



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



**STAMP DUTY CERTIFICATE**

**ENDORSEMENT**

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

**Stamp Duty Of : ₹ 8665500/-  
(Rupees Eighty Six Lakhs Sixty Five Thousands Five Hundred only)  
PAID VIDE E-RECEIPT NO 202300609615 DATED :21-Aug-2023,  
IN THE GOVERNMENT TREASURY.**



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

**SUB-REGISTRAR  
BARDEZ**

**DOCUMENT DETAILS**

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300054347
DOCUMENT SERIAL NUMBER	:	2023-BRZ-4608
DATE OF PRESENTATION	:	13-Sep-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4413-2023
DATE OF REGISTRATION	:	13-Sep-2023
NAME OF PRESENTER	:	VINAY KANJANI
REGISTRATION FEES PAID	:	₹4332150/-
PROCESSING FEES PAID	:	₹3850/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa  
Directorate of Accounts**

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



Echallan No. 202300609615

**e-Receipt**

Department: **10 - NOTARY SERVICES**

Echallan Date: **17-08-2023 12:41:45**

Name and Address of Party : **MSKTR | 9406661200  
Pune**

Service: **Stamp Duty**

	Amount
Stamp Duty	₹ 8665500.00

**Total Amount : ₹ 8,665,500.00**

**(Rs. Eighty Six Lakh Sixty Five Thousand Five Hundred Only )**

Department Data: **202300054347 NOTARY|202300054347 NOTARY**

Bank ref No:

Status: **Success**

Payment Date: **21-08-2023 12:02:06**

Reprint Date: **21/08/2023 12:05:47**



Dr. No. 2023-BR2-4608  
13/09/2023  
**DEED OF SALE**

THIS DEED OF SALE is made and executed at Mapusa-Goa.

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For KTR Promoters LLP

Partner



on 21<sup>st</sup> day of August 2023, BETWEEN:-

**1.(i)(a).-DR. JOSEPH IAN ALBAN D'SOUZA**, alias **DR.IAN D SOUZA** alias **IAN D SOUZA**, aged 66 years, son of late Josef Leon D'Souza alias Joseph Leon D'Souza alias Joseph Leon Alban D'Souza alias Dr. Liao Antonio D'Souza alias Dr. Leao Antal D'Souza alias Leao D'Souza alias Dr. Joseph Leon D'Souza alias Joseph Leon Thomas alias Joseph Leon Thomas D'Souza alias Jose Leao Thomas Maria Bernardo Lourdes alias Leao D'Souza, Doctor, married, Indian National, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Email ID.- driandsouza@gmail.com, Mobile No. [REDACTED], and his wife;

**(b).- SMT.VANESSA PALMIRA D'SOUZA**, alias **SMT.VANESSA D'SOUZA** alias **VANESSA PALMIRA FERNANDES**, aged 58 years, daughter of Shri. Vasco Fernandes, occupation Banker, married, Indian National, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Email ID.- vanessadsouza07@gmail.com, Mobile No. [REDACTED], both residents of 2104, Odyssey-2, Hiranandani Gardens, Powai, Opp. Hotel Beatle, Mumbai, Maharashtra-400076, hereinafter referred to as the "**FIRST OWNERS/VENDORS**" (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, legal representatives, administrators and assigns) as Party of the **FIRST PART; AND**

  
For KTR Promoters LLP  
  
Partner





2(i).-SMT.CHRISTINA CARMEL alias CHRISTINA CARMEN D'SOUZA ROCQUE alias CHRISTINA ROQUE alias CHRISTINA CARMEL ROCQUE, aged 64 years, daughter of late Josef Leon D'Souza alias Joseph Leon D'Souza alias Joseph Leon Alban D'Souza alias Dr. Liao Antonio D'Souza alias Dr. Leao Antal D'Souza alias Leao D'Souza alias Dr. Joseph Leon D'Souza alias Joseph Leon Thomas alias Joseph Leon Thomas D'Souza alias Jose Leao Thomas Maria Bernardo Lourdes alias Leao D'Souza, and wife of Late. Fredrick Rocque alias Frederick Rocque alias Anthony Fredrick Rocque, Occupation retired, Canadian National, holding PAN Card No. [REDACTED], OCI Card No. [REDACTED], Email ID.- tinarocque@rogers.com, Mobile No. [REDACTED], resident of 1945 Wildflower Drive, Pickering, Ontario LIV7B4, Canada, and

(i)(a).-SHRI. ADAM ROCQUE, aged 31 years, son of Late. Fredrick Rocque alias Frederick Rocque alias Anthony Fredrick Rocque, Occupation Engineer, unmarried, Canadian National, holding PAN Card No. [REDACTED], OCI Card No. [REDACTED], Email ID.- adam.rocq@gmail.com, Mobile No. [REDACTED], resident of 11 Wavell Ave, Hamilton, Ontario L9A2T3, Canada, hereinafter referred to as **THE SECOND OWNERS/VENDORS** (which expression unless it be repugnant to the context or meaning thereof shall include their heirs, legal representatives successors, administrators and assigns) of the **SECOND PART; AND**



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For KTR Promoters LLP  
  
Partner



3.- M/S. KTR PROMOTERS LLP, having its registered office at Row House No.6, Atur Park, Koregaon Park, Pune Cantt East, Pune City, Pune-411001, Maharashtra, holding Pan Card No. [REDACTED], herein represented by its PARTNER SHRI.VINAY KANJANI aged 22 years, son of Shri.Rajesh Kanjani, occupation in business, unmarried, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Email ID.-kanjanivinay@gmail.com, Mobile No. [REDACTED], Indian National, resident of 11, Near State Bank of India, ridge Road, Idgah Hill, Huzur, Bhopal Madhya Pradesh-462001, duly authorized vide Resolution dated 31-05-2023, of Board of Directors, hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context, include his heirs, executors, administrators, shareholders and assigns) of the **THIRD PART**.

WHEREAS there exist all that property identified as 'DEOQUEACHEM' or 'DEOGUEACHEM' or BICAREACHEM' or "GAURAVADDO" or "GORBATA" situated at Calangute, within the limits of Village Panchayat Calangute, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, more particularly described in the schedule hereunder written and hereinafter collectively referred to as the "SAID PROPERTY".

WHEREAS the said entire property admeasured 11425 sqmts. and surveyed under no.123/1 originally belonged to Jose Albano de Souza and his wife Maria Nicastrina de Noronha e Souza having acquired the same by Deed of Partition dated 5/01/1923 executed in the office of

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For KTR Promoters LLP  
  
Partner





Notary Joao Copertino de Caridade Frias and thus subsequently the said entire bigger property stands inscribed in their favour under inscription no.18014 at folio 122 of Book G-24 in the office of Land Registrar on 10-1-1923.

WHEREAS the name of Jose Albano de Souza stands recorded in the registo do Agrimensor bearing old Cadastral survey no.4863 which now corresponds to the Survey no.123/1 of Village Calangute.

WHEREAS the said Maria Nicastrina de Noronha e Souza alias Maria Nicastra Noronha E D'Souza expired 05-05-1964 and subsequently on 05-05-1967 the said Jose Albano de Souza expired and upon their demise Inventory Proceedings under No.147/1994 were initiated in the Court of Civil Judge Senior Division at Mapusa whereby the said property was listed at item no.1 and the same was bidded in auction and allotted to his son Dr.Joseph Leon D'Souza alias Leon De Souza married to Smt. Marcia Mary Therese D'Souza alias Mercia Maria de Souza and the same is confirmed by Final Chart of Allotment dated 16-2-1995 and further confirmed by final order dated 21-02-1995 passed by the Court of Civil Judge Senior Division at Mapusa.

WHEREAS in the said Inventory Proceedings under No. 147/1994 the said property listed at item no.1 it is mentioned that the said property is not described in the Land Registration office and the Matriz number was also erroneously mentioned as 564 when infact the said property is described under No.24752 and 24753 at pages 7 and 7 overleaf of

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For KTR Promoters LLP  
  
Partner

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Book B-64 and is found enrolled in the Taluka Revenue office of Bardez under No.567 and 568 of the third circumscription of the Village Calangute.

WHEREAS in the year 1970-71 at the time of promulgation of survey rights in the Index of land (form III) bearing survey no.123/1 of Village Calangute the name of Dr.Joseph Leon D'Souza stands recorded under mutation no.1484 and also seen that the name of one Laximibai Pandurang Vernekar stands recorded in other rights column as having her house no.1/293 and also the same stands recorded in the manual form I and XIV of Survey no.123/1.

WHEREAS subsequently a suit was filed under Case No.JM-II/Mud/SR/Neg/Dec/10/19,whereby in view of the finding of the Mamlatdar and order dated 13-1-2020 it has been held that Laximibai is not a Mundkar with respect to the dwelling house and also has been held that the said Laximibai never resided in the suit house as there was no house in the same property and thus the name got deleted from the other rights column in the Form I and XIV of 123/1.

