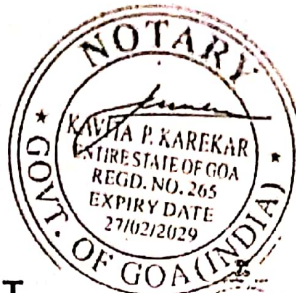


Kanso



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bardez



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 1000000/-

(Rupees Ten Lakhs only)

PAID VIDE E-RECEIPT NO 202400549005 DATED :23-Jul-2024,
IN THE GOVERNMENT TREASURY.



Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400041990
DOCUMENT SERIAL NUMBER	:	2024-BRZ-4243
DATE OF PRESENTATION	:	09-Aug-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4135-2024
DATE OF REGISTRATION	:	09-Aug-2024
NAME OF PRESENTER	:	NAMAN ARORA Partner Of KANSO VENTURES LLP
REGISTRATION FEES PAID	:	₹600000/-
PROCESSING FEES PAID	:	₹2100/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 23/07/2024 15:11:11

Name and Address of Party: KANSO | 7798601164
Porvorim

Service: Stamp Duty

	Amount
Stamp Duty	₹ 1000000.00

Total Amount: ₹ 1,000,000.00

(Rs. Ten Lakh, Only.)

Department Data:

202400041990 NOTARY|202400041990 NOTARY

Link ref No:

CPAEAGNFM4

Status:

Success

Payment Date:

23/07/2024 19:07:10

Payment Gateway:

SBI_MOPS

Print Date: 06/08/2024 15:21:59

2024-322-42413
09/08/2024

DEED OF SALE

Vofaki

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A K Makdani

For Kanso Ventures LLP

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Authorised Signatory

THIS DEED OF SALE is executed on this 9th day of August of the year Two Thousand and Twenty Four (2024), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa.

BETWEEN:

1. **MR. BALWANT AMARSHI SOLANKI** alias **BALWANT SOLANKI**, son of Amarshi Jadhavji Solanki alias Amarshi Solanki, age 52 years, married, businessman, Indian National, holding PAN Card bearing No.

Aadhaar Card bearing No. , resident of G-4, R.R Complex, Near Kamson Residency, Porvorim, Vijay Nagar, Porvorim, Alto-Porvorim, North Goa, Goa-403521,

2. **MR. HITESHKUMAR HARSHAD PARMAR** Alias **PARMAR HITESHKUMAR HARSHAD**, son of Harshad

Harshad Parmar, age 34 years, married, businessman, Indian National, Holding PAN Card bearing No. and Aadhar Card bearing No.

, resident of 43/a Anand Nagar, Opp. Chival soc, B/h Kirti Tiles, Chandlodia, Chandlodiya Ahmedabad City, Ahmedabad, Gujarat-382481,

3. **MR. AMRUTLAL KARAMSHIBHAI MAKWANA ALIAS AMRUTLAL K. MAKWANA**, son of Karamshibhai Shamjibhai Makwana alias Karamshibhai Makwana, age 55 years, married, businessman, Indian National, Holding PAN Card bearing No. and Aadhar Card bearing No.

, resident of 647, Jalaram farm, torda bardez, Salvador do Mundo, Salvador De Mond, North Goa, Goa-403101, Hereinafter, jointly referred to as **"OWNERS/VENDORS"** (which expression shall unless repugnant to the context be deemed to mean and include their heirs, legal representatives, executors, administrators, successors, assigns wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

[Signature]
A.K. Makwana
[Signature]

For Kanso Ventures LLP

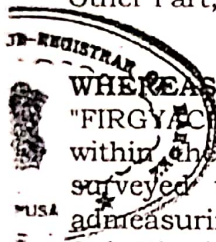
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Authorised Signatory

AND

KANSO VENTURES LLP, a Limited Liability Partnership incorporated under the LLP Act 2008, having its registered office at 558, 4th Floor, Sec-27 Gurgaon, Haryana, having PAN Card No. _____ and represented by its Partner

MR. NAMAN ARORA, son of Inder Mohan Arora, age 28 years, unmarried, Businessman, Indian National, holding PAN Card No. _____ and Aadhaar Card No. _____

_____, resident of H. No.4705 First Floor, DLF city phase-4, Galleria Market, Galleria DLF-IV, Gurgaon Haryana-122009, authorized vide Board Resolution dated 24/07/2024, Hereinafter called as the **"PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its respective heirs, executors and/or administrators) of the Other Part;



WHEREAS there exists all that hilly property known as "FIRGYACHEBHAT" situated in the village of Socorro, within the limits of the village Panchayat of Socorro, surveyed under survey No. 46/4 of village Socorro, measuring 1875 sq. metres, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa which property is neither described in the land registration office nor enrolled in the Taluka Revenue Office, is hereinafter referred to as the **"SAID PROPERTY"** for the sake of brevity and convenience, more particularly described in the **SCHEDULE** hereinunder written.

