

Authorized Signatory

D-5/STP(V)/C.R./35/34/2011-RD

9
R. 544 UUU/- PB7147

INDIA STAMP DUTY GOA

name of Purchaser R.S. DEVELOPERS

2019-BAZ-3983

09-12-2019



For RS DEVELOPERS

Nichu. Kar

Partner

DEED OF SALE

MOUNT ROCK HOLDINGS

A. Naik

PARTNER

K. Patil
[Signature]

For RS DEVELOPERS

S. deep Sath
Partner

THIS DEED OF SALE is made at
Mapusa, Taluka Bardez - Goa, on
this 09th day of the month of
December of the year Two Thousand
and Nineteen

MOUNT ROCK HOLDINGS
Mank

For RS DEVELOPERS
S. deep Sethi
Partner
For RS DEVELOPERS
Nishi Sen
Partner
KPatil

BETWEEN

1. MR. CHINMAY VISHWASRAO
PATIL, son of Vishwasrao Patil, aged
40 years, married, businessman,
having PAN no. [REDACTED] and
AADHAR Card No. [REDACTED],
Mobile No. [REDACTED], Indian
National, and his wife, 2. MRS.
KALPITA CHINMAY PATIL,
daughter of Chandrakant
Salgaonkar, aged 36 years, married,
housewife, having PAN no.

2
MOUNT ROCK HOLDINGS
KPatil
Patil
Mank
PARTNER

For RS DEVELOPERS
Nishi Sen
Partner

For RS DEVELOPERS
S. deep Sethi
Partner

[redacted] and AADHAR Card No.
[redacted], Mobile No.
[redacted], Indian National, both
residents of H. No. A/199,
Ambekhand Verem, Bardez - Goa, 3.
M/S. MOUNT ROCK HOLDINGS, A
Registered Partnership Firm having
its Office at Shop No. 3, Solanki
Niket, Alto-Betim, Porvorim, Bardez,
Goa - 403521, having PAN no.
[redacted], through its Partners,
a. MR. ABHIJEET ASHOK NAIK,
son of Ashok Vishwanath Naik, aged
35 years, married, business, having
PAN no. [redacted] and AADHAR
Card No. [redacted], Mobile
No. [redacted], Indian National,
resident of House No. 153/3,
Besides IHM And Catering College,

MOUNT ROCK HOLDINGS

ANaik

PARTNER

KPatil

[Signature]

FOR RS DEVELOPERS

Nishi Sen
Partner

For RS DEVELOPERS

[Signature]
Partner

Porvorim, Bardez, Goa - 403521, b.
MR. SUDHIR PANDURANG KINI,
son of Mr. Pandurang Gurji Kini, age
49 years, married, business, Indian
National, having PAN Card No.
[REDACTED], having AADHAR Card
bearing No. [REDACTED],
Mobile no. [REDACTED], resident of
House No. 1721(E)5, Sabina Palace,
Penha De Franca, Alto-Betim,
Bardez - Goa and c. MR. NITIN
SURAJ MEHRA, son of Mr. Suraj
Prakash Mehra, age 41 years,
business, Indian National, having
PAN Card No. [REDACTED], having
AADHAR Card bearing No. [REDACTED]
[REDACTED], Mobile No. [REDACTED],
resident of House No. 6B/T3, Models
Legacy, Taleigao, Caranzalem,

MOUNT ROCK HOLDINGS

Maik
PARTNER

KPatil

Patil

FOCUS DEVELOPERS

Nishi Sen

Partner

FOCUS DEVELOPERS

Deep Sethi

Partner

Tiswadi-Goa, hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their executors, heirs, successors, legal representatives, administrator and assigns) of the **FIRST PART**.

