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Isprava Vesta Pvt Lt
For Whom/ID Proof:
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CO-OP. BANK LTD.
Authorised Signatory

2023-PNH-81
31/01/2023

DEVELOPMENT AGREEMENT

THE SEAL OF THE SUB REGISTRAR OF PERNEM
PERNEM

Sidvio Luxury Project Two Private Limited
MUMBAI

Isprava Vesta Private Limited
Mumbai

This Development Agreement ("**Agreement**") is made at Pernem,Goa, on this **31st** day of **January, 2023**

BETWEEN

SLAVIO LUXURY PROJECT TWO LLP, LLPIN: AAX-8821, a limited liability partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008 having and having its registered office at First Floor, 42A, Impression House, G. D. Ambekar Marg, Wadala, Mumbai - 400031, represented by its Designated Partner **MR. ADITYA R. NAIK**, son of Mr. Ranjan Naik, aged about 33 years, married, Service, Indian National, holding PAN Card bearing no: resident of House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa- 403002, duly authorised vide Board Resolution dated 19th January, 2023, hereinafter referred to as **"the Owner"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners for the time being and from time to time, the last surviving partner and their/his/her heirs, administrators, executors, nominees and successors-in-interest and permitted assigns) of the One Part;

AND

ISPRAVA VESTA PRIVATE LIMITED, CIN: a private limited company incorporated under the provisions of the Companies Act, 1956, PAN: and having its registered office at First Floor, 42A, Impression House, G. D. Ambekar Marg, Wadala, Mumbai - 400031, represented by its Authorised Signatory, **MR. ADITYA R. NAIK**, son of Mr. Ranjan Naik, aged about 33 years, married, Service, Indian National, holding PAN Card bearing no: resident of House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa- 403002, duly authorised vide Board Resolution dated 13th January, 2023, hereinafter referred to as **"the Developer"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the successors-in-interest and permitted assigns) of the Other Part.

The Owner and the Developer, wherever the context so requires, shall be hereinafter collectively referred to as **"the Parties"** and individually as **"Party"**.

WHEREAS:

A. The Owner is seized, possessed of and well sufficiently entitled to, all that plot of land admeasuring 1,355 sq. mts., Plot No. A-1, forming a part of the property known as "Kajaryachi Ghati", admeasuring 25,587 sq. mts, bearing Survey No. 365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396 (hereinafter referred to as "**the said Property**"), and more particularly described in the **Schedule I** hereunder written.

B. The Owner is in vacant, peaceful, unencumbered physical and legal possession of the said Property as the sole and absolute owner thereof and the name of the Owner is mutated/ reflected as the owner/ holder in the revenue records in respect of the said Property.

C. The Owner has a clear and marketable title to the said Property, free from encumbrances and reasonable doubts of whatsoever nature, except for what is stated herein.

D. The Developer is engaged in the business of development and construction of real estate properties and is having the expertise and experience to undertake the development of immovable properties including the said Property.

E. The Owner has shown its willingness and interest to offer the said Property for the purposes of development and has been looking for a prospective developer. The Developer having come to known about the Owners' intent about the development of the said Property, has approached the Owner and offered to undertake the development of the said Property.

F. Relying on the representations, assurances and warranties of the Owner with respect to the title of the said Property and other factors, which permit and allow the development of the said Property, the Developer has agreed to enter into this Agreement with the Owner for the development of the said Property on the terms and conditions contained herein.

NOW THIS AGREEMENT WITNESSESTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Parties do hereby declare and confirm that whatever is recited hereinabove shall be treated as representations, warranties and declarations on the part of the Parties and the same shall form an integral part of the operative portion of this Agreement as if the same are reproduced herein verbatim.

2. **Development Rights and Potential of the said Property:**

2.1 On execution of this Agreement, the Owner hereby agrees, declares and confirms to grant exclusive and irrevocable development rights to the Developer in respect of the said Property as per the mutual understanding and arrangement agreed and recorded between the Parties hereto.

2.2 Further, in accordance with the terms hereof, the Owner has granted an exclusive license, right and absolute authority to enter upon the said Property for the purposes as stated herein, for due performance, observance and fulfillment of the obligations by the Developer as recorded herein. Such exclusive license, right and absolute authority to enter upon the said Property should not amount to or be treated as giving possession of the said Property to be developed in accordance with the terms and should not be considered as creation of any right title and interest in respect of the said Property to and in favor of the Developer. It has been expressly clarified and agreed between the Parties hereto that this Agreement will not be contemplated to be a transfer of the said Property in accordance with section 53A of the Transfer of the Property Act, 1882.

2.3 Prior to execution of this Agreement, the Parties hereto have independently through their respective architects/ consultants, evaluated all the factors for the development of the said Property including the Floor Area Ratio ("FAR") and other benefits that can be availed on the development thereof.

2.4 In view of the aforesaid, and after considering all the factors pertaining to the development of the said Property, the Parties have computed and arrived at a conclusion that the total construction area on the said Property, post development shall be about 7,644 square feet built up area,

equivalent to about 712 square meters built up area, which will comprise of the following as under:

No.	Particulars of the Constructed Area on the said Property	Aggregate Area (in Square Feet)	Aggregate Area (in Square Meters)
1	2 (two) Residential Villas	6,710.00	624.00
2	Sit Out/ Semi – Covered Area - appurtenant to the Villas	803.00	75.00
3	Service – Areas – appurtenant to the Villas	131.00	13.00
	Total	**7,644.00**	**712.00**

2.5 In accordance with the terms hereof and what is stated hereinabove, the Developer at the request of the Owner has agreed to undertake the development of the said Property and the Parties hereto have mutually agreed to and arrived at an arrangement for the development of the said Property, by way of area sharing, in the manner setout herein.

2.6 The Parties are fully aware and conversant and hereby confirm that the total constructed area referred to in Clause 2.4 hereinabove are tentative areas (with a ten percent addition), are subject to final/ revised approval, sanction, permission, etc. from the concerned authorities with respect to the development of the said Property. It has been expressly clarified and agreed between the Parties hereto that the total constructed area of the said Property, approved/sanctioned by the concerned authorities (i.e. any addition, reduction or revision to any constructed area on the said Property referred to hereinabove), shall be final and binding on the Parties hereto, for the purposes of area sharing as agreed and recorded herein.

Owners Share

a) the Owner shall be entitled to 9% (nine per cent) of the total constructed area on the said Property i.e. about 688 square feet built up area, equivalent to about 64 square meters built up area (hereinafter referred to as the "**Owners Share**"), out of total constructed area admeasuring about 7,644 square feet built up area, equivalent to about 712 square meters built up area, which will be developed and constructed by the Developer, at its own cost and expense, as provided herein and more particularly described in the **Schedule II** hereunder written.

b) the Owner hereby agrees, declares and confirms the Owners Share as recorded herein and it will not demand any additional area, consideration, compensation and/or raise any claim, dispute, objection, etc. with the Developer with respect thereto at any time hereafter.

Developers Share

c) the Developer shall be entitled to the remaining balance 91% (ninety one per cent) of the total constructed area on the said Property i.e. about 6,956 square feet built up area, equivalent to about 648 square meters built up area (hereinafter referred to as the "**Developers Share**"), out of total constructed area admeasuring about 7,644 square feet built up area, equivalent to about 712 square meters built up area, which will be developed and constructed by the Developer, at its own cost and expense, as provided herein, and more particularly described in the **Schedule III** hereunder written.

2.7 The Parties hereto along with the owners of the respective plots of land, forming part of the larger property i.e. Survey No. 365/1 admeasuring about 22,095 sq. mtrs. situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa ("**said Larger Property**"), has made or agreed to make certain provisions for the infrastructure facilities and common amenities proposed to be constructed and developed on the said Larger Property, subject to approval/ sanction from the concerned authorities. For the said infrastructure facilities and common amenities provided/ to be provided, in the said Larger Property, the Parties hereto along with owners of the respective plots of land on the said Larger Property, have executed or may execute certain documents, writings, etc. with respect to what is stated herein, for the betterment, management and administration of the said Larger Property including the said Property. The Parties hereto and all purchasers of the respective Owners Share and Developers Share of the said Property, shall agree to unconditionally abide by what has been agreed to or will be agreed between the Parties hereto including the owners of the respective plots on the said Larger Property, without any claims, objections or excuses of any nature whatsoever and such arrangement / agreement arrived at between the Parties hereto and the owners of the respective plots in the said Larger Property shall be binding on the purchasers of the Owners Share and Developer Share and their respective successors in title.

2.8 For the purposes of clarity and for avoidance of doubts, the provision and construction of the balcony/ terrace area and swimming pool appurtenant to the respective villas, in the Owners Share and Developers Share, does not form part of the FAR and have not been included in the computation for the total constructed area of about 7,644 square feet built up area, equivalent to about 712 square meters built up area as stated hereinabove.

2.9 During the subsistence of this Agreement and prior to completion of the construction/ development of the said Property i.e. completion of the Owners Share and Developers Share, if any additional construction is permitted or any benefit is made available, which can be utilized by the Developer on the said Property, the said additional construction / benefit will be shared between the Parties hereto in the same proportion / percentage as agreed and recorded herein i.e. 9% (nine per cent) will be the Owners Share and 91% (ninety one per cent) will be the Developers Share.

2.10 It has been expressly clarified that the Developer shall at its sole discretion be entitled to avail the benefit as provided in the foregoing Clause 2.9 and the Developer shall not be obligated or bound to construct the said additional area on the said Property. In such an eventuality, the Parties will mutually agree to such terms and conditions for the utilization of the additional benefit as provided herein or in the alternative, the Developer with the written consent of the Owner, shall be entitled to transfer, sale or assign the proportionate share of the Developers Share to any person by way of Transfer Developments Rights ("TDR") and/or in such manner as may be permissible under applicable law and the Owner will not object to nor raise any claim with respect thereto.

2.11 The Developer shall be entitled to modify or amend the design/s, plan/s, proposed /approved layout plan/s of the said Property including for the residential premises/ villas and/or submit fresh plans for the layout of the said Property to be developed, to the concerned authorities, without any reduction /deduction to the percentage of Owners Share to be allotted to the Owner in accordance with the terms hereof, without any prior consent/ permission from the Owner and the Owner hereby gives its express consent / permission to the Developer to modify, alter and submit fresh plans in respect of the said Property as provided herein.

2.12 It has been expressly clarified, agreed and confirmed between the Parties that the Developer shall be entitled to commence the development of the said Property in such manner as it deems fit and proper and the Owner shall not compel the Developer to commence and complete the development of the Owners Share prior to completion of the Developers' Share.

2.13 Neither Party shall have any claim or objection with respect to the share of the other Party as provided herein nor do any act, thing, deed, etc. which is detrimental to the rights of the other Party or prejudicially affects either Party or is contrary to the terms hereof.

2.14 It is hereby expressly agreed and confirmed between the Parties hereto that the respective Party shall be entitled to receive in its own name, the proceeds from the sale of the residential premises/ villas i.e. the Owner shall be entitled to receive the proceeds from the sale of the Owners Share and the Developer shall be entitled to receive the proceeds from the Developers Share, without any consent or permission of the other Party. However, post execution of this Agreement, the Parties may enter into such arrangement or understanding to receive the sale proceeds, in the name of and for and on behalf of the Party, as the case may be.

2.15 The Parties hereto have agreed to become a confirming party to the agreement/s for sale, sale deeds, documents, writings, etc. that may be entered into between the respective Party and the prospective purchasers of the residential premises/ villas constructed or to be constructed on the said Property, if required and not otherwise. The Owner will not object to, protest or raise any claim or demand any compensation from the Developer, for being a confirming party, with respect to what has been agreed hereinabove.

2.16 In respect of the Developers Share, the Developer shall be at liberty to sell, transfer and/or allot a residential premises/ villa/s and/or rights in the residential premises /villa/s and structures to be constructed on the said Property and/or to enter into any package deal or arrangement for allotment, sale and transfer of residential premises/ villa/s and structures to be constructed on the said Property, at such price/consideration and on such terms and conditions, as the Developer may feel appropriate and the Owner will not claim or raise any objection with respect thereto.

