

(RUPEES TEN LAKHS ONLY)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No. G - 1, Ground Floor, Block D - 1,
Doshan Homes,
Mapusa, Goa - 403 547



STAMP DUTY
00000

GOA
NON JUDICIAL

Rs. ≈ 1000000 ≈ 24.3.2021

365430

GOA

INDIA **One**Zero**Zero**Zero**Zero**Zero**Zero**

9567 7728276

Signature

Name of Purchaser: MILLION DOLLAR NEST PRIVATE LIMITED



2021-322-1519

DEED OF SALE

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For YUDA Realcon LLP

Signature

For ECOSIGN INFRA LLP

Signature

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

Signature

(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

Signature

(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

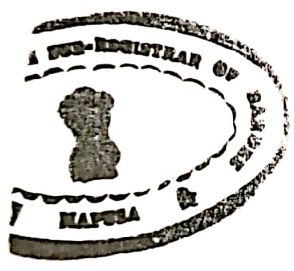
Signature

(DIRECTOR)

(RUPEES SIX LAKHS (TWENTY ONE THOUSAND ONLY))
 Citizencredit co-operative Bank Ltd. भारत STAMP DUTY GOA
 Mapusa Branch, 00000 NON JUDICIAL
 Shop No G - 1, Ground Floor, Block D - 1, Rs. ≈ 0621000 ≈ 24. 3. 2021
 Boshan Homes, 365430 GOA
 Mapusa, Goa - 403 507 INDIA **Zero*Six**Two**One**Zero*Zero*Zero**
 D - 6 / STP(V) / C.R. / 35 / 1 / 2013 - RD 9568 5637486

For
 Signature

Name of Purchaser: MILLION DOLLAR NEST PRIVATE LIMITED



DEED OF SALE

For Million Dollar Nest Pvt. Ltd.

[Signature]
 (DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

[Signature]
 (DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

[Signature]
 (DIRECTOR)

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For YUVA TECHNOLOGICAL LLP

[Signature]
 (PARTNER)

For ECOSIGN TECHNOLOGICAL LLP

[Signature]

THIS DEED OF SALE is executed on this 26th day of March 2021; at Mapusa, Bardez, Goa,

BETWEEN

1. MR. SAVIO DOS SANTOS, Son of late Stanley Dos Santos, Aged 53 years, Married, Service, holding PAN Card bearing no. _____, holding Aadhar Card bearing no. _____, Mobile No. 9422634348; and his wife;

2. MRS. ELIZABETH DOS SANTOS alias ELIZABETH A FERNANDES E DOS SANTOS, Daughter of Luis Fernandes, Wife of Savio Dos Santos, Aged 52 years, Married, Housewife, holding PAN Card bearing No. _____, holding Aadhar Card bearing no. _____, Mobile No. 9011125827, both Indian Nationals and both residents of House no. 95, Fortavaddo, Nerul, Reis Magos, Bardez, Goa (hereinafter referred to as the "VENDORS", which expression shall include all their heirs, executors, successors, legal representatives / heirs, administrators and assigns) OF THE FIRST PART.



AND

MILLION DOLLAR NEST PRIVATE LIMITED, a Company duly incorporated under the Companies Act, 2013,

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For YUDANGAICON LLP

For YUDANGAICON LLP
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(PARTNER)

For ECOSIGN INFRA LLP
(Handwritten signature)

For Million Dollar Nest Pvt. Ltd.
(Handwritten signature)
(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.
(Handwritten signature)
(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.
(Handwritten signature)
(DIRECTOR)

having its registered office at A-98, Ground Floor, Near MCD Office, Defence Colony, South Delhi, Delhi, India, 10024; having CIN No. U70109DL2020PTC374175, PAN No. , TAN No. , Represented by its Directors and Authorized Representatives;

1. **SHRI. ANISH KALRA**, Son of Harish Chander Kalra, Aged 40 years, Married, Business, Indian National, holding PAN Card bearing no. , holding Aadhar Card bearing number , Mobile No. 9811088996 and Resident of Block Nil, House no. 12-A, Malviya Nagar, Malviya Nagar S.O., South Delhi, Delhi;

2. **SHRI. UMAR ZAHOOR SHAH**, Son of Zahoor Ahmad Shah, Aged 37 years, Married, Business , holding PAN Card bearing no. , Aadhar Card bearing no. , Mobile No. , Indian National, Resident of House no. 126, Ground Floor, Jasola Vihar, Pocket-1, New Friends Colony, South Delhi, Delhi;

3. **SHRI. NEERAJ SHARMA**, Son of Sanjeev Kumar Sharma, Aged 38 years, Married, Business, holding PAN Card bearing no. , Aadhar Card bearing no , Mobile No. 9810020331, Indian National, Resident of Flat no. 133, Sarojini Nagar Market, N D M C, South West Delhi, Delhi; all 3



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For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For YUDA Realcon LLP

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For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

directors duly constituted and appointed by the Company vide Board Resolution bearing no. 03, dated 22/03/2021 (hereinafter jointly and severally referred to as the "PURCHASER", which expression shall unless repugnant to the context and meaning thereof include its successors, administrators and assigns) OF THE SECOND PART.

