



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 2000000/-

(Rupees Twenty Lakhs only)

PAID VIDE E-RECEIPT NO 202300937734 DATED :27-Dec-2023,

IN THE GOVERNMENT TREASURY.



Shriwant
29/01/2024
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	:	202300086539
DOCUMENT SERIAL NUMBER	:	2024-BRZ-29
DATE OF PRESENTATION	:	02-Jan-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2014-2024
DATE OF REGISTRATION	:	29-Apr-2024
NAME OF PRESENTER	:	MEHAK KHURANA As A Director Of M/S RBST VENTURES PRIVATE LIMITED
REGISTRATION FEES PAID	:	₹1200000/-
PROCESSING FEES PAID	:	₹2500/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300937734

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 26-12-2023 15:33:42

Name and Address of Party : RBST | 9718909529
Cumballa Hill

Service: Stamp Duty

	Amount
Stamp Duty	₹ 2000000.00

Total Amount : ₹ 2,000,000.00

(Rs. Twenty Lakh Only)

Department Data: 202300086539 NOTARY|202300086539 NOTARY

Bank ref No:

Status: Success

Payment Date: 27-12-2023 11:04:27

Reprint Date: 27/12/2023 12:44:29



Fr. No. 2024-BR2-29
02/01/2024

DEED OF SALE AND CONVEYANCE

..2/-

[Handwritten Signatures]

For RBST VENTURES PRIVATE LIMITED

[Handwritten Signature]
Authorized Signatory

THIS DEED OF SALE AND CONVEYANCE is made and executed at Mapusa, Bardez-Goa, on this 27th Day of December of the year Two Thousand and Twenty Three. (27/12/2023).

BETWEEN

1. **MR. MICHAEL VICTOR D'SOUZA ALIAS PETER CRYSTOM MICHAEL D'SOUZA**, S/o Mr. Vitorino De Souza alias Vitorino D'Souza alias Victor D'Souza, aged 59 years, widower, retired, Indian National, R/o H. No. 38, Room No. 2, Kalina, Santa Cruz (East), Mumbai, Maharashtra, 400029, Holding Aadhar Card No. [REDACTED], Holding Pan Card No. [REDACTED]
2. **MRS. GUILHERMINA LOBO alias GUILHERMINA D'SOUZA**, D/o Mr. Vitorino De Souza alias Vitorino D'Souza alias Victor D'Souza, W/o Mr. Nelson Lobo, aged 55 years, married, Self-Employed, Indian National, R/o Room No. 4, Pauline Pereira Chawl Manipada Kalian Village Santacruz East Behind K.E.S. School Anand Colony Mumbai, Maharashtra, 400098, Holding Aadhar Card No. [REDACTED], Holding Pan Card No. [REDACTED]
3. **MR. NELSON GEORGE CLAYTON LOBO**, S/o Mr. Nestor Herman Lobo Pereira, aged 59 years, married, service, Indian National, R/o Room No. 4, Pauline Pereira Chawl Manipada Kalian Village Santacruz East Behind K.E.S. School Anand Colony Mumbai, Maharashtra, 400098,



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For RBST VENTURES PRIVATE LIMITED
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Authorised Signatory

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Holding Aadhar Card No. [REDACTED], Holding Pan Card No. [REDACTED]. (Hereinafter referred to as "VENDORS", which expression shall, unless repugnant to the context or meaning there of, mean themselves and their heirs, legal representatives, administrators, executors and assigns) of the **FIRSTPART**.

AND

M/S RBST VENTURES PRIVATE LIMITED, a Private Limited Company incorporated and existing under the laws of India bearing Company Identification Number [REDACTED] having PAN Card No. [REDACTED] and having its Registered office at 13, Floor-3, Plot-97, 3B, Vasant, Dr Gopalrao Deshmukh Marg, Cumballa Hill, Mumbai – 400026, represented in this act by its Director **MRS. MEHAK KHURANA**, daughter of Mr. Ajay Khurana, aged [REDACTED] Married, Business, Indian National, Holding PAN Card Bearing No. [REDACTED] and Holding Aadhar Card No. [REDACTED] resident of [REDACTED]

[REDACTED] hereinafter referred to as the "**PURCHASER**", which expression shall, unless repugnant to the context or meaning thereof, mean themselves and their heirs, legal representatives, administrators, executors and assigns) of the **SECOND PART**;

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For RBST VENTURES PRIVATE LIMITED
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Authorised Signatory