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2.17 At the request of the Developer, the Owner hereby agrees to execute a specific power of attorney to and in favor of the Developer and its authorized representatives, with powers and authority to all acts, deed, things, etc. for and in connection with the development of the said Property. Irrespective of the specific power of attorney being executed in favor of the Developer as contemplated herein, in the event, the Owner is required to remain present or attend before the concerned authorities for the purposes, for and in connection with this Agreement, the Owner shall forthwith attend to and cooperate with the Developer, without any excuses and delays. Further, the Owner shall execute all documents, deeds, writings, etc. that may be required by the Developer from time to time for the purposes as stated herein.

2.18 The name of the project to be developed on the said Property shall at times hereafter be known as "**Fresca Vaddo**".

3. **Sub-Division and Partition**

It has been expressly agreed and confirmed by the Owner that, prior to execution of this Agreement, it has not filed nor made any submission/ application for partition, sub-division of the said Property and/or any part thereof nor will file or make any submission/ application with respect thereto during the subsistence of this Agreement or event otherwise. Provided However, if such partition or sub-division of the said Property and/or any part thereof is required to be undertaken for the implementation and to avail any additional benefit or advantage from a development perspective by the Developer, which shall be subject to approval/ sanction from the concerned authorities, the Owner hereby grants its irrevocable consent and authority to the Developer for such partition/ sub- division and the Owner will at all times hereafter cooperate with the Developer for such partition/sub- division, as the case may be.

4. **Completion of the Development**

4.1 The Developer has agreed to complete the development of the said Property in accordance with the layout plan approved/ sanctioned by the concerned authorities and of the residential premises/ villas on or before 31st March 2026, subject to Force Majeure Events as provided hereinbelow.

4.2 Save and except for the Force Majeure and for any reason not attributable to the Developer, if the Developer fails to deliver or delay in the completion of the development of the said Property, in particular, the Owners Share, within the time period stipulated hereinabove, the Owner

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shall be entitled to grant an additional time/ grace period of 6 (six) months to the Developer to complete the development.

4.3 If the Developer fails to complete the development during the additional grace period of 6 (six) months granted by the Owner as stated hereinabove, in such eventuality, the Owner at the request of the Developer and after ascertaining the status of development of the said Property, in particular, the Owners Share, the Owner may extend or grant an additional time period to the Developer for completion of the development.

4.4 The Developer shall, at its own cost and expense, be solely liable and responsible for obtaining all the requisite permissions, licenses, approvals, order, sanad, etc. pertaining to the development of the said Property and the occupancy certificate for the respective residential premises/ villas for the Owners Share and also, for the Developers Share. The Developer shall ensure that the development of the project is completed in all respects as stated herein.

4.5 Upon completion of the construction and development of the Owners Share or any part thereof in accordance with the terms hereof and the Developer obtaining occupancy certificate in respect of the Owners Share or any part thereof from the concerned authorities, the Developer shall forthwith, from time to time, inform the Owner about the same in writing to take possession of the Owners Share or any part thereof, within 30 (thirty) days from the date of intimation from the Developer, failing which it shall be deemed that the Owner has taken possession of the Owners Share or any part thereof, as the case may be. Further, the Owner shall be liable and responsible for payment of all statutory taxes and outgoings, etc. in respect of the Owners Share or any part thereof from the date of occupation certificate, irrespective of the handover taken from the Developer as provided herein.

4.6 The development of the said Property shall be deemed to be complete in all respects upon the Developer handing over vacant and peaceful possession of the Owners Share or any part thereof to the Owner as provided hereinabove and to the prospective purchasers of the Developers Share, upon receipt of the occupancy certificate for the Developers Share or any part thereof, as the case may be.

4.7 Prior to taking the possession of the Owners Share as stated herein, the Owner shall visit, inspect, verify and satisfy itself with respect to the quality of construction and completion thereof and any defect or

deficiency shall be forthwith be drawn attention of the Developer to enable the Developer to carry out and rectify the defects and deficiencies, if any, failing which the Owner shall not be entitled to claim or seek redress against the Developer in respect thereof.

4.8 Save and except for structural defects, cracks/dampness shall not be considered as defective work and further, the Developer shall not be responsible for colour/ painting work, variations in size of flooring tiles, glazed tiles or any natural stones like marble, granite, or any sanitary fitting etc. The Owner shall not be entitled to claim from the Developer, any amount towards the cost, expenses or charges of repairing or curing any defects undertaken or carried out by the Owner in the Owners Share, without the prior written consent of the Developer.

4.9 Upon completion of development of the said Property or any part thereof, the Developer shall at its sole discretion appoint a maintenance agency for the administration and maintenance of the said Property and the Owner and/or the owners/ purchasers of the Owners Share, contribute and pay to the Developer or to the maintenance agency, all costs and expenses incurred towards the maintenance, security, house-keeping, electricity, water, municipal taxes, outgoings and expenses, etc. at actuals, based on the proportionate area, for which construction has been completed by the Developer.

4.10 Upon completion of development of the said Property in accordance with the terms hereof and as per the applicable provisions of law, the Parties hereto will liable and bound to convey its share right title and interest in the said Property to and in favor of the prospective purchasers/ owners of the residential premises/ villas of the Owners Share and the Developers Share, or to the association of the owners, entity, organization etc. formed for the administration and maintenance of the said Property and/or any part thereof, as the case may be.

5. **<u>Representations, undertakings, assurances, covenants of the Owner</u>:**

5.1 The Owner is seized, possessed of and well sufficiently entitled to the said Property, with clear and marketable title, free from encumbrances, except for what is stated herein.

5.2 The Owner is entitled to enter into this Agreement with the Developer and that it has full right and authority to sign and execute the same.

5.3 The Owner has not done any act, deed, matter or thing whereby or reason whereof, the rights of the Developer for the development of the said Property or any part thereof, are prejudicially affected and the Developer is prevented from fulfilling its' obligations and compliance of the terms and conditions hereof in any manner whatsoever.

5.4 Prior to execution of these presents, the Owner has not agreed, committed or contracted or entered into any agreement, memorandum of understanding or writings, etc. for the sale, transfer, lease and leave and license or even otherwise of any nature whatsoever in respect of the said Property or any part thereof with any person or persons other than the Developer herein.

5.5 Save and except the Loan Agreement dated 8th December, 2021 executed between the Owner, referred to as the Borrower therein and Mr. Prashant Sadarangani, referred to as the Lender therein, the Owner has not created any mortgage, charge, security, availed any loan or financial assistance, or created any other encumbrance/s on the said Property in any manner whatsoever as mentioned herein nor will hereinafter, create any mortgage, charge, security, avail any loan or financial assistance, or create any encumbrance/s on the said Property or any part thereof in any manner whatsoever.

5.6 The Owner shall render all assistance and co-operation that may be required by the Developer from time to time to carry out the development work in respect of the said Property and construction and completion of the villa/s and structures thereon in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising therefrom.

5.7 The Owner shall not object to any decision of the Developer pertaining to development of the said Property and/or construction of the residential premises/ villa/s such as; design, layout, number of residential premises/ villas to be constructed, collaterals, branding, sale and the price of the residential premises/ villa/s as long as the development is in accordance with the sanctioned/ approved plans, drawings and the governing bye laws, rules and regulations, applicable laws, as the case may be.

5.8 The Owner shall not hire and/or engage any other person in connection with the development and construction of the said Property including marketing of the residential premises/ villas to be constructed thereon and any services to be rendered by the Developer.

5.9 The Owner hereby expressly agrees to grant and hereby grants permission to the Developer, on the completion, before completion and during construction of the residential premises/ villas, to publish pictures of the residential premises/ villas (interiors and exteriors) including but not limited to the swimming pool, garden, landscaping etc. displaying on the Developer's website www.isprava.com or any such website as the Developer may deem fit and any other print material, etc. as the Developer may require to be made from time to time to show the quality of the work done by the Developer.

5.10 There is no impediment to enter into this Agreement under any law or contract nor is there is any statutory prohibition or restriction on sale, development, transfer of the said Property and/or any part thereof and further, the said Property is not subject to any acquisition proceedings or otherwise, howsoever remote, of any kind whatsoever.

5.11 There is/was no statutory bar or prohibition to acquire/hold the said Property including and not limited to any provisions under the Goa Town & Country Planning Act, Goa Land Revenue Act or any other provision of law applicable to the said Property.

5.12 The Owner has not created any right of way nor granted any access, ingress or egress or otherwise to any person to the said Property in any manner whatsoever. Provided However, if any access or right of way is to be created on the said Property for the development of the said Property and/or any part thereof, the Owner will cooperate with the Developer for the same and unconditionally execute such writings and documentation pertaining thereto.

5.13 There are no disputes or otherwise pending with respect to the boundaries for the said Property.

5.14 The Owner has paid and hereby undertakes to forthwith pay all the property/ municipal taxes, statutory outgoings, charges, expenses, etc. pertaining to the said Property till the date hereof including any arrears, outgoings, etc. due and payable for the period prior to this Agreement. Further, the Owner shall continue to pay and be liable for all the property/ municipal taxes, statutory outgoings, charges, expenses, etc. pertaining to the said Property as the owner of the said Property till the completion of development of the said Property in all respects as provided herein.

5.15 Further, the Owner shall be solely liable and responsible for stamp duty and/or registration fees, including penalty, if any, required to paid to any statutory authority in respect of any title documents relating to the said Property, prior to the date of this Agreement and shall keep the Developer indemnified for the same.

5.16 The Owner has not omitted to disclose to the Developer any material fact in respect of the said Property. The Owner is fully aware and conversant that the Developer has agreed to enter into this Agreement and carry out its obligations under this Agreement, relying upon and believing the statements, representations, assurances and declarations of the Owner in this Agreement to be true, correct and accurate.

6. **Representations, undertakings, assurances, covenants of the Developer**

6.1 The Developer agrees to develop and/or cause to be developed the said Property on the terms mentioned herein and as permitted by the concerned authorities.

6.2 The Developer has the expertise and experience in constructing residential properties, and the Developer shall, entirely at its own costs, solely undertake the designing, planning, construction, development, marketing and sale of residential premises/ villa being developed and constructed on the said Property.

6.3 The Developer shall apply for, obtain entirely at its own costs and pay for all necessary permissions, etc. for the development of the said Property from time to time including demolition of all existing structures, if any, and any other necessary clearances as may be required for the development of the said Property.

6.4 It is hereby agreed that in all matters relating to design, layout, number of residential premises/ villas to be developed, contractors, vendors /suppliers' selection, dealing with the concerned authorities, marketing strategies for the publication of marketing collaterals viz. brochures, hoardings etc., the decision of the Developer shall be final. All the costs charges and expenses in that behalf shall be to the account of the Developer only.

6.5 The Developer shall be entitled to enter into separate contracts in its own name with building contractors, architects, structural engineer, RCC consultants and other such consultants to prepare designs/plans and engage professionals for all other services that may be required for undertaking the development of the said Property, at its risk and make necessary payments /pay fees to them.

6.6 All the residential premises/ villas will be marketed and sold by the Developer under such brand and logo as the Developer deems fit and proper and the Owner will not object to the same at any time in any manner whatsoever.

6.7 The Developer is entitled to enter into this Agreement with the Owner and that it has full right and authority to sign and execute the same.

6.8 The Developer shall complete construction of the residential premises/ villa/s on or before 31st March 2026.

6.9 The Developer shall be entitled to create any mortgage, charge, avail loan or financial assistance or create any other encumbrance whatsoever on the residential premises/ villas to be constructed on the said Property i.e. on the development rights granted to the Developer in accordance with the terms hereof.

6.10 The Developer confirms and agrees that the entire development of the said Property shall be carried out by the Developer and that the Owner shall not be responsible in any manner whatsoever either in the development/ construction activity or for any payments to the employees, contractors, consultants, agents, etc. of the Developer, as the case may be.

6.11 The Developer shall, at its own cost and expense, register the project i.e. construction and development of the said Property as stipulated hereunder, under Real Estate Regulation Act, 2016 ("RERA") and will comply with all the terms and conditions and rules and regulations as required to be complied with under the RERA for this project. The Owner shall be a co-promoter of the said project in terms of RERA.

7. **Transfer/ Assignment**

7.1 Post execution of this Agreement, the Owner shall not assign/transfer its share, right, title or interest or create any third party rights in the said Property or any part thereof, except with prior written consent of the Developer and not otherwise.