AND

1. M/s. YUDA REALCON LLP, a Partnership Firm registered before the Registrar of Firms, having its registered office at House no. 435/29, Plot no. 24, Survey no. 57/1, Pilerne, Bardez, Goa, Represented by its Partner and Authorized Representative SHRI. AKSHAY KAPAI, Son of Sanjay Kapai, Aged 30 years, Married, Business, holding PAN Card bearing no. _____, Aadhar Card bearing no. _____, Mobile No. 9818818388, Indian National, Resident of B4-62, Azad Apartments, Sri Aurobindo Marg, Hauz Khas, S.O., South West Delhi, Delhi; duly constituted and appointed vide Board Resolution bearing no. 02, dated 19/03/2021.



2. M/S. ECOSIGN INFRA LLP, a Partnership Firm registered before the Registrar of Firms, having its registered office at House no. 435/29, Plot no. 24, Survey no. 57/1, Pilerne, Bardez, Goa, Represented by its Partner and Authorized Representative SHRI.

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For YUDA Realcon LLP

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(PARTNER)

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For Million Dollar Nest Pvt. Ltd.

(Handwritten signature)
(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

(Handwritten signature)
(DIRECTOR)

For ECOSIGN INFRA LLP

(Handwritten signature)
(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(Handwritten signature)
(DIRECTOR)

AKSHAY KAPAI, Son of Sanjay Kapai, Aged 30 years, Married, Business, holding PAN Card bearing no. _____, Aadhar Card bearing no. _____, Mobile No. 9818818388, Indian National, Resident of B4-62, Azad Apartments, Sri Aurobindo Marg, Hauz Khas, S.O., South West Delhi, Delhi; duly constituted and appointed vide Board Resolution bearing no. 25, dated 19/03/2021. (Hereinafter referred to as the “**CONFIRMING PARTY NO. 1**” and “**CONFIRMING PARTY NO. 2**” respectively, which expression shall unless repugnant to the context and meaning thereof include its successors, administrators and assigns) **OF THE THIRD PART.**



WHEREAS there existed a property known as “**AFRAMENTO OITERAL EM CIMA DO PALMAR PE LEITE**” also known as “**EM CIMA DO PALMAR VIEGAS**” or “**FATTAWADO**”, admeasuring 2,900 Sq. Mtrs., which property was surveyed under Old Cadastral No. 773 and new survey no. 94/2 of Village Nerul, not described in the Land Registration Office of Judicial Division of Bardez and enrolled in the Taluka Revenue Office under Matriz No. 166, situated within the jurisdiction of the Village Panchayat of Nerul, Bardez Taluka, Registration Sub District of North Goa, State of Goa. (Hereinafter referred to as the “said larger property” for the sake of brevity).

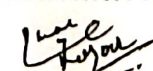
For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For YUDA Realcon LLP


(PARTNER)

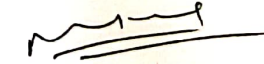
For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For ECOSIGN INERA LLP

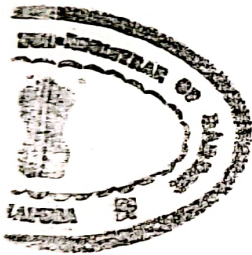

(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

AND WHEREAS the said larger property originally belonged to one Isidor Francisco Joao Jose Dos Santos i.e. the late great grandfather of the **VENDOR** at serial no. 1, who had acquired rights to the said larger property vide a Deed of Sale dated 02/05/1923, drawn in the Office of the Judicial Division of Ilhas of Goa at Panaji of Nova Goa in Book no. 152 at pages 54 to 56V .

AND WHEREAS the said Isidor Francisco Joao Jose Dos Santos and his widow Visitasao Herminia De Azavedo alias Visitasao De Azavedo Dos Santos expired on 08/03/1972 and 13/09/1972 respectively leaving behind them their legal representatives / legal heirs namely Mr. John Dos Santos, Mr. Joseph Dos Santos who was married to Mrs. Juliette Dos Santos, Mr. Stanley Dos Santos, Ms. Filomena Dos Santos, Mr. Franky Dos Santos, Ms. Matilda Dos Santos who was married to Mr. Joao Piedade Sertorio Martins and Ms. Mary Dos Santos who was married to Mr. Anthony Apolinario Dsouza.



