

(Rupee Five thousand Only)

Phone No: 9910021313
Sold To/Issued To:
Kanwaljit S Arora
For Whom/ID Proof:
Passport



DEC-24-2021 16:09:38

₹ 0005000/-

ZERO ZERO ZERO FIVE ZERO ZERO ZERO

Other
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3816345 36/02/06/2021-RDI

For CITIZEN CREDIT™
CO-OP BANK LTD

Kanwaljit S Arora
Authorised Signatory

Name of Purchaser KANWALJIT SINGH ARORA

2021-BR2-5027
27/12/21



DEED OF GIFT

Kanwaljit S Arora *Kanwaljit S Arora*

THIS DEED OF GIFT is made and executed at Mapusa, Goa, on this 27th day of December, of the year Two Thousand and Twenty One;

BETWEEN

MRS. JAGJIT KAUR ARORA, wife of Late Surjit Singh Arora, aged 83 years, widow, retired, holding PAN Card No. [REDACTED], resident of B-99, Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Indian National, hereinafter referred to as "the DONOR" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs successors, administrators, legal representatives, executors and assigns) of the **FIRST PART**.

AND

MR. KANWALJIT SINGH ARORA, son of Late Shri Surjit Singh Arora, aged 66 years, businessman, married, holding PAN Card No. [REDACTED], resident of B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Indian National, hereinafter referred to as "the DONEE" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs successors, administrators, legal representatives, executors and assigns) OF THE **SECOND PART**.

[Handwritten signatures in blue ink: Kanwaljit Singh Arora and Jagjit Kaur Arora]

WHEREAS the DONOR hereinabove is duly represented in this Deed by her duly constituted attorney her son the DONEE herein Mr. Kanwaljit Singh Arora, vide Power of Attorney dated 12/09/2020, duly registered before Notary Public Renu Bala on 18/10/2021.

AND WHEREAS there exists an immovable property known as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND", admeasuring 4133 sq. mtrs., surveyed under Survey No.118/3 of Village Marna, situated at Igrez Vaddo, Marna Village, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, which property is hereinafter referred to as "the Said Property";

AND WHEREAS the DONOR and the DONEE had jointly purchased Plot A of the Said Property admeasuring 1600 sq. mtrs. along with the residential house and two small structures standing thereon vide Deed of Sale dated 09/09/2018 duly registered in the Office of the Sub-Registrar of Bardez, under Book-1 Document Registration Number BRZ-BK1-04029-2018, CD Number BRZD803 on 10/09/2018, which Plot A along with the residential house and two small structures standing thereon is hereinafter referred to as "the said Plot A".

AND WHEREAS at the time of purchase of the said Plot A No Objection Certificate for the registration of Sale Deed in respect of the said Plot A was obtained from Office of the Senior Town Planner, Town & Country Planning Department, Government of Goa under Reference No. NOC/49(6)/246/MARNA/TCP/18/3744 dated 07/09/2018.




AND WHEREAS, vide aforesaid Deed of Sale dated 09/09/2018, the Donor and the Donee jointly became the absolute lawful owners in possession and enjoyment of the Said Plot A and accordingly the mutation entry in the Occupants Column of Form I and XIV of the Said Property also stands effected in the names of the DONOR and DONEE.

AND WHEREAS, the DONEE being the son of the DONOR, the DONOR desires to gift, out of natural love and affection for the DONEE, all her half undivided share, right, interest etc., in the said Plot A in favour of the DONEE.

NOW THIS DEED OF GIFT WITNESSETH AS UNDER:

1. That in consideration of the natural love and affection that the DONOR has for the DONEE, being her son, the DONOR does, out of her free will and without any force, compulsion or undue influence, hereby grant, convey, transfer and assign, free from all encumbrances, by way of Gift to the DONEE, out of her disposal quota, all her half undivided share, right, interest etc., in the said Plot A, described more particularly in the Schedule herein. The DONEE is put in possession of the said Plot A and he shall be hereinafter entitled to enjoy the said Plot A as the sole owner thereof. The DONOR does not reserve any right of usufruct during her lifetime in respect of all her half undivided share, right, interest etc., in the said Plot A.
2. The DONOR further represents that :
 - (i) She is lawfully seized and possessed of and she along with the DONEE are the sole and absolute owners of said Plot A hereby conveyed, free from encumbrances, claim and demands and that the DONEE shall hereafter peaceably

and quietly hold, use possesses and enjoy the same as his own chattel and without claims whatsoever from the DONOR or any other person or persons claiming through her or on her behalf.

(ii) That she has not created any charge, lien, mortgage or encumbrance of whatsoever nature in respect of said Plot A or portion thereof nor is the said Plot A subject matter of any litigation nor has it been attached in execution of any decree or order passed against the DONOR.

(iii) That the DONEE shall be entitled at all the times hereafter to peaceably and quietly hold, occupy, possesses or enjoy the said Plot A without any suit, lawful eviction, interruption, claims and demand whatsoever from or by the DONOR or by any person lawfully or equitably claiming or to claim by from under in trust for her.

(iv) The DONOR does hereby consent and gives her NO OBJECTION to include/record the name of the DONEE in the Occupants Column of Record of Rights Form I & XIV in respect of the said Plot A by way of mutation.

3. The DONEE accepts the said gift made by the DONOR with great gratitude and thank her for the same.
4. The DONOR covenants that she has a perfect and a complete right, title and interest to make the present gift and that the subject matter of this gift is not charged or does not carry any lien, encumbrance of any kind and that she or her predecessor in title have refrained from doing or willfully done any such act, deed or thing, whereby any charge or encumbrance has been created on the said Plot A or that the value of





the said Plot A gifted by this deed has diminished or has deteriorated.

5. That pursuant to this Deed the DONEE shall be entitled to have his name inserted/included in the Panchayat records, and all such other records maintain by various Authorities pertaining to the said Plot A admeasuring an area of 1600 sq. mts. and this Gift Deed shall be considered as an express no-objection in this regard.
6. The DONOR and the DONEE hereby declare that the said Plot A in transactions does not belong to Schedule Caste/Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
7. That the half undivided share, right, interest etc., of the DONOR in the said Plot A is valued at 1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only) and this Deed is executed on a stamp paper of Rs.5000/- (Rupees Five Thousand Only).



SCHEDULE

All that half undivided share, right, interest etc. in Plot A, the said Plot A being admeasuring 1600 sq. mtrs. along with the residential house and two small structures standing thereon, being part of the immovable property known as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND", admeasuring 4133 sq. mtrs., surveyed under Survey No.118/3, of Village Marna, situated at Igrez Vaddo, Marna Village, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office and is bounded as under:



On the North : By Road and Property bearing Survey No.118/2

On the South : By Plot B of the same property.

On the East : By Property bearing Survey No.118/5

On the West : By Property bearing Survey No.118/2 & 118/4

The Said Plot A is delineated in red lines on the plan annexed to this DEED.

IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the day, month and year first hereinabove mentioned and in the presence of the witnesses mentioned below.

SIGNED AND DELIVERED
by the within named DONOR
JAGJIT KAUR ARORA
Through her POA MR. KANWALJIT
SINGH ARORA

)
)
)
)
)



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|----------|--|--|--|--|--|
| R.H.F.I. | | | | | |
| L.H.F.I. | | | | | |

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Handwritten signature in blue ink, appearing to read 'Kanwaljit Arora'.













SIGNED AND DELIVERED
by the within named DONEE
MR. KANWALJIT SINGH ARORA

)
)
)



Handwritten signature in blue ink, appearing to read 'Kanwaljit Singh Arora'.

| | | | | | |
|----------|---|---|--|---|---|
| R.H.F.I. |  |  |  |  |  |
| L.H.F.I. |  |  |  |  |  |



Handwritten signature in blue ink, appearing to read 'Kanwaljit Singh Arora'.

Handwritten signature in blue ink, appearing to read 'Kanwaljit Singh Arora'.

