

TRUE COPY



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR, BARDEZ
MAPUSA - GOA



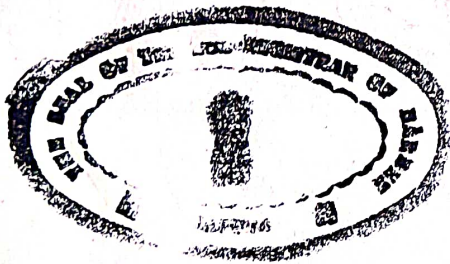
STAMP DUTY CERTIFICATE

ENDORSEMENT

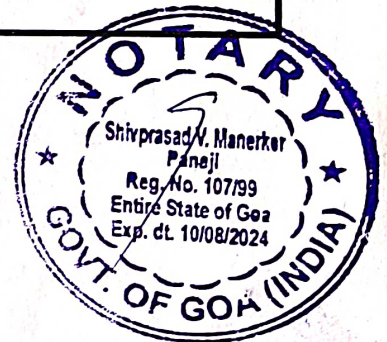
(Read Rule 3 (3) Of the Goa Payment of Duty by e-challan Payment Facility Rules

STAMP DUTY OF ₹ 567000
(RUPEES FIVE LAKH SIXTY SEVEN THOUSAND ONLY)
PAID VIDE E-RECEIPT NO 202200567362 DATED: 05-07-2022
IN THE GOVERNMENT TREASURY.

UNDER SERIAL NO. 2022-BRZ-3213
DATED 11-07-2022



Malini P. Sawant
11/07/2022
SMT. MALINI P. SAWANT
JT. CIVIL REGISTRAR CUM SUB REGISTRAR-I,
BARDEZ MAPUSA-GOA
SUB-REGISTRAR
BARDEZ





**Government of Goa
Directorate of Accounts**

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

202200567362

Echallan No. 202200567362

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 7/5/2022 8:45:46 PM

Name and Address of Party: BHAGAT | 9699986563

Panaji

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 567000.00
Total Amount:	₹ 567,000.00

(Rs. Five Lakh Sixty Seven Thousand Only)

Department Data: 20210000030415 NOTAR|20210000030415 NOTARY

Bank ref No:

Status: Success

Payment Date: 7/5/2022 8:52:09 PM

Reprint Date: 05/07/2022 20:52:56

Cor. No. 2022-KR2-3213

11/07/2022

DEED OF SALE



This DEED OF SALE is made at Mapusa, Taluka Bardez
and Registration Sub-District of Bardez, State of Goa, on
this 5th day of July, 2022.

BETWEEN

[Signature]

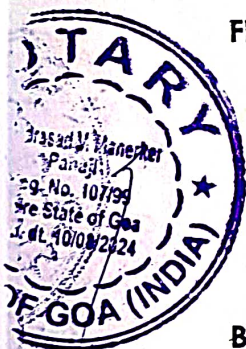
[Signature]

BETWEEN

1. **DR. SANTOSH DINKAR LAD**, son of late Mr. Dinkar Lad, aged about 74 years, married, retired, holding Permanent Account No. [REDACTED] Aadhaar No. [REDACTED], Oman National of Indian origin, holding Omani Passport No. [REDACTED], OCI No. [REDACTED], mobile No. [REDACTED], and his wife
2. **DR. SHOBHA SANTOSH LAD**, daughter of late Mr. Sarvottam Kudchodkar, aged about 74 years, married, retired, holding Permanent Account No. [REDACTED], Aadhaar No. [REDACTED], Portuguese National of Indian Origin, holding Portuguese Passport No. [REDACTED], OCI No. [REDACTED], both resident of H No. M-44, housing Board Colony, Near Hanuman Temple, Alto Betim, Penha De Franca, Bardez, Goa, 403521, presently residing at Villa No. RR 624, H No. 512, Al Mouj, North Mawala, Muscat, Oman, hereinafter referred to as the "**VENDORS**" (which expression shall, where ever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their legal representatives, executors, administrators, transferees, successors and assigns) of the **FIRST PART.**

AND

BHAGAT REALTY PRIVATE LIMITED, a private limited company incorporated on 10th day of May, 2018, under the Companies Act, 2013 (18 of 2013), having Corporate Identity Number [REDACTED] Permanent