AND WHEREAS upon the death of the said Isidor Francisco Joao Jose Dos Santos and his widow Visitasao Herminia De Azavedo alias Visitasao De Azavedo Dos Santos, an inventory proceeding was instituted by their great grandson Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 in the Court of the Civil

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Ed Santos
For YUDA Realcon LLP
(PARTNER)

For Million Dollar Nest Pvt. Ltd.
(DIRECTOR)

For ECOSIGN INFRA LLP
(PARTNER)

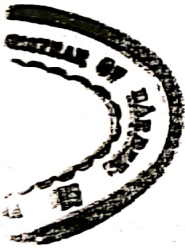
For Million Dollar Nest Pvt. Ltd.
(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.
(DIRECTOR)

Judge Senior Division at Mapusa, Goa, bearing Inventory Proceeding No. 269/2000.

AND WHEREAS the said larger property was enlisted in the List of Assets in the said Inventory Proceedings.

AND WHEREAS in the said Inventory Proceedings, the said larger property was allotted to the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 on account of being the highest bidder in the auction held among all the interested parties. Accordingly, by virtue of the allotment in the said inventory proceedings, the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 acquired exclusive ownership of the said larger property.



AND WHEREAS prior to the institution of the said Inventory Proceedings, a Special Civil Suit bearing no. 239/1991/A (Old); which was subsequently renumbered / registered as Special Civil Suit bearing no. 06/1998/A was instituted by the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 against one Mrs. Clotilde Cordo e Fernandes before the Civil Judge Senior Division 'A' Court at Mapusa, Goa, on account of the said Mrs. Clotilde Cordo e Fernandes having interfered in the said larger property by resisting the laborers of the

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For YUDA Realcon LLP
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(PARTNER)

For Million Dollar Nest Pvt. Ltd.
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(DIRECTOR)

For ECOSIGN INFRA LLP
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For Million Dollar Nest Pvt. Ltd.
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(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.
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(DIRECTOR)

contractor appointed by the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 for extracting mud from the said larger property.

AND WHEREAS vide a Judgement, Order and Decree dated 16/08/2004 passed in Special Civil Suit bearing no. 239/1991/A (Old); which was subsequently renumbered / registered as Special Civil Suit bearing no. 06/1998/A, the Hon'ble Civil Judge Senior Division 'A' Court at Mapusa, Goa was pleased to declare the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 as absolute owner in possession of the said larger property.

AND WHEREAS the said Mrs. Clotildes Cordo e Fernandes appealed against the said Judgement, Order and Decree dated 16/08/2004 before the Hon'ble High Court of Bombay at Goa vide a First Appeal bearing No. 269/2004. The said First Appeal bearing No. 269/2004 was disposed vide an Order dated 20/01/2006 by filling consent terms dated 16/01/2006 duly signed and acknowledged by both the parties to the said First Appeal. On the basis of the said Order dated 20/01/2006, the Judgement, Order and Decree dated 16/08/2004 passed by the Hon'ble Civil Judge Senior Division



For Million Dollar Nest Pvt. Ltd.


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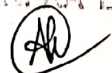
For YUDA Realcon LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For ECOSIGN INFRA LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

'A' Court at Mapusa, Goa was modified in accordance with the consent terms dated 16/01/2006.

AND WHEREAS in accordance with the consent terms dated 16/01/2006 duly signed and acknowledged by both the parties to the said First Appeal, the Western portion admeasuring 2400 Sq. Mtrs. of the said larger property was exclusively allotted in favour of the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1. On the other hand, the Eastern portion admeasuring 500 Sq. Mtrs. of the said larger property was exclusively allotted in favour of the said Mrs. Clotildes Cordo e Fernandes.

AND WHEREAS the said consent terms dated 16/01/2006 subsequently came to be registered in the Office of the Sub-Registrar of Bardez at Mapusa under registration no. 1584 at pages 38 to 48 of Book no. I, Volume no. 1587, dated 24/03/2006.



AND WHEREAS by virtue of the said inventory proceedings, the said consent terms dated 16/01/2006 and the Order passed in First Appeal bearing No. 269/2004, the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 acquired exclusive ownership of the landed property known as "AFRAMENTO OITERAL EM CIMA DO PALMAR PE

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Ed Santos

For YUDA Realcon LLP

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(PARTNER)

For ECOSIGN INFRA LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

LEITE" also known as "EM CIMA DO PALMAR VIEGAS" or "FATTAWADO", admeasuring 2,400 Sq. Mtrs., presently surveyed under no. 94/2-A of Village Nerul, not described in the Land Registration Office of Judicial Division of Bardez, enrolled in the Taluka Revenue Office under Matriz No. 166, situated within the jurisdiction of the Village Panchayat of Nerul, Bardez Taluka, State of Goa, Registration Sub District of North Goa, State of Goa; which forms a part and parcel of the said larger property. (Hereinafter referred to as the "SAID PROPERTY" which is more particularly described in the SCHEDULE hereunder written).

AND WHEREAS the said Mr. Savio Dos Santos i.e. the VENDOR at serial no. 1 subsequently got the SAID PROPERTY partitioned by filing partition proceedings bearing case no. 15/277/2006/Part/Land/DC-II, before the Deputy Collector, Bardez II at Mapusa, Bardez, Goa, and vide an Order dated 28/07/2008 passed in the said partition proceedings obtained an independent sub-division number to the SAID PROPERTY.

