

## 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 - 13-Jun-2023 12:01:55

Date of Receipt - 13-Jun-2023

Receipt No : 2023-24/9/1696

Serial No. of the Document : 2023 BRZ-2905

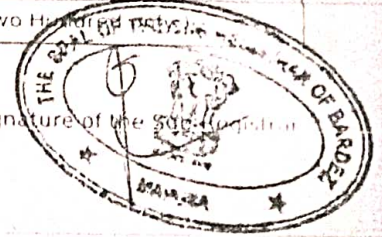
Nature of Document : **Conveyance - 22**

Received the following amounts from **DHARAM PAL KUKREJA Director Of D PAL BUILDCON PRIVATE LIMITED** for Registration of above Document in Book-I for the year 2023

Registration Fee	2040000	E-Challan(Online fee)	• Challan Number : 202300355702 • CIN Number : 745357429	2040000
Tatkal appointment fee	20000	E-Challan(Online fee)	• Challan Number : 202300417055 • CIN Number : CPACUAQGY9	10000
		E-Challan(Online fee)	• Challan Number : 202300373654 • CIN Number : CPACSUPMA7	10000
Processing Fee	2080	E-Challan(Online fee)	• Challan Number : 202300355702 • CIN Number : 745357429	2200
<b>Total Paid</b>	<b>2062200</b> ( Rupees Twenty Lakhs Sixty Two Thousands Two Hundred Twenty)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar



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 :**

*Tejas Bhargava*

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 **13-Jun-2023**

Signature of the person receiving the Document

For D. Pal Buildcon Pvt. Ltd.

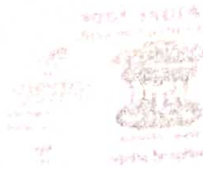
Director

Signature of the Presenter

Signature of the Sub-Registrar



Phone No. 228801700  
2288 1070000  
D. PAL BUILDERS  
P.O. BOX 12, KATUN  
KATUN

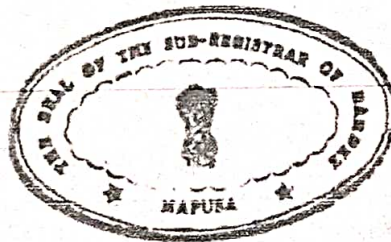


₹ 2000000/-  
20,00,000/-  
20,00,000/-  
20,00,000/-  
20,00,000/-  
20,00,000/-  
20,00,000/-  
20,00,000/-  
20,00,000/-  
20,00,000/-

For CITIZENCREDIT™  
CO-OP. BANK LTD.

*[Signature]*  
Authorized Signatory

Name of Purchaser: D PAL BUILDERS PRIVATE LIMITED



Cr. No. 2023-ER2-2905  
13/06/2023

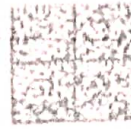
**DEED OF SALE**

For D. Pal Builders Pvt. Ltd.  
*[Signature]*  
Director

*[Signature]*

*[Signature]*

Phone No. 2788901154  
Sole Issued to  
D PAL BUILDCON  
For Show ID Proof  
PAN CARD




9A7-14-2021 16:28:15

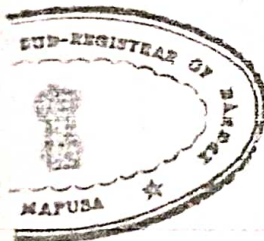
₹ 2000000/-

NO BY 240 200 200 200  
18182921603822024990 00002297  
1715282 28-07-2021 604

For CITIZENCREDIT™  
CO-OP. BANK LTD.

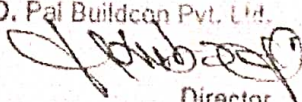
  
Authorized Signatory

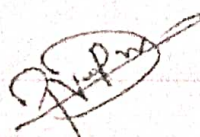
Name of Purchaser: D PAL BUILDCON PRIVATE LIMITED



**DEED OF SALE**

For D. Pal Buildcon Pvt. Ltd.

  
Director







FORM NO 79550164  
To be furnished to  
D.P.L. BUILDCON  
For Approval Proof  
PAN CARD



0080000/-  
Stamp of the Registrar of Companies

For CITIZENCREDIT™  
CO-OP. BANK LTD.

