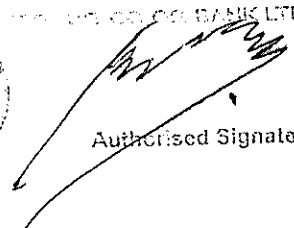


(Rupees Nineteen Lacs only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA HERDER CO-OP, MSB SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD

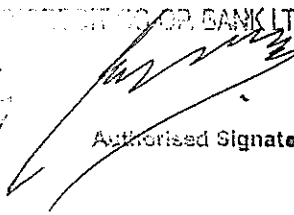
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197424 MAY 27 2020
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Rs. 1900000/- PB7223
INDIA STAMP DUTY GOA

CITIZEN CREDIT CO-OP BANK LTD.

Authorized Signatory

(Rupees One Lakh Twenty Five Thousand only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA HERDER CO-OP, MSB SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD

भारत 30448 NON JUDICIAL गोवा
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CITIZEN CREDIT CO-OP BANK LTD.

Authorized Signatory

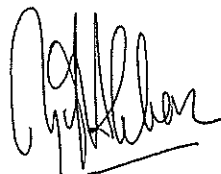
1499/20


Name of Purchaser.....CITYSCAPE DEVELOPERS

Damodar C. Karapurkar DCS/87



DEED OF SALE


Mr. Sayed Mohammed Akbar


Mr. Damodar C. Karapurkar

DCB
[Signature]
THIS DEED OF SALE is made and executed at Margao Goa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, on this 01st day of the month of June of the year Two Thousand and Twenty (01/06/2020):

B E T W E E N

SUA CONSTRUCTIONS, a partnership firm, duly registered with the Registrar of Firms with its Regd. Office at Sas Manzil, Shop No. 4, Opp. *[Stamp]* Corner, Chandrawaddo, Fatorda, Margao-Goa, holding Income Tax Card bearing PAN *[Redacted]*, represented herein by its partner **SHRI SAYED MOHAMMED AKBAR** alias **MOHAMMED AKBAR SAYYED**, s/o Sayed Abubakar, aged 50 years, occupation business, holding PAN Card bearing No. *[Redacted]*, holding Aadhar Card bearing No. *[Redacted]*, r/o Chandrawaddo, Fatorda, Salcete, Goa, Indian National, (represented in terms of clause 18 of Partnership Deed dated 21/06/2016) hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its current and future partners, successors-in-interest, executors, administrators and assigns) of the **ONE PART**.

AND

CITYSCAPE DEVELOPERS, a proprietary concern of Mr. Damodar Chandrakant Karapurkar, carrying on its business at 6, Sunglow, CD Countryside, Near PWD water supply Dept. Murida, Fatorda, represented herein by its proprietor **MR. DAMODAR CHANDRAKANT**

[Signature]

Mr. Sayed Mohammed Akbar

DCB

Mr. Damodar C. Karapurkar


KARAPURKAR, son of Chandrakant Karapurkar, age 55 years, Businessman, resident of H. No: 3/4601, "Nivant", Fatorda, Margao, South Goa, Goa, Indian National, Married, holder of Income Tax Card


bearing PAN [REDACTED], Aadhar No. [REDACTED], Mobile no: [REDACTED], hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS there existed a landed property admeasuring 4279.00 Sq. meters, known as "AFORAMENTO-second lote" or "BORI MORODA", situated at Fatorda, within the limits of Margao Municipal Council Salcete Taluka and Sub-District, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete Under No. 28,275 and is enrolled in the Land Revenue Office Under Martiz No. 907 and surveyed under Chalta No. 36 of P. T. Sheet No. 61 of Margao City Survey, more particularly described in the SCHEDULE A hereunder written and herein after referred to as the "**SAID PROPERTY**".

AND WHEREAS the SAID PROPERTY was originally owned and possessed by Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso.

AND WHEREAS said Mrs. Maria Telma de Gouvella Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso divided the SAID PROPERTY into six plots, unequal in areas, numbered


Mr. Sayed Mohammed Akbar


Mr. Damodar C. Karapurkar

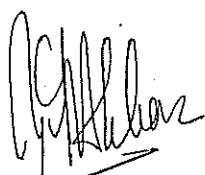
1 to 6, excluding the area reserved for roads and open space, as per the plan approved by Town Planning Committee vide letter under Ref no. DJ/1238/1917/70 dated 29/09/1970.