7.2 In accordance with the provisions of RERA, the Owner hereby expressly permits and consents to allow the Developer to transfer or assign the benefits of this Agreement to any of its subsidiary, affiliates, group entities, etc. or any third party on such terms and conditions as it may deem fit and proper, without any prior consent/ permission from the Owner and such consent for the transfer/assignment of this Agreement by the Developer as provided herein, shall be binding upon the prospective purchaser/s of the Owners' Share in the said Property. Provided However, such proposed transferee/ assignee shall at all times be liable and responsible for due performance and observance of the terms and conditions contained herein.

8. **Force Majeure**

8.1 Neither Party shall be liable to the other for its failure to perform or fulfil any of its obligations to the extent that its performance is delayed or prevented, in whole or in part, due to any event, series of events, crisis, or state of affairs including acts of God or such other events beyond the reasonable control of the either Party:-

a) any action of the Government, orders, terrorist activities, cyberattacks, lightening, earthquake, tempest, cyclone, flood, storm, hurricane, tornado, volcanic eruption or fire or other casualty or accident or landslide, natural calamity not expressly referred to therein; or
b) war, act of terrorism, insurrection, rebellion, riots or other civil unrest/ violence, bandh or boycotts, or other violence etc.; or
c) epidemics, pandemics, quarantine restrictions or other public health restrictions or advisories accompanied by a Government order/ notification mandating such restrictions; or
d) strikes, lockouts or other labour interruptions; or
e) disruption to local, national or international transport service, trade embargoes directly interrupting the performance of this Agreement

and which event prevents the Developer from performing its obligations under this Agreement and which act or event is beyond the reasonable control and not arising out of the fault of the Developer and the Developer has been unable to overcome such act or event by the exercise of reasonable efforts, skill and care, including through expenditure of reasonable sums of money (each event referred to as a "**Force Majeure Event**").

8.2 If the Developer is unable to perform any of its obligations hereunder as a result of Force Majeure Event, the Developer shall: (i) give a written intimation to that effect to the Owner as soon as practicable after such occurrence together with a statement setting forth reasonably full particulars concerning such occurrence, and (ii) use reasonable efforts to remedy such occurrence as quickly as possible. To the extent required, by any such occurrence of Force Majeure Event, performance hereunder by the Developer shall be suspended during the continuance of any such occurrence (but for no longer period). When such Force Majeure Event is remedied or ceased to be applicable, the Developer shall notify in writing to the Owner about the same.

8.3 Upon occurrence of the Force Majeure Event, the Parties will forthwith mutually assess the situation and agree to an amicable resolution with the intent to fulfil the purpose of this Agreement or termination of this Agreement, as the case may be.

9. **Termination:**

9.1 Save and except for a Force Majeure Event as stated hereinabove, neither Party shall be entitled to voluntarily terminate this Agreement, except for the reasons and account of, as provided herein.

9.2 In the event of any breach /default of the terms and conditions of this Agreement by either Party, in that case, the non-defaulting Party shall give a written notice of 30 (thirty) days to the defaulting Party, referring to the default/ breach committed of the terms and conditions hereof and to cure/ rectify the same within the said notice period, failing which this Agreement shall deemed to be terminated on the expiry of 30 (thirty) days' notice period, without any further notice or intimation to the defaulting Party and the consequences of termination shall follow.

By the Owner

9.3 Subject to Clause 8 and Clause 9.2 hereinabove, the Owner shall not be entitled to terminate this Agreement, save and except for the reasons and on account of:

a) failure on the part of the Developer to rectify/ cure the breach committed and failure to fulfil its obligations under this Agreement;
b) in the event of any bankruptcy or insolvency proceedings have been adjudicated and accepted by the Court of Law or concerned authorities against the Developer;

Siaviq Luxury Projects Pvt. Ltd. Mumbai

Ispraya Ventures Private Limited Mumbai

c) any proceedings for winding up has been filed resulting into appointment of any Court Receiver or official liquidator/ insolvency resolution professional for the assets and business of the Developer;

d) any act, deed, thing, etc. committed by the Developer which is contrary to the applicable provisions of law and the purposes of this Agreement cannot be achieved as agreed herein.

9.4 In the event of termination of this Agreement, for reasons attributable to the Developer as stated hereinabove, the Developer shall forthwith remove all its employees, contractors, representatives, contractors, personnel, equipment, machinery, etc. from the said Property and/or any part thereof and the Developer shall be entitled to handover copy of all permissions, licenses, building plans, drawings, designs, etc. to the Owner in respect of the said Property.

9.5 Upon termination of this Agreement by the Owner as provided herein, the Owner shall be entitled to deal with, sell, transfer and assign the said Property to any person or third party in such manner as the Owner may deem fit.

9.6 Further, upon termination of this Agreement, if the Owner has agreed to or sold the Owners Share, in that case, the Owner shall be solely liable and responsible for the fulfillment of the obligations as may be agreed and recorded between the Owner and the prospective purchaser, in the agreement for sale, deed of sale and/or any such writings, etc. as may be executed between the parties thereto.

9.7 Upon termination of this Agreement, the specific power of attorney, if any, is executed by the Owner to and in favor of the Developer and/or its representatives for the purposes of development of the said Property as stated hereinabove, shall deemed to be revoked and stand terminated with immediate effect, without any notice or intimation of such termination.

By the Developer

9.8 Subject to Clause 8 and Clause 9.2 hereinabove, without prejudice to the other rights under this Agreement, the Developer shall not be entitled to terminate this Agreement, save and except for the reasons and on account of:

a) failure on the part of the Owner to rectify/ cure the breach committed and failure to fulfil its obligations under this Agreement;

b) in case, if any defect is found in the title of the Owner, resulting into prevention /obstruction of the development of the said Property and ultimately, the final transfer/ conveyance/ assignment of the share right title and interest of the Owner in the said Property to the owners/ purchasers of the residential premises/ villa of the Owners Share and the Developers Share, as the case may be;

c) in the event of any bankruptcy or insolvency proceedings have been adjudicated and accepted by the Court of Law or concerned authorities against the Owner;

d) any proceedings for winding up has been filed resulting into appointment of any Court Receiver or official liquidator/ insolvency resolution professional for the assets and business of the Owner;

e) any act, deed, thing, etc. committed by the Owner which is contrary to the applicable provisions of law and the purposes of this Agreement cannot be achieved as agreed herein.

e) the Developer is prevented from undertaking the development of the said Property in accordance with the terms hereof by any persons and/or concerned authorities for any reasons directly or indirectly attributable to the Owner;

9.9 In the event of termination of this Agreement, for reasons attributable to the Owner as stated hereinabove, the Developer shall forthwith stop the development and construction work on the said Property and remove all its employees, contractors, representatives, contractors, personnel, equipment, machinery, etc. from the said Property and/or any part thereof.

9.10 Upon termination of this Agreement, all the permissions, licenses, building plans, drawings, designs, etc. in respect of the development of the said Property shall solely belong to the Developer, provided however, for the purposes of completion of the development and construction of the said Property, the Developer shall provide a copy of the same to the Owner, subject to receipt of the compensation and interest from the Owner as provided hereinabove.

9.11 Further, upon termination of this Agreement, if the Developer has agreed to or sold any of the residential premises/ villas to any prospective purchaser or person from the Developer Share, in that case, the Owner shall be solely liable and responsible for the fulfillment of the obligations as may be agreed and recorded between the Developer and the prospective purchaser or person, in the agreement for sale, deed of sale and/or any such writings, etc. as may be executed between the Parties thereto.

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9.12 Upon termination of this Agreement, and refund and repayment of the amounts agreed and recorded herein by the Parties, the Owner shall be entitled to deal with, sell, transfer and assign the said Property to any person or third party in such manner as the Owner may deem fit and not otherwise.

10. **Finance/ Loans**

10.1 Prior to execution hereof, the Owner, referred to as the Borrower therein has entered into a Loan Agreement dated 8th December, 2021, with Mr. Prashant Sadarangani, referred to as the Lender therein.

10.2 On execution of this Agreement, the Owner has granted its consent and no objection to the Developer to avail loan and financial assistance from any person, bank, financial institution by creating a charge or security on the Developers Share and the Developer will be solely liable and responsible for the repayment of the same, without prejudicially affecting the share right title and interest of the Owner in respect of the said Property.

10.3 The prospective purchasers of the residential premises/ villas in the said Property, falling under the Owners Share /Developers Share, shall be entitled to raise a loan/ financial assistance from any person, bank, financial institution by creating a charge or security on the proportionate area of their respective residential premises/ villas, and will be solely liable and responsible for the repayment of the same, without prejudicially affecting the share right title and interest of the Owner in respect of the said Property and the development rights of the Developer as contemplated herein including the Developers Share.

11. **Communications/ Notices**

Any communication or notice to be served upon any Party to these presents shall always be in writing and shall be served either by (i) speed post with acknowledgment due or (ii) by courier at the respective addresses given below and within 7 (seven) days from the service thereof shall be deemed to be received by the addressee.

In case of the Owner:

To the Attention of: Legal Head

Address: First Floor, Impression House, 42A, G. D. Ambekar Marg, Wadala (W), Mumbai 400031, Maharashtra.

Email: legal@isprava.com

In case of the Developer:
To the Attention of: Legal Head
Address: First Floor, Impression House, 42A, G. D. Ambekar Marg, Wadala (W), Mumbai 400031, Maharashtra.
Email: legal@isprava.com

Any change in the above address shall be notified by the concerned Party to the other Party, in writing. Until and unless the communication of such change in address is received by the other Party the above address shall be deemed to the valid and existing address of the Parties.

12. **Dispute Resolution**

In the event of any dispute, difference, claim or controversy arising out of or in connection with the interpretation or implementation of this Agreement, the Parties shall make an attempt to mutually resolve the dispute without intervention of any third party within a period of 30 (thirty) days from the date of occurrence of such dispute. However, if the Parties fail to resolve the dispute or difference within a period of 30 (thirty) days as stated herein, the dispute or difference arising between the Parties with respect to this Agreement or any matter in connection therewith or relating thereto shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996, or any modification or re-enactment thereof for the time being in force. The dispute shall be referred to arbitration at the written request of either Party to the sole arbitrator mutually appointed by the Parties within 15 (fifteen) days from the date of expiry of the 30 (thirty) days' notice period, and the venue of arbitration shall be Mumbai and the language of arbitration shall be English. The decision of the arbitrator shall be final and binding on the Parties. The fees for arbitration shall be borne and paid by the Parties equally.

13. **Indemnity**

13.1 Each Party mutually agrees to indemnify, defend and hold harmless the other Party (including such other Party's directors, employees, representatives and agents) from any claims, liabilities, damages, losses and judgments, including costs and expenses incidental thereto, directly incurred by either Party as a result of breach or non-performance, or misrepresentation or declarations as herein stated or made or negligence under this Agreement by either of the Parties.

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Isprava Vest Private Limited Mumbai

13.2 Neither Party shall be liable to the other Party for any consequential, indirect, incidental, special, exemplary or punitive damages (including, but not limited to, indirect loss of profit or future loss of profit, reputation or goodwill and damages of third parties) or expenses in connection with the performance or failure to perform any provisions of this Agreement except those arising from: -

a) fraudulent misrepresentation or misstatement; or
b) death or personal injury caused by negligence; or
c) the specific terms of any indemnity in this Agreement.

13.3 This Clause shall continue without limit of time, and shall survive the termination of this Agreement.

14. **Compliance of Applicable Laws**

Both Parties shall be responsible for compliance of their respective obligations under the applicable laws.

15. **Miscellaneous**

15.1 The Parties hereto agree, declare and confirm that this Agreement does not constitute any joint venture or partnership between the Parties hereto. It is hereby agreed and declared that the Parties hereto have undertaken the obligations and have the rights specified herein on their own account as independent Parties and on a principle-to-principle basis and not on behalf of or on account of or as agent of any of them or of anyone else.

15.2 If any provision in this Agreement becomes invalid or illegal or adjudged unenforceable, the provision shall be deemed to have been severed from this Agreement and the remaining provisions of this Agreement, shall not, so far as possible, be affected by the severance.

15.3 Any alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by both the Parties.

15.4 No failure or delay by a Party in exercising any right or remedy provided by law under or pursuant to this Agreement shall impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

15.5 The stamp duty, registration fees and all other incidental expenses relating to the registration of this Agreement shall be borne and paid by the Developer. The Parties shall endeavor to attend the offices of the concerned Sub-Registrar of Assurances for the registration of this Agreement in accordance with the provisions of The Registration Act, 1908.

15.6 The original registered Agreement shall be kept by the Developer and a certified true copy thereof will be provided by the Developer to the Owner.