WITNESSES:

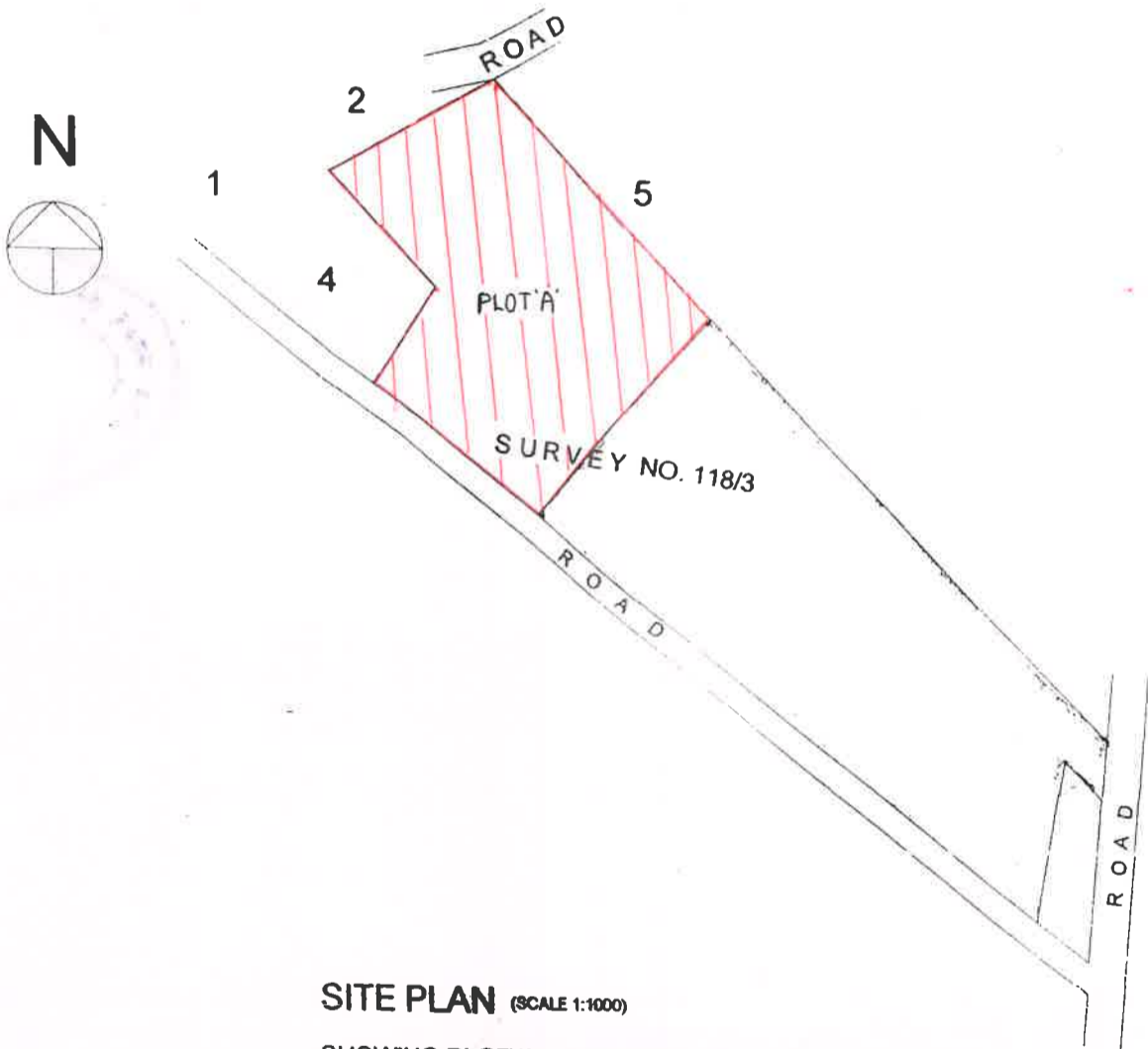
1. Yoganand Parsekar ~~Parsekar~~

2. Mandakini Harmalkar ~~Marmalkar~~

Parsekar

Parsekar

AREA OF PLOT 'A' OF SURVEY NO. 118/3 = 1600 M²



SITE PLAN (SCALE 1:1000)

SHOWING PLOT 'A' IN PROPERTY BEARING SURVEY
NO. 118/3 OF MARNA VILLAGE OF BARDEZ TALUKA

Signature

Signature



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Dec-2021 12:31:20 pm

Document Serial Number :- 2021-BRZ-5027

Presented at 12:04:06 pm on 27-Dec-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 | 5000 |
| 2 | Registration Fee | 435000 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 780 |
| Total | | 443280 |

Stamp Duty Required :5000/-




Stamp Duty Paid : 5000/-

Presenter







| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA ,Father Name:Late Shri Surjit Singh Arora, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B-99, Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Address2 - , PAN No.: [redacted] | | | |


Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA , Father Name:Late Shri Surjit Singh Arora, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, B-99, Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, PAN No.: [redacted] | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| 2 | KANWALJIT SINGH ARORA , Father Name:Late Shri Surjit Singh Arora, Age: 66, Marital Status: ,Gender:Male,Occupation: Business, B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, PAN No.: [REDACTED], as Power Of Attorney Holder for JAGJIT KAUR ARORA |  |  |  |

Witness:
I/We individually/Collectively recognize the Donor, Donee, POA Holder,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|--|--|---|
| 1 | Name: Yoganand Parsekar, Age: 27, DOB: , Mobile: 9049195967 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403511, Mai-De-Deus Vaddo Sangolda Bardez Goa, Mai-De-Deus Vaddo Sangolda Bardez Goa, Sangolda, Bardez, North Goa, Goa |  |  |  |
| 2 | Name: Mandakini Harmalkar, Age: 34, DOB: , Mobile: 9923880694 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403517, H No 730 Teen Maad Maina Sodiem Siolim Bardez Goa, H No 730 Teen Maad Maina Sodiem Siolim Bardez Goa, Siolim, Bardez, North Goa, Goa |  |  |  |


Sub Registrar
SUB-REGISTRAR
BARDEZ

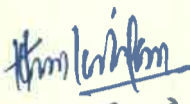
Document Serial Number :- 2021-BRZ-5027

Document Serial No:-2021-BRZ-5027

Book :- 1 Document

Registration Number :- **BRZ-1-4883-2021**

Date : 27-Dec-2021



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

SUB-REGISTRAR

BARDEZ

(Rupees Forty One thousand Four Hundred Only)

Phone No: 9910021313
Sold To/Issued To:
Kanwaljit S Arora
For Whom/ID Proof:
Passport



DEC-24-2021 16:09:25

₹ 0041400/-

ZERO ZERO FOUR ONE FOUR ZERO ZERO

Other
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3816345 35/02/06/2021-RDI

For CITIZEN CREDIT
CO-OP BANK LTD

Kanwaljit S Arora
Authorised Signatory

Name of Purchaser KANWALJIT SINGH ARORA



2021-BR2-5073
29/12/2021

DEED OF SALE



Kanwaljit S Arora

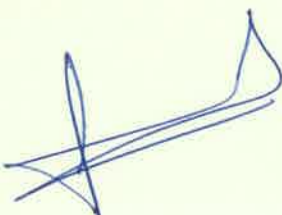
This **DEED OF SALE** is executed at Mapusa, Goa, on this 27th day of December, 2021;

BETWEEN

MICASA DEVELOPERS PRIVATE LIMITED, a Private Limited Company duly incorporated under the Companies Act 1956, bearing CIN No.U70200GA2013PTC007348, having its Registered Office at 201-B, 2nd Floor Mathias Plaza, 18th June Road, Panaji, Goa-403516, holding PAN Card No. [REDACTED], herein represented by its Authorized Signatory, **SHRI SAURABH JAIN**, aged 29 years, in business, son of Shri Shiv Kumar Jain, married, holding PAN Card No. [REDACTED], Indian National, residing at E-15, Green Park, Uphar Cinema, Hauz Khas, South Delhi, 110016, duly authorized vide resolution of the Board of Directors dated 23/12/2021, hereinafter referred to as the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their successors, administrators, legal representatives, executors and assigns) **OF THE FIRST PART.**

AND

SHRI KANWALJIT SINGH ARORA, son of Late Shri Surjit Singh Arora, aged 66 years, businessman, married, holding PAN Card No. [REDACTED] resident of B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Indian National, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs successors, administrators, legal representatives, executors and assigns) **OF THE SECOND PART.**



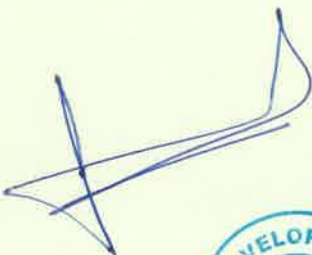



WHEREAS there exists an immovable property known as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND", admeasuring an area of 4133 sq. mtrs., surveyed under Survey No.118/3 of Village Marna, situated at Igrez Vaddo, Marna Village, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, which property is hereinafter referred to as "the Said Property";

AND WHEREAS the Said Property belonged to the VENDOR herein being purchased the same vide Deed of Sale dated 25/05/2017 duly registered in the Office of the Sub Registrar of Bardez, under Book-1 Doc. Reg. No.BRZ-BK1-02112-2017 CD No.BRZD787 dated 25/05/2017.

AND WHEREAS the VENDOR has already sold Plot A admeasuring 1600 sq. mtrs. of the Said Property to Mrs.Jagjit Kaur Arora and Mr.Kanwaljit Singh Arora vide Deed of Sale dated 09/09/2018 duly registered in the Office of the Sub Registrar of Bardez, under Book-1 Doc. Reg. No.BRZ-BK1-04029-2018 CD No.BRZD803 dated 10/09/2018.


AND WHEREAS the VENDOR has already sold Plot B admeasuring 2395 sq. mtrs. of the Said Property to Mr.Kanwaljit Singh Arora vide Deed of Sale dated 09/09/2018 duly registered in the Office of the Sub Registrar of Bardez, under Book-1 Doc. Reg. No.BRZ-BK1-04028-2018 CD No.BRZD803 dated 10/09/2018.