*[Signature]*  
Authorized Signatory

Name of Purchaser: D. Pal Buildcon Private Limited



**DEED OF SALE**

For D. Pal Buildcon Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*

*[Signature]*



**THIS DEED OF SALE** is executed on this 13<sup>th</sup> of June of the year Two Thousand and Twenty Three (13/06/2023), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

**BETWEEN**

**1. MR. DATTA PRASAD PRABHAKAR VERNEKAR** alias

**DATTAPRASAD VERNEKAR** son of Mr. Prabhakar

Vernekar, age 41years, business, unmarried, Indian

National, holding PAN Card bearing No. ,

Aadhaar Card bearing No. : and residing at

House No. 202, Xelpem, Duler, Mapusa, North Goa,

Bardez, Goa - 403507 and;

**2. MR. MAHAVIR KASI NADAR**, son of Mr. Kasi Nadar,

age 36 years, business, married, Indian National, holding

PAN Card bearing No. , Aadhaar Card

bearing No. and residing at E-113/F, Ella

Crest, Near Healthway Hospital, Old Goa, Ella, North Goa,

Goa - 403402, hereinafter referred to as the **"OWNERS/**

**VENDORS"** (which expression shall unless repugnant to



For D. Pal Buildcon Pvt. Ltd.

Director

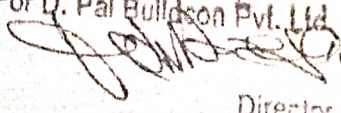


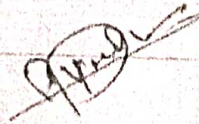
the context be deemed to mean and include their heirs, legal representatives, executors, administrators, successors, assigns wherever the context or meaning shall so require or permit) **OF THE FIRST PART;**

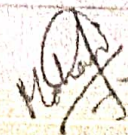
**AND**

**M/s D PAL BUILDCON PRIVATE LIMITED**, a registered company registered under Companies Act 1956, having PAN Card bearing No. , having its registered office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi - 110026, Through its Director **MR. DHARAM PAL KUKREJA**, son of Kaura Ram Kukreja, age 74 years, married, Businessman, holding PAN Card bearing No. , Aadhar Card bearing No. , resident of House No. 16, Road No 71, Third Floor Back, Side Punjabi Bagh West, Punjabi Bagh, West Delhi, Delhi 110026, vide Board resolution dated 10/05/2023, hereinafter referred to as the **"PURCHASERS"** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include its heirs, legal representatives,



For D. Pal Buildcon Pvt. Ltd.  
  
Director







executors, administrators, successors, assigns wherever the context or meaning shall so require or permit) **OF THE**  
**SECOND PART;**

**WHEREAS** there exists an immovable property known as "Kutchem Bhat" also known as "Cuddichem Batta" also known as "Cudchem Batta", situated within the jurisdiction of the Village Panchayat of Anjuna, described in the Land Registration Office of Bardez under No. 834 at page 298 overleaf of Book B 6(Old), not enrolled in the Land Revenue Office, and surveyed under Old Cadastral Survey No. 6281, which thereafter was surveyed under Survey No. 6 Sub Division No. 5 of Village Anjuna admeasuring area 2975 sq. mts., and Survey No. 89 Sub-Division No. 9 of Village Anjuna admeasuring an area of 1900 sq. mts., of Village Anjuna, Taluka Bardez, District North Goa, State of Goa and which is hereinafter referred to as "**Said Bigger Property**" and more specifically described in the **Schedule 'A'** mentioned herein under.



For D. Pal Builders Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*

*[Signature]*

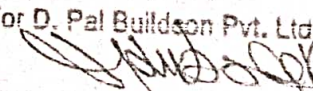


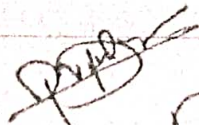

**AND WHEREAS** the said bigger property originally belonged to one Jorge Estolano Caitano Francisco Xavier do Rosario de Vales and his wife Marta Conceicao Dulcina Desouza Vales both residents of Anjuna.

**AND WHEREAS** the said bigger property was purchased by Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes, bachelors, minors, from said Jorge Estolano Caitano Francisco Xavier do Rosario de Vales and Marta Conceicao Dulcina Desouza Vales vide Deed of Sale dated 17/03/1942, drawn at Folio 8 of book No 476 of the Notary division Pinto De Menezes.

**AND WHEREAS** upon purchase of the said bigger property, the same was inscribed in favour of Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes under Inscription No. 31337 of Book G-36, Folio - 42 Bardez.

**AND WHEREAS** the name of said Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes is transcribed under agreement under Old Cadastral Bearing No. 6281 in respect of the said bigger property bearing

For D. Pal Builders Pvt. Ltd.  
  
Director



Survey No. 6 Sub-Division No. 5 and Survey No. 89 Sub-Division No. 9 of Village Anjuna.

**AND WHEREAS** the said Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes were minor children of Joao Antonio Vincent Luis Gonsanca Nunes and his wife Eusemiana Estefamia Joaquina Ferrao.

**AND WHEREAS** though the names of said Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes were inscribed under inscription number 31337, since they were minors, name of their father was recorded on Form 3 index of land which appears in the name of Gojak Nunes for an area admeasuring 2975 Sq. mts., i. e. in respect of Survey No. 6 Sub-Division No. 5 of Village Anjuna, however, names of said Antonio Francisco Valentino Nunes and Joao Antonio Conceicao Nunes are seen recorded on Form 3 index of land which appears as Tony Nunes and John Nunes respectively, as they were known so, for an area admeasuring 1900 Sq. mts. i. e. in respect of Survey No. 89 Sub-Division No. 9 of Village Anjuna.

