

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 05-Feb-2025 13:10:02
Date of Receipt: 05-Feb-2025

Receipt No : 2024-25/9/10468

Serial No. of the Document : 2025-BRZ-72

Nature of, Document : **Conveyance**

Received the following amounts from **Madhur Malhotra Designated Partner Of Indus Cre LLP** for
Registration of above Document in Book-1 for the year 2025

Registration Fee	1200000	E-Challan(Online fee)	• Challan Number : 202500073861 • CIN Number : 252974664089	1200000
Tatkal appointment fee	50000	E-Challan(Online fee)	• Challan Number : 202500077178 • CIN Number : 253074761564	50000
Processing Fee	3080	Payment to ITG	• Payment Reference : pay_PpDI3eyu9S68N3 • Receipt Number : d1e633a2b4e81cfbcd2f	3080
Total Paid	1253080 (Rupees Twelve Lakhs Fifty Three Thousands Eighty only)			

Probable date of issue of Registered Document: / /

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Seema Swami

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **05-Feb-2025**

Signature of the person receiving the Document

Seema
6/3/25

Signature of the Sub-Registrar

For INDUS CRE LLP

Madhur
Designated Partner

Signature of the Presenter

Signature of the Sub-Registrar



TRUE COPY
TRUE COPY
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 : ₹ 2000000/-

(Rupees Twenty Lakhs only)

PAID VIDE E-RECEIPT NO 202500074825 DATED :29-Jan-2025,
IN THE GOVERNMENT TREASURY.



05/02/25
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	:	202500000554
DOCUMENT SERIAL NUMBER	:	2025-BRZ-724
DATE OF PRESENTATION	:	05-Feb-2025
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-752-2025
DATE OF REGISTRATION	:	05-Feb-2025
NAME OF PRESENTER	:	Madhur Malhotra Designated Partner Of Indus Cre LLP
REGISTRATION FEES PAID	:	₹1200000/-
PROCESSING FEES PAID	:	₹3080/-
MUTATION FEES PAID	:	₹1500/-





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202500074825

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 29/01/2025 12:17:51

Name and Address of Party: Indus | 9811021944
Anjuna

Service: Stamp Duty

Amount

Stamp Duty

₹ 2000000.00

Total Amount: ₹ 2,000,000.00

(Rs. Twenty Lakh Only)

Department Data:

202500000554 NOTARY|202500000554 NOTARY

Bank ref No:

CPAETDVPK8

Status:

Success

Payment Date:

29/01/2025 12:58:11

Payment Gateway:

SBI_MOPS



Print Date: 03/02/2025 17:01:26

25-BPZ-724
05/02/2025

DEED OF SALE

For INDUS CRE LLP

Designated Partner



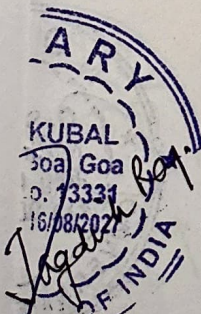
This Deed of Sale is made and executed at Mapusa, Bardez, Goa, on this 29th day of the month of January of the year 2025 (29/01/2025).

BETWEEN

MR. JAGDISH PAULRAJ, son of Mr. Peter Paulraj, aged 51 years, bachelor, business, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mob No. [REDACTED], Indian National and resident of D-1004, Mahaveer Darpan, Near Fire Brigade, Sector 27, Seawoods, Navi Mumbai, Thane, Maharashtra- 400706, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the ONE PART,

AND

INDUS CRE LLP (PAN NO.AAEFI9435P), a Limited Liability Partnership, having its registered Office at C-88, Sector 2 Noida (UP) 201301, represented by its Designated Partner **MR. MADHUR MALHOTRA**, son of Mr. H. R. Malhotra, aged 49 years, married, business, holder of PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED], Mob No. [REDACTED], Indian National, resident of 702, Tower 1, Lotus 300, Sector 107, Noida UP 201301, represented by virtue of Board Resolution dated 02/01/2025



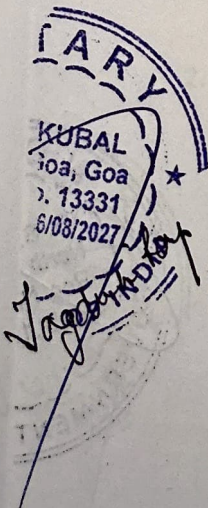
For INDUS CRE LLP

Designated Partner

MR. MADHUR MALHOTRA, son of Mr. H. R. Malhotra, aged 49 years, married, business, holder of PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED], Mob No [REDACTED], Indian National, resident of 702, Tower 1, Lotus 300, Sector 107, Noida UP 201301, herein after referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, representatives, executors, administrators and assigns) of the SECOND PART.