AND WHEREAS the Deputy Collector, Mapusa, Bardez, Goa vide Sanad No. RB/CNV/BAR/226/2006, dated 21/12/2006 and vide Sanad No. RB/CNV/BAR/AC-



For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

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For YUDA Keacon LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For ECOSIGN INSA LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

[Signature]
(DIRECTOR)

1/226/2006, dated 01/04/2015 granted conversion Sanad to the said Mr. Savio Dos Santos i.e. the **VENDOR** at serial no. 1 in respect of the **SAID PROPERTY**.

AND WHEREAS the Directorate of Health Services, Primary Health Centre Candolim, vide its NOC bearing no PHCC/NOC/2018-19/993 dated 26/07/2018 granted a No Objection Certificate for carrying out construction in the **SAID PROPERTY**.

AND WHEREAS the Sub Registrar of Bardez has vide Nil Certificate of Encumbrance on the **SAID PROPERTY**, bearing no. 623/2016, dated 16/03/2016, certified that no encumbrances affecting the **SAID PROPERTY** were found for the period commencing from 08/12/2006 to 16/03/2016.

AND WHEREAS the **PURCHASER** has now approached the **VENDORS** with an offer to purchase the **SAID PROPERTY** known as "AFRAMENTO OITERAL EM CIMA DO PALMAR PE LEITE" also known as "EM CIMA DO PALMAR VIEGAS" or "FATTAWADO", admeasuring 2,400 Sq. Mtrs., presently surveyed under no. 94/2-A of Village Nerul, not described in the Land Registration Office of Judicial Division of Bardez and enrolled in the Taluka Revenue Office



For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

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For YUDA Realcon LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For ECG... LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

[Signature]
(DIRECTOR)

under Matríz No. 166, situated within the jurisdiction of the Village Panchayat of Nerul, Bardez Taluka, Registration Sub District of North Goa, State of Goa; for a total consideration of Rs. 3,60,00,000/- (Rupees Three Crore Sixty Lakhs Only).

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase the SAID PROPERTY known as "AFRAMENTO OITERAL EM CIMA DO PALMAR PE LEITE" also known as "EM CIMA DO PALMAR VIEGAS" or "FATTAWADO", admeasuring 2,400 Sq. Mtrs., presently surveyed under no. 94/2-A of Village Nerul, not described in the Land Registration Office of Judicial Division of Bardez and enrolled in the Taluka Revenue Office under Matríz No. 166, situated within the jurisdiction of the Village Panchayat of Nerul, Bardez Taluka, Registration Sub District of North Goa, State of Goa.

AND WHEREAS in the year 2018 the VENDOR had entered into an Agreement dated 03/07/2018 for Development of the SAID PROPERTY with the CONFIRMING PARTY NO. 1. However, due to certain intricacies the CONFIRMING PARTY NO. 1 could not proceed with the Development of the SAID PROPERTY. A part sum towards security deposit



For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

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For YUDA

For YUDA REASON LLP

[Signature]
(PARTNER)

For Million Dollar Nest Pvt. Ltd.

[Signature]
(DIRECTOR)

For ECOSIGN INFRA LLP

[Signature]
(PARTNER)

For Million Dollar Nest Pvt. Ltd.

[Signature]
(DIRECTOR)

amounting to Rs. 1,96,00,000/- (Rupees One Crore Ninety Six Lakhs Only) payable to the VENDORS by the CONFIRMING PARTY NO. 1 under the said Agreement dated 03/07/2018 was paid by the CONFIRMING PARTY NO. 2.

AND WHEREAS the CONFIRMING PARTY NO. 1 and the CONFIRMING PARTY NO. 2 are no longer interested in completing the transaction and persisting with the said Agreement for Development dated 03/07/2018. Hence, the CONFIRMING PARTY NO. 1 and the CONFIRMING PARTY NO. 2 hereby grant their no objection and confirm the sale of the SAID PROPERTY by the VENDORS to the PURCHASER.

AND WHEREAS the VENDORS hereby agree to adjust the said amount of Rs. 1,96,00,000/- (Rupees One Crore Ninety Six Lakhs Only) paid to it towards security deposit by the CONFIRMING PARTY NO. 2 for the present transaction of Sale and hereby agrees to execute the present Deed of Sale conveying the SAID PROPERTY in favour of the PURCHASER on payment of the balance amount of Rs. 1,64,00,000/- (Rupees One Crore Sixty Four Lakhs Only).



For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

For YUDA Realcon LLP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

For ECOSIGN INFRA LLP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

AND WHEREAS the VENDORS assure and confirm that SAID PROPERTY hereby conveyed is not subject to any acquisition, requisition, attachment, etc. from any Court, office, Department, Authorities, etc. whomsoever and that the SAID PROPERTY is not subject to any Agricultural Tenancy rights, Easementary rights or any other claim / rights from any other person/s.

