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Sold To/Issued To:
Sagar Infraprojects
For Khom/ID Proof:
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WM-BRZ-1590

05-04-2022



DEED OF SALE

This DEED OF SALE is made and executed at
Mapusa, Bardez, Goa, on this 31st day of March,
2022.

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FOR KOVALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

Alida

DIRECTOR

BETWEEN

1. Mr. ASHOK JAMES IGNATIUS LOBO, 59 years of age, son of late Urban Lobo, married, service, holding Aadhar Card No _____, PAN Card No. _____ and his wife;

2. Mrs. VINITA MARIA HORTENCIA LOBO nee NORONHA, 53 years of age, d/o Mr. Ralph Noronha, married, service, Indian National, holding Aadhar Card No _____, PAN Card No. _____;

both Indian Nationals and residents 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently at 1063, A1 Wasl Road, Dubai.

3. Mr. ANAND MARK LOBO, 54 years of age, son of late Urban Lobo, married, service, Australian National of Indian Origin holding OCI Card No _____, PAN Card No. _____, represented herein through his attorney-holder, his brother, Mr. DINESH JOHN COLLIN LOBO alias DINESH JOHN LOBO alias Mr. DINESH JOHN COLIN LOBO, the VENDOR No. 5 herein, duly constituted vide power of attorney dated 9th October, 2021, executed before the Notary Bahal Singh Gill, at Walkerville, Adelaide, South Australia and adjudicated by the Addl Collector of North Goa, at Panaji on 07-01-2022, and his wife;

4. Mrs. CHARMAINE WINIFRED LOBO nee CORDEIRO, 49 years of age, d/o Mr. William Joseph Cordeiro, married,

For KUYALYAM REALTY LLP

For SAGAR INFRAPROJECTS PVT. LTD.

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DIRECTOR

service, Australian National of Indian Origin holding OCI
Card No _____, PAN Card No. _____
represented herein through her attorney-holder, her
brother-in-law, Mr. DINESH JOHN COLLIN LOBO alias
DINESH JOHN LOBO alias Mr. DINESH JOHN COLIN LOBO,
the VENDOR No. 5 herein, duly constituted vide power
of attorney dated 9th October, 2021, executed before
the Notary Bahal Singh Gill, at Walkerville, Adelaide,
South Australia and adjudicated by the Addl Collector of
North Goa, at Panaji on 07-01-2022;

both residents 598, La Marvel Colony, Dona
Paula, Panaji, Goa, 403004 and presently residents of
6A Tennyson Street Clearview, SA 5085, Australia.

5. Mr. DINESH JOHN COLLIN LOBO alias DINESH JOHN LOBO
alias Mr. DINESH JOHN COLIN LOBO, 51 years of age, son
of late Urban Lobo, married, service, holding Aadhar
Card No _____, PAN Card No _____
and his wife;
6. Mrs. NADIA ALICE LOBO nee PINTO, 44 years of age,
daughter of Mr. Arthur Lawrence Pinto, married,
service, holding Aadhar Card No _____, PAN
Card No _____, represented herein through her
attorney-holder, her husband, Mr. DINESH JOHN COLLIN
LOBO alias DINESH JOHN LOBO alias Mr. DINESH JOHN
COLIN LOBO, the VENDOR No. 5 herein, duly constituted
vide power of attorney dated 29th November, 2021,
executed before the Vice Consul, Consulate General of

For: KUALYAM REARTY LLP

Authorized Signatory 3

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

India, Dubai, UAE and duly adjudicated by the Addl Collector of North Goa, at Panaji on 07-01-2022;

both Indian Nationals, residents of 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently Flat No 203, Al Jawhara Building, 315-301, Oud Metha Street, Dubai, UAE.

7. Mr. DILIP JUDE LOBO, 56 years of age, son of late Valente Lobo, bachelor, service, Australian National of Indian Origin holding OCI Card No _____, PAN Card No. _____ and resident of 589, South Dowling, St. Surry Hills, NSW, Australia 2010.

all hereinafter referred as the VENDORS (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

1. M/S. SAMARTH DEVELOPERS, a partnership firm, registered under the Indian Partnership Act with the Registrar of Firms of Bardez at Mapusa under no. 91/12 on 18-10-2012, having its registered office at M-63, Housing Board Colony, Alto-Porvorim, Bardez, Goa, holding PAN Card bearing No. _____, represented herein by its partner: : Mr. UMESH EKNATH KAMBLI, 45 years of age, s/o Mr. Eknath Kambli, married,

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For SAGAR INFRAPROJECTS PVT. LTD.

For: KUVALLYAM REALTY LLP

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Authorised Signatory
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[Signature]
DIRECTOR

businessman, Indian National, holding PAN Card No. _____
Aadhar Card No _____ and
resident of H. No. 956, Piquen Peddem, Anjuna, Bardez,
Goa.

2. **SAGAR INFRAPROJECTS PVT LTD**, a Company
incorporated under the Indian Companies Act, 2013
under CIN No U45200DL2008PTC176572 with RoC-
Delhi, at Delhi on 09-04-2008, having its registered
office at 2009, Ground Floor, Outram Lines, Kingsway
Camp, Delhi, 110009, holding PAN Card No _____
, represented herein through its Director:

Mr. SHYAM KHURANA, 37 years of age, s/o Mr. Rajinder
Kumar Khurana, businessman, married, Indian National,
holding PAN Card No. _____, Aadhar Card No. _____

and resident of 1727, Outram Line,
GTB Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North
Delhi, Delhi, 110009, duly authorized vide resolution
passed in the meeting of the Board of Directors on 28-
03-2022.

