

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



STAMP DUTY CERTIFICATE

ENDORSEMENT

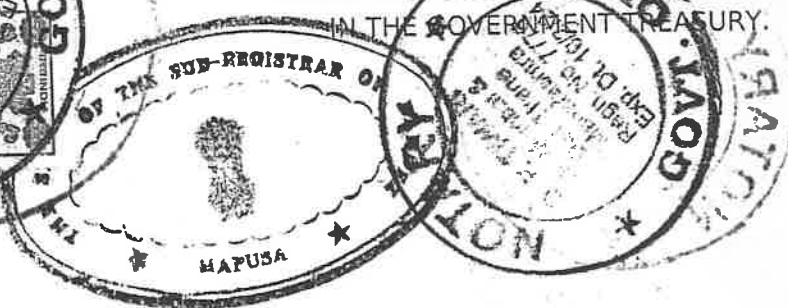
Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 3600000/-

(Rupees Thirty Six Lakhs only)

PAID VIDE E-RECEIPT NO 202300660868 DATED :07-Sep-2023,
202300660872 DATED :08-Sep-2023,
202300667664 DATED :08-Sep-2023,
202300667664 DATED :09-Sep-2023,

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	:	202300055815
DOCUMENT SERIAL NUMBER	:	2023-BRZ-4908
DATE OF PRESENTATION	:	04-Oct-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4709-2023
DATE OF REGISTRATION	:	04-Oct-2023
NAME OF PRESENTER	:	TARUN KERAM DIRECTOR OF EMPORIS GLOBAL VENTURES PVT. LTD
REGISTRATION FEES PAID	:	₹1800000/-
PROCESSING FEES PAID	:	₹7080/-
MUTATION FEES PAID	:	₹2000/-



CERTIFIED TRUE COPY
O. P. TIWARI
NOTARY
(Govt of India)

25 OCT 2023



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300660868

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 06-09-2023 18:58:52

Name and Address of Party:

EMPORIS | 9892587317

BOUTA WADO House no 463 Assagao

Service:

Stamp Duty

Stamp Duty

Amount

₹

Total Amount: ₹

(Rs. Ten Lakh Only)

Department Data:

202300055815 NOTARY|202300055815 NOTARY

Bank ref No:

Status:

Success

Payment Date:

07-09-2023 14:12:12

Reprint Date: 07/09/2023 18:24:14



2023-BR2-4908
4/10/23

DEED OF SALE

For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300660872

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 06-09-2023 19:00:10

Name and Address of Party : EMPORIS | 9892587317
BOUTA WADO House no 463 Assagao

Service: Stamp Duty

Stamp Duty

Amount

₹

Total Amount : ₹

(Rs. Ten Lakh Only)

Department Data:

202300055815 NOTARY|202300055815 NOTARY

Bank ref No:

Status:

Success

Payment Date:

08-09-2023 18:04:06

Reprint Date: 08/09/2023 18:36:27



2

DEED OF SALE

For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300667664

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 08-09-2023 18:39:38

Name and Address of Party : EMPORIS | 9892587317
BOUTA WADO House no 463 Assagao

Service: Stamp Duty

Stamp Duty

Amount

₹

Total Amount :

₹

(Rs. Only)

Department Data:

202300055815 NOTARY|202300055815 NOTARY

Bank ref No:

Status:

Success

Payment Date:

08-09-2023 18:47:52

Reprint Date: 09/09/2023 13:18:27



3

DEED OF SALE

For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300667667

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 08-09-2023 18:40:51

Name and Address of Party : EMPORIS | 9892587317
BOUTA WADO House no 463 Assagao

Service: Stamp Duty

Stamp Duty

Amount

₹

Total Amount :

₹

(Rs. Only)

Department Data:

202300055815 NOTARY|202300055815 NOTARY

Bank ref No:

Status:

Success

Payment Date:

09-09-2023 14:35:35

Reprint Date: 09/09/2023 15:52:10



4

DEED OF SALE

For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director

THIS DEED OF SALE is made at Mapusa,
Taluka, Bardez - Goa, on this 4th day of the
month of October of the year Two Thousand
and Twenty Three



BETWEEN

ACECON PROPERTIES PRIVATE LIMITED,

A Company registered under Indian
Companies Act, having its registered office
at Ganpati Tower, Near Vaishali Furniture,
Pandri, Raipur, Chhatisgarh - 492001,
having PAN Card No.

represented by its Director, **MR. ASHISH
KUMAR AGRAWAL**, son of Mahabir Prasad
Agrawal, aged 45 years, married,
Businessman, having PAN Card No.

and AADHAR Card No.

Indian National, residing at
House No. 2003, Phase-2, Ama Seoni

For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director

Director

Swamabhoomi, Ama Seoni, Raipur, Chhattisgarh, 493111, authorized vide Resolution dated **6th July 2023**, hereinafter referred to as the **VENDOR** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, successors, legal representatives, executors, administrator and assigns) of the **ONE PART.**

AND



EMPORIS GLOBAL VENTURES PVT. LTD, A Company registered under Indian Companies Act, having its registered office at BOUTA WADO, House no 463, surveyed under No. 238/2A, Assagao, Bardez, Goa, having PAN Card No. XXXXXXXXXX represented by its Director, **MR. TARUN KERAM**, son of Surinder Mohan Keram,

For, Acecon Properties Pvt. Ltd.



For Emporis Global Ventures Pvt. Ltd.