For D. Pal Builders Pvt. Ltd.

Director



**WHEREAS** the name of said Gojak Nunes appears in the Manual Form I and XIV of Survey No. 6/5 of Village Anjuna and the name of Tony Nunes and John Nunes appears in the manual Form I & XIV of Survey Number 89/9 of village Anjuna which together comprise the said bigger property.

**AND WHEREAS** the said Joao Antonio Vincente Luis Gonzaga Nunes was married to Eufemiana Estefanaia Joaquina Nunes. The said Joao Antonio Vincente Luis Gonzaga Nunes expired on 21/01/1949 and his wife Eufemiana Estefanaia Joaquina Nunes expired on 03/03/1963 both at Anjuna without both intestate and leaving behind them the following children;

1) Joao Antonio Conceicao Nunes also known as John Nunes was married to Mrs. Christalina Octavia Nunes also known as Christalina Nunes. The said Joao Antonio Conceicao Nunes alias John Nunes expired at Anjuna on 21/11/2007 without leaving any Will and any other deposition and leaving behind his wife said Christalina Nunes and his one daughter Mrs. Cherryl Salmon married



For D. Pal Buildcon Pvt. Ltd.

Director

*[Handwritten signatures]*



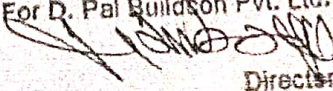
to Mr. Reegan Salmon. The said Cheryl expired without leaving behind any issues.

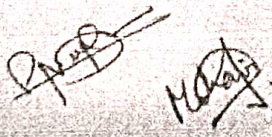
2) Mr. Antonio Francisco Valentino Nunes also known as Tony Nunes was married to Olympia Nunes. The said Antonio Francisco Valentino Nunes alias Tony Nunes expired at Porvorim on 13/06/1997 without leaving behind any issues.

**AND WHEREAS** by the virtue of inventory proceedings bearing No. 535/2014/B before the Civil Judge Senior Division at Mapusa, the said bigger property surveyed under Survey No. 6/5 along with the said property bearing Survey No. 89/9 of Village Anjuna was inherited by said Christalina Nunes, the sole legal heir of late Joao Antonio Vicente Luis Gonzaga Nunes also known as Gonzaga Nunes also known as Antonio Nunes also known as Gojak Nunes also Gonjak Nunes and his wife Eufemiana Estefanaia Joaquina Nunes, mentioned at Item Number 2 of the said inventory proceedings.

**AND WHEREAS** said Christalina Octavia Nunes was duly represented by Mr. Charles Oscar Telles who was the legal



For D. Pal Buildson Pvt. Ltd.  
  
Director





guardian and who was appointed the deputy of property and affairs/legal guardian for the said Christalina Octavia Nunes by Court of Protection of England and Wales on 09/08/2010 and who was further vide POA dated 24/4/2014 represented by Mr. Larry Homes, son of Mr. Frank Homes resident of Anjuna Bardez Goa to execute any document in respect of the said bigger property.

**AND WHEREAS** said Christalina Octavia Nunes vide Deed of Sale dated 19/03/2020 through her legal guardian and POA holder Mr. Charles Oscar Telles who was further represented by Mr. Larry Holmes sold one part of the said bigger property, being Survey No. 6/5 of Village Anjuna, admeasuring 2975 sq. mts., to Mr. Jeremiah Nunes the Vendor herein, who acquired absolute, right, title and interest to the said bigger property being Survey No. 6/5 of Village Anjuna. The said Deed of Sale dated 19/03/2020 is duly registered before the Sub Registrar of Bardez at Mapusa under Book 1, Registration No. BRZ-1-1200-2020, dated 27/04/2020.



For D. Pal Buildcon Pvt. Ltd.

Director

*[Handwritten signatures]*



**AND HEREAAS** said Christalina Octavia Nunes vide Deed of Sale dated 19/03/2020 through her legal guardian and POA holder Mr. Charles Oscar Telles who was further represented by Mr. Larry Holmes sold one part of the said property, being Survey No. 89/9 of Village Anjuna, admeasuring 1900 sq. mts., to Mr. Jeremiah Nunes, the Vendor herein, who acquired absolute, right, title and interest to the said property being Survey No. 89/9 of Village Anjuna. The said Deed of Sale dated 19/03/2020 is duly registered before the Sub Registrar of Bardez at Mapusa under Book 1, Registration No. BRZ-1-1201-2020, dated 27/04/2020.