3. **KUVALYAM REALTY LLP**, registered under the Limited
Liability Partnership Act, 2008 with ROC-Delhi under
(LLPIN)AAX-2695 on 03-06-2021 at Delhi, holding PAN
Card No. _____, with its registered office address
at 1934, 3rd Floor, Kingsway Camp, Outram Line, Near
Hari Mandir, North West Delhi, New Delhi, 110009 and
represented herein through its Designated Partner:

Mr. SUMIT AHUJA, 37 years of age, s/o Mr. Vijay Ahuja,

For: KUVALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

businessman, Indian National, holding PAN Card No. _____, Aadhar Card No. _____ and resident of 1934, 3rd Floor, Outram Line, Kingsway Camp, GTB Nagar, North West Delhi, Delhi, 110009, duly constituted vide resolution passed in the meeting of the Designated Partners on 28-03-2022;

hereinafter referred to as the 'PURCHASERS' (which expression shall unless repugnant to the context or meaning shall be deemed to mean and include the heirs of the respective partners, Directors, successors-in-office, nominees, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS:

1. There exists a property known as "PIRZONA" alias "AFORAMENTO", admeasuring 4,717 sq.mts, bearing Survey No.122/24, situated at Moira, Bardez, Goa, within the limits of the Village Panchayat of Moira, more particularly described under the Schedule hereunder, delineated in red in the plan annexed hereto and shall hereinafter be referred to as the 'SAID PROPERTY' for brevity's sake.
2. The SAID PROPERTY formed part of the LARGER PROPERTY known as "AFORAMENTO", admeasuring 5,200 sq. mts, described in the Land Registration Office

For: KUVALLYAM REALTY LLP

For SAGAR INFRAPROJECTS PVT. LTD.

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DIRECTOR

under No. 52158 at page 8V till folio 10V of Book B-111(New) and which was bounded as under:

On or towards the **EAST** : by the pathway and hillock of the Comunidade of Moira;

On or towards the **WEST** : by the pathway;

On or towards the **NORTH**: by the aforamento of Vitorino Coelho;

On or towards the **SOUTH**: by the hillock of the Comunidade.

3. The **LARGER PROPERTY** originally belonged to Rosario Conceicao Lobo alias Conceicao Lobo and his wife Cristalina Idalina Mendes alias Christalina Idalina Mendes alias Cristalina Mendes, who came to expire on 04-08-1928 and 15-04-1950, respectively.
4. On demise of the said Rosario Conceicao Lobo alias Conceicao Lobo and his wife Cristalina Idalina Mendes alias Christalina Idalina Mendes alias Cristalina Mendes, the **LARGER PROPERTY** came to be inherited by their two sons, viz:
 - a. Avertano Lobo married to Maria Eliza Liberata Piedade Pinto e Lobo, and;
 - b. Taumartugo Lobo married to Idalina Pelagia da Cruz.
5. The said Taumaturgo Lobo expired on 20-11-1967 leaving behind his widow and moiety-holder Mrs.

For: KUVALLYAM REALTY LLP

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For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

Idalina Pelagia da Cruz and as his universal heirs, his two children, viz:

- a. Fr. Atanasio Teodomiro do Rosario de Santo Antonio Lobo, bachelor, Priest;
- b. Ms. Utilia Lobo alias Otilia Lobo

6. The aforesaid Mrs. Idalina Pelagia da Cruz and the said viz: (a) Fr. Atanasio Teodomiro do Rosario de Santo Antonio Lobo, bachelor, Priest and (b) Ms. Utilia Lobo alias Otilia Lobo, relinquished their illiquid and undivided share to the estate of Rosario Conceicao Lobo alias Conceicao Lobo and his wife Cristalina Idalina Mendes alias Christalina Idalina Mendes alias Cristalina Mendes including Taumaturgo Lobo in terms of 2029 of the Portuguese Civil Code, 1867 vide Deed of Relinquishment dated 03-06-1968 at page 12 of Book No 692 drawn in the Notarial Office of the Judicial Division of Bardez before the Notary and Land Registrar, Rajaram Vassudeva Sinai Borco.

7. Therefore, the right, title and possession of the LARGER PROPERTY came to be vested solely in the said Avertano Lobo married to Maria Eliza Liberata Piedade Pinto e Lobo, which was corroborated by Deed of Qualification of Heirs dated 03-10-1968, transcribed at page 84 onwards of Book No 692 of the Notary of the Judicial Division of Bardez, Narayan Sripad Bhende.

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For: KUALYAM REALTY LLP

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Authorised Signatory
For SAGAR INFRAPROJECTS PVT. LTD.

[Signature]
DIRECTOR

8. Consequently, the LARGER PROPERTY came to be inscribed in favour of Avertano Lobo married to Maria Eliza Liberata Piedade Pinto e Lobo on 05-02-1969 vide Inscription No. **43187** of Book G-46 at folio 182V in the Land Registration Office of Bardez, at Mapusa.
9. Thereafter, during survey on **27-10-1971**, the LARGER PROPERTY came to be transcribed in favour of the said Avertano Lobo in the revenue records being Form III & Form 9 and subsequently in Form I & XIV of the LARGER PROPERTY being in possession of the LARGER PROPERTY.
10. The said Avertano Lobo and his wife Maria Eliza Liberata Piedade Pinto e Lobo expired leaving behind as their universal heirs, their two sons, viz:
- a. Urban Lobo married to Mona Mercedes Lobo;
 - b. Valente Lobo married to Tita Monica Lobo nee Viegas.
11. The said Urban Lobo expired on 22-07-1995 leaving behind his widow and moiety-holder: Mrs. Mona Mercedes Lobo alias Mercedes Lobo and as his universal heirs, the following, viz:

[Handwritten signatures: "Alobo", "Lobo", "Mona", "Valente"]


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For SAGAR INFRAPROJECTS PVT. LTD.