AND WHEREAS the VENDORS herein have absolute, continuous, uninterrupted possession and enjoyment of the SAID PROPERTY.

NOW THIS DEED WITNESSETH AS UNDER:-



1. The PURCHASER has on this day of execution of this Deed of Sale paid the total consideration amount of Rs. 3,60,00,000/- (Rupees Three Crore Sixty Lakhs Only) to the VENDORS.
2. The PURCHASER; in addition to the amount of Rs. 1,96,00,000/- (Rupees One Crore Ninety Six Lakhs Only) paid to the VENDORS by the CONFIRMING PARTY NO. 2 in terms of the said Agreement dated 03/07/2018, has paid an amount of Rs. 51,30,000/- (Rupees Fifty One Lakh Thirty Thousand Only) to the VENDORS vide RTGS bearing no.

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For YUDA Realcon LLP

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(PARTNER)

For ECOSIGN INFRA LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

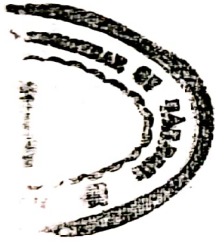
For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)


ICICR52021032600636712; dated 26/03/2021 to Saraswat Bank, Panjim Branch as part consideration. The **PURCHASER** has further paid an amount of Rs. 99,00,000/- (Rupees Ninety Nine Lakh Only) to the **VENDORS** vide RTGS bearing no. ICICR52021032600646929, dated 26/03/2021; to Saraswat Bank, Panjim Branch as further part of their consideration. The **PURCHASER** has further paid an amount of Rs. 6,00,000/- (Rupees Six Lakh Only) to the **VENDORS** vide NEFT bearing no. 023874851541, dated 26/03/2021; to Saraswat Bank, Panjim Branch as further part of their consideration and the remaining part of the consideration amounting to Rs. 5,00,000/- (Rupees Five Lakh Only) is paid by the **PURCHASER** to the **VENDORS** vide RTGS bearing No. ICICR42021032600550521, dated 26/03/2021; to Saraswat Bank, the receipt of which the **VENDORS** do hereby admit and acknowledge.



3. The total amount of consideration is paid by the **PURCHASER** to the **VENDORS** after deducting the 0.75% TDS amounting to Rs. 2,70,000/- (Rupees Two Lakh Seventy Thousand Only) as under Section 194(LA) of Income Tax Act, 1961.
4. The **VENDORS** as owners do hereby convey and transfer by way of sale unto the **PURCHASER** ALL THAT right, title, share and interest and/or all their undivided right title, share and interest in the **SAID PROPERTY** which is a distinct and

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)


E. Balakrishnan


For YUDA Realcon LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For YUDA Realcon LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

independent property known as "AFRAMENTO OITERAL EM CIMA DO PALMAR PE LEITE" also known as "EM CIMA DO PALMAR VIEGAS" or "FATTAWADO", admeasuring 2,400 Sq. Mtrs., surveyed under no. 94/2-A of Village Nerul, not described in the Land Registration Office of Judicial Division of Bardez and enrolled in the Taluka Revenue Office under Matriz No. 166, situated within the jurisdiction of the Village Panchayat of Nerul, Bardez Taluka, Registration Sub District of North Goa, State of Goa, more particularly described in detail in the SCHEDULE hereunder and delineated in colour red in the plan annexed hereto **TOGETHER WITH ALL THE** things permanently attached thereto or standing thereon **AND ALL THE** privileges, easements, profits, advantages, rights and appurtenances whatsoever to the **SAID PROPERTY** or any part thereof belonging or anywise appertaining thereto **AND ALL THE** estate, rights, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the **VENDORS** to the **SAID PROPERTY** hereby conveyed and every part thereof **AND TO HAVE AND TO HOLD** the same unto and to the use and benefit of the **PURCHASER** absolutely and forever.

5. The **VENDORS** covenant with the **PURCHASER** that the **SAID PROPERTY** mentioned in the **SCHEDULE** hereunder

For Million Dollar Nest Pvt. Ltd.



(DIRECTOR)



For YUDA Realcon LLP

(PARTNER)



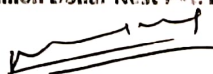
(PARTNER)

For Million Dollar Nest Pvt. Ltd.



(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.



(DIRECTOR)

For ECOSIGN INOVA LLP



(PARTNER)

is their sole and absolute property in the manner set out above and that they have perfect, lawful, absolute and good marketable right and title to sell the same in favour of the **PURCHASER** in the manner set out herein and that no one else has any sort of right, interest or title over the **SAID PROPERTY**.

