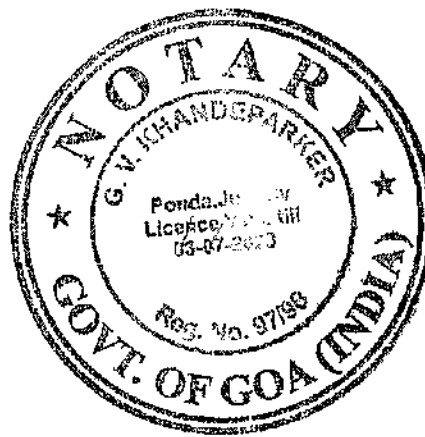




GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Ponda



STAMP DUTY CERTIFICATE

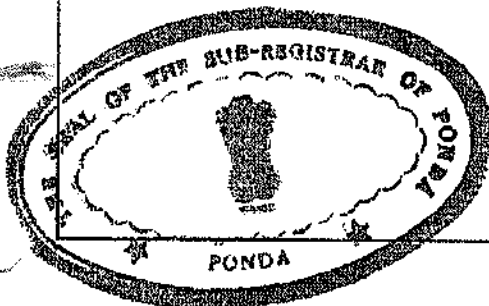
ENDORSEMENT

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

Stamp Duty Of : ₹ 1060000/-

(Rupees Ten Lakhs Sixty Thousands only)

PAID VIDE E-RECEIPT NO 202500005514 DATED :04-Jan-2025,
IN THE GOVERNMENT TREASURY.

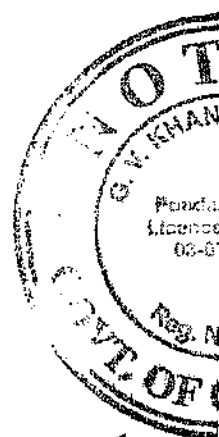


[Signature]
16/01/2025

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400073850
DOCUMENT SERIAL NUMBER	:	2025-PON-76
DATE OF PRESENTATION	:	16-Jan-2025
DOCUMENT REGISTRATION NUMBER	:	PON-1-76-2025
DATE OF REGISTRATION	:	16-Jan-2025
NAME OF PRESENTER	:	HUM INFRA PRIVATE LIMITED Represented By Its Director ABDUL RAUF MUZAWAR MULLAM
REGISTRATION FEES PAID	:	₹636000/-
PROCESSING FEES PAID	:	₹3380/-
MUTATION FEES PAID	:	₹2000/-





Government of Goa
Directorate of Accounts

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



Echallan No. 202500005514

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 02-01-2025 21:29:39

Name and Address of Party :

Rauf | 9822125262
House No 50 1 Nagamasjid Ponda Goa

Service:

Stamp Duty

Amount

Stamp Duty

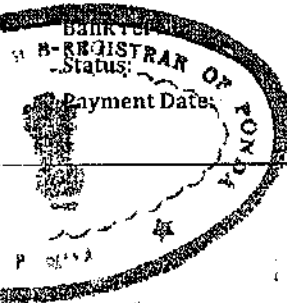
₹ 1060000.00

Total Amount: ₹ 1,060,000.00

(Rs. Ten Lakh Sixty Thousand Only)

Department Data:

202400073850 NOTARY|202400073850 NOTARY



Success

04-01-2025 11:53:58

Reprint Date: 07/01/2025 10:02:11

2025 - POND 76
16/1/2025

Abdul Rauf Muzammar Mullaam

[Signature]

DEED OF SALE

THIS DEED OF SALE is made in this city of Ponda, Taluka and Sub-District of Ponda, District of South Goa, State of Goa, on this 15th day of January of the year Two Thousand and Twenty Five (05.01.2025) ;

L.H.T.I OF
VENDOR NO 1A



[Signature]

L.H.T.I OF
VENDOR NO 1B



[Signature]

[Signature]



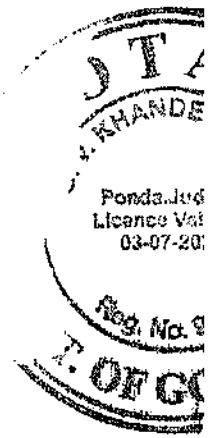
L.H.T.I OF
VENDOR NO 1A



L.H.T.I OF
VENDOR NO 1B

[Signature]

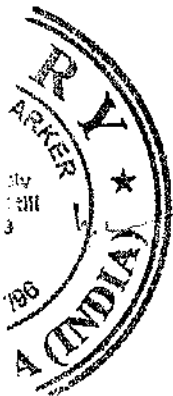
[Signature]



BETWEEN

1A. MR. SANTANA CELESTINO FERNANDES alias SANTANO

CELESTINO FERNANDES, son of late Celestino Fernandes, aged 85 years, married, retired, holding PAN CARD bearing No. ~~XXXXXX78X~~, Aadhar Card bearing No. ~~XXXXXX0002XX0547~~, mobile No. ~~XXXXXXXXXXXX~~, email id at michelle19ferns@gmail.com and his wife;



1B. MRS. MONICA JOANA FERNANDES, daughter of late

Juliao Francisco Fernandes, aged 75 years, married, house wife holding PAN CARD bearing No. ~~XXXXXX0000X~~ Aadhar

Card bearing No. ~~XXXXXX0004XX8330~~ mobile No. ~~XXXXXX0416410~~ email id at michelle19ferns@gmail.com both Indian Nationals, residents of H. No. 341, Alto Desterro Church, Vasco-da-Gama, Mormugao Taluka, Goa;



1C. MISS. ESPECIOSA FERNANDES alias ESPICIOSA

FERNANDES, daughter of late Jose Inacia Fernandes, spinster, aged 55 years, household, holding PAN CARD bearing No. ~~XXXXXX0000X~~ Aadhar Card bearing No. ~~XXXXXX0000X~~, mobile No. ~~XXXXXX0000X~~ and her brother;

1D. MR. BRAZ SEBASTIAO FERNANDES alias BRAZ JOSE

FERNANDES, son of late Jose Inacia Fernandes, aged 53 years, bachelor, service, holding PAN CARD bearing No. ~~XXXXXX0000X~~ Aadhar Card bearing No. ~~XXXXXX0000X~~ mobile No. ~~XXXXXX0000X~~ both Indian Nationals, resident of 113, Bogda, behind Desterro Church, Mormugao Vasco South Goa 403804

M. Fernandes

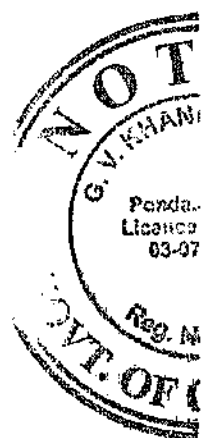


L.H.T.I. OF VENDOR
NO 1A



L.H.T.I. OF
VENDOR NO 1B

Braz Fernandes



1E. **MR. PASCOAL BERNARDO FERNANDES**, son of late Mariano Nazareno Fernandes, aged 80 years, married, retired, holding PAN CARD bearing No. ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id passer1944@gmail.com and his wife;



1F. **MRS. LUIZA FERNANDES alias LUIZA AFONSO E FERNANDES alias LUISA FERNANDES** daughter of Francisco Xavier Afonso, aged 76 years, housewife, holding PAN CARD bearing No. ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id passer1944@gmail.com, both Indian Nationals, residing at House No. 383, Bogda, Alto Desterro Church, Vasco-da-Gama, Mormugao Taluka, Goa;



1G. **MR. JORGE ALIAS GEORGE FELICIO FILOMENO AGNELO FERNANDES**, son of late Mariano Fernandes, aged 75 years, married, retired, holding PAN CARD bearing No. AARPF0960H, Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at george5290@gmail.com and his wife;

1H. **MRS. MARIA PIEDADE ROSARIA GOMES E FERNANDES alias MARIA PIEDADE FERNANDES** daughter of Pedro Antonio Gomes, aged 70 years, housewife, holding PAN CARD bearing No. ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at pgfernandesmp@gmail.com, both Indian Nationals, residing at "Pietonio Residency" Flat No. S-3, 2nd floor, H. No. 429/C, Zuarinagar, Sancoale, Goa;

M. Fernandes



L.H.T.I OF
VENDOR NO 1A



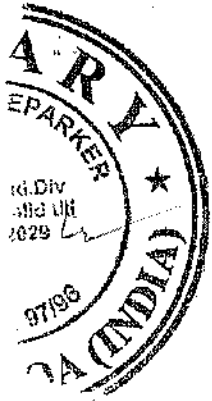
L.H.T.I OF
VENDOR NO 1B

M. Fernandes



11. MRS MARIA PIEDADE RODRIGUES E FERNANDES alias

MARIA P FERNANDES, daughter of Anthonio Joao Rodrigues, widow of Adriano Julio Francisco Fernandes, aged 67 years, housewife, holding PAN CARD bearing No ~~XXXXXXXXXX~~, Aadhar Card bearing No. ~~XXXXXXXXXXXX~~, mobile No ~~9966000099~~, email id at michelle19ferns@gmail.com , Indian National, resident of H. No. 283, Alto Desterro Church, Vasco-da-Gama, Mormugao Taluka, Goa;



~~MRS~~ MICHELLE FERNANDES alias MICHELLE

FERNANDES D'COSTA, daughter of late Adriano Julio Francisco Fernandes, aged 42 years, married, Advocate, holding PAN CARD bearing No ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXXXX~~, mobile No ~~XXXXXXXXXX~~, email id at michelle19ferns@gmail.com and her husband;



1K. MR. IVO D'COSTA, son of late Mr. Nicolua D'Costa, aged

46 years, married, service, holding PAN CARD bearing No ~~XXXXXXXXXX~~, Aadhar Card bearing No. ~~XXXXXXXXXX~~, mobile No. ~~XXXXXXXXXX~~, email id at ivodcosta1978@yahoo.co.in, both Indian Nationals, residents of H. No. 131/3, Opp. Govt. School, Swatantra Path, Vasco-da-Gama, Mormugao Taluka, Goa;

1L MR. ASHLEY FERNANDES, son of late Adrian Julio

Francisco Fernandes, aged 39 years, married, teacher, holding PAN CARD bearing No. ~~XXXXXX99XX~~, Aadhar Card bearing No. ~~9999XXXXXX5577~~, mobile No. ~~9999XXXXXX9999~~, email id at fernandes.ashley5@gmail.com, and his wife;

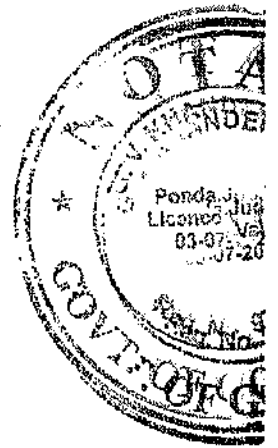
General

L.H.T.I OF
VENDOR NO 1A



K.H.T.I OF
VENDOR NO 13

~~Hand~~





1M. MRS. EUNICIA DOREEN FERNANDES, daughter of Mr. Francisco Alberto Fernandes, aged 36 years, married, service, holding PAN CARD bearing No ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at eeunicia26@gmail.com, both Indian Nationals, residents of H. No. 283, Alto Desterro, Desterro, Vasco-da-Gama, Goa;

1N. MRS. PERPETUA FERNANDES alias PERPETUAL FERNANDES alias PERPETUA RODRIGUES E FERNANDES, daughter of late Antonio Joao Rodrigues alias John Rodrigues and widow of Anthony Fernandes, aged 65 years, widow, housewife, holding PAN CARD bearing No ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at noeld21@rediffmail.com, Indian National, resident of Motiram's Chawl, Room No. 10, Behind Police Chowki, Khar Danda, Mumbai- 400 052;

10. MRS. ALINDA D'SOUZA, daughter of late Anthony Fernandes, aged 45 years, married, housewife, holding PAN CARD bearing No ~~XXXXXXXXXX~~ Aadhar Card bearing No ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at noeld21@rediffmail.com, and her husband;

1P. MR. NOEL DOMNIC D'SOUZA, son of late Domnic Anthony D'souza, aged 52 years, married, service, holding PAN CARD bearing No ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at noeld21@rediffmail.com, both Indian Nationals, residing at 602, Smit Palace CHS, Queens Park, Near Hotel A R Inn, Opp. Subhash Nagar, Mira-

Mernab



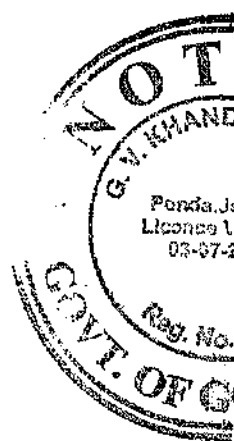
A.H.T.E OF
XXXXXXXXXX



A.H.T.E OF
XXXXXXXXXX

Fernandes
noeld21

Fernandes



Bhayandar Road, Mira Road (E), Thane - 401 107;

1Q. MR. JOHN ANTHONY FERNANDES, son of late Anthony Xavier Fernandes, aged 42 years, married, service, holding PAN CARD bearing No. ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at johnfernandes2802@gmail.com and his wife;

1R. MRS. SYLVIA FERNANDES, daughter of Mr. David Fernandes, aged 42 years, housewife, , holding PAN CARD bearing No. ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXX~~ mobile No. ~~XXXXXXXXXX~~ email id at sylviafernandes2580@gmail.com, both Indian Nationals, residing at Motiram's Chawl, House No. 10, Behind Police Chowki, KharDanda, Mumbai - 400 052 and hereinafter jointly referred to as the "**VENDORS**" (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, successors, executors, administrators and assigns) **OF THE FIRST PART.**

AND

2. M/S HUM INFRA PRIVATE LIMITED, a private limited company with its registered office situated at office No 11, 2nd Floor, Hum Twin Tower, Kaziwada Ponda, Goa, having PAN CARD bearing No. ~~XXXXXXXXXX~~, represented through its Director **MR ABDUL RAUF MUZAWAR MULLAM**, son of Mulam Abdul Gafar Muzavor, married, aged about 52

M. Fernandes

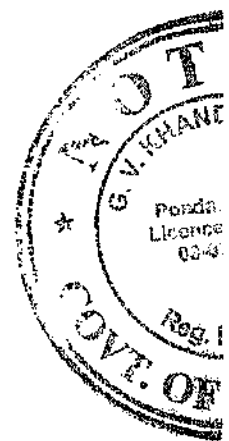


L.H.T.I OF
VENDOR NO 1A



L.H.T.I OF
VENDOR NO 1B

M. Fernandes
M. Fernandes



AND WHEREAS the SAID PROPERTY is traversed by a road passing through it which has divided the SAID PROPERTY into two parts and accordingly in the recent survey records the SAID PROPERTY bears two survey numbers being 6/5 admeasuring 1800 sq mtrs and survey No 7/7. admeasuring 2050 sq mtrs of Ponda Village.