WHEREAS the said Dr.Joseph Leon D'Souza alias Leon De Souza and his wife Smt. Marcia Mary Therese D'Souza alias Marcia Maria de Souza as lawful owners by Deed of Sale dated 08-03-2004 sold an area admeasuring 4080.66 sqmts out of the said ntire property admeasuring 11425 sqmts. surveyed under no.123/1 to M/S. Cottage Industries Exposition Limited, confirmed by M/S. Reddynn, a

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FOR KIR PUNJIB:



Partner





partnership firm represented by its partner Domingos Roque D'Souza, which deed is registered under No.485 at pages 54 to 76 of Book 1 Vol.1101 on 24-03-2004 before the Sub-Registrar of Bardez at Mapusa.

WHEREAS M/S. Cottage Industries Exposition Limited partitioned their Portion from the said property and was allotted fresh Survey no.123/1-A and thus the balance area admeasuring 7377sq.mts. which was the area at site continued to have the same old survey No.123/1 of Calangute Village in possession and ownership of the said Dr.Joseph Leon D'Souza alias Leon De Souza and his wife Smt. Marcia Mary Therese D'Souza alias Mercia Maria D'Souza alias Mercia Marie De Sousa.

WHEREAS by a Deed of Sale dated 28-11-2001 the said Dr.Joseph Leon D'Souza alias Leon De Souza and his wife Smt. Mercia Mary Therese D'Souza alias Marcia Maria de Souza sold to Suhas Rajaram Parsekar (who is the mundkar having his dwelling house in the said property) an area of 300 sqmts of the said existing dwelling house ,which deed is registered under No.2433 at pages 496 to 514 of Book I Vol. 866 dated 10-12-2001 in the office of Sub-registrar Bardez.

WHEREAS during their lifetime the said Dr.Joseph Leon D'Souza alias Leon Antonio D'Souza and his wife Smt. Mercia Mary Therese D'Souza alias Marcia Maria de Souza executed two separate Wills dated 28-05-2003 drawn in the Book No.234 along with Deed of

  
  
  
  
For KTR Promoters LLP  
  
Partner



Consent Acquiescence dated 28-05-2003 drawn in the Book No.800, whereby they bequeathed the said property surveyed under no.123/1 to their Son Dr. Ian D'Souza, The FIRST OWNER/VENDOR at Sr. no.1(i)(a), except an area of 600 sq.mts out of the said property surveyed under no.123/1 which was bequeathed to their daughter Christina Carmel Rocque, The SECOND OWNER/VENDOR at Sr. no.2(i) hereinabove, which wills were drawn in the Book No.234 before the office of Notary-Ex-Officio Sub-Registrar Bardez, Mapusa Goa.

WHEREAS upon the demise of said Dr. Joseph Leon D'Souza alias Leon Antonio D'Souza and his wife Smt. Mercia Mary Therese D'Souza alias Marcia Maria de Souza by virtue of Deed of Partition dated 29-04-2008, (i) The FIRST OWNERS/VENDORS And (ii)- The SECOND OWNER/VENDOR at Sr. no.2(i) Smt. Christina Carmel Rocque with her husband Frederick Rocque, in terms of the wills dated 28-5-2003 partitioned and divided the assets held by them jointly, whereby the plot admeasuring 600 sq.mts out of the said property surveyed under no.123/1 was allotted to The SECOND OWNER/VENDOR at Sr. no.2(i) Smt. Christina Carmel Rocque with her husband Fredrick Rocque and the balance Plot admeasuring 6777 sq.mts of the property totally admeasuring surveyed under no.123/1 was allotted to The FIRST OWNERS/VENDORS, which deed is registered under No.2649 at pages 265 to 292 of Book I Vol. 2602 on 12-05-2008 in the office of Sub-Registrar Bardez, Mapusa Goa.



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For KTR Promoters LLP  
  
Partner



WHEREAS the said The SECOND OWNER/VENDOR at Sr. no.2(i) Smt.Christina Carmel Rocque was married to Frederick Rocque who expired on 17-01-2014 survived by his widow and moiety sharer said Christina Carmel Rocque and his son Adam Rocque.

WHEREAS upon the demise of said Dr.Joseph Leon D'Souza alias Leon Antonio D'Souza and his wife Smt. Mercia Mary Therese D'Souza alias Marcia Maria de Souza and Late Frederick Rocque (spouse of Smt. Christina Carmel Rocque), Inventory proceeding under No.374/2017/D were initiated in the Court of the Civil Judge Junior Division at Mapusa Goa, whereby the Plot admeasuring 600 sq.mts was listed at Item no.I and the balance Plot admeasuring an area admeasuring 6777 sq.mts along with the residential house admeasuring approx 168 sq.mts bearing house no.1/82 existing therein surveyed under no.123/1 was listed at item no.II, which plots were already allotted in terms of the said Partition Deed, and in terms of the said Inventory proceedings the allotments were further confirmed whereby the said property listed at item no.II was allotted to the Dr. Ian D'Souza and his wife Smt. Vanessa D'Souza, THE FIRST OWNERS/VENDORS hereto and the property listed at item no.I was allotted jointly to (i).-Smt. Christina Carmel Rocque and (ii) Adam Rocque, THE SECOND OWNERS/VENDORS hereto and the same is confirmed by Order, Judgement and Decree dated 9-10-2018 passed by the court of Civil Judge Junior Division Mapusa.



Handwritten signatures in blue ink. On the left, a signature that appears to be 'C Rocque'. On the right, a larger signature that appears to be 'Adam Rocque'. Above the 'C Rocque' signature is a circled mark with 'x D' written above it. Above the 'Adam Rocque' signature is a circled mark with 'x K' written above it.

For KTR Promoters LLP  
*Maya*  
Partner



WHEREAS however, the partition of their holdings in the survey records has not been carried out and no separate survey numbers have been issued to their individual holdings and thus the names of Dr. Joseph Ian Alban D'Souza alias Ian Dsouza with his wife Vanessa and Smt. Christina Carmel Rocque and Adam Rocque legal heirs of late Frederick Rocque stands recorded in survey records of rights in the Form I and XIV concerning survey no.123/1 of Village Calangute admeasuring an area of 7377 sqmts. along with others.

WHEREAS by Deed of Rectification dated 15-10-2018 the errors occurred in the Deed of Partition dated 29-4-2008 were rectified, which deed is registered under Doc.reg.No.BRZ-BK1-04473-2018, CD No.BRZD804, on 17-10-2018 in the office of Sub-Registrar Bardez, Mapusa Goa.

WEHEREAS on 17-12-2021 Zoning Certificate under No.NGPDA /Tech.Gen/CAL-CAN/1325/2021 was issued by the office of North Goa Planning and Development Authority confirming that the Said property surveyed under no.123/1 of Calangute is earmarked as Settlement Zone S-2 as per final ODP 2025 of Calangute.

WHEREAS the FIRST OWNERS/VENDORS have sold certain portions out of their portion admeasuring an area admeasuring 6777 sq.mts to Inessa Nutraceuticals Pvt. Ltd. and thus THE FIRST OWNERS/VENDORS hereto represented to be the sole lawful owners in possession of the balance part of the property surveyed under

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For KTR Promoters LLP  
  
Partner





No.123/1 of Village Calangute along with the residential house bearing House No.1/82 having an area of approx 168sq.mts and two wells standing thereon and THE SECOND OWNERS/VENDORS have represented to be the sole Owners of the area of 600 sqmts of the property surveyed under no.123/1 of Village Calangute.

WHEREAS the PURCHASER has now approached THE FIRST and the SECOND OWNERS/VENDORS hereto to sell to them jointly their respective portions being all that part and parcel of land totally admeasuring 3209sq.mts. comprising of two bigger portions (I).admeasuring 1466 sqmts consisting of three plots (i)- admeasuring 837sqmts (ii)-600 sqmts (belonging to THE SECOND OWNERS /VENDORS hereto) and (iii)-29 sqmts and (II).- admeasuring 1743Sqmts consisting of three Plots (i)- admeasuring 1145 sqmts (ii)-561 sqmts and (iii)-37 sqmts (area of pathway). forming part of the property surveyed under No.123/1 of Village Calangute, described in detail in the Schedule hereunder written and hereinafter collectively referred to as the "SAID PLOT", annexed herein is the plan delineated in red.

WHEREAS the Owners/Vendors do hereby sell the SAID PLOT and the PURCHASER does hereby purchase the same for a total consideration of Rs.14,44,05,000/-(Rupees fourteen crores forty four lakhs five thousand only), which is the present fair market value of the same.

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For KTR Promoters LLP  
  
Partner



WHEREAS a Public Notice dated 03-05-2023 in respect of the said House property was published in the local daily "NAVHIND TIMES" on 04-05-2023 wherein objection within a period of 15 days from the date of publication were invited from the General Public. However no such objection or any claims have been received in pursuance to the said Notice within the stipulated period.