WHEREAS there exists all that immovable property named **'SANQUACHI ARADI'** situated in the ward Peddem, of village Anjuna, within the local limits of Village Panchayat of Anjuna, Taluka Bardez, District of North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, presently surveyed under Survey No.27/3 and measuring an area of 700 sq mts; which property is hereinafter referred to as the **"SAID PROPERTY"** and described more particularly in the **SCHEDULE** appearing herein under.

AND WHEREAS the said property more particularly described in the **SCHEDULE** appearing herein under corresponds to Old Cadastral No.6461 of Anjuna Village.



For INDUS CRE LLP

Designated Partner

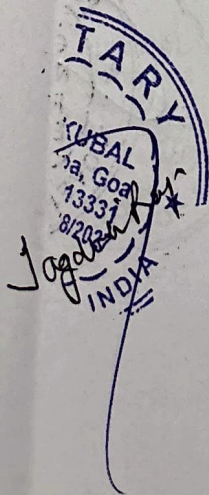
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AND WHEREAS the said property more particularly described in the **SCHEDULE** appearing herein under originally belonged to Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira and her name has been found duly registered in the Registo do Agrimensor of Village Anjuna bearing Old Cadastral Survey No.6461.

AND WHEREAS the said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira was married to Mr. Luciano Jose D'Souza alias Lucian Joseph D'Souza under the regime of Communion of Assets prevailing in the State of Goa, making them co-owners in possession of the said property more particularly described in the **SCHEDULE** appearing herein under.

AND WHEREAS the said Mr. Luciano Jose D'Souza alias Lucian Joseph D'Souza expired on 26/12/1994 at Mapusa, Goa, without leaving any will or gift of their properties and assets and leaving behind his widow and moiety holder said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira and his following children as his sole and universal heirs namely: -

1. Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters married to Mr. James Peter Walters.
2. Mr. Clifford Michael Valentine D'Souza, bachelor;



For INDUS CRE LLP
Designated Partner

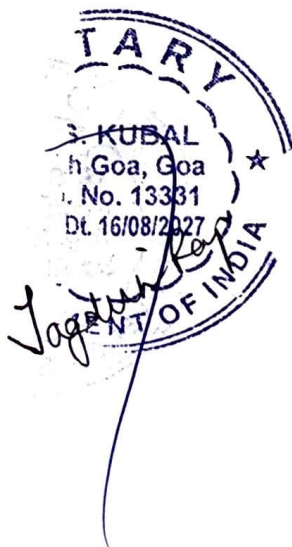
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3. Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza married to Mrs. Glynis Marie D'Souza alias Glynis Marie Da Costa; and
4. Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher married to Mr. Christopher John Fletcher.

AND WHEREAS Inventory Proceedings bearing No.338/99/A came to be initiated in the Court of the First Additional Civil Judge Senior Division of Bardez at Mapusa upon the death of said Luciano Jose D'Souza alias Lucian Joseph D'Souza.

AND WHEREAS the Said Property more described in the **SCHEDULE** appearing herein under was listed as Item No.7 of the Description of Assets in the said Inventory Proceeding.

AND WHEREAS by said Inventory Proceedings, half share in the said property was allotted to said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira, being the moiety holder and the other half was equally allotted to Mr. Clifford Michael Valentine D'Souza, Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters, Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher and Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza; vide Order dated 10/04/2008 passed by the First Additional Civil Judge Senior Division at Mapusa in the Inventory Proceedings bearing No.338/99/A, being the legal heirs of late Mr. Lucian Jose D'Souza alias Lucian Joseph D'Souza.



For INDUS CRE LLP

Designated Partner

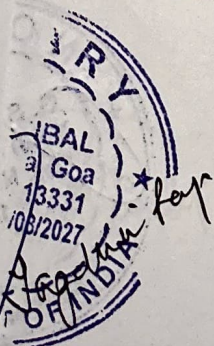
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AND WHEREAS by virtue of the above said Mrs. Aninha Cursina D'Souza alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira, Mr. Clifford Michael Valentine D'Souza, Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters, Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher and Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza, became the absolute owners in possession of the Said Property, more particularly described in the **SCHEDULE** appearing herein under.

AND WHEREAS in the Manual Form I and XIV/Record of Rights of the said property, the name of one Caitan Miranda has been erroneously recorded. Necessary deletion of entry was sought by the said owners and presently the same name stands as a bracketed entry on the Manual Form I and XIV, which shows that it has been deleted.

AND WHEREAS the said Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters and Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher were married in the United Kingdom to Mr. James Peter Walters and Mr. Christopher Fletcher respectively and their marriage was not governed under the regime of general Communion of Assets.