 Director

aged 44 years, married, Businessman, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED] Indian National, residing at Flat No. 6, 5th Floor, Casa Cama Society, 7B, Gandhigram Road, Near Hare Krishna Temple, Juhu, Mumbai, Juhu Maharashtra, 400049, authorized vide Resolution dated 16th August 2023, hereinafter called the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, successors, legal representatives, executors, administrator and assigns) of the **SECOND PART**;



WHEREAS there exist **ALL THAT** Hilly property known as "**SINLACHEM BATA**", situated within the Ward Povoacao of Village of **Moirá**, within the limits of Village

For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director

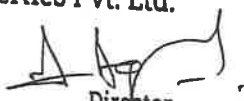


Panchayat of Moira of Taluka Bardez,
District of North Goa in the State of Goa,
the said property is described in the Land
Registration Office under No. 39293 at folios
193 of Book B-100 and enrolled in the
Taluka Revenue Office under Matriz Nos.
1250, 1318 and 1320 and consisting of two
parcels, being the **First Parcel** AND being
the **Second Parcel** surveyed under Survey
No. **72/3** of Village of Moira, admeasuring
an area of **9575 sq. mts.** which property is
more particularly described in **Schedule I**
hereunder written and hereinafter
collectively referred to as the **SAID ENTIRE
PROPERTY**



AND WHEREAS the **SAID ENTIRE
PROPERTY** originally belonged to Maria
Efigenia Da Piedade e Souza, widow of

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.


Director



Francisco Xavier Antonio Da Conceicao e Souza.

AND WHEREAS the said Francisco Xavier Antonio Da Conceicao e Souza passed away leaving behind his widow and moiety holder, the said Maria Efigenia Da Piedade e Souza and the following children:

- (a) Venceslau Romualdo Antonio Rosario e Souza
- (b) Maria Verediana Ditosa do Rosario e Souza
- (c) Maria Emilia Tereza do Rosario e Souza
- (d) Octavio Zeferino Cesar Rosario e Souza
- (e) Maria Amelia Carlota do Rosario e Souza
- (f) Maria Ermelinda Higina do Rosario e Souza



AND WHEREAS the **SAID ENTIRE PROPERTY** was allotted in favour of the

For, Acecon Properties Pvt. Ltd.

[Signature]
Director



For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director

said Maria Efigenia Da Piedade e Souza, widow of Francisco Xavier Antonio Da Conceicao e Souza in value of Nine hundred and Fifty Eight Rupees and Eight Tangas in the Orphanological Inventory which took place after the demise of the said Francisco Xavier Antonio Da Conceicao e Souza and his brother, Luis Gonzaga Albertino De Souza vide Judgement dated 28th February 1951



AND WHEREAS the said vide Testamento (WILL) dated 30/01/1986, the said Maria Efigenia Da Piedade e Souza, widow of Francisco Xavier Antonio Da Conceicao e Souza bequeathed 2/3rd part of the **SAID ENTIRE PROPERTY** in favour of her son, Octavio Zeferino Cesar Rosario e Souza alias Octavio de Souza and her grandson, Francisco Minguel de Souza, son of

For, Acecon Properties Pvt. Ltd.

[Signature]
Director



For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director

Wenceslau Romualdo Antonio do Rosario de Souza and remaining 1/3rd part of the **SAID ENTIRE PROPERTY** was bequeathed in favour of her daughter, Maria Ermelinda Higina e Souza.

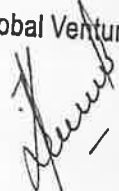
AND WHEREAS the said Mr. Octavio Zeferino Cesar Rosario e Souza alias Octavio de Souza was married to Maria Luiza Manuela Francisca de Souza under the regime of Separation of assets after executing Deed of Ante Nuptial Contract dated 10/02/1978.

AND WHEREAS vide WILL dated 21/07/1993, the said Octavio Zeferino Cesar Rosario e Souza alias Octavio de Souza bequeathed his entire share in the estate in favour of his sister, the said Maria Ermelinda Higina e Souza

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.


Director



AND WHEREAS the said Mrs. Diana S. Pereira alias Diana Souza Pereira alias Maria Verediana Ditosa do Rosario Souza e Pereira alias Maria VeredianaDitosa do Rosario Souza passed away on 18/09/1989 and her husband, Santan Pereira alias Santana Pereira alias Santana Diogo Cosme Caridade Pereira passed away on 08/06/1991, leaving behind their sole and universal legal heirs, namely, (i) Mr. Dino Antonio Justinio Francisco Pereira alias Dino Pereira married to Mrs. Alda Pereira, (ii) Mrs. Savia Higima Emilia Pereira alias Savia Fernandes married to Mr. Mervin Fernandes and (iii) Mr. Degracio Conceicao Pereira alias Degracio Pereira which heirship was established vide Deed of Succession dated 09/11/1995 duly drawn



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



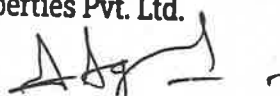
before the Sub-Registrar of Bardez recorded at folio 42v to 45 of Book No. 781.

AND WHEREAS vide Deed of Assignment dated 15/01/1951, the said Maria Verediana Ditosa do Rosario e Souza had assigned all her rights in favour of her mother, the said Maria Efigenia Da Piedade e Souza.

AND WHEREAS the said Maria Emilia Tereza do Rosario e Souza alias Libania Emelia de Souza passed away in the status of spinster on 28/05/1953.

AND WHEREAS the said Venceslau Romualdo Antonio do Rosario e Souza alias Wenceslau Romualdo Antonio do Rosario e Souza pre-deceased his mother on 27/02/1973 leaving behind his widow and moiety holder, Mrs. Maria da Lourdes Ana

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.


Director



Pais do Rosario e Souza and his daughter, Miss Sandra Efigenia Pais do Rosario e Souza and a son, Francisco Miguel Pais do Rosario e Souza.

