

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory

(Rupees Nine Lakhs Only)

CITIZEN CREDIT CO-OP BANK LTD
E-32C, RUA DE OUREM
PANAJI, GOA 403 001

भारत 544E
125297



NON JUDICIAL
MAR 17 2021

D-5/STP(V)-C.R. 135/8/2006-RD(PART-III)

15:55

Rs. 0900000/- PB681E

INDIA STAMP DUTY

GOA



Name of Purchaser K.D.S. Constructions



2021-BR2-1366

24/03/2021

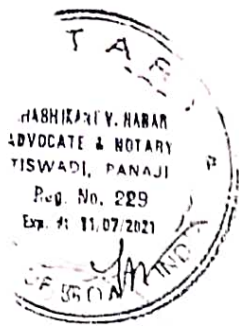
DEED OF SALE

For K.D.S. Constructions

Chent Kolly

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THIS DEED OF SALE is made at Mapusa, Taluka Bardez - Goa, on this 23rd day of the month of March of the year Two Thousand and Twenty One

BETWEEN



1. MRS. VILASINI MICHAEL PAUL GLOVER ALIAS VILASINI ANANT NAIK, daughter of Anant Athmaram Naik, aged 54 years, married, housewife, having PAN Card No. _____ and AADHAR Card No. _____ Overseas Citizen of India having OCI Card No. _____ issued on 10/01/2014, Mobile No. _____ British National, and her husband, 2. MR.

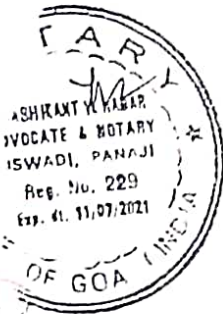
For K.D.S.C. instructions

Dheer Kohli

Partner

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MICHAEL PAUL GLOVER, son of
Walter John Glover, aged 56 years,
married, business, British National
having PAN Card No.

Overseas Citizen of India having OCI
Card No. issued on
24/10/2016 Mobile No.

both residents of
House No. 52, Barros Vaddo,
Sangolda, Bardez - Goa, hereinafter
referred to as the **VENDORS** (which
expression shall unless it be
repugnant to the context or meaning
thereof be deemed to include its
Partners, executors, administrators
and / or assigns) of the **FIRST**
PART.

AND

For K.D.S. Construction

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M/S. **K.D.S CONSTRUCTIONS,**

having office at 33, Sunder Nagar,

New Delhi - 110003, having PAN

Card No. _____ by its

Partners, (1) **MR. KIRAN KOHLI,**

son of late Shri. Gulab Rai Kohli,

aged **75** years, married,

businessman, having PAN Card No.

_____ and AADHAR Card

No. _____ mobile No.

_____ Indian National,

resident of 34M, Ashoka Avenue,

Sainik Farms, New Delhi - 110062

(2) **MR. DHEERAJ KOHLI,** son of

Mr. Kiran Kohli, aged **45** years,

married, businessman, having PAN

Card No. _____ and

AADHAR Card No.

_____ mobile No. _____ Indian

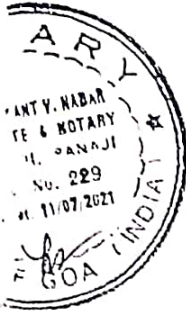
K.D.S. Constructions

Dheeraj Kohli

Partner

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Rishu



National, resident of 34M, Ashoka Avenue, Sainik Farms, New Delhi - 110062, (3) MR. SATYEN PRAKASH, son of Shri. Uday Jeet Prakash, aged 45 years, married, businessman, having PAN Card No. and AADHAR Card No.

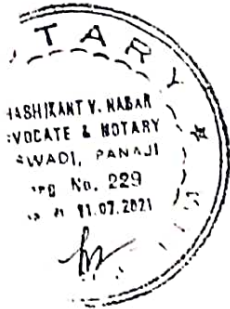
mobile No

Indian National, resident of 33, Sunder Nagar, New Delhi - 110003, hereinafter referred to as "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the SECOND PART;

Pooja Kohli

Below

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PARTNER No. 1, MR. KIRAN KOHLI
and PARTNER No. 3, MR. SATYEN
PRAKASH are represented herein by
their Power of Attorney Holder,
Partner No. 2, MR. DHEERAJ
KOHLI, authorized vide Power of
Attorney dated 18/03/2021
executed before Notary, Dee Raj
Singh, Trilok Puri, New Delhi under
Registration No. 49/2021 dated
18/03/2021

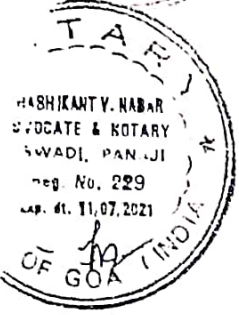
WHEREAS there exist ALL THAT
following properties:

- (A) Property known as "BOMETI
MOROD" or "MOMETI" or
"BOMBATICHEM MOROD" or
"BOULITICHEM MOROD" or
"BOMBEDICHEM MOROD",

Dheeraj Kohli
Partner

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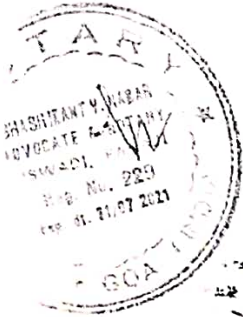
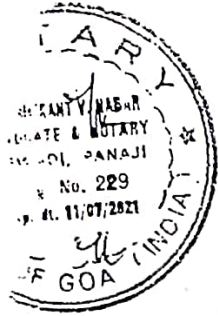


situated at Village Sangolda, within the limits of the Village Panchayat of Sangolda in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, inscribed under No. 29942 at pages 128 of Book B-91 and described in the Land Registration Office under No. 35624 at pages 128 of Book B-91 and not found enrolled in the Taluka Revenue Office but surveyed under Survey No. 8, sub-division No. 11, admeasuring an area of 200 sq. mts., which property is hereinafter referred to as the SAID FIRST PROPERTY.