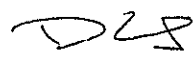
AND WHEREAS vide Deed of Sale dated 06/11/1975, duly registered in the Office of Sub-Registrar, Salcete under no. 1242 at pages 309 to 313 of Book no. I, Volume no. 148 dated 06/11/1975, said Mrs. Maria Telma de Gouvêla Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso sold one of the sub-divided plot being Plot No. 3 unto Mrs. Veena Verdes alias Veena D'cruz.

AND WHEREAS the Said Plot No. 3 physically at loco admeasures 605.00 Sq. meters and upon the purchase of the Said Plot No. 3, the same came to be partitioned from the Said Property and is separately registered under Chalta No. 72 of P. T. Sheet No. 61 of Margao City as admeasuring 605.00 Sq. meters.

This Plot No. 3 now surveyed under Chalta No. 72 of P. T. Sheet No. 61 admeasuring 605.00 Sq. meters is hereinafter referred to as "SAID PLOT NO. 3".

AND WHEREAS said Mrs. Veena Verdes alias Veena D'cruz was married under the regime of communion of assets to Shri. Cipriano D'cruz alias Cyprian Joaquim de Antao D'Cruz alias Cypriano Felix D'Cruz alias Cyprian Joaquim D'Cruz, the later expired on 14/09/2011 leaving behind his widow and moiety holder said Mrs. Veena Verdes alias Veena D'cruz and as sole and universal heirs following children:


Mr. Sayed Mohammed Akbar


Mr. Damodar C. Karapurkar

(i) Shri. Delrian D'cruz married to Mrs. Anna Delrian D'souza alias Anna D'souza,

(ii) Shri. Daylon D'cruz married to Mrs. Joslyne Severina Lobo and
 (iii) Miss. Venezia D'curz (spinster)

as witnesses vide Deed of Succession and Qualification of Heirs dated 12/09/2012, duly drawn in the office of the Ex-officio Notary Public, Quepem at Deeds Book No. 596.

AND WHEREAS vide Deed of Sale dated 19/03/2018, registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-01261-2018 read with Deed of Rectification and Confirmation dated 11/11/2019 registered in the office of the Sub-Registrar, Margao under Reg. No. MGO-1-3346-2019, said Mrs. Veena Verdes alias Veena D'cruz and her above named children, sold the SAID PLOT NO. 3 unto the VENDOR herein and in furtherance thereto the name of Vendor is recorded in the survey records of the SAID PLOT NO. 3.

AND WHEREAS vide Deed of Sale dated 06/11/1975, duly registered in the Office of Sub-Registrar, Salcete under no. 1240 at pages 304 to 308 of Book no. I, Volume no. 148 dated 26/11/1975, said Mrs. Maria Telma de Gouvêla Pinto Soares Correia Afonso and her husband Mr. Jose Joaquim Do Patrocinio Correia Afonso sold the Plot No. 5 being the plot adjoining to Said Plot No. 3 unto Mrs. Marta Filipa Verdes E Saldanha alias Marta Filipa Verdes.



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AND WHEREAS the Said Plot No. 5 physically at land admeasures 754.00 Sq. meters and upon the purchase of the Said Plot No. 5, the same came to be partitioned from the Said Property and is separately

registered under Chalta No. 70 of P. T. Sheet No. 61 of Margao City.

This Plot No. 5 now surveyed under Chalta No. 70 of P. T. Sheet No. 61 admeasuring 754.00 Sq. meters is hereinafter "SAID PLOT NO. 5".

AND WHEREAS said Mrs. Marta Felipa Verdes E Saldanha alias Marta Filipa Verdes was married under the regime of communion of assets to Shri. Elton Alarico Saldanha, the later expired on 22/10/2017 leaving behind his widow and moiety holder said Mrs. Marta Felipa Verdes E Saldanha and as sole and universal heirs following children:

- (i) Mr. Heston Walter Saldanha married to Mrs. Natasha Elvina Cuddles D'souza Saldanha and
- (ii) Mr. Halford Mackinnon Saldanha married to Mrs. Shamin Luvia Vaz Saldanha

as is declared by Civil Judge, Junior Division Court 'E', Margao, Goa in Inventory Proceeding No. 68/2018/E.

AND WHEREAS vide Deed of Sale dated 01/05/2018, registered in the office of the Sub-Registrar, Salcete under Reg. No. MGO-BK1-01989-2018, said Mrs. Marta Felipa Verdes E Saldanha and her above named children, sold the SAID PLOT NO. 5 unto the VENDOR herein and in



Mr. Sayed Mohammed Akbar



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furtherance thereto the name of Vendor is recorded in the survey records

of the SAID PLOT NO. 5.