AND WHEREAS the PURCHASER now intends to purchase the remaining balance area of the Said Property being Plot C admeasuring 138 sq. mtrs., which is more particularly described in Schedule hereunder written and delineated in red lines on the plan annexed to this DEED and hereinafter referred to as "the Said Plot C".

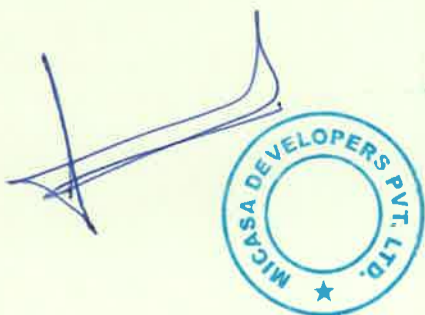
AND WHEREAS the PURCHASER has approached the VENDOR with a proposal to purchase the said Plot C, for a total consideration of Rs.13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only).



AND WHEREAS the VENDOR, upon the request made by the PURCHASER, has agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDOR, the said Plot C for a total consideration of Rs.13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only) which is the present market price of the said Plot C.

NOW THIS DEED OF SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER :-

1. THAT in pursuance of the aforesaid agreement and in consideration of the total sale price of the said Plot C at Rs. 13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only), paid by the PURCHASER to the VENDOR, the receipt whereof the VENDOR does hereby admit and acknowledge and do hereby discharge, release and acquit the PURCHASER from every liability thereof, the VENDOR does hereby sell, transfer and convey by way of sale, unto and to the use of the PURCHASER, absolutely free from all encumbrances, the said Plot C, TO HAVE AND TO HOLD the same absolutely and forever for quiet, peaceful and beneficial enjoyment thereof.




2. AND THAT the VENDOR does hereby covenants with the PURCHASER that:

- a) Notwithstanding any agreement, act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of its predecessors in title or any person claiming under or through the VENDOR, the VENDOR has at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Plot C unto and to the use of the PURCHASER.
- b) The PURCHASER shall and may at all times hereafter peaceably and quietly own, hold, possess, enjoy the said Plot C and receive rents, profits and all benefits thereof for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by and from the VENDOR or any other person lawfully or equitably claiming from, through or under or in trust for the VENDOR or under any of its predecessors in title.
- c) The VENDOR does hereby undertakes that it shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly assuring the said Plot C and every part thereof unto and to the use of the PURCHASER according to the true intent and meaning of this deed or as reasonably required.
- d) The VENDOR is now lawfully seized to possess the said Plot C free from any charge, encumbrances or defects of whatsoever nature and have absolute right and title to convey the same by way of sale, without let or hindrance of any kind whatsoever.



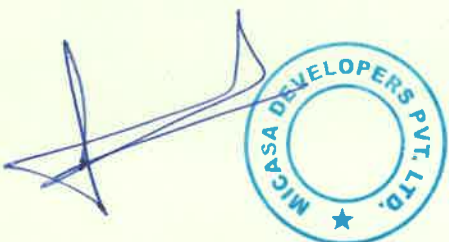

e) The VENDOR has absolute power and authority to sell the said Plot C in the manner aforesaid and the PURCHASER may hereafter on the execution of this deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the VENDOR or persons claiming through or under them or on its behalf or its predecessors in title.

f) The VENDOR shall at all times cooperate with the PURCHASER for making good, ratifying the defect if any in the present conveyance, by executing necessary Deed(s) in respect thereof.

g) The VENDORS shall at all times, indemnify and keep indemnified the PURCHASER herein and his transferee against loss, damage, cost, charges, expenses, if any, suffered by reason of fault of the VENDOR or due to any breach of the covenants.

3. AND THAT the VENDOR hereby further covenants and declares that:

- a) The VENDOR has not entered into any agreement, arrangement, understanding, document, instrument concerning the said Plot C nor have agreed to sell or otherwise transfer their rights, share or interest in the said Plot C in any manner whatsoever, to any person other than the PURCHASER except as aforesaid.
- b) The said Plot C or any part thereof is not a subject matter of acquisition or requisition under the Land Acquisition Act 1984 or any other law in force.
- c) There are no outstanding encumbrances, mortgages, charges, and liens in respect of the said Plot C.
- d) No easements or right of way run through or over the said Plot C



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- e) No order or direction of any Court, Tribunal or Authority prohibits or impedes the beneficial use of the said Plot C.
- f) There are no suits, proceedings or litigation pending in any Court as on date concerning, touching, and affecting the said Plot C hereby described.
- g) There are no tenants and or mundkars and or any persons who may be protected or who may have a right in respect of the said Plot C.
- h) There is no attachment or prohibitory order issued by any competent authority or court prohibiting the sale or transfer of the said Plot C.
- i) There is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the said Plot C.
- j) No other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, or otherwise howsoever, in the said Plot C and the VENDOR is competent and entitled to sell and transfer the same in the manner provided in these presents.

4. THAT the VENDOR has today put the PURCHASER in unconditional exclusive peaceful vacant possession of the said Plot C to be held by the PURCHASER without any harm or hindrance from the VENDOR and/or any other person or persons claiming through the VENDOR.

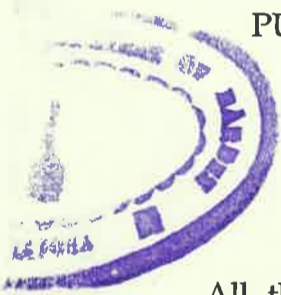
5. The VENDOR has obtained No Objection Certificate for the registration of Sale Deed in respect of the said Plot C from Office of the Senior Town Planner, Town & Country Planning Department,



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Government of Goa under Reference No.
NOC/49(6)/1807/MARNA/TCP-21/4437 dated 25/10/2021.

6. AND THAT the VENDOR and the PURCHASER hereby declare that the said Plot C in transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.
7. The present fair market value of the said Plot C is Rs.13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only) and accordingly the stamp duty of Rs.41,400/- (Rupees Forty One Thousand and Four Hundred Only) is affixed herewith which is paid by the PURCHASER.



SCHEDULE
(DESCRIPTION OF THE SAID PLOT C)

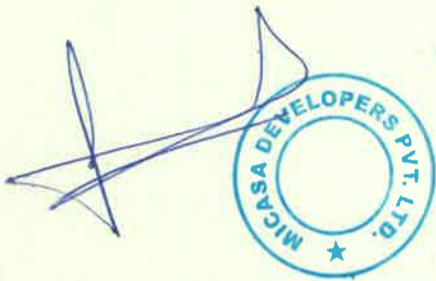
All that Plot C admeasuring 138 sq. mtrs being part of the whole immoveable property known as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND", surveyed under Survey No.118/3 of Village Marna, situated at Igrez Vaddo, Marna Village, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office and bounded as follows :-

On the East : By Road ;
On the West : By Plot B of the same property;
On the North : By Plot B of the same property;
On the South : By Road.



IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the day, month and year first hereinabove mentioned and in the presence of the witnesses mentioned below.

SIGNED AND DELIVERED
by the within named VENDOR
MICASA DEVELOPERS PRIVATE
LIMITED, represented by its Authorized
Signatory SHRI SAURABH JAIN



| | | | | | |
|----------|--|--|--|--|--|
| R.H.F.I. | | | | | |
| L.H.F.I. | | | | | |



Signature

SIGNED AND DELIVERED)
by the within named PURCHASER)
SHRI KANWALJIT SINGH ARORA)

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[Handwritten signature]

| | | | | | |
|----------|--|--|--|--|--|
| R.H.F.I. | | | | | |
| L.H.F.I. | | | | | |



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IN THE PRESENCE OF WITNESSES:

1. Mandakini Harmalkar *Mandakini*

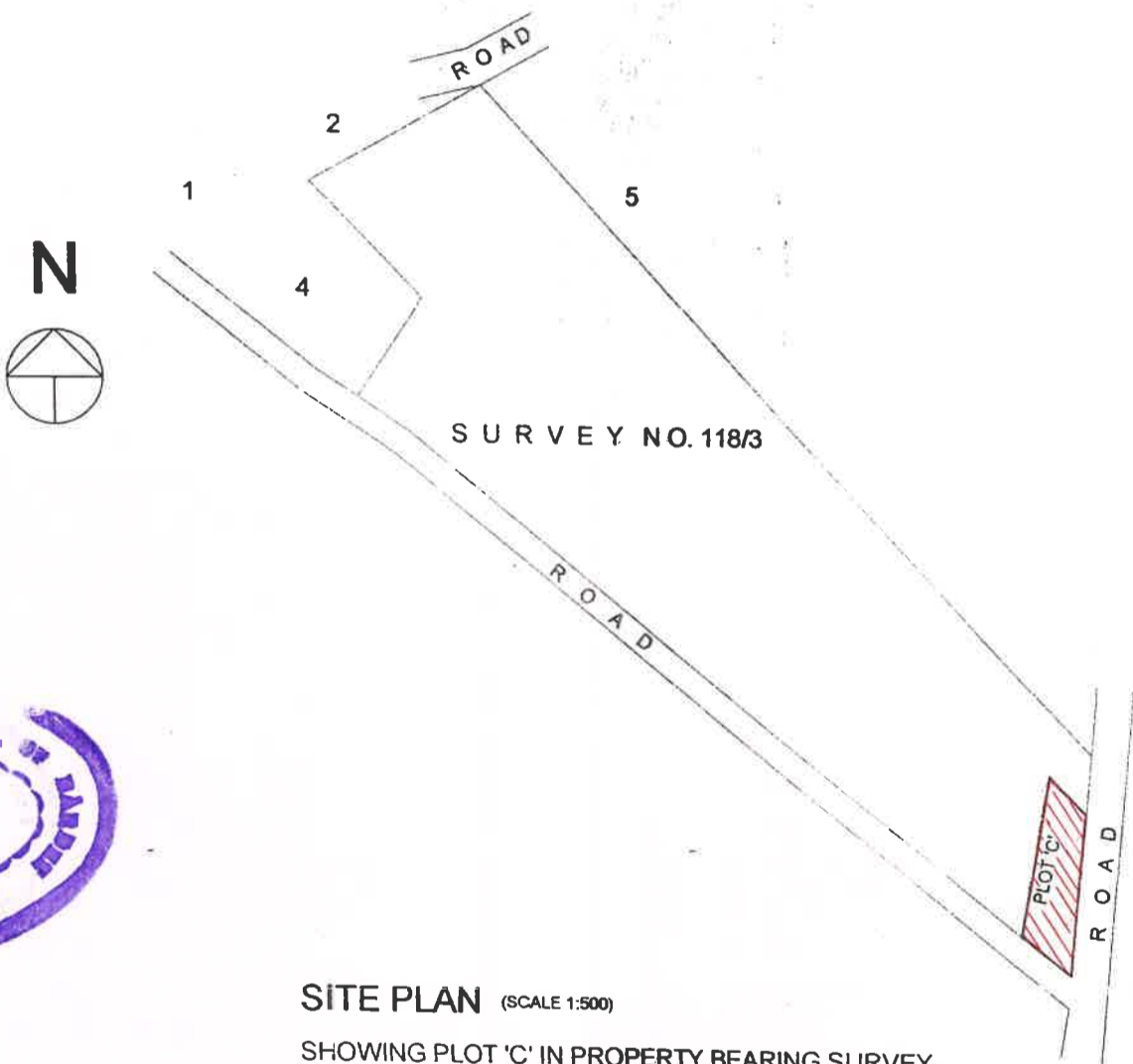
2. Anjani S. Sakhalakar *Anjali*

Signature

Signature



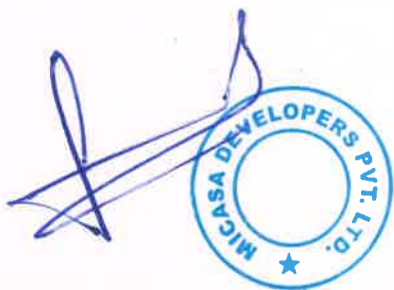
AREA OF PLOT 'C' OF SURVEY NO. 118/3 = 138.00 M²



SITE PLAN (SCALE 1:500)

SHOWING PLOT 'C' IN PROPERTY BEARING SURVEY
NO. 118/3 OF MARNA VILLAGE OF BARDEZ TALUKA

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 29-Dec-2021 11:41:51 am

Document Serial Number :- 2021-BRZ-5073

Presented at 11:36:54 am on 29-Dec-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 | 41400 |
| 2 | Registration Fee | 41400 |
| 3 | Mutation Fees | 1000 |
| 4 | Processing Fee | 780 |
| Total | | 84580 |

Stamp Duty Required :41400/-

Stamp Duty Paid : 41400/-

Presenter







| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA ,Father Name:Late Shri Surjit Singh Arora, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Address2 - , PAN No.: [REDACTED] | | | |

Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA , Father Name:Late Shri Surjit Singh Arora, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, PAN No.: [REDACTED] | | | |
| 2 | SAURABH JAIN Authorized Signatory Of MICASA DEVELOPERS PRIVATE LIMITED , Father Name:Shiv Kumar Jain, Age: 29, Marital Status: ,Gender:Male,Occupation: Business, E-15, Green Park, Uphar Cinema, Hauz Khas, South Delhi, 110016, PAN No.: [REDACTED] | | | |



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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|---|---|---|
| 1 | Name: Anjani Sagar Sakhalkar ,Age: 32 ,DOB: ,Mobile: 7798138424 ,Email: ,Occupation: Self Employed , Marital status : Married , Address:403516, H.No.4/216 B Prabhu Waddo Calangute Bardez Goa, H.No.4/216 B Prabhu Waddo Calangute Bardez Goa, Calangute, Bardez, NorthGoa, Goa |  |  |  |
| 2 | Name: Mandakini Harmalkar ,Age: 34 ,DOB: ,Mobile: 9923880694 ,Email: ,Occupation: Self Employed , Marital status : Married , Address:403517, H No 730 Teen Maad Maina Sodiem Siolim Bardez Goa, H No 730 Teen Maad Maina Sodiem Siolim Bardez Goa, Siolim, Bardez, NorthGoa, Goa |  |  |  |


Sub Registrar
29/12/2021
REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-5073



Book :- 1 Document

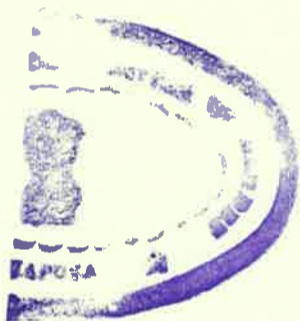
Registration Number :- **BRZ-1-4930-2021**

Date : 29-Dec-2021

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

SUB-REGISTRAR

BARDEZ



(RUPEES TWO THOUSAND FIVE HUNDRED ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Doshan Haaves,
Mapusa, Goa - 403 567

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

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Rs. ≈ 0002500 ≈ -2.4.2019

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GOA
NON JUDICIAL

GOA

For CITIZENCREDIT™
CO-OP BANK LTD

Penandes
Authorised Signatory

Name of Purchaser KANWALJIT SINGH ARORA

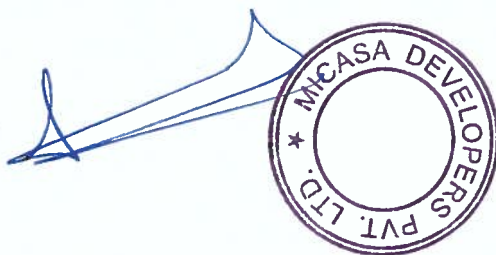
2019-BAZ-1165
25-04-2019



DEED OF SALE

This DEED OF SALE is executed at Mapusa, Goa, on this 2nd day of April, 2019;

[Signature]



BETWEEN

MICASA DEVELOPERS PRIVATE LIMITED, a Private Limited Company duly incorporated under the Companies Act 1956, bearing CIN No.U70200GA2013PTC007348, having its Registered Office at 201-B, 2nd Floor Mathias Plaza, 18th June Road, Panaji, Goa-403516, holding PAN Card No. [REDACTED], herein represented by SHRI SAURABH JAIN, aged 27 years, in business, son of Shri Shiv Kumar Jain, married, holding PAN Card No. [REDACTED], residing at E-15, Green Park, Uphar Cinema, Hauz Khas, South Delhi, 110016, vide resolution of the Board of Directors dated 12/03/2018, hereinafter referred to as the 'VENDOR' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their successors, administrators, legal representatives, executors and assigns) OF THE FIRST PART.

AND

SHRI KANWALJIT SINGH ARORA, son of Late Shri Surjit Singh Arora, aged 64 years, businessman, married, holding PAN Card No. [REDACTED], resident of B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Indian National, hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs successors, administrators, legal representatives, executors and assigns) OF THE SECOND PART.



WHEREAS there exists an immovable property known as "IGREJA VADDO" or "GOLOMBATTA", admeasuring 175 sq. mtrs., surveyed under Survey No.118/2, of Village Marna, situated at Igrez Vaddo, Marna Village, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office under No.8029 at page 130 reverse of Book B new 21 and enrolled in the Taluka Revenue Office of Bardez, under Matriz No.117, which property is hereinafter referred to as "the Said Property";



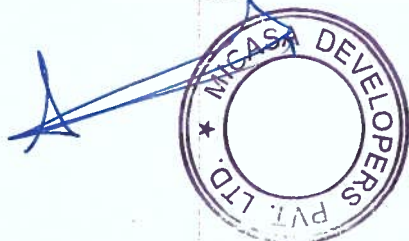
AND WHEREAS the Said Property, originally belonged to Mr. Antonio Dantas, who was the resident of Marna, Siolim, Bardez, Goa;

AND WHEREAS vide Certificate dated 20/08/1984, issued by Placida Matias Fernandes, Tax Inspector for the Head of Taluka Revenue Office, Mapusa, Bardez, Goa, it is certified that on having seen the Matriz Book of Siolim Village, First Circumscription of Siolim, it was found that the Said Property stands registered in the name of the said Mr. Antonio Dantas under Matriz No.117;

AND WHEREAS upon the death of the said Mr. Antonio Dantas, the Said Property devolved upon Mr. Francis Dantas married to Mrs. Filomena Dantas;