AND WHEREAS vide legal proceedings held in Portugal on 25/10/1983, the said Francisco Miguel Pais do Rosario e Souza was adopted by Mr. Antonio Sebastiao Gonzaga de Ataide Lobo and his wife, Mrs. Angela Matilde Maria Pais and he was renamed as Francisco Miguel Pais de Ataide Lobo.



AND WHEREAS the said Maria Efigenia Da Piedade e Souza passed away on 27/06/1987 in the status of widow without any Will or other disposition of her estate and survived by the legal heirs, namely (i) Octavio Zeferino Cesar Rosario e Souza, (ii)

For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director

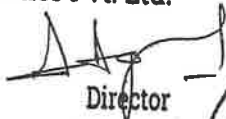


Maria Amelia Carlota do Rosario e Souza,
(iii) Maria Ermelinda Higina do Rosario e
Souza and (iv) Miss Sandra Efigenia Pais do
Rosario e Souza.

AND WHEREAS the said Maria da Lourdes
Ana Pais do Rosario e Souza, widow of
Venceslau Romualdo Antonio do Rosario e
Souza alias Wenceslau Romualdo Antonio do
Rosario e Souza being widow of predeceased
son of late Maria Efigenia Da Piedade e
Souza had no right in Succession.

AND WHEREAS the said Octavio Zeferino
Cesar Rosario e Souza passed away on
09/01/2001 and is survived by (i) Maria
Amelia Carlota do Rosario e Souza married
to Mr. Aleixo Dominico da Costa, (ii) Maria
Ermelinda Higina do Rosario e Souza
married to Mr. Antonio Druston and (iii)

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.


Director

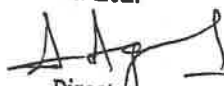


Miss Sandra Efigenia Pais do Rosario e Souza alias Sandra Efigenia Pais do Rosario Matos e Souza.

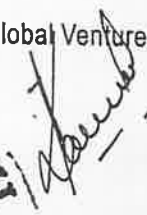
AND WHEREAS vide Deed of Succession dated 04/06/2004 executed before Office of the Notary Ex-Officio, Bardez under No. 803 at pages 9 to 12, the said (i) Maria Amelia Carlota do Rosario e Souza married to Mr. Aleixo Dominico da Costa, (ii) Maria Ermelinda Higina do Rosario e Souza married to Mr. Antonio Druston and (iii) Miss Sandra Efigenia Pais do Rosario e Souza alias Sandra Efigenia Pais do Rosario Matos e Souza were declared as exclusive heirs of Maria Efigenia Da Piedade e Souza, widow of Francisco Xavier Antonio Da Conceicao e Souza.

AND WHEREAS vide Deed of Relinquishment or Renunciation dated

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.


Director

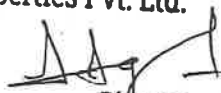


05/04/2013 executed before Office of the Notary Ex-Officio Bardez, Mapusa under Book No. 843 at pages 37 to 38v dated 05/04/2013, the said Miss Sandra Efigenia Pais do Rosario e Souza alias Sandra Efigenia Pais do Rosario Matos e Souza relinquished, released all her rights, interest, shares in the estate and assets of the said Maria Efigenia Da Piedade e Souza, widow of Francisco Xavier Antonio Da Conceicao e Souza under the provisions of Article 2029 of Portuguese Civil Code.



AND WHEREAS vide Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02145-2013, CD No. BRZD487 dated 22/04/2013, the said Maria Ermelinda Higina do Rosario e Souza and her husband,

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.


Director



Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes sold their undivided 1/12th part admeasuring about 797.91 sq. mts. from the **Second Parcel** forming part of the **SAID ENTIRE PROPERTY** in favour of Mrs. Shashikala Sandip Kalangutkar.

AND WHEREAS vide Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02147-2013, CD No. BRZD487 dated 22/04/2013, the said Mrs. Maria Amelia Carlota do Rosario e Souza and her husband, Mr. Aleixo Dominico da Costa sold their undivided 1/12th part admeasuring about 797.91 sq. mts. from the **Second Parcel** forming part of the **SAID ENTIRE PROPERTY** in favour of Mrs. Shashikala Sandip Kalangutkar



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.



[Signature]

Director

AND WHEREAS vide Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02149-2013, CD No. BRZD487 dated 22/04/2013, the said Maria Ermelinda Higina do Rosario e Souza and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes sold their undivided 1/12th part admeasuring about 797.91 sq. mts. from the **Second Parcel** forming part of the **SAID ENTIRE PROPERTY** in favour of Mrs. Shashikala Sandip Kalangutkar



AND WHEREAS vide Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02138-2013, CD No. BRZD486 dated

For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



AND WHEREAS vide Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02136-2013, CD No. BRZD486 dated 22/04/2013, the said Maria Ermelinda Higina do Rosario e Souza and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes sold their undivided 1/12th part admeasuring about 797.91 sq. mts. from the **Second Parcel** forming part of

Director

bal Ventures Pvt. Ltd.
Director



the **SAID ENTIRE PROPERTY** in favour of
Mr. Sandip Krishna Kalangutkar

AND WHEREAS vide Deed of Sale of
Immovable Property dated 10/04/2013
registered before Sub-Registrar of Bardez,
Mapusa - Goa under Registration No. BRZ-
BK1-03051-2013, CD No. BRZD514 dated
21/06/2013, the said Mrs. Maria Amelia
Carlota do Rosario e Souza and her
husband, Mr. Aleixo Dominico da Costa sold
their undivided 1/12th part admeasuring
about 797.91 sq. mts. from the **Second
Parcel** forming part of the **SAID ENTIRE
PROPERTY** in favour of Mr. Sandip Krishna
Kalangutkar



AND WHEREAS along with the said Mr.
Sandip Krishna Kalangutkar and his wife,
Mrs. Shashikala Sandip Kalangutkar, Mr.

For, Acecon Properties Pvt. Ltd.