AND WHEREAS by Deed of Sale dated 07/04/2011 executed before the Office of the Sub Registrar of Bardez and registered under Book-1 Document bearing Reg No.BRZ-BK1-01910-2011, CD Number BRZD161 dated 15/04/2011, the said Mrs. Aninha Cursina D'Souza



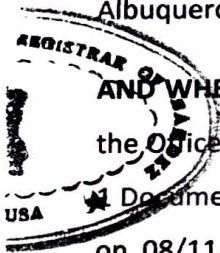
For INDUS CRE LLP

Designated Partner

alias Aniva Cursina D'Souza alias Ana J. de Souza alias Ann D'Souza alias Aninha Cursina Pereira, Mr. Clifford Michael Valentine D'Souza, unmarried, Mrs. Shirley Flavia D'Souza alias Shirley Flavia Walters, Mrs. Sandra Brenda D'Souza alias Sandra Brenda Fletcher and Mr. Vivian Gabriel D'Souza alias Gabriel D'Souza and his wife Mrs. Glynis Marie D'Souza as the Vendors sold and conveyed the Said Property more particularly described in the **SCHEDULE** appearing herein to Mr. Jason Norman Albuquerque, unmarried as the Purchaser.

AND WHEREAS by virtue of the said Deed of Sale dated 07/04/2011, said Mr. Jason Norman Albuquerque became the exclusive owner in possession of the Said Property more particularly described in the **SCHEDULE** appearing herein under.

AND WHEREAS the Said Property more particularly described herein above was mutated in the name of said Mr. Jason Norman Albuquerque.



AND WHEREAS by Deed of Sale dated 30/10/2013 executed before the Office of the Sub Registrar of Bardez and registered under Book- Document bearing No. BRZ-BK1-05031-2013, CD Number BRZD576 on 08/11/2013, said Mr. Jason Norman Albuquerque, unmarried sold and conveyed the Said Property more particularly described in the **SCHEDULE** appearing herein to Mr. Jagdish Paulraj (unmarried) as the Purchaser, i.e. the **VENDOR** herein.



For INDUS CRE LLP

Designated Partner

[Signature]

AND WHEREAS by virtue of the said Mr. Jagdish Paulraj (unmarried) i.e. the **VENDOR** herein, became the absolute owner in possession of the **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under.

AND WHEREAS the Said Property more particularly described in the **SCHEDULE** appearing herein under stands mutated in the name of Mr. Jagdish Paulraj i.e. the **VENDOR** herein.

AND WHEREAS Sanad dated 15/03/2018 under Ref No.4/168/CNV/AC-III/2017/305 has been issued by the Office of the North Goa District, Mapusa, Goa for conversion of the Said Property for residential purpose.

AND WHEREAS Technical Clearance Order dated 11/04/2022 under Ref No.TPB/7520/ANJ/TCP-22/1846 has been issued by the Town and Country Planning Department at Mapusa, Bardez, Goa for proposed construction of Residential Villa A & B, pools and compound wall in Survey No.27/3 of Village Anjuna, Bardez, Goa.



AND WHEREAS Construction Licence No.VP/ANJ-CAI/2022-2023/602 dated 27/05/2022 has been issued by the Office of the Village Panchayat of Village Anjuna-Caisua, Bardez, Goa for proposed construction of Residential Villa A & B, pools and compound wall in Survey No.27/3 of Village Anjuna, Bardez, Goa.

Jagdish Ray

For INDUS CRE LLP

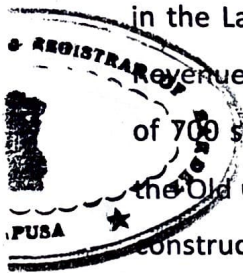
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AND WHEREAS NOC from Sanitary Point of View for construction of Residential Villa A & B, pools and compound wall in Survey No.27/3 of Village Anjuna, Bardez, Goa dated 28/05/2022 under No.DHS/2022/DHS0901/O0023/784 is issued by the Directorate of Health Services, Government of Goa PHC Siolim Heath Centre, Siolim, Goa.

AND WHEREAS the **VENDOR** has started constructing Villa A in the said property which is about 95 % complete and admeasures an area of 289.94 sq mts.

AND WHEREAS the **VENDOR** has now agreed to sell all that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having built up area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under to the **PURCHASERS** herein for a total consideration of Rs.4,00,00,000/- (Rupees Four Crores Only) and the **PURCHASERS** have agreed to purchase the same.



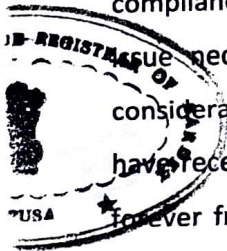
For INDUS CRE LLP

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NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In pursuance with said agreement and in consideration of the said sum of Rs.4,00,00,000/- (Rupees Four Crores Only) paid by the **PURCHASERS** to the **VENDOR** by 1. Rs.1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) by virtue of Demand Draft bearing No.640488 dated 29/01/2025, drawn on HDFC Bank, 2.Rs.1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) by virtue of Demand Draft bearing No.002381 dated 01/02/2025, drawn on HDFC Bank, 3. Rs.2,00,000/- (Rupees Two Lakhs Only) towards 1 % TDS in favour of the Vendor drawn on HDFC Bank under Challan No.04110 on 01/02/2025, 4.Rs.2,00,000/- (Rupees Two Lakhs Only) towards 1 % TDS in favour of the Vendor drawn on HDFC Bank under Challan No.04559 on 01/02/2025 under the provisions of the Income Tax Act, 1961 as amended and the **PURCHASER** is required to do the compliance of depositing the TDS Amount with the Government and necessary certificate in favour of the **VENDOR**, which total consideration the **VENDOR** does here by admit and acknowledge to have received and acquit and completely discharge the **PURCHASERS** forever from such payment and from every part of it, the **VENDOR** having received the total consideration of all that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue

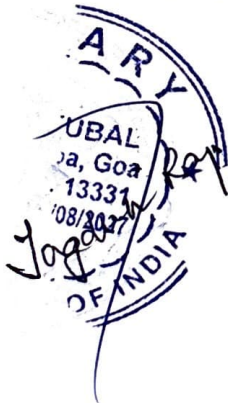


For INDUS CRE LLP

Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having an area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under, do here by present, grant, transfer, convey, sell, assign, relinquish and assure **UNTO AND IN FAVOUR AND TO THE USE OF THE PURCHASERS** all that said Property described in **SCHEDULE** written herein below and every part thereof and benefit **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the **PURCHASERS** absolutely and forever as sole and absolute owners thereof, subject to receipt of full consideration amount by the **VENDOR**.

2. AND THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS THAT:

(a) The **VENDOR** does hereby covenant he has in himself good title (for which the **PURCHASER** has conducted due diligence (including issuance of necessary newspaper publication dated 10/12/2024) as to ascertaining the ownership of the **VENDOR** and been satisfied with the same), full power and absolute authority to transfer and convey by way of sale all that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which



For INDUS CRE LLP

[Signature]

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corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having an area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under, which is free from any encumbrances or any other person or persons having any right or any obligation therein and shall have harmless and keep indemnified the **PURCHASERS** from and against all losses, costs and expenses which they may sustain or incur by reason of any lawful claim or demand being made by anybody/person to the **SAID PROPERTY** or if the **PURCHASERS** cannot enjoy the **SAID PROPERTY** according to the true intent and meaning of this deed and the **VENDOR** shall compensate the **PURCHASERS**.

- (b) The **SAID PROPERTY** hereby sold shall be quietly entered upon, occupy or possessed and held and enjoy the profits received therefrom by the **PURCHASERS** without any interruption or disturbance from the **VENDOR** or his successors/representatives if any or any person or persons claiming through or under him and without any lawful interruption and disturbance by any other person whomsoever.



(c) The **VENDOR** has no claim/interest of whatsoever nature on the **SAID PROPERTY** more particularly described in the **SCHEDULE**, upon signing of the present Deed and the **PURCHASERS** shall be the exclusive owners thereof subject to receipt of total consideration from the **PURCHASERS**.

- (d) The **VENDOR** shall and will from time to time and all times hereafter at the cost and request of the **PURCHASERS** do or execute Deed of Rectification/Ratification etc and cause to be done and executed all such



For INDUS CRE LLP

[Signature]

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further acts, deeds, things, conveyance and assurance in law whatsoever if required for the better and more perfectly conveying, securing, possessing and enjoying all that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having an area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under, to the use of the **PURCHASERS** in the aforesaid manner.

(e) The said property named '**SANQUACHI ARADI**' is situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having built area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under hereby sold is free from any and all encumbrances, items, acquisitions, charges, agreements, attachments, lispensens or any responsibilities and therefore the **VENDOR** does hereby undertake to compensate the **PURCHASERS** in case of any claims raised by any third parties.



For INDUS CRE LLP

[Signature]

[Signature]

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(f) The **VENDOR** hereby indemnifies the **PURCHASERS** against any legal dispute/legal defect/previous financial dealings in the said property. In case of any legal dispute in future, the **VENDOR** shall compensate the **PURCHASERS** from any loss incurred by the **PURCHASERS**.

(g) The **VENDOR** further warrants the **PURCHASERS** that there are no arrears of any tax payable to the Government or any other authority in respect or relating to all that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having built up area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under, conveyed under these presents and if the **PURCHASERS** are compelled to make or makes any payment towards any arrears of Government tax or any other charges, dues before the possession of the **SAID PROPERTY** by the **PURCHASERS** under these presents, the **VENDOR** shall be bound to indemnify and compensate the **PURCHASERS** for the same and every part thereof.



For INDUS CRE

Designated Partner

(h) That the **VENDOR** has not created any other rights and/or encumbrances, claim, lien or charges upon and to the **SAID PROPERTY** nor is the **SAID PROPERTY** the subject matter of any lis-pendens or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against it and undertake to remove any such encumbrance or defect, if existing over the **SAID PROPERTY**.

(i) That the Title of the **VENDOR** with regards to all that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having built up area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under is absolute clear, valid and marketable and is subsisting and the **VENDOR** is lawfully entitled to sell and alienate the same.