**AND WHEREAS** subsequently, by virtue of Deed of Rectification and Ratification dated 05/03/2022, duly registered before the Sub-Registrar of Bardez at Mapusa under Book 1 Registration No. BRZ-1-1145-2022 dated 15/03/2022, the Principal deed i. e. the Deed of Sale dated 19/03/2020 duly registered under Book 1 Registration No. BRZ-1-1201-2020 dated 27/04/2020 was duly rectified and ratified.

For D. Pal Builders Pvt. Ltd.

Director



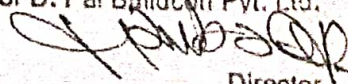
**AND WHEREAS** by virtue of the said dated 27/04/2020 and Deed of Rectification and Ratification dated 05/03/2022, the said Mr. Jeremiah Nunes, became the absolute owners in possession of the said Property admeasuring 1900 Sq. mts.

**AND WHEREAS** vide Deed of Sale dated 09/12/2022, duly registered before the Sub Registrar of Bardez, under Book 1, Registration No. BRZ-1-5578-2022, Dated 09/12/2022, the said Mr. Jeremiah Nunes, sold the said Property at schedule B admeasuring 1900 sq. mts., to the Vendors herein.

**AND WHEREAS** by virtue of said Deed of Sale dated 09/12/2022, the Vendors herein became the absolute owners in possession of the Property mentioned at Schedule B hereinbelow.

**AND WHEREAS** the names of the Vendors are mutated in the Records of Revenue under Form I and XIV of Survey No. 89/9 of Village Anjuna under Mutation No. 85248.

For D. Pal Buildcon Pvt. Ltd.

  
Director




**AND WHEREAS** the Vendor No. 2 is a Non Goan and hence he is not governed by the law of Portuguese of communion of assets and therefore the wife of Vendor No. 2 is not added as a party to the sale deed.

**AND WHEREAS** the Purchasers have approached the Vendors to purchase the said property being surveyed under Survey No. 89 Sub-Division No. 9 of Village Anjuna admeasuring 1900 sq. mts., more specifically described in **Schedule B** mentioned hereunder. The Survey Plan showing the said property is annexed hereto as Annexure I wherein the said property is delineated in red ink.

**AND WHEREAS** the VENDORS hereby desires to sell to the PURCHASERS and the Purchaser hereby desires to purchase from the Vendor, all that herein referred to as the said property admeasuring 1900 sq. mts. being part of the said bigger property known as "Kutchem Bhat" also known as "Cuddichem Batta" also known as "Cudchem Batta", situated within the jurisdiction of the Village Panchayat of Anjuna, described in the Land Registration Office of Bardez under No. 834 at page 298 overleaf of Book

For D. Pal Buildcon Pvt. Ltd.

Director



B 6(Old), nor enrolled in the Land Revenue Office, surveyed under Old Cadastral Survey No. 6281, which part is presently surveyed under Survey No. 89 Sub-Division No. 9 of Village Anjuna, Taluka Bardez, District North Goa, State of Goa, which is totally admeasuring an area of about 1900 sq. mts. for a total consideration amount of **Rs. 6,80,00,000/- (Rupees Six Crores Eighty Lakhs Only)** to be paid by the Purchasers to the Vendor upon deducting T.D.S. as applicable.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in consideration of payment of **Rs. 6,80,00,000/- (Rupees Six Crores Eighty Lakhs Only)** out of which an amount of Rs. 6,80,000/- (Rupees Six Lakhs Eighty Thousand only) is deducted as 1 % TDS, and balance consideration of **Rs. 6,73,20,000/- (Rupees Six Crores Seventy Three Lakhs Twenty Thousand Only)** is paid by the PURCHASERS to the VENDORS in the following manner:-

(a) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) is paid vide Cheque bearing No. 529842,

For D. Pal Builders Pvt. Ltd

Director



drawn on IDBI Bank, West Punjabb Bagh, Delhi branch dated 07/11/2022 in favour of Vendor No. 1.

(b) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) is paid vide Cheque bearing No. 529843, drawn on IDBI Bank, West Punjabb Bagh, Delhi branch dated 07/11/2022 in favour of Vendor No. 1.

(c) A sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) is paid vide Cheque bearing No. 529863, drawn on IDBI Bank, West Punjabb Bagh, Delhi branch dated 15/11/2022 in favour of Vendor No. 1.

(d) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023010900021842, through IDBI Bank, West Punjabb Bagh, Delhi branch dated 09/01/2023 in favour of Vendor No. 1.

(e) A sum of Rs. 5,00,000/- (Rupees Five Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023041200080574, through IDBI Bank, West Punjabb Bagh, Delhi branch dated 12/04/2023 in favour of Vendor No. 1.



For D. Pal Buildcon Pvt. Ltd.

Director

*[Handwritten signatures]*



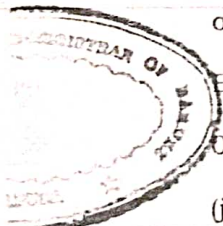
(f) A sum of Rs. 5,00,000/- (Rupees Five Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023050800031897, through IDBI Bank, West Punjabh Bagh, Delhi branch dated 08/05/2023 in favour of Vendor No. 1.