WHEREAS:-

- A. Vendor No. 1 is duly represented by his lawful attorney Vendor No. 2 vide Power of Attorney dated 04/04/2023 duly executed before K. C. Dwived, Advocate and Notary of Mumbai, Maharashtra registered under serial No. 1328/23. (Certified copy of the same is annexed herewith).
- B. There exists an immovable property known as "BARA VERCAN" or "AFORAMENTO" or "BADEM", situated at Village Assagao, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Assagao, along with a residential house thereon admeasuring 93.52 sq. mts., bearing House No. 618 (Old House No. 47/6), totally admeasuring 775 sq. mts. or thereabouts, neither described in the Land Registration Office nor enrolled in Taluka Revenue Office, surveyed in the old cadastral survey under survey no. 472 and presently surveyed under Survey No. 34, Sub-Division No. 2, situated at Village Assagao, Taluka Bardez, Sub-District of North Goa, State of Goa. (Hereinafter referred to as "THE SAID PROPERTY" and more particularly described in the Schedule herein under).
- C. In the said property there exist old house admeasures 93.52 sq mtrs. which bears House No. 618 (Old House No. 47/6),(Hereinafter referred to as the said house).



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D. The Said Entire Property was initially surveyed under Old Cadastral No. 472 of Village Assagao and the names of Verediana de Souza, widow of Vitorino de Souza; and her son (b) Crisanto de Souza, were recorded as the Landowners. And as per the Corresponding Certificate dated 09/10/2023 bearing No. 9(02)-269/DSLRL-2023/3479 issued by the office of the Directorate of Settlement & Land Records, Goa, the property bearing Old Cadastral No. 472 corresponds to the property presently bearing Survey No. 34, Sub-Division No. 2 of Village Assagao, Bardez Taluka.

E. Mr. Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicento Cresanto De Souza alias Vicento Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono was married to one Mrs. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina.

F. Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicento Cresanto De Souza alias Vicento Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono expired on 21/06/1948 without a Will or any other disposition of his



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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

last wish, leaving behind his widow and moiety holder Mrs. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina and the following four children as his universal heirs: -

- i. Mr. Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza married to Mrs. Felicidade Mendes alias Felicia D'Souza;
- ii. Mrs. Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues married to Mr. Flaviano Joao Rodrigues;
- iii. Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J., bachelor; and
- iv. Ms. Macarina de Souza alias Sister Alvira alias Sister Alvira D'Souza, spinster.

G. By virtue of a Deed of Gift of Immovable Property dated 03/05/1977 bearing Registration No. 365/77 drawn up pages 45 to 48 of Book No. I, Volume No. 113 duly registered before the office of the Sub-

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Alvira

For RBST VENTURES PRIVATE LIMITED
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Authorised Signatory

Registrar of Mapusa, Mrs. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina gifted her disposable share in the **SAID PROPERTY**, reserving her usufruct rights therein, to her eldest son namely, Mr. Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza.

H. By virtue of a Deed of Renunciation dated 18/03/1977 drawn up at folio no. 72 of Book No. L-709 in the Land Registration office of the Judicial Division of Bardez, the following people namely, (a) Mrs. Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues; her husband (b) Mr. Flaviano Joao Rodrigues; (c) Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J.; and (d) Ms. Macarina de Souza alias Sister Alvira alias Sister Alvira D'Souza, renounced and relinquished in favour of the remaining co-heirs, all their rights which they had to the inheritance of their father / father-in-law namely, Late Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicente Cresanto De Souza alias Vicente Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono.



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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

I. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina expired on 29/12/1996 without a Will of any other disposition of her last wish, leaving behind her the following children as her universal heirs: -

i. Mr. Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza married to Felicidade Mendes alias Felicia D'Souza;

ii. Mrs. Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues married to Mr. Flaviano Joao Rodrigues;

iii. Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J., bachelor; and

iv. Ms. Macarina de Souza alias Sister Alvira alias Sister Alvira D'Souza, spinster.

J. Late Vitorino de Souza alias Vitorino D'Souza alias Victor D'Souza and his wife Late Felicidade Mendes alias Felicia D'Souza expired on 09/02/2001 and 07/01/2022 respectively, without a Will or any other disposition of their last wish, leaving behind them the following two children as their universal heirs:-

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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

a. Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza married to Mrs. Andrea Maria D'Souza alias Andrea Mariea D'Souza. It is further recorded therein that, Late Andrea Maria D'Souza alias Andrea Mariea D'Souza expired on 13/02/2022 without a Will or any other disposition of her last wish leaving behind her widower and moiety holder Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza and the following daughter as her sole and universal heir: -

i. Ms. Marian Michael D'Souza alias Marian D'Souza, minor daughter.

b. Mrs. Guilhermina Lobo alias Guilhermina D'Souza married to Mr. Nelson George Clayton Lobo.