AND WHEREAS upon the death of Matilda da Costa e Fernandes alias Maria Matildes Costa alias Matilda da Coata and Marcelino Santana Fernandes Inventory Proceedings bearing No 8/2010/A were instituted by their grandchildren and in terms of Judgment dated 4.2.2014, the SAID PROPERTY i.e Property surveyed under No 6/5 admeasuring 1800 sq mtrs and Property surveyed under No 7/7 admeasuring 2050 sq mtrs of Ponda Village stands allotted to Mr Santana Celestino Fernandes, Mrs Monica Joana Fernandes, Martinha L Fernandes, Especiosa Fernandes, Braz Sebastiao Fernandes, Antonio Fernandes, Pascoal B Fenandes, Luisa Fernandes, Jorge F.F.A Fernandes, Maria P R Gomes e Fenandes, Adriano F J Fernandes, Maria P Rodrigues e Fernandes, Perpetua Rodrigues e Fernandes, Alinda D Souza, Noel D'Souza, John Fernandes and Sylvia Fernandes.



AND WHEREAS subsequent to the Inventory Proceedings Adriano F J Fernandes alias Adriano Julio Francisco Fernandes alias Adrian Julio Francisco Fernandes expired on 10.9.2018 leaving behind his wife Maria Piedade Rodrigues alias Maria Piedade Fernandes and two children Michelle Fernandes alias Michelle Fernandes D'Costa married to Ivo D'Costa and Mr Ashely Fernandes married to Eunicia Doreen

A. Fernandes

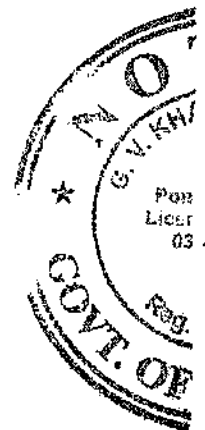


L.H.T.I. OF LENDOR NO 1A



L.H.T.I. OF LENDOR NO 1B

Ashely Fernandes



Power of Attorney dated 13.6.2024 executed before the Notary Adv Smita Pandurang Bandekar at Ponda under Registration No 269/2024 dated 13.6.2024



The Parties at Sr No 1N, 1O, 1P, 1Q, and 1R are represented herein by their duly constituted Power of Attorney Holder **MRS MICHELLE FERNANDES D'COSTA**, daughter of late Adriano Julio Francisco Fernandes, aged 42 years, married, Advocate, holding PAN CARD bearing No ~~XXXXXXXXXX~~ Aadhar Card bearing No. ~~XXXXXXXXXXXX~~ Indian National, resident of H. No. 131/3, Opp. Govt. School, Swatantra Path, Vasco-da-Gama, Mormugao Taluka, Goa authorized to sign vide Power of Attorney dated 12.11.2015 executed before the Notary S P Tiwari at Maharashtra under Registration No 1692 dated 12.11.2015

WHEREAS there exist a property known as "ACCADEA BAILO CUDCO" alias "GURAO BHAT" alias "CHITAR BHAT" situated at Village Bandora of Ponda Taluka, South Goa district, state of Goa registered in the Land Registration office of Ilhas, under No. 13776 at Folio 107 of Book B 36 New and hereinafter referred to as "SAID PROPERTY".

AND WHEREAS SAID PROPERTY stands inscribed in the name of Matilda de Costa under Inscription No 13371 of Book G-24 which was allotted to her in the Inventory Proceedings which took place on the death of her husband Mr. Marcelino Santana Fernandes in the Civil Court at Mormugao and finalized vide Order dated 02/09/1931.

Michelle Fernandes

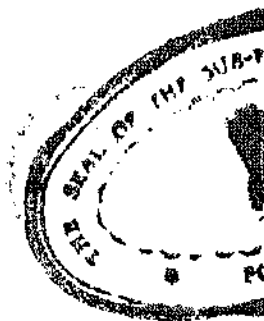


L.H.T I OF
VENDOR NO 1A



L.H.T I OF
VENDOR NO 1B

Michelle Fernandes





years, businessman, holding PAN CARD bearing No. ~~XXXXXXXXXX~~, Aadhar Card bearing No. ~~XXXXXXXXXXXX~~, mobile No. ~~XXXXXXXXXX~~ email id at mullarauf@gmail.com, Indian National, resident of H. No. 50/1, Nagamasjid, Ponda, Goa - 403401, authorized to sign vide Resolution dated 10.12.2024 and hereinafter referred to as the **"PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, include its Directors, executors, administrators and assigns) of the **SECOND PART.**

The Parties at Sr No 1C, 1D, 1E, 1F, 1I, 1L and 1M are represented herein by their duly constituted Power of Attorney Holder **MRS MICHELLE FERNANDES D'COSTA**, daughter of late Adriano Julio Francisco Fernandes, aged 42 years, married, Advocate, holding PAN CARD bearing No. ~~XXXXXXXXXX~~, Aadhar Card bearing No. ~~XXXXXXXXXX~~, Indian National, resident of H. No. 131/3, Opp. Govt. School, Swatantra Path, Vasco-da-Gama, Mormugao Taluka, Goa authorized to sign vide Power of Attorney dated 17.11.2024 executed before the Notary Adv Sandip alias Babi R Parab at Vasco da Gama under Registration No 925/2024 dated 17.11.2024.

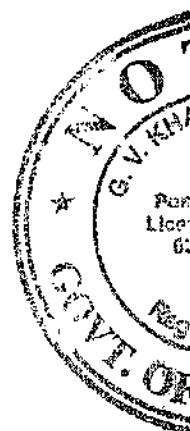
The Party at Sr No 1K is represented herein by his wife and duly constituted Power of Attorney Holder **MRS MICHELLE FERNANDES D'COSTA**, daughter of late Adriano Julio Francisco Fernandes, aged 42 years, married, Advocate, holding PAN CARD bearing No. ~~XXXXXXXXXX~~, Aadhar Card bearing No. ~~XXXXXXXXXX~~, Indian National, resident of H. No. 131/3, Opp. Govt. School, Swatantra Path, Vasco-da-Gama, Mormugao Taluka, Goa authorized to sign vide



L.H.T-I OF
VENDOR NO 1A



L.H.T-I OF
VENDOR NO 1B



Fernandes as his only legal heirs which is duly recorded in the Deed of Succession and Qualification of Heirs dated 24.9.2018 executed before the Sub Registrar of Mormugao at Vasco under Book of Deeds bearing No 189 at pages 65V to 67 dated 24.9.2018



AND WHEREAS Martinha L Fernandes and her son Antonio Fernandes who was a bachelor expired 12.5.2020 and 16.4.2021 respectively leaving behind Especiosa Fernandes and Braz Sebastiao Fernandes as their only legal heirs which is duly recorded in the Deed of Qualification of Heirs dated 5.9.2024 executed before the Sub Registrar of Mormugao at Vasco under Book of Deeds bearing No 203 at pages 7 to 11 dated 5.9.2024.



AND WHEREAS Government of Goa acquired land for the purpose of improvement of road from Farmaguddi to Ramnathi via Nageshi in Village Panchayat Bandora in Marcaim Constituency of Ponda Taluka in which acquisition a part of the land surveyed under No 7/7 admeasuring 396 sq mtrs of Village Bandora was acquired and for which purpose necessary Award was issued by the Land Acquisition officer in case No 10/513/2005/LAO-PWD dated 4.8.2008.

AND WHEREAS till date the possession of the land admeasuring 396 sq mtrs surveyed under No 7/7 of Village Bandora has not been handed over to the Land Acquisition Department (PWD Cell) and the said Award bearing case No 10/513/2005/LAO-PWD dated 4.8.2008 has been lapsed which is confirmed vide letter dated 10.3.2015 and 19.3.2023 issued by the Special Land Acquisition Officer

[Signature]

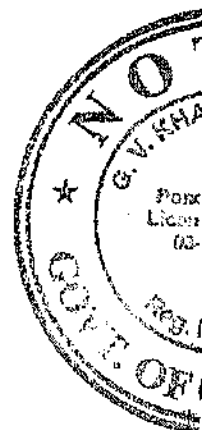


L.H.T.I OF



L.H.T.I OF

[Signature] Fernandes



(PWD Cell) and Executive Engineer, Public Works Department Division XVIII (Roads) Ponda Goa respectively.



AND WHEREAS accordingly therefore the area of the Property surveyed under No 7/7 admeasuring 2050 sq mtrs remains unchanged and is the subject matter of this Deed and shall hereinafter be referred to as the SAID PLOT which is more particularly described in Schedule I hereinafter written



AND WHEREAS the VENDORS therefore are thus the lawful owners and in possession of the SAID PLOT admeasuring an area of 2050 sq mtrs surveyed under No 7/7 of Village Ponda.

AND WHEREAS the VENDORS do hereby confirm, warrant, declare and represent to the PURCHASER herein as under:-

(i) That the SAID PLOT has been zoned as Settlement with F.A.R. of 80% as per the Regional Plan in force for Ponda Planning Area.

(ii) The VENDORS are in exclusive possession of the SAID PLOT admeasuring 2050 square metres both in title and physical possession and are exclusively entitled to own, hold, possess and /or deal with the same in any manner and transfer the same including by way of sale to any person of VENDOR'S choice without any hindrance whatsoever.

(iii) That the title of the VENDORS to the SAID PLOT admeasuring 2050 square metres is clean, clear, legal, unencumbered, marketable and subsisting.

[Signature]

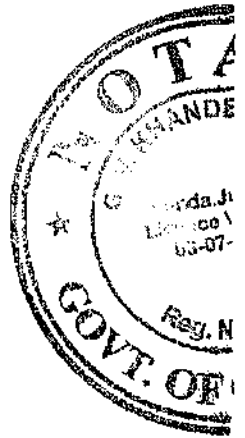


L.H.T.I OF



L.H.T.I OF

[Signature]
[Signature]



(iv) That there are no tenancy or mundkarial rights to any portion of the SAID PLOT.



(v) That the VENDORS have neither agreed to sell nor sold the SAID PLOT or any part thereof to any other person/s.

(vi) That there is/are no litigation (on goings or otherwise) or any legal proceedings pending before any Court, Tribunal, Forum, Commission, Administrative Authority in respect of the SAID PLOT.



(vii) That the VENDORS have further declared that they have not encumbered the SAID PLOT in any manner whatsoever and there is no legal impediment pending to effect sale of the SAID PLOT.

(viii) That no notice(s) or of attachment from the Central or State Government or any other local body or Authority under any Municipal Corporation Act/ Panchayat Act or any other Acts or any Schemes of legislative enactment's, Government ordinances, Orders or Notifications including Notice/Proceedings for acquisition / requisition or other recovery proceedings under the Income Tax Act, R.B.I. Public Demands Recovery Act or any DRT or any other Act, Statute law or regulations including securitization under SEBI Acts and other laws such as the Consumer Protection Act either before the District Forum or the State Commission or National have been received by or served upon the VENDORS herein in respect of the SAID PLOT or any part thereof.

M. S. S. S.



L.H.T.I. OF



L.H.T.I. OF

M. S. S. S.
Bernandes



AND WHEREAS the total consideration payable by the PURCHASER to the VENDORS amountsto Rs **2,04,97,500/- (Rupees two crores four lakhs ninety seven thousand five hundred only)** which comprises of money consideration of **Rs 75,00,000/- (Rupees seventy five lakhs only)** and consideration in kind comprising of constructing for the VENDORS entirely at the cost of the PURCHASER, 6 Nos 2 bedroom Apartments comprising of an super built up area of 519.90 sq mtrs namely;



- i) Apartment No UG-001 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Upper Ground Floor along with one car park to be allotted to VENDOR NO 1E and 1F.
- ii) Apartment No F-103 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the First Floor along with one car park to be allotted to VENDOR NO 1A and 1B.
- iii) Apartment No S-201 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Second Floor along with one car park to be allotted to VENDOR NO 1C and 1D

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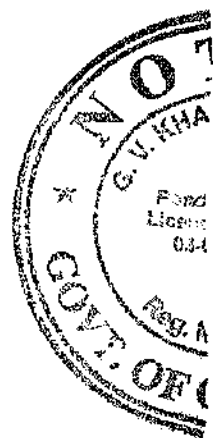


L H T I OF
VENDOR NO 1A



L H T I OF
VENDOR NO 1B

Handwritten signature
Remondes



(ix) No part of the SAID PLOT is covered/ affected by any reservation, coastal regulation or any Government order adversely affecting the SAID PLOT.