6. The **SAID PROPERTY** is not subject to any encumbrances, mortgage, charges, lien or lispence or attachment or revenue recovery proceedings or land acquisition or any other acquisition or violation of law relating to ceiling. The **VENDORS** hereby covenant with the **PURCHASER** that they shall at their own cost defend any claim, suit or other proceedings that may be instituted in respect of the **SAID PROPERTY** hereby conveyed and save the **PURCHASER** harmless against any costs, expenses, losses or damages that may be incurred by the **PURCHASER** in defending any suit, action or proceedings by any person or persons at any time and declare and assure the **PURCHASER** that they will fully indemnify and shall keep indemnified the **PURCHASER** against any costs, expenses, losses or damages that the **PURCHASER** may incur, suffer or be put to by reason of any kind of encumbrance over the **SAID PROPERTY**.

7. The **VENDORS** hereby covenant with the **PURCHASER** that they have not done or knowingly suffered or been privy to any act or deed as a result of which the **SAID PROPERTY** or any part



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For YUDA Realcon LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

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For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

For EQUUS... LLP

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(PARTNER)

For Million Dollar Nest Pvt. Ltd.

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(DIRECTOR)

thereof may be impeached, affected, encumbered in title, estate or otherwise or whereby the VENDORS are in any way hindered from conveying or assigning the SAID PROPERTY or any part thereof.



8. The VENDORS shall at the request of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

9. The VENDORS hereby assure to the PURCHASER that they have paid all the taxes and other dues to the Government, Panchayat and other authorities, public bodies till this date of the Deed of Sale, with respect to the SAID PROPERTY and in case any such payment is found to be due the same shall be paid by the VENDORS themselves and in case the PURCHASER pays any such sum due by the VENDORS, the VENDORS shall reimburse the same to the PURCHASER.

10. The VENDORS or their heirs / representatives, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASER do and execute and cause to be done and

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For YUDA REALTOR LLP

[Handwritten signature]
(PARTNER)

For Million Dollar Nest Pvt. Ltd.

[Handwritten signature]
(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

[Handwritten signature]
(DIRECTOR)

For ECOSIGN INFRA LLP

[Handwritten signature]
(PARTNER)

For Million Dollar Nest Pvt. Ltd.

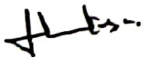
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(DIRECTOR)

executed all such further and other lawful acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said right, title, share and interest and every part thereof hereby conveyed unto and to the use of the **PURCHASER**, in the manner aforesaid as by the **PURCHASER**, its executors, successors, administrators and assigns shall be reasonably required, the share, right and interest of the **VENDORS** in the **SAID PROPERTY** as mentioned hereinabove and incase the same differs or varies, it shall be presumed and considered that the **VENDORS** have conveyed and sold all their rights, title and interest in the **SAID PROPERTY**.

11. The possession of the **SAID PROPERTY** is handed over to the **PURCHASER**.
12. The **VENDORS** have handed over the original title deeds of the **SAID PROPERTY** to the **PURCHASER**.
13. The **VENDORS** hereby give their No Objection for getting the name of the **PURCHASER** entered in the Survey Records / Form No. I & XIV and the other records in respect of the **SAID PROPERTY**. The **VENDORS** do hereby give their explicit consent to the **PURCHASER** to get Mutation Proceedings

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)


Ed Santos

For YOUNG AND RUBIN LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For EUS... LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

conducted and delete the name of the VENDORS and include the name of the PURCHASER in the Survey Record of Rights.

14. The VENDORS and the PURCHASER hereby declare that the 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.

15. The VENDORS hereby further confirm that from this day onwards they have no right, title, interest or claim whatsoever in the SAID PROPERTY or any part thereof or in connection therewith.

16. The CONFIRMING PARTY NO. 2 hereby confirms and declares that the Agreement dated 03/07/2018 for development of the SAID PROPERTY executed between the VENDOR and the CONFIRMING PARTY NO. 2 is no longer in subsistence and as such the CONFIRMING PARTY NO. 2 has got no right, title, interest or claim of whatsoever nature in and over the SAID PROPERTY or any part thereof or in connection therewith by virtue of the said Agreement for Development.

17. The CONFIRMING PARTY NO. 1 and the CONFIRMING PARTY No. 2 hereby confirm the sale of the SAID PROPERTY by the VENDORS to the PURCHASER.



For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

FOR YUDA HOUSING LLP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

For ECOSIGN INFRA LLP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

IN WITNESS WHEREOF THIS DEED OF SALE is signed by the VENDORS and the PURCHASER in presence of witnesses of the day, month and the year mentioned above.

SCHEDULE

(Description of the "SAID PROPERTY")



All that property known as "AFRAMENTO OITERAL EM CIMA DO PALMAR PE LEITE" also known as "EM CIMA DO PALMAR VIEGAS" or "FATTA WADO", admeasuring 2,400 Sq. Mtrs., presently surveyed under no. 94/2-A of Village Nerul, not described in the Land Registration Office of Judicial Division of Bardez and enrolled in the Taluka Revenue Office under Matriz No. 166, situated within the jurisdiction of the Village Panchayat of Nerul, Bardez Taluka, Registration Sub District of North Goa, State of Goa. The said property is now bounded as under:-

- On the East: By the property bearing Survey No. 94/2 of Village Nerul;
- On the West: By the property bearing Survey No. 94/1 of Village Nerul;
- On the North: By public road; and
- On the South: Partly by road and partly by the property bearing Survey No. 95 of Village Nerul.