(j) The **VENDOR** has today put the **PURCHASERS** in unconditional exclusive peaceful possession of all that property named '**SANQUACHI ARADI**' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey

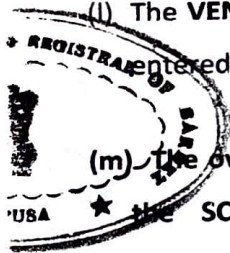


For INDUS CRE LLP

No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having built up area of 289.94 sq mts, more particularly described in the **SCHEDULE** appearing herein under to be held by the **PURCHASERS** without any harm or hindrance from the **VENDOR** and or any other person/s claiming through the **VENDOR** after receipt of total consideration for the said property from the **PURCHASERS**.

(k) The **SCHEDULE PROPERTY** stands hereby fully conveyed, transferred, assured and assigned unto the **PURCHASERS** absolutely and forever, free from all encumbrances. The **VENDOR** declares that with effect from the date of execution of this Deed, the ownership, possession and title of the **SCHEDULE PROPERTY** completely vests in the **PURCHASERS**.

(l) The **VENDOR** has No Objection for the **PURCHASERS** to get their name entered in the Survey records by way of mutation.



(m) The ownership of the SAID PROPERTY more particularly described in the **SCHEDULE** appearing herein under shall be in following proportion:-

INDUS CRE LLP ----- 50%

Mr. Madhur Malhotra ----- 50%



For INDUS CRE LLP

[Signature]
Partner

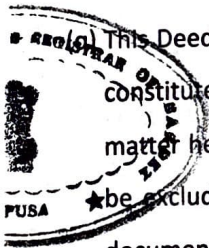
[Signature]

(n) The market value of the **SAID PROPERTY**, more particularly described in the **SCHEDULE** appearing herein under is **Rs.4,00,00,000/- (Rupees Four Crores Only)**. Stamp duty, registration and charges payable on this Deed have been paid by the **PURCHASERS**.

(o) That all the taxes including but not limited to property tax about the said property till the date of handing over of possession of the **SAID PROPERTY** shall be that of the **VENDOR** and only after execution and registration of this Deed, the **PURCHASERS** shall be liable for the same and the **VENDORS** shall have no responsibility for the same whatsoever.

(p) The **VENDORS** and the **PURCHASERS** hereby declare that the property in transaction do not belong to Schedule Caste/Schedule Tribe pursuant to the notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

(q) This Deed of Sale along with exhibits/schedules (if any) annexed hereto constitutes the entire understanding amongst us concerning the subject matter hereof to the exclusion of any terms implied by law, which may be excluded by this Deed. This Deed supersedes all prior agreements, documents and correspondence among the parties concerning the subject matter hereof.



Jagdish Roy

For INDUS CRE LLP

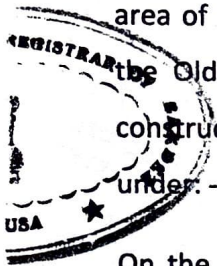
[Signature]

(r) If any part of this Deed of Sale is found to be invalid, illegal or unenforceable, it will not affect the legality or enforceability of the remainder of these terms of Deed and the Deed shall be construed in all respects as if such invalid, illegal or unenforceable provision were omitted.

SCHEDULE

(Description of Property hereby Sold)

All that property named 'SANQUACHI ARADI' situated in the ward Peddem of Village Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka Bardez, District North Goa and State of Goa, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office, surveyed under Survey No.27/3 admeasuring an area of 700 sq mts of Village Anjuna, Bardez, Goa, which corresponds to the Old Cadastral Survey No.6461 of Anjuna Village along with under constructed Villa A having an area of 289.94 sq mts and is bounded as under:-



On the East: By the property surveyed under Survey No.27/4 of Village Anjuna;

On the West: By the property surveyed under Survey No.27/2 of Village Anjuna;

On the North: By the property surveyed under Survey No.56/16 of Village Anjuna; and



For INDUS CRE LLP

On the South: By the property surveyed under Survey No.27/7 of Village
Anjuna

IN WITNESS WHEREOF the parties have signed this Deed on the date and
place first herein above mentioned.

For INDUS CRE LLP

Designated

Jagdish Ray



Jagdish Ray



Signed and Delivered

By the VENDOR:

Jagdish Ray

(MR. JAGDISH PAULRAJ)

Jagdish

LHFI	RHFI



For Mr. Jagdish Paulraj

[Signature]

Mr. Jagdish Paulraj

[Signature]

For INDUS CRE LLP



Signed and Delivered

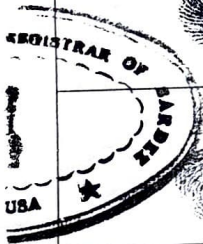
By the PURCHASER:

(MR. MADHUR MALHOTRA)

Designated Partner

INDUS CRE LLP

LHFI	RHFI



For INDUS CRE LLP

Designated Partner



(MR. MADHUR MALHOTRA)