Director

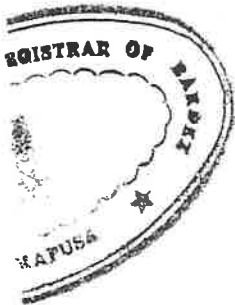
For Emporis Global Ventures Pvt. Ltd.

Director



Sachin Tulsidas Falari alias Sachin Tulshidas Falari and Mr. Yogesh Tulsidas Falari vide six different sale deed have purchased balance property totally admeasuring **4787.5 sq. mts.** forming part of Second Parcel of the SAID ENTIRE PROPERTY surveyed under Survey No. **72/3** of Village of Moira

AND WHEREAS vide Deed of Partition dated 13/09/2017 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-03917-2017, CD No. BRZD790 dated 25/09/2017, the said Mr. Sandip Krishna Kalangutkar and his wife, Mrs. Shashikala Sandip Kalangutkar, Mr. Sachin Tulsidas Falari alias Sachin Tulshidas Falari and his wife, Mrs. Vaneeta Sachin Falari and Mr. Yogesh Tulsidas Falari and



For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.



Director



his wife, Mrs. Deepti Yogesh Falari
partitioned their respective plots

AND WHEREAS the said Mr. Sachin
Tulsidas Falari alias Sachin Tulshidas
Falari and Mr. Yogesh Tulsidas Falari
initiated Partition Proceedings under the
provisions of Land Revenue Code to
partition their respective plot and vide
Order dated 04/02/2020 passed by the
Court of the Deputy Collector And Sub
Divisional Officer at Deputy Collector &
SDO-II, Bardez, Mapusa - Goa in Case No.
15/113/2018/PART/LAND/II, the said Plot
admeasuring **4787 sq. mts, of the said Mr.**
Sachin Tulsidas Falari alias Sachin
Tulshidas Falari and Mr. Yogesh Tulsidas
Falari was partitioned and a separate
Survey No. 72/3-A of Village Moira, Bardez -
Goa was obtained.



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



AND WHEREAS vide Deed of Ratification dated 16/11/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-406-2022 dated 31/01/2022, Mrs. Maria Ermelinda Higina do Rosario e Souza Fernandes alias Maria Ermelinda Souza Fernandes and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes alias Antonio E D S Do Rosario Fernandes, Mr. Dino Santana Pereira alias Dino Antonio Justiniano Francisco Pereira and his wife, Mrs. Alda Sardinha alias Alda Pereira alias Maria Alda Sardinha, Mrs. Savia Higina Emilia Pereira alias Savia Fernandes and her husband, Mr. Mervyn Joseph Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Santana Pereira and his wife, Mrs. Loraine Pereira, Mr. Francisco Miguel Pais de Ataide Lobo, Mr. Sydney Dominguito



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



Souza Costa and his wife, Mrs. Sheryl Joyce Martins, Mrs. Maria Sevethlana Efigenia De Costa Braganca alias Maria S E D Braganca and her husband, Mr. David Renato Braganza and Mrs. Suraya Maria Costa Souza alias Suraya Maria Libania Souza Costa and her husband, Mr. Prachya Deb Mukherjee ratified/confirmed the said Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-03051-2013, CD No. BRZD514 dated 21/06/2013 in favour of Mr. Sandip Krishna Kalangutkar



AND WHEREAS vide Deed of Ratification dated 19/11/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-407-2022 dated 31/01/2022, Mrs. Maria Ermelinda Higina

For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director



do Rosario e Souza Fernandes alias Maria Ermelinda Souza Fernandes and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes alias Antonio E D S Do Rosario Fernandes, Mr. Dino Santana Pereira alias Dino Antonio Justiniano Francisco Pereira and his wife, Mrs. Alda Sardinha alias Alda Pereira alias Maria Alda Sardinha, Mrs. Savia Higina Emilia Pereira alias Savia Fernandes and her husband, Mr. Mervyn Joseph Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Santana Pereira and his wife, Mrs. Loraine Pereira, Mr. Francisco Miguel Pais de Ataide Lobo, Mr. Sydney Dominguito Souza Costa and his wife, Mrs. Sheryl Joyce Martins, Mrs. Maria Sevethlana Efigenia De Costa Braganca alias Maria S E D Braganca and her husband, Mr. David Renato Braganza and Mrs. Suraya Maria Costa



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director



Souza alias Suraya Maria Libania Souza Costa and her husband, Mr. Prachya Deb Mukherjee ratified/confirmed the said Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02136-2013, CD No. BRZD486 dated 22/04/2013 in favour of Mr. Sandip Krishna Kalangutkar

AND WHEREAS vide Deed of Ratification dated 19/11/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-391-2022 dated 31/01/2022, Mrs. Maria Ermelinda Higina do Rosario e Souza Fernandes alias Maria Ermelinda Souza Fernandes and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes alias Antonio E D S Do Rosario Fernandes, Mr. Dino



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director



Santana Pereira alias Dino Antonio Justiniano Francisco Pereira and his wife, Mrs. Alda Sardinha alias Alda Pereira alias Maria Alda Sardinha, Mrs. Savia Higina Emilia Pereira alias Savia Fernandes and her husband, Mr. Mervyn Joseph Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Santana Pereira and his wife, Mrs. Loraine Pereira, Mr. Francisco Miguel Pais de Ataide Lobo, Mr. Sydney Dominguito Souza Costa and his wife, Mrs. Sheryl Joyce Martins, Mrs. Maria Sevethlana Efigenia De Costa Braganca alias Maria S E D Braganca and her husband, Mr. David Renato Braganza and Mrs. Suraya Maria Costa Souza alias Suraya Maria Libania Souza Costa and her husband, Mr. Prachya Deb Mukherjee ratified/confirmed the said Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director

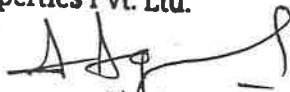


of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02138-2013, CD No. BRZD486 dated 22/04/2013 in favour of Mr. Sandip Krishna Kalangutkar

AND WHEREAS vide Deed of Ratification dated 19/11/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-390-2022 dated 31/01/2022, Mrs. Maria Ermelinda Higina do Rosario e Souza Fernandes alias Maria Ermelinda Souza Fernandes and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes alias Antonio E D S Do Rosario Fernandes, Mr. Dino Santana Pereira alias Dino Antonio Justiniano Francisco Pereira and his wife, Mrs. Alda Sardinha alias Alda Pereira alias Maria Alda Sardinha, Mrs. Savia Higina Emilia Pereira alias Savia Fernandes and



For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.