(g) A sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023052900029762, through IDBI Bank, West Punjabh Bagh, Delhi branch dated 29/05/2023 in favour of Vendor No. 1.

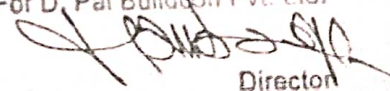
(h) A sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) is paid vide D.D bearing No. 010122, drawn on IDBI Bank, West Punjabh Bagh, Delhi branch dated 07/06/2023 in favour of Vendor No. 1.

(i) A sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) is paid vide D.D bearing No. 010126, drawn on IDBI Bank, West Punjabh Bagh, Delhi branch dated 08/06/2023 in favour of Vendor No. 1.

(j) A sum of Rs. 41,00,000/- (Rupees Forty One Lakhs only) is paid vide D.D bearing No. 010127, drawn on IDBI Bank, West Punjabh Bagh, Delhi branch dated 09/06/2023 in favour of Vendor No. 1.



For D. Pal Buildcon Pvt. Ltd.

  
Director







(k) A sum of Rs. 25,60,000/- (Rupees Twenty Five Lakhs Sixty Thousand only) is paid vide D.D bearing No. 008659, drawn on IDBI Bank, West Punjabb Bagh, Delhi branch dated 13/06/2023 in favour of Vendor No. 1.

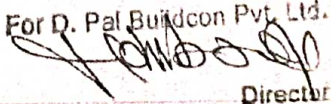
(l) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) is paid vide Cheque bearing No. 529840, drawn on IDBI Bank, West Punjabb Bagh, Delhi branch dated 07/11/2022 in favour of Vendor No. 2.

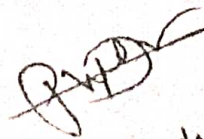

(m) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) is paid vide Cheque bearing No. 529841, drawn on IDBI Bank, West Punjabb Bagh, Delhi branch dated 07/11/2022 in favour of Vendor No. 2.

(n) A sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) is paid vide Cheque bearing No. 529864, drawn on IDBI Bank, West Punjabb Bagh, Delhi branch dated 15/11/2022 in favour of Vendor No. 2.

(o) A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023010900022393, through IDBI Bank, West Punjabb Bagh, Delhi branch dated 09/01/2023 in favour of Vendor No. 2.



For D. Pal Buildcon Pvt. Ltd.  
  
Director



(p) A sum of Rs. 5,00,000/- (Rupees Five Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023041200080498, through IDBI Bank, West Punjabh Bagh, Delhi branch dated 12/04/2023 in favour of Vendor No. 2.

(q) A sum of Rs. 5,00,000/- (Rupees Five Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023050800031862, through IDBI Bank, West Punjabh Bagh, Delhi branch dated 08/05/2023 in favour of Vendor No. 2.

(r) A sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) is paid vide RTGS bearing UTR No. IBKLR92023052900031103, through IDBI Bank, West Punjabh Bagh, Delhi branch dated 29/05/2023 in favour of Vendor No. 2.

(s) A sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) is paid vide D.D bearing No. 010121, drawn on IDBI Bank, West Punjabh Bagh, Delhi branch dated 07/06/2023 in favour of Vendor No. 2.

(t) A sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) is paid vide D.D bearing No. 010123, drawn on IDBI

For D. Pal Buildcon Pvt. Ltd.

Director



Bank, West Punjabh Bagh, Delhi branch dated 08/06/2023 in favour of Vendor No. 2.

(u) A sum of Rs. 41,00,000/- (Rupees Forty One Lakhs only) is paid vide D.D bearing No. 010128, drawn on IDBI Bank, West Punjabh Bagh, Delhi branch dated 09/06/2023 in favour of Vendor No. 2.

(v) A sum of Rs. 25,60,000/- (Rupees Twenty Five Lakhs Sixty Thousand only) is paid vide D.D bearing No. 008660, drawn on IDBI Bank, West Punjabh Bagh, Delhi branch dated 13/06/2023 in favour of Vendor No. 2.

Which the VENDORS does hereby admit and acknowledge, and the VENDORS does hereby SELL, CONVEY, TRANSFER, GRANT, ASSIGN AND ASSURE unto and in favour of the PURCHASERS by virtue of this Deed of Sale, all his right, title, interest, share, ownership and possession in the SAID PROPERTY, being property bearing Survey No. 89 Sub Division No. 9, admeasuring 1900 sq. mts. forming part of the said bigger property (described in Schedule B herein) known as "Kutchem Bhat" also known as "Cuddichem Batta" also known as "Cudchem Batta" surveyed under Old Cadastral Survey No. 6281, described

For D. Pal Builders Pvt. Ltd.