VENDOR NO. 2(b) & 2(c) are represented herein by the third partner i.e. **VENDOR NO. 2(a)**, vide Special Power of Attorney dated 10/04/2019, duly notarized before Advocate & Notary Public Mrs. Sonali S. Samant, at Panaji-Goa, under Reg. No. 082/2019

AND

MOUNT ROCK HOLDINGS


PARTNER

K. Patil

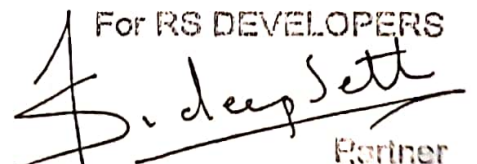


For RS DEVELOPERS



Partner

For RS DEVELOPERS



Partner

RS DEVELOPERS, A Registered Partnership Firm having its Office at D-2/2007, TF, SG Vasant Kunj, New Delhi - 110070, having PAN Card No. [REDACTED], through its Partner, 1. MR. SANDEEP SETH, son of Jagdish Narain Seth, aged 43 years, married, business, having PAN no. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], Indian National, resident of H-50, South Extn, Part 1, Delhi - 110049, 2. MR. RISHI SONI, son of Bhim Sen Soni, aged 47 years, married, business, having PAN no. [REDACTED] and AADHAR Card No. [REDACTED], Mobile No. [REDACTED], Indian National,

MOUNT ROCK HOLDINGS ^{KRajid}
Mait
PARTNER

FOR RS DEVELOPERS
Rishi Sen
Partner

FOR RS DEVELOPERS
Seth

resident of Flat No. 2273, Sector D,
Pocket-2, Vasant Kunj, Delhi -
110070, hereinafter referred to as
"PURCHASER" (which expression
shall unless it be repugnant to the
context or meaning thereof be
deemed to include its Partners,
executors, administrators and/or
assigns) of the **SECOND PART**;

WHEREAS there exist ALL THAT
immovable property known as
"BOKASHI ARADI" or "ARADY SIR",
situated at Village Parra, within the
limits of Village Panchayat Parra,
Taluka and Registration Sub-District
of Bardez, District North Goa in the
State of Goa, which is neither
described in the Land Registration


MOUNT ROCK HOLDINGS
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For RS DEVELOPERS
Nishi Sen
Partner

For RS DEVELOPERS
[Signature] - deep Sethi
Partner

Office of Bardez nor enrolled in the Land Revenue Records (Matriz), totally admeasuring 1550 sq.mts, bearing Survey No. 215, Sub-division No. 14 of Village Parra which property is more particularly described in SCHEDULE I hereunder written and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the SAID PROPERTY originally belonged to Domingos Gabriel de Souza Alias Domingos D'Souza.

AND WHEREAS the said Domingos Gabriel de Souza alias Domingos D'Souza was married to Angelina Esperanca da Gama alias Angelina

MOUNT ROCK HOLDINGS ^{Krodil}

Mahik
PARTNER

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FOR THE DEVELOPERS

Nishi kous.
Partner

FOR THE DEVELOPERS

Pradeep Sethi
Partner

Esperanca de Gama, both passed away, leaving behind the following children:-

- (i) Joao Manual D'Souza married to Idalina Da Cruz Alias Idalina da Cruz,
- (ii) Sebastiao Santana De Souza Alias Sebastiao Sanatan de Souza married to Rosa Maria Eslind de Souza alias Rosa Maria de Souza,
- (iii) Angelo Paulo D'Souza Alias Angleo Paulo de Souza married to Julie D'Souza alias Julia Haria Teresa D'Souza,
- (iv) Jose Antonio De Souza Alias Joao Antonio de Souza alias Jose Antonio de Souza married to Ana Francisca Martins.

MOUNT ROCK HOLDINGS

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PARTNER

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FOR RS DEVELOPERS

Nishi Sen

Partner

FOR RS DEVELOPERS

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Partner

AND WHEREAS the said Joao Manual D'Souza and his wife, Idalina Da Cruz Alias Idalina da Cruz, both passed away leaving behind their only son as the sole and universal heir, namely, Domingos Gabriel de Souza married to Bella de Souza.

AND WHEREAS the said Domingos Gabriel de Souza and his wife, the said Bella de Souza both passed away without leaving any issues out of their wedlock.

AND WHEREAS the said Rosa Maria Eslind de Souza alias Rosa Maria de Souza alias Rosa Maria De Souza passed away on 24/08/1916 in the

MOUNT ROCK HOLDINGS

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FOUR DEVELOPERS

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FOUR DEVELOPERS
S. deep Sethi
Partner


status of married and thereafter her widower the said Sebastiao Santana De Souza Alias Sebastiao Santana de Souza, passed away on 12/05/1923, without any will or any disposition of their last wish however, leaving behind as their universal and legal heirs their two sons, namely,

(i) Antonio Minguel D'Souza alias Anthony Michael D'Souza alias Anthony D'Souza married to Anges D'Souza.