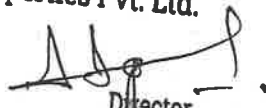

Director



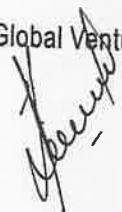
her husband, Mr. Mervyn Joseph Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Santana Pereira and his wife, Mrs. Loraine Pereira, Mr. Francisco Miguel Pais de Ataide Lobo, Mr. Sydney Dominguito Souza Costa and his wife, Mrs. Sheryl Joyce Martins, Mrs. Maria Sevethlana Efigenia De Costa Braganca alias Maria S E D Braganca and her husband, Mr. David Renato Braganza and Mrs. Suraya Maria Costa Souza alias Suraya Maria Libania Souza Costa and her husband, Mr. Prachya Deb Mukherjee ratified/confirmed the said Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02149-2013, CD No. BRZD487 dated 22/04/2013 in favour of Mrs. Shashikala Sandip Kalangutkar



For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.



Director



AND WHEREAS vide Deed of Ratification dated 19/11/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-408-2022 dated 31/01/2022, Mrs. Maria Ermelinda Higina do Rosario e Souza Fernandes alias Maria Ermelinda Souza Fernandes and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes alias Antonio E D S Do Rosario Fernandes, Mr. Dino Santana Pereira alias Dino Antonio Justiniano Francisco Pereira and his wife, Mrs. Alda Sardinha alias Alda Pereira alias Maria Alda Sardinha, Mrs. Savia Higina Emilia Pereira alias Savia Fernandes and her husband, Mr. Mervyn Joseph Fernandes and Mr. Degracao Conceicao Pereira alias Degracao Santana Pereira and his wife, Mrs. Loraine Pereira, Mr. Francisco Miguel Pais de Ataide Lobo, Mr. Sydney Dominguito



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



Souza Costa and his wife, Mrs. Sheryl Joyce Martins, Mrs. Maria Sevethlana Efigenia De Costa Braganca alias Maria S E D Braganca and her husband, Mr. David Renato Braganza and Mrs. Suraya Maria Costa Souza alias Suraya Maria Libania Souza Costa and her husband, Mr. Prachya Deb Mukherjee ratified/confirmed the said Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02145-2013, CD No. BRZD487 dated 22/04/2013 in favour of Mrs. Shashikala Sandip Kalangutkar



AND WHEREAS vide Deed of Ratification dated 19/11/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-409-2022 dated 31/01/2022, Mrs. Maria Ermelinda Higina

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.




Director

do Rosario e Souza Fernandes alias Maria Ermelinda Souza Fernandes and her husband, Mr. Antonio Eduardo Druston Sales Do Rosario Fernandes alias Antonio E D S Do Rosario Fernandes, Mr. Dino Santana Pereira alias Dino Antonio Justiniano Francisco Pereira and his wife, Mrs. Alda Sardinha alias Alda Pereira alias Maria Alda Sardinha, Mrs. Savia Higina Emilia Pereira alias Savia Fernandes and her husband, Mr. Mervyn Joseph Fernandes and Mr. Degracio Conceicao Pereira alias Degracio Santana Pereira and his wife, Mrs. Loraine Pereira, Mr. Francisco Miguel Pais de Ataide Lobo, Mr. Sydney Dominguito Souza Costa and his wife, Mrs. Sheryl Joyce Martins, Mrs. Maria Sevethlana Efigenia De Costa Braganca alias Maria S E D Braganca and her husband, Mr. David Renato Braganza and Mrs. Suraya Maria Costa



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director

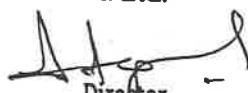


Souza alias Suraya Maria Libania Souza Costa and her husband, Mr. Prachya Deb Mukherjee ratified/confirmed the said Deed of Sale of Immovable Property dated 10/04/2013 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02147-2013, CD No. BRZD487 dated 22/04/2013 in favour of Mrs. Shashikala Sandip Kalangutkar

AND WHEREAS vide ALL SIX Deed of Sale of Immovable Property dated 10/04/2013 read with 6 Deed of Ratification, the said Mr. Sandip Krishna Kalangutkar and his wife, Mrs. Shashikala Sandip Kalangutkar became absolute owner in possession of the SAID PROPERTY admeasuring an area of **4788 sq. mts.** thereabouts forming part of Second Parcel of the SAID ENTIRE PROPERTY surveyed under Survey No.



For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.




Director

72/3 of Village of Moira more particularly described in Schedule II hereinbelow

AND WHEREAS the said Mr. Sandip Krishna Kalangutkar and his wife, Mrs. Shashikala Sandip Kalangutkar obtained following permissions for carrying out proposed construction of residential building, villas 9 Nos., Swimming Pool and Compound Wall

(I) NOC dated 14/09/2020 bearing No.