WHEREAS at the instance of the PURCHASER the FIRST AND THE SECOND OWNERS/VENDORS do hereby execute this Deed of Sale on the terms expressed hereunder.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-**

1.- In pursuance of the above and in consideration of the amount of Rs.14,44,05,000/- (Rupees fourteen crores forty four lakhs five thousand only) the PURCHASER has paid to THE FIRST AND THE SECOND OWNERS/VENDORS the stipulated consideration in the following manner:-

I.-In pursuance of the above and in consideration of a sum of Rs.14,44,05,000/- (Rupees fourteen crores forty four lakhs five thousand only), out of which (i)an amount of Rs.11,74,05,000/- shall be paid to the FIRST OWNERS/VENDORS at Sr. no.1(i)(a) and (b) and the Purchaser shall pay an consideration of the amount of Rs.2,70,00,000/- to the SECOND OWNERS/VENDORS at Sr. no.2(i) and (i)(a), the details of the payments made to the respective Parties as per their respective shares is described in the **SCHEDULE-II and III respectively hereunder written.**

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For KTR Promoters LLP  
  
Partner







(A).-The PURCHASER has paid the stipulated consideration of Rs.11,74,05,000/- (Rupees eleven Crores seventy four lakhs five thousand only) to the FIRST OWNERS/VENDORS at Sr.no.1(a) and (b) towards their share in the SAID PLOT which is admeasuring 2609 sqmts. in the following manner:-

(i)- an amount of Rs.11,74,050/-is deducted towards TDS (Tax Deducted at source @1%) out of the consideration of Rs.11,74,05,000/- the receipt of which is acknowledged and admitted by the FIRST OWNERS/VENDORS at Sr. no.1(a) and (b) and the certificate will be issued by the PURCHASER to the FIRST OWNERS/VENDORS in due course of Time and the balance amount of Rs. 11,62,30,950/- (Rupees Eleven Crore Sixty Two Lakhs Thirty Thousand Nine Hundred Fifty only) shall be paid by the PURCHASER to the FIRST OWNERS/VENDORS at Sr. no.1(a) and (b) on the date of Registration vide two separate Demand Draft for an amount of Rs.5,81,15,475/- (Rupees Five Crore Eighty One Lakhs Fifteen Thousand Four Hundred Seventy Five only) each, the receipt of which is acknowledged and admitted by the FIRST OWNERS/VENDORS at Sr. no.1(a) and (b) hereto and discharge the Purchasers of the same.



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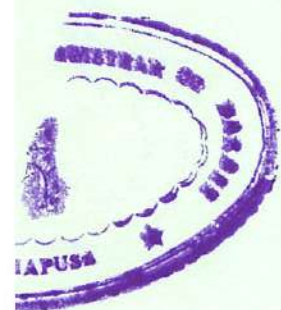
FOR KIR PROMOTERS

Partner



**(B).-The PURCHASER has paid the stipulated consideration of Rs.2,70,00,000/-(Rupees two crores seventy lakhs Only) to the SECOND OWNERS/VENDORS at Sr.no.2(i) and i(a) towards their share being for the 600 sqmts in the following manner:**

(i)- an amount of Rs. 70,20,000/- (Rupees Seventy Lakhs Twenty Thousand Only) is deducted towards TDS (Tax Deducted at source @26%) out of the consideration of Rs.2,70,00,000/- (Rupees two crores seventy lakhs Only) the receipt of which is acknowledged and admitted by THE SECOND OWNERS/VENDORS at Sr.no.2(i) and i(a) and the certificate will be issued by the PURCHASER to the THE SECOND OWNERS/VENDORS at Sr.no.2(i) and i(a) in due course of Time and the balance amount of Rs.1,99,80,000/- (Rupees One Crore Ninety Nine Lakhs Eighty Thousand only), shall be paid by the PURCHASER to the THE SECOND OWNERS/VENDORS at Sr.no.2(i) and i(a) on the date of Registration vide two separate Demand Draft Demand Draft for an amount of Rs. 99,90,000/- (Rupee Ninety Nine Lakhs Ninety Thousand only) each, the receipt of which is acknowledged and admitted by the THE SECOND OWNERS /VENDORS at Sr.no.2(i) and i(a) the details of the payment are mentioned below at Annexure-A AND B respectively, AND the FIRST AND THE SECOND OWNERS/VENDORS hereto discharge the PURCHASERS of the same and every part thereof AND the FIRST AND THE SECOND OWNERS /VENDORS as absolute and lawful owners do hereby transfer by way of Sale and convey and deliver unto the Purchaser all the SAID PLOT being all that part and



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For KTR Promoters LLP  
  
Partner





parcel of land totally admeasuring 3209sq.mts. forming part of the property surveyed under No.123/1 of Village Calangute, more particularly described in detail in schedule hereunder written, together with the trees, structures, inherent rights of access, fences, hedges, lights, liberties, privileges, easements, pathways, waterways and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said OWNERS/VENDORS in or to the SAID PLOT hereby conveyed and every part thereof to hold the same unto the Purchasers forever absolutely uninterruptedly peacefully without any interference or hindrance from the OWNERS/VENDORS or any other person claiming through them.

2.- THE FIRST AND THE SECOND OWNERS/VENDORS have today put the Purchaser in unconditional exclusive peaceful, vacant possession of the SAID PLOT to be held by the PURCHASER forever, peacefully without any harm and/or hindrance from THE FIRST AND THE SECOND OWNERS/VENDORS and THE FIRST AND THE SECOND OWNERS/VENDORS do hereby indemnify the PURCHASER against any Third Party claims if made under a valid title to the SAID PLOT on account of the Owners/Vendors and such claims if any shall be settled by THE FIRST AND THE SECOND OWNERS/VENDORS at their own cost without disturbing the title and possession of the PURCHASER.



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For KTR Promoters Ltd  
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Partner



3.- THE FIRST AND THE SECOND OWNERS/VENDORS do hereby assure the PURCHASER that they have not created any charge or encumbrance on the SAID PLOT hereby sold nor is there any lien, charge or claim on the SAID PLOT in the course of any Judicial or Quasi-Judicial Proceedings nor is there any notice under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.

4.- THE FIRST AND THE SECOND OWNERS/VENDORS do hereby further assure the PURCHASER that they have not entered into an agreement with any other person/persons/body of individuals for the sale or transfer by any other nature/manner of the SAID PLOT or any part thereof and indemnify the Purchaser against third Party claim if any from any person under a valid title on the SAID PLOT hereby sold and THE FIRST AND THE SECOND OWNERS /VENDORS do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the PURCHASER.

5.-THE FIRST AND THE SECOND OWNERS/VENDORS assures the Purchaser that there are no arrears of any Tax and/or dues payable on the SAID PLOT to the Village Panchayat of Calangute or the Planning and Development Authority or any other Local or Government Body and that the PURCHASER shall be liable to pay all the taxes on the SAID PLOT levied by the Government of Goa or any other Government Body as from the date of this sale only.



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For KTR Promoters LLP  
  
Partner



6. -The THE FIRST AND THE SECOND OWNERS/VENDORS do hereby give their No Objection for the Purchaser to do mutation of the SAID PLOT hereby sold in its name in the survey records of rights.

7-.AND THE FIRST AND THE SECOND OWNERS/VENDORS further covenant that they shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or may be necessary or reasonably be required and shall also produce all the original documents as shall or may be necessary or reasonably be required as and when called for.

8.The THE FIRST AND THE SECOND OWNERS/VENDORS have obtained No objection certificate under no.NOC/49(6)3252/CAL /TCP-2023/5889 dated 12-07-2023 from the office of North Goa Planning and development Authority Panaji, for the purpose of sale of the portion admeasuring (3209) surveyed under no.123/1of Village Calangute.

9.- THE FIRST AND THE SECOND OWNERS/VENDORS declare that the subject matter of this Deed of Sale does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

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For KTR Promoters LLP

Partner





10.- The consideration paid is Rs.14,44,05,000/-(Rupees fourteen crores forty four lakhs five thousand only) which is the present fair market value of the SAID PLOT and as such the stamp duty of Rs.86,65,500/- (Rupees Eighty Six lakhs Sixty Five Thousand Five Hundred only) is affixed hereto which is borne by the PURCHASER.

**SCHEDULE**

All that part and parcel of land admeasuring 3209sq.mts. comprising of two bigger portions (I)admeasuring 1466 sqmts consisting of three plots (i)- admeasuring 837sqmts (ii)-600 sqmts. (belonging to THE SECOND OWNERS/VENDORS hereto) and (iii)-29 sqmts and (II) admeasuring 1743Sqmts consisting of three Plots (i)- admeasuring 1145 sqmts (ii)-561 sqmts and (iii)-37 sqmts (area of pathway). forming part of the property surveyed under No.123/1 of Village Calangute, identified as 'DEOQUEACHEM' or 'DEOGUEACHEM' or BICAREACHEM' or "GAURAVADDO" or "GORBATA" situated at Calangute, within the limits of Village Panchayat Calangute, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which property is described in the Office of Land Registrar Bardez under No.24752 at page 7 overleaf of Book B-64 and enrolled in the Taluka Revenue Office under Matriz No.564 and surveyed under Old Cadastral No.4863.