K. Late Eusebia Esperanca de Souza e Rodrigues alias Eusebia Esperanca Rodrigues and her husband Late Flaviano Joao Rodrigues expired on 03/05/2015 and 29/08/1989 respectively, without any will or any other disposition of their last wish, leaving behind them the following four children as their universal heirs: -

- 
- i. Mr. Alex Gabriel Rodrigues married to Mrs. Lily Alex Rodrigues;
 - ii. Mr. Anthony Joseph Rodrigues married to Mrs. Isabella Rodrigues;
 - iii. Mrs. Eufemia Philomena Fernandes married to Mr. George Lazaro Fernandes; and
 - iv. Mr. Andrew Felix Rodrigues married to Mrs. Valeriana Paulina Rodrigues.

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For RBST VENTURES PRIVATE LIMITED

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Authorised Signatory

L. Late Br. Jose Pascoal de Souza alias Paschal Joseph D'Souza S.J. expired on 24/10/2019 in the status of bachelor, without a will or any other disposition of his last wish and without leaving any descendants or ascendants, leaving behind as his universal heirs and successors his surviving siblings and the children of his predeceased siblings.

M. Upon the death of Mr. Pedro Crisanto De Souza alias Pedro Crisanto D'Souza alias Vicente Crisanto De Souza alias Vicento Cresanto De Souza alias Vicento Cresanto D'Souza alias Crisanto De Souza alias Pedro Crisogono and his wife Mrs. Rozaria Pasquina Fernandes D'Souza alias Rosaria Pasquina Fernandes D'Souza alias Ruzaria Pasquina Fernandes alias Rosaria Pasquina Fernandes alias Rusaria Pasquina Fernandes alias Ruzaria Pascina Fernandes alias Ruzario Pascina Fernandes alias Pasquina Fernandes alias Rusaria Pasquinha D'Souza alias Rusaria Parquina D'Souza alias Rosario Pasquina an Inventory Proceedings bearing No. 624/2022/A was filed before the Court of Civil Judge Senior Division, 'A' Court at Mapusa.

N. The SAID PROPERTY was listed at Item No. 1 of the Final List of Assets in the said Inventory Proceedings bearing No. 624/2022/A.



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For RBST VENTURE PRIVATE LIMITED
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Authorized Signatory

- O. By virtue of auction dated 20/06/2023 between the Head of the Family and the Interested Parties of the said Inventory Proceedings bearing No. 624/2022/A, wherein, **one-half (½)** of the **SAID PROPERTY** was taken in auction by, (1) **Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza**; and the remaining **one-half (½)** of the **SAID PROPERTY** was taken in auction by (2) **Mrs. Guilhermina Lobo married to Mr. Nelson George Clayton Lobo**, subject to payment of owlet money to the other Interested Parties of the said Inventory Proceedings bearing No. 624/2022/A.
- P. As per the final order dated 02/08/2023, by virtue of which the **SAID PROPERTY** was allotted to (1) **Mr. Michael Victor D'Souza alias Peter Crysostom Michael D'Souza**; and (2) **Mrs. Guilhermina Lobo married to Mr. Nelson George Clayton Lobo**.
- Q. The name of Ruzario Pascina Fernandes is recorded in Form I and XIV of survey records of rights in the Occupant's Column under mutation entry no. 1110.
- R. The Vendors obtained Nil Encumbrance Certificate bearing No. NEC/9/2023/2639 from the office of the Civil Registrar cum Sub-Registrar of Bardez, Goa, and it is observed that there are no encumbrances affecting the **Said Property** for a period of 30 years i.e. from 07/09/1993 to 07/09/2023.

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For RBST VENTURES PRIVATE LIMITED

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Authorized Signatory



- S. By virtue of the above said document the VENDORS herein became the exclusive owners and are in peaceful possession and enjoyment of the Said property along with said house.
- T. The Vendors herein have agreed to Sell, convey and transfer the "Said property along with said house" to the PURCHASER and the PURCHASER have agreed to purchase the "Said property along with said house" from the Vendors.
- U. The VENDORS have represented to the PURCHASER, that the VENDORS are the sole and absolute owners in possession of the "Said property along with said house", including the rights and benefits attached thereto and no one else has any right, title or interest in the Said property along with said house and the VENDORS are absolutely seized and possessed of and otherwise well and sufficiently entitled to the Said property along with said house.