(x) The VENDORS have submitted certified copies of documents to the PURCHASER which relate to the title of the VENDORS. The PURCHASER has got the said copies of Title - Deeds examined and have found that the VENDORS above named are the lawful owners in possession of the SAID PLOT.



The VENDORS hereby warrant and confirm the correctness of each and every statement declaration and representation made herein and conscientiously believes the same to be true knowing fully well that relying upon the said statements declarations and representations and believing the same to be true and correct the PURCHASER has agreed to purchase the SAID PLOT described in **SCHEDULE I** hereunder written. The PURCHASER based on the aforesaid representations of the VENDORS and believing it to be true and correct disclosures and having primarily satisfied themselves about the title of the VENDORS to and the marketability of the SAID PLOT and based on the documents made available for scrutiny and inspection have proposed and expressed a desire to purchase the SAID PLOT absolutely free from any encumbrances, liens, charges etc of any nature whatsoever.

[Signature]
[Signature]



L.H.T.I OF
VENDOR NO 1A



L.H.T.I OF
VENDOR NO 1B

[Signature] *Remundes*

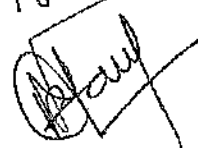


iv) Apartment No S-203 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Second Floor along with one car park to be allotted to VENDOR NO 1N,10,1P,1Q and 1R

v) Apartment No F-101 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the First Floor along with one car park to be allotted to VENDOR NO 1I,1J,1K,1L and 1M

Apartment No T-303 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the third Floor along with one car park to be allotted to VENDOR NO 1I,1J,1K,1L and 1M

All the 6 Nos 2 bedroom Apartments are be situated in the residential Building Project known as "**HUM DONA JAQS HERITAGE**" to be constructed by the PURCHASER on the SAID PLOT admeasuring an area of 2050 square meters surveyed under No 7/7 of Village Bandora, Ponda Taluka the said Apartments are more particularly described in **Schedule II** and to be constructed as per Specifications described in **Schedule III**. All the Apartments put together are valued at **Rs 1,29,97,500/- (Rupees one crore twenty nine lakhs ninety seven thousand five**

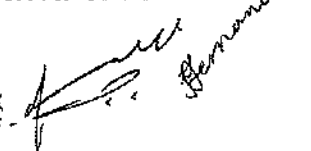
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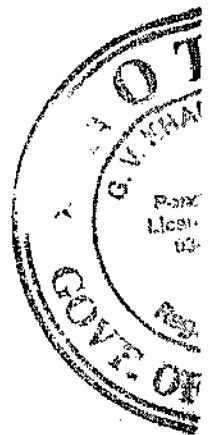


L.H.T.I OF
VENDOR NO 1A



L.H.T.I OF
VENDOR NO 1B

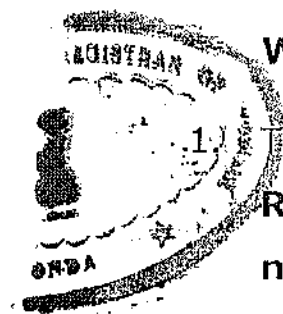
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hundred only) and are shown more particularly on the Plan annexed hereto. The PURCHASER as per their Scheme of Development shall construct on the SAID PLOT two residential buildings consisting of Ground plus 4 floors.

AND WHEREAS the VENDORS have accepted the above proposal of the PURCHASER for purchase of the SAID PLOT and agrees to sell and convey the same to the PURCHASER free from all encumbrances.

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS FOLLOWS:-**



That in consideration of a total price consideration of **Rs 2,04,97,500/- (Rupees two crores four lakhs ninety seven thousand five hundred only)** paid by the PURCHASER to the VENDORS after deduction of TDS @1% of the money consideration the receipt and payment of which sum the VENDORS confirm having received the same the VENDORS do hereby irrevocably Sell , Convey and Transfer Unto and in favour of the PURCHASER, ALL that right , title and interest to the SAID PLOT being an area of 2050 square metres surveyed under No 7/7 of Village Bandora, situated within the area and jurisdiction of Village Panchayat of Bandora of the Taluka and Sub-District of Ponda, in the State of Goa , described more particularly in the **SCHEDULE I**, along with all that is situated therein, free from all encumbrances,

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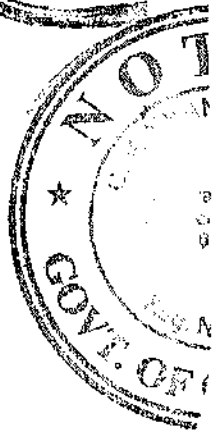
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VENDOR NO 1A



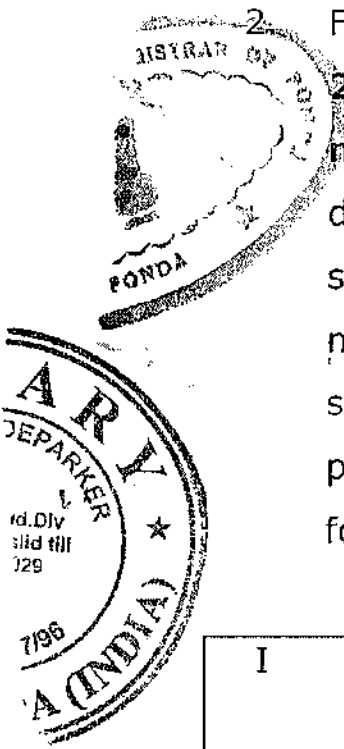
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VENDOR NO 1B

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obligations, claims, demands, whatsoever of the VENDORS , so that the PURCHASER, for all times hereinafter, shall HOLD, HAVE, POSSESS and ENJOY the SAID PLOT hereby sold, as the absolute owner thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the SAID PLOT , free from any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the VENDORS or their predecessors in title.



From the total price consideration of **Rs 2,04,97,500/- (Rupees two crores four lakhs ninety seven thousand five hundred only)** after deducting an amount of Rs. 75,000/- (Rupees seventy five thousand only) being TDS @1% of the money consideration of Rs 75,00,000/- (Rupees seventy five lakhs only) the balance consideration is paid by the PURCHASER to the VENDORS in the following manner:-

I	i) Rs 7,50,000/- (Rupees seven lakhs fifty thousand only) (Less T.D.S of Rs 7500/-on Rs 7,50,000/-) i.e Rs 7,42,500/- paid vide cheque No 665712 dated 24.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1A	
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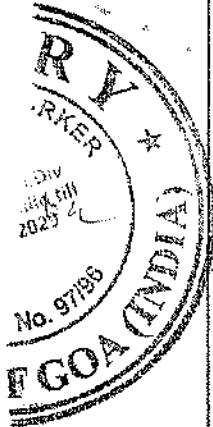
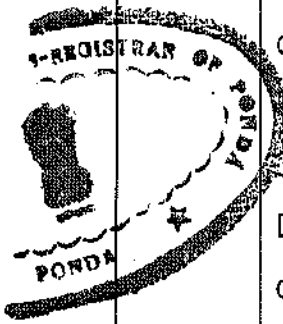
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ii) Rs 3,75,000/- (Rupees three lakhs seventy five thousand only) (Less T.D.S of Rs 3750/-on Rs 3,75,000/-) i.e Rs 3,71,250/- paid vide Demand Draft No 602094 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1C

iii) Rs 3,75,000/- (Rupees three lakhs seventy five thousand only) (Less T.D.S of Rs 3750/-on Rs 3,75,000/-) i.e Rs 3,71,250/- paid vide Demand Draft No 602093 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1D

iv) Rs 3,75,000/- (Rupees three lakhs seventy five thousand only) (Less T.D.S of Rs 3750/-on Rs 3,75,000/-) i.e Rs 3,71,250/- paid vide Demand Draft No 602083 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1E



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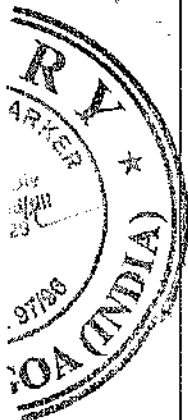
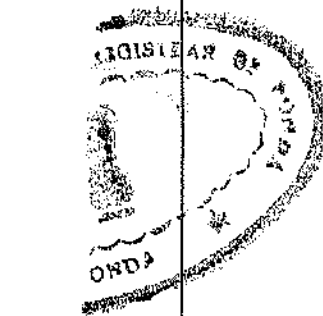
L.H.T-I OF



v) Rs 3,75,000/- (Rupees three lakhs seventy five thousand only) (Less T.D.S of Rs 3750/-on Rs 3,75,000/-) i.e Rs 3,71,250/- paid vide Demand Draft No 602092 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1F

vi) Rs 15,00,000/- (Rupees fifteen lakhs only) (Less T.D.S of Rs 15000/-on Rs 15,00,000/-) i.e Rs 14,85,000/- paid vide Demand Draft No 602086 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1G

vii)Rs 15,00,000/- (Rupees fifteen lakhs only) (Less T.D.S of Rs 15000/-on Rs 15,00,000/-) i.e Rs 14,85,000/- paid vide Demand Draft No 602084 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1H



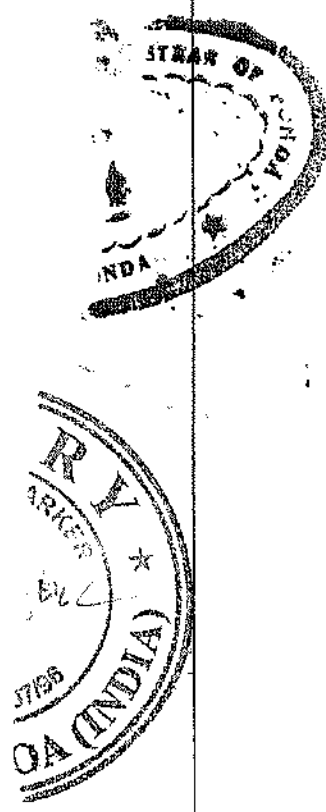
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	viii) Rs 7,50,000/- (Rupees seven lakhs fifty thousand only) (Less T.D.S of Rs 7500/-on Rs 7,50,000/-) i.e Rs 7,42,500/- paid vide Demand Draft No 602085 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1I ix) Rs 3,75,000/- (Rupees three lakhs seventy five thousand only) (Less T.D.S of Rs 3750/-on Rs 3,75,000/-) i.e Rs 3,71,250/- paid vide Demand Draft No 602091 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1J x) Rs 3,75,000/- (Rupees three lakhs seventy five thousand only) (Less T.D.S of Rs 3750/-on Rs 3,75,000/-) i.e Rs 3,71,250/- paid vide Demand Draft No 602090 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1L	
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L.H.T.I OF
VENDOR NO 1A



L.H.T.I OF
VENDOR NO 1B

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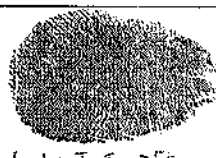
xi) Rs 3,75,000/- (Rupees three lakhs seventy five thousand only) (Less T.D.S of Rs 3750/-on Rs 3,75,000/-) i.e Rs 3,71,250/- paid vide Demand Draft No 602089 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1N

xii) Rs 1,87,500/- (Rupees one lakh eighty seven thousand five hundred only) (Less T.D.S of Rs 1875/-on Rs 1,87,500/-) i.e Rs 1,85,625/- paid vide Demand Draft No 602088 dated 30.12.2024 drawn on Punjab National Bank Ponda branch in favour of VENDOR NO 1O

xiii) Rs 1,87,500/- (Rupees one lakh eighty seven thousand five hundred only) (Less T.D.S of Rs 1875/-on Rs 1,87,500/-) i.e Rs 1,85,625/- paid vide Demand Draft No paid vide Demand Draft No 602087 dated 30.12.2024 drawn on Punjab National Bank Ponda



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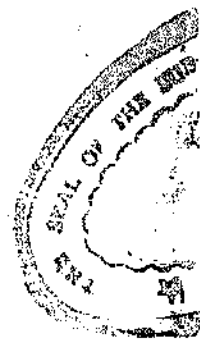
REGISTRAR OF PONDA



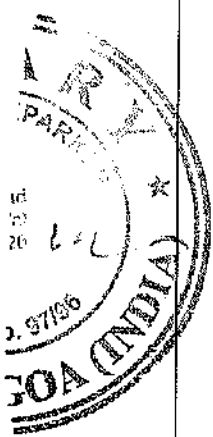
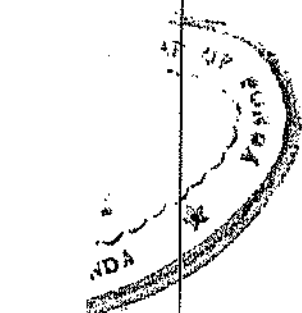
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	branch in favour of VENDOR NO 1Q	
	MONEY CONSIDERATION TOTALLING TO RS	Rs 75,00,000/-
II	The VENDORS have authorized the PURCHASER to retain with the PURCHASER, the balance consideration amount payable to them by constructing following Apartments on the SAID PLOT. i) Apartment No UG-001 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Upper Ground Floor along with one car park to be allotted to VENDOR NO 1E and 1F. ii) Apartment No F-103 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters	