Shashikant V. Natar
Partner

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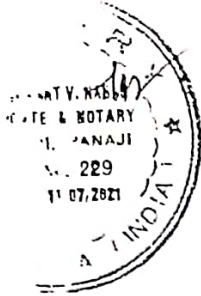


(B) Property known as "BOMETI MOROD" or "MOMETI" or "BOMBATICHEM MOROD" or "BOULITICHEM MOROD" or "BOMBEDICHEM MOROD", situated at Village Sangolda, within the limits of the Village Panchayat of Sangolda in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, inscribed under No. 29942 at pages 128 of Book B-91 and described in the Land Registration Office under No. 35624 at pages 128 of Book B-91 and not found enrolled in the Taluka Revenue Office but surveyed under Survey No. 8, sub-division No. 13,

Chesht Kollji
Partner

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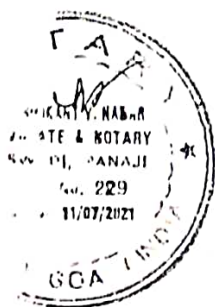
admeasuring an area of 800 sq. mts., which property is hereinafter referred to as the SAID SECCND PROPERTY

- (C) Property known as "BOMETI MOROD" or "MOMETI" or "BOMBATICHEM MOROD" or "BOULITICHEM MOROD" or "BOMBEDICHEM MOROD", situated at Village Sangolda, within the limits of the Village Panchayat of Sangolda in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, described in the Land Registration Office under No. 14487 at folio 169 of Book B-37 New and not found enrolled in the Taluka Revenue

Cherest Kelli
Partner

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Office but surveyed under Survey No. 8, sub-division No. 14, admeasuring an area of 625 sq. mts., which property is hereinafter referred to as the SAID THIRD PROPERTY

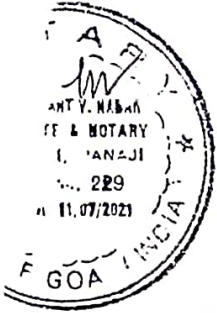
(D) Property known as "BOMETI MOROD" or "MOMETI" or "BOMBATICHEM MOROD" or "BOULITICHEM MOROD" or "BOMBEDICHEM MOROD", situated at Village Sangolda, within the limits of the Village Panchayat of Sangolda in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, described in the Land Registration Office under No. 14487 at folio 169 of

For D.S. No. 14487

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Book B-37 New and not found enrolled in the Taluka Revenue Office but surveyed under Survey No. 8, sub-division No. 12, admeasuring an area of 150 sq. mts., which property is hereinafter referred to as the SAID FOURTH PROPERTY



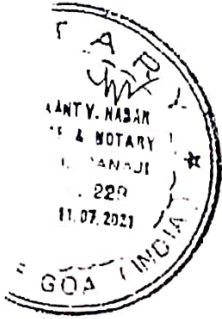
(E) Property known as "BOMETI MOROD" or "MOMETI" or "BOMBATICHEM MOROD" or "BOULITICHEM MOROD" or "BOMBEDICHEM MOROD", situated at Village Sangolda, within the limits of the Village Panchayat of Sangolda in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, described in

For K.D.S. CONTINUING

Dheeraj Koli
PART 2

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K.S.P.



the Land Registration Office under No. 14487 at folio 169 of Book B-37 New and not found enrolled in the Taluka Revenue Office but surveyed under Survey No. 8, sub-division No. 10, admeasuring an area of 175 sq. mts., which property is hereinafter referred to as the SAID FIFTH PROPERTY



AND WHEREAS the SAID FIRST PROPERTY and the SAID SECOND PROPERTY originally belonged to Mr. Teodomiro das Neves Carvalho alias Teodomiro Braz Vitorino das Neves de Lima e Carvalho and his wife, Mrs. Exaltacao de Maria Julia de Souza.

For K.D.S Constructions

Shant Kolly

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AND WHEREAS vide Deed of Sale and Discharge dated 29/01/1940, the said Mr. Teodomiro das Neves Carvalho alias Teodomiro Braz Vitorino das Neves de Lima e Carvalho and his wife, Mrs. Exaltacao de Maria Julia de Souza sold the SAID FIRST PROPERTY and the SAID SECOND PROPERTY in favour of Maria Consolcao Fernandes, wife of Salvador Vicente Goes alias Vincent Goes alias Salvador Goes.

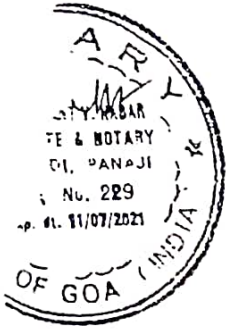
AND WHEREAS the said Mrs. Consalacao Goes alias Maria C Goes alias Maria Consolcao Fernandes passed away on 10/05/1970 and the said Salvador Vicente Goes alias

For K.D S Constructions

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Salvador Vincent Goes alias
Salvador Goes passed away on
20/02/1981 respectively leaving
behind their following five children
as their sole and universal legal
heirs:

- (i) Mrs. Auta Faustina Goes alias
Auta Faustina Goes e Fernandes
married to Mr. Martinho Xavier
Fernandes
- (ii) Mr. Gabriel Goes married to Mrs.
Benedicta Jcsefina Goes
- (iii) Mrs. Luisa D'Souza married to
Mr. Jaime D'Souza
- (iv) Mr. Stephen Goes
- (v) Mrs. Maria Arcangela Correia
married to Mr. Joaquim Correia

For K.D.S Constructions

Dheer Kollji

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AND WHEREAS the said Mr. Joaquim Correia passed away leaving behind his widow and moiety holder, the said Mrs. Maria Arcangela Correia and only daughter, Sandra Maria Correia as his sole and universal legal heirs.