- V. The VENDORS have further represented that:-
- a) The VENDORS have all the rights to deal with or dispose the Said property along with said house or part of it and the Vendors do not require any consent, permission or No Objection Certificate from any third Party.

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For RBST VENTURES PRIVATE LIMITED

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- b) The VENDORS have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the VENDORS are prevented or prohibited from dealing with, disposing of or transferring the VENDOR's right, title and interest in respect of the Said property along with said house and/or part of it.
- c) The Said property along with said house is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lispendens and prior to the execution hereof and that the VENDORS have not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the Said property along with said house and/or any part of it.
- d) The Said property along with said house is not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that there is no subsisting order under any of the applicable laws which prohibits or prevent the VENDORS from dealing with or disposing of the Said property along with said house.
- e) There are no easementary rights created in favour of any third party under any document or by any covenant or by prescription in respect of and/or upon the Said property along with said house , or any part thereof.



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For RBST VENTURES PRIVATE LIMITED
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- f) No notice/s is/are pending against the VENDORS and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the Said property along with said house or any part thereof, and the VENDORS are entitled to sell and transfer the Said property along with said house to the PURCHASER without any permission and/or consent.
- g) That the VENDORS have not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc. with any other third party concerning the Said property along with said house nor have the VENDORS agreed to sell or encumber or mortgage the same in any manner whatsoever.
- h) No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the Said property along with said house or acquiring the Said property along with said house whereby VENDORS are prevented from selling the Said property along with said house.
- i) That there are no outstanding taxes or any other outgoings payable in respect of the Said property along with said house as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.



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For RBST VENTURES PRIVATE LIMITED
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Authorised Signatory

- j) That, the VENDORS have not mortgaged the Said property along with said house to any bank, financial institution or private financiers. No original documents or previous chain of title of the Said Property has been mortgaged or kept with any Bank, Financial Institution or private financiers.
- k) That, the VENDORS have declared and assured to the PURCHASER that no part of the Said property along with said house is in any HUF and no part of the Said property along with said house is owned by any minor.

W. The VENDORS have represented to the PURCHASER that the Said property along with said house is free from all encumbrances, charges and liens and are desirous of selling the Said property along with said house and the PURCHASER based on the aforesaid representations of the VENDORS has agreed to purchase the Said property for a consideration of **Rs. 2,54,75,000/- (Rupees Two Crore Fifty Four Lakhs Seventy Five Thousand only)**, and said House for consideration of **Rs. 1,45,25,000/- (Rupees One Crore Forty Five Lakhs Twenty Five Thousand only)**, i.e total consideration of **Rs. 4,00,00,000/- (Rupees Four Crores only)**, which is and constitutes the market value of the Said property along with said house and necessary stamp duty is affixed hereto.



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For RBST VENTURES PRIVATE LIMITED



Authorised Signatory

X. The VENDORS doth hereby sell the Said property along with said house to the PURCHASER herein, free from all encumbrances and/or defect in title for a consideration of Rs. 4,00,00,000/- (**Rupees Four Crores only**), which is the market value of the Said property along with said house, and the PURCHASER doth hereby purchase the Said property along with said house for the aforesaid consideration free from all encumbrances and/or defect in title.

NOW THEREFORE THIS DEED OF SALE AND CONVEYANCE IS WITNESSETH AS UNDER:-

1. That, the aforesaid recitals are made an integral part of this sale deed.
2. That in consideration of the payment of total sum of Rs. 4,00,00,000/- (**Rupees Four Crores only**), paid by the PURCHASER to the VENDORS, in the following manner:-

- a) An amount of Rs. 1,98,00,000/- (**Rupees One Crore Ninety Eight Lakhs only**) has been paid By Purchaser vide Demand Draft bearing No. 002143, drawn on HDFC Bank, Dated 29/12/2023.
- b) An amount of Rs. 1,98,00,000/- (**Rupees One Crore Ninety Eight Lakhs only**) has been paid By Purchaser vide Demand Draft bearing No. 002144, drawn on HDFC Bank, Dated 29/12/2023

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For RBST VENTURES PRIVATE LIMITED

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Authorised Signatory



- c) That Rs. 4,00,000/- (Rupees Four Lakhs only) is deducted as 1% TDS in terms of the mandate under the Income Tax Act, 1961 vide Challan No. 47108, & 67784, dated 29/12/2023 of HDFC Bank.

which amounts the VENDORS hereto do hereby admit and acknowledge and release and discharge the PURCHASER of the same in full and the VENDORS as absolute Owners doth hereby sell, convey and transfer by way of sale unto the PURCHASER the **Said property along with said house bearing House No. 618 (Old House No. 47/6) admeasuring 93.52 sq. mtrs., bearing survey No. 34/2 admeasuring 775 sq. mtrs., of village Assagao, Bardez-Goa, and more particularly** described in under Schedule hereunder written. The **Said property along with said house** is being sold, conveyed and transferred absolutely and forever along with and together with the fruit bearing trees, along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, ditches, waters, ways, water courses, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity,



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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

whatsoever of the said VENDORS in or to the **Said property along with said house**, are hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the PURCHASER forever absolutely uninterruptedly together with all the title, deeds, writings, monuments, and other evidence of title as ordinarily pass on to such sale.