15.7 The Parties hereto shall bear and pay the professional charges of their respective Advocates/Solicitors.

For the purpose of stamp duty this Agreement it is valued at ***Rs.19,20,000/- (Rupees Nineteen Lakh and Twenty Thousand Only)*** *i.e 64 sq.mts (9% of the total of the total constructed area) i.e owners Share @ Rs. 30,000/- per sq.*

SCHEDULE I REFERRED TO HEREINABOVE:
("the said Property")

All that plot of land admeasuring 1,355 sq. mts., Plot No. A -1, forming a part of the property known as "Kajaryachi Ghati", admeasuring 25,587 sq. mts, bearing Survey No. 365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396.

The said Property is bounded as under:
On or towards the North: By the part of property Survey No. 365/1 (part);
On or towards the South: By existing 6.00 mts road (proposed 15 meters wide road);
On or towards the East: By existing 6.00 mts road;
On or towards the West: By property bearing Survey No. 365/18.

SCHEDULE II REFERRED TO HEREINABOVE:
("Owners Share")

All that 9% (nine per cent) of the total constructed area on the said Property (more particularly described in the Schedule I hereinabove) i.e. about 688 square feet built up area, equivalent to about 64 square meters built up area, out of total constructed area admeasuring about 7,644 square feet built up area, equivalent to about 712 square meters built up area, which will be developed and constructed by the Developer, at cost and expense of the Developer.

SCHEDULE III REFERRED TO HEREINABOVE:
("Developers Share")

All that 91% (ninety one per cent) of the total constructed area on the said Property (more particularly described in the Schedule I hereinabove) i.e. about 6,956 square feet built up area, equivalent to about 648 square meters built up area, out of total constructed area admeasuring about 7,644 square feet built up area, equivalent to about 712 square meters built up area, which will be developed and constructed by the Developer, at its own cost and expense.

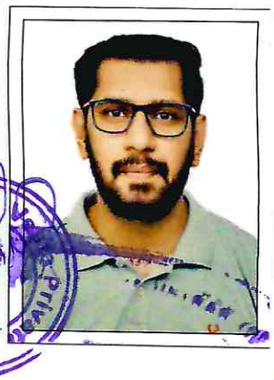
IN WITNESS WHEREOF, the Parties hereto have signed this Agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses herein below mentioned.

Signed and Delivered)
by the withinnamed "**the Owner**")
SLAVIO LUXURY PROJECT TWO LLP)
Represented by its Partner)
MR. ADITYA R. NAIK)



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Signed and Delivered)
by the withinnamed "**the Developer**")
ISPRAVA VESTA PRIVATE LIMITED)
Represented by its authorized Signatory)
MR. ADITYA R. NAIK)



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

In the presence of witnesses:

1.Adv.Sheshan Prakash Rawool

R/o. H.No.287, Povacao, Moira Bardez-Goa

2. Mr. Vasudev Rauji Chopdekar

R/o. 131, Khurban Wada Chopdem, Agarvado Pernem-Goa

GOVERNMENT OF GOA
Directorate of Settlement and Land Records

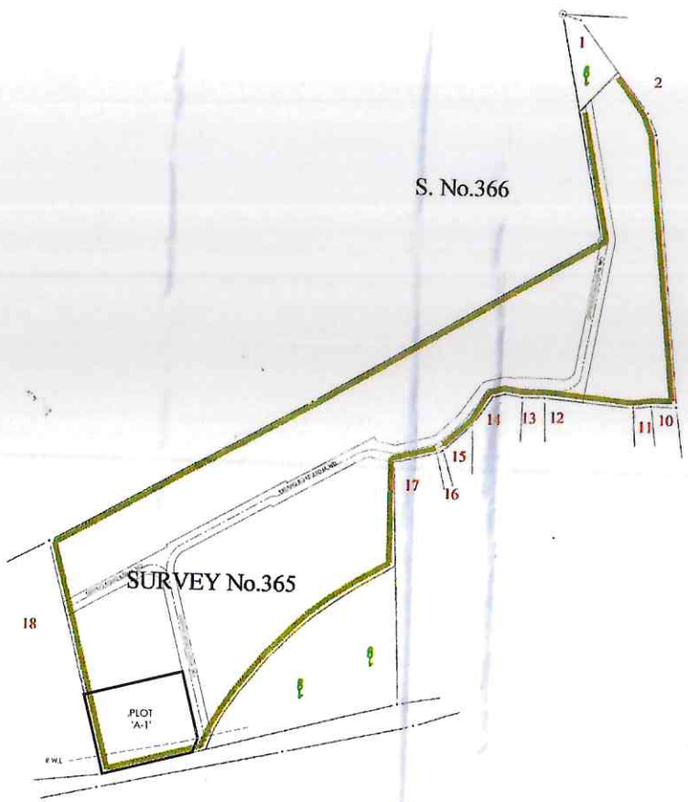
PANAJI- GOA

N

Plan Showing plots situated at
Village : MANDREM
Taluka : PERNEM
Survey No./Subdivision No. : 365/ 1
Scale :1:2000

Inward No: 5320

Land Converted



Shri Patrick H. Gonsalves
Asst. Survey & Settlement Officer
Panaji-Goa

Generated By :AJAY SAWANT (D'Man Gr.II)
On :21-09-2021

Compared By: Dilip M. Tamoskar (D'Man Gr.I)
21/09/2021

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **31-Jan-2023 10:50:57 am**

Document Serial Number :- **2023-PNM-81**

Presented at **10:46:02 am** on **31-Jan-2023** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Pernem** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	55700
2	Registration Fee	57600
3	Processing Fee	2080
	Total	**115380**

Stamp Duty Required :**55700/-**

Stamp Duty Paid : **55700/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**ADITYA R. NAIK Authorized Representative For ISPRAVA VESTA PRIVATE LIMITED ,Father Name**:Ranjan Naik,**Age:** 33, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, **Address1 -** House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa-403002, **Address2 -** , **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**ADITYA R NAIK Partner Of SLAVIO LUXURY PROJECT TWO LLP , Father Name:Ranjan Naik, Age:** 33, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa- 403002, **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**ADITYA R. NAIK Authorized Representative For ISPRAVA VESTA PRIVATE LIMITED , Father Name:Ranjan Naik, Age:** 33, **Marital Status: ,Gender:**Male,**Occupation:** Service, House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa- 403002, **PAN No.:**			ISPRAVA VESTA PVT. LTD.

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **SHESHAN PRAKASH RAWOOL,Age: 30,DOB: 1992-04-02 ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Unmarried** , Address:403507, Moira, Bardez, NorthGoa, Goa			
2	Name: **VASUDEV RAUJI CHOPDEKAR,Age: 25,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403512, Agarvado, Pernem, NorthGoa, Goa			

Sub Registrar

Document Serial Number :- **2023-PNM-81**

Document Serial No:-2023-PNM-81

Book :- 1 Document
Registration Number :-
Date : 31-Jan-2023

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

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For Whom/ID Proof:
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Rua De Ourem
Panaji-Goa - 403001
GOA

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भारतीय गैर न्यायिक

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Other
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For CITIZENCREDIT™
CO-OP. BANK LTD.
Authorised Signatory

2021-PNM-455
12/11/21

THE SEAL OF THE SUB REGISTRAR OF PERNEM

For AMRAPALI REALTORS
Partner

For Slavio Luxury Project Two LLP
Partner

DEED OF SALE

THIS DEED OF SALE is executed at Pernem, Goa, on this 12th day of November of the year 2021.

For AMRAPALI REALTORS
Partner

For Slavio Luxury Project Two LLP
Partner

BETWEEN

M/S AMRAPALI REALTORS, a Partnership Firm, having its registered office at C-2/57, Mangal Apartments, 16, Vasundhra Enclave, Delhi-110096, having PAN Card bearing no , represented herein by its Partners **MR. AJAY NARAIN GUPTA,** son of Bhupander Narain Gupta, 47 years of age, Indian National, having PAN Card bearing no. Aadhaar Card bearing no. and resident of 19, Bahubali Enclave, Karkardooma, Delhi-110092, and **MR. RAHUL KUMAR**, son of Daman Mishra, 38 years of age, Indian National, having PAN Card bearing no Aadhaar Card bearing no.265905638466, and resident of C-9, C- Block, Ganesh Nagar, Pandav Nagar Complex, Delhi-110092, hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being and from time to time constituting the said partnership firm, the last survivor of them and the heirs, executors and administrators of the last survivor of them and his/her /their permitted assigns) of the **FIRST PART**;

AND

SLAVIO LUXURY PROJECT TWO LLP, a Limited Liability Partnership, bearing LLP Identification PAN Card bearing no , Email ID:cs@isprava.com, Ph.:022-40007777 and having its registered office at First Floor, 42A, Impression House, G. D. Ambekar Marg, Wadala, Mumbai-400031, represented herein by its Partner **MR. ADITYA NAIK**, son of Mr. Ranjan Naik, aged about 31 years, Married, Service, Indian National, holding PAN Card bearing

For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

Partner

Aadhaar no resident of House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa-403002, duly authorised vide LLP Resolution dated 26th October 2021, hereinafter referred to as "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners for the time being, the last surviving partner and their/his/her permitted assigns, heirs, administrators, executors and successors-in-interest); of the **SECOND PART.**

Mr. Ajay Narain Gupta is represented herein through his Constituted Attorney Mr. Rahul Kumar duly appointed vide Power of Attorney dated 18th August 2021 executed before Notary Mr.Vinod Kumar and registered under no.001/21, in Delhi.

WHEREAS:

A. The Vendor has represented to the Purchaser as follows:

1. In the Certificate issued by Antonio Agostinho Piedade Milagres Saldanha, Civil Registrar-cum-Sub-Registrar, which is recorded in the Conservatory (Preserva) of the Books of Bardez Taluka, it is recorded that in the Certificate of Description bearing no.1920 drawn at folio no.99v of Book No.B-2(new) in the Land Registration Office of the Judicial Division of Bardez, the plot known as "Boroddo Cazriacho-Goll" also known as "Cazreachi Ganti" or "Bol" is situated in the Village of Mandrem, Parish of Arambol. The said property is bounded on the

For AMRAPALI REALTORS

Partner

For Slavic ... LLP

Partner

east by the property belonging to Atmarama Zoixy and others, by the west with the creditor Bascora Locximonn Dessai and others, by the south by the property belonging to Balcustam Porobo Dessai and other and on the north by the property belonging to Rogunata Givagy and others. The said property corresponds to 1/3rd of the property registered under no.1395.

2. It is further recorded in the Certificate issued by Antonio Agostinho Piedade Milagres Saldanha, Civil Registrar-cum-Sub-Registrar, which is recorded in the Conservatory (Preserva) of the Books of Bardez Taluka, that 1/8th part of the property described under no.1920 drawn at folio no.99v of Book No.B-2(new) in the Land Registration Office of the Judicial Division of Bardez was inscribed in favour of Balcrisna Vishnu Zoica. The said property was purchased by the said Balcrisna Vishnu Zoica from one Esvonta Manggi Dessai, vide Deed dated 29th December 1940 drawn at folios 41reverse of Book no.385 before Notary Licenciate Guilherme Lobo. The same is recorded in the Certificate of Inscription bearing no.29026 drawn at folio no.197 of Book No.G-34 in the Land Registration Office of the Judicial Division of Bardez.

3. In the Certificate of Inscription bearing no.41833 drawn at folio no.25 of Book No.G-45 in the Land Registration Office of the Judicial Division of Bardez, it is recorded that on 15th March 1923, 1/8th part of the property described under no.1920 drawn at folio no.99v of Book No.B-

For AMRAPALI REALTORS

Partner

For Slavio Luxury Projects Two LLP

Partner

2(new) in the Land Registration Office of the Judicial Division of Bardez was inscribed in favour of Pondori Sinai Lotlecar alias Pondorinata Sinai Lotlecar married to Sushilabai Sinai Lotlecar. The said portion was allotted to him in the orphanological inventory initiated upon the demise of his grandmother Umabai.

4. Vide Deed of Sale and Purchase, Deposit and Principal dated 26th January 1924, executed by Manguexa Vitola Dessai and his wife Aileabai as the "First Grantor" and Vinay Naraena Dessay as the "Second Grantor", the First Grantor sold to the Second Grantor, 1/4thpart of the property described under no.1920 drawn at folio no.99v of Book No.B-2(new) in the Land Registration Office of the Judicial Division of Bardez.