AND WHEREAS the said Mr. Francis Dantas expired leaving behind his wife, Mrs. Filomena Dantas, as his widow and moiety holder and the following children viz.:

- (i) Mr. Antonio Andriano Dantas, unmarried,
- (ii) Mr. Joseph Raimundo Dantas married to Mrs. Luiza Arcanjal Dantas and
- (iii) Ms. Betty Noronha married to Mr. Ouvid Noronha, as his universal heirs;



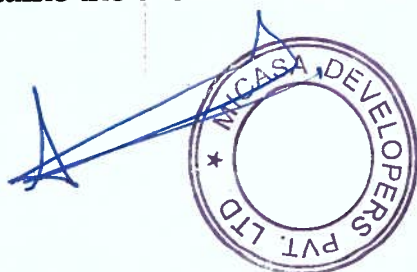
[Handwritten signature]

AND WHEREAS the Said Property, bearing Survey No.118/2, was in between the property bearing Survey No. 118/3 and the Public Road towards the Northern side;

AND WHEREAS there was a dispute between the owners of property bearing Survey Nos.118/2 and 118/3 as regards the access through the Survey No. 118/2 and the case was pending in the District Court, which case was amicably settled between the parties thereto;

AND WHEREAS pursuant to the said settlement, a Deed of Sale dated 03/07/2003 was executed between the said (i) Mrs. Filomena Dantas, widow of late Francis Dantas (ii) Mr. Antonio Andriano Dantas, unmarried (ii) Mr. Joseph Raimundo Dantas and his wife (iv) Mrs. Luiza Arcanjal Dantas (v) Ms. Betty Noronha and her husband (vi) Mr. Ouvid Noronha, as Vendors therein and Mrs. Hermigilda Carvalho alias Hermenegilda Regimna Carvalho alias Rosy Carvalho, Mr. Constancio Carvalho alias Pedro Jose Constancio Carvalho, Milton Carvalho as Purchasers therein, wherein the said Vendors sold and transferred a strip of land admeasuring 13.50 sq. mtrs. of the Said Property, in favour of the Purchasers therein, which strip of land, is hereinafter referred to as "the said strip of land" and more particularly described in Schedule herein under written and marked in red color lines on the Plan annexed hereto.

AND WHEREAS vide aforesaid Deed of Sale dated 03/07/2003 duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No.1704 at pages 256 to 268 at Book I, Volume No.1044 on 17/07/2003, the said Hermigilda Carvalho alias Hermenegilda Regimna Carvalho alias Rosy Carvalho, Mr. Constancio Carvalho alias Pedro Jose Constancio Carvalho, Milton Carvalho became the exclusive and absolute owners of the said strip of land.



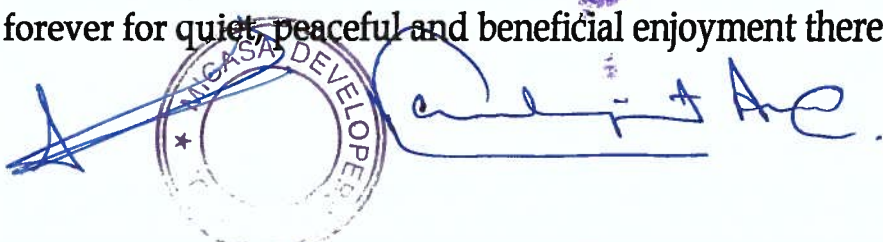
AND WHEREAS the said Mrs.Hermigilda Carvalho alias Hermenegilda Regimna Carvalho alias Rosy Carvalho, Mr.Constancio Carvalho alias Pedro Jose Constancio Carvalho, Mr. Milton Carvalho and his wife Mrs. Elcy Carvalho sold the said strip of land to MICASA DEVELOPERS PRIVATE LIMITED, the Vendors herein, vide Deed of Sale dated 25/05/2017, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration Number BRZ-BK1-02112-2017 Book-1 Document CD Number BRZD787 on 25/05/2017.

AND WHEREAS the PURCHASER has approached the VENDOR with a proposal to purchase the said strip of land, for a total consideration of Rs.81,000/- (Rupees Eighty One Thousand Only).

AND WHEREAS the VENDOR upon the request made by the PURCHASER has agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDOR, the said strip of land for a total consideration of Rs.81,000/- (Rupees Eighty One Thousand Only) which is the present market price of the said strip of land.

NOW THIS DEED OF SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER :-

1. THAT in pursuance of the aforesaid agreement and in consideration of the total sale price of the said strip of land at Rs.81,000/- (Rupees Eighty One Thousand Only), paid by the PURCHASER to the VENDOR, the receipt whereof the VENDOR does hereby jointly admit and acknowledge and do hereby discharge, release and acquit the PURCHASER from every liability thereof, the VENDOR does hereby sell, transfer and convey by way of sale, unto and to the use of the PURCHASER, absolutely free from all encumbrances, the said strip of land, TO HAVE AND TO HOLD the same absolutely and forever for quiet, peaceful and beneficial enjoyment thereof.



2. AND THAT the VENDOR does hereby covenant with the PURCHASER that:

- a) Notwithstanding any agreement, act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of their predecessors in title or any person claiming under or through the VENDOR, the VENDOR has at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said strip of land unto and to the use of the PURCHASER.
- b) The PURCHASER shall and may at all times hereafter peaceably and quietly own, hold, possess, enjoy the said strip of land and receive rents, profits and all benefits thereof for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by and from the VENDOR or any other person lawfully or equitably claiming from, through or under or in trust for the VENDOR or under any of its predecessors in title.
- c) The VENDOR does hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly assuring the said strip of land and every part thereof unto and to the use of the PURCHASER according to the true intent and meaning of this deed or as reasonably required.

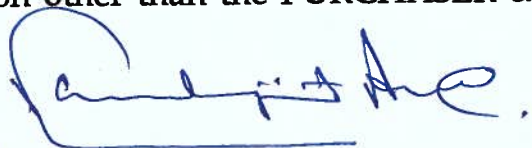
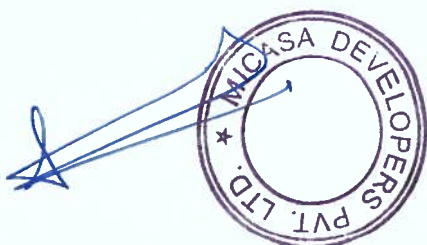




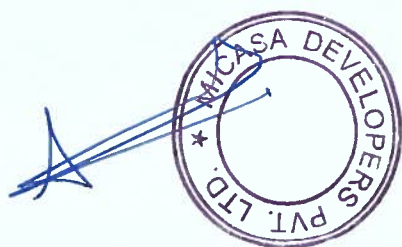

- d) The VENDOR is now lawfully seized to possess the said strip of land free from any charge, encumbrances or defects of whatsoever nature and have absolute right and title to convey the same by way of sale, without let or hindrance of any kind whatsoever.
- e) The VENDOR has absolute power and authority to sell the said strip of land in the manner aforesaid and the PURCHASER may hereafter on the execution of this deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the VENDOR or persons claiming through or under them or on their behalf or their predecessors in title.
- f) The VENDOR shall at all times cooperate with the PURCHASER for making good, ratifying the defect if any in the present conveyance, by executing necessary Deed(s) in respect thereof.
- g) The VENDORS shall at all times, indemnify and keep indemnified the PURCHASER herein and his transferee against loss, damage, cost, charges, expenses, if any, suffered by reason of fault of the VENDOR or due to any breach of the covenants.

3. AND THAT the VENDOR hereby further covenants and declares that:

- a) The VENDOR has not entered into any agreement, arrangement, understanding, document, instrument concerning the said strip of land nor have agreed to sell or otherwise transfer their rights, share or interest in the said strip of land in any manner whatsoever, to any person other than the PURCHASER except as aforesaid.

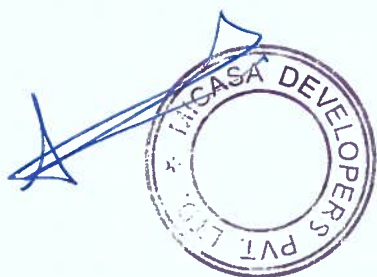



- b) The said strip of land or any part thereof is not a subject matter of acquisition or requisition under the Land Acquisition Act 1984 or any other law in force.
- c) There are no outstanding encumbrances, mortgages, charges, and liens in respect of the said strip of land.
- d) No easements or right of way run through or over the said strip of land.
- e) No order or direction of any Court, Tribunal or Authority prohibits or impedes the beneficent use of the said strip of land.
- f) There are no suits, proceedings or litigation pending in any Court as on date concerning, touching, and affecting the said strip of land hereby described.
- g) There are no tenants and or mundkars and or any persons who may be protected or who may have a right in respect of the said strip of land.
- h) There is no attachment or prohibitory order issued by any competent authority or court prohibiting the sale or transfer of the said strip of land.
- i) There is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the said strip of land.
- j) No other person has any claim, share, right, title or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, or otherwise howsoever, in the said strip of land and the VENDOR is competent and entitled to sell and transfer the same in the manner provided in these presents.