Both these Plots being SAID PLOT NO. 3 and SAID PLOT NO. 5 taken together are better described in the SCHEDULE B hereunder written and taken together for the sake of convenience are hereinafter referred to as "SAID PLOTS".

AND WHEREAS with intention to develop the SAID PLOT NO. 3 and SAID PLOT NO. 5, the VENDOR herein obtained Development Permission dated 24.01.2020 under Ref. No. SGPDA/P/6227/1649/19-20 from South Goa planning and Development Authority.

AND WHEREAS the VENDOR, however, has now instead of developing the SAID PLOTS, decided to sell the SAID PLOTS along with the rights under the said Development Permission and thus approached the PURCHASER through its partner offering to sell the SAID PLOTS along with all things situated therein for the total consideration of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only) and made following express representations:

- a) That it is the absolute owner in peaceful and unobstructed possession of the SAID PLOTS and is in lawful occupation and enjoyment of the same;
- b) That it has absolute right and authority under the law to dispose and/or sell the SAID PLOTS and/or deal with it in



Mr. Sayed Mohammed Akbar



Mr. Damodar C. Karapurkar

any manner whatsoever and no permission or consent of any person or authority is required;

- c) That it has clean, clear, subsisting and marketable title to the SAID PLOTS;

That there is no legal bar or impediment for sale of the SAID PLOTS and that the SAID PLOTS are free from encumbrances, liens and/or charges;

- e) That no notices from the Central or State Governments or any local body or authority under any Municipal 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 it regarding the SAID PLOTS;

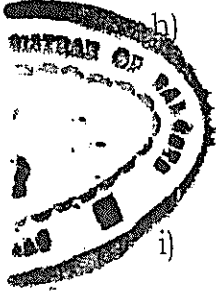
- f) That the SAID PLOTS or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;

- g) That the SAID PLOTS or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum.



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Mr. Damodar C. Karapurkar



- b) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PLOTS and or on any part thereof.
- i) that there exists no way, public or private, passing through the SAID PLOTS;
- j) That it has not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PLOTS;
- k) That it has not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOTS or any part thereof, in any manner whatsoever;
- l) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOTS, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PLOTS from the consideration paid herein;

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar

- m) 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 claiming under or through the VENDOR, the VENDOR 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 PLOTS unto and to the use of the PURCHASER;
- n) that the SAID PLOTS or any of them or any part thereof does not fall in any zone prohibited for development.

AND WHEREAS considering the said offer of the VENDOR and relying on the representations made by the VENDOR, the PURCHASER agreed to purchase the SAID PLOTS along with all things situated therein, for the aforesaid consideration of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only) and have paid the consideration in the manner detailed out herein later in SCHEDULE C.

AND WHEREAS the VENDOR having received full sale consideration from the PURCHASER, the parties hereto execute the present deed, thereby VENDOR transferring the right, title, interest and possession of the SAID PLOTS, unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:



Mr. Sayed/Mohammed Akbar



Mr. Damodar C. Karapurkar



1. That in pursuance to the said understanding and in consideration of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only) paid by the PURCHASER unto the VENDOR in the manner detailed out in the SCHEDULE C of this deed, the payment and receipt of the entire sum of Rs. 4,50,00,000/- (Rupees Four Crores Fifty Lakhs Only), the VENDOR and each of them hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof, they the VENDOR, hereby grant, convey, sell, transfer, assign and assure by way of sale unto the PURCHASER, the SAID PLOTS being SAID PLOT NO. 3 admeasuring 605.00 Sq. meters (Six Zero Five decimal Zero Zero) and SAID PLOT NO. 5 admeasuring 754.00 Sq. metres (Seven Five Four decimal Zero Zero) more particularly described in the SCHEDULE B hereunder written, together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOTS and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDOR into, out of or upon the SAID PLOTS and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOTS hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



2. The VENDOR has today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the SAID PLOTS unto the PURCHASER and the PURCHASER shall henceforth be entitled to possess and use the same in the manner he wishes to.

3. The VENDOR hereby declares that it has absolute right, title and authority to convey the SAID PLOTS to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold and enjoy the SAID PLOTS hereby sold with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDOR and/or any persons from/under them and to use the same for any residential and or commercial purpose.