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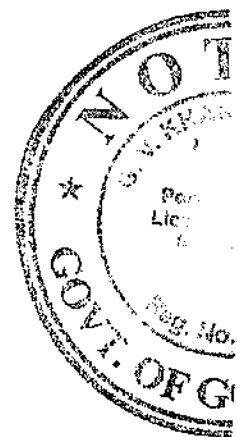
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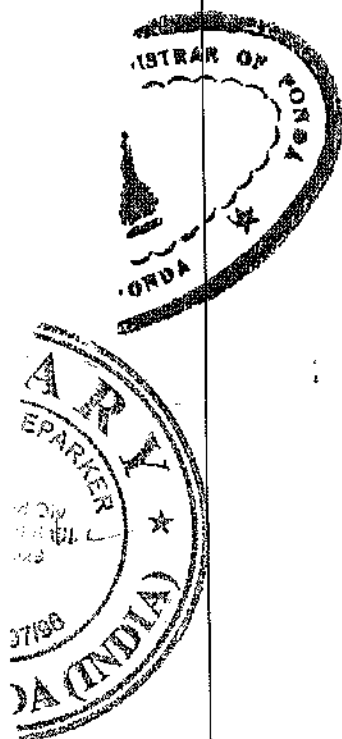
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corresponding to Carpet area of approximately 49.75 square mtrs situated on the First Floor along with one car park to be allotted to VENDOR NO 1A and 1B.

iii) Apartment No S-201 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Second Floor along with one car park to be allotted to VENDOR NO 1C and 1D

iv) Apartment No S-203 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Second Floor along with one car park to be allotted to VENDOR NO 1N,10,1P,1Q and 1R

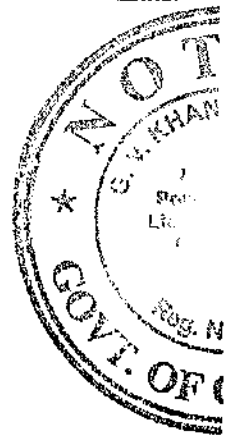


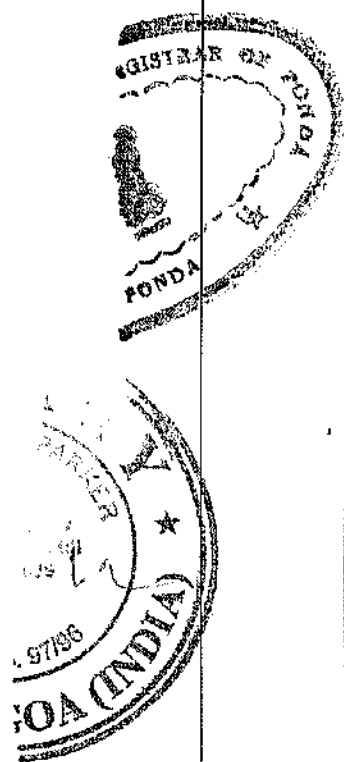
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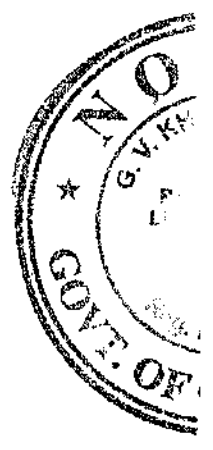
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	v) Apartment No F-101 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the First Floor along with one car park to be allotted to VENDOR NO 1I,1J,1K,1L and 1M vi) Apartment No T-303 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the third Floor along with one car park to be allotted to to VENDOR NO 1I,1J,1K,1L and 1M KIND CONSIDERATION TOTALLING TO RS	1,29,97,500/-
	GRAND TOTAL	Rs 2,04,97,500/-

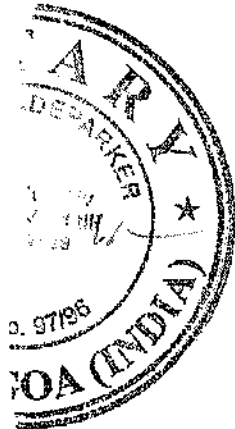
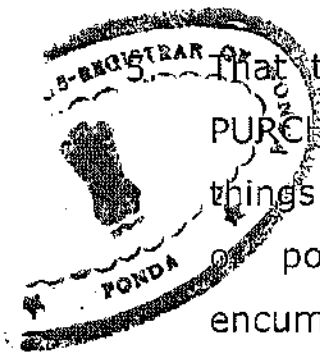
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3. The VENDORS hereby declare having delivered to the PURCHASER, the vacant possession of the SAID PLOT and the PURCHASER acknowledge having taken possession of the SAID PLOT.

4. That the VENDORS hereby declare that they are the absolute owners of the SAID PLOT and have good right, full power and absolute authority to assign and transfer the undivided right, share and interest in the SAID PLOT hereby sold and conveyed, and that the VENDORS are entitled to sell the same in favour of the PURCHASER.



5. That the VENDORS do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things heretofore done, executed or knowingly seized or possessed the SAID PLOT is free from any encumbrances, attachments or defect in title and that there is no lien or charge of any nature whatsoever and the VENDORS have clear, legal and marketable title to the SAID PLOT and have full power and absolute subsisting rights and authority to sell the SAID PLOT mentioned in **SCHEDULE I** hereinbelow in the manner aforesaid and the PURCHASER hereafter shall peaceably, uninterruptedly and quietly hold, possess and enjoy the SAID PLOT in any manner.

6. The VENDORS do hereby covenant with the PURCHASER that any defect in title of the VENDORS to the SAID PLOT or any part thereof or of any kind whatsoever be found at any time hereafter, the VENDORS, their successors and assigns shall jointly

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L.H.T.I OF
VENDOR NO. 1A



L.H.T.I OF
VENDOR NO. 1B

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and severally, be civilly liable to the PURCHASER, their successors and/or assigns or any of them in full in respect of any loss sustained by reason thereof. The VENDORS do hereby keep indemnified and shall at all times hereafter indemnify and keep indemnified the PURCHASER, their successors and assigns or any of them and save them or any of them harmless against all or any loss, damages, costs, charges and expenses, if any, suffered/incurred including on litigation to protect the possession of the PURCHASER and ownership, right, title and interest in/to the SAID PLOT by reason of any defect in the title of the VENDORS to the SAID PLOT hereby conveyed or breach by the VENDORS of any of the covenants herein contained or any misrepresentation made by the VENDORS.



7. That the VENDORS covenant with the PURCHASER that they shall at the request and cost of the PURCHASER do or execute or cause to be done or execute ALL such lawful acts, deed and things whatsoever for further and more perfectly conveying and assuring the said right, interest in the SAID PLOT hereby conveyed and transferred and every part thereof, in favour of the PURCHASER as per the true intent and meaning of this Deed.



8. The VENDORS prior to taking possession of the constructed Apartments from the PURCHASER shall pay to the PURCHASER, the amounts if applicable and payable against G.S.T, Panchayat license fees, infrastructure taxes, Labourcess and any new levies that may be imposed by the Government.

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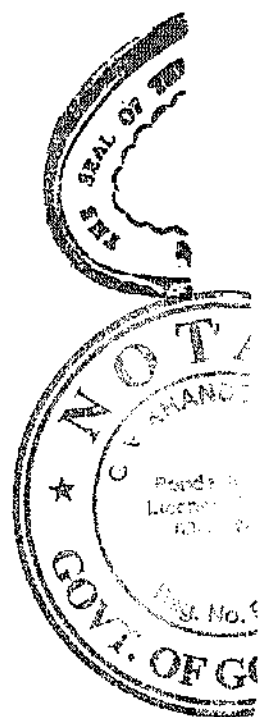


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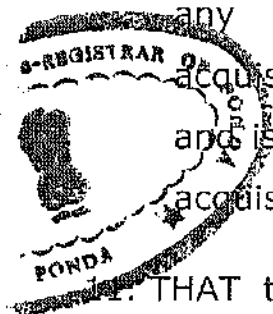
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VENDOR NO. 13

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9. The VENDORS do hereby covenant that the SAID PLOT hereby sold shall be quietly held and enjoyed by the PURCHASER without any interruption and or disturbance whatsoever from the VENDORS or any other person/s claiming through or under the VENDORS.

10. The VENDORS do hereby covenant that there is no litigation or legal proceeding pending before any Court/Tribunal or quasi Judicial Authorities in respect to the SAID PLOT and that the SAID PLOT is not subject to any notice/s or Notification/s or proceedings for acquisition/requisition under the Land Acquisition Act, and is not affected by lis-pendens/proceedings for land acquisition/ requisition, etc.



11. THAT the VENDORS have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the SAID PLOT or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.



12. The VENDORS do hereby covenant with the PURCHASER that in case of any misrepresentation made by the VENDORS or any defect in title of the VENDORS to the SAID PLOT or any part thereof whereby the PURCHASER are dispossessed of the same or any part thereof, the

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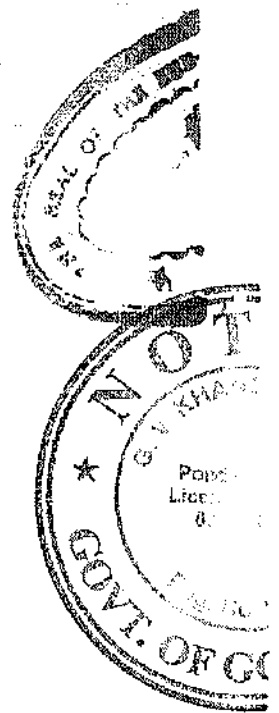


LEFT OF
VENDOR NO 1A



RIGHT OF
VENDOR NO 1B

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VENDORS does hereby agree to compensate the PURCHASER for the same along with interest and costs.

13. The VENDORS are aware that the project to be constructed on the SAID PLOT qualifies for registration under the RERA Act and accordingly therefore the VENDORS do hereby covenant that they shall co-operate with the PURCHASER and sign all related applications, documents, provide NOC's and also act as an Co-Promoter on account of registration to be done for the project under the RERA Act.

14. The VENDORS hereby declare that they have No Objection whatsoever for the PURCHASER to carry out the Mutation in the records of the Record of Rights in respect to Survey No 7/7 of Ponda Village totally admeasuring 2050 square metres.

15. That the construction of the Apartments to be carried out by the PURCHASERS for the VENDORS shall have the specifications as set out in **Schedule III**.

16. It is hereby specifically agreed and consented to by the VENDORS that the PURCHASER shall be entitled, and also hereby deemed to have been permitted by the VENDORS to make such variations and alterations in the Building plans or in the layout/ elevation of the building including relocating the open spaces/all structures/ buildings/ garden spaces and/or varying the location of the access to the building/project/SAID PLOT as the exigencies of the situation and the circumstances of the case may require during the

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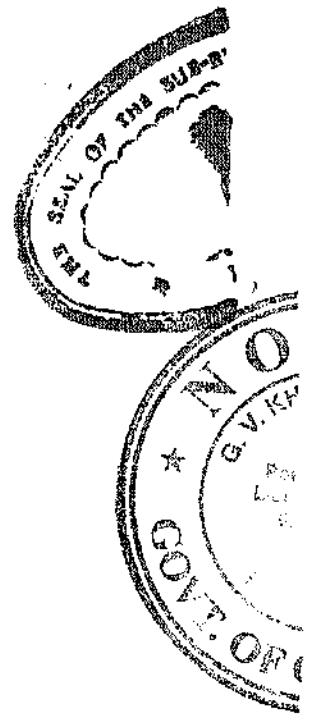


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VENDOR NO. 1A



LHT I OF
VENDOR NO. 1B

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Munshi



execution and completion of the Complex as a whole before getting the Occupancy Certificate, wherein the development of the SAID PLOT and the Super built up areas to be allotted to the VENDORS may undergo minor/substantial changes which will be at the sole discretion of the PURCHASER. The VENDORS hereby gives their express consent to the above and it shall be considered as consent in writing of the VENDORS required by law.

17. That the PURCHASER shall deliver unto the VENDORS, 6 Nos Double Bedroom Apartments, complete in all respects with Occupancy Certificate, within a period of 42 (forty two) months of the obtaining of the Construction License from the Village Panchayat of Bandora with an further extension of 6 months. If the completion of the Project is delayed for reason of war, civil commotion or any act of God, any Pandemic, or if non- delivery of possession arising out of or as a result of any notice, order, rule or notification/ approval of the Government, non-availability of the material, agitation or any other Public or Competent Authority, and Court or for any other reason beyond the control of PURCHASER and in any of the aforesaid events the PURCHASER shall be entitled to an extension of time corresponding to the extent of the length of such event for delivery of possession of the Apartments.



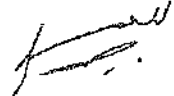
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VENDOR NO 1A

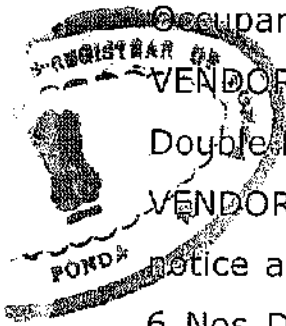


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 *Reminders*

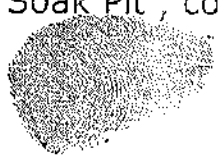


If the PURCHASERS fails to abide by the time schedule for completing the building project **"HUM DONA JAQS HERITAGE"** and handing over the Apartments to the VENDORS, than in such an event the PURCHASER agrees to pay to the VENDORS Rs 2000/- per Apartment per month till the handing over of the possession provided there are no differences in opinion/litigation from the VENDORS with respect to the Allotment of Apartments and the terms and conditions agreed in this Deed. The PURCHASER shall upon receipt of the requisite Occupancy Certificate by a notice in writing intimate the VENDORS, to take delivery and possession of the 6 Nos Double Bedroom Apartments, as aforesaid allotted to the VENDORS within 30 days from the date of receipt of such notice and the PURCHASER shall give possession of the 6 Nos Double Bedroom Apartments, as aforesaid to the VENDORS by issuing a Possession letter failing which the VENDORS shall be deemed to have taken possession and delivery of the 6 Nos Double Bedroom Apartments, and shall be liable to pay the maintenance charges in respect of the Apartments as applicable.