PHC/Aldona/NOC-Construction/

2020-21/696. issued by Primary

Health Centre Aldona, Bardez - Goa

(II) Construction Licence dated

23/10/2020 bearing No.

VP/Moi/F/Plan/Per/09/2020-21/523

issued by Village Panchayat of Moira,

Bardez - Goa



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director



AND WHEREAS vide Conversion Sanad dated 02/06/2021 bearing No. 4/154/CNV/AC-III/2020/651 issued by the Office of the Additional Collector-III, North Goa District, Mapusa - Goa, the area admeasuring **3322 sq. mts.** from the **SAID PROPERTY** bearing Survey No. **72/3** of Village **Moirā**, Bardez - Goawas converted for the purpose of Residential with 60 F A R



AND WHEREAS vide Deed of Sale dated 25/04/2022 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-1844-2022 dated 25/04/2022, the said Mr. Sandip Krishna Kalangutkar and his wife, Mrs. Shashikala Sandip Kalangutkar sold the **SAID PROPERTY** admeasuring an area of **4788 sq. mts.** surveyed under Survey No. **72/3** of Village

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.





Director

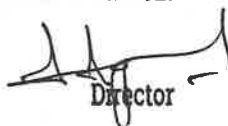
of Moira, Bardez - Goa in favour of Acecon Properties Pvt. Ltd. (Vendor hereinabove)

AND WHEREAS in view of above, VENDOR became absolute owner in possession of the SAID PROPERTY admeasuring an area of **4788 sq. mts.** surveyed under Survey No. **72/3** of Village of Moira, Bardez - Goa

AND WHEREAS the VENDOR has agreed with the PURCHASER for the absolute sale of the **SAID PROPERTY** and PURCHASER has agreed to purchase the **SAID PROPERTY** for the total consideration of RS. /- (RUPEES SIX CRORES ONLY).

AND WHEREAS though approvals were obtained, no construction has been carried out till date and the **SAID PROPERTY** is plain land without any structure

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.




Director

NOW THIS DEED OF SALE WITNESSETH
AS UNDER:-

1. That in consideration of payment of
 RS. [REDACTED]/- (RUPEES SIX
 [REDACTED] ONLY) which amount after
 deduction of TDS @ 1% equivalent to
 Rs. [REDACTED]/- (Rupees [REDACTED]
 Only) amounts to Rs. [REDACTED] 0/-
 (Rupees [REDACTED]
 Lakhs Only), shall be handed over by
 the PURCHASER at the time of
 registration of this Sale Deed and more
 particularly stipulated in the **Schedule**
III hereunder, which receipt of entire
 consideration, the VENDOR does
 hereby admits and acknowledges and
 does hereby conveys and transfers by
 Deed of Sale in favour of PURCHASER
 all its right, title, interest, ownership
 and possession in the SAID



For, Acecon Properties Pvt. Ltd.

[Signature]
 Director

For Emporis Global Ventures Pvt. Ltd.



[Signature]
 Director

PROPERTY, which property is more particularly described in Schedule II hereunder written and delineated in 'RED' in the plan annexed hereto as **Annexure- I**, together with all trees, fences, ways, water courses, lights and privileges, 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 VENDOR 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 sale.



For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director



2. That VENDOR does hereby assures the PURCHASER that the **SAID PROPERTY** hereby sold is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the **SAID PROPERTY** by way of Sale, and there are no impediments whatsoever against such disposition. The VENDOR covenants the **SAID PROPERTY** is free from any restraint order or injunction order passed by any court of law and is also free from any adverse observation in any decree of any court. The VENDOR covenants that there is no litigation pending regarding the **SAID PROPERTY** and there is no claim by any third party against the **SAID PROPERTY**, on any account whatsoever, and that there is no



For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director



dispute pending regarding this property. The VENDOR declares that they have not agreed to sell the **SAID PROPERTY** or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the **SAID PROPERTY** or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the **SAID PROPERTY** and it is not subject to any acquisition nor have the VENDOR received any notice or notification of the **SAID PROPERTY**. The VENDOR further declares that they are not aware of any proceedings, at any stage, pertaining to acquisition of



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director



the **SAID PROPERTY** by any authority or government department.

3. The actual, physical, vacant and peaceful possession of the **SAID PROPERTY** hereby sold by **VENDOR** has been handed over to **PURCHASER** today.
4. The **PURCHASER** shall be entitled to apply for mutation in the Record of Rights of the **SAID PROPERTY** to Schedule II hereunder written. The **PURCHASER** shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.
5. **VENDOR** covenants that incase any defect is found in the title of the



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.



[Signature]
Director

VENDOR of the **SAID PROPERTY** hereby sold and/or in the present conveyance, then VENDOR does hereby agrees and undertakes to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDOR for more perfectly conveying the part sold unto PURCHASER.

6. That the VENDOR hereby assures the PURCHASER that there are no third party rights of whatsoever nature in respect of the **SAID PROPERTY** by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



and legally subsisting claim, objections from any persons with regard to the same.

7. That VENDOR does hereby assures the PURCHASER that the **SAID PROPERTY** hereby sold is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said part by way of sale.



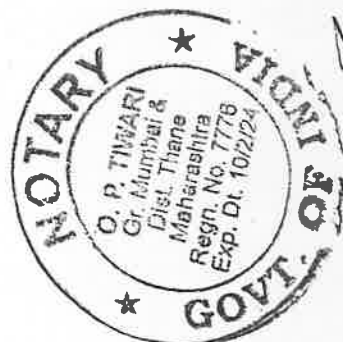
8. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the **SAID PROPERTY** hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR

For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



or from any person claiming through or under it.

9. That VENDOR shall at all times hereinafter indemnify and keep indemnified the PURCHASER and its 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.



10. The VENDOR 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.

For, Acecon Properties Pvt. Ltd.