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DIRECTOR

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Authorised Signatory

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- a. Mr. ASHOK JAMES IGNATIUS LOBO, the VENDOR No 1 married to Mrs. VINITA MARIA LOBO nee NORONHA, the VENDOR No 2.
 - b. Mr. ANAND MARK LOBO, the VENDOR No. 3 married to Mrs. CHARMAINE LOBO nee CORDEIRO, the VENDOR No 4.
 - c. Mr. DINESH JOHN COLLIN LOBO alias DINESH JOHN LOBO alias Mr. DINESH JOHN COLIN LOBO, the VENDOR No. 5 married to Mrs. NADIA ALICE LOBO nee PINTO, the VENDOR No. 6.

The same has been corroborated vide Deed of Succession dated 31-07-1996, transcribed at page 78v to 80v of Book No 655 in the Office of the Notary Ex-Officio of Ilhas, at Panaji.

- 12. The said Valente Lobo also expired leaving behind his widow and moiety-holder, Mrs. Tita Monica Lobo and as his universal heirs, his following children, viz:
 - a. Joscelind Haigh married to Jeremy Haigh,
 - b. Alric Lobo married to Hind Lobo
 - c. DILIP JUDE LOBO, bachelor, VENDOR No. 7 herein.
- 13. Subsequent to the death of Avertano Lobo and his wife Maria Eliza Liberata Piedade Pinto e Lobo, an Inventory Proceedings came to be initiated by their grandson Ashok James Ignatius Lobo bearing Inventory Proceedings No.301/2009/C in the Court of the Civil



For: KUALYAM REALTY LLP

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For SAGAR INFRAPROJECTS PVT. LTD.

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DIRECTOR

Judge Senior Division Mapusa Goa and the LARGER PROPERTY listed as Item No 1 came to be successfully bid by the VENDORS herein.

14. Therefore, vide Chart of Allotment dated 26-03-2010 read with Order dated 26-03-2010 of the Court of the Civil Judge Senior Division Mapusa Goa in Inventory Proceedings No.301/2009/C, the LARGER PROPERTY came to be allotted and vested in the VENDORS.

15. In terms of the Chart of Allotment dated 26-03-2010 read with Order dated 26-03-2010 of the Court of the Civil Judge Senior Division Mapusa Goa in Inventory Proceedings No.301/2009/C, the VENDORS are, therefore, vested with right, title and interest in the LARGER PROPERTY and are the owners in possession of the LARGER PROPERTY.

16. One late Caetano Alemao was declared as mundkar of his dwelling house in the LARGER PROPERTY in Case No MND/REG/Moira/23/80, which came to be inherited by his only son and heir, Mr Thomas Cipriano Alemao married to Inacinha Cardoso Alemao, vide Public Will dated 20-09-1998, at folio 70 of Book No 449 of Wills in the Office of the Notary Ex-Officio of Bardez, at Mapusa.

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FOR SAGAR INFRAPROJECTS PVT. LTD.

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For SAGAR INFRAPROJECTS PVT. LTD.


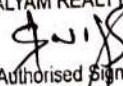
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DIRECTOR

17. The said Mr Thomas Cipriano Alemão and his wife Inacinha Cardoso Alemão, then sought to purchase 300 sq.mtrs of the LARGER PROPERTY vide Case no MND/PUR/54/89 filed in the Court of the Joint Mamlatdar of Bardez at Mapusa and in terms of Judgement and Order dated 05-03-1990 an area of 300 sq.mts came to be allotted to the said Mr Thomas Cipriano Alemão and his wife Inacinha Cardoso Alemão.

18. The said Mr Thomas Cipriano Alemão and his wife Inacinha Cardoso Alemão sought to also purchase an additional area of 180 mtrs and therefore a total of 480 sq.mtrs was sold and conveyed to the said Mr Thomas Cipriano Alemão and his wife Inacinha Cardoso Alemão vide Deed of Sale dated 11-04-2005, registered under No 1480 at pages 280 to 291 of Book I, Volume 1265 on 18-04-2005 in the Office of the Sub-Registrar of Bardez, at Mapusa.

19. The said Mr Thomas Cipriano Alemão and his wife Inacinha Cardoso Alemão mutated their names in the Form I & XIV of the LARGER PROPERTY for an area of 480 sq.mtrs and partitioned their 480 sq. mtrs from the LARGER PROPERTY, which came to be granted in terms of Order dated 01/10/2010 of the Dy. Collector & SDO, Mapusa, Goa in Case No. 15/127/2009/PART/LAND and Letter No. 9/ISLR/MAP/PART/LAND/108/10/9059 dated

   
For SAGAR INFRAPROJECTS PVT. LTD.
DIRECTOR

For: KUVALLYAM REALTY LLP
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18/08/2011 issued by Inspector of Survey & Land Records City Survey, Mapusa and the said plot admeasuring 480 sq.mtrs is now surveyed under survey no 122/24-A of Village Moira.



20. The VENDORS herein are, therefore, vested with right, title and interest in the balance portion of the LARGER PROPERTY, admeasuring 4,717 sq.mts, constituting the SAID PROPERTY, more particularly described under the Schedule herein who mutated their names in the Form I & XIV of the SAID PROPERTY.