4. The VENDOR covenant with the PURCHASER that the VENDOR and all persons/party claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOTS unto the PURCHASER and placing him in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



The VENDOR further conveys that all the representations and declarations made by the VENDOR unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

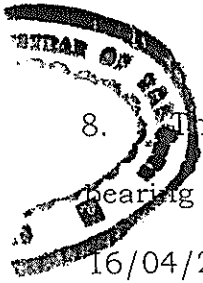
5. The VENDOR hereby declares that it has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PLOTS in the manner aforesaid and hereinafter.

6. That all taxes if any such as land tax etc. or otherwise in regard to the SAID PLOTS shall be borne and paid by the VENDOR upto the date of registration of this sale deed and thereafter by the PURCHASER.

7. From today, the PURCHASER becomes the absolute owner of the SAID PLOTS and everything standing therein with right to access the same through Common Road/Public Road. From today, the VENDOR shall have no right, title, interest or claim of whatsoever nature in the SAID PLOTS and the PURCHASER at his absolute discretion may deal with the SAID PLOTS in the manner he deems fit and proper and no consent or any confirmation for whatever purpose, shall be required to be obtained from the VENDOR in respect of the SAID PLOTS hereby sold.

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



8. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

9. The VENDOR declares and guarantees that the SAID PLOTS are free from all encumbrances from all its side and the location and dimensions of the SAID PLOTS as shown in the Plan annexed hereto completely tallies as to loco.

10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOTS from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDOR for any such settlement made by them with the third party.

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



11. The VENDOR undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOTS. Further, the VENDOR hereby agrees to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOTS hereby sold.

12. With the transfer of the SAID PLOTS, the rights under the Development Permission dated 24.01.2020 under Ref. No. SGPDA/P/6227/1649/19-20 also stands transferred and assigned unto the PURCHASER and the PURCHASER shall be at liberty to deal with the same in the manner her deems fit and proper.

13. The VENDOR hereby permits the PURCHASER to carry out necessary changes in the survey records of the Chalta No. 70 of P. T. Sheet No. 61 of Margao City and Chalta No. 72 of P. T. Sheet No. 61 of Margao City and hereby communicates no objection for deleting the name of the VENDOR and by including the name of the PURCHASER in the survey records of the SAIDS PLOTS and for that purpose hereby communicates it no objection to Mutation Authority and waives any

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



that be or summons that may be required to be addressed to it under any law in force.

SCHEDULE A

(of the SAID PROPERTY)

ALL THAT landed property admeasuring 4279.00 Sq. meters known as "AFORAMENTO second lote" or "BORI MORODA", situated at Fatorda, within the limits of Margao Municipal Council Salcete Taluka and Sub-District, District of South Goa, State of Goa, which is described in the Land Registration Office of Salcete Under No. 28,275 and is enrolled in the Taluka Revenue Office Under Martiz No. 907 surveyed under Chalta No. 36 of P. T. Sheet No. 61 of Margao City and is bounded as under:

EAST : by land of Comunidade of Margao;
 WEST : by property of 'Aforamento-First Lote';
 NORTH : by the Aforamento of Joao Curumbim; and
 SOUTH : by property 'Aforamento-First-Lote'.

SCHEDULE B

(of the SAID PLOTS)

OF THE SAID PLOT NO. 3

ALL That plot of land admeasuring 605.00 Sq. meters forming an independent and separate unit in itself being surveyed under Chalta No. 72 of P. T. Sheet No. 61 of Margao City, erstwhile identified as Plot No. 3 and then forming part of the Said Property described in SCHEDULE A hereinabove written and is bounded as under:

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



- EAST : by Turning Space (cul-de-sac) of the Said Property ;
- WEST : by Aforamento First Lote of Joaquim Filipe da Piedade Soares;
- NORTH : by Plot no. 1 of the same property; and
- SOUTH : by Plot no. 5 of the same property.

The SAID PLOT NO. 3 as per survey records is bounded as under:

- EAST : by Turning Space (cul-de-sac) of the Said Property ;
- WEST : by property under Chalta No. 19;
- NORTH : by plot under Chalta No. 71 of P. T. Sheet No. 61; and
- SOUTH : by plot under Chalta No. 70 of P. T. Sheet No. 61.

OF THE SAID PLOT NO. 5

ALL That plot of land admeasuring 754.00 Sq. meters forming an independent and separate unit in itself being surveyed under Chalta No. 70 of P. T. Sheet No. 61 of Margao City, erstwhile identified as Plot No. 5 and then forming part of the Said Property described in SCHEDULE A hereinabove written and is bounded as under:

- EAST : by road;
- WEST : by property 'Aforamento-First Lote' of Joaquim Filipe da Piedade Soares;
- NORTH : by Plot no. 3 of the same property; and
- SOUTH : by property 'Aforamento-First Lote' of Joaquim Filipe da Piedade Soares.