*[Handwritten signatures and initials in blue ink]*

FOR KIK Promoters LLP

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Partner



The SAID PLOT admeasuring 1743 of survey no.123/1 (identified as PLOT B ) is bounded under:-

Towards the North:- By property bearing survey No.122/6 and partly by Survey No.122/7

Towards the South:-By existing road and partly by 123/5.

Towards the East :- by Nalla.

Towards the West :-By access road and Survey no.122/6

The SAID PLOT admeasuring 1466 of survey no.123/1 (identified as PLOT A ) is bounded under:-

Towards the North:- By Survey No.122/5 and Party by 122/2

Towards the South:- By existing road and survey No.123/1

Towards the East :-Partly by Survey no.122/6 by Access Road.

Towards the West :-By Survey no.122/5



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands hereunto on the day, month and year first hereinabove mentioned.

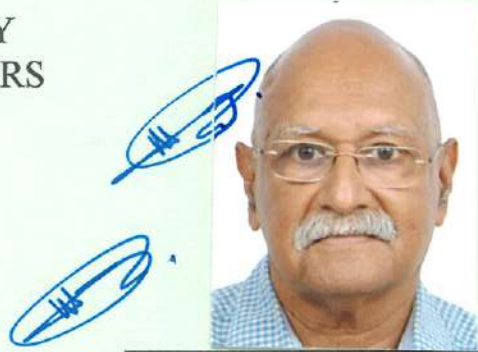
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For KTR Promoters LLP

Partner



SIGNED AND DELIVERED BY  
THE FIRST OWNERS/VENDORS



**DR. JOSEPH IAN ALBAN DSOUZA alias  
DR. IAN D SOUZA alias IAN D SOUZA**



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x V

For KTR Promoters LLP

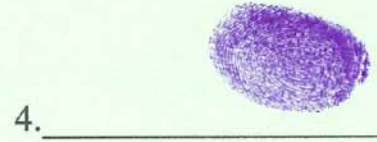
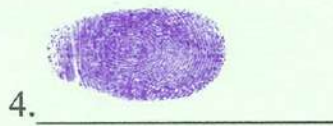
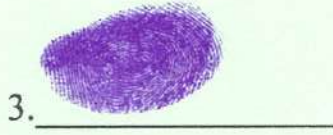
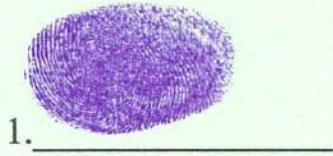
Partner





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**SMT.VANESSA PALMIRA D'SOUZA**  
**alias SMT.VANESSA D'SOUZA**  
**alias VANESSA PALMIRA FERNANDES**  
**FIRST OWNERS/VENDORS**



X P

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X V

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**For KTR Promoters LLP**  
*Handwritten signature in blue ink.*  
**Partner**



SIGNED AND DELIVERED BY  
THE SECOND OWNERS/VENDORS



*Christina Rocque*

**SMT. CHRISTINA CARMEL alias  
CHRISTINA CARMEN D'SOUZA  
ROCQUE alias CHRISTINA ROQUE  
alias CHRISTINA CARMEL ROCQUE**



1. \_\_\_\_\_



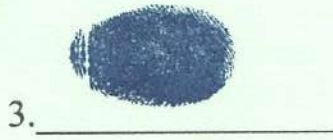
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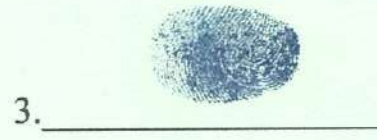
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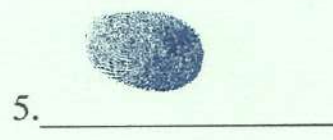
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*x D* *2 V*   
   
For KTR Promoters LLP  
  
Partner



*Adam*



*Adam*

**SHRI. ADAM ROCQUE  
SECOND OWNERS/VENDORS**



1. \_\_\_\_\_



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5. \_\_\_\_\_



20

*Adam*

21

*Adam*

*Adam*

*Adam*

For KTR Promoters LLP

*Rayani*

Partner

SIGNED AND DELIVERED  
By the PURCHASER

For KTR Promoters LLP

for KTR Promoters LLP



Partner

Partner

M/S. KTR PROMOTERS LLP  
represented by its PARTNER  
SHRI.VINAY KANJANI  
PURCHASER

1. 

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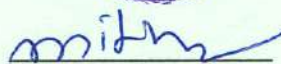
5. 

5. 

**WITNESSES:-**

**1.- Shri.Mithun Sarkar:-**

R/o.- Survey No.23/1L, Jairam Nagar Dabolim, Nr.NSD A.P.Dabolim  
South Goa-403801.



**2.- Shri.Umaji Ramesh Redkar:-**

R/o. H.No.360, Redkar House, Maimollem Vasco-Da-Gama, Goa-  
403802





For KTR Promoters LLP

  
Partner





**Annexure-A**

<b><u>Name</u></b>	<b><u>Amount paid</u></b>	<b><u>TDS @1%</u></b>	<b><u>Amount payable</u></b>
<b>DR. JOSEPH IAN ALBAN DSOUZA</b>	5,87,02,500/-	5,87,025	5,81,15,475/-
<b>SMT.VANESSA PALMIRA D'SOUZA</b>	5,87,02,500/-	5,87,025	5,81,15,475/-

**Annexure-B**

<b><u>Name</u></b>	<b><u>Amount paid</u></b>	<b><u>TDS 26%</u></b>	<b><u>Amount payable</u></b>
<b>SMT.CHRISTINA CARMEL</b>	1,35,00,000/-	35,10,000/-	99,90,000/-
<b>SHRI. ADAM ROCQUE</b>	1,35,00,000/-	35,10,000/-	99,90,000/-



2 p

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For KTR Promoters LLP

Partner

NORTH



PLAN SHOWING PLOT NO. 'A' & 'B' LOCATED  
IN SURVEY NO. 123 OF DIVISION NO 1,  
AT CALANGUTE VILLAGE OF BARDEZ TALUKA TO OBTAIN NO OBJECTION CERTIFICATE (N.O.C.)  
FROM THE OFFICE OF THE TOWN & COUNTRY PLANNING DEPT.(T.C.P.)

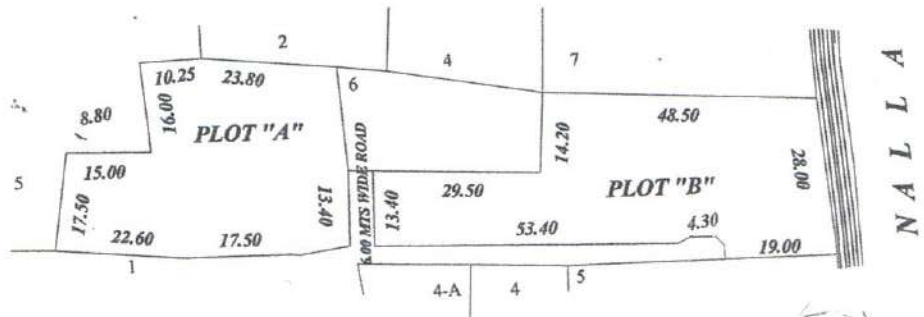
SCALE = 1: 1000

SR. NO. 1 PLOT 'A'

SR. NO. 1 PLOT 'B'



SURVEY No.122



SURVEY No.123

AREA STATEMENT AS PER THE SURVEY CONDUCTED

SR. NO. 1 PLOT 'A' 1466 SQ. MTS

SR. NO. 1 PLOT 'B' 1743 SQ. MTS

① Dr. Joseph Ian Alban D'Souza  
② Ian D'Souza (Self and POA holder & Applicant)

③ Veneesa D'Souza *Veneesa*

OWNERS SIGNATURE:

*Joseph Ian Alban D'Souza*  
*Veneesa D'Souza*  
For KTR Promoters LLP  
*Konjar*  
Partner



NORTH



PLAN SHOWING PLOT NO. 'A' & 'B' LOCATED  
IN SURVEY NO. 123 OF DIVISION NO 1,  
AT CALANGUTE VILLAGE OF BARDEZ TALUKA TO OBTAIN NO OBJECTION CERTIFICATE (N.O.C.)  
FROM THE OFFICE OF THE TOWN & COUNTRY PLANNING DEPT.(T.C.P.)