21. Therefore, the right, title and interest including possession of the SAID PROPERTY has come to be vested as under:

a. Mr. ASHOK JAMES IGNATIUS LOBO -1/6th share
the VENDOR No 1

married to

Mrs. VINITA MARIA LOBO

nee NORONHA, the VENDOR No 2.

b. Mr. ANAND MARK LOBO - 1/6th share
the VENDOR No. 3

married to

Mrs. CHARMAINE LOBO

nee CORDEIRO, the VENDOR No 4.

c. Mr. DINESH JOHN COLLIN LOBO

alias DINESH JOHN LOBO - 1/6th share

Ashok Lobo
Vinita Lobo

[Signature]

For SAGAR INFRAPROJECTS PVT. LTD.

KUVALYAM REALTY LLP

Authorised Signatory 13

[Signature]
DIRECTOR

alias Mr. DINESH JOHN COLIN LOBO

the VENDOR No. 5

married to

Mrs. NADIA ALICE LOBO nee PINTO,

the VENDOR No. 6.

- d. Mr. DILIP JUDE LOBO, bachelor - ½ share
VENDOR No. 7 herein.

22. The VENDORS have further represented to the PURCHASERS as under:

- a. they are exclusively entitled to own, hold, possess and deal in any manner with the SAID PROPERTY;
- b. the title to the SAID PROPERTY is clean, clear, unencumbered, marketable and subsisting, which has been confirmed by the PURCHASERS thereby verifying the title of the same;
- c. there is no litigation or any legal proceeding/s is/are pending before any Court/Tribunal, Administrative Authority in respect of the SAID PROPERTY;
- d. the SAID PROPERTY is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- e. there is/are no mundkar/s and/or tenant/s and/or any other persons claiming any tenancy and/or any other right in the SAID PROPERTY till date;

For KUVALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

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DIRECTOR



- f. there are no difficulties, legal or otherwise for sale and the SAID PROPERTY is free from encumbrances on the SAID PROPERTY;
 - g. That there is no road or access through the SAID PROPERTY as an access to any other person nor there is any easement right of way to any other person through the SAID PROPERTY.
 - h. they the VENDORS have not received any notices of acquisition / requisition from State Government or Central Government or any local authority and the SAID PROPERTY is not subject matter of any attachment by any authority.
 - i. That the VENDORS have not entered into any Agreement, Deed, Memorandum of Understanding to convey the SAID PROPERTY to any other person/entity.
23. The PURCHASERS are satisfied that the SAID PROPERTY is zoned as "Settlement Zone" as per the Regional Plan 2021 in terms of Zoning Certificate dated 03-01-2022 bearing No TPBZ/ZON/9426/MOI/TCP-2022/18 issued by the Deputy Town Planner, TCP Department, which has been obtained by the PURCHASERS herein.
24. Based on the representations of the VENDORS that the SAID PROPERTY is free from all encumbrances, charges or liens and that the VENDORS have a clear and

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For KUVALYAM REALTY LLP
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For SAGAR INFRAPROJECTS PVT. LTD.
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DIRECTOR

marketable title to the SAID PROPERTY, the PURCHASERS have agreed to purchase the SAID PROPERTY for a sum of Rs. 4,24,53,000/- (Rupees four crores, twenty-four lakhs and fifty-three thousand only), which is and constitutes the market value of the SAID PROPERTY.

25. The PURCHASERS have issued a notice in the English Daily, Navhind Times dated 30-01-2022 and Times of India dated 30-01-2022 and no objections have been received in respect to the present sale.
26. The VENDORS have produced Certificate of Nil Encumbrance issued by the Office of the Sub-Registrar of Bardez, at Mapusa to corroborate that there are nil encumbrances on the SAID PROPERTY.
27. The parties hereto are executing these presents on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. IN CONSIDERATION of the sum of Rs. 4,24,53,000/- (Rupees four crores, twenty-four lakhs and fifty-three thousand only) paid on execution of these presents by the PURCHASERS to the VENDORS as follows:

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For: KUVALLYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

- i. Rs. 28,01,898/- (Rupees twenty-eight lakhs, one thousand, eight hundred and ninety-eight only) vide Demand Draft bearing No 435597 dated 30-03-2022 issued by Canara Bank, Alto-Porvorim Branch in favour of Mr. ASHOK JAMES IGNATIUS LOBO by M/S. SAMARTH DEVELOPERS.
- ii. Rs. 28,01,898/- (Rupees twenty-eight lakhs, one thousand, eight hundred and ninety-eight only) vide Demand Draft bearing No 435596 dated 30-03-2022 issued by Canara Bank, Alto-Porvorim Branch in favour of Mrs. VINITA MARIA HORTENCIA LOBO by M/S. SAMARTH DEVELOPERS.
- iii. Rs. 28,01,898/- (Rupees twenty-eight lakhs, one thousand, eight hundred and ninety-eight only) vide Demand Draft bearing No 435595 dated 30-03-2022 issued by Canara Bank, Alto-Porvorim Branch in favour of Mr. ANAND MARK LOBO by M/S. SAMARTH DEVELOPERS.
- iv. Rs. 28,01,898/- (Rupees twenty-eight lakhs, one thousand, eight hundred and ninety-eight only) vide Demand Draft bearing No 001779 dated 30-03-2022 issued by HDFC Bank, Siolim Branch in favour of Mrs. CHARMAINE WINIFRED LOBO by SAGAR INFRAPROJECTS PVT LTD.
- v. Rs. 28,01,898/- (Rupees twenty-eight lakhs, one thousand, eight hundred and ninety-eight only) vide Demand Draft bearing No 001778 dated 30-03-2022

For KUVALLYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

issued by HDFC Bank, Siolim Branch in favour of **Mr. DINESH JOHN LOBO** by **SAGAR INFRAPROJECTS PVT LTD.**