3. That, the VENDORS have today put the PURCHASER in unconditional exclusive, peaceful, vacant, physical possession of the **Said property along with said house** to be held by the PURCHASER forever without any harm or hindrance from the VENDORS and or any other person claiming through the VENDORS.

4. That, the VENDORS hereby covenant with the **PURCHASER** as under:-

A. That the **Said property along with said house** is free from encumbrances of any nature whatsoever.

B. That the title of the VENDORS to the **Said property along with said house** is clear, legal, valid and marketable and is subsisting and the VENDORS are lawfully entitled to sell and alienate the same.



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For RBST VENTURES PRIVATE LIMITED

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Authorised Signatory

- C. That the VENDORS have not created any Third Party rights upon and to the **Said property along with said house** nor is there any notice of Land Acquisition issued against the **Said property along with said house**, and that the Vendors have not entered into any Agreement in respect of the **Said property along with said house** with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the **Said property along with said house** .
- D. The VENDORS further declare and confirm that there is no dispute or suit pending in respect of the **Said property along with said house** in any Court of Law whatsoever;
- E. That the **Said property along with said house** hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASER peacefully and quietly without any claim or demand whatsoever from the VENDORS or any other person whomsoever. The PURCHASER shall of the said hereditaments hereby granted with its appurtenances and shall be entitled to receive the claims, rents and profits thereof for their own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the VENDORS, or from or by any other person or person lawfully or equitably



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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

claiming by, from under, in the trust for them AND that the VENDORS shall free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged the PURCHASER in respect of the consideration of the **Said property along with said house** .

F. The VENDORS hereby declare and confirm that there is no notice / letter/ correspondence pending in respect of the **Said property along with said house** from the Village panchayat, Town and country planning office, Revenue office or for that matter any other office, authority, local, state or central Govt. and its bodies.

5. That the **Said property along with said house** hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASER peacefully and quietly without any claim or demand whatsoever from the VENDORS or any other person whomsoever. The PURCHASER shall of the said hereditaments hereby granted with its appurtenances and shall be entitled to receive the claims, rents and profits thereof for their own use and benefit, without any eviction, interruption, claim or demand whatsoever from or by the VENDORS, or from or by any other person or person lawfully or equitably claiming by, from under, in the trust for them AND that the VENDORS



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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

shall free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged the PURCHASER in respect of the consideration of the **Said property along with said house** .

6. The VENDORS hereby declare and confirm that there is no notice/letter/correspondence pending in respect of the **Said property along with said house** from the Village Panchayat, Town and country planning office, Revenue office or for that matter any other office, authority, local, state or central Government and its bodies.

7. That, the VENDORS doth hereby give their explicit and express consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Record of concerned Village Panchayat in respect of the **Said property along with said house** and for that purpose to conduct Mutation before the Appropriate Authority. The VENDORS do hereby further agree and assure the PURCHASER to sign and execute all such other documents and give NOC for the above purpose as and when required by the PURCHASER or any other Government body/ authority.



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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

8. That the VENDORS 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 along with said house**, in respect of any claim being made by anybody to the **Said property along with said house** or any breach of the covenants or claim by any other heirs in respect of the **Said property along with said house** .

9. That, the VENDORS covenants with the PURCHASER that if for any defect in title to the **Said property along with said house** or any defect in title to any part thereof, the PURCHASER are deprived of the enjoyment of the same or any part thereof, the VENDORS shall make good the loss. The VENDORS doth hereby specifically indemnify the PURCHASER against any losses so sustained by the PURCHASER on account of any defect in the title of the property or for any reason if the **Said property along with said house** or any part thereof goes out of possession and title of the PURCHASER, the VENDORS do hereby undertake to indemnify all such losses to the PURCHASER.

10. That, the VENDORS undertakes to execute all documents, applications and/or transfer forms as shall be required in order to get the **Said property along with said house** transferred in the name of the said PURCHASER.