AND WHEREAS upon the death of the said Mrs. Consalacao Goes alias Maria C Goes alias Maria Consolcao Fernandes and Salvador Vicente Goes alias Salvador Vincent Goes alias Salvador Goes, Inventory Proceedings bearing No. 14/2002/B was instituted before the Court of Civil Judge, Senior Division 'B' Court at Mapusa wherein the SAID FIRST PROPERTY was listed at ITEM

For K.D.S. Constructions

Devraj Kollis
Partner

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NO. 1 and the SAID SECOND PROPERTY was listed at ITEM NO. 2.



AND WHEREAS the said ITEM NO. 1 and ITEM NO. 2 was taken in auction by Mrs. Auta Faustina Goes alias Auta Faustina Goes e Fernandes married to Mr. Martinho Xavier Fernandes and the same was confirmed vide Final Order dated 14/07/2003 passed in Inventory Proceedings bearing No. 14/2002/B by the Court of Civil Judge, Senior Division 'B' Court at Mapusa.



AND WHEREAS vide Deed of Sale dated 03/06/2008 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 3130 at

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pages 62 to 81 of Book No. I, Volume No. 2641 dated 06/06/2008, the said Mrs. Auta Faustina Goes alias Auta Goes e Fernandes alias Auta Faustina Goes c Fernandes and her husband, Mr. Martinho Xavier Fernandes sold the SAID FIRST PROPERTY and the SAID SECOND PROPERTY in favour of Miss Jennifer Coutinho.

AND WHEREAS vide Deed of Sale dated 25/02/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. 437 at pages 161 to 177 of Book No. I, Volume No. 2755 dated 02/03/2009, the said Miss Jennifer Coutinho sold the SAID FIRST PROPERTY and the

For K D S Corporation

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SAID SECOND PROPERTY in favour of Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik (Vendor No. 1 hereinabove) and Mr. Michael Paul Glover. (Vendor No. 2 hereinabove).

AND WHEREAS the SAID THIRD PROPERTY, the SAID FOURTH PROPERTY and the SAID FIFTH PROPERTY originally belonged to Luis Caetan Faria and Ana Severina Faria.

AND WHEREAS the said Ana Severina Faria passed away on 18/02/1962 and the said Luis Caitano Faria alias Luis Faria passed away on 12/01/1947 leaving

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behind their following four children as their sole and universal legal heirs:



- (i) Francis Faria alias Francisco Faria
- (ii) Joaquim Antonio Inocencia Faria
- (iii) Timothy Luis Gonzaga De Faria
- (iv) Mariquinha De Faria



AND WHEREAS the said Mariquinha De Faria passed away on 26/05/1985 in the status of spinster.

AND WHEREAS the said Francis Faria alias Francisco Faria passed away on 26/05/1985 and his wife, Marilia Francis Faria passed away on 02/07/2012 without leaving any

For K.D S Constructions

Cherest Kodli
Partner

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WILL or any other disposition of their last wish or any ascendant or descendant but leaving behind their collateral heirs.

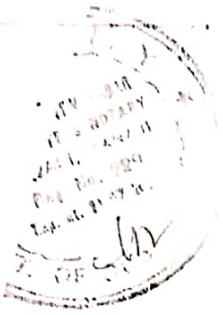
AND WHEREAS the said Joaquim Antonio Inocencio Faria alias Antonio Faria passed away on 11/08/1993 and his wife, Ana Claudina Rodrigues Faria passed away on 13/10/1956 leaving behind their following three children as their sole and universal legal heirs:

- (i) Maria Philomena Felicia Lourdes Faria e D'Souza
- (ii) Joao Fernando Domingos Cupertino De Lourdes Faria alias John Faria married to Francisca Barbosa alias Francisca Faria

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(iii) Claudio Concelicao Jose De Lourdes Faria e Claud Faria married to Juliana Euphrasia Faria alias Juliana Faria.



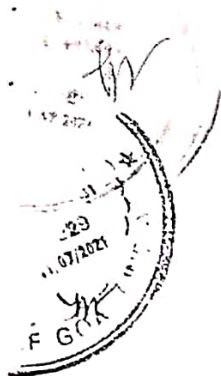
AND WHEREAS the said Maria Philomena Felicia Lourdes Faria e D'Souza passed away on 02/09/2009 leaving behind her half sharer, husband, Mr. Valentino Anastacio Antonio De Souza and following two children as her sole and universal legal heirs:

- (i) Mr. Godwin Jose Mario Faria D'Souza married to Priti Pramod Purkhe
- (ii) Mrs. Vandita Claudina Zelia Sabina Faria D'Souza married to

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Olave

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Mr. Freeman Jose Do Rosario
Rodrigues

AND WHEREAS the said Timothy Luis Gonzaga De Faria passed away on 16/11/1993 and his wife, Enid Maria Francisca Faria passed away on 09/11/1998 leaving behind their only son, Mr. Keith Lewis Faria married to Mrs. Donna Emma Fernandes alias Donna Keith Faria as their sole and universal legal heir.