(ii) Diogo John D'Souza alias Diogo Joao de Souza married to Deonizia Carmelina D'Souza alias Carmeline D'Souza.


MOUNT ROCK HOLDINGS


PARTNER

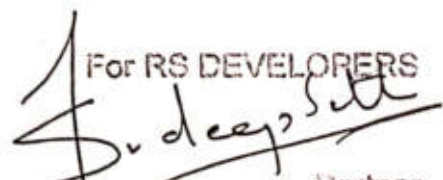

Patil

For RS DEVELOPERS


Richi Sen

Partner

For RS DEVELOPERS


Deep Saha


Partner

AND WHEREAS the said Diogo John D'Souza alias Diogo Joao de Souza passed away on 17/01/1970 and his widow, the said Deonizia Carmelina D'Souza alias Carmeline D'Souza passed away on 22/02/2011, leaving behind their only son as their sole and universal heir, namely, Angelo Alex D'Souza.

AND WHEREAS the said Angelo Alex D'Souza passed away on 25/07/2012 in the status of bachelor.

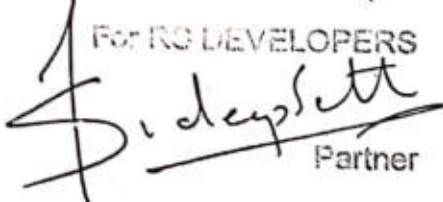
AND WHEREAS the said Antonio Minguel D'Souza alias Anthony Michael D'Souza alias Anthony D'Souza and his wife Anges D'Souza,




K. Patil
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MOUNT ROCK HOLDINGS
Naik
PARTNER

FOR RO DEVELOPERS

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Partner

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both passed away on 15/07/1998
and 29/12/1997 respectively leaving
behind their six children, namely,

- i. Mr. Robert John D'Souza
married to Agnes Mary Caroline
D'Souza Alias Agnes D'Souza
- ii. Mr. Bernard Nazareth D'Souza
married to Maria Syria
Christilina D'Souza
- iii. Mrs. Marina Rosa D'Souza e
Fernandes married to Cajetan
Teofilo Fernandes alias Cajetan
T.P. Fernandes.
- iv. Mrs. Genes Matilda Fernandes
married to Benedict Almeida
alias Benedict Anthony Almeida.
- v. Mrs. Blanche A. Fernandes
married to Angelo Fernandes

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MOUNT ROCK HOLDINGS

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PARTNER

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FOR RS DEVELOPERS

Nishi Kaur

Partner

FOR RS DEVELOPERS

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Partner

vi. Mr. Eleutario Sabastian D'Souza
married to Elizabeth D'Souza.

AND WHEREAS the said Mr. Robert
John D'Souza and the said Agnes
Mary Caroline D'Souza Alias Agnes
D'Souza, both passed away on
17/08/2010 & 09/08/2016
respectively, leaving behind their
two children, namely, (a) Ryan Bosco
D'Souza married to Preethu D'Souza
and (b) Mrs. Abigail Victoria married
to Nigel J. Fernandes.

AND WHEREAS the Said Cajetan
Teofilo Fernandes alias Cajetan T.P.
Fernandes, passed away on
01/11/1996 leaving behind his
widow and moiety Sharer, the said

MOUNT ROCK HOLDINGS

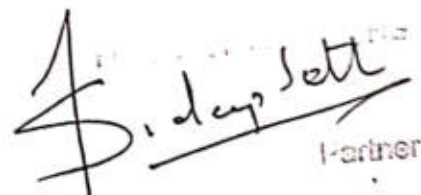

PARTNER

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For RS DEVELOPERS


Partner


Partner

Marina Rosa D'Souza e Fernandes
and his only daughter, namely,
Sarita Julie Fernandes alias Sarita
Anukumar married to Anukumar
Ramesh.