SCALE = 1: 1000

SR. NO. 1 PLOT 'A'

SR. NO. 1 PLOT 'B'

SURVEY No.122



SURVEY No.123

AREA STATEMENT AS PER THE SURVEY CONDUCTED

SR. NO. 1	PLOT 'A'	1466 SQ. MTS
SR. NO. 1	PLOT 'B'	1743 SQ. MTS

① Dr. Joseph Jam Allean D'Souza  
 ② Jam D'Souza. (For Self and POA holder for 2 & 3 Applicant)

④ Veneesa D'Souza  
 OWNERS SIGNATURE:

*[Handwritten signature]*

*[Handwritten signature]*

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*[Handwritten signature]*

FOR KIR Promoters LLP

*[Handwritten signature]*

Partner



**FORM I & XIV**

100017684001

Date : 21/08/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ  
तालुका  
Village Calangute  
गाव  
Name of the Field Gavraw Vaddo

Survey No. 123  
सर्वे नंबर  
Sub Div. No. 1  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

Dry Crop खिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.59.77	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.59.77

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.03.50	0000.00.25	0000.14.00	0000.73.77

Assessment : आकार	Rs. 0.00	Fore फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Radha Anand Bandodkar		1298	
2	Suhas Rajaram Parsekar		2200	
3	Laximan Rajaram Parsekar		2200	
4	Dr, Joseph Ian Alban D Souza alias Ian D Souza		68293	
5	Christina Carmel alias Christina Carmel D Souza Rocque alias Christina Rocque alias Christina Carmel Joan D Souza		68315	
6	Adam Rocque		68315	
7	Vanessa Palmira D' Souza alias Vanessa Palmira Fernandes		68293	
8	Inessa Nutraceuticals Private Limited		80826	

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

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

For KTR Promoters LLP  
  
Partner



**FORM I & XIV**

100017684001

Date : 21/08/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
तालुका  
Village Calangute

Survey No. 123

सर्वे नंबर  
Sub Div. No. 1

हिस्सा नंबर

Tenure

सत्ता प्रकार

Name of the Field Gavraw Vaddo

शेताचे नाव

**Details of Cropped Area पिकाखालील क्षेत्राचा तापशील**

Year वर्ष	Name of the Cultivator लागण करणा-याचे नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for Cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

**End of Report**

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

For KTR Promoters LLP

Partner



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 13-Sep-2023 11:29:30 am

Document Serial Number :- 2023-BRZ-4608

Presented at 11:23:03 am on 13-Sep-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	8664300
2	Registration Fee	4332150
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	2720
<b>Total</b>		<b>13011170</b>

Stamp Duty Required :8664300/-

Stamp Duty Paid : 8665500/-














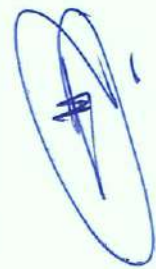
**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VINAY KANJANI ,Father Name:Rajesh Kanjani, Age: 22, Marital Status: ,Gender:Male, Occupation: Business, Address1 - 11 Near State Bank of India ridge Road Idgah Hill Huzur Bhopal Madhya Pradesh-462001, Address2 - , PAN No.:			<i>Vinay Kanjani</i> For KTR PROMOTERS LLP Authorised Signatory

**Executer**







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DR. JOSEPH IAN ALBAN D SOUZA Alias DR.IAN D SOUZA Alias IAN D SOUZA , Father Name:Late Josef Leon DSouza Alias Joseph Leon DSouza Alias Joseph Leon Alban DSouza Alias Dr. Liao Antonio DSouza Alias Dr. Leao Antal DSouza Alias Leao DSouza Alias Dr. Joseph Leon DSouza Alias Joseph Leon Thomas Alias Joseph Leon Thomas DSouza Alias Jose Leao Thomas Maria Bernardo Lourdes Alias Leao DSouza, Age: 66, Marital Status: Married ,Gender:Male, Occupation: Doctor, 2104 Odyssey-2 Hiranandani Gardens Powai Opp. Hotel Beatle Mumbai Maharashtra-400076, PAN No.:			<i>Dr. Joseph Ian Alban D Souza</i>



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>SMT.VANESSA PALMIRA D SOUZA Alias SMT.VANESSA D SOUZA Alias VANESSA PALMIRA FERNANDES , Father Name:Vasco Fernandes, Age: 58, Marital Status: Married ,Gender:Female,Occupation: Service, 2104 Odyssey-2 Hiranandani Gardens Powai Opp. Hotel Beatle Mumbai Maharashtra-400076, PAN No.:</b>			
3	<b>VINAY KANJANI , Father Name:Rajesh Kanjani, Age: 22, Marital Status: ,Gender:Male,Occupation: Business, 11 Near State Bank of India ridge Road Idgah Hill Huzur Bhopal Madhya Pradesh-462001, PAN No.:</b>			 <b>For KTR PROMOTERS LLP</b> <b>Authorised Signatory</b>
4	<b>Joseph Ian Alban D'Souza Alias Ian D Souza Alias Ian D Souza , Father Name:Late Josef Leon DSouza Alias Joseph Leon DSouza Alias Joseph Leon Alban DSouza Alias Dr. Liao Antonio DSouza Alias Dr. Leao Antal DSouza Alias Leao DSouza Alias Dr. Joseph Leon DSouza Alias Joseph Leon Thomas Alias Joseph Leon Thomas DSouza Alias Jose Leao Thomas Maria Bernardo Lourdes Alias Leao DSouza, Age: 66, Marital Status: ,Gender:Male,Occupation: Doctor, 2104 Odyssey 2 Hiranandani Gardens Powai Opp Hotel Beatle Mumbai Maharashtra 400076, PAN No.: , as Power Of Attorney Holder for ADAM ROCQUE</b>			
5	<b>Joseph Ian Alban D'Souza Alias Ian D Souza Alias Ian D Souza , Father Name:Late Josef Leon DSouza Alias Joseph Leon DSouza Alias Joseph Leon Alban DSouza Alias Dr. Liao Antonio DSouza Alias Dr. Leao Antal DSouza Alias Leao DSouza Alias Dr. Joseph Leon DSouza Alias Joseph Leon Thomas Alias Joseph Leon Thomas DSouza Alias Jose Leao Thomas Maria Bernardo Lourdes Alias Leao DSouza, Age: 66, Marital Status: ,Gender:Male,Occupation: Doctor, 2104 Odyssey 2 Hiranandani Gardens Powai Opp Hotel Beatle Mumbai Maharashtra 400076, PAN No.: , as Power Of Attorney Holder for CHRISTINA CARMEL Alias CHRISTINA CARMEN DSOUZA ROCQUE Alias CHRISTINA ROQUE Alias CHRISTINA CARMEL ROCQUE</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Mithun Sarkar, Age: 36, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403801, Survey No. 23/1L Jairam Nagar Dabolim Nr. NSD A.P. Dabolim South Goa, Survey No. 23/1L Jairam Nagar Dabolim Nr. NSD A.P. Dabolim South Goa, Dabolim, Mormugao, South Goa, Goa			
2	Name: Umaji Ramesh Redkar, Age: 28, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403802, H.No. 360 Redkar House Maimollem Vasco-Da-Gama, Vasco Da Gama, Mormugao, South Goa, Goa			

  
Sub Registrar

**SUB-REGISTRAR  
BARDEZ**

Document Serial Number :- 2023-BRZ-4608





Book :- 1 Document  
Registration Number :- **BRZ-1-4413-2023**  
Date : 13-Sep-2023

*Geneva*

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

**SUB-REGISTRAR  
BARDEZ**

Scanned by Vailancia Costa (DEO)  
*Costa*





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



**STAMP DUTY CERTIFICATE**

**ENDORSEMENT**

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

**Stamp Duty Of : ₹ 1301000/-**

**(Rupees Thirteen Lakhs One Thousand only)**

**PAID VIDE E-RECEIPT NO 202300611774 DATED :21-Aug-2023,  
IN THE GOVERNMENT TREASURY.**



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

**SUB-REGISTRAR  
BARDEZ**

**DOCUMENT DETAILS**

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300053605
DOCUMENT SERIAL NUMBER	:	2023-BRZ-4843
DATE OF PRESENTATION	:	29-Sep-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4637-2023
DATE OF REGISTRATION	:	29-Sep-2023
NAME OF PRESENTER	:	VINAY KANJANI
REGISTRATION FEES PAID	:	₹780000/-
PROCESSING FEES PAID	:	₹4000/-
MUTATION FEES PAID	:	₹1500/-





**Government of Goa  
Directorate of Accounts**

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



Echallan No. 202300611774

**e-Receipt**

Department: 10 - NOTARY SERVICES

Echallan Date: 18-08-2023 11:13:37

Name and Address of Party: MSKTR | 9406661200

Pune

Service:

Stamp Duty

Stamp Duty

Amount

₹ 1301000.00

Total Amount: ₹ - 1,301,000.00

(Rs. Thirteen Lakh One Thousand Only)

Department Data:

202300053605 NOTARY|202300053605 NOTARY

Bank ref No:

Status:

Success

Payment Date:

21-08-2023 12:09:19

Reprint Date: 21/08/2023 12:40:52

**DEED OF SALE**

THIS DEED OF SALE is made and executed at Mapusa-Goa.