AND WHEREAS vide Deed of Sale dated 08/04/2009 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00842-2009, CD No. BRZD19

For KDS Constructions

Prasant Koshi
Partner

Below

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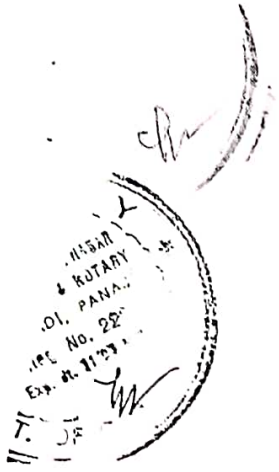
dated 29/04/2009, the said Maria Philomena Felicia Lourdes Faria c D'Souza and her husband, Mr. Valentino Anastasio Antonio D'Souza; Mr. John Faria and his wife, Mrs. Francisca Faria; Mr. Claudio Faria alias Claud Faria and his wife, Mrs. Juliana Faria; Mrs. Marilia Mira Vaz Faria alias Marilia Faria; Mr. Keith Lewis Faria and his wife, Mrs. Donna Keith Faria; sold the SAID FOURTH PROPERTY and the SAID FIFTH PROPERTY in favour of Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik (Vendor No. 1 hereinabove) and Mr. Michael Paul Glover (Vendor No. 2 hereinabove).

For K D S Constructions

Prasad Kollu
 Director

Glover

MS



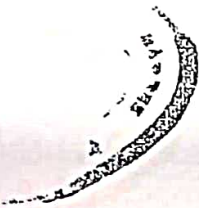
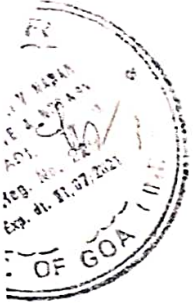
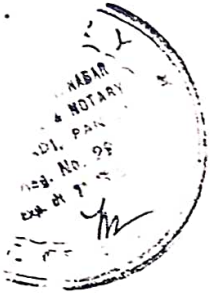
AND WHEREAS vide Deed of Sale dated 02/06/2010 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02226-2010, CD No. BRZD68 dated 16/06/2010, the said John Faria and his wife, Mrs. Francisca Faria; Marilia Mira Vaz Faria alias Marilia Faria; Mr. Keith Lewis Faria and his wife, Mrs. Donna Keith Faria; Mr. Valentino Anastasio Antonio D'Souza sold the SAID THIRD PROPERTY in favour of Mrs. Vilasini Michael Paul Glover alias Vilasini Anant Naik (Vendor No. 1 hereinabove) and Mr. Michael Paul Glover (Vendor No. 2 hereinabove).

FOR THE SUGGESTIONS

Shri. K. K. K.
Partner

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AND WHEREAS there was error/mistake in the said Deed of Sale dated 08/04/2009 and Deed of Sale dated 02/06/2010 in respect of description of the property and some parties were not added to the said deeds which mistakes/error were rectified by the parties therein vide Deed of Rectification dated 06/01/2021 registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-84-2021 dated 08/01/2021.

AND WHEREAS in pursuance to Deed of Sale dated 25/02/2009 and Deed of Sale dated 08/04/2009 and Deed of Sale dated 02/06/2010 both read with Deed of Rectification dated

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06/01/2021, Vendors hereinabove became absolute owners in possession of the SAID FIRST PROPERTY, the SAID SECOND PROPERTY, the SAID THIRD PROPERTY, the SAID FOURTH PROPERTY and the SAID FIFTH PROPERTY, hereinafter collectively referred to as the SAID FIVE PROPERTIES.

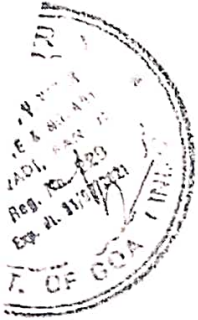
AND WHEREAS the VENDORS filed application dated 06/02/2012 for amalgamation the SAID FIVE PROPERTIES into one before the Inspector of Surveys & Land Records, City Survey, Mapusa - Goa bearing Case No. 9/ISLR/MAP/AMAL/04/2013.

For K.D.S Constructions

Prasad Kollis

Below

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AND WHEREAS vide Judgement and Order dated 19/09/2013, passed by the Inspector of Surveys & Land Records, City Survey, Mapusa - Goa in Case No. 9/ISLR/MAP/AMAL/04/2013, the SAID FIVE PROPERTIES were amalgamated in one Survey No. 8/10 of Village Sangolda, Bardez - Goa, totally admeasuring an area of 1950 sq. mts., which amalgamated property is hereinafter referred to as the SAID PROPERTY and more particularly described in SCHEDULE-I hereinbelow.

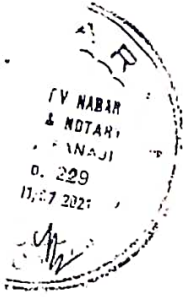
AND WHEREAS vide Conversion Sanad dated 02/01/2019 bearing No. 4/303/CNV/AC-III/2018/13 issued by the Additional Collector-

For J.S. Constructions

Arant Kolly
Partner

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III, North Goa District. Mapusa -
Goa, the SAID PROPERTY
admeasuring 1950 sq. mts. bearing
Survey No. 8/10 was converted for
Residential Use with 50 F.A.R.

AND WHEREAS public notice was
published in Gomantak (Marathi)
and Navhind Times dated
23/02/2021 wherein objections
within a period of 15 days from the
date of publication were invited from
the general public for sale of the
SAID PROPERTY, admeasuring
1950 sq. mts. by the VENDORS and
after elapse of 15 days no objection
are received.