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 For YUDA Realcon LLP
[Handwritten Signature]
 (PARTNER)

For Million Dollar Nest Pvt. Ltd.
[Handwritten Signature]
 (DIRECTOR)

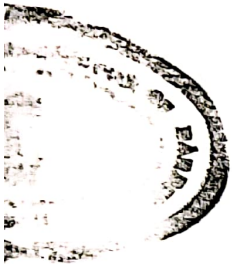
For Million Dollar Nest Pvt. Ltd.
[Handwritten Signature]
 (DIRECTOR)

For ECOSIGN INFRA LLP
[Handwritten Signature]
 (PARTNER)

For Million Dollar Nest Pvt. Ltd.
[Handwritten Signature]
 (DIRECTOR)

L.H.F.P.

R.H.F.P.



Bo

THE VENDOR NO. 1. _____



Ats-

Santos

For Million Dollar Nest Pw. Ltd.

[Signature]
(DIRECTOR)

For YUDA Realcon LLP

[Signature]
(PARTNER)

For Million Dollar Nest Pw. Ltd.

[Signature]
(DIRECTOR)

For Million Dollar Nest Pw. Ltd.

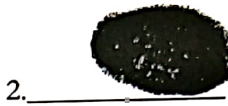
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(PARTNER)

For Million Dollar Nest Pw. Ltd.

[Signature]
(DIRECTOR)

L.H.F.P.

R.H.F.P.



THE VENDOR NO. 2. Elizabeth dos Santos

MRS. ELIZABETH DOS SANTOS alias
ELIZABETH A FERNANDES E DOS SANTOS

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Elizabeth
For YUDA Realcon LLP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

For

(DIRECTOR)

For ECDP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)


L.H.F.P.

R.H.F.P.

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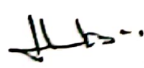


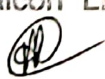
THE PURCHASER

MILLION DOLLAR NEST PRIVATE LIMITED


represented by its Director

SHRI ANISH KAI RA


For YODA Kealcon LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For ECOSIGN INDIA LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

L.H.F.P.



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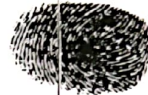


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R.H.F.P.



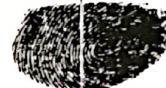
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THE PURCHASER

MILLION DOLLAR NEST PRIVATE LIMITED

represented by its Director

SHRI. UMAR ZAHOUR SHAH

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For Million Dollar Nest Pvt. Ltd.

For YUDA Realcon LLP

(DIRECTOR)

(PARTNER) For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

For EDC...

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

L.H.F.P.

R.H.F.P.

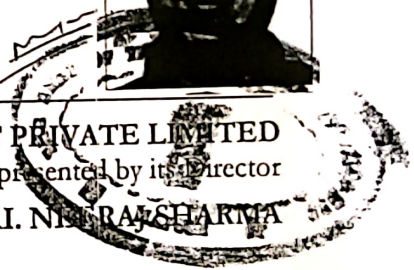


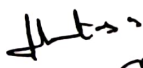
THE PURCHASER 

MILLION DOLLAR NEST PRIVATE LIMITED


represented by its Director

SHRI. NIRAJ SHARMA




Ed Santos

For YUDA Realcon LLP


PARTNER

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For ECOSIGN INFRA LLP

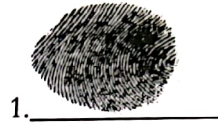

PARTNER

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

L.H.F.P.

R.H.F.P.



THE CONFIRMING PARTY
NO. 1



M/s. YUDA REALCON LLP
represented by its Partner
SHRI. AKSHAY KAPAI

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)



For YUDA Realcon LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For ECOSIGN INFRA LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.



(DIRECTOR)

L.H.F.P.

R.H.F.P.



THE CONFIRMING PARTY
NO. 2

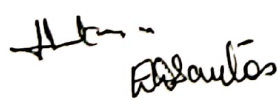


M/S ECOSIGN INFRA LLP
represented by its Partner
SHRI. AKSHAY KAPAI

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

For YUDA Realcon LLP


(PARTNER)

For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)


For ECOSIGN INFRA LLP

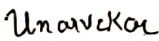

(PARTNER)

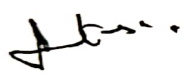
For Million Dollar Nest Pvt. Ltd.


(DIRECTOR)

WITNESSES:-

1. 
ADV. TANISHA PRADEEPKUMAR HALDANKAR

2. 
ADV. UJWALA ULHAS NARVEKAR





For YODA REASON LLP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)

For ECOSIGN INFRA LLP

(PARTNER)

For Million Dollar Nest Pvt. Ltd.