Rodrigues

Rodrigues

2023-BR2-4843  
29/9/23

For KTR PROMOTERS LLP  
Kanyani  
Authorised Signatory

on 21<sup>st</sup> day of August 2023, BETWEEN:-

1.- (a). **SHRI. KIN DAVID RODRIGUES**, aged 62 years, son of Shri.Roch Stanislaus Rodrigues, Occupation: Service, Married, Indian National, holding Pan card no. [REDACTED], Aadhaar Card No. [REDACTED], E-mail Id.-kininchrist@hotmail.com, Mobile No. [REDACTED], and his wife;

(b).- **SMT. JUDITH BELINDA RODRIGUES**, aged 60 years, daughter of ShriGasper Michal Dsouza, Occupation: House Wife, Married, Indian National, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. + [REDACTED], Email-Id.-rodriguesjudith@icloud.com, both residing at House NO.442, Pascol Baug, New Mill Road, Curla West, Mumbai, Maharashtra, Pin: 400070, hereinafter referred to as **THE OWNERS/VENDORS** (which expression shall unless it be repugnant to the context or meaning thereof shall include their successors, administrators and assigns) the party of the **FIRST PART**. AND

2.- **M/S. KTR PROMOTERS LLP**, having its registered office at Row House No.6, Atur Park, Koregaon Park, Pune Cantt East, Pune City, Pune-411001, Maharashtra, holding Pan Card No. [REDACTED], herein represented by its Partner **SHRI.VINAY KANJANI** aged 22 years, son of Shri.Rajesh Kanjani, occupation in business, unmarried, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Email ID.-kanjanivinay@gmail.com, Mobile No. [REDACTED],

*Rodrigues*

*Rodrigues*

For KTR PROMOTERS LLP

*Vinay*  
Authorised Signatory





Indian National, resident of 11, Near State Bank of India, ridge Road, Idgah Hill, Huzur, Bhopal Madhya Pradesh-462001, duly authorized vide Resolution dated 31-05-2023, of Board of Directors, hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context, include his heirs, executors, administrators, shareholders and assigns) of the **THIRD PART**.

WHEREAS there exist all that Plot admeasuring 825 sq.mts. bearing Survey no.122/7 of Village Calangute along with a old dilapidated House bearing old House no.1/85 (new House No. 151) having an area of 122sq.mts standing thereon, of property identified as 'DANGUENCHEM' or 'DEOQUEACHEM' or 'DEOGUEACHEM' or BICAREACHEM' or "GAURAVADDO" or "GORBATA" situated at Calangute, within the limits of Village Panchayat Calangute, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, more particularly described in the schedule hereunder written and hereinafter referred to as the "SAID PROPERTY".

WHEREAS the said property originally belonged to Shri Mathias Joaquim Fernandes and his wife Smt. Catarina Souza.

WHEREAS the said Mathias Joaquim Fernandes expired on 13-4-1911 and upon his death an orphanological Inventory Proceedings were commenced whereby the said property was listed at Item no.4 and the same was allotted to the following with respective shares :-

*Rodrigues*

*Rodrigues*

For KTR PROMOTERS LLP

*Rodrigues*

Authorised Signatory



(i)-half share to Smt. Catarina de Souza being the moiety holder  
(ii) 1/4<sup>th</sup> share was allotted to Shri Joaquim Mariano Fernandes and  
(iii) 1/4<sup>th</sup> share was allotted to Shri Jose Conceicao Fernandes and the same was confirmed by Judgement in the Partitions dated 25-7-1914, passed by the Court of Judicial Division at Margao.

WHEREAS the said 1/4<sup>th</sup> share in the said property stands inscribed infavour of Shri. Jose Conceicao Fernandes in the office of Land Registrar under inscription no.40958 at page 84 of Book G-44.

WHEREAS the said Smt. Catarina de Souza expired on 8-5-1915 leaving behind as her sole and universal legal heirs and successors the said(i) Shri Jose Conceicao Fernandes, and (ii)-Shri Joaquim Mariano Fernandes.

WHEREAS on 15-6-1948 expired the said Joaquim Mariano Fernandes leaving behind his widow and half sharer Smt. Felizimina Simoes Fernandes alias Maria Simoes as his sole and universal legal heirs Mathias Felicio Fernandes.

WHEREAS on 04-11-1972 Jose Conceicao Fernandes expired AND subsequently on 4-3-1975 expired his moiety half sharer Smt. Maria Fernandes alias Mary Fernandes leaving behind as their sole and legal heir and successor Shri George Piedade Fernandes alias Piedade Xavier Fernandes married to Smt. Joana Conceicao Araujo alias Joan Fernandes and Joana Conceicao Fernandes.

*Rodrigues*

*Rodrigues*

For KTR PROMOTERS LLP

*Manoj*

Authorised Signatory





WHEREAS on 29-1-1992, the said Feliciana expired survived by her sole and universal legal heirs Mathias Felicio Fernandes.

WHEREAS the said Mathias Felicio Fernandes released his rights to the inheritance of his father late Joaquim Mariano Fernandes and his grandmother Catarina de Souza and thus the said Shri George Piedade Fernandes alias Piedade Xavier Fernandes married to Smt. Joana Conceicao Araujo alias Joan Fernandes and Joana Conceicao Fernandes. Was declared as the sole heir and the same is revealed and confirmed by Deed of Release and Declaration of Succession dated 12-11-1993 drawn at pages 68. of Book 771 in the office of Notary public Ex-officio Mapusa Bardez Goa.

AND WHEREAS the said Shri George Piedade Fernandes alias Piedade Xavier Fernandes herein had thus inherited the said property as exclusive Owner from his late parents Jose Conceicao Fernandes and Smt. Maria Fernandes alias Mary Fernandes .

AND WHEREAS the name of the said Shri George Piedade Fernandes alias Piedade Xavier Fernandes has been included in the Occupants Column as Owner thereof.

AND WHEREAS by a Deed of Sale dated 17-2-2004 Shri George Piedade Fernandes alias Piedade Xavier Fernandes and his wife Smt. Joana Conceicao Araujo alias Joan Fernandes and Joana Conceicao Fernandes sold to Shri Kin David Rodrigues and his wife Smt. Judith

*K Rodrigues*

*K Rodrigues*

For KTR PROMOTERS LLP

*Rajou*  
Authorised Signatory



Belinda Rodrigues, the Owners/Vendors hereto, all that Plot admeasuring 825 sq.mts. bearing Survey no.122/7 of Village Calangute, which deed is duly registered under no.258 at pages 140 to 152 of Book no.I Vol.no.1091 on 19-02-2004.

WHEREAS on having acquired the same Shri Kin David Rodrigues and his wife Smt. Judith Belinda Rodrigues, the OWNERS/VENDORS hereto carried out mutation proceedings and thus their name stands recorded in the survey records of rights in the Form I and XIV bearing Survey no.122/7 of village Calangute admeasuring 825 sqmts under mutation no.11992 dated 14-11-2007. For the SAID PROPERTY, annexed herein is the plan delineated in red.

WHEREAS the SAID PROPERTY is earmarked as Residential land Zone as per RPG2021 interms of the Zoning Certificate issued under No.TPBZ/ZON/11847/CAL/TCP-23/3965 dated 12-05-2023 issued by the Office of Town and Country Planning Department.

WHEREAS the OWNERS/VENDORS now does not desire to retain the SAID PROPERTY and have offered to sell the same and the purchaser has approached the Owners/Vendors and have offered to purchase the same.

AND WHEREAS Public Notice dated 03-05-2023 in respect of the SAID PROPERTY was published in Navhind Times on 04-05-2023 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the SAID

*Rodrigues*

*Rodrigues*

For KTR PROMOTERS LLP

*Kayani*

Authorised Signatory





**PROPERTY**. However no objections were received in pursuance to the said notice within the stipulated period.

WHEREAS the Owners/Vendors do hereby sell the SAID **PROPERTY** and the Purchaser does hereby purchase the same for a total consideration of Rs.2,60,00,000/- (Rupees Two Crores sixty lakhs only), which is the present fair market value of the same.

WHEREAS at the instance of the Purchasers and the Owners/Vendors do hereby execute this Deed of Sale on the terms expressed hereunder.

**NOW THIS DEED WITNESSES AS UNDER:-**

1.-In pursuance of the above and in consideration of a sum of Rs.2,60,00,000/- (Rupees Two Crores sixty lakhs only) the **PURCHASER** has paid the stipulated consideration to the **Owners/Vendors in the following manner :-**

(i)- an amount of Rs.2,60,000/- is deducted towards TDS (Tax Deducted at source @1%) out of the consideration of Rs.2,60,00,000/- (Rupees Two Crores Sixty Lakhs only) the receipt of which is acknowledged and admitted by the **OWNERS/VENDORS** at Sr. no.1(a) and 1(b) and Two Separate TDS certificates will be issued by the **PURCHASERS** to the **OWNERS/VENDORS** at Sr. no.1(a) and 1(b) in due course of Time.