Director



in the Land Revenue Office of Bardez under No. 834 at page 298 overleaf of Book B 6 (Old) nor enrolled in the Land Revenue Office, situated in Village Anjuna, Taluka Bardez, District north Goa, State of Goa, more particularly described in Schedule B hereunder written and delineated in red in the plan annexed hereto as Annexure - 1 together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to THE SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon THE SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof TO HAVE UNTO AND HOLD the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.



2. The Vendors covenants to the Purchasers as under:-

a. That the Vendors have neither entered into any agreement for sale nor have received any court summons

For D. Pal Builders Pvt. Ltd.

Director



nor have created any third party rights in respect of the said property;

b. That the Vendors are the absolute owners of the said property and is fully entitled to sell the said property to the Purchaser herein;

c. That no other person has a right of ownership or any other rights in the Said Property or any part thereof.

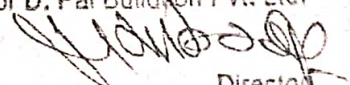
d. That there is no litigation or proceedings whatsoever pending in any Court of Law in respect of the said property.



e. That the said property is not the subject matter of any attachment before Judgment or in execution of any decree or any other Court attachments or any other Court decrees or orders.

f. That the said property agreed to be sold to the Purchaser is free from any encumbrances or charges whatsoever and the Vendors have full and absolute authority to sell the same to the Purchaser.



For D. Pal Builders Pvt. Ltd.

  
Director



g. That in the event that any loss is caused to the Purchaser on account of any act of omission or commission by the Vendors in respect of the said property, the Vendors shall keep the Purchaser indemnified against all such losses which shall be settled at the cost of the Vendors.

h. That there are no encumbrances of whatsoever nature over the said property, by way of mortgage charges, and/or liens and the names of the predecessor-in-title of the Vendors.

3. The possession of the SAID PROPERTY hereby sold by VENDORS have 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 described in Schedule B hereunder written.

5. That on the execution of this Deed of Sale, the PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim,



For D. Pal Buildcon Pvt. Ltd.

Director



interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

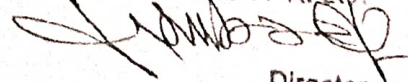
6. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal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

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




8. The PURCHASER has published a Public Notice in the daily new paper "Navind Times (English) and Gomantak (Marathi) dated 16/04/2023 giving intimation to the general public about its willingness to purchase the said property, and whoever having any right or claim against the said property may approach the purchaser through its

For D. Pal Buildcon Pvt. Ltd.

  
Director







advocate within 15 days and till date there is no claim or objection from any party.

9. A sum of Rs. 6,80,000/- (Rupees Six Lakhs Eighty Thousand Only) is paid as TDS of 1% as per the provisions of the Income Tax Act and issued in favour of the Vendors herein in the following manner:-

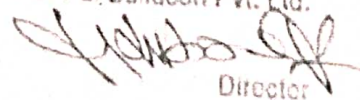
a. A sum of Rs. 3,40,000/- (Rupees Three Lakhs Forty Thousand Only) is paid vide challan bearing No. 03615, drawn on IDBI Bank dated 12/06/2023 in favor of Vendor No. 1.

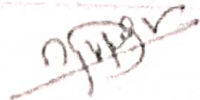
b. A sum of Rs. 3,40,000/- (Rupees Three Lakhs Forty Thousand Only) is paid vide challan bearing No. 03563, drawn on IDBI Bank dated 12/06/2023 in favor of Vendor No. 2.



10. The SAID PROPERTY is valued at Rs. 6,80,00,000/- (Rupees Six Crores Eighty Lakhs Only) and accordingly stamp duty @ 6% of Rs. 40,80,000/- (Rupees Forty Lakhs Eighty Thousand Only) has been affixed herewith and the Registration Fee @ 3% of Rs.

For D. Pal Buildcon Pvt. Ltd.

  
Director







20,42,200/- (Rupees Twenty Lakhs Forty Two Thousand Two Hundred only) has been paid vide Challan Number 202300355702 dated 04/05/2023 and Mutation Fees of Rs. 2000/- has been paid vide Challan No. 202300355678 dated 04/05/2023.