LHFI	RHFI



For INDUS CRE

(47)

WITNESSES:

1. Name: Mr. Nasir Ahmed Noor Mohd Sheikh

Fathers Name: Mr. Noor Mohammed Sheikh

Age: 57 years

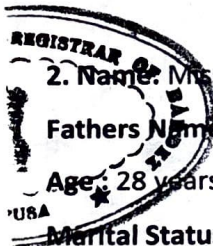
Marital Status: married

Occupation: Business

Address: H.No.380-12, Shearl Villa, Marra Village, Opp Corporation Bank, Pilerne ,
North Goa, Pilerne, Goa 403114

Aadhaar No.: 8818 8958 9127

Sign: _____



2. Name: Mrs Seema Ratna Swami

Fathers Name: Mr. Raja Swami

Age: 28 years

Marital Status: Unmarried

Occupation: Service

Address: H.No.52, Near Azilo Chimbil Bhattar Ilhas, Goa 403006

Aadhaar No.: 597992709904

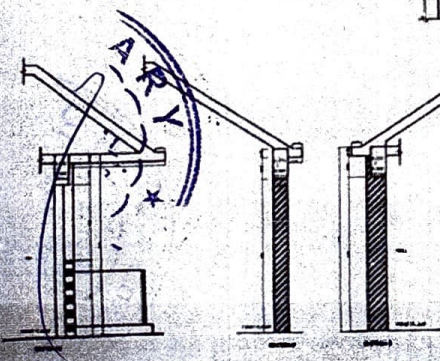
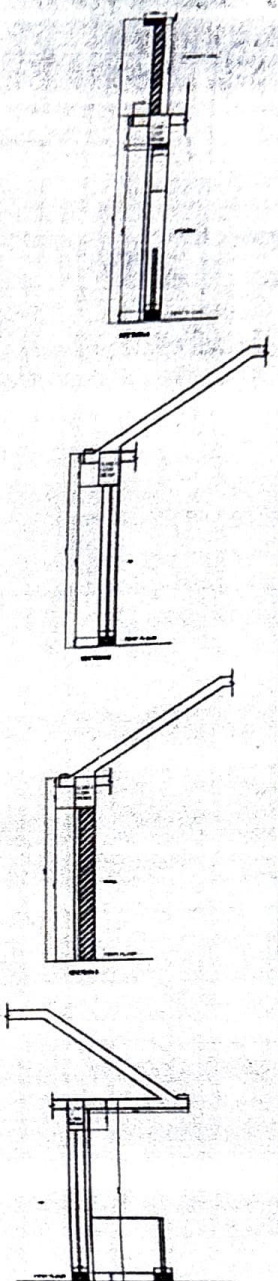
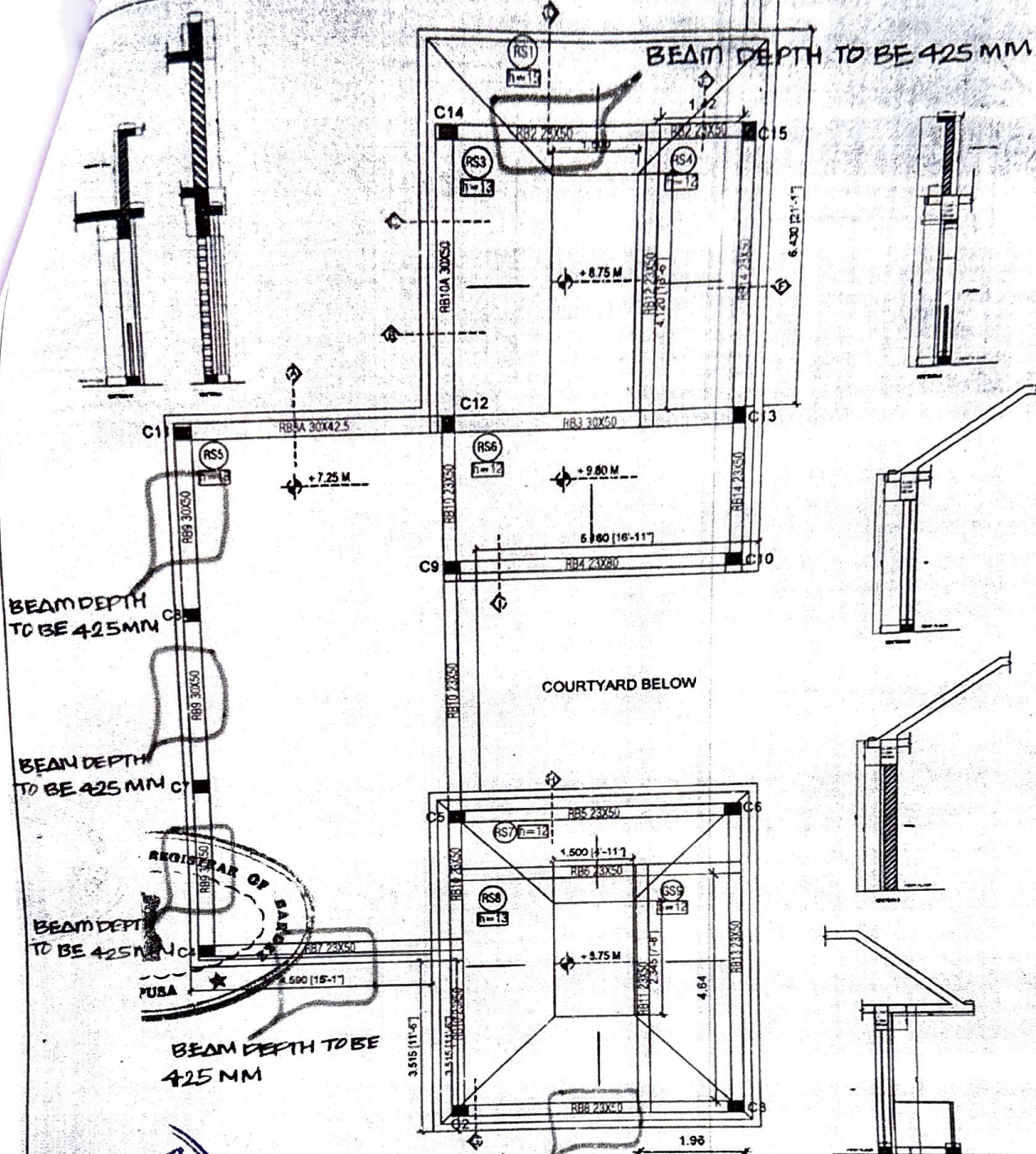
Sign: _____