(DIRECTOR)



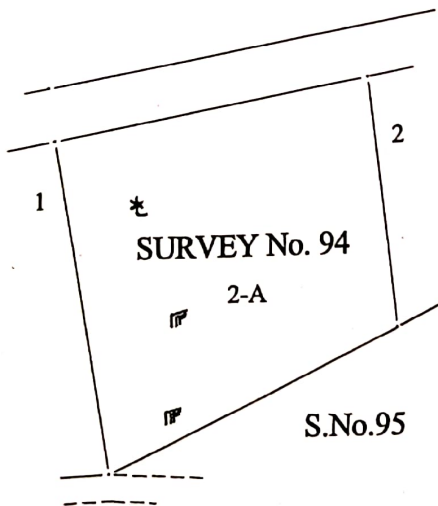
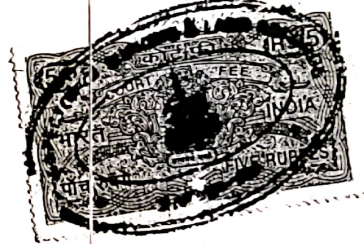
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

Inward No:7517



Plan Showing plots situated at
 Village : NERUL
 Taluka : BARDEZ
 Survey No./Subdivision No. : 94/ 2-A
 Scale : 1 :1000

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



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 On : 19-07-2018

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For YUDA Realcon LLP

For Million Dollar Nest Pvt. Ltd.

For ECOSIGN INFRA LI

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 (PARTNER)

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 (DIRECTOR)

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 (PARTNER)



FORM I & XIV

Date : 30/03/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

Survey No. 94

तालुका

सर्वे नंबर

Village Nerul

Sub Div. No. 2-A

गांव

हिस्सा नंबर

Name of the Field Fatta Wado

Tenure

शेताचे नांव

सत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.00.00	0000.24.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.24.00

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

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.24.00

Remarks शेरा

Assessment : Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
क्र.सं.	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Savio dos Santos		28795	

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

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

Details of Cropped Area पिकाव्हातील क्षेत्राचा तापशील

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

End of Report

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





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Apr-2021 11:00:34 am

Document Serial Number :- 2021-BRZ-1543

Presented at 10:49:58 am on 06-Apr-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1620000
2	Registration Fee	1260000
3	Mutation Fees	2500
4	Processing Fee	860
Total		2883360

Stamp Duty Required :1620000/-

Stamp Duty Paid : 1621000/-



















Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anish Kalra ,Father Name:Harish Chander Kalra, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Block Nil, House no. 12-A, Malviya Nagar, Malviya Nagar S.O., South Delhi, Delhi, Address2 - , PAN No.:			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Savio Dos Santos , Father Name:Stanley Dos Santos, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Service, House no. 95, Fortavaddo, Nerul, Reis Magos, Bardez, Goa, PAN No.:			
2	Elizabeth Dos Santos Allas Elizabeth A Fernandes E Dos Santos , Father Name:Luis Fernandes, Age: 52, Marital Status: Married ,Gender:Female,Occupation:			

2021

	Housewife, House no. 95, Fortavaddo, Nerul, Reis Magos, Bardez, Goa, PAN No.:			
3	Anish Kalra , Father Name:Harish Chander Kalra, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Block Nil, House no. 12-A, Malviya Nagar, Malviya Nagar S.O., South Delhi, Delhi, PAN No.:			
4	Akshay Kapai , Father Name:Sanjay Kapai, Age: 30, Marital Status: ,Gender:Male,Occupation: Business, B4-62, Azad Apartments, Sri Aurobindo Marg, Hauz Khas, S.O., South West Delhi, Delhi, PAN No.:			
5	Akshay Kapai , Father Name:Sanjay Kapai, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, B4-62, Azad Apartments, Sri Aurobindo Marg, Hauz Khas, S.O., South West Delhi, Delhi, PAN No.:			
6	Umar Zahoor Shah , Father Name:Zahoor Ahmad Shah, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, House no. 126, Ground Floor, Jasola Vihar, Pocket-1, New Friends Colony, South Delhi, Delhi, PAN No.:			
7	Neeraj Sharma , Father Name:Sanjeev Kumar Sharma, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Flat no. 133, Sarojini Nagar Market, N D M C, South West Delhi, Delhi, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address		Thumb	Signature
1	Name: Tanisha Pradeenkumar Haldankar, Age: 24, DOB: , Mobile: 9923375671 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403509, Anjuna, Bardez, North Goa, Goa			
2	Name: Ujwala Ulhas Narvekar, Age: 24, DOB: , Mobile: 7038562259 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, Mapusa, Bardez, North Goa, Goa			


Sub Registrar

Document Serial Number :- 2021-BRZ-1543

SUB-REGISTRAR
BARDEZ



Book :- 1 Document
Registration Number :- **BRZ-1-1489-2021**
Date : 06-Apr-2021

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

**SUB-REGISTRAR
BARDEZ**