AND WHEREAS the **SAID PROPERTY** originally belonged to Mr. Luis Manuel Da Silva and Mrs. Rosalia Flaviana De Souza.

AND WHEREAS Said Luis Manuel Da Silva expired on 26/06/1915 without any will, gift or any deposition of his last wish, but leaving behind his wife/widow Mrs. Rosalia

18/07/24
Attest
Ak Maheshwari

For Kanso Ventures LLP

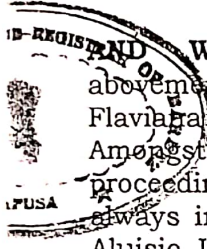
Naman Arora
Authorised Signatory

Flaviana De Souza and following 9 children as legal heirs:

1. Maria Prisca Etelvina Da Silva,
2. Jose Luis Francisco S. Ana Das Dores da Silva,
3. Afra Flaviana Da Silva
4. Epifanio Manuel Da Silva,
5. Mariquinha Da Silva,
6. Neves Da Silva,
7. Luis Gonzaga Bento Da Silva.
8. Aluisio Emerico Da Silva,
9. Ismalia Magdalena Da Silva



AND WHEREAS an Orphanage Inventory was filed by Mrs. Rosalia Flaviana De Souza for inheritance and succession of the properties left behind by said Luis Manuel Da Silva to be inherited by his 9 children.



AND WHEREAS during the pendency of the above mentioned inventory proceedings Mrs. Rosalia Flaviana De Souza expired.

Amongst the six properties listed in the Inventory proceeding, the said property bearing survey No. 46/4 was always in possession, enjoyment and occupation of Mr. Aluisio Joaquim Emerico Santana Das Dores E Silva alias Aluisio Emerico Da Silva as absolute owner.

AND WHEREAS said Mr. Aluisio Joaquim Emerico Santana Das Dores E Silva alias Aluisio Emerico Da Silva alias Aloysius Emerico Da Silva alias Aluis Doures D'Silva alias Aluisio Joaquim Emerico Das Dores Silva expired on 28/11/2001 and his wife Mrs. Ramilla Da Silva expired on 16/03/2004, without any will, gift or any deposition of his last wish, but leaving behind following children as legal heirs:

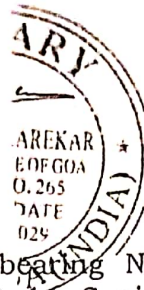
1. Rosalie Fernandes,
2. Norman John Da Silva,
3. Boris Da Silva,
4. Ovid Da Silva,
5. Peter Da Silva,

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Atchuth
A. K. Mahawane

For Kanso Ventures LLP

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Authorised Signatory

6. Philip Da Silva
7. Sylvia Rodrigues



AND WHEREAS an Inventory Proceeding bearing No. 152/2007/B was filed in the Court of Civil Judge Senior Division at Mapusa, Goa upon the death of said Mr. Aluisio Joaquim Emerico Santana Das Dore E Silva alias Aluisio Emerico Da Silva alias Aloysius Emerico Da Silva alias Aluis Doures D'Silva alias Aluisio Joaquim Emerico Das Dore Silva and his wife Mrs. Ramilla Da Silva.

AND WHEREAS during the pendency of the said Inventory Proceedings No. 152/2007/B;
Mr. Boris Da Silva expired on 06/06/2007 in the status of Bachelor.

Mr. Peter Da Silva expired on 04/03/2016, leaving behind his three children namely Mr. Shane Da Silva, Mr. Gannon Da Silva and Ms. Cindy Da Silva.

The said property was listed as item No. I in the said Inventory Proceeding No.152/2007/B.