AND WHEREAS the said Benedict
Almeida alias Benedict Anthony
Almeida passed away on
21/11/1984 leaving behind his
widow as a moiety sharer, the said
Genes Matilda Fernandes and his
only daughter, Vanessa Angelina
Almeida Lazarus married to Kenneth
Hilary Lazarus.

AND WHEREAS the said Angelo
Paulo D'Souza alias Angelo Paulo de
Souza and Julie D'Souza alias Julia

MOUNT ROCK HOLDINGS

A. N. S.
PARTNER

K. Padil

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FORKS DEVELOPERS

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S. Jay Sath

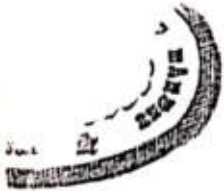
Partner

Haria Teresa D'Souza, both passed away on 12/01/1951 & 23/07/1972 respectively, leaving behind their three daughters, namely,

- (i) Ms. Celine D'Souza,
- (ii) Ms. Pasty D'Souza,
- (iii) Ms. Reduzine D'Souza

AND WHEREAS the said Ms. Celine D'Souza, Ms. Pasty D'Souza and Ms. Reduzine D'Souza, all three died in the status of Spinster.

AND WHEREAS the Mr. Jose Antonio De Souza Alias Joao Antonio de Souza alias Jose Antonio de Souza and Mrs. Ana Francisca Martins, both passed away on 17/08/1916 & 11/03/1956



MOUNT ROCK HOLDINGS
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PARTNER

FOR THE DEVELOPERS
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FOR THE DEVELOPERS
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Partner

respectively, leaving behind their only son, Lourenco Caitano D'Souza alias Lawrence Caitan D'Souza married to Rozaline Idline D'Souza.

AND WHEREAS the said Rozaline Idline D'Souza passed away on 30/08/1968 and thereafter her widower, Lourenco Caitano D'Souza alias Lawrence Caitan D'Souza passed away on 29/06/1987, leaving behind their only son as the sole and universal heir, Joseph Anthony D'Souza married to Santana Ciriaca D'Souza.

AND WHEREAS upon the death of all the aforesaid deceased people, an Inventory Proceeding was initiated

MOUNT ROCK HOLDINGS

Naik
PARTNER

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CO-PERS
Nishi Kar
Partner

CO-PERS
S. deep, Seth
Partner

by Eleutario Sabastian D'Souza in the Court of Civil Judge Junior Division at Mapusa bearing Inv. Pro. No. 430/2017/F, for partition of their estates and the Said Property was listed at ITEM NO. 6 in the Description of Assets, dated, 26/10/2018.

AND WHEREAS the Said Property was taken in licitation/auction by the Head of the Household i.e. the said Eleutario Sabastian D'Souza which was duly confirmed vide Order dated 28/11/2018, passed in the said Inventory Proceeding No. 430/2017/F by Court of Civil Judge Junior Division at Mapusa.

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For RS DEVELOPERS

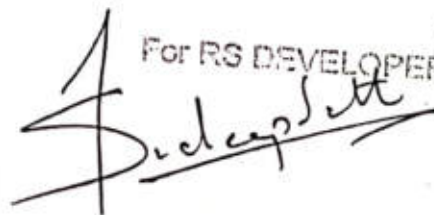
Nishi Kan

Partner

MOUNT ROCK HOLDINGS

A. Vaid
PARTNER

For RS DEVELOPERS



AND WHEREAS vide Deed of Sale dated 06/05/2019 registered before the Sub-Registrar of Mapusa, Bardez - Goa under No. BRZ-1-1247-2019 dated 09/05/2019, the said Mr. Eleutario Sabastian D'Souza sold the **said Property** in favour of Mr. Chinmay Vishwasrao Patil (Vendor No. 1 hereinabove) and M/S. Mount Rock Holdings (Vendor No. 3 hereinabove).

AND WHEREAS by virtue of the said Deed of Sale dated 06/05/2019, VENDORS became absolute owners in possession of the SAID PROPERTY.

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FOR MS DEVELOPERS

Nishi Sen.

Partner

MOUNT ROCK HOLDINGS

Naik
PARTNER

Pradeep Sethi
Partner

AND WHEREAS the VENDORS have agreed with the PURCHASER for the absolute sale of the SAID PROPERTY and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of RS. 86,00,000/- (RUPEES EIGHTY SIX LACS ONLY).