- vi. Rs. 28,01,898/- (Rupees twenty-eight lakhs, one thousand, eight hundred and ninety-eight only) vide Demand Draft bearing No **001777** dated **30-03-2022** issued by HDFC Bank, Siolim Branch in favour of **Mrs. NADIA ALICE LOBO** by **SAGAR INFRAPROJECTS PVT LTD.**
- vii. Rs 1,57,07,610/- (Rupees one crore, fifty-seven lakhs, seven thousand, six hundred and ten only) vide Demand Draft bearing No **001775** dated **28-03-2022** issued by HDFC Bank, Siolim Branch in favour of **Mr. DILIP JUDE LOBO** by **KUVALYAM REALTY LLP;**
- viii. Rs 22,07,556/- (Rupees twenty-two lakhs, seven thousand, five hundred and fifty-six only) deducted as 20.8% TDS of **Mr. ASHOK JAMES IGNATIUS LOBO, Mrs. VINITA MARIA HORTENCIA LOBO nee NORONHA & Mr. ANAND MARK LOBO** in terms of the mandatory provisions of the Income Tax Act, 1961 and paid vide bank challan on 30-03-2022 at Canara Bank, Panaji Branch by **M/S. SAMARTH DEVELOPERS;**
- ix. Rs 22,07,556/- (Rupees twenty-two lakhs, seven thousand, five hundred and fifty-six only) deducted as 20.8% TDS of **Mrs. CHARMAINE LOBO nee CORDEIRO, Mr. DINESH JOHN COLLIN LOBO alias**

For KUVALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

DINESH JOHN LOBO alias Mr. DINESH JOHN COLIN LOBO & Mrs. NADIA ALICE LOBO nee PINTO in terms of the mandatory provisions of the Income Tax Act, 1961 and paid vide bank challan No 15094 dated 28-03-2022 of HDFC Bank, Net Banking Branch by SAGAR INFRAPROJECTS PVT LTD;

- x. Rs 55,18,890/- (Rupees fifty-five lakhs, eighteen thousand, eight hundred and ninety only) deducted as 26% TDS of Mr. DILIP JUDE LOBO in terms of the mandatory provisions of the Income Tax Act, 1961 and paid vide bank challan No 28035 dated 28-03-2022 of HDFC Bank, Net Banking Branch by KUALYAM REALTY LLP.

(the receipt whereof the VENDORS do hereby admit and acknowledge) the VENDORS as the absolute and exclusive owners of the SAID PROPERTY known as "PIRZONA" alias "AFORAMENTO", admeasuring 4,717 sq.mts, bearing Survey No.122/24, situated at Moira, Bardez, Goa, within the limits of the Village Panchayat of Moira, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASERS absolutely and forever the SAID PROPERTY, more particularly described under the Schedule hereunder written and delineated in red in the plan annexed hereto TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PROPERTY or

For KUALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT LTD.

DIRECTOR

any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PROPERTY or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PROPERTY and rights thereto in the SAID PROPERTY hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASERS forever, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.

2. It is agreed by the parties hereto that on execution of these presents, the SAID PROPERTY shall vest in the PURCHASERS in the following ratio, viz:

For KUVALYAM REALTY LLP

Authorised Signatory

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For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

- i. KUALYAM REALTY LLP - 50%
- ii. M/S. SAMARTH DEVELOPERS - 25%
- iii. SAGAR INFRAPROJECTS PVT LTD - 25%

3. The VENDORS covenant with the PURCHASERS that the VENDORS have in themselves absolute right, title and interest in the SAID PROPERTY and that there are no other person/s or entity that have any claim or interest in the SAID PROPERTY and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed and undertake to indemnify the PURCHASERS against any person/s who may prove a better title to the SAID PROPERTY. It is also undertaken by the VENDORS herein that in the event of a claim through a defect in title to the SAID PROPERTY, the VENDORS shall indemnify the PURCHASERS against all such losses that it may suffer as a consequence of such claim.

4. The VENDORS do hereby covenant with the PURCHASERS that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or

For: KUALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD. 21

DIRECTOR

shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY.

5. The VENDORS have delivered unto the PURCHASERS vacant and exclusive possession of the SAID PROPERTY and the PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PROPERTY hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any person/s claiming to or from, under or in trust for them.
6. The VENDORS also assure the PURCHASERS that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.
7. The PURCHASERS shall hold the SAID PROPERTY free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended,

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For: KUVALYAM REALTY LLP
Authorised Signatory
For SAGAR INFRAPROJECTS PVT. LTD.
DIRECTOR

kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASERS and or its Directors, partners, successors-in-office, nominee/s, legal representatives, administrators, and assigns or any of them including any person/s claiming through or under the PURCHASERS harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASERS indemnified against any and all such contingencies.

8. The VENDORS and or their heirs, successors, nominees, administrators, assigns or any of them and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting

For KUALYAM REALTY LLP

Authorised Signatory

23

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

the SAID PROPERTY and every part thereof hereby conveyed unto and to the use of the PURCHASERS in the manner aforesaid and as shall be reasonably required by the PURCHASERS, its Directors, Partners, Successors in office, nominees, administrators, assigns or any of them.