Account No. [REDACTED], Tax Deduction and Collection Account No. [REDACTED], having its office at H. No. 3, Opp. M QTRS., Panaji, Tiswadi, North Goa, State of Goa, 403001, herein represented by its Director **MR. MOHAN RAGUVIR BHAGAT AMONKAR**, son of Mr. Raguvir Bhagat Amonkar alias Raguvir Bhagat Amonker, aged about 56 years, married, businessman, Permanent Account Number [REDACTED], Aadhaar No. [REDACTED], mobile no. [REDACTED], Indian National and residing at flat bearing H. No. 112/44, Borbhat, Opp. Maruti Temple, Taleigao, Tiswadi, Goa, 403002, hereinafter referred to as the "**PURCHASER**" (which expression shall wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include it successors – in – title and assigns) of the **SECOND PART**.

WHEREAS DR. SANTOSH DINKAR LAD (i.e.VENDOR No. 1) and **DR. SHOBHA SANTOSH LAD (i.e. VENDOR No. 2)** are represented by their nephew Mr. Mohandas alias Amey Anant Kamat, son of late Mr. Anant Vasudev Kamat, aged about 43 years, married, business, holding Permanent Account No. [REDACTED], Aadhaar No. [REDACTED], Indian National, residing at 2nd floor, Live-in-Apartments, General Bernard Geudes Road, Panaji, Tiswadi, Goa, 403001, vide General Power of Attorney dated 24th March, 2021, duly executed before Assistant Consular Officer, Mr. Sonny Joseph, Embassy of India, Muscat, Oman, and duly adjudicated by Additional



Collector-I of North Goa District, Panaji-Goa on
01/04/2021.

AND WHEREAS;

1) There exist a 5/6th portion of the all that property known as "SAUNLEM" or "SODO" or "SAULEM" or "SANVOLEM" as a distinct property situated at Pilerne, within the limits and jurisdiction of Village Panchayat of Pilerne, Taluka Bardez, District North Goa, State of Goa and described in the Office of Land Registration (Conservatoria Registo Predial) Ilhas under No. 3713 at folios 444 of Book 1 old and enrolled in Taluka Revenue Office under No. 1104, 1106, 1109 and 1111. It is surveyed as a whole under Survey No. 34 Sub-Division 1, Survey No. 35 Sub Division 1, Survey No. 36 Sub-division 4, Survey No. 206 Sub-division 2, Survey No. 206 Sub-division No. 3, Survey No. 206 Sub-division 5, Survey No. 207 Sub Division No. 3 and Survey No. 208 Sub-division No. 1 all of village Pilerne, Bardez, North Goa, Goa. Hereinafter after jointly known as SAID PROPERTY.

2) The SAID PROPERTY was purchased by one Mr. Bogvonta Xabuli Sinai Bobo in Public Auction held in the Panaji Court of Civil Judge on 18th August, 1955 (File No. 757 of 1952) in the execution decree instituted against Mr. Rama Pundolica Sinai Telanga alias Rama Sinai Telinga and his wife Ushabai and Mrs. Gopicabai Sadanand Sinai Sirvoicar alias Vassanti and her husband Mr. Sadanand Sinai Sirvoicar alias Sadanand Ganesh



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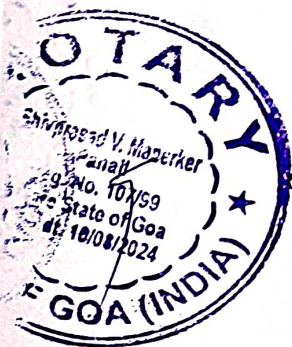
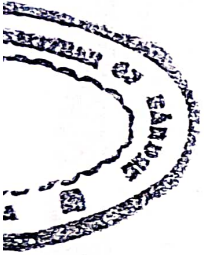
Sinai Sirvolcar and accordingly name of Mr. Bogvonta Xabuli Sinai Bobo was inscribed under No. 24402 at folio 26v of Book G-38.

3) Vide Deed dated 31/12/1965 Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID PROPERTY to his other brother Mr. Voicunta Xabuli Sinai Bhobe.