Director

For Emporis Global Ventures Pvt. Ltd.


Director



11. The price paid corresponds to the market value of the **SAID PROPERTY** and accordingly stamp duty of **Rs.**

/- (Rupees)

Only) has been affixed herewith which has been borne by the PURCHASER.

SCHEDULE-I

(Description of the Said Entire Property)

ALL THAT Hilly property known as **"SINLACHEM BATA"**, situated within the Ward Povoacao of Village of **Moirá**, within the limits of Village Panchayat of Moira of Taluka Bardez, District of North Goa in the State of Goa, the said property is described in the Land Registration Office under No. 39293 at folios 193 of Book B-100 and enrolled in the Taluka Revenue Office under Matriz Nos. 1250, 1318 and 1320 and consisting of two parcels,



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]

Director



being the **First Parcel** bounded as under:-

North :- By property of Comunidade;
 South :- By property of Caridade Mendes;
 East :- By the Road from Church leads
 to Povoacao
 West :- By the road;

being the **Second Parcel** surveyed under
 Survey No. **72/3** of Village of Moira,
 admeasuring an area of **9575 sq. mts.**
 bounded as under:-

North :- By property of Santana de
 Souza;
 South :- By property of Simplicio Pereira;
 East :- By the paddy field of
 Comunidade
 West :- By the road;



SCHEDULE-II

(Description of the Said Property)

ALL THAT PLOT admeasuring an area of
4788 sq. mts. thereabouts forming part of

For, Acecon Properties Pvt. Ltd.

[Signature]
 Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
 Director



Second Parcel of the Hilly property known as
"SINLACHEM BATA", situated within the
 Ward Povoacao of Village of **Moir**, within the
 limits of Village Panchayat of Moira of Taluka
 Bardez, District of North Goa in the State of
 Goa, surveyed under Survey of Records of
 Rights under Survey No. **72/3** of Village of
 Moira and bounded as under:-

North :- By the road;

South :- By Survey No. 72/3-A;

East :- By the paddy field of
 Comunidade

West :- By the road and remaining part
 of the same property;

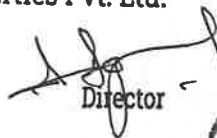
SCHEDULE-III

(CONSIDERATION)

(a) Rs. 0/- (Rupees
 Only) transferred vide RTGS on
 01/07/2023 from Kotak Bank in favour
 of Vendor

For, Acecon Properties Pvt. Ltd.

For Emporis Global Ventures Pvt. Ltd.


 Director



- (b) Rs. /- (Rupees Only) transferred vide RTGS on 18/09/2023 from Kotak Bank in favour of Vendor
- (c) Rs. /- (Rupees Only) transferred vide RTGS on 29/09/2023 from Kotak Bank in favour of Vendor
- (d) Rs. /- (Rupees Lakhs Only) paid vide Demand Draft bearing No. 431201 dated 03/10/2023 from Kotak Bank in favour of Vendor
- (e) Rs. /- (Rupees Seventy Lakhs Only) paid vide Demand Draft bearing No. 431202 dated 03/10/2023 from Kotak Bank in favour of Vendor
- (f) **TDS deducted @ 1% equivalent to Rs.**
/- (Rupees Only)



IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month, and the year first hereinabove written

For, Acecon Properties Pvt. Ltd.

Director

For Emporis Global Ventures Pvt. Ltd.

Director



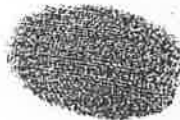
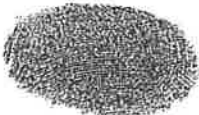
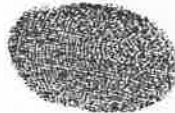
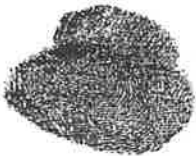
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR

For, Acecon Properties Pvt. Ltd.



Director

ACECON PROPERTIES PRIVATE LIMITED,
represented by its Director,
MR. ASHISH KUMAR AGRAWAL
L.H.F. Prints R.H.F. Prints



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



SIGNED, SEALED AND DELIVERED)
by the within named PURCHASER)

For Emporis Global Ventures Pvt. Ltd.



.....Director..

EMPORIS GLOBAL VENTURES PVT.
LTD, represented by its Director,
MR. TARUN KERAM

L.H.F. Prints

R.H.F. Prints



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director



In the presence of:-

1. Signature: _____

Name: _____

Address: _____

Sandip K. Kalayutkar

H.N. 741/2

Socorro Porvorim

GoA.

2. Signature: _____

Name: _____

Address: _____

Mr. Vishwas P. Dhumatkar

H.NO-1012/64 'Sai Siddhi'

Goa Police Society,

Near Church, Socorro

Porvorim Goa.