18. That the VENDORS confirms that they are aware that there has to be a contribution towards the common maintenance to be provided for the entire Building project **"HUM DONA JAQS HERITAGE"** which has a facility of a Lift , common electricity , common water , water pump to lift the water to the overhead tanks , the cleaning of the SAID PLOT , cleaning of the Septic Tank and Soak Pit , common areas and surroundings.

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LIT I OF
VENDOR NO 1A



LIT I OF
VENDOR NO 1B

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expenses towards the care taker as also of the security if appointed . The VENDORS therefore agrees and undertakes to pay the charges for the maintenance of Rs 3000/- (Rupees thousand only) per month payable yearly in advance per Two Bedroom Apartment and thereafter maintenance charges have to be paid every quarter, and a sum of Rs 50,000/- (Rupees fifty thousand only) as a one time corpus fund per Apartment and Rs 10,000/- (Rupees ten thousand only) as a one time Society Membership fees per Apartment needs to be paid and the VENDORS agrees to be bound by the decision as may be taken by the majority of the shareholders/Apartment Holders including the VENDORS , with respect to the maintenance of the building project **"HUM DONA JAQS HERITAGE"** on the SAID PLOT. In case the monthly contribution is not sufficient to meet the expenditure, then the VENDORS expressly agrees 'to contribute such additional sum as may be required . Failure on the part of any of the VENDORS to pay the monthly maintenance charges will attract 12% interest p.a. for the delayed period. The VENDORS agrees that there will be no exemption of payment of monthly contribution for reasons of non occupation of the Apartments.

19. That the VENDORS also confirms that in case of the formation of a Society for maintenance or an Association , the VENDORS shall be the member of the Society and that the VENDORS shall contribute their share of maintenance irrespective of the Apartments being occupied by the VENDORS or not.

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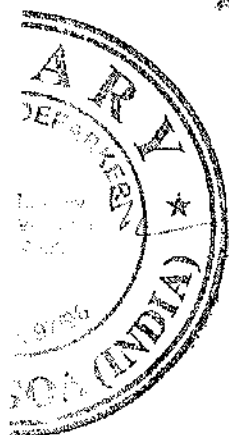
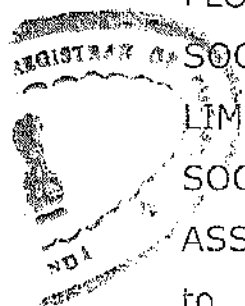
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20. The PURCHASER shall facilitate the VENDORS along with other allottee(s) in his capacity as CHIEF PROMOTER (being Owner / Promoter of the SAID PLOT) in forming and registering SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and the VENDORS along with the other Allottee/s of Apartments shall join in forming and registering the SOCIETY/ENTITY/GENERAL SOCIETY /ASSOCIATION/LIMITED COMPANY to be known by such name as the PURCHASER may decide for owning and/or maintaining the SAID PLOT and in getting conveyed the "SAID PLOT" in the name of the SOCIETY/ENTITY/GENERAL SOCIETY/ ASSOCIATION/LIMITED COMPANY or alternatively in the event the SOCIETY/ ENTITY/ GENERAL SOCIETY/ ASSOCIATION/LIMITED COMPANY is not formed, agree to get conveyed the undivided impartible and proportionate share in the SAID PLOT corresponding to the extent of the holdings of the respective Apartment proportionate to the carpet area in the names of all the Purchasers and further assist in the formation of MAINTENANCE SOCIETY for the purpose of maintenance/ upkeep of the Buildings and Complex in the SAID PLOT and for this purpose the VENDORS shall from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the SOCIETY/ENTITY/GENERAL SOCIETY/ASSOCIATION/LIMITED COMPANY and for becoming a member, including the bye-laws of



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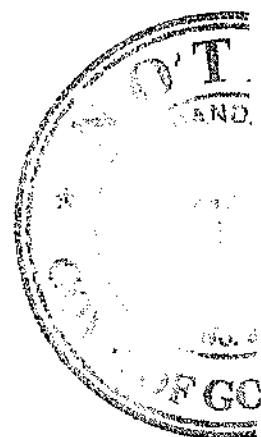
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B. S. S.



the proposed Society and duly fill in, sign and return to the PURCHASER within seven days of the same being forwarded by the PURCHASER to the VENDORS so as to enable the PURCHASER to register the common organization of the Allottees. No objection shall be given by the VENDORS if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or any other Competent Authority.

21. That the VENDORS shall be at liberty to enter into an Agreement for Sale/Deed of Sale with the prospective purchasers for the Apartments allotted to the VENDORS in lieu of the consideration and more specifically mentioned in **Schedule II** only after obtaining the Occupancy Certificate and the PURCHASER shall sign all such agreements/Deed confirming the sale and shall also sign all the papers and execute documents and to do all acts deed things and matters as the VENDORS may require from time to time in this behalf for safeguarding the interest of the VENDORS.

22. The VENDORS or their successors-in-interest shall be liable to contribute towards the common maintenance expenses in respect of the Apartments allotted as aforesaid, in the same manner as contributed by all the other Holders of the Apartments in the Building project "**HUM DONA JAQS HERITAGE**" constructed on the SAID PLOT.

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23. That the VENDORS do hereby specifically and in clear terms confirm and declare that the PURCHASER of the SAID PLOT shall be entitled to retain their Apartments in the said Project "**HUM DONA JAQS HERITAGE**" or dispose off the same in favour of any prospective Purchaser or Gift the same to any person except the Apartments allotted to the VENDORS as stated in Schedule II and that the VENDORS have No Objection for the same.



That it has been specifically agreed upon and understood that any matter not specifically mentioned shall be in terms decided and agreed upon by the majority of the Apartment Holders and the VENDORS do hereby specifically agree to be bound by the same and to comply with the same in letter and in spirit.

25. All expenses to be incurred for any documentation' as may be required for the allotment of the 6 Nos Double Bedroom Apartments, as aforesaid comprising of Stamp duty, Registration charges and Advocates fees shall be borne by the VENDORS or their nominee/s.

26. If at any time in future if the Floor Area Ratio presently applicable to the SAID PLOT is increased, such increase shall always vests with exclusively for the benefit of the PURCHASER alone without any rebate to the VENDORS and the VENDORS do hereby give their express consent and No objection to the PURCHASER to use the increased F.A.R.

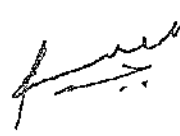
M. Mendes




W.T.I OF
VENDOR NO 1A



W.T.I OF
VENDOR NO 1B

M. Mendes


M. Mendes



27. Neither of the parties are members of any Scheduled Caste or Scheduled Tribe.

28. For the purpose of Valuation the SAID PLOT admeasuring 2050 sq mtrs is valued at Rs 82,00,000/- (i.e @Rs 4000/- per sq mtr) and the 6 Nos of Apartments comprising of super built up area of 519.90 sq mtrs is valued at Rs 1,29,97,500/- (i.e @ Rs 25000/- per sq mtr) thus the total Valuation works out to **Rs 2,11,97,500/-** (Rupees two crores eleven lakhs ninety seven thousand five hundred only) and accordingly stamp duty of Rs 10,60,000/- is paid on this Deed.

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L.H.T.E OF
VENDOR NO 1A



L.H.T.E OF
VENDOR NO 1B

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SCHEDULE - I
(SAID PLOT)

All that Independent Plot known as "ACCADEA BAILO CUDCO" alias "CHITAR BHAT" admeasuring an area of 2050 sq mtrs surveyed under No 7/7 of ^{Bandura} Ponda Village situated at Village Bandura lying within the area and jurisdiction of Village Panchayat of Bandura Taluka and Sub-District of Ponda, South Goa District, State of Goa and registered in the land registration office of Ilhas Goa Under No 13776 at Folio 107 of Book B-36 and is bounded as under :-

On the East:- By road

On the West : By survey No 7/4

On the North : By survey No 7/5 and by road

On the South : By road



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L.H.T.I. OF
VENDOR NO 113

L.H.T.I. OF
VENDOR NO 114

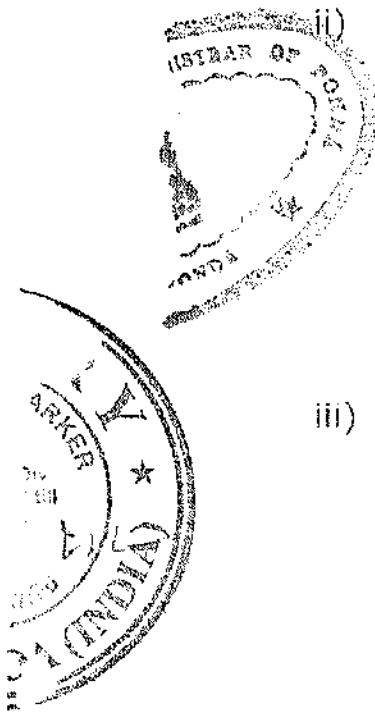
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VENDOR NO 115

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SCHEDULE - II
(DETAILS OF THE APARTMENTS TO BE HANDED
OVER TO THE VENDORS)

- i) Apartment No UG-001 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Upper Ground Floor along with one car park to be allotted to VENDOR NO 1E and 1F.
- ii) Apartment No F-103 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the First Floor along with one car park to be allotted to VENDOR NO 1A and 1B.
- iii) Apartment No S-201 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Second Floor along with one car park to be allotted to VENDOR NO 1C and 1D
- iv) Apartment No S-203 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Second Floor along with one car park to be allotted to VENDOR NO 1N,10,1P,1Q and 1R



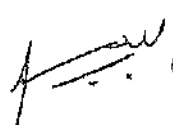
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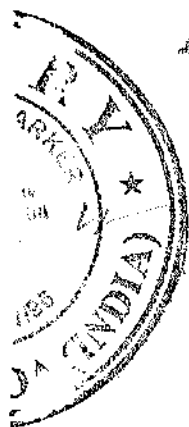
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- v) Apartment No F-101 in A Building being 2 Bedroom Apartment admeasuring super built up area of 86.30 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the First Floor along with one car park to be allotted to VENDOR NO 1I,1J,1K,1L and 1M
- vi) Apartment No T-303 in A Building being 2 Bedroom Apartment admeasuring super built up area of 87 square meters corresponding to Carpet area of approximately 49.75 square mtrs situated on the Third Floor along with one car park to be allotted to VENDOR NO 1I,1J,1K,1L and 1M

All the 6 Nos 2 bedroom Apartments, are to be situated in the residential Building Project known as **"HUM DONA JAQS HERITAGE"** to be constructed by the PURCHASER on the SAID PLOT admeasuring an area of 2050 square meters surveyed under No 7/7 of Village Bandora, Ponda Taluka.



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L.H.T.I OF
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L.H.T.I OF
VENDOR NO 1B

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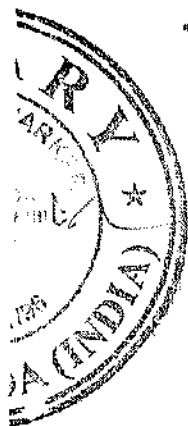
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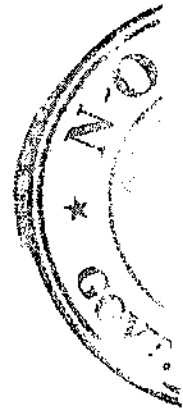
SCHEDULE III

STANDARD SPECIFICATIONS

1. **STRUCTURE**: The Building consists of a reinforced Cement Concrete framed structure. The masonry in plinth is of laterite stone in cement mortar. The masonry in superstructure is 20 cm thick laterite masonry in cement mortar/ light weight masonry. All partition walls are of burnt brick masonry in cement mortar.
2. **PLASTER**: The Internal plaster is in one coat of cement mortar and finished with wall ready putty. The external plaster is in general two coats of cement mortar.
3. **FLOOR FINISH**: The entire flat except the toilet and Kitchen is finished with vitrified tiles. The flooring of the kitchen and toilet is finished with ceramic tiles in floor. The terrace slab is waterproofed. The staircase landing is provided with vitrified tiles. The treads is provided with tandoor or equivalent and riser with vitrified tiles.
4. **WINDOWS**: The Windows in general are of powder coated aluminum sliding type. The toilet windows are aluminium framed glass louvered ventilators.
5. **DOORS**: Main door is of teak wood panelled door with polished finish. Bedroom and kitchen doors including balcony doors are flush doors. Toilet door frame and shutter is in FRP. All door frames except Toilet doorframes are in Sal wood. All doors are provided with SS fittings and SS Hinges. Main door accessories are in Brass. French door and its frame is in Sal wood.