9. The PURCHASERS shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PROPERTY hereby conveyed to the PURCHASERS and the PURCHASERS shall indemnify and keep indemnified the VENDORS against any such liability from the date of execution of these presents and all taxes and other dues upto the date of execution of these presents shall be borne and paid by the VENDORS herein.
10. The VENDORS shall on execution of these presents handover to the PURCHASERS originals of all documents and evidence of title in their possession, pertaining to the SAID PROPERTY.
11. It is agreed and understood that the SAID PROPERTY sold and conveyed herein is being sold with necessary access, ways, paths, liberties, privileges, easements and appurtenances whatsoever to the SAID PROPERTY or in

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For: KUALYAM REALTY LLP
S.V.S.
Authorized Signatory 24
For SAGAR INFRAPROJECTS PVT. LTD.
Shyam
DIRECTOR

any way appertaining or usually held, occupied and enjoyed hereinafter or reputed to be or being appertaining thereto.

12. The PURCHASERS shall be entitled on execution of these presents to carry out mutation of the SAID PROPERTY in the corresponding Form I & XIV and the VENDORS shall cooperate and have no objection to the same.
13. The SAID PROPERTY is non-agricultural property and is zoned as "settlement zone" as per the Regional Plan 2021 in terms of Zoning Certificate dated 03-01-2022 bearing No TPBZ/ZON/9426/MOI/TCP-2022/18 issued by the Deputy Town Planner, TCP Department and therefore the subject matter of the present sale is a 'settlement' land. This document and transaction complies with the Foreign Exchange Management Act, 1999 and Reserve Bank of India Guidelines. The Office of the Sub-Registrar-cum-Civil Registrar of Bardez, at Mapusa shall not be responsible if the parties violate FEMA and RBI Guidelines.
14. For the purpose of stamp duty and valuation the present Deed of Sale is valued at Rs. 4,24,53,000/- (Rupees four crores, twenty-four lakhs and fifty-three thousand only) and therefore necessary stamp duty of

For KUVALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

Rs. 19,11,000/- (Rupees nineteen lakhs and eleven thousand only) is engrossed on these presents.

15. The parties hereto shall have no claim against each other hereinafter, except as hereinabove mentioned, once this deed is duly executed and its execution is admitted before the Sub-Registrar of Bardez, at Mapusa.
16. Copy of the Plan is attached herewith to form the integral part of this Deed of Sale depicting the SAID PROPERTY which is marked in red colour for the purpose of identity.

SCHEDULE

[SAID PROPERTY]

ALL THAT PROPERTY known as "PIRZONA" alias "AFORAMENTO", admeasuring 4,717 sq.mts, bearing Survey No.122/24, situated at Moira, Bardez, Goa, within the limits of the Village Panchayat of Moira, described in the Land Registration Office of Bardez under Description No. 52158 at page 8v till folio 10V of Book B-111 new and inscribed under No. 43187 of Book G-46 at folio 182v but not found enrolled in the Taluka Revenue Office of Bardez and is bounded as under:

[Handwritten signatures]

FOR NOVALYAM REALTY LLP

[Handwritten signature]
Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD. 26

[Handwritten signature]
DIRECTOR

On or towards the **EAST**: By the property surveyed under survey No.122/9, 122/25, lane & survey no 122/24-A;

On or towards the **WEST**: By the property surveyed under survey No. 122/23 & 27.

On or towards the **NORTH**: By the property surveyed under survey No. 122/23, 122/19, 122/20, 122/25.

On or towards the **SOUTH**: By the property surveyed under survey No. 122/35.

(The SAID PROPERTY is delineated in red in the plan annexed hereto)

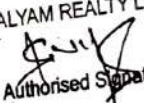
IN WITNESS WHEREOF, the parties hereto have signed these presents on the date hereinabove mentioned in the presence of witnesses signed hereunder.











For: KUVALYAM REALTY LLP

Authorised Signatory

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDORS]



1. Ashok James Ignatius Lobo
Mr. ASHOK JAMES IGNATIUS LOBO



L. H.

R. H.



Ashok
Lobo
Dobbo

For KUVALLYAM REALTY LLP

[Signature]
Authorised Signatory

28

For SAGAR INFRAPROJECTS PVT. LTD.

[Signature]
DIRECTOR

2. Lobo

MRS. VINITA MARIA HORTENCIA
LOBO nee NORONHA

L. H.

R. H.



FO. KUNALYAM REALTY LLP

Authorised Signatory / 29
For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

[Handwritten signatures]



3.

Mr. DINESH JOHN COLLIN LOBO

alias DINESH JOHN LOBO

alias Mr. DINESH JOHN COLIN LOBO

for self and as attorney-holder of:

a. Mr. ANAND MARK LOBO

b. Mrs. CHARMAINE WINIFRED

LOBO nee CORDEIRO

c. Mrs. NADIA ALICE LOBO nee PINTO



L. H.



R. H.



For: KUNALYAM REALTY LLP

Authorized Signatory 30

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

[Handwritten signatures]



A. MR. DILIP JUDE LOBO

L.H.



R.H.



FOR SAGAR INFRAPROJECTS/PVT. LTD. 31

Authorised Signatory

DIRECTOR

[Handwritten signatures and initials]

SIGNED AND DELIVERED
BY THE WITHIN-NAMED PURCHASERS)

[Handwritten signature]



1. Mr. UMESH EKNATH KAMBLI
Partner
M/S. SAMARTH DEVELOPERS

L. H.



R. H.



For SAGAR INFRAPROJECTS PVT. LTD.


[Handwritten signature]
DIRECTOR

For KUNALYAM REALTY LLP

[Handwritten signature]
DIRECTOR

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

For SAGAR INFRAPROJECTS PVT. LTD.


DIRECTOR

2.

Mr. SHYAM KHURANA

Director

SAGAR INFRAPROJECTS PVT LTD



L. H.



(i)

R. H.



(i)



(ii)

(ii)



(iii)

(iii)



(iv)

(iv)

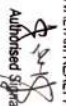


(v)

(v)



For: KUNALYAM REALTY LLP


Authorised Signatory 33

For SAGAR INFRAPROJECTS PVT. LTD.