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director





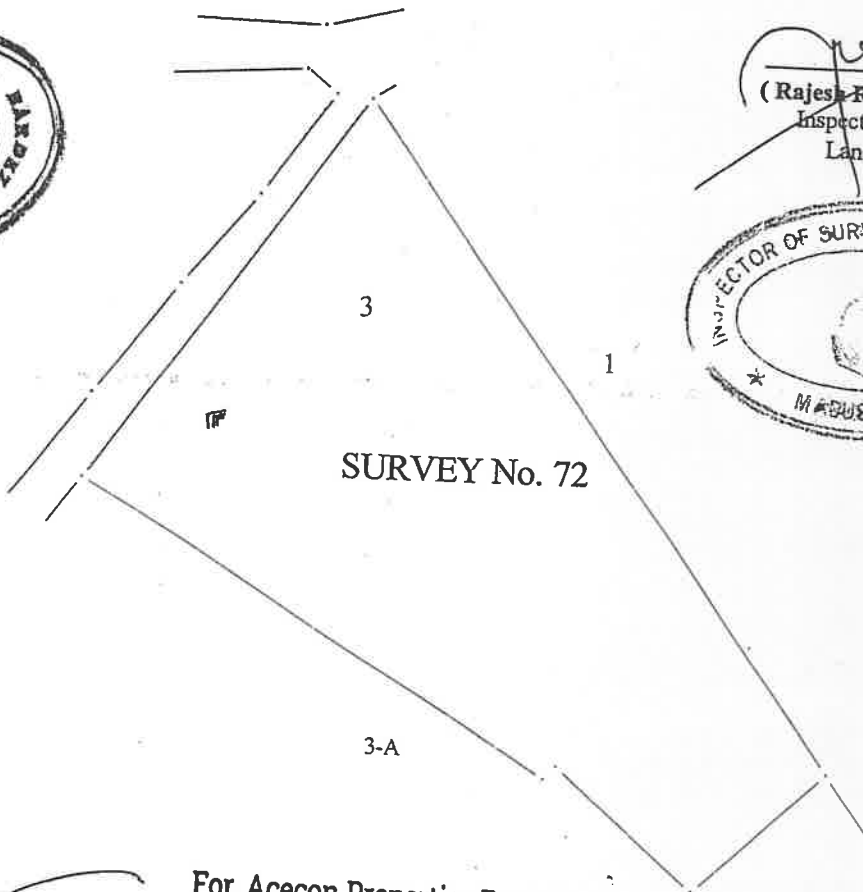
4908/2023

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



Plan Showing plots situated at
Village : MOIRA
Taluka : BARDEZ
Survey No./Subdivision No. : 72/ 3
Scale : 1:1000

CBAR 121-23973



For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.

[Signature]
Director

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 14-10-2021

Compared By : *[Signature]*





FORM I & XIV

नमुना नं १ व १४

५९०८/२०२३

100017953303

Date : 04/10/2023

Page 1 of 2

Taluka BARDEZ
तालुका
Village Moira
गांव
Name of the Field Sinlachim Bata
शेताचें नांव

Survey No. 72
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 ढरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.47.88	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.47.88

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 जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.47.88

Remarks शेरा

Assessment : Rs. 0.00	Foro फोर Rs. 0.00	Predial प्रेडियल 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	ACECON PROPERTIES PVT LTD		83366	
S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Nil			

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Nil	Mutation No. फेरफार नं	Remarks शेरा
-----	---------------------------	-----------------

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे 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.

For, Acecon Properties Pvt. Ltd.

[Signature]
Director

For Emporis Global Ventures Pvt. Ltd.



Director



4908/2023

Date : 04/10/2023

FORM I & XIV

100017953303

नमुना नं १ व १४

Taluka BARDEZ
तालुका
Village Moira
गांव
Name of the Field Sinlachen Bata
शेताचें नांव

Page 2 of 2

Survey No. 72
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार



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For Emporis Global Ventures Pvt. Ltd.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Oct-2023 11:50:12 am

Document Serial Number :- 2023-BRZ-4908

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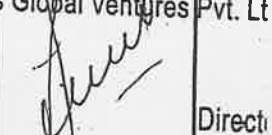
Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Tatkal appointment fee	
4	Mutation Fees	
5	Processing Fee	
Total		

Stamp Duty Required : /-Stamp Duty Paid : /-

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TARUN KERAM DIRECTOR OF EMPORIS GLOBAL VENTURES PVT. LTD , Father Name: Surinder Mohan Keram, Age: 44, Marital Status: , Gender: Male, Occupation: Business, Address1 - Flat No. 6, 5th Floor, Casa Cama Society, 7B, Gandhigram Road, Near Hare Krishna Temple, Juhu, Mumbai, Juhu Maharashtra, 400049, Address2 - , PAN No.:			 For Emporis Global Ventures Pvt. Ltd. Director

Executer



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHISH KUMAR AGRAWAL DIRECTOR OF ACECON PROPERTIES PRIVATE LIMITED , Father Name:Mahabir Prasad Agrawal, Age: 45, Marital Status: , Gender:Male,Occupation: Business, House No. 2003, Phase-2, Ama Seoni Swamabhoomi, Ama Seoni, Raipur, Chhattisgarh, 493111, PAN No.:			
2	TARUN KERAM DIRECTOR OF EMPORIS GLOBAL VENTURES PVT. LTD , Father Name:Surinder Mohan Keram, Age: 44, Marital Status: , Gender:Male,Occupation: Business, Flat No. 6, 5th Floor, Casa Cama Society, 7B, Gandhigram Road, Near Hare Krishna Temple, Juhu, Mumbai, Juhu Maharashtra, 400049, PAN No.:			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: VISHWAS PRABHAKAR DHUMATKAR, Age: 55, DOB: , Mobile: 9823145115 , Email: , Occupation: Service , Marital status : Married , Address: 403501, 1012/64 Goa Police Society Near Socorro Church Porvorim, 1012/64 Goa Police Society Near Socorro Church Porvorim, Socorro, Bardez, North Goa, Goa			
2	Name: SANDIP KRISHNA KALANGUTKAR, Age: 59, DOB: , Mobile: 9823145115 , Email: , Occupation: Service , Marital status : Married , Address: 403501, H. NO. 741/2 NH 17 NEXT TO MOTEL AVNI PORVORIM, H. NO. 741/2 NH 17 NEXT TO MOTEL AVNI PORVORIM, Socorro, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-4908



O. P. TIWARI
NOTARY
(Govt of India)

25 OCT 2023

Document Serial No:-2023-BRZ-4908

Book :- 1 Document

Registration Number :- BRZ-1-4709-2023

Date : 04-Oct-2023

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

SUB-REGISTRAR
BARDEZ

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