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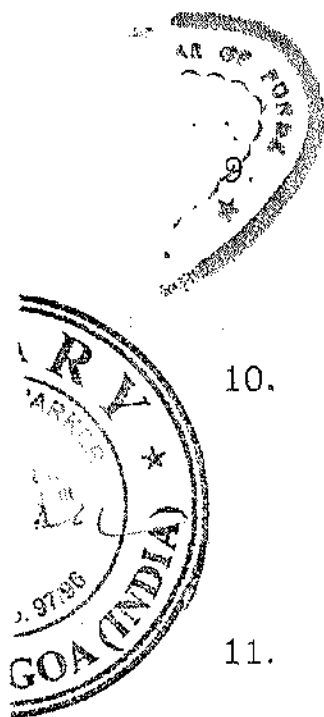


6. **PAINING**: Internal walls and ceiling are painted with 2 coats of Acrylic Bound Distemper. External walls are painted with 2 coats of water proof cement paint over a coat of primer.
7. **KITCHEN** : Cooking Platform with a stainless steel sink at one end is provided in the kitchen. The Platform is finished with granite stone. The dado above platform and sink is provided with glazed tile upto 60 cm ht.
8. **TOILET/BATH** : Toilet is provided with European style wall mounted W.C pan. The floor is of ceramic tile and having a glazed tile dado upto the ceiling. Wash basin is provided in Toilet.

DRAINAGE: All sewage water is connected through the septic to the soak pit. Sullage water is connected directly to soak pit.

10. **WATER SUPPLY**: Water is supplied to every flat through a common overhead tank provided for the Building which services all the Apartments. One underground sump and one electric pump is provided.
11. **ELECTRICAL INSTALLATION**: All wiring is in best quality copper wire concealed in walls and slabs. Electrical load of the Apartment is distributed in the following manner:

- i) Hall / Dining : 3 Nos - 5 amps points, 4 Nos lighting points, 2 Nos fan points, 1 No. T.V Point
- ii) Bedrooms : 1 No. - 5 amps point, 2 Nos light points, 1 No. fan point, 1 No- 15 amps point for the provision of A.C, 1 No T.V Point



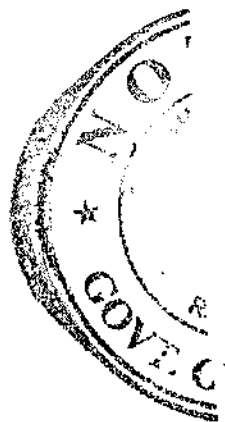
M. Mendes



H. H.

M. Mendes

M. Mendes



iii) Kitchen : 2 Nos- 5 amps point, 3 Nos - 15 amps points, 2 No.s light points, 1 No fan point (No provision has been made for A.C point in the kitchen)

iv) Toilet : Toilet has been provided with 1 No - 5 amps point, 1 No -15 amps point for water heater, 1 No light point. 1 No - 5 amps point and light point has been provided near the wash basin in the passage.

v) General: 1 No light point in the passage, 1 No light point above the entrance door, 1 No light point each in the balcony, 1 No light point in the passage outside the toilet have been provided.

The VENDORS clearly understands the electrical layout and expressly agrees to abide by the same and not make any variation which are likely to increase the design load, since the entire electric system comprising of switches, MCBs, main distribution box, internal wiring as well as wiring from the DB to the Electric Meter has been designed and provided considering the total electric load.

Elevator/Lift shall be provided for the Building.

12. **GENERAL:** VENDORS shall obtain their electric connection from the respective Government Department.

The Licensed Electrical Contractor engaged shall provide the VENDORS with the electrical test report to the effect that the works have been executed as per Government Regulations, which is sufficient for obtaining electrical connections.

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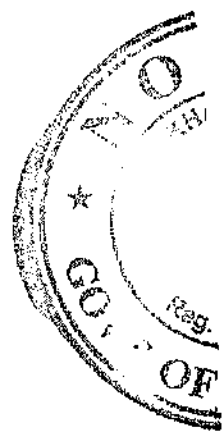
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A. ...

Bernardes
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The VENDORS shall also pay to the PURCHASER:-

- i) Towards electricity deposit/ supervision charges/ connection charges/ transformer charges/Generator Charges a sum of Rs 1,25,000/- (Rupees one lakh twenty five thousand only) per Apartment (Payable on the date of handing over the possession of the Apartments)

Rs 350 (Rupees three hundred and fifty only) per sq mtr per Apartment on account of infrastructure charges.

IN THE WITNESS WHEREOF the parties hereto have executed this Deed of Sale on this 15th day of the month of January 2025.

L.H.T.I OF
VENDOR NO 1A

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> Fernandes



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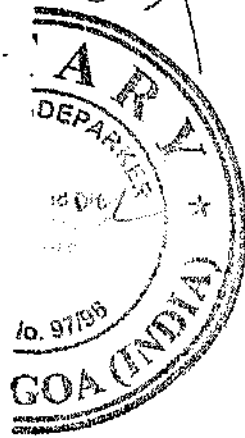
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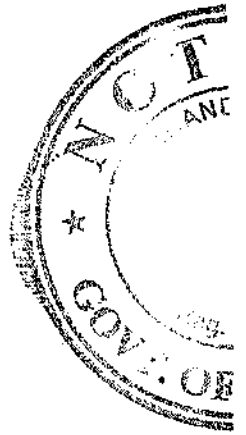


L.H.T.I OF
VENDOR NO 1B

[Signature] Fernandes

L.H.T.I OF
VENDOR NO 1B







SIGNED AND DELIVERED by
the VENDOR NO 1A



MR. SANTANA CELESTINO FERNANDES

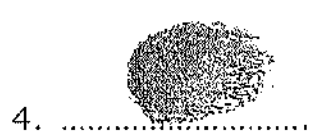
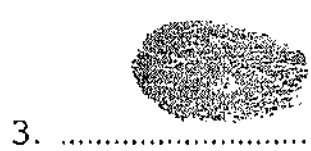
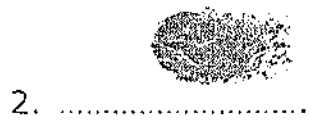
alias SANTANO CELESTINO FERNANDES

OF THE FIRST PART



Left hand finger prints

Right hand finger prints



M. Fernandes




L.H.T.I OF
VENDOR NO 1A



R.H.T.I OF
VENDOR NO 1B

M. Fernandes

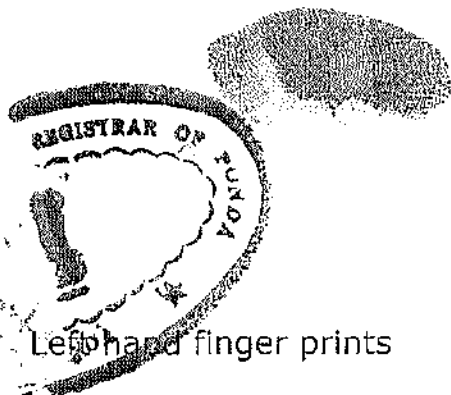

SIGNED AND DELIVERED BY

the VENDOR NO 1B



MRS. MONICA JOANA FERNANDES

OF THE FIRST PART



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Right hand finger prints



Monica
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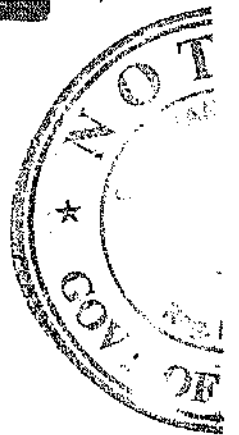


L.H.T.I OF
VENDOR NO 1A



L.H.T.I OF
VENDOR NO 1B

[Signature] *Bernandes*





SIGNED AND DELIVERED BY THE

VENDOR NO 1J

MRS MICHELLE FERNANDES alias *MicHELLE*

MICHELLE FERNANDES D'COSTA FOR SELF AND AS A POWER OF ATTORNEY HOLDER FOR
VENDOR NOS 1C,1D,1E,1F,1I, 1K, 1L,1M, 1N,1O,1P,1Q 1R i.e namely

MISS. ESPECIOSA FERNANDES alias ESPICIOSA FERNANDES

MR. BRAZ SEBASTIAO FERNANDES alias BRAZ JOSE FERNANDES

MR. PASCOAL BERNARDO FERNANDES

MRS. LUIZA FERNANDES alias LUIZA AFONSO E FERNANDES alias LUISA FERNANDES

MRS MARIA PIEDADE RODRIGUES E FERNANDES alias MARIA P FERNANDES

MR. IVO D'COSTA

MR. ASHLEY FERNANDES

MRS. EUNICIA DOREEN FERNANDES

MRS. PERPETUA FERNANDES alias PERPETUAL FERNANDES alias

PERPETUA RODRIGUES E FERNANDES

MRS. ALINDA D'SOUZA

MR. NOEL DOMNIC D'SOUZA

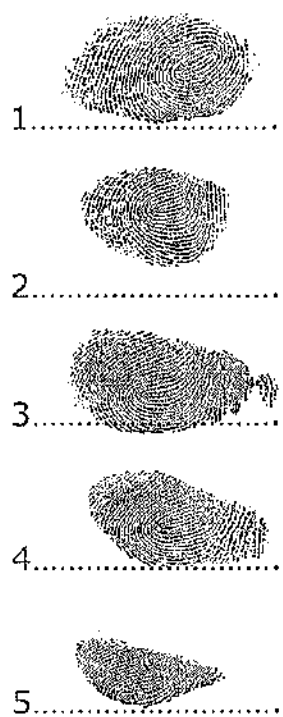
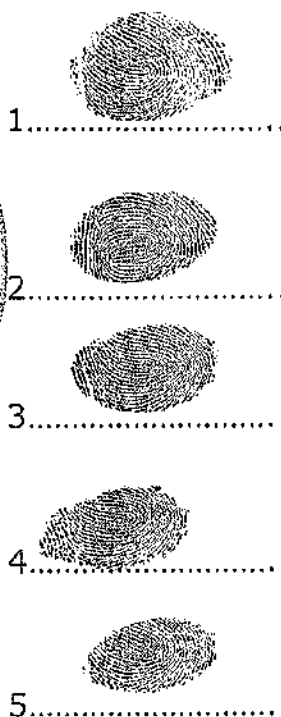
MR. JOHN ANTHONY FERNANDES

MRS. SYLVIA FERNANDES

OF THE FIRST PART

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L.H.T.I OF
VENDOR NO 1A



L.H.T.I OF
VENDOR NO 1B

[Signature] *Bernandes*



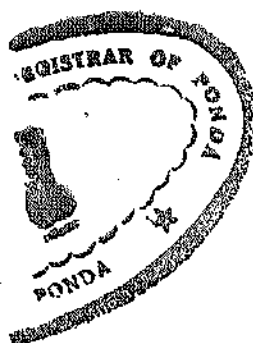


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the VENDOR NO 1G

MR. JORGE ALIAS GEORGE FELICIO

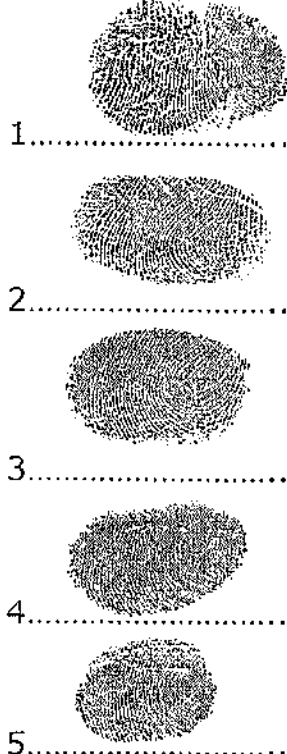
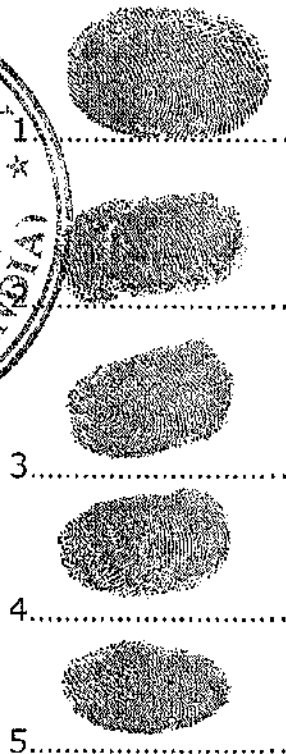
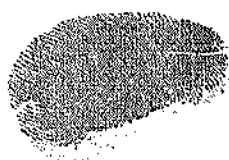
FILOMENO AGNELO FERNANDES

OF THE FIRST PART



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Right hand finger prints

L.H.T-I OF
VENDOR NO 1A



L.H.T-I OF
VENDOR NO 1B



SIGNED AND DELIVERED BY

the VENDOR NO 1H

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MRS. MARIA PIEDADE ROSARIA GOMES E

FERNANDES alias MARIA PIEDADE FERNANDES

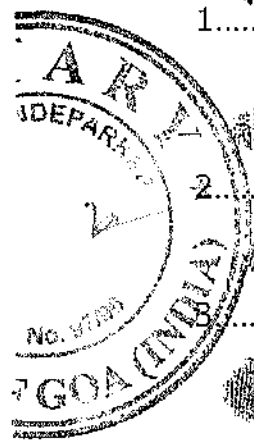
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Fernandes



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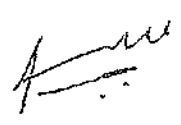
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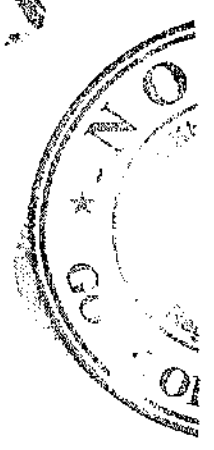
Maria