4) Vide Deed dated 31/12/1965 Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID PROPERTY to his brother Mr. Roguvira Xabuli Sinai Bhobe.

5) Vide Agreement for Sale dated 08/01/1985, duly registered before Sub Registrar of Ilhas at Panaji, under Registered No. 90, at pages 265 to 274, dated 30/01/1985, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mr. Roguvira Xabuli Sinai Bhobe alias Roguvir Xabuli Bobo and his wife Mrs. Hirabai Roguvir Bobo and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo, owners of the SAID PROPERTY and M/s Kamat Real Estates through its partner Mr. Uday Anant Kamat, developer agreed to develop the separated area of the SAID PROPERTY more particularly described in SCHEDULE I.

6) Said Mr. Roguvira Xabuli Sinai Bhobe alias Roguvir Xabuli Bobo expired on 4th August 1985, leaving behind his widow and moiety sharer Mrs. Hirabai



Roghuvir Bobo and his only heir Mr. Uday Roguvir Bhobe married to Mrs. Suman Uday Bhobe.

7) Vide Agreements dated 23/10/2021, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mrs. Hirabai Roguvir Bobo and her only son Mr. Uday Roguvir Bhobe and his wife Mrs. Suman Uday Bhobe, and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo, owners of the SAID PROPERTY entered into three separate unregistered Agreements all dated 23/10/1985 with M/s Kamat Real Estates through its partner Mr. Uday Anant Kamat to develop their 1/3rd share separately in the separated area of the SAID PROPERTY more particularly described in SCHEDULE I.

8) The separated area of the SAID PROPERTY more particularly described in SCHEDULE I was developed in plots and was accorded/granted the following permissions/approvals;

- i. Conversion Sanad under Section 32 of the Land revenue Code, vide No. CNV/BAR/127/88 dated 28/11/1988 issued by Office of Deputy Collector, North Goa for area admeasuring 38989 Sq.mts.
- ii. Approval for Development and Sub-division of plots by Panjim Planning and Development Authority, Panaji, Goa, vide order No. PDA/B/5696/2809/88 dated 12/08/1988.





iii. Final NOC for Sub-division by Village Panchayat Pileme-Marra under No. VP/PM/774/88, dated 7/09/1988.

9) Vide Deed of Sale dated 23/08/1989, duly registered before Sub Registrar of Ilhas, under registered No. 827/90, Book No.1, Volume No. 93 dated 21/08/1990, said Mrs. Hirabai Roguvir Bobo, Mr. Uday Roguvir Bhobe and his wife Mrs. Suman Uday Bhobe as FIRST VENDORS, Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo as SECOND VENDORS, and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo as THIRD VENDORS and M/s Kamat Real Estates as CONFIRMING PARTY sold a plot identified as Plot No. 58 admeasuring 600 Sq.mts. (hereinafter known as SAID PLOT and more particularly described in SCHEDULE II) to Dr. Santosh Dinkar Lad, VENDOR No. 1 herein, married to Dr. Shoba Santosh Lad, VENDOR No. 2 herein, were Indian Nationals at the time of purchase of SAID PLOT.

10) PURCHASER has approached the VENDORS, with a proposal to purchase the SAID PLOT for a total sale consideration amount of Rs. 126,00,000/- (Rupees One Crore and Twenty Six Lakhs Only), and VENDORS have accepted the said proposal/offer of the PURCHASER and has agreed to sell the SAID PLOT free from all encumbrances, for a total sale consideration price of Rs.



[Signature]

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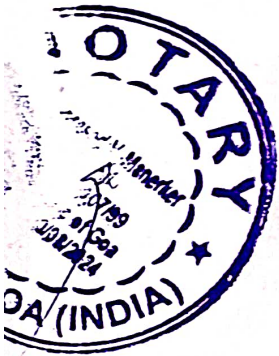
126,00,000/- (Rupees One Crore and Twenty Six Lakhs Only).