For INCH...

Signature

Signature

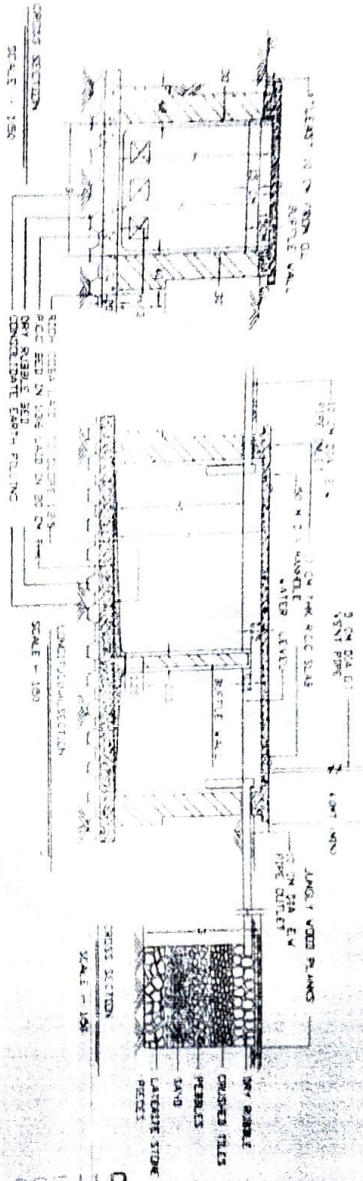


For INDUS CRE LL

Designated Partner

Jagdish Anjuna

REVISION		
NO.	DATE	REVISION
1. Use M20, 1:1.5:3 grade concrete and Fe415 steel for all r.f.s. works 2. All dimensions are in cm, unless otherwise specified 3. clear cover to main rebar & beam-30mm, slab-20mm.		
 AVALIO RODRIGUES CONSULTING ENGINEERS 1st FLOOR BUSINESS POINT ANGOD-MAPUSA		
PROJECT TITLE - JAGDISH ANJUNA		
DRG TITLE - LAYOUT OF SLAB & BEAM AT ROOF LVL		
SCALE-1:100	DATE- 15-12-2022	DRG NO-06



- NOTE -
- SEPTIC TANK IS DESIGNED ON THE BASIS OF ONE OR MORE PERSONS.
 - LEACHING IS NOT LESS THEN 2 TIMES AND NOT MORE THAN 3 TIMES THE TREATMENT.
 - FREE BOARD ABOVE WATER LEVEL SHALL BE 30 CM MINIMUM.
 - PIPES SHALL BE 15 CM DIA.
 - GRADE PIPES SHALL BE 15 CM DIA.
 - ALL PIPES SHALL BE COATED IN HIGH DENSITY PLASTIC TO MAKE COMPLETE WATER TIGHT.
 - ALL PIPES SHALL BE JOINTED WITH CONCRETE GROUTING.
 - SEPTIC TANK SHALL BE 15 CM DIA.