DIRECTOR,



3. _____

Mr. SUMIT AHUJA
Designated Partner
KUALYAM REALTY LLP

GOVERNMENT OF INDIA
Ministry of Home Affairs
Authorized Signatory



L.H.

R.H.



For KUALYAM REALTY LLP

For SAGAR INFRAPROJECTS PRIVATE LIMITED


Signature

Signature

DIRECTOR

WITNESSES:

1.


MR. RAVEENDRA SUDAN NAROJI

2.


MR. WILFRED FERNANDES

For SAGAR INFRAPROJECTS PVT. LTD.

DIRECTOR

Authorised Signatory











FORM I & XIV

सूचना सं १३१९८

Date 21/07/2016

Page 1 of 1

BARDEZ

Taluka

गावठा

Village

Moiri

गाव

Name of the Field

Pezona

जोतने गाव

Survey No 122
गाव गाव
Sub Div No 24
जोतने गाव
Tenure
गाव गाव

Cultivable Area (Ha/Aus/Sa/Mina) गाव गाव (हे. अर. चौ. मी.)

| Dry Crop | Garden | Rice | Khajan | Kai | Morad | Total Cultivable Area |
|------------|------------|------------|------------|------------|------------|-----------------------|
| पिकत | बागगाव | मी | खान | कै | मोराद | एकूण बागगाव क्षेत्र |
| 0000.08.42 | 0000.40.75 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.41.17 |

Un-cultivable Area (Ha/Aus/Sa/Mina) गाव गाव (हे. अर. चौ. मी.)

Pot-Kharab

पोट खराब

Remarks

| Class (a) | Class (b) | Total Un-Cultivable Area | Grand Total |
|------------|------------|--------------------------|-------------|
| वर्ग (अ) | वर्ग (ब) | एकूण गाव गाव गाव | एकूण |
| 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.41.17 |

| Assessment | Rs. 0.00 | Foro | Rs. 0.00 | Predial | Rs. 0.00 | Rent | Rs. 0.00 |
|------------|----------|------|----------|----------|----------|-------|----------|
| मूल्य | रु. | फोरो | रु. | प्रीडियल | रु. | रेन्ट | रु. |

| S. No. | Name of the Tenant | Khata No. | Mutation No. | Remarks |
|---------|---------------------------|-----------|---------------|---------|
| क्र.सं. | गावठाने गाव | खता क्र. | म्युटेशन क्र. | टीप |
| 1 | Ashok James Ignatius Lobo | 35788 | | |
| 2 | Anand Mark Lobo | 35788 | | |
| 3 | Dinesh John Collin Lobo | 35788 | | |
| 4 | Dilip Lobo | 35788 | | |

| Other Rights | सर्व हक्क | Mutation No. | Remarks |
|---|---|---------------|---------|
| Name of Person holding rights and nature of rights: | हक्क ठेका हक्क ठेका-बांधे गाव व हक्क प्रकार | म्युटेशन क्र. | टीप |
| Nil | | | |

Details of Cropped Area फारमगाव गाव गाव गाव

| Year | Name of the Cultivator | Mode of Crop | Season | Name of Crop | Irrigated | Unirrigated | Land not Available for Cultivation | Source of Irrigation | Remarks |
|------|------------------------|--------------|--------|--------------|------------|-------------|------------------------------------|----------------------|---------|
| वर्ष | गावठा ठेका-बांधे | हक्क | मसिर | पिकत गाव | गावठा सुवा | पिकत गाव | हक्क गाव गाव | पिकत गाव | टीप |
| | Nil | | | | | | | | |

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

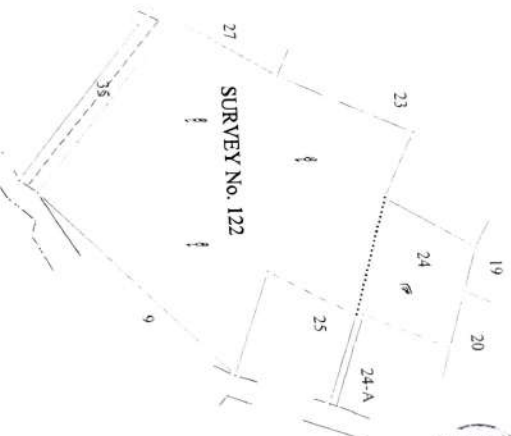
End of Report



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

FORM 121-1128

Plan Showing plots situated at
Village: MARIJA
Taluka: BARDEZ
Survey No./Subdivision No.- 122/ 3A
Scale : 1:1000



Generated By : Mitali Naitik (D. Man Gr. II)
On : 23-12-2021

Compared By:

36

CERTIFIED TRUE COPY



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

03/01/2022.

Ref No : TPB/ZON/9426/MOI/CP-2021/18

Dated: 11/12/2021

ZONING INFORMATION

Inward no.6357

Dated: 20/12/2021

The Zoning of the property bearing Survey No.122/24 of Moira Village Bardez Taluka total admeasuring 4717.00 m² is as follows.

As per Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone (Y-2) having permissible FAR 50", since the plot area of the plot is more than 4000.00m²".

This information is issued based on the application received from Mr. Dilip Lobo dttd. 12/2021 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees Rs.2000/- paid vide Challan No.969 dated 15/12/2021.



(Vernan Jalmiti)
Pl. D man Gr. II

(P. F. Bandothkar)
Dy. Town Planner

To,
Mr. Dilip Lobo,
Socorro, Bardez Goa.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central) EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guide line for processing various application and Circular issued vide no.29/8/TCP/Pt. File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt. File/2020/1284 dated 11/8/2020.