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That in pursuance of the said Deed of Sale and the sale total consideration price of Rs. 126,00,000/- (Rupees One Crore and Twenty Six Lakhs Only), has been paid by PURCHASER to the VENDOR as under;

- (a) Through RTGS vide IDBI Bank, Panaji Branch, Goa, dated 06/07/2022, for amount of Rs. 95,86,080/- (Rupees Ninety Five Lakhs, Eighty Six Thousand and Eighty Only).
- (b) An amount of Rs. 30,13,920/- (Rupees thirty lakh thirteen thousand nine hundred and twenty Only) is paid/deducted as TDS by the PURCHASER on the sale consideration price of Rs. 126,00,000/- (Rupees One Crore and Twenty Six Lakhs Only) vide TDS Certificate dated 07/07/2022.

2. That the VENDORS hereby forever acquit, release and discharge the PURCHASER and that the VENDORS do hereby sell, assign, release, convey, discharge and assure unto the said PURCHASER, forever the SAID PLOT fully described in the Schedule II hereto and together with all the liberties, privileges, easements, rights appurtenant thereto and whatsoever standing in the SAID PLOT or any part thereof belonging or pertaining to or



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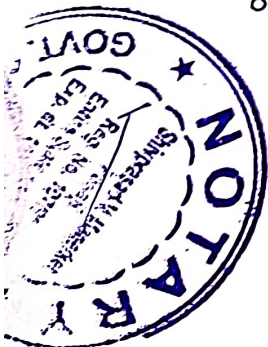
with the same or any part thereof now or at any time hereto for usually held, used and enjoyed therewith together with all the deeds, documents, writings, and other evidence of title relating to the SAID PLOT.

3. The VENDORS do hereby covenant with the PURCHASER, its successors – in – title and assigns that the VENDORS are now lawfully seized and possessed of the SAID PLOT hereby granted and transferred in favor of the PURCHASER and the VENDORS have full and absolute authority to sell the SAID PLOT unto the PURCHASER.

4. The PURCHASER shall hereafter peacefully and quietly possess and enjoy the SAID PLOT without any claims, demands, whatsoever from the VENDORS or any person claiming through or under them.

5. The VENDORS do hereby indemnify and shall keep indemnified the PURCHASER against all the claims, demands, dues, outgoings, charges and liens over the SAID PLOT hereby sold.

6. The VENDORS do hereby authorize and give their no objection to the PURCHASER to enter their name in form 1 & XIV and/or survey record on execution of this Deed with respect to the above SAID PLOT.



7. The VENDORS do hereby covenant and declare that the SAID PLOT hereby transferred is free from encumbrances, charges, equities, claims or demands whatsoever and that the VENDORS have not done anything whereby the SAID PLOT or any part thereof may be a subject to attachment or lien of any court or person whatsoever and that the VENDORS assures to have harmless and keep indemnified the PURCHASER from or against all encumbrances, charges, liens, equities, claims or demands whatsoever any time in the future.



8. The VENDORS and all persons claiming under the VENDORS further covenant that the VENDORS shall and will from time to time, upon the request of the PURCHASER do or execute all such acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof unto the PURCHASER according to the true intent and meaning of this deed as shall or may be reasonably and lawfully required.

9. The VENDORS do hereby declare that they have not done or omitted or knowingly and willingly suffered and been a party to any act, deed or thing whereby the VENDORS are prevented from selling the SAID PLOT in the manner aforesaid.



10. The VENDORS and the PURCHASER hereby declare that the property in transaction does not

belong to or pertain to occupancies of persons belonging to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

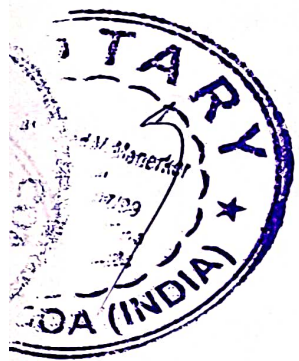
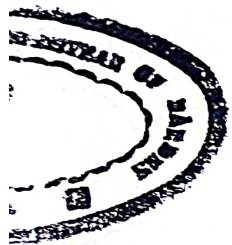
11. The VENDORS and the PURCHASER hereby declare that the SAID PLOT is Non-Agricultural. This document and transaction is complying with Foreign Exchange and Management Act 1999 and Reserved Bank of Indian guidelines. The office of Civil Registrar-cum-Sub Registrar-Bardez shall be not responsible if the parties violate FEMA and RBI guidelines.