NOW THIS DEED OF SALE
WITNESSETH AS UNDER:-

1. That in consideration of payment of RS. 86,00,000/- (RUPEES EIGHTY SIX LACS ONLY) which amount after deduction of TDS @ 1% equivalent to Rs. 86,000/- (Rupees Eighty Six Thousand Only) works out to RS.

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MOUNT ROCK HOLDINGS
ANaikh
PARTNER

For RS DEVELOPERS
Nishi Sen
Partner

For RS DEVELOPERS
S. deep Sethi

85,14,000/- (RUPEES EIGHTY FIVE LACS FOURTEEN THOUSAND ONLY), is paid by the PURCHASER in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and which property is delineated in RED in the plan



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MOUNT ROCK HOLDINGS

Naik
PARTNER

FOR THE DEVELOPERS

Nishi Lew
Partner

FOR THE DEVELOPERS

S. Jay Sethi
Partner

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 VENDORS 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

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MOUNT ROCK HOLDINGS
Naik
PARTNER

PROPERTY DEVELOPERS

Nishi Sen
Partner

S. Jay Sethi
PARTNER
Partner

with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS 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 VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any

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MOUNT ROCK HOLDINGS

ANaik
PARTNER

FOR THE DEVELOPERS

Nishi Sen
Partner

S. Jayakumar
PARTNER

court of law, and is also free from any adverse observation in any decree of any court. The VENDORS 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 VENDORS 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



K Radil
Patil
MOUNT ROCK HOLDINGS
A Naik
PARTNER

For R3 DEVELOPERS
Richi Sen
Partner

For R3 DEVELOPERS
S. Jay Sethi
Partner

PROPERTY or any part thereof may be subject to any attachment or lien of any court or person whatsoever or 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 VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.



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K Padil

For RS DEVELOPERS

Nishi Tew
Partner

MOUNT ROCK HOLDINGS

M Naik
PARTNER

For RS DEVELOPERS

\$ - deep Saha
Partner

3. The possession of the SAID PROPERTY hereby sold by VENDORS has been handed over to PURCHASER today.

4. That the 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 his/their favour, the part hereby purchased in all other public records, village records, etc.

5. That the VENDORS covenant that incase any defect is found

MOUNT ROCK HOLDINGS

A Naik
PARTNER

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Padi

FOR RS DEVELOPERS

Nishi Kaur
Partner

FOR RS DEVELOPERS
Deep Sethi
Partner

in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS 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 PURCHASER for more perfectly conveying the part sold unto PURCHASER.

6. That the VENDORS 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


MOUNT ROCK HOLDINGS

Anvik
PARTNER

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For RG DEVELOPERS

Nishi Kaur

Partner

Dr. Deep Singh
For RG DEVELOPERS
Partner



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.

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

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[Signature]

MOUNT ROCK HOLDINGS
[Signature]
PARTNER


For RS DEVELOPERS
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Partner

For RS DEVELOPERS
[Signature]
Partner



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 VENDORS or from any person claiming through or under them.

9. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of

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MOUNT ROCK HOLDINGS
Mark
PARTNER

For RS DEVELOPERS

Nishi Kumar
Partner.

For RS DEVELOPERS
Deep Sethi
Partner

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 and/or claimant.

10. The VENDORS 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.

11. Price paid corresponds to the market value the SAID PROPERTY and accordingly

< KPatil
~~Patil~~

FOR THE DEVELOPERS

Nishi Kar
Partner

MOUNT ROCK HOLDINGS

A Naik
PARTNER

FOR THE DEVELOPERS

S. S. Saha
Partner

stamp duty of Rs. 3,44,000/-
(Rupees Three Lacs Forty
Four Thousand Only) has been
affixed herewith.