*Rodrigues*

*P. Mahipal*  
For KTR PROMOTERS LLP  
*V. Jayaram*  
Authorised Signatory



(ii) the Balance amount of Rs.2,57,40,000/- (Rupees Two Crores fifty-seven Lakhs forty Thousand only), shall be to be paid by the PURCHASER to the OWNERS/VENDORS at Sr. no.1(a) and 1(b) on the date of Registration vide two separate Demand Draft both drawn on ICICI Bank Pune Branch for an amount of Rs.1,28,70,000/- (Rupees One Crore twenty-eight Lakhs seventy Thousand only) each, the receipt of which is acknowledged and admitted by the OWNERS/VENDORS at Sr. no.1(a) and 1(b) hereto and discharge the PURCHASER of the same and every part thereof AND the OWNERS/VENDORS as absolute and lawful owners do hereby transfer by way of Sale and convey and deliver unto the Purchaser all the SAID PROPERTY being all that part and parcel of land totally admeasuring 825sq.mts. forming part of the property surveyed under No.122/7 of Village Calangute, more particularly described in detail in schedule hereunder written, together with the trees, structures, inherent rights of access, fences, hedges, liberties, lights, privileges, easements, pathways, waterways and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners /Vendors in or to the SAID PROPERTY hereby conveyed and every part thereof to hold the same unto the Purchasers forever absolutely uninterruptedly peacefully without any interference or hindrance from the Owners/Vendors or any other person claiming through them.



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For KTR PROMOTERS LLP  
*Rodrigues*  
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2.-The Owners/Vendors have put the PURCHASER in unconditional exclusive peaceful, vacant possession of the SAID PROPERTY to be held by the PURCHASERS forever, peacefully without any harm and/or hindrance from the OWNERS/VENDORS and the OWNERS /VENDORS do hereby indemnify the Purchaser against any Third Party claims if made under a valid title to the SAID PROPERTY on account of the OWNERS/VENDORS and such claims if any shall be settled by the OWNERS/VENDORS at their own cost without disturbing the title and possession of the PURCHASERS.

3.-The OWNERS/VENDORS hereby conveys, sells, assigns, and transfers by way of sale of all their rights, titles and interest in respect of their SAID HOUSE PROPERTY UNTO THE PURCHASER TO HAVE AND TO HOLD THE SAME AS ABSOLUTE OWNERS /VENDORS thereof forever. The OWNERS/VENDORS have irrevocably and absolutely transferred all their rights and interests unto the Purchasers to the extent of part and parcel of the SAID PROPERTY together with all rights, titles, interests, easements, privileges, ways, passage, benefit and advantages of rights and appurtenances, building, etc. thereto and that no one except the Purchasers have any right, claim, interest whatsoever in the SAID PROPERTY hereby sold/ conveyed or any part thereof. Additionally, the OWNERS/VENDORS hereby including their legal heirs/ successors/ etc. shall have no right or claim with regards to the SAID PROPERTY and the PURCHASERS shall



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For KTR PROMOTERS LLP

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hereafter peacefully hold, use and enjoy the SAID HOUSE PROPERTY as its own property without any hindrance, interruption, claim, or demand by or from the Owners or any other persons (including their legal heirs/ successors) whomsoever under or through them.

4.-The OWNERS/VENDORS hereby have assured the PURCHASERS that there is no defect in the title of the Owners to the SAID PLOT. In case the Purchasers are deprived of the possession of the SAID PROPERTY or any portion thereof on account of any defect in the title of the Owners, the OWNERS/VENDORS hereby, then the OWNERS/VENDORS and their estates shall be liable to compensate the Purchasers in full and for such other losses and damages arising there from. The Owners have assured the Purchaser that if the whole or any part(s) of the SAID PROPERTY is taken away from the possession of the PURCHASER for want of title or any other legal defects, then the Owners shall be liable and responsible to pay its costs, damages, legal charges and any other incidental charges to the Purchasers and the PURCHASERS shall be entitled to recover the said amount from the Owners through court of law under specific performance at the cost of the Owners. The Owners also undertake to execute and sign all such papers and documents regarding the SAID PROPERTY if such necessity arises at any later stage on the request and cost of the PURCHASERS without any hesitation, demand and/ or delay.

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For KTR PROMOTERS LLP

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Authorised Signatory





5.- The OWNERS/VENDORS do hereby assure the Purchasers that the OWNERS/VENDORS have not created any charge or encumbrance on the SAID PROPERTY do hereby sold nor is there any lien, charge or claim on the SAID PROPERTY in the course of any Judicial or Quasi-Judicial Proceedings nor is there any notice under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.

6.- The OWNERS/VENDORS do hereby further assure the Purchasers that they have not entered into any agreement with any other person/persons/body of individuals for the sale of transfer by any other nature/manner of the SAID PROPERTY or any part thereof and indemnify the Purchasers against third Party claim if any from any person on the SAID PROPERTY hereby sold and the OWNERS/VENDORS do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the PURCHASERS.

7.-That the OWNERS/VENDORS hereby assure the PURCHASER that there are no third party rights 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 PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

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For KTR PROMOTERS LLP

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Authorised Signatory



8.-The OWNERS/VENDORS assure the Purchaser that there are no arrears of any Tax and/or dues payable on the SAID PROPERTY to the Village Panchayat of Calangute or the Planning and Development Authority or any other Local or Government Body and that the Purchaser shall be liable to pay all the taxes on the SAID PROPERTY levied by the Government of Goa or any other Government Body as from the date of this sale only.

9.- The Owners/Vendors do hereby assure the Purchaser that they have paid up-to-date all the Taxes, bills, cess, fees, levies, charges, etc. payable to any Government Authority.

10.-The OWNERS/VENDORS do hereby give their No Objection for the PURCHASERS to do mutation of the SAID PROPERTY hereby sold in their name in the survey records of rights and the OWNER/VENDORS shall provide all support and assistance to the Purchaser to get its name mutated in the survey records of rights.

11.-The OWNERS/VENDORS further covenants that they shall at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or may be necessary or reasonably be required and shall also produce all the original documents as shall or may be necessary or reasonably be required as and when called for.

*Rodrigues*

*For KTR PROMOTERS LLP*

For KTR PROMOTERS LLP  
*Karjane*  
Authorised Signatory





12.- The OWNERS/VENDORS declare that the subject matter of this Deed of Sale does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

13.- The total consideration paid is Rs.2,60,00,000/- (Rupees Two Crores sixty lakhs only) which is the present fair market value of the SAID HOUSE PROPERTY and thus the stamp duty of Rs. 13,00,500/- (Rupees thirteen Lakhs five hundred only) is affixed hereto which is borne by the PURCHASER.

14.- All the expenses for preparation, execution and registration charges of this Sale Deed have been paid and borne by the PURCHASER.

15.- The PURCHASERS, the OWNERS/VENDORS submit to the jurisdiction of Courts at Goa, which shall be exclusive jurisdiction and this Deed of Sale shall be governed by laws of India.

**SCHEDULE**

All that part and parcel of land admeasuring 825sq.mts. of the property surveyed under No.122/7 of Village Calangute along with the along with a old dilapidated House bearing old House no.1/85 (new House No. 151) having an area of 122sq.mts property identified as 'DANGUENCHEM' or 'DEOQUEACHEM' or 'DEOGUEACHEM' or 'BICAREACHEM' or "GAURAVADDO" or "GORBATA" situated at Calangute, within the limits of Village Panchayat Calangute, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which property is described in the Office of Land Registrar

*Rodrigues*

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For KTR PROMOTERS LLP

*Rodrigues*

Authorised Signatory



Bardez under No.50861 at page 120 of Book B-107 but not enrolled in the Taluka Revenue Office.

The SAID PROPERTY as per old Survey is bounded as under:-

Towards the North:-By Survey no.122/4

Towards the South:-By survey 123/1.

Towards the East :-Pool of rainy water (nallah)

Towards the West :-By Survey no.122/4.

The SAID PROPERTY as per new Survey Plan is bounded as under:-

Towards the North:-By Survey no.122/2

Towards the South:-By survey 123/1.

Towards the East :-Pool of rainy water (nallah)

Towards the West :-By Survey no.122/2.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands hereunto on the day, month and year first hereinabove mentioned.