12. That the VENDORS and the PURCHASER do hereby covenant with each other as under:

a. That the PURCHASER may at any time hereafter quietly and peaceably enter upon, possess and enjoy the SAID PLOT for its use and benefit without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any persons claiming under them. It is admitted that the possession of the SAID PLOT is handed over to the PURCHASER by the VENDORS at the time of execution of this deed.

b. That the VENDORS shall at all-time hereafter at the request and cost of the PURCHASER do, execute or act all things, deeds or acts that may be necessary for the better and more effectively assuring the SAID PLOT or any part thereof to the





PURCHASER as the PURCHASER from the time to time may reasonably require.

13. All taxes, cess, charges, expenses and any such other outgoings in respect of the SAID PLOT payable till the date of this deed shall be borne and paid by the VENDORS alone and VENDORS shall indemnify and keep indemnified the PURCHASER at all times in respect thereof.

14. AND THAT the amount of Rs. 126,00,000/- (Rupees One Crore and Twenty Six Lakhs Only), being the consideration of sale for which appropriate stamp duty of Rs. 567,000/- (Rupees Five Lakhs and Sixty Seven Thousand Only) @ 4.5 % is paid herewith along with registration fees and processing fees.

SCHEDULE-I

(DESCRIPTION OF THE DEVELOPED AREA OF THE SAID PROPERTY)

All that area admeasuring about 61646 Sq.mts. of the 5/6th portion of all that property known as "SAUNLEM" or "SODO" or "SAULEM" or "SANVOLEM" as a distinct property situated at Pilerne, within the limits and jurisdiction of Village Panchayat of Pilerne, Taluka Bardez, District North Goa, State of Goa and described in the Office of Land Registration (Conservatoria Registo Predial) Ilhas under No. 3713 at folios 444 of Book 1 old and enrolled in Taluka Revenue Office under No. 1104,



[Signature]

[Signature]

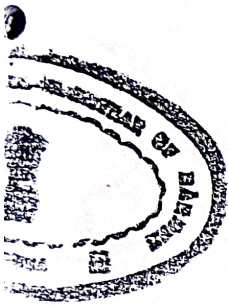
1106, 1109 and 1111, surveyed under Survey No. 34 Sub-Division 1, Survey No. 35 Sub Division 1 and Survey No. 36 Sub-division 4 of village Pilerne, Bardez, Goa and the SAID PROPERTY is bounded as under;

TOWARDS THE EAST: - By Property OLLO GOLLO of Luis de Souza,

TOWARDS THE WEST: - By Land of Comunidade of Pilerne,

TOWARDS THE NORTH: - By Land of Comunidade of Pilerne, and

TOWARDS THE SOUTH: - By remaining part of the property SAUNLEM.



SCHEDULE-II

(DESCRIPTION OF THE SAID PLOT)

ALL THAT Plot of Land known as "Plot no. 58, admeasuring an area 600 Sq.mts., forming part Survey No. 35/1 of Village Pilerne of the developed area of the SAID PROPERTY described in schedule I, and is bounded as under:-

TOWARDS THE EAST: - By Plot No. 59 of the SAID PROPERTY,

TOWARDS THE WEST: - By Plot No. 57 of the SAID PROPERTY,

TOWARDS THE NORTH: - By 10 Mts. vide Road, and

TOWARDS THE SOUTH: - By open space.

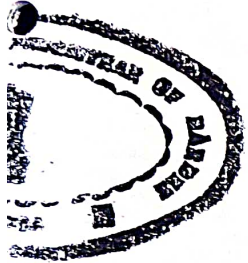



THE SAID PLOT hereby sold is shown in red colour on the plan annexed to this Deed of Sale, which plan shall form the part and parcel of the present Deed of Sale.

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IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein below.