[Handwritten signature]

4. THAT the VENDOR has today put the PURCHASER in unconditional exclusive peaceful vacant possession of the said strip of land to be held by the PURCHASER without any harm or hindrance from the VENDOR and/or any other person or persons claiming through the VENDOR.
5. The VENDOR has obtained No Objection Certificate for the registration of Sale Deed in respect of the said strip of land from Office of the Senior Town Planner, Town & Country Planning Department, Government of Goa under Reference No. NOC/49(6)/477/MARNA/TCP/18/1501 dated 01/03/2019.
6. AND THAT the VENDOR and the PURCHASER hereby declare that the said strip of land in transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.
7. The present fair market value of the said strip of land is Rs.81,000/- (Rupees Eighty One Thousand Only) and accordingly the stamp duty of Rs.2,500/- (Rupees Two Thousand Five Hundred Only) is affixed herewith which is paid by the PURCHASER.



SCHEDULE
(DESCRIPTION OF THE SAID STRIP OF LAND)

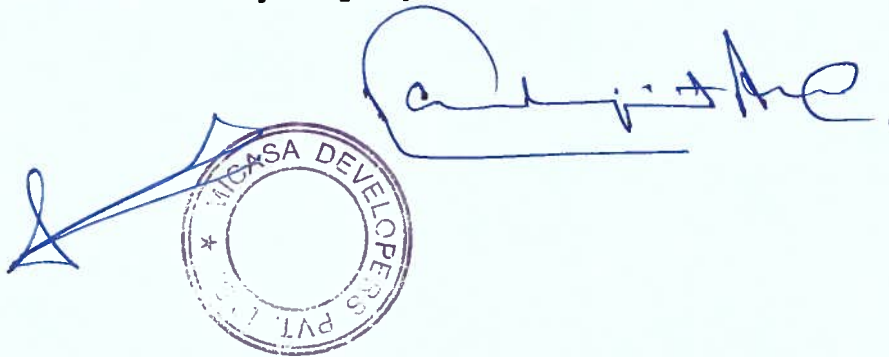
ALL THAT STRIP OF LAND, which is part of the property known as "IGREJA VADDO" or "GOLOMBATTA", admeasuring an area of 13.50 sq. mtrs., surveyed under Survey No.118/2, of Village Marna, situated at Igrez Vaddo, Marna, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office under No.8029 at page 130 reverse of Book B new 21 and enrolled in the Taluka Revenue Office of Bardez, under Matriz No.117 and bounded as follows :-

On the East : By remaining part of the property bearing Survey No.118/2;

On the West : By remaining part of the property bearing Survey No.118/2;

On the North : By Duler-Marna-Siolim road;

On the South : By Property bearing Survey No.118/3.

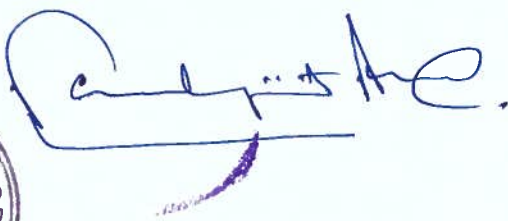



IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the day, month and year first hereinabove mentioned and in the presence of the witnesses mentioned below.

SIGNED AND DELIVERED
by the within named **VENDOR**
MICASA DEVELOPERS PRIVATE
LIMITED, represented by its Authorised
Signatory **SHRI SAURABH JAIN**



| | | | | | |
|----------|--|--|--|--|--|
| R.H.F.I. | | | | | |
| L.H.F.I. | | | | | |

SIGNED AND DELIVERED
by the within named PURCHASER
SHRI KANWALJIT SINGH ARORA

)











)

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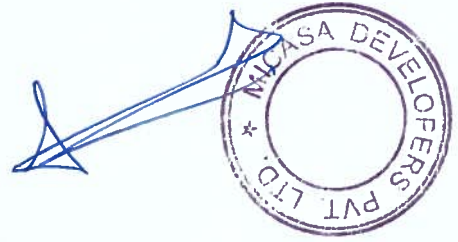


Handwritten signature: Kanwaljit Arora





| | | | | | |
|----------|---|---|--|---|---|
| R.H.F.I. |  |  |  |  |  |
| L.H.F.I. |  |  |  |  |  |

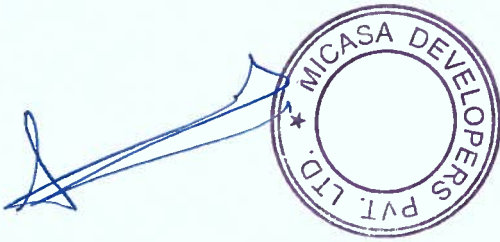
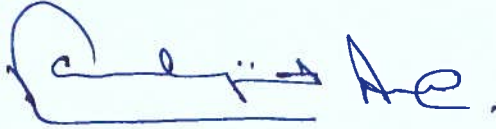
Handwritten signature: Kanwaljit Arora



IN THE PRESENCE OF WITNESSES:


- 
1. Mr. Akshay Eknath Kerkar
R/o 1149/C, Bagwada, Near Shri Dattatray Temple,
Morjim, Goa.

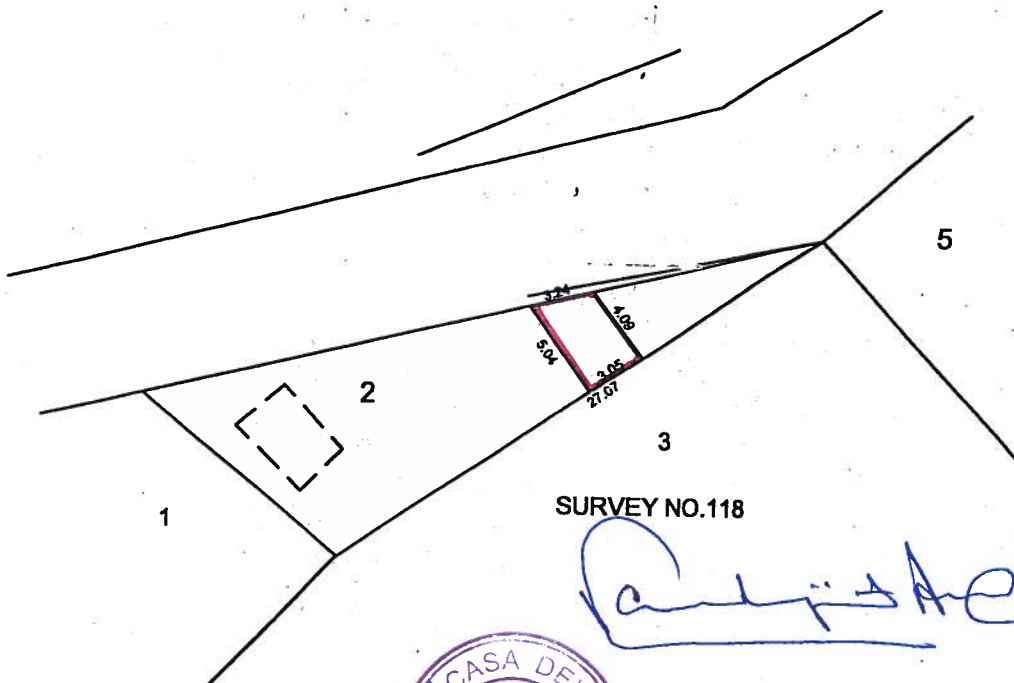
- 
2. Mr. Ajay Shabi Kanolkar
R/o Flat No.1, Ground Floor, Chandan Apartments,
Nagmodem, Navelim, Salcete, Goa.



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Plan Showing plots situated at
village:MARNA
Taluka:BARDEZ
Survey No./Subdivision No:118/2
Scale:1:1000

 PLOT AREA FOR
ACCESS.....13.50sq.m



**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 25-Apr-2019 12:04:11 pm

Document Serial Number :- 2019-BRZ-1165

Presented at 12:04:13 pm on 25-Apr-2019 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 | 2500 |
| 2 | Registration Fee | 1620 |
| 3 | Mutation Fees | 1000 |
| 4 | Processing Fee | 340 |
| Total | | 5460 |

Stamp Duty Required :2500



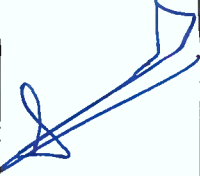
Stamp Duty Paid : 2500

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA ,S/o - D/o Late Shri Surjit Singh Arora Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Address2 - , PAN No.: <input type="text"/> | | | |







Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA ,S/o - D/o Late Shri Surjit Singh Arora Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Address2 - , PAN No.: <input type="text"/> | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|---|---|---|
| 2 | SHRI SAURABH JAIN ,S/o - D/o Shri Shiv Kumar Jain Age: 26, Marital Status: ,Gender:Male,Occupation: Service, Address1 - E-15, Green Park, Uphar Cinema, Hauz Khas, South Delhi, 110016, Address2 - , PAN No.: |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|--|--|--|
| 1 | Ajay Shabi Kanolkar, 50 , ,9326103283 , ,Business , Marital status : Married 403707, Flat No.1 Ground Floor Chandan Apartment Nagmodem Navelim Salcete Goa, Flat No.1 Ground Floor Chandan Apartment Nagmodem Navelim Salcete Goa Navelim, Salcete, SouthGoa, Goa |  |  |  |
| 2 | Akshay Eknath Kerkar, 26 , ,7507809099 , ,Business , Marital status : Unmarried 403512, 1149/C Bagwada Near Shri Dattatray Temple Morjim North Goa , 1149/C Bagwada Near Shri Dattatray Temple Morjim North Goa Morgim, Pernem, NorthGoa, Goa |  |  |  |



Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-1165

Book :- 1 Document

Registration Number :- **BRZ-1-1148-2019**

Date : 03-May-2019

Hm/Wikm

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

SUB-REGISTRAR
BARDEZ



(Rupees Nine Lakhs forty five thousand Only)

CREDITTM
NK LTD.