5. In the Deed of Qualification of Heirs, Sale, Discharge and Lease dated 16th July 1945 drawn at folio no.58 reverse to 61 reverse of Book no.450 before Notary Guilherme Lobo, it is recorded that oneVotsol or Otsala or Votsola alias Otshu Sinai Lotlecar expired in the year 1936, in the status of unmarried, without any will or any other disposition of his last wish and without descendants, leaving behind as his sole and universal heir his brother Pondorinata Sinai Lotlecar alias Pondori Sinai Lotlecar. It is further recorded therein that the said Pondorinata was the owner in possession of all the properties which belong to said Vatsala and the properties which were inherited by the said Vatsala from her mother Jaiabai Loximona Dessai.

For Slavio Luxury Projects Two LLP

Partner

For AMRAPALI REALTORS

Partner

6. In the Certificate of Inscription bearing no.41834 drawn at folio no.25 reverse of Book No.G-45 in the Land Registration Office of the Judicial Division of Bardez, it is observed that on 31st December 1964, 1/16th part of the property described under no.1920 drawn at folio no.99v of Book No.B-2(new) in the Land Registration Office of the Judicial Division of Bardez was inscribed in favour of Pondori Sinai Lotlecar alias Pondorinata Sinai Lotlecar married to Sushilabai Sinai Lotlecar. The said portion was allotted to him, as he was the sole heir of the aforesaid Vatsala or Otsala or Otshu Sinal Lotlecar.

7. In the Index of Lands with respect to survey no.365/1 of Village Mandrem issued by the Talathi of Mandrem, the following names were recorded in the Occupants column:

a. Vishnu Balkrishna Joshi under mutation entry no.989;

b. Balchandra Venkoji Dessai under mutation entry no.640;

c. Govind Venkoji Desai under mutation entry no.273;

d. Pondorinata Sinai Lotlikar under mutation entry no.491;

e. Shripad Laxman Desai under mutation entry no.35;

f. Manohar Atmaram Nadkarni under mutation entry no.686;

g. Shripad Atmaram Nadkarni under mutation entry no.33;

h. Jagannath Atmaram Nadkarni under mutation entry no.301.

8. In the Manual Form I and XIV with respect to survey no.365/1 of Village Mandrem, the following names were recorded in the Occupants column:

For AMRAPALI REALTORS

Partner

For Slavio Luxury ... wo LLP

Partner

a. Vishnu Balkrishna Joshi under mutation entry no.989;

b. Balchandra Venkoji Dessai under mutation entry no.640;

c. Govind Venkoji Desai under mutation entry no.273;

d. Pondorinata Sinai Lotlikar under mutation entry no.491;

e. Shripad Laxman Desai under mutation entry no.35;

f. Manohar Atmaram Nadkarni under mutation entry no.686;

g. Shripad Atmaram Nadkarni under mutation entry no.33;

h. Jagannath Atmaram Nadkarni under mutation entry no.301.

9. As per Form 9 with respect to mutation entry no.989 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem, on 28th August 1970 the name of the said Vishnu Balkrishna Joshi was recorded in the occupant column, as his father Balkrishna Vishnu Joshi had purchased the same from one Atmaram Joshi on 29th June 1913.

10. As per Form 9 with respect to mutation entry no.640 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem, on 22nd August 1970 the name of the said Balchandra Venkoji Dessai was recorded in the occupant column, being the occupant since before survey, i.e. prior to 1971.

11. As per Form 9 with respect to mutation entry no.273 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem, on 27th July 1970 the name of the said Govind Venkoji Desai

For AMRAPALI REALTORS

Partner

For Slavic ... LLP

Partner

was recorded in the occupant column, being the occupant since before survey, i.e. prior to 1971.

12. As per Form 9 with respect to mutation entry no.491 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem, on 20th August 1970, the name of the said Pondorinata Sinai Lotlikar was recorded in the occupant column, being the occupant since before survey, i.e. prior to 1971.

13. The property known as "KAJARYACHI GHATI", admeasuring 25,587 sq.mts, bearing survey no.365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396, shall hereinafter be referred to as the **"Said Property"**.

14. The said Vishnu Balkrishna Joshi (expired) was married to one Laxmibai Vishnu Joshi , who had the following children:

a. Kalpana Kamat married to Krishna Kamat

b. Pushpalata Agni married to Shrikrishna Agni

c. Sumitra Dabholkar married to Laximan Dabholkar

d. Kashi Bishnu Joshi (spinster)

e. Madhav Joshi married to Manjusha Joshi

f. Chandrika Vishnu Joshi (spinster)

For Slavio Luxu... LLP

Partner

For AMRAPALI REALTORS

Partner

g. Atmaram Joshi married to Sharmila Joshi

h. Asha Anand Kharade married to Anand Kharade

i. Pundalik Joshi married to Pushpanjali Joshi

15. The said Balchandra Venkoji Desai (expired) was married to Vrinda Balchandra Desai, who had the following children:

a. Makarand Balchandra Desai married to Smita Desai

b. Nitin Balchandra Desai married to Neelima Desai

17. The said Govind Venkoji Desai (expired) was married to Suman Govind Desai (Party no.30), who had the following children:

a. Girish Desai married to Shubhangi Desai

b. Pratap Desai (bachelor)

c. Sudhir Desai married to Seema Desai

18. The said Pondorinata Sinai Lotlikar had the following children:

a. Mayadevi Damodar Cuncoliencar married to Damodar Voicunta Cuncoliencar

b. Nilimadevi alias Laxmi Hanumant Sinai Mauzo married to Hanumant Sinai Mauzo

c. Tarulata alias Shaila Sharad Dhumatkar married to Sharad Dhumatkar

d. Devta Prasad alias Indira Janardhan Poi Anglo married to Janardhan Gurudas Poi Anglo

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e. Subashchandra Sinai Lotlecar married to Jayanti Subashchandra Lotlecar

f. Ajit Sinai Lotlecar married to Anjani alias Jaya Ajit Sinai Lotlecar

g. Sarojni Devi alias Saroja Mahabaleshwar Kamat Dhakankar married to Vallabh Mahabaleshwar Kamat Dhakankar

19. The said Shripad Laximan Desai (expired), leaving behind the following children:

a. Laximan Sripad Dessai married to Umabai Laximan Desai

b. Balkrishna Sripad Desai (expired) was married to Sharmila Balkrishna Desai, who had one son, i.e. Sripad Balkrishna Desai (minor)

20. The said Atmaram Nadkarni (expired), leaving behind the following children:

a. Shripad Atmaram Nadkarni married to Bhanumati Shripad Nadkarni

b. Jagannath Atmaram Nadkarni married to Vrinda Jagannath Nadkarni

c. Manohar Atmaram Nadkarni married to Indumati Manohar Nadkarni

21. The said Mangji Laxman Desai was married to one Sitabai Desai. We have perused through the Deed of Succession dated 18th July 1981 drawn in the Book of Deeds bearing no.717 at pages 84 to 87 in the office of the Notary Ex-officio, Bardez, wherein it is recorded that the said Mangji Laxman Desai expired on 26th October 1979 and his wife

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Sitabai Desai expired on 22nd January 1960, leaving behind the following children, as their sole universal heirs and successors:

a. Janabai Manaji Desai alias Parvatibai Nagesh Mahajan married to Nagesh Krishnaji Mahajan;

b. Muktabai Desai alias Sushilabai Ramnath Joshi married to Ramnath Vaikunth Joshi;

c. Venubai Desai alias Manikbai Sadanand Joshi married to Sadanand Vaikunth Joshi;

d. Ramakrishna Desai alias Ramkrishna Mangji Desai (married);

e. Xeroiu Desai alias Sharayn alias Sulabha Madhukar Nadkarni married to Madhukar Dattatray Nadkarni;

f. Guitadevi Desai alias Gitadevi Pandurand Mahatme married to Pandurang Vishnu Mahatme;

g. Umakanta Desai alias Umakant Mangji Desai (married);

h. Mirabai Desai alias Mirabai Narayan Prabhu married to Narayan alias Madhukar Anant Prabhu;

i. Bhicaji Desai alias Bhikaji Mangji Desai (married).

22. Vide Deed of Renunciation dated 17th August 1977 drawn up at page 12 onwards of Book no.610, the aforementioned six daughters relinquished their rights in the estate of Late Mangji Laxman Desai and Late Sitabai Desai and the same was recorded in the extract of the Government Gazette dated 23rd July 1981.

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23. Vide Deed of Succession dated 18th July 1981, the said Ramakrishna Desai alias Ramkrishna Mangji Desai, Umakant Mangji Desai and Bhikaji Mangji Desai were declared to be entitled to the estate of Late Mangji Laxman Desai and Late Sitabai Desai.

24. The said Umakant Mangji Desai (expired) was married to Nalini Umakant Desai, who had the following children:

a. Nikhil Desai married to Vinita Desai

b. Netraja Desai (bachelor)

25. The said Bhikaji Mangji Desai was married to Prashila Bhikaji Desai and the said Ramakrishna Mangji Desai was married to Lalita Desai

26. Vide Deed of Sale dated 20th June 2006 executed by 1.Laxmibai Vishnu Joshi, 2.Krishna Kamat, 3.Kalpana Kamat, 4.Shrikrishna Agni, 5.Pushpalata Agni, 6.Laximan Dabholkar, 7.Sumitra Dabholkar, 8.Kashi Bishnu Joshi, 9.Manjusha Joshi, 10.Chandrika Vishnu Joshi, 11.Sharmila Joshi, 12.Anand Kharade, 13.Asha Anand Kharade, 14.Pushpanjali Joshi, 15.Madhav Joshi, 16.Pundalik Joshi, 17.Atmaram Joshi, 18.Nalini Umakant Desai, 19.Nikhil Desai, 20.Vinita Desai, 21.Netraja Desai, 22.Bhikaji Mangji Desai, 23.Prashila Bhikaji Desai, 24.Lalita Desai, 25.Ramakrishna Mangji Desai, 26.Laximan Sripad Dessai, 27.Umabai Laximan Desai, 28. Sharmila Balkrishna Desai, 29.Sripad Balkrishna Desai, 30.Suman Govind Desai, 31.Girish Desai, 32.Shubhangi Desai, 33.Pratap Desai, 34.Sudhir Desai, 35.Seema

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Desai, 36.Vrinda Balchandra Desai, 37.Makarand Balchandra Desai, 38.Smita Desai, 39.Nitin Balchandra Desai, 40. Neelima Desai, 41.Ashok Mahdev Desai, 42.Shripad Atmaram Nadkarni, 43.Bhanumati Shripad Nadkarni, 44.Jagannath Atmaram Nadkarni, 45.Vrinda Jagannath Nadkarni, 46. Manohar Atmaram Nadkarni, 47. Indumati Manohar Nadkarni, 48. Pondorinata Sinai Lotlikar, 49. Sharad Dhumatkar, 50. Mayadevi Damodar Cuncoliencar, 51.Damodar Voicunta Cuncoliencar, 52.Nilimadevi alias Laxmi Hanumant Sinai Mauzo, 53.Hanumant Sinai Mauzo, 54. Janardhan Gurudas Poi Anglo, 55.Tarulata alias Shaila Sharad Dhumatkar, 56. Devta Prasad alias Indira Janardhan Poi Anglo, 57.Subashchandra Sinai Lotlecar, 58.Jayanti Subashchandra Lotlecar, 59.Ajit Sinai Lotlecar, 60.Anjani alias Jaya Ajit Sinai Lotlecar, 61.Sarojni Devi alias Saroja Mahabaleshwar Kamat Dhakankar, 62.Vallabh Mahabaleshwar Kamat Dhakankar as the "Vendors" and M/s Amrapali Realtors, represented therein by its Partner Sanjeev Kumar as the "Purchaser", the Vendors sold to the Purchaser, the property bearing survey no.336/4 and the Said Property, for consideration and on the terms and conditions recorded therein.