AND WHEREAS that by amicable understanding between the parties they filed Family Settlement Agreement dated 21/11/2017 as a mode of partition and vide Order dated 11/12/2017, the said agreement dated 21/11/2017 was confirmed and the shares allotted are as follows:

- Rosalie Fernandes-14%
- Norman John Da Silva-14%
- Ovid Michael Da Silva-20%
- Mr. Philip Da Silva-14%
- Mrs. Sylvia Rodrigues-17%
- Mr. Shane Da Silva, Mr. Gannon Da Silva, Ms. Cindy Da Silva alias Cindy Mae Da Silva their share in the said property is 21% altogether.

Signature

Signature

Ak Mathew

For Kansa Ventures LLP

Signature

Authorised Signatory



AND WHEREAS vide MOU dated 25/08/2022 Mrs. Rosalie Pamela Fernandes alias Mrs. Rosalie Fernandes, Mr. Norman John Da Silva, Mr. Ovid Michael Da Silva, Mr. Philip Da Silva, Mrs. Sylvia Rodrigues, Mr. Shane Da Silva, Mr. Gannon Da Silva and Ms. Cindy Da Silva alias Cindy Mae Da Silva intended to sell the said property to Balwant Amarshi Solanki.

AND WHEREAS vide Deed of Sale dated 30/11/2022, duly registered before the sub registrar of Bardez under No.BRZ-1-5493-2022, Book 1 Document on 05/12/2022, Mrs. Rosalie Pamela Fernandes alias Mrs. Rosalie Fernandes, Mr. Norman John Da Silva, Mr. Ovid Michael Da Silva, Mr. Philip Da Silva, Mrs. Sylvia Rodrigues, Mr. Shane Da Silva, Mr. Gannon Da Silva and Ms. Cindy Da Silva alias Cindy Mae Da Silva sold the said property to Mr. Balwant Amarshi Solanki, Mr. Hiteshkumar Harshad Parmar and Mr. Amrutlal Karamshibhai Makwana alias Amrutlal K. Makwana.

Thus by virtue of Deed of Sale dated 30/11/2022 Mr. Balwant Amarshi Solanki, Mr. Hiteshkumar Harshad Parmar and Mr. Amrutlal Karamshibhai Makwana alias Amrutlal K. Makwana became the absolute owners in possession of the said property.

AND WHEREAS the VENDORS hereby desires to sell to the PURCHASER and the PURCHASER hereby desires to purchase from the VENDORS, all that hilly property known as "FIRGYACHEBHAT" situated in the village of Socorro, within the limits of the village Panchayat of Socorro, surveyed under survey No. 46/4 of village Socorro, admeasuring 1875 sq. metres, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa which property is neither described in the land registration office nor enrolled in the Taluka Revenue Office and the SAID PROPERTY is being sold for a total consideration amount of Rs. 2,00,00,000/- (Rupees Two

Handwritten signature: H. P. Solanki
Handwritten signature: H. P. Solanki
Handwritten signature: A. K. Makwana

For Kanso Ventures LLP
Handwritten signature: Namanshu
Authorised Signatory

Crores Only) to be paid by the Purchaser to the Vendor upon deducting T.D.S.



NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of Rs. 2,00,00,000/- (Rupees Two Crores Only) A sum of Rs. 2,00,000/- (Rupees Two Lakhs Only) is deducted as 1% TDS as per the income Tax Act and balance amount of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) is paid by the PURCHASERS in the following manner:-

The Vendor No. 1 is holding 25% share in the property.
The Vendor No. 2 is holding 50% share in the property.
The Vendor No. 3 is holding 25% share in the property.

a. A sum of Rs. 24,50,000/- (Rupees Twenty Four Lakhs Fifty Thousand Only) is paid to Vendor No. 1, vide RTGS under UTR PUNBR52024080611232526, through Punjab National Bank, dated 06/08/2024.

b. A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) is paid to Vendor No. 1, vide D.D bearing No. 526083, drawn on Punjab National Bank, dated 07/08/2024.

c. A sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is paid to Vendor No. 2, vide D.D bearing No. 526082, drawn on Punjab National Bank, dated 07/08/2024.

d. A sum of Rs. 49,00,000/- (Rupees Forty Nine Lakhs Only) is paid to Vendor No. 2, vide RTGS under UTR No. PUNBR52024080611233201, through Punjab National Bank, dated 06/08/2024.

e. A sum of Rs. 24,50,000/- (Rupees Twenty Four Lakhs Fifty Thousand Only) is paid to Vendor No. 3, vide RTGS under UTR No. PUNBR52024080611232826, through Punjab National Bank, dated 06/08/2024.

f. A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) is paid to Vendor No. 3, vide RTGS under UTR No. PUNBR52024080911334006 through Punjab National Bank, dated 09/08/2024.