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 22443
192931

NON JUDICIAL गोवा
SEP 07 2018



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D-5/STP(V)/C.R./35/34/2011-RD

Rs.0945000/- PB7147

सत्यमेव जयते
INDIA

STAMP DUTY

GOA

Name of Purchaser Kanwaljit Singh.

3916/2018
10/09/2018




DEED OF SALE

MICASA DEVELOPERS PVT LTD

DIRECTOR

**THIS DEED OF SALE is executed at Mapusa Goa, on
this 9th day of September 2018**

BETWEEN



1.- M/S. MICASA DEVELOPERS PRIVATE LIMITED, a Private Limited Company duly incorporated under the Companies Act 1956, bearing CIN No. U70200GA2013PTC007348, having its registered office at 201-B, 2nd floor Mathias Plaza, 18th June Road, Panaji, Goa-403516 holding Pan card no. [REDACTED] herein represented by **SHRI GAURAV JAIN**, aged 36 years, in business, son of Shri Rajkumar Jain, married, holding PAN Card No. [REDACTED], Aadhar card no. 9208 8597 5476, Email ID veeragroup@gmail.com, Mobile No. [REDACTED], residing at 1/38 Gauravaddo, Calangute, Goa-403516, resolution of the Board of Directors dated 01.05.2017, hereinafter called the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, administrators, legal representatives and assigns) **OF THE FIRST PART.**

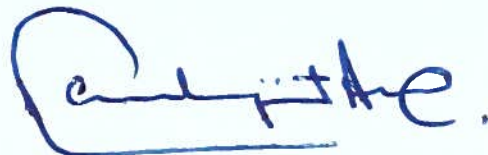
AND

2. SHRI. KANWALJIT SINGH ARORA, son of Late Shri Surjit Singh Arora, aged 63 years, Businessman, married, holding PAN Card no. [REDACTED], Aadhar Card No. 3623 8951 4634, Email ID vickyarora@yahoo.com, Phone No. [REDACTED], resident of B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301; hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof mean and

MICASA DEVELOPERS PVT LTD



DIRECTOR



include their heirs, successors, representatives and assigns) **OF THE SECOND PART.**

AND WHEREAS there exists a plot admeasuring 4133 sq.mts., bearing Sy.no.118/3, identified as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND" surveyed under Survey no.118/3 of Village Marna, situated at Marna, within the limits of Village Panchayat of Marna, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa, better described in the SCHEDULE I hereinafter annexed and for the sake of brevity is hereinafter referred to as the SCHEDULE I PROPERTY.



AND WHEREAS the Schedule Property belonged to the Vendor hereto as having purchased the same under a Deed dated 25-05-2017 registered under no. Book I Doc. Reg. No. BRZ-BKI-02112-2017 CD No. BRZD787, in the Office of Sub-Registrar Bardez.

AND WHEREAS the offices of the Additional Collector III have issued conversion SANAD in respect of the said property vide reference No.4/113/CNV/ACIII/2017/1482, Dated 18/12/2017.

AND WHEREAS the office of the Town and Country Planning office have issued N.O.C in respect of Plot B vide reference No. NOC/ 49(6)/ 184/ MARRA/ TCP/ 18/ 3747, Dated 07/09/2018 .

AND WHEREAS the PURCHASER have approached the Vendor to sell to them the plot of admeasuring 2395 m2 for the price of Rs.2,10,00,000/- (Rupees Two Crore ten Lakhs only) and the Vendor have agreed to the Offer.

MICASA DEVELOPERS PVT LTD

DIRECTOR

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1.- In pursuance of the above and in consideration of an amount of Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs only) out of which an amount of Rs.2,10,000/- is deducted towards T.D.S. and the balance amount of Rs.2,07,90,000/- (Rupees Two Crore Seven Lakhs Ninety Thousand only) is paid by way of Demand Draft bearing no.530003, drawn on Deutsche Bank, dated 05/08/2018 for an amount of Rs.1,47,90,000 (Rupees One Crore Forty Seven Lakhs Ninety Thousand Only) and an amount of Rs.60,00,000/- (Rupees Sixty Lakhs Only) paid by way of cheque bearing cheque no.270876, Drawn on Deutsche Bank, dated 16/07/2018, PURCHASER to the VENDOR as per Annexure received by the Vendor, the receipt of which the VENDOR does hereby acknowledge, the Vendor at the request of the PURCHASER does hereby convey, assign and transfer by way of sale the SAID PLOT B bearing survey number 118/3 unto the PURCHASER.

2.- The Vendor has to-day put the PURCHASER in unconditional exclusive peaceful, vacant possession of the SAID PLOT to be held by the PURCHASER forever peacefully without any interruption from the Vendor and/or any other person whatsoever claiming through the Vendor and the Vendor does hereby indemnify the PURCHASER against any claim, lien or encumbrance of any nature if made by any Third Party against the SAID PLOT AND ASSURE the PURCHASER that the claims if any shall be made good by the Vendor at their own cost without any disturbance to the possession and title of the PURCHASER.

MICASA DEVELOPERS PVT LTD



DIRECTOR



3.- The Vendor does hereby covenant with the PURCHASER as under:-

(a)-That the SAID PLOT is free from encumbrances and claims of any nature whatsoever.

(b)-That the Vendor has paid upto date the Electricity Bill, House Tax and water bill there are no arrears of any nature.

(c)-That the Title of the Vendor to the SAID PLOT is clear, valid and marketable and is subsisting and the Vendor is lawfully entitled to sell and alienate the same.

(d)-That the Vendor has not created any third party rights upon and to the SAID PLOT nor is there any notice of Land Acquisition issued against the SAID PROPERTY.

(e)-That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASER peacefully and quietly without any claim or demand whatsoever from the Vendor or any other person whomsoever.

(f)-That there are no claim of Tenancy or Mundkarship to the SAID PLOT nor is the said property subject matter of any lis-pendent or Land Acquisition or any other claim or lien of any nature.

4.- The Vendor does hereby give his explicit consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Record of Village Panchayat Marna and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority. The Vendor do hereby further agree and assure the PURCHASER to sign and execute all such other documents and give NOC for the above purpose.

MICASA DEVELOPERS PVT LTD



DIRECTOR



5.- The Vendor does hereby indemnify the PURCHASER against any claims if made to the SAID PLOT by any person claiming through the Vendor and the Vendor shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the title and possession of the PURCHASER.

6.-The Vendor hereby gives their no objection to the PURCHASER for mutation and inclusion of the name of the PURCHASER in the Revenue Records by deletion of the name of the Vendor.

7.- The Vendor declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

8.- The market value of the SAID PLOT is Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs only) and the stamp paper of Rs.9,45,000/- (Rupees Nine Lakhs Forty Five Thousand only) is payable affixed to this Deed of Sale which is borne by the PURCHASER.

MICASA DEVELOPERS PVT LTD



DIRECTOR



SCHEDULE

All that Plot " B" admeasuring 2395 m² being part of the whole property admeasuring 4133 sq.mts., bearing Sy.no.118/3, identified as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND" surveyed under Survey no.118/3 of Village Marna, situated at Marna, within the limits of Village Panchayat of Marna, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa, which property is not described in the Office of Land Registrar Bardez and not enrolled in Taluka Revenue Office.

The said plot admeasuring 2395 m² is bounded as under:-

Towards the North:-By Plot A of the same property

Towards the South:-By Road

Towards the East:-By Survey no.118/5

Towards the West:-By Survey no.118/2

IN WITNESS WHEREOF the Parties hereto have signed this Deed of Sale on the day, month and year first hereinabove mentioned.