SCHEDULE - I

ALL THAT immovable property
known as "BOKASHI ARADI" or
"ARADY SIR", situated at Village
Parra, within the limits of Village
Panchayat Parra, Taluka and
Registration Sub-District of Bardez,
District North Goa in the State of
Goa, which is neither described in
the Land Registration Office of
Bardez nor enrolled in the Land
Revenue Records (Matriz), totally
admeasuring 1550 sq.mts, bearing
Survey No. 215, Sub-division No. 14

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KPatil

Patil

For RS DEVELOPERS

Nishi Ken

Partner

MOUNT ROCK HOLDINGS

Naik

PARTNER

For RS DEVELOPERS

Deep Seth

Partner

of Village Parra, which property is bounded as under :-

Towards the North :- By the property surveyed under Survey Nos. 215/13 and 12 of Village Parra;

Towards the South :- By the property surveyed under Survey No. 215/15 of Village Parra;

Towards the East :- By the Road;

Towards the West :- By the property surveyed under



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Radil

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For RS DEVELOPERS

Nishi kaur

Partner

MOUNI ROCK HOLDINGS

A. Naik
PARTNER

For RS DEVELOPERS

Deep Sethi
Partner

Survey No. 214 of
Village Parra;

SCHEDULE II

(CONSIDERATION)

- i) Vide Cheque bearing No. 234406 dated 12-09-2019 drawn on Oriental Bank Of Commerce amounting to Rs. 37,12,500/- (Rupees Thirty Seven Lakh Twelve Thousand Five Hundred Only) in favour of Vendor No. 2.
- ii) Vide Cheque bearing No. 234407 dated 12-09-2019 drawn on Oriental Bank Of Commerce amounting to Rs. 37,12,500/- (Rupees Thirty Seven Lakh Twelve Thousand

KPatil

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For RS DEVELOPERS

Nishi Kar

Partner

MOUNT ROCK HOLDINGS

ANaik
PARTNER

For RS DEVELOPERS

\$-deep Seth

Partner

Five Hundred Only) in favour
of Vendor No. 1.

iii) Vide Cheque bearing No.
234414 dated 20-11-2019
drawn on Oriental Bank Of
Commerce amounting to Rs.
5,44,500/- (Rupees Five Lakh
Forty Four Thousand Five
Hundred Only) in favour of
Vendor No. 2.

iv) Vide Cheque bearing No.
234413 dated 20-11-2019
drawn on Oriental Bank Of
Commerce amounting to Rs.
5,44,500/- (Rupees Five Lakh
Forty Four Thousand Five
Hundred Only) in favour of
Vendor No. 1.

KPatil

FORBIS DEVELOPERS

Nishi Keri

Partner

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MOUNT ROCK HOLDINGS

ANaikh
PARTNER

FORBIS DEVELOPERS
S. deep Seth
Partner

v) TDS deducted @ 1%
equivalent to Rs. 86,000/-
(Rupees Eighty Six Thousand
Only)

IN WITNESSES WHEREOF the
parties hereto have signed this Deed
of Sale, the date, month and the
year first hereinabove written

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS

Kratil

FOR RS DEVELOPERS

Nishi Sen

Partner

AN
MOUNT ROCK HOLDINGS

AN
PARTNER

FOR RS DEVELOPERS

\$. deep, Seth

Partner



Patil

I. MR. CHINMAY VISHWASRAO PATIL

L.H.F. Prints

R.H.F. Prints



SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS

KPatil

Patil

For KJ DEVELOPERS

Nishi Saw

Partner

MOUNT ROCK HOLDINGS

M. N. Nalk

PARTNER

Deep Sethi



KPatil

2. MRS. KALPITA CHINMAY PATIL.

L.H.F. Prints

R.H.F. Prints



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SIGNED, SEALED AND DELIVERED)
by the withinnamed VENDORS)

KPatil

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For RSI DEVELOPERS

[Handwritten signature]

Partner

MOUNT ROCK HOLDINGS

[Handwritten signature]
PARTNER

[Handwritten signature]
Partner

MOUNT ROCK HOLDINGS
NAIK
PARTNER



NAIK

.....
3. M/S. MOUNT ROCK HOLDINGS,
through its Partners,
a. MR. ABHIJEET ASHOK NAIK
For Self & as Attorney Holder for
Partner's (b) & (c)

L.H.F. Prints

R.H.F. Prints



.....
SIGNED, SEALED AND DELIVERED)
by the withinnamed PURCHASER)