#### **SCHEDULE A**

##### **(DESCRIPTION OF SAID BIGGER PROPERTY)**

All that herein referred to as Said Bigger Property being property known as "Kutchem Bhat" also known as "Cuddichem Batta" also known as "Cudchem Batta" described in the Land Revenue Office of Bardez under No. 834 at page 298 overleaf of Book B 6 (Old) nor enrolled in the Land Revenue Office, surveyed under Old Cadastral Survey No. 6281 which comprised of Survey No. 6 Sub-Division No. 5 of Village Anjuna and Survey No. 89 Sub-Division No. 9 of Village Anjuna, totally admeasuring 4875 sq. mts. together forming the said bigger property, situated in Village Anjuna, Taluka Bardez, District north Goa, State of Goa and bounded as under;



For D. Pal Buildcon Pvt. Ltd

Director

*[Handwritten signatures]*



On the **East**: By the property Surveyed under Survey No. 7/1, 7/2, 7/3, 7/4, 7/6, 7/14, 7/16, 7/22 and 6/6 and 6/7 of Village Anjuna;

On the **West**: By the property Surveyed under Survey No. 6/3, 89/8, 90/61 of village Anjuna;

On the **North**: By the property Surveyed under Survey No. 6/3, 6/4, 7/1, 7/2, 7/3, 89/8 of village Anjuna;

On the **South**: By the property surveyed under Survey No. 7/20 of Village Anjuna and the drain.

#### **SCHEDULE B**

##### **(DESCRIPTION OF SAID PROPERTY)**

All that herein referred to as Said Property being Survey No. 89 Sub-Division No. 9, admeasuring **1900 sq. mts.**, forming part of the said bigger property (described in Schedule A hereinabove) known as "Kutchem Bhat" also known as "Cuddichem Batta" also known as "Cudchem Batta" surveyed under Old Cadastral Survey No. 6281, described in the Land Revenue Office of Bardez under No. 834 at page 298 overleaf of Book B 6 (Old) nor enrolled in the Land Revenue Office, situated in Village Anjuna,



For D. Pal Buildcon Pvt. Ltd.

Director



Taluka Bardez, District north Goa, State of Goa and  
bounded as under;

On the **East**: By the property surveyed under Survey no.  
6 Sub-Division No. 5 of Village Anjuna and road;

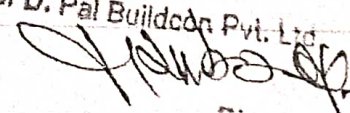
On the **West**: By property surveyed under Survey No.  
90/61 of Village Anjuna;

On the **North** : By property surveyed under Survey No.  
6 Sub-Division No. 5 of Village Anjuna, Survey No. 89/8 of  
Village Anjuna and road;

On the **South**: By property surveyed under Survey No.  
7/20 of Village Anjuna and drain.



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

For D. Pal Builders Pvt. Ltd.  
  
Director





SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED VENDOR No. 1



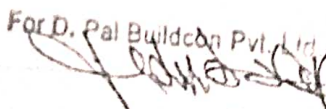
MR. DATTA PRASAD PRABHAKAR  
VERNEKAR alias DATTAPRASAD VERNEKAR



LEFT HAND FINGER TIPS IMPRESSIONS



RIGHT HAND FINGER TIPS IMPRESSIONS

For D. Pal Builders Pvt. Ltd.  
  
Director





SIGNED, SEALED AND DELIVERED

BY THE WITHINNAMED VENDOR No. 2

*Mahavir*

*Mahavir*



MR. MAHAVIR KASI NADAR

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



For D. Pal Buildcon Pvt. Ltd.

*[Signature]*  
Director

*[Signature]*

*Mahavir*



SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED PURCHASER  
M/s D PAL BUILDCON PRIVATE LIMITED

Through its director

For D. Pal Buildcon Pvt. Ltd.

Director



MR. DHARAM PAL KUKREJA

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For D. Pal Buildcon Pvt. Ltd.

Director



**IN PRESENCE OF THE WITNESSES:-**

**1. Mr. TEJAS DHARGALKAR**



Address: H. No. 376/1, Behind K K Tailor, St Inez Panaji

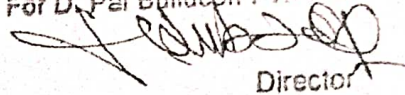
Goa - 403001.

**2. MISS. NAMRATA SHANKE**



Address: H. No. 257 Near St. Francis Xavier Chapel near  
Government Primary School Duler Shelpem Mapusa North  
Goa Goa

For D. Pal Buildcon Pvt. Ltd.