L.H.T.I OF
VENDOR NO 1A



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L.H.T.I OF
VENDOR NO 1B



SIGNED AND DELIVERED BY THE

PURCHASER

M/S HUM INFRA PRIVATE LIMITED

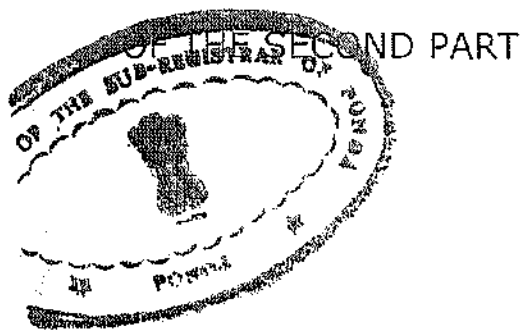
Represented herein by its Director

ABDUL RAUF MUZAWAR MULLAM



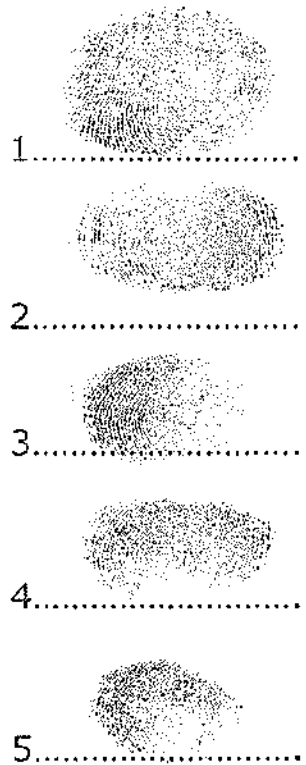
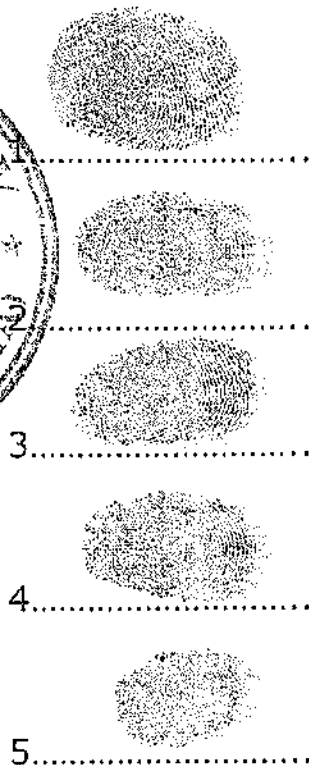
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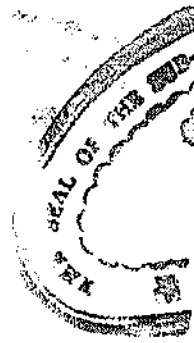
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VENDOR NO 1A



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In the presence of Witnesses:-

1. Nisar Zakaria Shaikh



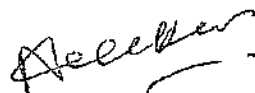
Flat No B2, F-1, Sapna Park Co-operative Housing Society

Ponda Goa 403401

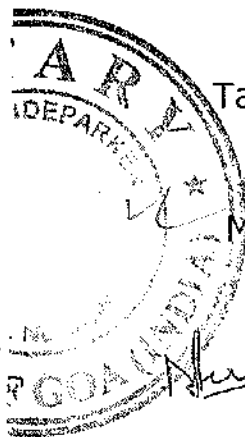


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2. Nandan Kamat Helekar

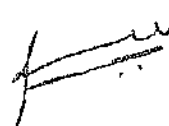


Villa No 2, Raj Complex Odlem Bhat

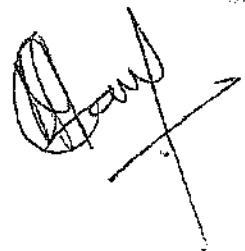


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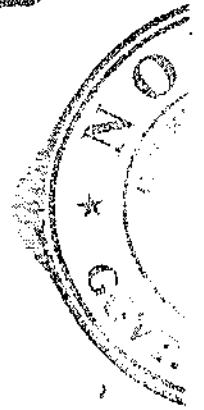


Remondes



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VENDOR NO 1A

L.H.T.I OF
VENDOR NO 1B



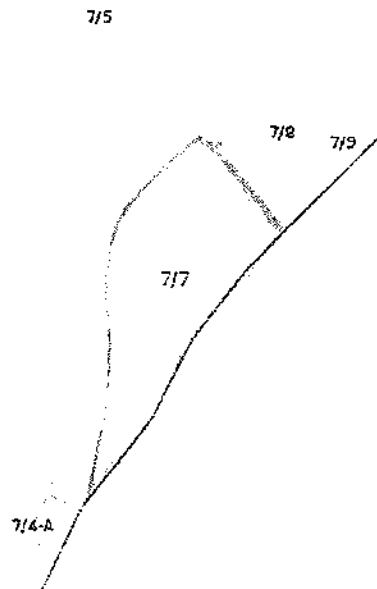


Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Ponda Taluka, Bandora Village
Survey No.: 7 , Subdivision No.: 7

3.05.2024
16/11/2024

Scale 1:2000

Reference No.: CPON224-7836-1505223



Signature



Signature

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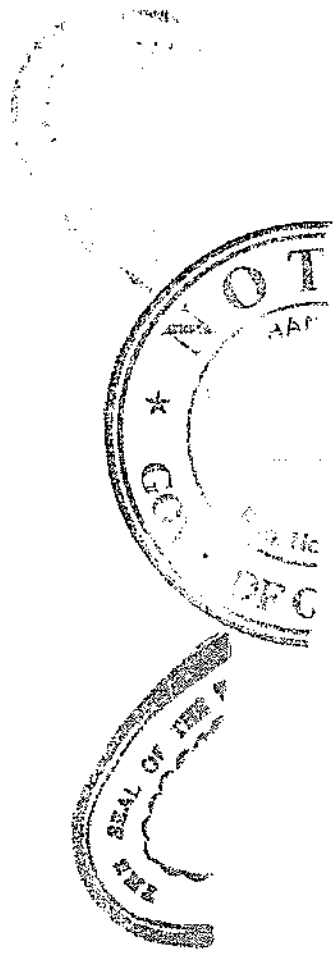
Signature

L.H.T.I OF
VENDOR NO
1A

L.H.T.I OF
VENDOR NO 1B

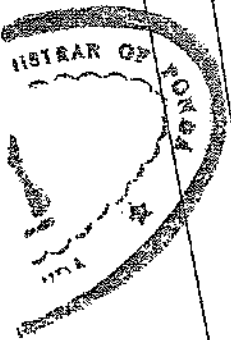
This record is computer generated on 17-12-2024 12:13:35. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



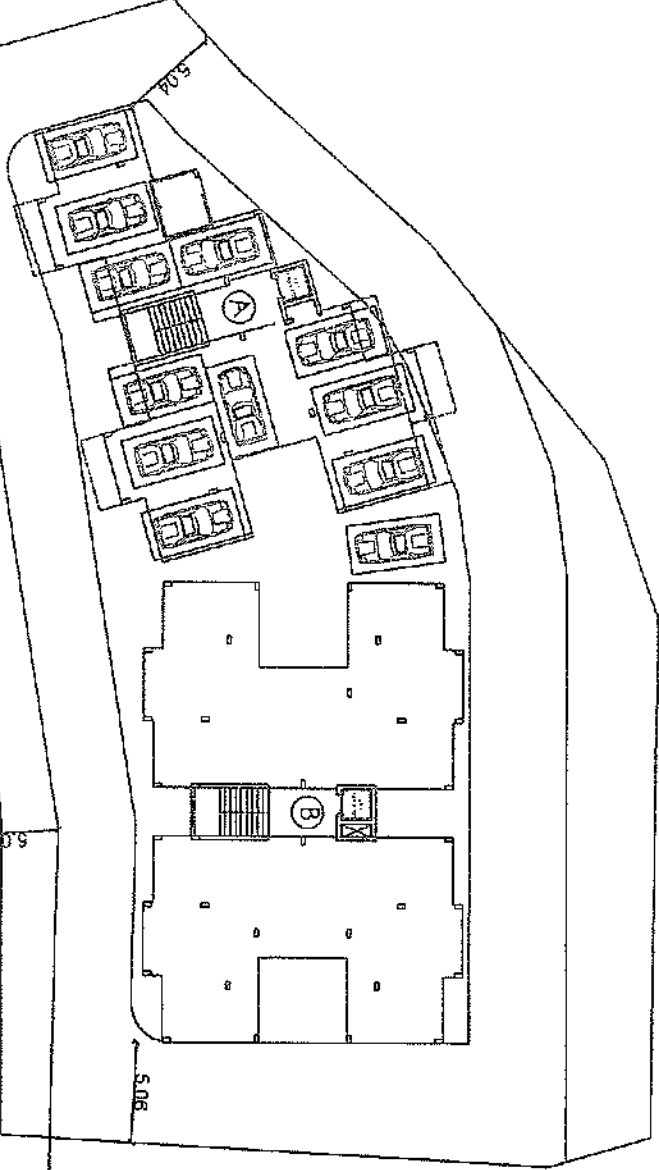
2005 1003.76
10/1/05

SITE PLAN



L.H.I. of U.S. 002

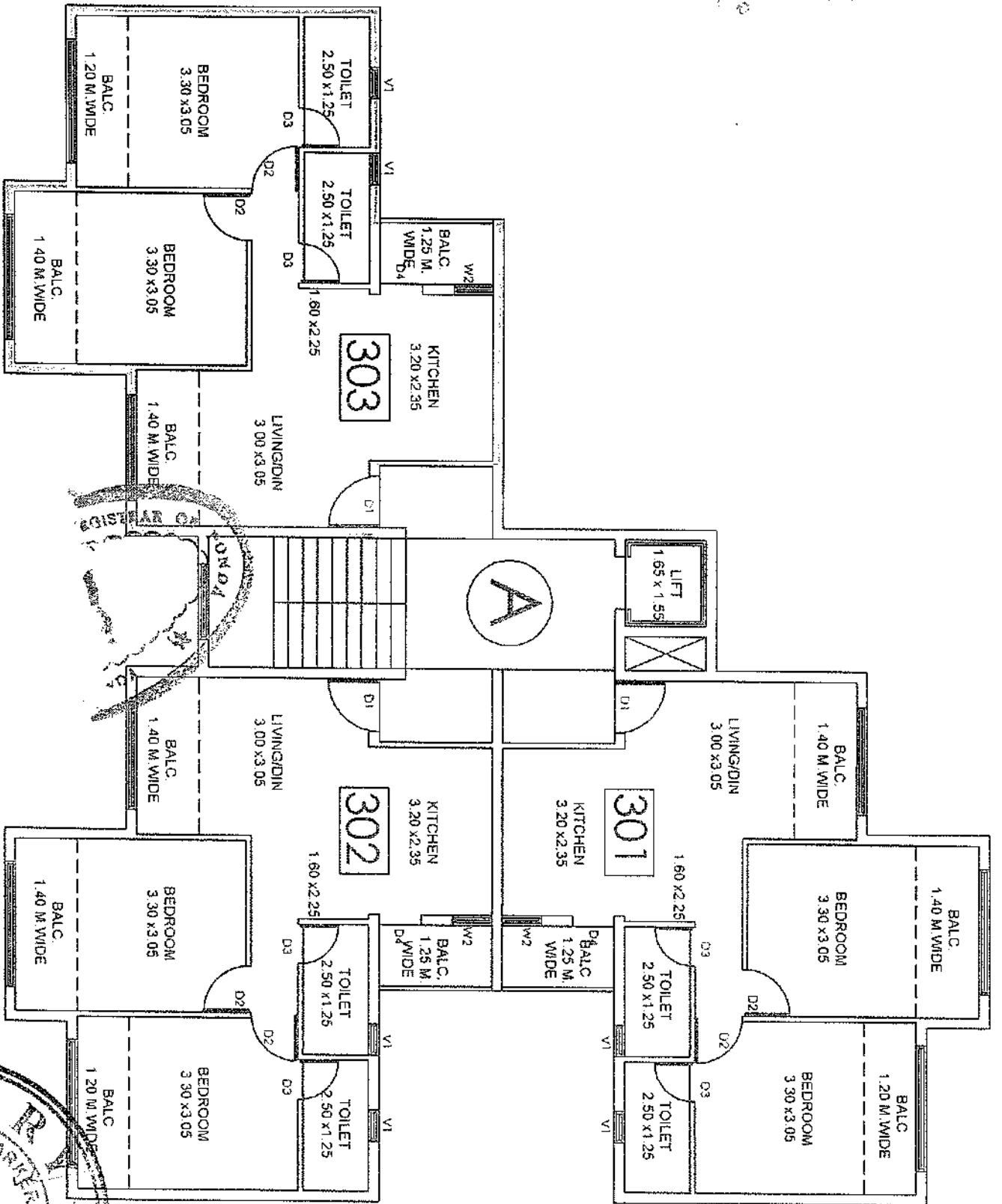
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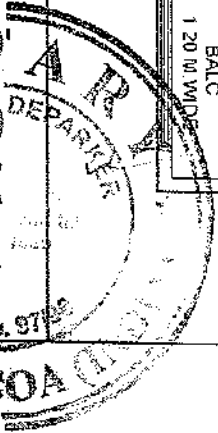


2025-04-25
18/1/25

THIRD FLOOR PLAN



BLOCK A



Bernardes

Handwritten signature/initials.