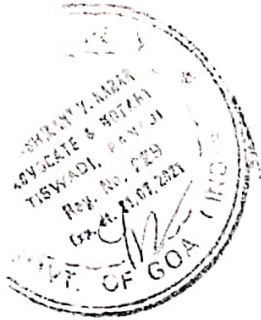
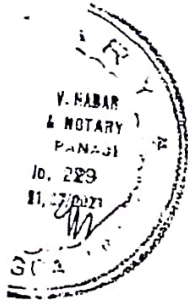
For K.E.S Constructions

Ramesh Kodli

Partner

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AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and PURCHASERS have agreed to purchase the SAID PROPERTY for the total consideration of RS. 2,00,00,000/- (RUPEES TWO CRORES ONLY).

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of RS. 2,00,00,000/- (RUPEES TWO CRORES ONLY) which amount after deduction of TDS @ 0.75% equivalent to Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only) works out to RS. 1,98,50,000/-

Dharmat Kulkarni

Olave

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HIKANTY NADAR
 DATE & NO.
 AADI,
 100. No. 12
 21. 11. 07
 67

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(Faint circular stamp with illegible text)

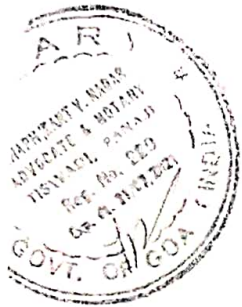
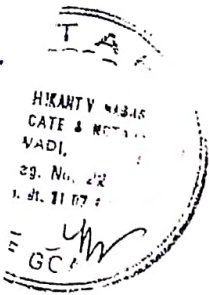
(RUPEES ONE CRORE NINETY
 EIGHT LACS FIFTY
 THOUSAND ONLY), is paid by
 the PURCHASERS in the
 manner more particularly
 stipulated in the Schedule II
 hereunder, which receipt of
 entire consideration, the
 VENDORS do hereby admit and
 acknowledge, and do hereby
 convey and transfer by Deed of
 Sale in favour of PURCHASERS
 all their right, title, interest,
 ownership and possession in
 the SAID PROPERTY which
 property is more particularly
 described in Schedule I
 hereunder written and which
 property is delineated in RED

For K.D.S. Constructions

Prasad Kollu
 Partner

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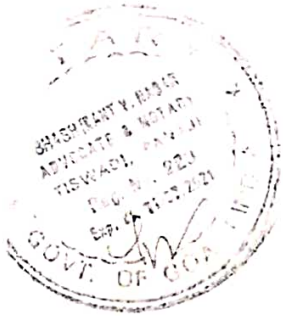
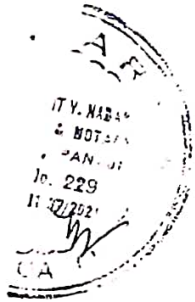


in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS

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Cheril

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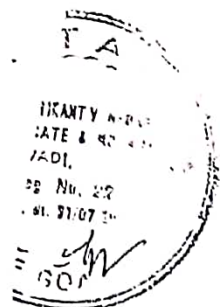
together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or

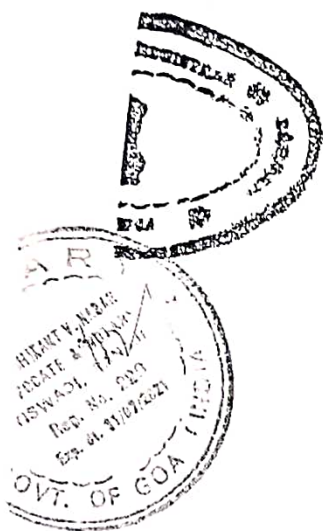
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[Handwritten signature]

[Handwritten signature]
Partner



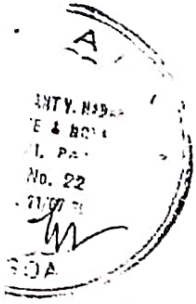
injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done



Olave

14/8

Cherut Kodli



anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court or person whatsoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any

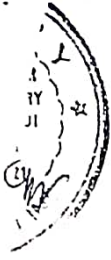


FOR K... INSTRUCTIONS

Cherish Kelly
Partner

Olave

[Signature]

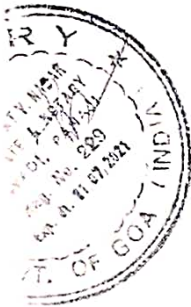


authority or government department.

3. The possession of the SAID PROPERTY hereby sold by VENDORS has been handed over to PURCHASERS today.



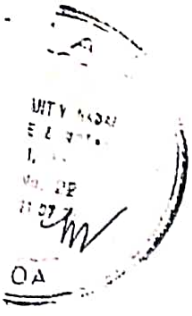
4. That the PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.



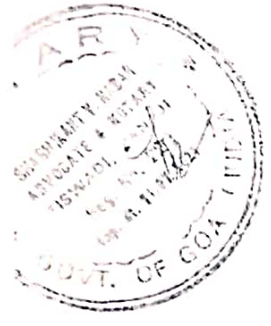
Chand Koshi
11/11/21

Olave

MDS



5. That the VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.



6. That the VENDORS hereby assure the PURCHASERS that there are no third party rights

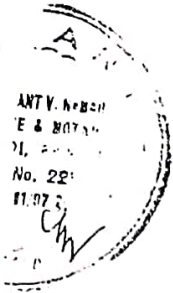
For K.E.S. Constructions

Chetan Koli

20/11/20

Below

[Signature]



of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.