[Handwritten signatures]
A. K. Marwaha

For Kanso Ventures LLP

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Authorised Signatory

which amounts as stated above the VENDORS do hereby admit and acknowledge, and the VENDORS do hereby convey and transfer by present Deed of Sale in favour of **PURCHASER** all their rights, title, interest, ownership and possession in the **SAID PROPERTY** more particularly described in **Schedule** hereunder written and delineated in red color in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to **THE SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the **VENDORS** into or upon **THE SAID PROPERTY** hereby conveyed to the **PURCHASER** and every part thereof to have unto and hold the same to the use of the **PURCHASER** together with title deeds, writings and other evidence of the title as originally pass on such

2. The **VENDORS** covenant to the **PURCHASER** as under:-

- a. That the Vendors have neither entered into any agreement for sale nor have received any court summons in respect of the **SAID PROPERTY** towards transfer of the said property in favour of **PURCHASER** herein.
- b. That the **VENDORS** are the absolute owners of the **SAID PROPERTY** and is fully entitled to sell the **SAID PROPERTY** to the **PURCHASER** herein.
- c. That no other person has a right of ownership or any other rights on the **SAID PROPERTY** or any part thereof.
- d. That there is no litigation or proceedings whatsoever pending in any Court of Law in respect of the ownership as well as Transfer of rights of the **SAID PROPERTY**.

W. S. Faruqi
AK Mabwani

For Kanso Ventures, LLP
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Authorised Signatory

e. That the **SAID PROPERTY** is not the subject matter of any attachment before Judgment or in execution of any decree or any other Court attachments or any other Court decrees or orders nor there is any injunction passed or stay order for the sale of the **SAID PROPERTY**.

f. That the **SAID PROPERTY** agreed to be sold to the **PURCHASER** is free from any encumbrances or charges whatsoever and the **VENDORS** have full and absolute authority to sell the same to the **PURCHASER**.

g. That in the event that the **PURCHASER** causes any loss on account of any act of omission or commission by the **VENDORS**, the **VENDORS** shall keep the **PURCHASER** indemnified against all such losses which shall be settled at the cost of the **VENDORS**.

h. That the **SAID PROPERTY** is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

i. That there are no tenants and/or mundkars having any rights or claims over the **SAID PROPERTY**.

j. That there are no encumbrances of whatsoever nature over the **SAID PROPERTY**, by way of mortgage charges, and/or liens and the names of the predecessor-in-title of the **VENDORS**.

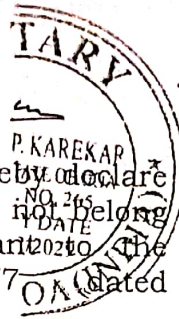
3. That **VENDORS** shall at all times hereinafter indemnify and keep indemnified the **PURCHASER** and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the **SAID PROPERTY** or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

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For Kanso Ventures LLP

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Authorised Signatory

4. The **VENDORS** and the **PURCHASER** hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



5. That on the execution of this Deed of Sale, **PURCHASER** shall and may at all times hereinafter peacefully and quietly enter into and possess the **SAID PROPERTY** hereby sold without any hindrance, claim, interruption or demand whatsoever from the **VENDORS** or from any person claiming through or under him.

6. That the physical possession and the legal possession of the **SAID PROPERTY** has been handed over by the **VENDORS** to the **PURCHASER** on the spot at loco by way of the execution of this Sale Deed and the **PURCHASER** has taken over the possession of the SAID PROPERTY under their own control and have occupied the same.

That the **VENDORS** hereby, admits and confirms that they have not been left with any right, title, interest, claim, lien or concern of any nature whatsoever in the SAID PROPERTY and the **PURCHASER** has become the absolute owner thereof with full rights to use, peacefully enter, quietly possess, enjoy, use, sell, transfer, alienate, assign, assure and otherwise deal with the same or any part thereof as the absolute owner thereof and also the unhindered and unobstructed right to ingress and egress from the **SAID PROPERTY** at all times to come, without any hindrance, interruption, objection, eviction, claim or demand from or by the **VENDORS** and / or any of the heirs / successors of the **VENDORS** and / or any other person or person through / under the **VENDORS**.