KRATI

NAIK

MOUNT ROCK HOLDINGS

NAIK
PARTNER

For RS DEVELOPERS

NISHIKOR

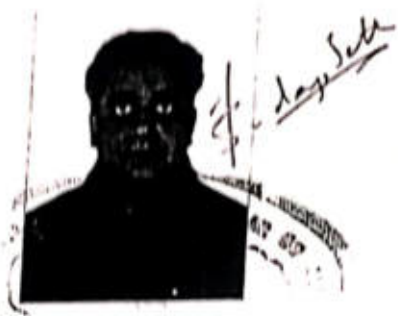
Partner

For RS DEVELOPERS

DEEPA SETHI

Partner

For RS DEVELOPERS
Sandeep Seth
Partner



RS DEVELOPERS,
through its Partner,
1. MR. SANDEEP SETH

L.H.F. Prints

R.H.F. Prints



SIGNED, SEALED AND DELIVERED)
by the withinnamed PURCHASER)

KPatil

[Signature]

For RS DEVELOPERS

[Signature]

Partner

MOUNT ROCK HOLDINGS

ANaik
PARTNER

For RS DEVELOPERS
Sandeep Seth
Partner

For RS DEVELOPERS

Rishi Soni
Partner



Rishi Soni

RS DEVELOPERS,
through its Partner,
2. MR. RISHI SONI

L.H.F. Prints

R.H.F. Prints



KPatil

[Signature]

For RS DEVELOPERS

Rishi Soni

Partner

MOUNT ROCK HOLDINGS

A. Naik
PARTNER

For RS DEVELOPERS

[Signature]
Partner



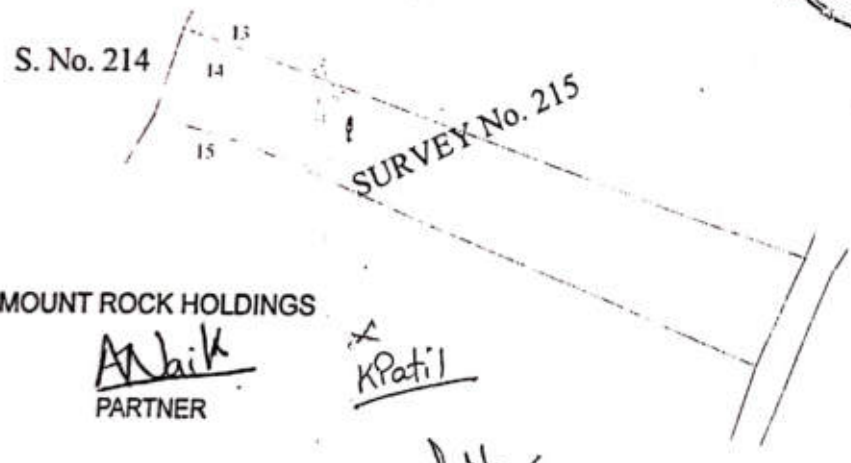
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

Inward No. 8124



Plan Showing plots situated at
 Village : PARRA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 215/ 14
 Scale : 1 : 1000

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



Anhik
 PARTNER

KPatil

Patil

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 24-10-2019

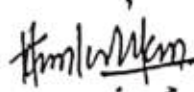
Patil
 Compared By:

Document Serial No:-2019-BRZ-3983

Book :- 1 Document

Registration Number :- **BRZ-1-3912-2019**

Date : 10-Dec-2019



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

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:- 09-Dec-2019 12:48:23

Date of Receipt: 09-Dec-2019

Receipt No : 2019-20/9/3043

Serial No. of the Document : 2019-BRZ-3983

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

Received the following amounts from **SANDEEP SETH** for Registration of above Document in Book-1 for the year 2019

Registration Fee	258000	E-Challan	• Challan Number : 201901379948 • CIN Number : CPW8040645	258000
Processing Fee	960	E-Challan	• Challan Number : 201901379948 • CIN Number : CPW8040645	960
Total Paid	258960 (Rupees Two Lakh Fifty Eight Thousands Nine Hundred And Sixty only)			

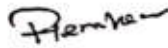
Probable date of issue of Registered Document: / /


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 : **Prayot Temkar**





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 **09-Dec-2019**


Signature of the person receiving the Document


Signature of the Presenter


Signature of the Sub-Registrar