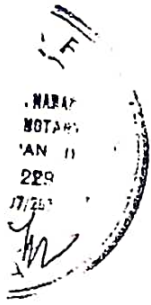
7. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title

OR K D S Constructions

Chand Kothi

Delors

MSP



and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

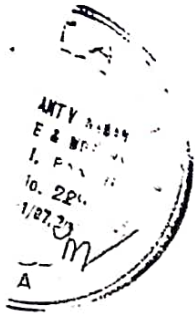


9. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and its

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Edward Kollis



transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.



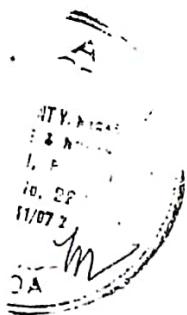
- 10. That all taxes, charges, bills, other dues and demands pertaining to SAID PROPERTY, for the period prior and upto the date of execution and registration of this Sale Deed whether assessed or not shall be paid by the VENDORS and if at all in future any liabilities

Adhars

M/S

For K.D.S Constructions

Shant Kollis
Partner



arise in respect to the above mentioned dues and/or charges or any other dues or charges, for the period prior and upto the date of execution and registration of this Sale Deed, the VENDORS will be fully liable and responsible and the same will be payable by them in all circumstances.

11. All the expenses whatsoever for the transfer of the SAID PROPERTY including Stamp Duty, Court Fee, Registration charges will be borne by the PURCHASERS.

For and on behalf of the Vendor

Prasad Kollu

...

Below

[Signature]



12. All the original documents relating to the SAID PROPERTY shall be handed over to the PURCHASERS at the time of execution of this DEED OF SALE.



13. The VENDORS are the Overseas Citizen of India and have complied with all the applicable rules and regulations including the FEMA Rules for the transfer of the SAID PROPERTY in favour of PURCHASER.



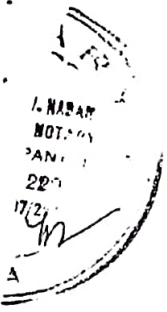
14. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to

For K.D.S. CO. - SONS

K. D. S. Kadia
Partner

Release

[Signature]



Schedule Caste/Schedule Tribe
pursuant to the Notification No.
RD/LAND/LRC/318/77 dated
21/08/1978.



15. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of Rs. 9,00,000/- (Rupees Nine Lacs Only) has been affixed herewith.



SCHEDULE - I

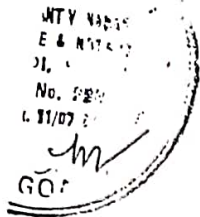
ALL THAT Amalgamated property under survey No. 8, sub-division No. 10, of Village Sangolda, totally admeasuring an area of 1950 sq. mts. which amalgamated property is earlier

DEPARTMENT OF REVENUE

Shri. K. K. K.

Olave

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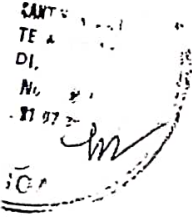
consisted of properties originally surveyed under Survey No. 8, sub-division No. 14, admeasuring an area of 625 sq. mts.; Survey No. 8, sub-division No. 11, admeasuring an area of 200 sq. mts.; Survey No. 8, sub-division No. 13, admeasuring an area of 800 sq. mts.; Survey No. 8, sub-division No. 12, admeasuring an area of 150 sq. mts. and Survey No. 8 sub-division No. 10, admeasuring an area of 175 sq. mts., which property is known as "BOMETI MOROD" or "MOMETI" or "BOMBATICHEM MOROD" or "BAULITICHEM MOROD" or "BOMBEDICHEM MOROD", situated at Village Sangolda, within the limits of the Village Panchayat of

For K.D.S. Commission

Cherut Kolli
Partner

Cherut

MS



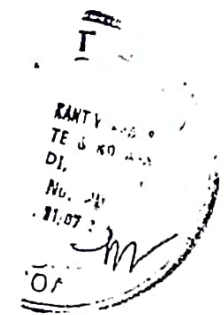
Sangolda in the Taluka and Sub-District of Bardez, District of North Goa in the State of Goa, partly described in the Land Registration Office under No. 35624 at pages 128 of Book B-91 and partly described in the Land Registration Office under No. 14487 at folio 169 of Book B-37 New and not found enrolled in the Taluka Revenue Office bearing Old Cadastral Survey Nos. 635, 636(Part), 637(Part), 638(Part) and 639(Part) which amalgamated property bearing survey No. 8/10 of Village Sangolda is bounded as under:-

Towards :- By the property
the North bearing survey No.

Cherit Kolli
Partner

Delave

[Signature]



FOR
 11/11/21

8/9 of Village
 Sangolda;

Towards :- By property bearing
 the South survey No 8/15 of
 Village Sangolda;

Towards :- By the Nallah;
 the East

Towards :- By the property
 the West bearing survey No.
 7/11 of Village
 Sangolda

SCHEDULE II

(CONSIDERATION)

- i) Vide Demand Draft bearing No.
 020319 dated 18/03/2021
 drawn on HDFC Bank, New
 Delhi amounting to Rs.
 99,25,000/- (Rupees Ninety
 Nine Lacs Twenty Five

[Signature]

[Signature]

For K.M.S. Consultancy

[Signature]

Partner

CANTV NO. 1819
TE & NO. 1819
DI. ...
No. 2E
11.07.21

OA

Thousand Only) in favour of Vendor No. 1.

- ii) Vide Demand Draft bearing No. 020318 dated 18/03/2021 drawn on HDFC Bank, New Delhi amounting to Rs. 99,25,000/- (Rupees Ninety Nine Lacs Twenty Five Thousand Only) in favour of Vendor No. 2.