*Rodrigues*

*Rodrigues*

For KTR PROMOTERS LLP  
*Wojan*  
Authorised Signatory




SIGNED AND DELIVERED  
By the OWNERS /VENDORS



*K. Rodrigues*

**SHRI. KIN DAVID RODRIGUES**

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*K. Rodrigues*

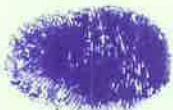
*K. Rodrigues*

For KTR PROMOTERS LLP  
*K. Rodrigues*  
Authorised Signatory



*J. Rodrigues* *J.B.R.*

**SMT. JUDITH BELINDA RODRIGUES  
OWNERS/VENDORS**

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*J. Rodrigues* *J.B.R.*

**For KTR PROMOTERS LLP**

**Authorised Signatory**



SIGNED AND DELIVERED  
By the PURCHASER



*V Kanjani*

*V Kanjani*


**M/S. KTR PROMOTERS LLP**  
represented by its PARTNER  
**SHRI.VINAY KANJANI**  
**PURCHASER**

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**WITNESSES:-**

**1.- Shri.Mithun Sarkar:-**

*mithun*

R/o.- Survey No.23/1L, Jairam Nagar Dabolim, Nr.NSD A.P.Dabolim  
South Goa-403801.

**2.- Shri.Umaji Ramesh Redkar:-**

*Redkar*

R/o. H.No.360, Redkar House, Maimollem Vasco-Da-Gama, Goa-  
403802.

*Redkar*

*Redkar*

**For KTR PROMOTERS LLP**

*V Kanjani*  
**Authorised Signatory**

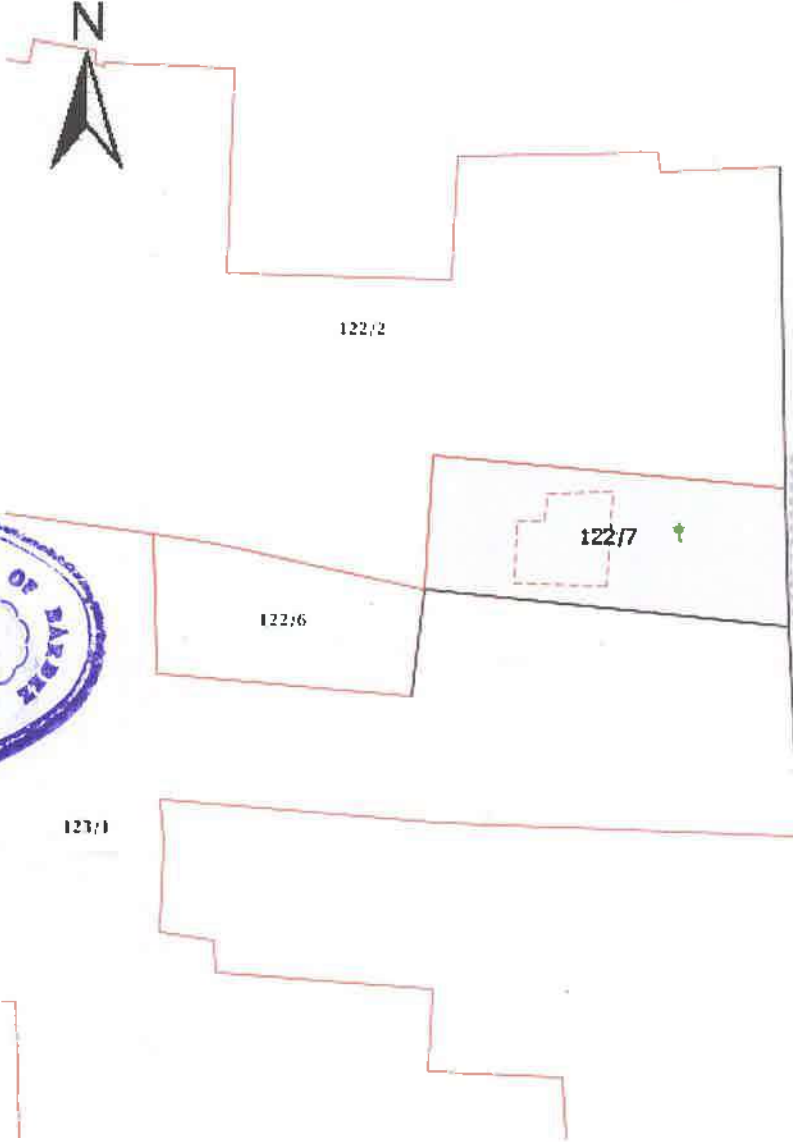


**Government of Goa**  
**Directorate of Settlement and Land Records**

**Survey Plan**  
**Bardez Taluka, Calangute Village**  
**Survey No.: 122 , Subdivision No.: 7**

**Scale 1:1000**

**Reference No.: CBAR123-21847-1230595**



*Rodrigues*  
*Rodrigues*

**For KTR PROMOTERS LLP**  
*Rodrigues*  
**Authorised Signatory**

This record is computer generated on 12-09-2023 10:39:56. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

**NOTE: PLAN TO BE PRINTED ON A4 SIZE**

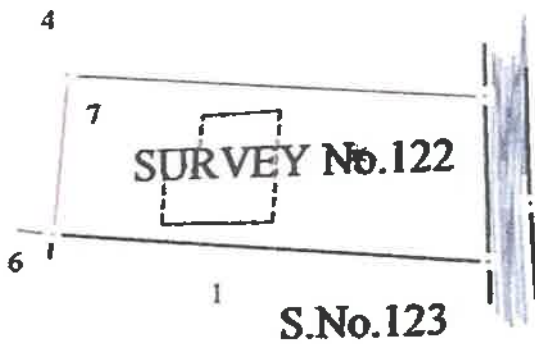




**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**MAPUSA - GOA**

Plan showing plots situated at  
 Village Calangute of Bardez Taluka

S.No/Sub Div No. 122/ 7  
 Scale 1:1000



28/1/04  
 Inspector of Surveys &  
 Land Records  
 City Survey, Mapusa  
 सभूं आनी नू आनीनो नू निजिक  
 धार सभूं, म्हापडे.



*Rodrigues*  
*P. Rodrigues*

For KTR PROMOTERS LLP  
*[Signature]*  
 Authorised Signatory

*[Signature]*  
 28/1/04  
 Compared by: Anthony J. Gonsalves  
 4-3.

*[Signature]*  
 Computer Generated by  
 On 24-01-2004



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 29-Sep-2023 10:56:48 am

Document Serial Number :- 2023-BRZ-4843

Presented at 10:51:36 am on 29-Sep-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1300000
2	Registration Fee	780000
3	Mutation Fees	1500
4	Processing Fee	2680
<b>Total</b>		<b>2084180</b>

Stamp Duty Required :1300000/-

Stamp Duty Paid : 1301000/-







#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VINAY KANJANI ,Father Name:Rajesh Kanjani, Age: 22, Marital Status: , Gender:Male, Occupation: Business, Address1 - 11 Near State Bank of India ridge Road Idgah Hill Huzur Bhopal Madhya Pradesh-462001, Address2 - , PAN No.: [REDACTED]			 For KTR PROMOTERS LLP Authorised Signatory

#### Executer



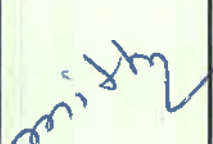



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KIN DAVID RODRIGUES , Father Name:Roch Stanislaus Rodrigues, Age: 62, Marital Status: Married , Gender:Male, Occupation: Service, House NO.442 Pascol Baug New Mill Road kurla West Mumbai Maharashtra, PAN No.: [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>JUDITH BELINDA RODRIGUES , Father Name:Gasper Michal Dsouza, Age: 61,</b> <b>Marital Status: Married ,Gender:Female,Occupation:</b> Housewife, House NO.442 Pascol Baug New Mill Road kurla West Mumbai Maharashtra, <b>PAN No.:</b> [REDACTED]			
3	<b>VINAY KANJANI , Father Name:Rajesh Kanjani, Age: 22,</b> <b>Marital Status: ,Gender:Male,Occupation:</b> Business, 11 Near State Bank of India ridge Road Idgah Hill Huzur Bhopal Madhya Pradesh-462001, <b>PAN No.:</b> [REDACTED]			 For KTR PROMSTERS LLP Authorized Signatory

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: Mithun Sarkar, Age: 36, DOB: , Mobile: 7799883389</b> <b>, Email: , Occupation: Service , Marital status : Married ,</b> Address:403801, Survey No.23/1L Jairam Nagar Dabolim Nr.NSD A.P.Dabolim South Goa, Survey No.23/1L Jairam Nagar Dabolim Nr.NSD A.P.Dabolim South Goa, Dabolim, Mormugao, SouthGoa, Goa			
2	<b>Name: Umaji Ramesh Redkar, Age: 28, DOB: , Mobile:</b> 8669068901 , <b>Email: , Occupation: Service , Marital status :</b> <b>Unmarried , Address:403802, H.No.360 Redkar House</b> Maimollem Vasco-Da-Gama, Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-4843

Book :- 1 Document  
Registration Number :- **BRZ-1-4637-2023**  
Date : 29-Sep-2023



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

**SUB-REGISTRAR  
BARDEZ**



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Costa