8. That the **VENDORS** hereby undertake to keep the **PURCHASER** fully indemnified from and against any such claim and demand etc. and the consequences of any event that may follow, if any undertakings, representations,

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For Kanso Ventures LLP

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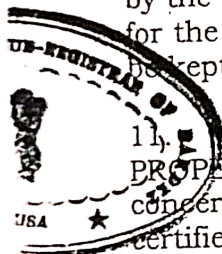


assurances, warranties, confirmations, declarations etc. made / given by the **VENDORS** in these presents shall not be false and incorrect.



9. There are no pending litigation or proceedings of any nature whatsoever in connection with the SAID PROPERTY that may affect or are likely to affect, the execution of this Sale Deed, the Transfer thereof, or the VENDOR's title to the SAID PROPERTY.

10. That all penalties, fines, expenses, costs and other charges concerning the **SAID PROPERTY**, which are related to and / or connected with and / or arising out of any omission or commission of the **VENDORS** and / or their predecessors-in-interest and related to the period preceding to the date of the execution and registration of the Sale Deed in favour of the **PURCHASER** shall be borne by the **VENDORS**, irrespective of the time when a demand for the same is received. Further the **PURCHASER** shall be kept fully indemnified in this regard.



11. That the **PURCHASER** can get the SAID PROPERTY mutated in its own name in the records of the concern authorities on the basis of this Sale Deed or its certified true copy for which the **VENDORS** hereby give its NO OBJECTION.

12. That relevant original/certified copy of title documents all other relevant documents concerning the said PROPERTY have been handed over by the **VENDOR** to the **PURCHASER** today at the time of execution of present Deed.

13. That the **VENDORS** hereby represents, assures, warrants and confirms to the **PURCHASER** that the contents of these presents are true and correct and if at any point of time hereafter, the representations, assurances, warranties, confirmations etc. herein contained in this Sale Deed are found to be incorrect or

V. G. S. S.
Ak Mahawans

For Kanso Ventures LLP

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Authorised Signatory

false and the **PURCHASER** and / or any person claiming through or under him suffers any loss or damage of any nature whatsoever, then the **VENDORS**, their legal heirs, legal representatives, successors, assignees or administrators and their respective estates shall be jointly and severally liable to make good, in full, the loss suffered by the **PURCHASER** and / or any person claiming through or under them and keep the **PURCHASER** saved, harmless and indemnified through their other property, both movable and immovable, against all losses, costs, damages, expenses etc. occurring thereby to the **PURCHASER** and / or any person claiming through or under him.

14. That the **VENDORS** hereby agrees and undertakes that he shall, at all times to come, not do, omit or suffer to be done anything whereby the rights of the **PURCHASER** in the **SAID PROPERTY** as well as their while rights in the Entire **SAID PROPERTY** are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever.

15. An amount of Rs. 2,00,000/- (Rupees Two Lakhs Only) has been deducted from the total consideration of **Rs. 2,00,00,000/- (Rupees Two Crores Only)** towards 1% TDS as per the provisions of the Income Tax Act is paid in the following manner:

- a. A sum of Rs. 50,000/- (Rupees Fifty Thousand Only) is paid vide Challan No. 53924, through HDFC Bank, dated 06/08/2024, in favour of Vendor No. 1.
- b. A sum of Rs. 1,00,000/- (Rupees One Lakh Only) is paid vide Challan No. 62677, through HDFC Bank, dated 06/08/2024, in favour of Vendor No. 2.
- c. A sum of Rs. 50,000/- (Rupees Fifty Thousand Only) is paid vide Challan No. 60498, through HDFC Bank, dated 06/08/2024, in favour of Vendor No. 3.

V. S. Sankar
AK Naraswani

For Kanso Ventures LLP
Namamhi
Authorised Signatory

16. The present value of the SAID PROPERTY, **Rs. 2,00,00,000/- (Rupees Two Crores Only)** which has been affixed hereto and Stamp duty Fees of Rs. 10,00,000/- (Rupees Ten Lakhs Only), has been paid vide Challan No. 202400549005, dated 23/07/2024, Registration Plus Processing Fees of Rs. 6,02,100/- (Rupees Six Lakhs Two Thousand One Hundred Only) has been paid vide Challan No. 202400549021, dated 23/07/2024 and Mutation fees of Rs. 2,000/- (Rupees Two Thousand Only) has been paid vide Challan No. 202400549014, dated 23/07/2024, which is borne by the Purchasers.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below.