- iii) TDS deducted @ 0.75% equivalent to Rs. 1,50,000/- (Rupees One Lac Fifty Thousand Only)

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

For K.D.S Constructions

Dheeraj Kollis







SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS



Vilas

1. MRS. VILASINI MICHAEL
PAUL GLOVER ALIAS VILASINI
ANANT NAIK.

L.H.F. Prints

R.H.F. Prints



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For _____

Chand Koli

Partner

Vilas

MS

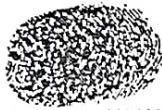
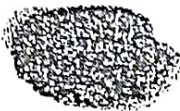
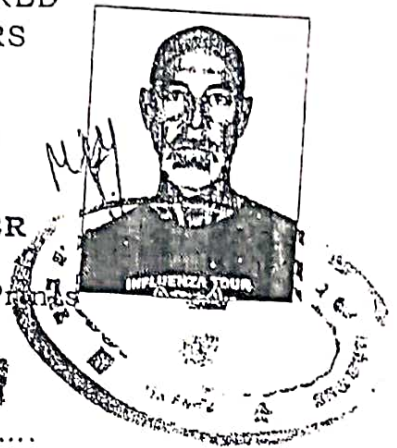
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS

MPG

2. MR. MICHAEL PAUL GLOVER

L.H.F. Prints

R.H.F. Prints

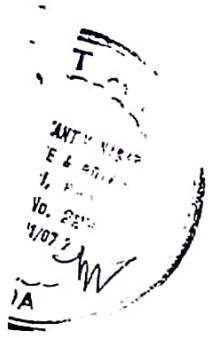


Glover

MPG

For K.O.S. CONSTRUCTIONS

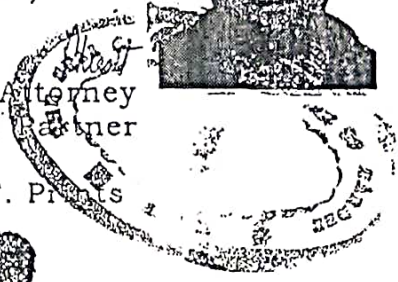
Shant Kollj
Partner



SIGNED, SEALED AND DELIVERED)
by the withinnamed PURCHASER)
For K.D.S. Constructions

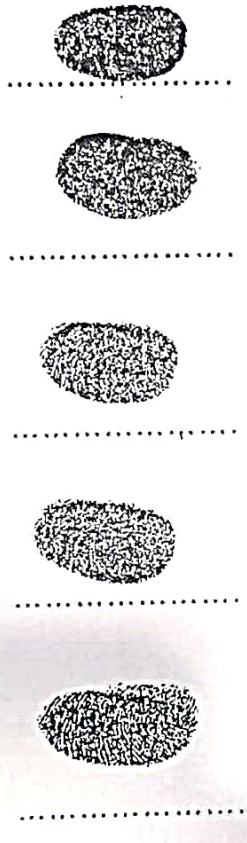
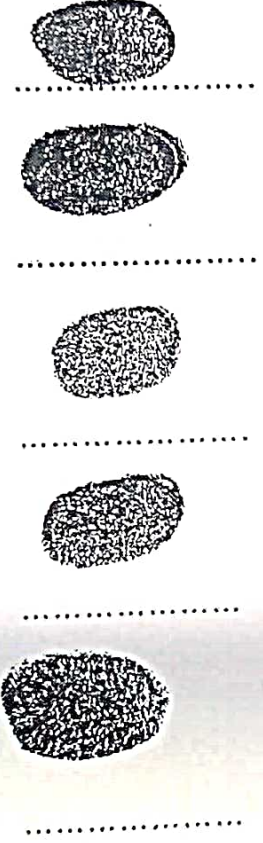
Dheeraj Kohli

..... Partner.....
M/S. K.D.S CONSTRUCTIONS,
through its Partner,
MR. DHEERAJ KOHLI,
For himself and as Power of Attorney
Holder of Partner No. 1 and Partner
No. 3



L.H.F. Prints

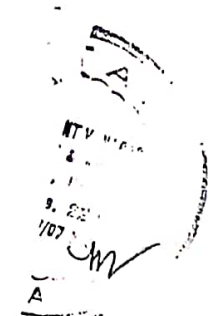
R.H.F. Prints




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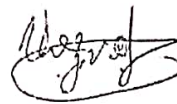
MPC

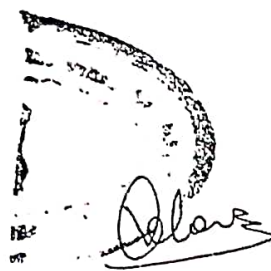
Dheeraj Kohli
Partner



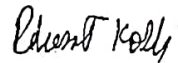
In the presence of:-

1. Laxmincar Helander 

2. LEINOF VAI 



For K.D.S Constructions


Partner

Annexure I



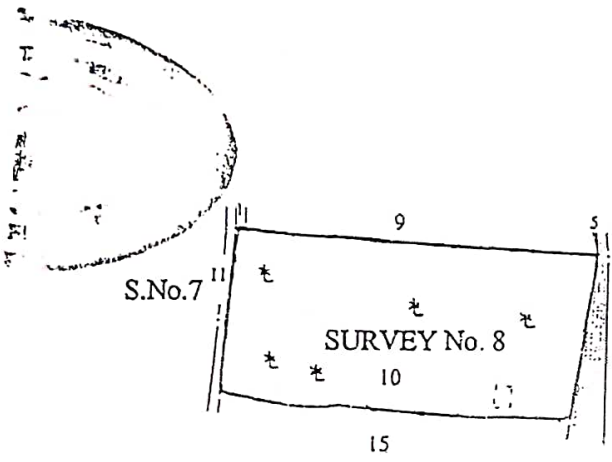
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : SANGOLDA
Taluka : BARDEZ
Survey No./Subdivision No. : 8/ 10
Scale : 1 : 1000