Director



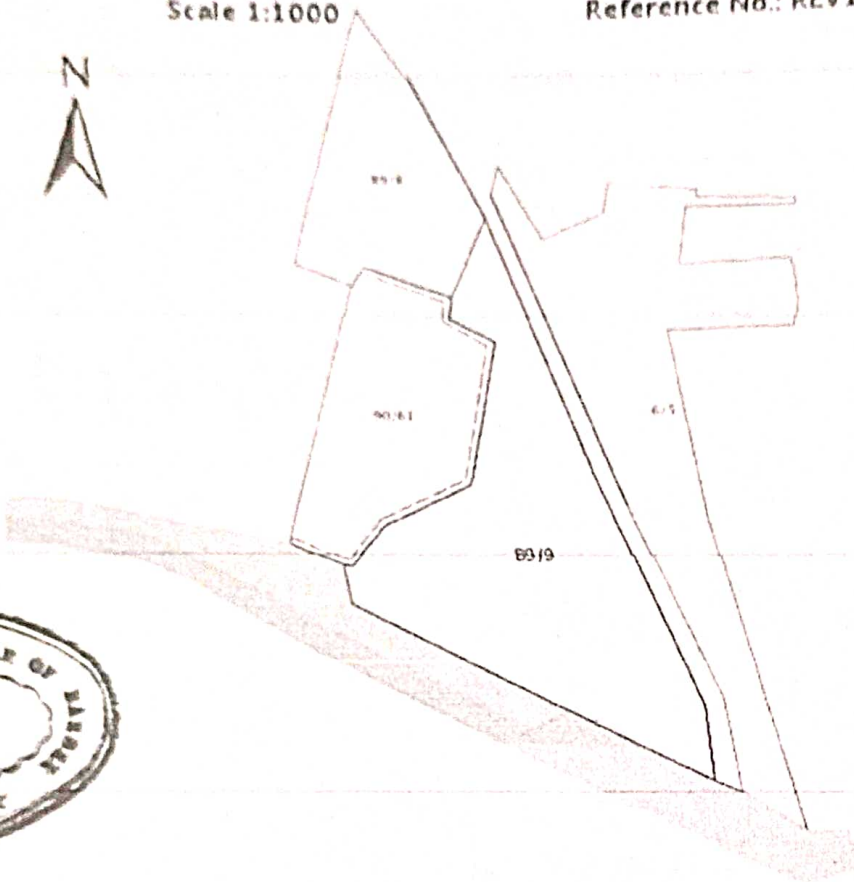




Government of Goa  
Directorate of Settlement and Land records  
Survey Plan  
Bardez Taluka, Anjuna Village  
Survey No.: 89, Subdivision No.: 9

Scale 1:1000

Reference No.: REV192334737



For D. Pal Buildson Pvt.

Director

This record is computer generated on 17-05-2023 05:46:38. 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





## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 13-Jun-2023 12:01:19 pm

Document Serial Number : - 2023-BRZ-2905

Presented at 11:46:06 am on 13-Jun-2023 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	4080000
2	Registration Fee	2040000
3	Talkal appointment fee	20000
4	Mutation Fees	2000
5	Processing Fee	2080
<b>Total</b>		<b>6144080</b>

Stamp Duty Required :4080000/-

Stamp Duty Paid : 4080000/-






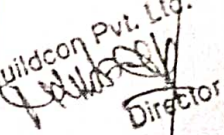
## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>DHARAM PAL KUKREJA Director Of D PAL BUILDCON PRIVATE LIMITED ,Father Name:Kaura Ram Kukreja, Age: 74, Marital Status: , Gender:Male, Occupation: Business, Address1 - House No. 16, Road No 71, Third Floor Back, Side Punjabi Bagh West, Punjabi Bagh, West Delhi, Delhi 110026. Address2 - , PAN No.:</b>			

## Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>DATTA PRASAD PRABHAKAR VERNEKAR Alias DATTAPRASAD VERNEKAR , Father Name:Prabhakar Vernekar, Age: 41, Marital Status: Unmarried , Gender:Male, Occupation: Business, H. No. 202, Xelpem, Duler, Mapusa, Mapusa, North Goa, Bardez, Goa - 403507, PAN No.:</b>			

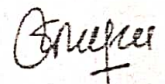


Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MAHAVIR KASI NADAR , Father Name:Kasi Nadar, Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, E-113/F, Ella Crest, Near Healthway Hospital, Old Goa, Ella, North Goa, Goa - 403402, PAN No.: 1			
3	DHARAM PAL KUKREJA Director Of D PAL BUILDCON PRIVATE LIMITED , Father Name:Kaura Ram Kukreja, Age: 74, Marital Status: ,Gender:Male,Occupation: Business, House No. 16, Road No 71, Third Floor Back, Side Punjabi Bagh West, Punjabi Bagh, West Delhi, Delhi 110026, PAN No.:			 D. Pal Buildcon Pvt. Ltd. Director

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: TEJAS DHARGALKAR, Age: 24, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, E-376/1 BEHIND K K TAILORS ST INEZ PANAJI ST INEZ NORTH GOA 403001, Panaji, Tiswadi, North Goa, Goa			
2	Name: NAMRATA SHANKE, Age: 27, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, H. No. 257 Near St Francis Xavier Chapel Duler - Shelpem Mapusa Bardez Goa, Mapusa-i, Bardez, North Goa, Goa			



Sub Registrar

SUB-REGISTRAR  
BARDEZ

Document Serial Number - 2023-BRZ-2905





Document Serial No:-2023-BRZ-2905

Book :- 1 Document

Registration Number :- BRZ-1-2766-2023

Date :- 13-Jun-2023

*Conceição*

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

SUB-REGISTRAR  
BARDEZ

Scanned by Nailancia Costa (DEO)  
*Costa*

