status : Unmarried , Address:403507, Bastora, Bastora, Bastora, Bardez, NorthGoa, Goa</b>			<i>Ramnath Naik</i>
2	Name: <b>Shraddha Kamat, Age: 29, DOB: , Mobile: 8669610536 , Email: , Occupation:Service , Marital status : Married , Address:403507, A 102, A 102, Parrikar Retreat, Mapusa, Mapusa, Bardez, NorthGoa, Goa</b>			<i>Shraddha Kamat</i>

Sub Registrar

SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2020-BRZ-3609

Book :- 1 Document  
Registration Number :- **BRZ-1-3513-2020**  
Date : 31-Dec-2020



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

*[Handwritten signature in blue ink]*

**SUB-REGISTRAR  
BARDEZ**

# Receipt

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 31-Dec-2020 11:40:41

Date of Receipt: 31-Dec-2020

Receipt No : 2020-21/9/2373

Serial No. of the Document : 2020-BRZ-3609

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

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

Registration Fee	1750000	E-Challan	• Challan Number : 202001090306 • CIN Number : CPAANEGXU8	1750000
Processing Fee	960	E-Challan	• Challan Number : 202001090306 • CIN Number : CPAANEGXU8	1040
<b>Total Paid</b>	<b>1751040</b> ( Rupees Seventeen Lakhs Fifty One Thousands Forty only )			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Ramnath Naik



Vianaar Infra LLP

Authorized Signatory

Signature of the Presenter

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **31-Dec-2020**

Signature of the person receiving the Document

Signature of the Sub-Registrar