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



SAID PLOT NO. 5 as per survey records is bounded as under:

- EAST : by road;
 WEST : by property under Chalta No. 19;
 NORTH : by plot under Chalta No. 72 of P. T. Sheet No. 61; and
 SOUTH : by plot under Chalta No. 62 and 63.

The SAID PLOTS are better identified in the plans annexed hereto and the same forms part of this deed.

SCHEDULE C

(PAYMENT SCHEDULE)

Cheque / Challan No. and Date	Name of Bank	Amount of Cheque (in INR)	TDS Paid (in INR)	Total (in INR)
57917 dated 28/10/2019	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-
58969 dated 02/12/2019	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-
58970 dated 02/12/2019	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-
59718 dated 27/12/2019	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar

6 dated 08/01/2020	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-
59747 dated 15/01/2020	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-
61020 dated 07/02/2020	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-
61042 dated 24/02/2020	Bank of India, Fatorda	Rs. 49,50,000/-	Rs. 50,000/-	Rs. 50,00,000/-
63335 dated 18/05/2020	Bank of India, Fatorda	Rs. 19,80,000/-	Rs. 20,000/-	Rs. 20,00,000/-
63338 dated 26/05/2020	Bank of India, Fatorda	Rs. 29,70,000/-	Rs. 30,000/-	Rs. 30,00,000/-
Total		Rs. 4,45,50,000/-	Rs. 4,50,000/-	Rs. 4,50,00,000/-

IN WITNESS WHEREOF this Deed is made on the day, month and the year first hereinabove mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.



Mr. Sayed Mohammed Akbar



Mr. Damodar C. Karapurkar



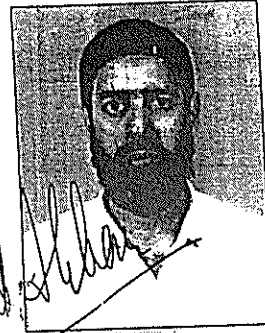
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
VENDOR:

SUA CONSTRUCTIONS

Represented by its partner

Mr. SAYED MOHAMMED AKBAR

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. SAYED MOHAMMED
AKBAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. SAYED
MOHAMMED AKBAR

Mr. Sayed Mohammed Akbar

Mr. Damodar C. Karapurkar



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

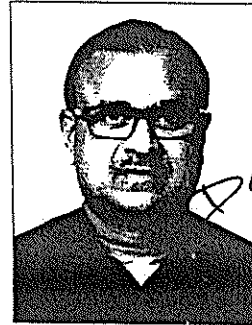
CITYSCAPE DEVELOPERS

Represented by its proprietor

Mr. DAMODAR CHANDRAKANT KARAPURKAR

In the presence of.....

Handwritten signature of Mr. Damodar Chandrakant Karapurkar



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. DAMODAR CHANDRAKANT KARAPURKAR**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHTHAND FINGER PRINT IMPRESSION OF **Mr. DAMODAR CHANDRAKANT KARAPURKAR**

Handwritten signature of Mr. Sayed Mohammed Akbar

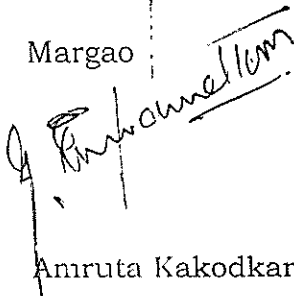
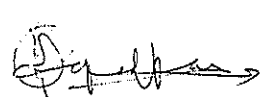
Mr. Sayed Mohammed Akbar

Handwritten signature of Mr. Damodar C. Karapurkar

Mr. Damodar C. Karapurkar

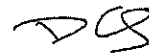


esses:

- Name : Gaurish M. Kudchadkar
- Father's Name : Mahesh V. Kudchadkar
- Address : Margao
- Signature : 
2. Name : Anruta Kakodkar
- Father's Name : Pushkal Kakodkar
- Address : Sao Jose De Area, Salcete, Goa
- Signature : 