The Vendor nos.1 to 14 were represented therein through their Constituted Attorney Mr.Madhav Vishnu Joshi, duly constituted vide Power of Attorney dated 29th October 1994 and 16th July 1998. The Vendor nos.18 to 24 were represented therein through their Constituted Attorney Mr. Ramkrishna Mangji Desai, duly constituted vide Power of

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Attorney dated 16th June 1999 and 30th July 2005. The Vendor nos.30 to 40 were represented therein through their Constituted Attorney Mr. Ashok Kumar alias Ashok Mahadev Desai, duly constituted vide Power of Attorney dated 12th May 2006 and 30th June 2006. The Vendor nos.43 to 47 were represented therein through their Constituted Attorney Mr. Laxman Sripad Desai, duly constituted vide Power of Attorney dated 03rd November 2004. The Vendor no.48 was represented therein through his Constituted Attorney Mr. Milind Ashok Desai, duly constituted vide Power of Attorney dated 17th June 2006 executed before Notary A. V. Prabhudessai. The Vendor nos.49 to 54 were represented therein through their Constituted Attorney Mrs. Tarulata alias Shrad Dhumarkar and Mrs Devtaprasad alias Indira Janardan Poi Anglo, duly constituted vide Power of Attorney dated 26th May 2006 executed before Notary K.S.Angle at Margao.

27. Pursuant to mutation entry no. 8868, the name of M/s Amrapali Realtors was recorded was recorded in the Occupant's column of the Form I and XIV with respect to survey no.365/1, situated at Village Mandrem i.e. the Said Property.

28 Vide Sanad dated 22nd December 2006 issued by the office of the Collector, North Goa District, M/s Amrapali Realtors was granted permission to use the Said Property i.e. survey no.365/1, admeasuring 25,587 sq.mts, situated at Village Mandrem, for "Residential" purpose.

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29. Subsequently, the said M/s Amrapali Realtors obtained permissions and approvals for construction of 8 Villas, in the Project known as "LE GARENIA". The same was constructed on the southern portion of the Said Property.

30. The balance area admeasuring 22095 sq. mts. forming a part of the property known as "KAJARYACHI GHATI", aggregately admeasuring 25,587 sq.mts, bearing survey no.365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396, shall hereinafter be referred to as the **"Said Balance Portion".**

31. As per Nil Encumbrance Certificate dated 21st April 2009 issued by the office of the Sub Registrar of Pernem, there are no encumbrances affecting the Said Property for the period 15th June 1997 to 20th April 2009.

32. Vide Sanad dated 14th July 2011 issued by the office of the Collector, North Goa District, M/s Amrapali Realtors was granted permission to use the Said Balance Portion i.e. survey no.365/1, admeasuring 22095 sq.mts, situated at Village Mandrem, for "Residential" use.

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33. As per Nil Encumbrance Certificate dated 11th August 2021 issued by the office of the Sub Registrar of Pernem, there are no encumbrances affecting the Said Property for the period 01st January 2009 to 11th August 2021.

34. Thus in the manner aforesaid the Vendor is the lawful owner of the Said Property.

B. The Vendor herein is now desirous of selling and transferring to the Purchaser herein, all right, title and interest in respect of all that area admeasuring 2900 sq.mts., forming a part of the property known as "KAJARYACHI GHATI", aggregately admeasuring 25,587 sq.mts., bearing survey no.365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396, hereinafter referred to as the **"Said Plot A"**, which plot is more particularly described in the **Schedule II** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as "**Annexure A**".

C. Pursuant to the negotiations between the Vendor and the Purchaser, and the Purchaser relying on the representations, assurances and warranties of the Vendor as stated herein and believing the same to be true and correct, the Purchaser has agreed to purchase and acquire all the right, title and interest of the Vendor in the **Said Plot A,** free from all or any

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encumbrances, claims and demands of whatsoever nature for the aggregate consideration of Rs.1,41,00,000/- (Rupees One Crore Forty One Lakhs Only) and on the terms and conditions hereinafter stated.

D. The Vendor has further represented, assured and warranted to the Purchaser as follows:

1. The title of the Vendor to the **Said Plot A** is clear, marketable and free from any encumbrances whatsoever;
2. The Vendor is in exclusive use, occupation and possession of the **Said Plot A** and has not parted with the possession of the **Said Plot A** to any other person;
3. The **Said Plot A** or any part thereof is not reserved for any public or acquired by any government authority, judicial, quasi-judicial authority or by any local/state/central bodies for any purpose.
4. The tenure of the **Said Plot A** is freehold;
5. Neither the Vendor nor anyone on their behalf has otherwise entered into any agreement or arrangement whether oral or written for sale or otherwise transferred or dealt with the **Said Plot A** or any part thereof or created any right or interest in favour of any third party in respect of the **Said Plot A**;
6. Neither the execution nor the delivery of this Deed of Sale nor the consummation of the transactions contemplated herein conflict with or will result in a breach of any of the terms, conditions and provisions of any documents, agreements, instruments, permissions, approvals, consents to which the Vendor is a party or by which they are bound;

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7. There are no prohibitory orders or any attachment orders passed by any judicial, quasi-judicial authority or by any local/state/central bodies, or otherwise any liabilities in respect of the **Said Plot A** or any part thereof;

8. There are no claims, demands etc., including but not limited to the income tax, wealth tax, sales tax authority or any other taxation proceedings, whether for recovery or otherwise, initiated by any taxation authorities or local authorities pending, with respect the **Said Plot A** or any part thereof.

9. The Vendor has further assured the Purchaser that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or threatened against or with respect to the **Said Plot A**;

10. There are no suits, revenue proceedings or any other proceedings or arbitrations under any law for the time being in force filed by and/or against the Vendor herein before any person, court, authority or tribunal including the National Company Law Tribunal and the National Company Law Appellate Tribunal, in which an award, order, decree or injunction has been passed, which may result in the attachment and/or sale of the **Said Plot A** and/or any part thereof and/or the right, title, share and interest of the Vendor in the **Said Plot A** nor does the Vendor have any reasonable apprehension of any event or circumstance likely to give rise to or result in such suit, proceeding or arbitration.

REGISTRAR OF PERSONS

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11. The Vendor alone is entitled to all the proceeds of sale from the **Said Plot A**;

12. There are no claims, actions or judicial proceedings which would affect and, or, obstruct the ownership, use and occupation by the Purchaser of the **Said Plot A** sold to Purchaser under this Deed of Sale and as is defined in this Deed of Sale or would affect the enforceability or performance of this Deed of Sale or the completion of the transaction contemplated herein;

13. The Vendor undertakes that the **Said Plot A** is unencumbered and free from any mortgage, charge, lien, claims or demand in or over the same or any part thereof either by way of any agreement (oral or written), agreement for sale, sale, gift, will, exchange, mortgage, trust, lease, tenancy, sub-tenancy, leave and license, lispendens, inheritance, hypothecation, loan surety, security lien, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever or otherwise and that there are no third parties on the **Said Plot A** either as trespassers or squatters;

14. No notice from any Government, Village Panchayat, or any other public body or authority or any notice under any law including the Land Acquisition Act, the Land Requisition Act, the Town planning Act, the Panchayat Raj Act, the Income Tax Act or any other statute has been received or served through registered post or hand delivery upon the

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Vendor in respect of the right, title and interest in the **Said Plot A** or any part thereof;

15. There is no injunction or any other prohibitory order or any attachment order from any Court, Tribunal, including the National Company Law Tribunal and the National Company Law Appellate Tribunal, Collector, Revenue Authority, Village Panchayat, etc. thereby restraining or disentitling the Vendor from dealing with and/or disposing his right, title, interest and share in the **Said Plot A** or entering into these presents;

16. Neither the Vendor nor any person/s claiming by, through or under him have created any adverse rights and/or entered into any Agreement for Sale, arrangement for sale or otherwise created any adverse rights in respect of his right, title and interest in the **Said Plot A** or any part thereof or otherwise parted with the possession of the **Said Plot A** or any part thereof in part performance of any agreement or executed any Power of Attorney in favour of any person/s to deal with the **Said Plot A** or authorizing sale of his right, title, interest and share in the **Said Plot A** or taken any consideration or deposit in the form of earnest money deposit or otherwise whereby the Vendor is prevented from entering into these presents with the Purchaser;

17. No loans or financial assistance are availed by the Vendor from any Banks and other financial institutions or any person/individual, against his right, title and interest in the **Said Plot A** or any part thereof;

18. Till date no formal possession of the **Said Plot A** or any part thereof has been taken over by any local authorities or authorities of Central

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or State Government and no benefits or compensation in lieu thereof has been received/obtained by the Vendor herein;

19. All the taxes, rates, assessments, duties, land revenue, water charges, etc. payable by the Vendor to the Village Panchayat, State or Central Government and any other concerned authority/entity in respect of the **Said Plot A** have been paid till the date of execution of these presents. In the event, any amounts are found to be due on the date of execution of the present Deed, the payment of the same shall be the sole responsibility of the Vendor. irrespective of when the bill or notice for such payment has been issued or received;

21. The Vendor has all necessary approvals and permissions required under the Applicable Laws (to mean and include all laws, statutes, ordinances, regulations, guidelines, policies and other pronouncements by any State, Governmental Authority having the force of law in India) to enter into this Deed and is otherwise entitled to enter into this Deed and perform all the obligations and do all such acts as may be necessary for the consummation of the transaction contemplated herein and that no further approvals or permissions are required from any authority under the Applicable Laws.

22. All consents and approvals required from any third party for the sale of the **Said Plot A** to the Purchaser, including without limitation, any governmental authority, have been obtained by the Vendor;

23. The Vendor has in their possession all the original documents of title in respect of the **Said Property** as listed in "**Annexure B**" hereto. Neither the Vendor nor any person/s claiming by, through or under it has

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parted with the possession or control of the original title documents to any third party with an intention to create any mortgage or charge or encumbrance or other interest or third party rights of any nature whatsoever in respect of the same.

24. Copies of all documents supplied by the Vendor are true and correct in all respects;

25. All the money, as were due and payable by the Vendor in respect of the **Said Property**, and its predecessors-in-title in respect of the **Said Property,** have been paid upto date and that no amount is due and payable and/or no action/demand has been initiated/raised either against the Vendor or its predecessors in title in respect of the **Said Property**, for any reasons whatsoever.

26. There is no restriction for the transfer of the **Said Plot A** under The Goa, Daman and Diu Land Revenue Code, 1968 and/or The Transfer of Property Act, 1882, Code of Communidades, and/or any local, state, central acts currently in force.

27. The **Said Plot A** is an open plot of land. There is no structure/s standing on the **Said Plot A** or any part thereof.

28. The **Said Plot A** has an access.

29. There are no right of ways, passages and other easement rights that exist on the **Said Plot A** hereby transferred, sold and conveyed by the Vendor.

30. There are no boundary disputes with the owners/occupants of the adjoining properties or any other person.

REGISTRAR OF PANAJI

For AMRAPALI REALTORS

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E. The market value of the **Said Plot A** hereby sold and transferred is Rs.1,41,00,000/- (Rupees One Crore Forty One Lakhs Only) and stamp duty of Rs.6,34,500/- (Rupees Six Lakhs Thirty Four Thousand Five Hundred Only) is paid on this Deed of Sale. The said market value constitutes the entire Sale Consideration amount payable in respect of the **Said Plot A.**

F. Vide Letter bearing reference no.49(6)/TCP/PER/185/2021/1301 dated 01st November 2021, the Town and Country Planning Department has granted it's no objection for registration of the present Deed of Sale, with respect of the **Said Plot A**.

G. The parties to this Deed of Sale hereby declare that they do not belong to the Scheduled Caste/Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77dated 21/08/1978.

H. The Parties hereto are now desirous of recording the terms and conditions agreed between them in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the aforesaid and relying upon the representations, warranties, assurances and declarations of the Vendor, the Purchaser has agreed to pay to the Vendor an aggregate consideration of Rs.1,41,00,000/- (Rupees One Crore Forty One Lakhs Only), being the full and final

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consideration payable by the Purchaser to the Vendor, which has been paid by the Purchaser to the Vendor, as more particularly described hereunder:

a. Amount of Rs.1,39,59,000/- (Rupees One Crore Thirty Nine Lakhs Fifty Nine Thousand Only) paid to M/s Amrapali Realtors, vide Demand Draft bearing no. 032521 dated 09th November 2021, drawn on ICICI Bank Limited, on the execution hereof.

(The payment and receipt whereof the Vendor does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the Purchaser).

b. In view of the notification dated 1st June 2013, the Purchaser has paid towards Tax Deducted at Source, an amount of Rs.1,41,000/- (Rupees One Lakh Forty One Thousand Only) on 08th November 2021, being 1% of the total consideration amount.