SIGNED AND DELIVERED by the
Within named POA for VENDOR No. 1 and 2



MR. MOHANDAS ALIAS AMEY ANANT KAMAT

LEFT HAND FINGER PRINTS

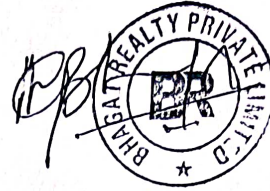
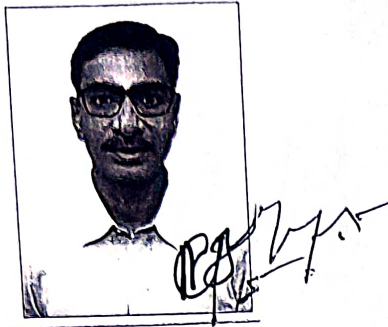
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER








SIGNED AND DELIVERED by the
Within named PURCHASER








BHAGAT REALTY PRIVATE LIMITED,
represented by its Director
MR. MOHAN RAGUVIR BHAGAT AMONKAR

LEFT HAND FINGER PRINTS

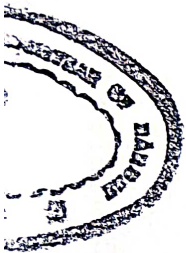
				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

IN THE PRESENCE OF THE WITNESSES:

1. Adv Sunil Subhash Shetye
2. Adv. Samida Tukaram Machiv





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Jul-2022 02:32:04 pm

Document Serial Number :- 2022-DRZ-3213

Presented at 02:23:20 pm on 11-Jul-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	567000
2	Registration Fee	378000
3	Mutation Fees	1000
4	Processing Fee	1520
Total		947520

Stamp Duty Required :567000/-







Stamp Duty Paid : 567000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Mohan Raguvir Bhagat Amonkar Director Of BHAGAT REALTY PRIVATE LIMITED ,Father Name:Raguvir Bhagat Amonkar Alias Bhagat Raguvir Amonkar, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H No. 112 44, Borbhat, Opp. Maruti Temple, Taleigao, Carazalem, Tiswadi, North Goa, Address2 - , PAN No.: [REDACTED]			







Executer

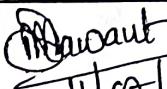
Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Mohan Raguvir Bhagat Amonkar Director Of BHAGAT REALTY PRIVATE LIMITED , Father Name:Raguvir Bhagat Amonkar Alias Bhagat Raguvir Amonkar, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, H No. 112 44, Borbhat, Opp. Maruti Temple, Taleigao, Carazalem, Tiswadi, North Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Mohandas Alias Amey Anant Kamat , Father Name:Lato Anant Vasudev Kamat, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, 2nd Floor Live in Apartments General Bernard Geudes Road Panaji Tiswadi-Goa 403001, PAN No.: [REDACTED] , as Power Of Attorney Holder for SHOBHA SANTOSH LAD			
3	Mohandas Alias Amey Anant Kamat , Father Name:Lato Anant Vasudev Kamat, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, 2nd Floor Live in Apartments General Bernard Geudes Road Panaji Tiswadi-Goa 403001, PAN No.: [REDACTED] , as Power Of Attorney Holder for SANTOSH DINKAR LAD			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Name: Samida Tukaram Machiv, Age: 27, DOB: 1994-10-16 , Mobile: 8698971298 , Email: advmsamida@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403516, H. No. E4/8/1 Porba Vaddo Calangute Bardez Goa., H. No. E4/8/1 Porba Vaddo Calangute Bardez Goa., Calangute, Bardez, NorthGoa, Goa			
2	Name: Sunil Subhash Shetye, Age: 36, DOB: 1985-09-01 , Mobile: 9823579494 , Email: , Occupation: Advocate , Marital status : Married , Address: 403521, H No. 961/58 Shivprasad B. B. Borkar Road Alto Porvorim Bardez Goa, H No. 961/58 Shivprasad B. B. Borkar Road Alto Porvorim Bardez Goa, Penha- de-franca, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR

B. B. BORKAR

Document Serial Number :- 2022-BRZ-3213



Document Serial No:-2022-BRZ-3213

Book :- 1 Document

Registration Number :- BRZ-1-3106-2022

Date : 11-Jul-2022

Manoj
11/07/2022

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

Angeli

SUB-REGISTRAR
BARDEZ



RECEIVED TRUE COPY 12/12/22
REG. No. 10219 DATED

SHIVPRASAD V. MANERKAR
NOTARY AT PANAJI
ENTIRE STATE OF GOA (INDIA)