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[Handwritten signature]

..23/-

For RBST VENTURES PRIVATE LIMITED

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Authorized Signatory

11. That, the VENDORS, their legal heirs, successors, executors, administrators, and assigns undertake that, they shall, at all times hereafter, whenever called upon by the PURCHASER, to come forward and do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the **Said property along with said house** (more particularly described in the Schedule hereunder) in the manner aforesaid as may be reasonably required.
12. That, the VENDORS hereby undertakes to, and doth hereby give its consent to the PURCHASER for obtaining the change of the relevant government records in the Survey and other registers so as to bring the **Said property along with said house** in their names in the said records, after the execution of the present Sale Deed.
13. That, all the estates, rights, title, interests, use, benefits, privileges, advantages, appurtenances, possession and easements whatsoever in respect of the **Said property along with said house** which is hereby delivered and sold and which is described in the Schedule is also conveyed and every part thereof to the PURCHASER so that the PURCHASER shall enjoy the same as absolute owner hereinafter and forever.

..24/-



For RBST VENTURES PRIVATE LIMITED

Authorized Signatory

14. That, the VENDORS hereby covenants with the PURCHASER that the PURCHASER may at all times hereafter quietly and peaceably continue to possess, enjoy, and receive the rents, issues, and profits thereof and every part thereof for their own use and benefit of the **Said property along with said house** without interruption or objection of whatsoever nature by the VENDORS or its predecessors in title or any other person claiming through or under the VENDORS or any person whomsoever.

15. That, the VENDORS agree and render themself liable to pay all the outgoings in respect of local and corporation taxes, and any other claims/dues in respect of the **Said property along with said house** if any, prior to the date of execution of these presents and shall keep the interest of the PURCHASER duly indemnified, held harmless, safe and unaffected in respect of the same.

16. The VENDORS have duly paid and discharged in full all the dues and liabilities payable to the Government, Panchayat or any other local authority or Public body in respect of the said property and the said house up to the date hereof.



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For RBST VENTURES PRIVATE LIMITED
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Authorized Signatory

17. The PURCHASERS shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PROPERTY and the said house hereby conveyed to the PURCHASERS and the PURCHASERS shall indemnify and keep indemnified the VENDORS against any such liability.
18. The VENDORS shall co-operate and issue No Objection certificates and any other document required by the relevant authorities to transfer the House tax, or any other taxes in the name of the PURCHASER.
19. The VENDORS shall on execution of these presents handover to the PURCHASERS all documents and evidence of title in their possession, pertaining to the SAID PROPERTY and the said house.
20. That, the VENDORS assure the PURCHASER that there are no arrears of land tax or any other dues under the provisions of the Land Revenue Code or any other dues to the Village Panchayat or any Government or Semi – Government Authority against the **Said property along with said house .**



..26/-

[Handwritten signature] *[Handwritten signature]*

For RBST VENTURES PRIVATE LIMITED
[Handwritten signature]
Authorised Signatory

21. That, the VENDORS has been left with no right, title, interest, claim or concern of any nature with the **Said property along with said house** and the PURCHASER have become the absolute owners of the **Said property along with said house** with full right to use, sell, enjoy, deal with and dispose off and transfer the same in any manner as absolute owners without any hindrance or objection by the VENDORS or any other person claiming under the VENDORS.

22. That the Schedules and the plans if any hereunder written be treated as being integral part of this Deed of Sale and Conveyance.

23. That the **Said property along with said house** as described in the Schedule herein underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and Conveyance and the parties hereto shall have the necessary correction, rectifications or amendments carried out.

24. The VENDORS shall on execution of these present handover to the **PURCHASER** all documents and evidence of title in their possession, pertaining to the **Said property along with said house** .



..27/-

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For RBST VENTURES PRIVATE LIMITED
[Handwritten signature]
Authorized Signatory

25. That, the VENDORS and the PURCHASER hereby declare that the **Said property along with said house** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.
26. The present market value of the **Said property along with said house** is **Rs. 4,00,00,000/- (Rupees Four Crores only)**, on which a stamp duty of **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** is paid herewith.