P.T.O.

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Apr-2022 01:32:30 pm

Document Serial Number :- 2022-BRZ-1590

Presented at 01:22:29 pm on 05-Apr-2022 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 | 1910400 |
| 2 | Registration Fee | 1273590 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 3640 |
| Total | | 3190130 |

Stamp Duty Required :1910400/-



















Stamp Duty Paid : 1911000/-







Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|----------------------------------|--------------|
| 1 | Shyam Khurana ,Father Name:Rajinder Kumar Khurana, Age: 37, Marital Status: , Gender:Male, Occupation: Business, Address1 - 1727, Outram Line, GTB Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North Delhi, Delhi, 110009, Address2 - , PAN No.: | | For SAGAR INFRAPROJECTS PVT. LTD | DIRECTOR |

Executer



| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Ashok James Ignatius Lobo , Father Name:Urban Lobo, Age: 59, Marital Status: Married , Gender:Male, Occupation: Service, 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently at 1063, A1 Wasl Road, Dubai, PAN No.: | | | |
| 2 | Vinita Maria Hortencia Lobo Nee Noronha , Father Name:Ralph Noronha, Age: 53, Marital Status: Married , Gender:Female, Occupation: Service, 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently at 1063, A1 Wasl Road, Dubai, PAN No.: | | | |

| | Party Name and Address | Photo | Thumb | Signature |
|---|---|---|---|--|
| 3 | <p>Dinesh John Collin Lobo Alias Dinesh John Lobo Alias Dinesh John Colin Lobo As Attorney Holder Of Anand Mark Lobo , Father Name:Urban Lobo, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently Flat No 203, Al Jawhara Building, 315-301, Oud Metha Street, Dubai, UAE, PAN No.: , as Power Of Attorney Holder for Anand Mark Lobo</p> |  |  |  |
| 4 | <p>Dinesh John Collin Lobo Alias Dinesh John Lobo Alias Dinesh John Colin Lobo As Attorney Holder Of Charmaine Winifred Lobo , Father Name:Urban Lobo, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently Flat No 203, Al Jawhara Building, 315-301, Oud Metha Street, Dubai, UAE, PAN No.: , as Power Of Attorney Holder for Charmaine Winifred Lobo Nee Cordeiro</p> |  |  |  |
| 5 | <p>Dinesh John Collin Lobo Alias Dinesh John Lobo Alias Dinesh John Colin Lobo , Father Name:Urban Lobo, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Service, 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently Flat No 203, Al Jawhara Building, 315-301, Oud Metha Street, Dubai, UAE, PAN No.:</p> |  |  |  |
| | <p>Dinesh John Collin Lobo Alias Dinesh John Lobo Alias Dinesh John Colin Lobo For Nadia Alice Lobo Nee Pinto , Father Name:Urban Lobo, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, 598, La Marvel Colony, Dona Paula, Panaji, Goa, 403004 and presently Flat No 203, Al Jawhara Building, 315-301, Oud Metha Street, Dubai, UAE, PAN No.: , as Power Of Attorney Holder for Nadia Alice Lobo Nee Pinto</p> |  |  |  |
| 7 | <p>Dilip Jude Lobo , Father Name:Late Valente Lobo, Age: 56, Marital Status: Bachelor ,Gender:Male,Occupation: Service, 589, South Dowling, St. Surry Hills, NSW, Australia 2010, PAN No.:</p> |  |  |  |
| 8 | <p>Umesh Eknath Kambli , Father Name:Eknath Kambli, Age: 45, Marital Status: ,Gender:Male,Occupation: Business, H. No. 956, Piquen Peddem, Anjuna, Bardez, Goa, PAN No.</p> |  |  |  |

| Party Name and Address | Photo | Thumb | Signature |
|---|---|---|---|
| Shyam Khurana , Father Name:Rajinder Kumar Khurana, Age: 37, Marital Status: , Gender:Male,Occupation: Business, 1727, Outram Line, GTB Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North Delhi, Delhi, 110009, PAN NO.: |  |  |  |
| Sumit Ahuja , Father Name:Vijay Ahuja, Age: 37, Marital Status: , Gender:Male,Occupation: Business, 1934, 3rd Floor, Kingsway Camp, Outram Line, Near Hari Mandir, North West Delhi, New Delhi, 110009, PAN No.: |  | Fo. KUNAL KAM PRATYUSHA  Attached Sig 2021 |  |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| 1 | Name: Wilfred Fernandes, Age: 49, DOB: , Mobile: 9822985030 ,Email: ,Occupation:Business , Marital status : Married , Address:403718, House No 236 Carvota Loululim Salcete Goa, House No 236 Carvota Loululim Salcete Goa, Loululim, Salcete, SouthGoa, Goa |  |  |  |
| 2 | Name: Rajendra Sudan Naroji, Age: 44, DOB: , Mobile: 9822985030 ,Email: ,Occupation:Service , Marital status : Married , Address:403507, House No 58/1/G St Cruz Waddo Bastora Bastora Bardez Goa, House No 58/1/G St Cruz Waddo Bastora Bardez Goa, Bastora, Bardez, NorthGoa, Goa |  |  |  |

Sub Registrar

REGISTRAR

RODZ

Document Serial Number :- 2022-BRZ-1590

Document Serial No:-2022-BRZ-1590

Book : 1 Document

Registration Number : BRZ-1-2253-2022

Date : 17-May-2022

[Signature]
17/05/2022

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

SUB-REGISTRAR
BARDEZ

Scanned by chaitali Pednekar, Deo Pednekar