Inward No: 4667

~~(Rajesh R. P. Kuchelkar)~~
~~Inspector of Survey &~~
~~Land Records.~~



Generated By: Vrushali Arolkar (D' Man Gr. II)
On: 05-08-2020

Compared By: *(Signature)*

(Signature)

(Signature)

(Signature)



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 24-Mar-2021 01:27:54 pm

Document Serial Number :- 2021-BRZ-1366

Presented at 01:06:44 pm on 24-Mar-2021 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	900000
2	Registration Fee	700000
3	Mutation Fees	2500
4	Processing Fee	2060
Total		1604560

Stamp Duty Required : 900000/-

Stamp Duty Paid : 900000/-




Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DHEERAJ KOHLI Partner Of K D S Constructions ,Father Name:Kiran Kohli, Age: 45, Marital Status: , Gender:Male, Occupation: Business, Address1 - 34M, Ashoka Avenue, Sainik Farms, New Delhi - 110062, Address2 - , PAN No.:			

Executer



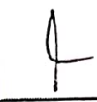



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VILASINI MICHAEL PAUL GLOVER ALIAS VILASINI ANANT NAIK , Father Name:Anant Athmaram Naik, Age: 54, Marital Status: Married , Gender:Female, Occupation: Housewife, House No. 52, Barros Vaddo, Sangolda, Bardez - Goa PAN No.:			
2	MICHAEL PAUL GLOVER , Father Name:Walter John Glover, Age: 56, Marital Status: Married , Gender:Male, Occupation: Business, House No. 52, Barros Vaddo, Sangolda Bardez - Goa, PAN No.:			
3	DHEERAJ KOHLI Partner Of K D S Constructions , Father Name:Kiran Kohli, Age: 45, Marital Status: , Gender:Male, Occupation: Business, 34M, Ashoka Avenue, Sainik Farms, New Delhi - 110062, PAN No.:			
	DHEERAJ KOHLI , Father Name:Kiran Kohli, Age: 45, Marital Status: , Gender:Male, Occupation: Business, 34M, Ashoka Avenue, Sainik Farms, New Delhi 110062.			

3/24/2021

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	DHEERAJ KOHLI , Father Name:Kiran Kohli, Age: 45, Marital Status: ,Gender:Male,Occupation: Business, 34M, Ashoka Avenue, Sainik Farms, New Delhi 110062, PAN No.: KIRAN KOHLI Partner Of K D S Constructions			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: LAXIMIKANT HALORNEKAR, Age: 42, DOB: , Mobile: Email: , Occupation: Advocate , Marital status : Married , Address:403504, Bicholim, Bicholim, NorthGoa, Goa			
2	Name: LEZNOF JOSEPH VAZ, Age: 35, DOB: , Mobile: Email: , Occupation: Service , Marital status : Married , Address:403510, Parra, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR.

BARDEZ

Document Serial Number :- 2021-BRZ-1366



Document Serial No:-2021-BRZ-1366

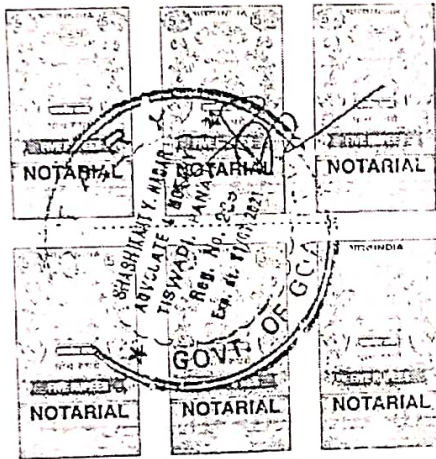
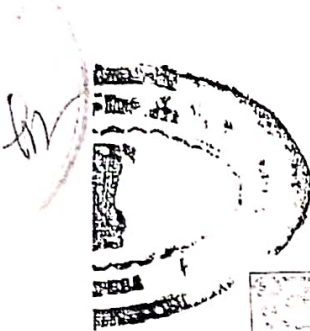
Book :- 1 Document
Registration Number :- BRZ-1-1320-2021
Date : 24-Mar-2021

V. N. NABAR
NOTARY
PANAJI
229
12021

24/03/2021

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

SUB-REGISTRAR
BARDEZ

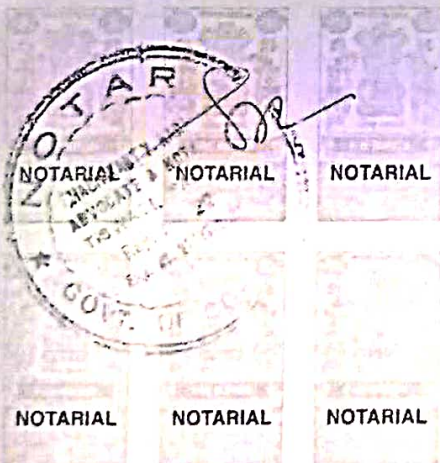


CERTIFIED TRUE COPY
OF THE ORIGINAL

REG. NO. 1013 DATED 05/04/2021

Signature of Shashikant V. Nabar

SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229



CERTIFIED TRUE COPY
OF THE ORIGINAL

REG. NO. 1059 DATED 05/04/2021

Signature of Shashikant V. Nabar

SHASHIKANT V. NABAR
Advocate & Notary
Tiswadi Taluka
Panaji-Goa.403 001
Reg. No.229