SCHEDULE

(THE SAID PROPERTY ALONG WITH THE SAID HOUSE)

"All that property known as **"BARA VERCAN"** or **"AFORAMENTO"** or **"BADEM"**, situated at Village Assagao, Taluka Bardez, Sub-District North Goa, within the limits of the Village Panchayat of Assagao, along with a residential house thereon admeasuring 93.52 sq. mts. built-up area, bearing House No. 618 (Old House No. 47/6), totally admeasuring 775 sq. mts. or thereabouts, neither described in the Land Registration Office nor enrolled in Taluka Revenue Office, surveyed in the old cadastral survey under survey no. 472 and presently bearing Survey No. 34, Sub-Division No. 2, situated at Village Assagao, Taluka Bardez, Sub-District of North Goa, State of Goa, and bounded as follows:



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..28/-

For RBST VENTURES PRIVATE LIMITED
[Signature]
Authorised Signatory

- On the East** :-By the property bearing Survey No. 34/3 of Village Assagao;
- On the West** :-By the road;
- On the North** :-By the property bearing Survey No. 34/1 of Village Assagao;
- On the South** :-By the road.

IN WITNESS WHEREOF, THE VENDORS AND THE PURCHASER HERETO HAVE SIGNED THIS DEED OF SALE AND CONVEYANCE ON THE DAY, MONTH AND THE YEAR FIRST ABOVE MENTIONED.

..29/-

Globe
Dinho

For RBST VENTURES PRIVATE LIMITED
Melahn
Authorised Signatory



SIGNED AND DELIVERED By the
Within named VENDOR No. 2



Lobo

Lobo

(MRS. GUILHERMINA LOBO alias
GUILHERMINA D'SOUZA for self and as a
Lawful attorney to MR. MICHAEL VICTOR
D'SOUZA ALIAS PETER CRYSTOM
MICHAEL D'SOUZA)

L. H. F. Prints

R. H. F. Prints



..30/-

Lobo

D'Souza

For RBST VENTURES PRIVATE LIMITED
Melab
Authorised Signatory

SIGNED AND DELIVERED By the

Within named VENDOR No. 3

Nelson

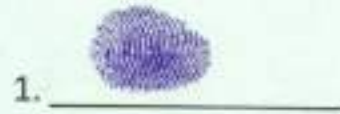
Nelson



(MR. NELSON GEORGE CLAYTON LOBO)

L. H. F. Prints

R. H. F. Prints



..31/-

Nelson

Nelson

For RBST VENTURES PRIVATE LIMITED

Nelson
Authorised Signatory






SIGNED AND ACCEPTED By the
Within named PURCHASER








For RBST VENTURES PRIVATE LIMITED
Mehak
Authorized Signatory

(M/S RBST VENTURES PRIVATE LIMITED
represented by their Director
MRS. MEHAK KHURANA)

L. H. F. Prints

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

R. H. F. Prints

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 



..32/-

Gobin *Dinku*

For RBST VENTURES PRIVATE LIMITED
Mehak
Authorized Signatory



Government of Goa

Directorate of Settlement and Land records
Plan

Taluka / Village Name : BARDEZ / Assagao

Survey / Subdiv No. : 34/2

Appln date: 15-11-2023

Ref. No. : 123-26396



Scale 1:1000



25.00 x

John
Duke

For RST VENTURES PRIVATE LIMITED

Malik
Authorized Signatory

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 16/11/2023 12:56:04 as per Online Ref No.123-26396. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/tslr>

**FORM I & XIV**

100018370327

Date : 28/12/2023

नमुना नं १ व १४

Page 1 of 2

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	34
Village गांव	Assagao	Sub Div. No. हिस्सा नंबर	2
Name of the Field शेताचे नाव	Badem	Tenure सत्ता प्रकार	

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

Dry Crop बिराघत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.08.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.08.75

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

Pot-Kharab पोटा खराब			Remarks शेर
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.01.00	0000.00.00	0000.01.00	0000.07.75

Assessment : मूल्यमापन	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कर्मधाराने नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Ruzario Pascina Femandes		1110	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेर
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season समय	Name of Crop पिकाचे नांव	Irrigated वायायत	Unirrigated बिराघत	Land not Available for cultivation नापिक जमीन		Source of Irrigation सिंचनाचा स्रोत	Remarks शेर
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area हे. आर. चौ. मी.		
	Nil									

End of Report

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

Arko *W. S. K.*

FOR RST VENTURES PRIVATE LIMITED
Melak
Authorized Signatory
Authorized Signatory



FORM I & XIV

100018370327

Date : 28/12/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ

तालुका

Village Assagao

गाव
Name of the Field Badem

शेताचें नांव

Survey No. 34

सर्वे नंबर

Sub Div. No. 2

हिस्सा नंबर

Tenure

बत्ता प्रकार



The record is computer generated on 28/12/2023 at 2:39:00PM as per Online Reference Number - 100018370327. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021.