2. The Vendor is aware of the fact that the Purchaser has relied on the correctness of the statements set forth in this Deed of Sale and that the Purchaser has, relying upon the representations, warranties, assurances and declarations of the Vendor, agreed to pay the amounts in this Deed of Sale in consideration of the Vendor selling, conveying and transferring all their rights, title and interest in the **Said Plot A** to the Purchaser. The Parties agree that the Recitals form an integral part of this Deed of Sale.

3. Upon the receipt of the entire sale consideration as aforesaid, the Vendor does hereby irrevocably grant, sell, convey, transfer and assure unto the

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Purchaser to have and to hold as an absolute and exclusive owner, without any interruption or disturbances by the Vendor or any persons claiming through or under the Vendor, free from all encumbrances, court attachments, litigations, maintenance, charges, claims and demands, all their right, title, interest, claim and possession of the **Said Plot A**, being all that undivided area admeasuring 2900 sq.mts., forming a part of the property known as "KAJARYACHI GHATI", aggregately admeasuring 25,587 sq.mts., bearing survey no.365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396, hereinafter referred to as the **"Said Plot A"**, which plot is more particularly described in the **Schedule II** hereunder written to this Deed of Sale and is shown in Red colour boundary line on the plan annexed as "**Annexure A**", **TOGETHER WITH** all the rights, title, interest, ownership, possession, share, claim, demand and all the rights, benefits, privileges, and advantages in and to the **Said Plot A** and every part thereof, including but not limited to the entire present and future Floor Area Ratio, transferable development rights and development potential in respect of the **Said Plot A** and/or arising therefrom of whatsoever nature and by whatsoever name called and all the benefits in lieu of the reservations/set-back area that are available or shall become available in future, with respect to the **Said Plot A**, **TOGETHER WITH** all structures, fencing, compound walls, edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, waters, water courses, lights, liberties, privileges, easements,

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profits, advantages, rights, members and appurtenances whatsoever to the **Said Plot A** or land or ground hereditaments and premises or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or to be appurtenant thereto and to exclusively be entitled to all benefits and privileges with right to exclusive appropriation thereof **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Vendor into out of or upon the **Said Plot A** or any part thereof AND **TO HAVE AND TO HOLD** all and singular the **Said Plot A**, hereditaments and premises hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with their rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, its Partners and assigns absolutely forever to possess, use and enjoy by the Purchaser, its Partners and assigns freely and absolutely with full right of enjoyment and possessing the **Said Plot A** free from all encumbrance, charges, lien, right or demand of any kind whatsoever **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Panchayat or any other public body or local authority in respect thereof by the Vendor for the period upto the date of these presents **AND** the water and electricity connections, if any, pertaining to the **Said Plot A** shall stand transferred in the name of the Purchaser.

4. **AND** the Vendor does hereby acknowledge that the Purchaser is now the owner of the **Said Plot A** AND THE Vendor does hereby covenant with the

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Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by from through under or in trust for him made done committed omitted or knowingly or willingly suffered to the contrary **AND THAT** the Vendor now has in themselves good right full power and absolute authority to grant, release, convey, transfer and assure the **Said Plot A** hereby granted, conveyed, transferred and assured or intended so to be unto and for the use of the Purchaser **AND THAT** it shall be lawful for the Purchaser from time to time at all times hereafter to peacefully and quietly hold, enter upon, have, use, occupy, possess and enjoy the **Said Plot A** hereby granted, conveyed, transferred and assured every part thereof with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for his own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or their executors, successors, assigns and administrators or any of them from or by any person lawfully or equitably claiming or to claim by or from or under or in trust for them **ANDTHAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Purchaser **AND THAT** the Vendor, its Partners, assigns, executors and administrators shall keep sufficiently saved, defended, held harmless and shall keep indemnified and held harmless the Purchaser of from and against all claims, actions, suits, proceedings, dues including any outstanding government or statutory dues, demands, disputes, losses, damages, costs, expenses, estates, title, charge and encumbrances whatsoever, either already or hereafter made, executed, occasioned or suffered by the Purchaser or by any

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other person or persons lawfully or equitably claiming or to claim by or from or under or in trust for them in respect of the **Said Plot A** or otherwise in the event of (i)any representative statements, warranties and covenants of the Vendor being incorrect and untrue and/or on account of the negligent acts or omission by the Vendor; and/or (ii) any defect in title of the **Said Plot A** and/or any third party claims relating to the title of the Vendor to the **Said Plot A** /Said Property; and/or (iii) any breach, inaccuracy, error or omission by the Vendor in any of the representations, warranties, covenants, assurances and other terms and conditions of this Deed of Sale; (iv) any liabilities of any nature whatsoever in respect of the **Said Plot A** pertaining to the period prior to the date of this Deed of Sale; (v)any misrepresentation by the Vendor or the Vendor withholding any material fact or information from the Purchaser that would have been critical to the Purchaser's evaluation of this sale transaction and also for concluding on clear title and marketability of the **Said Plot A** (vi) any interference with the quiet and peaceful possession and use of the **Said Plot A** by the Purchaser; (vii) non-payment of any statutory dues, levies, taxes, assessments, duties, charges, costs, any other claims, etc. till the date of the execution of this Deed of Sale i.e. payment of statutory dues, levies, taxes, assessments, duties, charges, costs, etc. in respect of the **Said Plot A**, falling in arrears till the date of execution of this Deed of Sale; (viii) pendency of any acquisition proceedings, litigation, existence of rival claim, minor's interest, or any charge, mortgage, maintenance charges or leasehold right over the **Said Plot A** created by Vendor's predecessors in the title; (ix) in consequence of any breach, default or violation committed by the Vendor or its Partners or agents, in the due compliance or observance of any law, rule or

For AMRAPALI REALTORS

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regulation of the Government or any statutory authority or local body concerning the purchase, holding, occupation, renting or any matters incidental thereto or otherwise howsoever in relation to the **Said Plot A;** and (x) any default in statutory/regulatory compliances in respect of the **Said Plot A**.

5. The Vendor hereby indemnifies and shall keep indemnified and hold harmless the Purchaser and/or his successors and assigns or its nominee/s or its successors-in-title from any loss, damages, demand, action, dispute, interest, penalty, claim, cost, charges and expenses of any nature suffered or sustained by the Purchaser on account of any objections received during the mutation process of the Said Property.

6. The Vendor assures the Purchaser that if the Purchaser is deprived of the **Said Plot A** or any part thereof on account of any legal defect in the title of the Purchaser to the **Said Plot A** rising out of the defect in title of the Vendor to the **Said Plot A**, then the Vendor will be liable and responsible to make good the loss suffered by the Purchaser and shall keep the Purchaser indemnified, saved and harmless against all such losses, costs and expenses accruing thereby to the Purchaser.

7. The Vendor agrees and undertakes that on execution of this Deed of Sale the Vendor has been left with no right, interest or title in the **Said Plot A** and the Purchaser shall have the absolute right to transfer, assign, convey encumber, charge, mortgage the **Said Plot A** to any person at such terms and conditions

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they deem fit and proper at their sole discretion and deal with the **Said Plot A** in any manner whatsoever.

8. **AND FURTHER** the Vendor and its Partners, executors and administrators shall and will from time to time and at all times hereafter at the request and cost of the Purchaser, do and execute or cause to be done and executed, all such further and other lawful and reasonable acts, deeds, matters and things, conveyance and assurances in law whatsoever for the better further and more perfectly and absolutely granting conveying and assuring the **Said Plot A** and every part thereof unto and to the use of the Purchaser in the manner aforesaid and as shall be required by the Purchaser, its Partners or assigns.

9. **AND** further the Vendor, its Partners, assigns, executors and administrators do hereby indemnify and keep indemnified the Purchaser and/or its successors in-title in respect of any claim or demand made or which may hereafter be made on or in respect of the **Said Plot A** or in respect of the title of the Vendor to the **Said Plot A** on account of non-availability of the original or copies of the title deeds of the **Said Plot A** or on account of any representations made by the Vendor being found to be misleading and incorrect and/or on account of the negligent acts or omission by the Vendor and/or in the event the title of the Vendor to the **Said Plot** A being defective and/or not clear.

10. **AND THAT** the Vendor confirms and records that on execution of these presents the **Said Plot A** and all the benefits, right title and interest therein has

For AMRAPALI REALTORS

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vested in the Purchaser and that they have put the Purchaser in quiet, peaceful and vacant possession of the **Said Plot A** as owner thereof.

11. **AND** the Vendor does hereby agree and undertake to sign and execute such Deeds, Documents, Agreements, Forms, Affidavits, Applications, letters, NOC's, etc as the Purchaser may require for effectively transferring the right, title and interest in the **Said Plot A** in favour of and in the name of the Purchaser in the revenue records and in such other Government and Semi Government records including the electricity bill, the water bill, the Panchayat Tax and as may be required and to do all other acts, deeds matters and things in relation thereto solely at the cost of the Purchaser;

12. **AND THE Vendor** does hereby covenant with the Purchaser that the Vendor shall simultaneously with the execution hereof hand over to the Purchaser all the original/certified/certified true copies of the title deeds and documents in respect of the **Said Plot A**, more particularly listed out in **Annexure B**.

13. **AND THE VENDOR** further declare that they shall render full co-operation to the Purchaser, without claiming any further costs, in getting the **Said Plot** A demarcated and sub-divided in all the Land and Revenue records and physically on the **Said Property** and clearing all objections thereto from any third parties and the Vendor shall execute all documents granting their No objection for the same.

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For Slavio Luxury Project Two LLP

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14. **AND THE VENDOR** further declare that they shall render full co-operation to the Purchaser, without claiming any further costs, in getting the **Said Plot A** mutated in the name of the Purchaser in the Revenue records and clearing all objections thereto from any third parties and the Vendor shall execute all documents granting their No objection for the same.

15. **AND THE VENDOR** further declare that they shall render full co-operation to the Purchasers, without claiming any further costs, in getting the **Said Plot A** partitioned from the Said Property in the Land and Revenue records and physically on the **Said Property** and clearing all objections thereto from any third parties and the Vendor shall execute all documents granting their No objection for the same.

16. **AND THE** Purchaser hereafter shall be the exclusive, legal and absolute owner of the **Said Plot A** and the Vendor further declares that they have No Objection for the inclusion of the name of the Purchaser in the Form I and XIV of the **Said Property** and shall execute all documents granting their No objection for the same.

17. **AND THAT** the stamp duty and registration charges incidental to this Deed shall be paid by the Purchaser.

18. **AND THAT** the parties shall immediately upon the execution hereof, present the Original (duly stamped) copy of these presents for registration at the Office

For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

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of the Sub-Registrar of Pernem and respectively admit execution hereof in accordance with the Indian Registration Act, 1908.

19. **AND THAT** the original registered copy of these presents shall be retained by the Purchaser and the duplicate counterpart hereof shall be retained by and be the property of the Vendor.

20. **AND THAT** in the event, that any dispute(s) or difference(s) arises between the Parties in respect of this Deed and/or any related documents/writings and/or the interpretation of the terms and provisions hereof or thereof (hereinafter referred to as the **"Dispute"**), the Parties shall firstly endeavour to personally resolve such disputes or differences in an amicable manner within thirty (30) days from the date one Party first notifies (in writing) the other Party of the existence of such disputes or differences and calls upon the other Party to hold discussions/dialogues for resolving the same. In the event, the Dispute cannot be resolved amicably by the Parties hereto as stated in the preceding clause (a), the same shall be referred to arbitration of a sole arbitrator appointed by the mutual decision of the Parties in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996, or any statutory amendment or re-enactment thereof for the time being in force. The arbitration proceedings shall be held at Mumbai and the language of the proceedings shall be English. The award/s of the arbitrator shall be reasoned and given in writing, and shall be final and binding upon the parties.

For AMRAPALI REALTORS

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For Slavio Luxury Project Two LLP

Partner

21. All letters, notices or any other communication intended to be served after the commencement of this Deed shall be deemed to be effectually served/received if sent by Registered Post addressed or delivered by hand to the Parties hereto at the addresses given herein below:

a. To the **Vendor**:

M/S AMRAPALI REALTORS,

having its registered office at C-2/57,

Mangal Apartments, 16, Vasundhra Enclave,

Delhi-110096.

b. To the **Purchaser:**

SLAVIO LUXURY PROJECT TWO LLP

Having office at 1st Floor, 42A, Impression House,

G D AmbekarMarg, Kohinoor Mill,

Wadala, Mumbai – 400031.