Mr. Sayed Mohammed Akbar



Mr. Damodar C. Karapurkar

2415 T



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

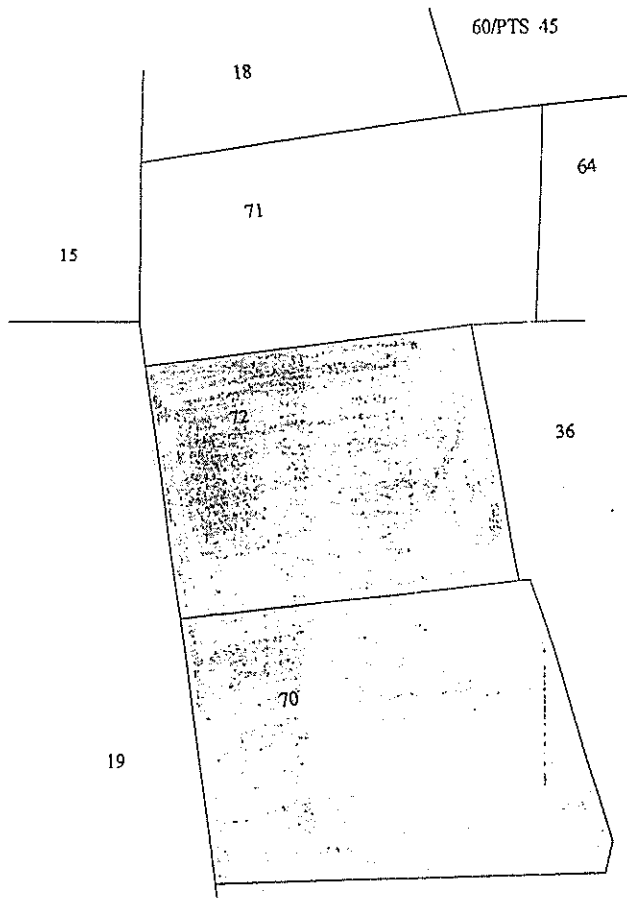
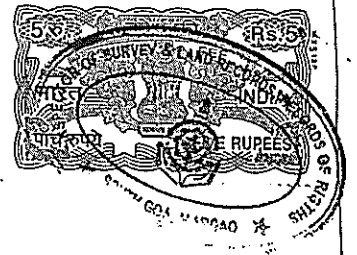
Inward No:CMAR19/38642



Plan Showing plots situated at
 Village : MARGAO
 Taluka : SALCETE
 P.T.SHEET No.61 /CHALTA No. 70,71 & 72
 Scale :1:500

[Signature]

(Sudesh K.N.Bharel)
 Inspector of Survey & Land Records
 Margao-Goa



[Signature]

DCS/18/12

[Signature]

Damodar C. Karapurkar

DCS/18/12



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 03-Jun-2020 10:06:13 am

Document Serial Number :- 2020-MGO-1499

Presented at 10:06:42 am on 03-Jun-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2025000
2	Registration Fee	1575000
3	Mutation Fees	2500
4	Processing Fee	340
Total		3602840

Stamp Duty Required :2025000

Stamp Duty Paid : 2025000

Presenter



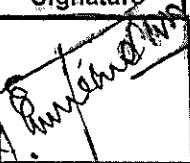



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CITYSCAPE DEVELOPERS Through DAMODAR CHANDRAKANT KARAPURKAR ,S/o - D/o Chandrakant Karapurkar Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No 3 4601 Nivant Fatorda Margao South Goa, Address2 - , PAN No.: ACPMK0832C			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAYED MOHAMMED AKBAR Alias MOHAMMED AKBAR SAYYED ,S/o - D/o Sayed Abubakar Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Sas Manzil, Shop No. 4, Opp. Alfa Corner, Chandrawaddo, Fatorda, Margao-Goa, Address2 - Margao, PAN No.: ADCFS3244D			
2	CITYSCAPE DEVELOPERS Through DAMODAR CHANDRAKANT KARAPURKAR ,S/o - D/o Chandrakant Karapurkar Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No 3 4601 Nivant Fatorda Margao South Goa, Address2 - , PAN No.: ACPMK0832C			

Witness:

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


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURISH M. KODCHADKAR, 33 , ,9822089087 , ,Advocate , Marital status : Married 403602 Margao, Salcete, SouthGoa, Goa			
2	ANRUTA K. KODKAR, 32 , ,9527545217 , ,Advocate , Marital status : Unmarried 403709 Sao-jose-de-areal, Salcete, SouthGoa, Goa			

Jayal
3/6/2020

Sub Registrar

C.M. Registrar
-Cum-
Sub Registrar
Salcete

Document Serial No:-2020-MGO-1499

	<p>Book :- 1 Document Registration Number :- MGO-1-1464-2020 Date : 03-Jun-2020</p>
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Jayale
31/6/2020

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

Civil Registrar
-Cum-
Sub Registrar
Salcete