The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

Dioko Dioko

For RBST VENTURES PRIVATE LIMITED

Melak
Authorized Signatory



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/14309/ASSG/TCP-2023/9968

Dated: 24/11/2023

ZONING INFORMATION

Inward no. 12317

Dated: 22.11.2023

The Zoning of the property bearing Survey No.34 Sub division no.2 of Assagao Village Bardez Taluka total admeasuring 775.00m² is respectively as follows.

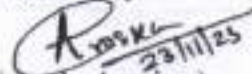
As per Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone" having (VP-2) status with permissible FAR-60.


This information is issued based on the application received from Ramdas K. Govekar dated.22/11/2023 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs. 1000/- paid vide Challan No. ZON/3794 dated. 22/11/2023.

Verified by


(Aditya A. Aroskar)
Pl. D'man Gr.II


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Ramdas K. Govekar,
Arpora Bardez Goa.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no. 29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.

P.T.O

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

	Eco-Sensitive Zone I		Eco-Sensitive Zone II
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Jan-2024 01:16:47 pm

Document Serial Number :- 2024-BRZ-29

Presented at 01:10:51 pm on 02-Jan-2024 in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2000000
2	Registration Fee	1200000
3	Mutation Fees	1500
4	Processing Fee	2120
Total		3203620

Stamp Duty Required : 2000000/-

Stamp Duty Paid : 2000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MEHAK KHURANA As A Director Of M/S RBST VENTURES PRIVATE LIMITED .Father Name:Ajay Khurana, Age: 39, Marital Status: , Gender:Female, Occupation: Business, Address1 - L 0003, Great Value Sharnam, Sec 107, Noida, Starling Mall, Maharishi Nagar, Gautam Buddha Nagar, Uttar Pradesh, 201304, Address2 - , PAN No. [REDACTED]			 RBST VENTURES PRIVATE LIMITED Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GUILHERMINA LOBO Alias GUILHERMINA D'SOUZA , Father Name:Mr. Vitorino De Souza Alias Vitorino D'Souza Alias Victor D'Souza, Age: 56, Marital Status: Married , Gender:Female, Occupation: Self Employed, Room No. 4, Pauline Pereira Chawl Manipada Kalian Village Santacruz East Behind K.E.S. School Anand Colony Mumbai, Maharashtra, 400098, PAN No. [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	NELSON GEORGE CLAYTON LOBO , Father Name:Nestor Herman Lobo Pereira, Age: 60, Marital Status: Married , Gender: Male, Occupation: Service, Room No. 4, Pauline Pereira Chawl Manipada Kalian Village Santacruz East Behind K.E.S. School Anand Colony Mumbai, Maharashtra, 400098, PAN No. [REDACTED]			
3	GUILHERMINA LOBO Alias GUILHERMINA D'SOUZA , Father Name: Mr. Vitorino De Souza Alias Vitorino D'Souza Alias Victor D'Souza, Age: 56, Marital Status: , Gender: Female, Occupation: Self Employed, Room No. 4, Pauline Pereira Chawl Manipada Kalian Village Santacruz East Behind K.E.S. School Anand Colony Mumbai, Maharashtra, 400098, PAN No. [REDACTED] , as Power Of Attorney Holder for MICHAEL VICTOR D'SOUZA ALIAS PETER CRYSTOSTOM MICHAEL D'SOUZA			
4	MEHAK KHURANA As A Director Of M/S RBST VENTURES PRIVATE LIMITED , Father Name: Ajay Khurana, Age: 39, Marital Status: , Gender: Female, Occupation: Business, L 0003, Great Value Sharnam, Sec 107, Nolda, Starling Mall, Maharishi Nagar, Gautam Buddha Nagar, Uttar Pradesh, 201304, PAN No. [REDACTED]			 <i>For RBST VENTURES PRIVATE LIMITED Authorized Signatory</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ramdas Khemu Govenkar, Age: 55, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married . Address: 403516, 457 Cudchar Arpora North Goa, 457 Cudchar Arpora North Goa, Arpora, Bardez, NorthGoa, Goa			
2	Name: Kavita Chaganlal Ghanchi, Age: 20, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried . Address: 403512, 2286 Bandol Wada Pernem North Goa 403512, Pernem, Pernem, NorthGoa, Goa			

Sub Registrar

**SUB-REGISTRAR
BARDEZ**

Document Serial Number :- 2024-BRZ-29

Document Serial No:-2024-BRZ-29

Book :- 1 Document
Registration Number :- **BRZ-1-2014-2024**
Date : 29-Apr-2024

Sub Registrar
29/04/2024

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

SUB-REGISTRAR
BARDEZ