CONSTRUCTION OF SEPTIC TANK AND SOAK PITS
VILLA ON PLOT BEARING SURVEY NO 27/3
VILLAGE: BARDEZ TALUKA GODA MR Jagdish po

FILE NO. -	DATE OF RECEIPT -
BOOK IN -	SCALE OF PAYMENT -
NO. OF	BY

31
027

OF INDIA

Fgr INDUS GFE LLP

Design

OWNER'S SIGNATURE

OF INDIA

Laguna

**FORM I & XIV**

नमुना नं १ व १४

100019628696

Page 1 of 2

BARDEZ

Anjuna

Name of the Field Sanquachi Aradi
खाने नांव

Survey No. 27

सर्वे नंबर

Sub Div. No. 3

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.07.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.00

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.07.00

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jagdis Paulraj		55677	

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

Other Rights अन्य हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: हक्क धारक व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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





FORM I & XIV

100019628696

04/02/2025

नसुना नं १ व १४

Page 2 of 2

शुका BARDEZ
गिनुका
Village Anjuna
गांव
Name of the Field Sanquachi Aradi
शेताचें नांव

Survey No. 27
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 04/02/2025 at 17:08:20 as per Online Reference Number - 100019628696. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

Jagdun Raj



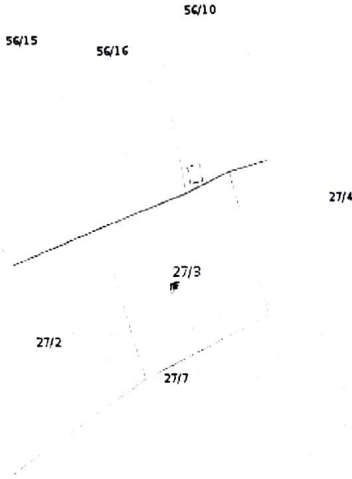


Government of Goa
Directorate of Settlement and Land records

Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 27 , Subdivision No.: 3

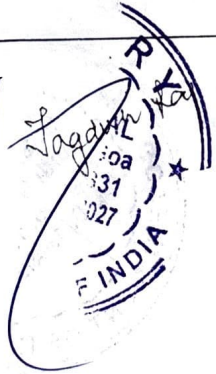
Scale 1:1000

Reference No.: REV192586008



This record is computer generated on 04-02-2025 05:16:30. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Feb-2025 01:07:26 pm

Document Serial Number :- 2025-BRZ-724

Presented at 01:03:12 pm on 05-Feb-2025 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	2000000
2	Registration Fee	1200000
3	Tatkal appointment fee	50000
4	Mutation Fees	1500
5	Processing Fee	3080
Total		3254580

Stamp Duty Required :2000000/-

Stamp Duty Paid : 2000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Madhur Malhotra Designated Partner Of Indus Cre LLP Father Name:Mr H R Malhotra,,Age: 49, Marital Status: ,Gender:Male,Occupation: Business, Address1 702, Tower 1, Lotus 300, Sector 107, Noida UP 201301, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jagdish Paulraj , Father Name:Mr Peter Paulraj, Age: 51, Marital Status: Bachelor ,Gender:Male,Occupation: Business, D-1004, Mahaveer Darpan, Near Fire Brigade, Sector 27, Seawoods, Navi Mumbai, Thane, Maharashtra, PAN No.:			
2	Madhur Malhotra Designated Partner Of Indus Cre LLP , Father Name:Mr H R Malhotra, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, 702, Tower 1, Lotus 300, Sector 107, Noida UP 201301, PAN No.:			
3	Madhur Malhotra , Father Name:Mr H R Malhotra, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, 702, Tower 1, Lotus 300, Sector 107 Noida UP 201301, PAN No.:			

Witness:

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

Party Name and Address		Photo	Thumb	Signature
1	Name: Nasir Ahmed Noor Mohd Sheikh ,Age: 57 ,DOB: ,Mobile: ,Email: ,Occupation: Business , Marital status : Married , Address: 403114, H.No.308/12 Shearl Villa Marra Village Opp Corporation Bank Pilerne North Goa Pilerne Goa, H.No.308/12 Shearl Villa Marra Village Opp Corporation Bank Pilerne North Goa Pilerne Goa, Marra, Bardez, NorthGoa, Goa			
2	Name: Seema Ratna Swami ,Age: 28 ,DOB: ,Mobile: ,Email: pratiksha.adv@gmail.com ,Occupation: Service , Marital status : Unmarried , Address: 403006, H.No.52 Near Azilo Chimbhel Bhattar Ilhas Goa, H.No.52 Near Azilo Chimbhel Bhattar Ilhas Goa, Chimbhel, Tiswadi, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-724



Book :- 1 Document

Registration Number :- **BRZ-1-752-2025**

Date : 05-Feb-2025

[Signature]

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

**SUB-REGISTRAR
BARDEZ**



Certified true copy of original

Reg. No 07/2245

Date 10 - 3 - 2025

[Signature]
G. S. KUBAL
Notary (Govt. of India)
Panaji-Goa, India

[Handwritten signature]