SCHEDULE

DESCRIPTION OF THE "SAID PROPERTY"

ALL THAT hilly property known as "FIRGYACHEBHAT" situated in the village of Socorro, within the limits of the village Panchayat of Socorro, surveyed under survey No. 46/4 of village Socorro, admeasuring 1875 sq. meters, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa which property is neither described in the land registration office nor enrolled in the Taluka Revenue Office and is bounded as under:

EAST : by Property bearing survey No. 46 sub division No.5
WEST : by Property bearing survey No. 46 sub division No. 3
NORTH : by Public Road beyond which lies property bearing survey No. 49 sub division No.15
SOUTH : by property bearing survey No. 46 sub division No. 19

W. S. P. S.
H. S. S.
A. K. M. S. S.

For Kanso Ventures LLP
N. S. S.
Authorised Signatory

SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR No. 1



Balwanti
MR. BALWANT AMARSHI SOLANKI
Alias BALWANT SOLANKI

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Balwanti
Ak Mabwana

For Kanso Ventures LLP
Namand
Authorised Signatory

SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR No. 2

Hitesh

Hitesh



MR. HITESHKUMAR HARSHAD PARMAR
Alias PARMAR HITESHKUMAR HARSHAD



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Hitesh
Hitesh
Ak Mahajan

For Kanso Ventures LLP
[Signature]
Authorised Signatory

SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR No. 3



Ak Makwana

MR. AMRUTLAL KARAMSHIBHAI
MAKWANA ALIAS AMRUTLAL K. MAKWANA

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For Kan.
At Makwana

For Kanso Ventures LLP
Nomani
Authorised Signatory

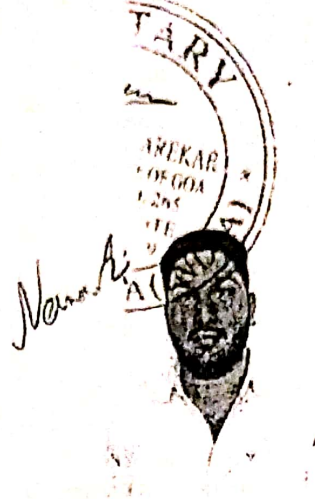
SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER
KANSO VENTURES LLP
Represented by its Partner

For Kanso Ventures LLP

Naman Arora

Authorised Signatory

MR. NAMAN ARORA



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Asst. Secy.
AK Makwana

For Kanso Ventures LLP

Naman Arora

Authorised Signatory

IN PRESENCE OF WITNESSES

1. MR. THAS DUNNALLS, JR.

Address: Rt. No. 274/1, Highway E & Taylor, St. Paul, Texas
Cen. - 412011

2. MISS MARGARET DUNNALLS, JR.

Address: Rt. No. 274, Near St. Anthony's School (Highway E & Taylor),
St. Paul, Texas, Cen. - 412011

By Texas Notary Public
[Signature]
Notary Public



Government of Goa

Document Registration Summary 2

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



Print Date & Time : - 09-Aug-2024 12:04:15 pm

Document Serial Number :- 2024-BRZ-4243

Presented at 11:59:44 am on 09-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000000
2	Registration Fee	600000
3	Mutation Fees	2000
4	Processing Fee	2100
Total		1604100

Stamp Duty Paid : 1000000/-

Stamp Duty Required : 1000000/-



Sr.No	Party Name and Address	Photo	Thumb	Signature
1	NAMAN ARORA Partner Of KANSO VENTURES LLP ,Father Name:Inder Mohan Arpra, Age: 28, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No.4705 First Floor, DLF city phase-4, Galleria Market, Galleria DLF-IV, Gurgaon Haryana-122009, Address2 - , PAN No.:			For Kanso Ventures L. Authorised Sign:

Executor

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	BALWANT AMARSHI SOLANKI Alias BALWANT SOLANKI , Father Name:Amarshi Jadhavji Solanki Alias Amarshi Solanki, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, G-4, R.R Complex, Near Kamson Residency, Porvorim, Vijay Nagar, Porvorim, Alto-Porvorim, North Goa, Goa-403521, PAN No.:			
2	HITESHKUMAR HARSHAD PARMAR Alias PARMAR HITESHKUMAR HARSHAD , Father Name:Harshad Hemraj Parmar, Age: 34, Marital Status: Married ,Gender:Male,Occupation: Business, 43/a Anand Nagar, Opp. Chuval soc, B/h Kirti Tiles, Chandlodia, Chandlodiya Ahmedabad City, Ahmedabad, Gujarat-382481, PAN No.:			
3	AMRUTLAL KARAMSHIBHAI MAKWANA Alias AMRUTLAL K MAKWANA , Father Name:Karamshibhai Shamjibhai Makwana Alias Karamshibhai Makwana, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, 647, jalarum farm, torda bardez, Salvador do Mundo, Salvador De Mond, North Goa, Goa-403101, PAN No.:			

Party Name and Address	Photo	Thumb	Signature
NAMAN ARORA Partner Of KANSO VENTURES LLP , Father Name:Inder Mohan Arora, Age: 28, Marital Status: ,Gender:Male,Occupation: Business, H. No.4705 First Floor, DLF city phase-4, Galleria Market, Galleria DLF-IV, Gurgaon Haryana-122009, PAN No.:			 For Kanso Ventures LLP Authorised Signat

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: TEJAS MADHAV DHARGALKAR, Age: 25, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, E-376/1 behind K K Tailor st Inez Panaji St Inez North Goa Goa-403001 , Panaji, Tiswadi, NorthGoa, Goa			
2	Name: NAMRATA DAMODAR SHANKE, Age: 28, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, H. No. 257 Near St. Francis Xavier Chapel near Government Primary School Duler Shelpem Mapusa North Goa Goa, Mapusa, Bardez, NorthGoa, Goa			

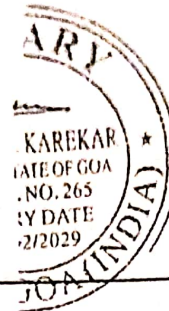
Sub Registrar

SUB-REGISTRAR

BARDEZ

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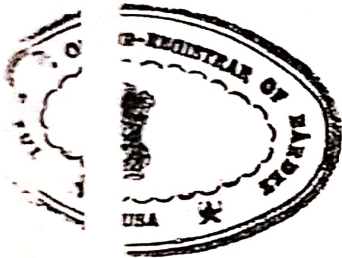
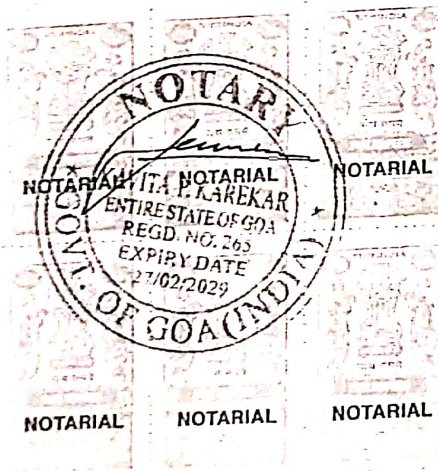
Registration Number :- BRZ-1-4135-2024

Date : 09-Aug-2024

[Signature]

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

SUB-REGISTRAR
BARDEZ



Certified to be true copy
of the original

Reg. No. 6233/24

Dated: 09/08/24

[Signature]
KAVITA P. KAREKAR
NOTARY FOR
ENTIRE STATE OF GOA (INDIA)

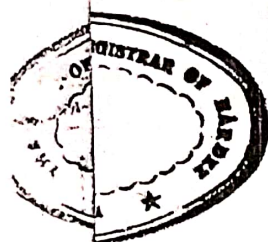
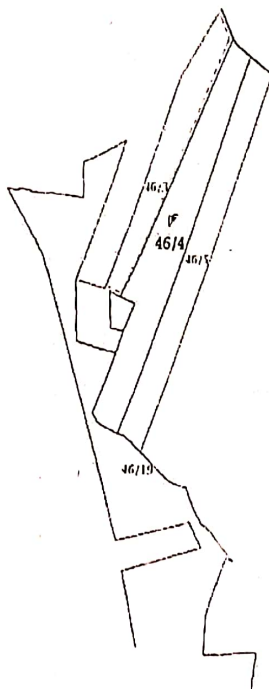


Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Socorro Village
Survey No.: 46, Subdivision No.: 4



Scale 1:2000

Reference No.: CBAR122-28641-1028754



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A. K. Mankar

For Kanso Ventures LLP

Handwritten signature
Authorised Signatory

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