22. The Said Property is non-agricultural property having been converted vide Conversion Sanad dated 14th July 2011 issued by the office of the Collector, North Goa District 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.

For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

Partner

SCHEDULE I

Description of "THE SAID PROPERTY"

All that property known as "KAJARYACHI GHATI", admeasuring 25,587 sq.mts, bearing survey no.365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396.

The Said Property is bounded as under:

East: By the property surveyed under no. 365/2, 365/10, 365/11, 365/12, 365/13, 365/14,365/15,365/16 and 365/17;

West: By the property surveyed under no. 279/18;

North: Partly by Road and property surveyed under no. 365/10, 365/11, 365/12, 365/13, 365/14,365/15,365/16 and 365/17;

South: By the property surveyed under no.366.

SCHEDULE II

Description of "THE SAID PLOT A"

All that plot of land admeasuring 2900 sq.mts, forming a part of the property known as "KAJARYACHI GHATI", admeasuring 25,587 sq.mts, bearing survey no.365/1, situated at Village Mandrem, within the limits of Village Panchayat of Mandrem, Taluka and Registration Sub-District of Pernem, District of North Goa, State of Goa; which property is enrolled in the Revenue Records of Taluka Pernem under Matriz no.1395 and 1396.

The Said Plot A is bounded as under:

North : By existing 6 meters Road ;

For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

Partner

South : By existing and proposed 15 meters wide road;

East : By existing 6 meters Road;

West : By property bearing Survey No. 365/18.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first hereinabove written.

SIGNED AND DELIVERED)

BY THE WITHINNAMED VENDOR)

M/S AMRAPALI REALTORS)

Duly represented by it Partner)

MR. RAHUL KUMAR)

(FOR SELF AND FOR THE OTHER)

PARTNER **MR. AJAY NARAIN GUPTA**))



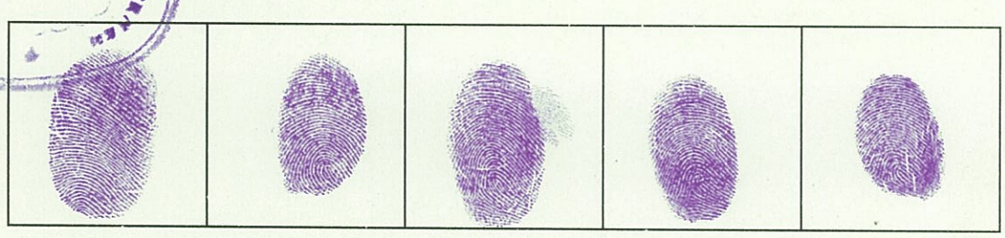
For AMRAPALI REALTORS

Partner

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

Partner

SIGNED AND DELIVERED)

BY THE WITHINNAMED PURCHASER)

SLAVIO LUXURY PROJECT TWO LLP)

Duly represented by it Partner)

MR.ADITYA NAIK)



For Slavio Luxury Project Two LLP

Partner

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



In the presence of:

1. Mr. Anish Kumar Singh

2. Ms. Amruta Kamat

For Slavio Luxury Project Two LLP

Partner

For AMRAPALI REALTORS

Partner

RECEIPT

RECEIVED from the within named PURCHASER the sum of Rs.1,39,59,000/- (Rupees One Crore Thirty Nine Lakhs Fifty Nine Thousand Only), paid vide aforementioned Demand Draft, being the total consideration payable by them, as within mentioned.

Rs.1,39,59,000/-

WE SAY RECEIVED

For AMRAPALI REALTORS

Partner

MR. RAHUL KUMAR

PARTNER IN **M/S AMRAPALI REALTORS**

(FOR SELF AND FOR THE OTHER PARTNER

MR. AJAY NARAIN GUPTA)

VENDOR

REGISTRAR OF PERAMBULATORS

Witness :

1. Mr. Anish Kumar Singh

2. Ms. Amruta Kamat

For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

Partner

Annexure 'A'

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

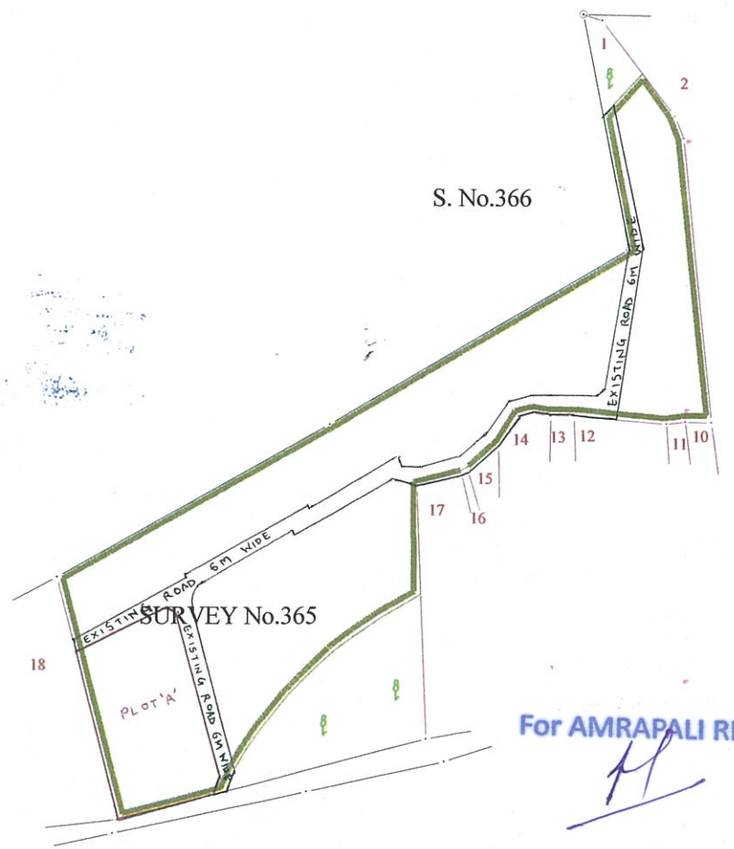
PANAJI- GOA

Inward No: 6564

N

Plan Showing plots situated at
Village : MANDREM
Taluka : PERNEM
Survey No./Subdivision No. : 365/ 1
Scale :1:2000

Land Converted



A. Matondkar
Asst. Survey & Settlement Officer
Panaji-Goa

Rs.5 FEE Govt. of Goa INDIA FIVE RUPEES Director of Settlement & Land Records

For Slavio Luxury Project Two LLP
Partner

For AMRAPALI REALTORS
Partner

Generated By : AJAY SAWANT (D'Man Gr.II)
On :09-11-2021

Compared By: Dilip M. Tamoskar (D'Man Gr.I)
09/11/2021

ANNEXURE B

LIST OF ORIGINAL TITLE DOCUMENTS

i. Certified copy of the Certificate issued by Antonio Agostinho Piedade Milagres Saldanha, Civil Registrar-cum-Sub-Registrar, which is recorded in the Conservatory (Preserva) of the Books of Bardez Taluka alongwith Certificate of Description bearing no.1920 drawn at folio no.99v of Book No.B-2(new) in the Land Registration Office of the Judicial Division of Bardez and Certificate of Inscription bearing no.29026 drawn at folio no.197 of Book No.G-34 in the Land Registration Office of the Judicial Division of Bardez. (in Portuguese alongwith its translation)

ii. Certified copy of the Certificate of Inscription bearing no.41833 drawn at folio no.25 of Book No.G-45 in the Land Registration Office of the Judicial Division of Bardez. (in Portuguese alongwith its translation)

iii. Certified copy of the Deed of Sale and Purchase, Deposit and Principal dated 26th January 1924. (in Portuguese alongwith its translation)

iv. Certified copy of the Deed of Qualification of Heirs, Sale, Discharge and Lease dated 16th July 1945 drawn at folio no.58 reverse to 61 reverse of Book no.450 before Notary Guilherme Lobo. (in Portuguese alongwith its translation)

v. Certified copy of the Certificate of Inscription bearing no.41834 drawn at folio no.25 reverse of Book No.G-45 in the Land Registration Office of the Judicial Division of Bardez. (in Portuguese alongwith its translation)

vi. Extract of the Government Gazette dated 23rd July 1981.

For AMRAPALI REALTORS

Partner

For Sta...

Partner

vii. Certified copy of the Deed of Succession dated 18th July 1981 drawn in the Book of Deeds bearing no.717 at pages 84 to 87 in the office of the Notary Ex-officio, Bardez.

viii. Certified copy of the Index of Lands with respect to survey no.365/1 of Village Mandrem issued by the Talathi of Mandrem.

ix. Certified copy of the Form 9 with respect to mutation entry no.989 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem.

x. Certified copy of the Form 9 with respect to mutation entry no. 640 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem.

xi. Certified copy of the Form 9 with respect to mutation entry no. 273 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem.

xii. Certified copy of the Form 9 with respect to mutation entry no. 491 with reference to survey no.365/1 of Village Mandrem, Goa, issued by the Talathi of Mandrem.

xiii. Certified copy of the Manual Form I and XIV with respect to survey no.365/1 of Village Mandrem issued by the Talathi of Mandrem.

xiv. Original Deed of Sale dated 20th June 2006 registered with the office of the Sub-Registrar of Bardez under no. 244 of Volume No.197 dated 27th June 2006.

xv. Certified copy of the Records and proceedings of mutation case no.8868 filed before the Mamlatdar of Pernem

For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

Partner

xvi. Certified copy of the Sanad dated 22nd December 2006 issued by the office of the Collector, North Goa District.

xvii. Original Nil Encumbrance Certificate dated 21st April 2009 issued by the office of the Sub Registrar of Pernem.

xviii. Original Sanad dated 14th July 2011 issued by the office of the Collector, North Goa District.

xix. Original No Objection Certificate bearing reference no.49(6)/TCP/PER/51/2021/731 dated 14th July 2021 issued by the office of the Town and Country Planning Department.

xx. Certified copy of the Nil Encumbrance Certificate dated 11th August 2021 issued by the office of the Sub Registrar of Pernem.

xxi. Original Letter dated 23rd August 2021 issued by the office of the Directorate of Settlement and Land Records.

For AMRAPALI REALTORS

Partner

For Slavio Luxury Project Two LLP

Partner

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **12-Nov-2021 11:59:19 am**

Document Serial Number :- **2021-PNM-455**

Presented at **10:51:32 am** on **12-Nov-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Pernem** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	634500
2	Registration Fee	423000
3	Mutation Fees	2500
4	Processing Fee	3120
	Total	**1063120**

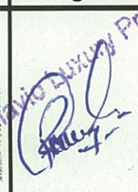
Stamp Duty Required :**634500/-** Stamp Duty Paid : **634500/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Aditya Naik Partner In Slavio Luxury Project Two LLP ,Father Name**:Ranjan Naik,**Age:** 31, **Marital Status:** ,**Gender:**Male,**Occupation:** Advocate, **Address1** - House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa- 403002, **Address2** - , **PAN No.**			For Slavio Luxury Project Two LLP Partner

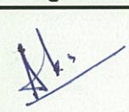
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Rahul Kumar Partner MS AMRAPALI REALTORS , Father Name:Daman Mishra, Age:** 38, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, C-9, C-Block, Ganesh Nagar, Pandav Nagar Complex, Delhi-110092, **PAN No.:**			For AMRAPALI REALTORS Partner
2	**Rahul Kumar Partner In MS AMRAPALI REALTORS , Father Name:Daman Misra, Age:** 38, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, C-9, C-Block, Ganesh Nagar, Pandav Nagar Complex, Delhi-110092, **PAN No.: , as Power Of Attorney Holder for Ajay Narain Gupta Partner MS AMRAPALI REALTORS**			For AMRAPALI REALTORS Partner

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	**Aditya Naik Partner In Slavio Luxury Project Two LLP , Father Name:Ranjan Naik, Age:** 31, **Marital Status:** ,**Gender:**Male,**Occupation:** Advocate, House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa- 403002, **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Anish Kumar Singh,Age: 27,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403001, Bhatlem, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: **Amruta Rajendra Kamat,Age: 36,DOB: ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Married** , Address:403001, St Inez, Panaji, Tiswadi, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR PERNEM

Document Serial Number :- **2021-PNM-455**



Document Serial No:-2021-PNM-455

Book :- 1 Document
Registration Number :- **PNM-1-433-2021**
Date : 17-Nov-2021

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

SUB - REGISTRAR
PERNEM

Scanned by :- Saish D. Pokhare (D.E.O)