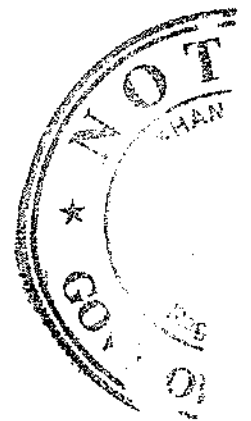
L.H.T.I OF
VENDOR UNIT A



L.H.T.I OF
VENDOR UNIT B

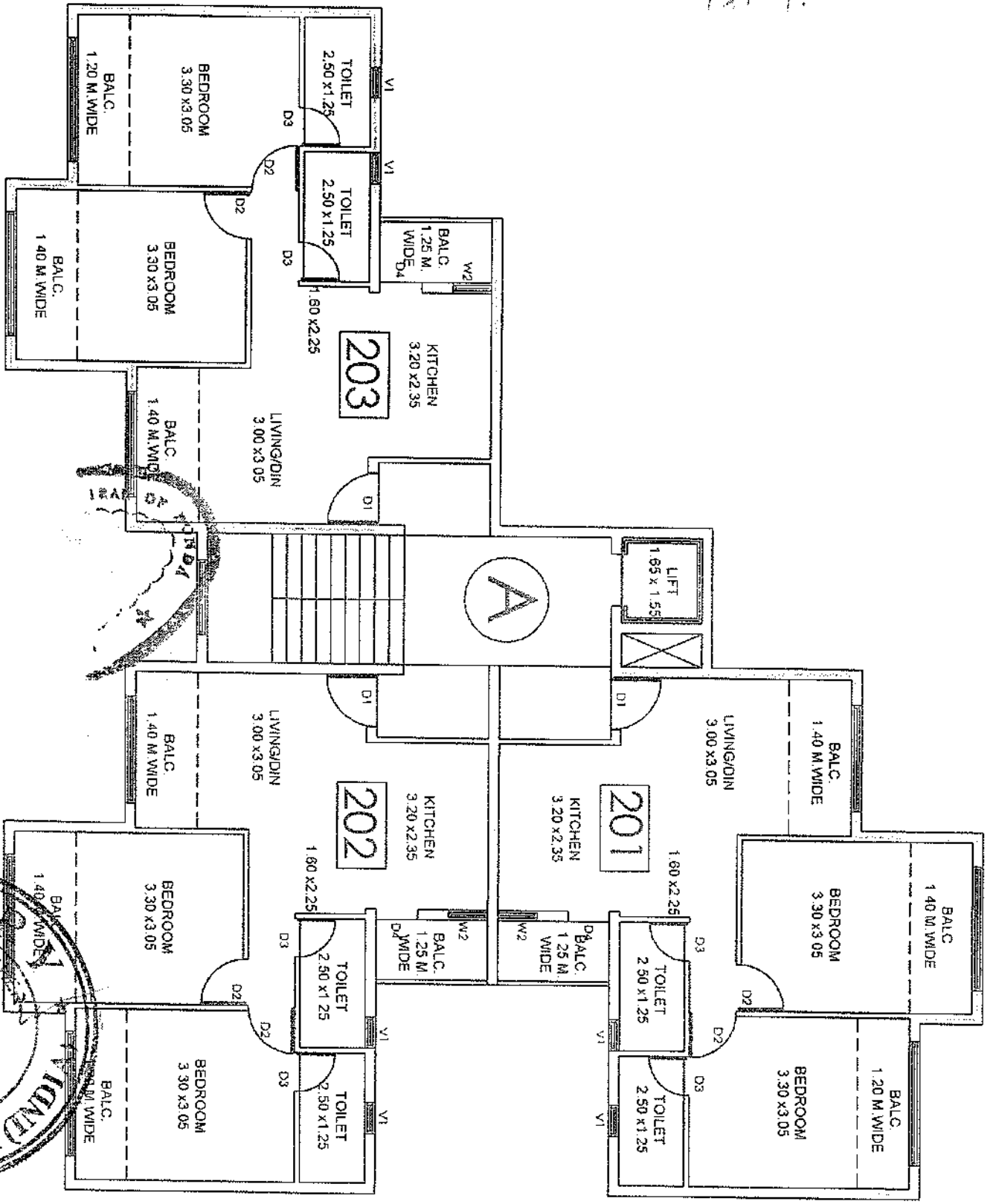
Handwritten signature/initials.

Handwritten signature/initials.



12/11/2025

SECOND FLOOR PLAN



BLOCK A

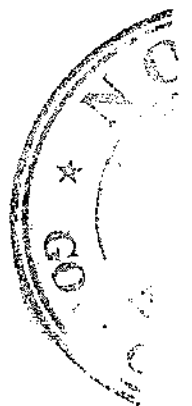
Handwritten signature

Handwritten signature

LIFT-I OF
VENDOR NO
1A

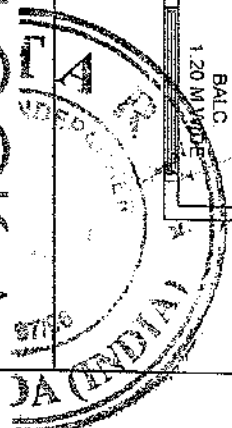
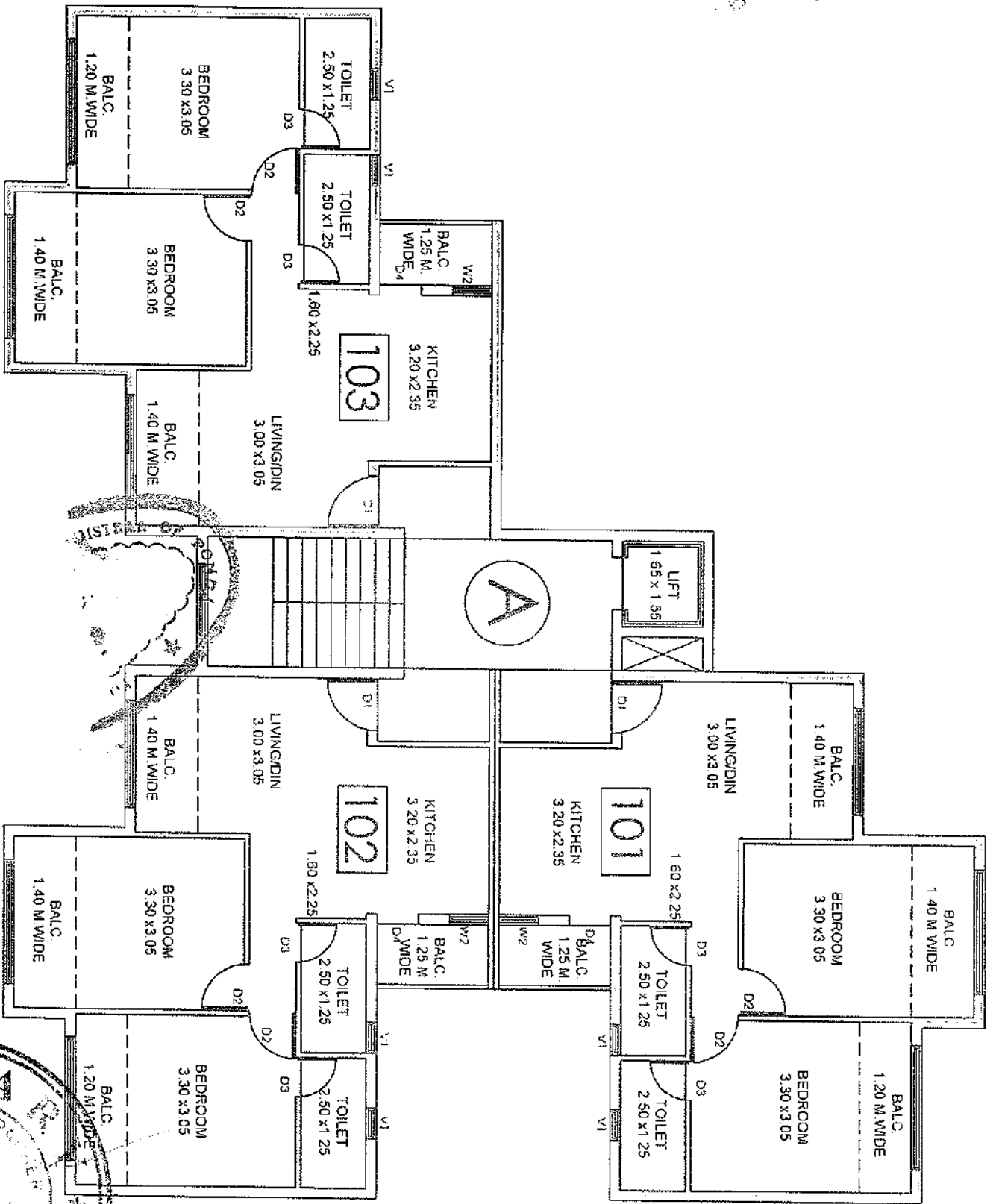
LIFT-I OF
VENDOR NO 1B

Handwritten signature



FIRST FLOOR PLAN

BLOCK A

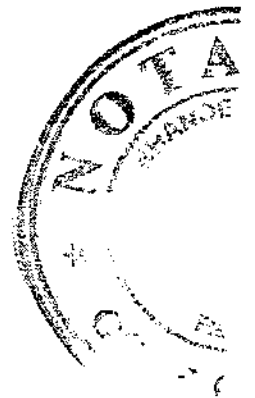


Handwritten signature

L.H.T.I OF
UGNDOR NO1A

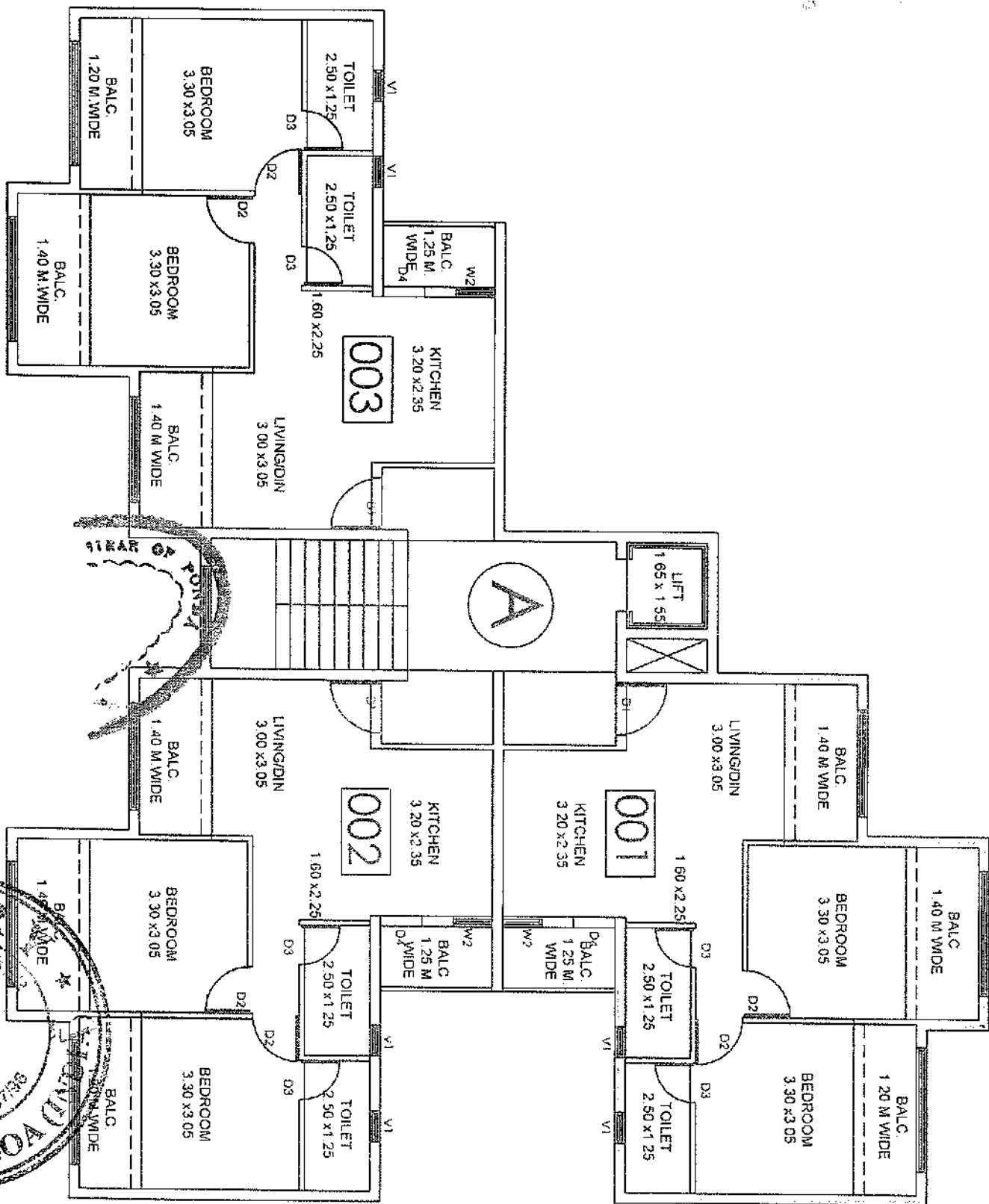
L.H.T.I OF
UGNDOR NO1B

Handwritten signature



UPPER GROUND FLOOR PLAN

BLOCK A



Bernardo

Handwritten signature

L.H.T.I OF
VENDOR NOIA

Handwritten signature

L.H.T.I OF
VENDOR NOIR

Handwritten signature

Handwritten signature