MICASA DEVELOPERS PVT LTD



DIRECTOR



SIGNED AND DELIVERED
WITHIN THE NAME OF VENDOR

DIRECTOR

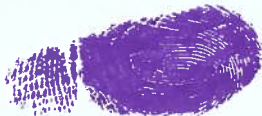


MICASA DEVELOPERS PVT LTD
MICASA DEVELOPERS PVT LTD

M/s.MICASA DEVELOPERS PVT. LTD
represented by its Director
SHRI. GAURAV JAIN
VENDOR

L. H. F. P.

R. H. F. P.



MICASA DEVELOPERS PVT LTD

DIRECTOR

**SIGNED AND DELIVERED
By the PURCHASERS**





ii) MR. KANWALJIT SINGH ARORA
PURCHASERS


R. H. F. P.






L. H. F. P.






















MICASA DEVELOPERS PVT LTD


DIRECTOR



WITNESSES:

1. Vishal Bhamare 

2. Shivraj Varshetti





MICASA DEVELOPERS PVT LTD


DIRECTOR





LAN SHOWING THE AREA



DIRECTOR

REG_1_53855_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 10-09-2018 03:23:06 PM

Document Serial Number : 3916

Presented at 02:08:00 PM on 10-09-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|------------------|
| 1 | Registration Fee | 735000.00 |
| 2 | Processing Fees | 380.00 |
| | Total : | 735380.00 |

Stamp Duty Required: 945000.00

Stamp Duty Paid: 945000.00

Kanwaljit Singh Arora presenter

| Name | Photo | Thumb Impression | Signature |
|---|--|--|---|
| Kanwaljit Singh Arora, S/O Late Surjit Singh Arora , Married, Indian, age 63 Years, Business, r/o B-99, Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301 Pan no [REDACTED] |  |  |  |

Endorsements**Executant**



1 . Gaurav Jain, S/O Rajkumar Jain, Married, Indian, age 36 Years, Business, r/o 1/38, Gauravaddo, Calangute, Bardez Goa Pan no [REDACTED] P, Director of M/S MICASA DEVELOPERS PRIVATE LIMITED, having its reg office at 201-B, 2nd Floor, Mathias Plaza, 18 th June Road, Panaji Goa, holding pan no AAICM8718N, Vide resolution dated 01/05/2017

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

2 . Kanwaljit Singh Arora, S/O Late Surjit Singh Arora, Married, Indian, age 63 Years, Business, r/o B-99, Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301 Pan no [REDACTED]

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

Identification

| Sr No. | Witness Details | Signature |
|--------|--|---|
| 1 | Shiraj Vanahalli , S/O Mallika Arjun Vanahalli, Married, Indian, age 38 Years, Service, r/o H.no 304, Mercas, Tiswadi Goa |  |
| 2 | Vishal Bhamare , S/O Deepak Bhamare, Married, Indian, age 31 Years, Business, r/o Milroc Kadamba , Flat no 301, Old Goa, Tiswadi Goa |  |

Sub-Registrar

Mutation fees of Rs 2500/- is paid vide challan no 201800785746 dated 10/09/2018

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

SUB-REGISTRAR
GARDEZ

SUB-REGISTRAR
GARDEZ



3916/18

Book-1 Document
Registration Number BRZ-BK1-04028-2018
CD Number BRZD803 on
Date 10-09-2018

Sub-Registrar (Bardez)

Scanned By Shabha

Signature:- Shabha

Designed and Developed by C-DAC, ACTS, Pune

(Payee One thousand Only)

Phone No: 9910021313

Sold To/Issued To:

Kanwaljit S Arora

For Whom/ID Proof:

Passport



DEC-24-2021 16:09:53

₹ 0001000/-
ZERO ZERO ZERO ONE ZERO ZERO ZERO

Other
38153451640362193759-00001838
3815345 35/02/06/2021-RD1

For CITIZEN CREDIT
CO-OP BANK LTD

Kanwaljit S Arora
Authorised Signatory

Name of Purchaser KANWALJIT SINGH ARORA



2021-BR2-5072
29/12/2021

DEED OF RECTIFICATION

[Signature]

[Signature]

This **DEED OF RECTIFICATION** is executed at Mapusa, Goa, on this 27th day of December, 2021;

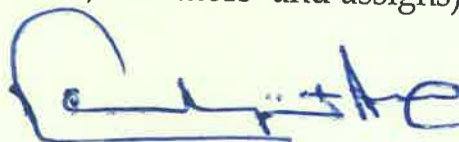
BETWEEN

MICASA DEVELOPERS PRIVATE LIMITED, a Private Limited Company duly incorporated under the Companies Act 1956, bearing CIN No.U70200GA2013PTC007348, having its Registered Office at 201-B, 2nd Floor Mathias Plaza, 18th June Road, Panaji, Goa-403516, holding PAN Card No. [REDACTED], herein represented by its Authorized Signatory, **SHRI SAURABH JAIN**, aged 29 years, in business, son of Shri Shiv Kumar Jain, married, holding PAN Card No. [REDACTED] Indian National, residing at E-15, Green Park, Uphar Cinema, Hauz Khas, South Delhi, 110016, duly authorized vide resolution of the Board of Directors dated 23/12/2021, hereinafter referred to as the '**VENDOR**' (which expression shall unless repugnant to the context or meaning thereof be deemed to include their successors, administrators, legal representatives, executors and assigns) **OF THE FIRST PART.**

AND

SHRI KANWALJIT SINGH ARORA, son of Late Shri Surjit Singh Arora, aged 66 years, businessman, married, holding PAN Card No. [REDACTED], resident of B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Indian National, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs successors, administrators, legal representatives, executors and assigns) **OF THE SECOND PART.**





WHEREAS there exists an immoveable property known as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND ", admeasuring 4133 sq. mtrs., surveyed under Survey No.118/3, of Village Marna, situated at Igrez Vaddo, Marna Village, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office, which property is hereinafter referred to as "the Said Property";

AND WHEREAS the PURCHASER herein had purchased from the VENDOR herein all that Plot B admeasuring an area of 2395 sq. mtrs., being part of the Said Property, vide Deed of Sale dated 09/09/2018 duly registered in the Office of the Sub Registrar of Bardez, under Book-1 Doc. Reg. No.BRZ-BK1-04028-2018 CD No.BRZD803 dated 10/09/2018, which Deed of Sale is hereinafter referred to as "the said Principal Deed of Sale";

AND WHEREAS the aforesaid Plot B admeasuring an area of 2395 sq. mtrs. which is part of the Said Property is more particularly described in Schedule hereunder written and delineated in red lines on the plan annexed to this DEED and shall hereinafter referred to as "the Said Plot B";

AND WHEREAS in the said Principal Deed of Sale, the VENDOR had wrongly marked the boundaries of the Said Plot B on the plan annexed to the said Principal Deed of Sale which needs to be rectified/corrected.

AND WHEREAS, the plan and the boundaries mentioned in the Schedule of the said Principal Deed of Sale needs to be rectified/corrected as shown in Schedule and on the Plan annexed to this Deed;




AND WHEREAS the VENDOR and the PURCHASER have agreed to rectify the aforesaid Schedule and the Plan in the said Principal Deed of Sale by way of executing the present Deed of Rectification to the said Principal Deed of Sale;

NOW THEREFORE, THIS DEED OF RECTIFICATION WITNESSETH AS UNDER:

- 1) That in pursuance of the above agreement, the VENDOR and the PURCHASER hereby rectify the Schedule and Plan of said Principal Deed of Sale.
- 2) That the Schedule of the said Principal Deed of Sale shall be rectified and read as per the Schedule of this present Deed.
- 3) That the Plan annexed to the said Principal Deed of Sale shall be rectified and read as per the Plan annexed to this present Deed.
- 4) That the rectification to be effected in the said Principal Deed of Sale pertains to Schedule and annexed Plan.
- 5) That the Parties to the present Deed of Rectification declare that besides the said rectification to the Schedule and annexed Plan, other clauses and the covenants of the said Principal Deed of Sale shall remain intact and shall be binding on the Parties hereto for all legal purposes.
- 6) That this Deed of Rectification shall form a part of the said Principal Deed of Sale and the same shall be read together with the said Principal Deed of Sale.
- 7) That as rectified as aforesaid, the said Principal Deed of Sale dated 09/09/2018 shall remain in full force and effective subject to what is stated above .




- 8) The VENDOR has obtained No Objection Certificate for the registration of this present Rectification Deed in respect of the Said Plot B from Office of the Senior Town Planner, Town & Country Planning Department, Government of Goa under Reference No. NOC/49(6)/1808/MARNA/TCP-21/4359 dated 19/10/2021.

SCHEDULE
(DESCRIPTION OF THE SAID PLOT B)

All that Plot B admeasuring 2395 sq. mtrs being part of the whole immoveable property known as "MASCANICHO CURCO" or "MONQUICHI UDDY" or "IMPLIACHO BAND", surveyed under Survey No.118/3 of Village Marna, situated at Igrez Vaddo, Marna Village, within the local limits of the Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office and bounded as follows :-

- On the East : By Plot C and partly by Road;
On the West : By Plot A of the same property;
On the North : By Property bearing Survey No.118/5;
On the South : By Road.

The Said Plot B is delineated in red lines on the plan annexed to this DEED.

[Handwritten Signature]



IN WITNESS WHEREOF the parties hereto have signed this Deed of Rectification on the day, month and year first hereinabove mentioned and in the presence of the witnesses mentioned below.

SIGNED AND DELIVERED)
by the within named VENDOR)
MICASA DEVELOPERS PRIVATE)
LIMITED, represented by its Authorized)
Signatory SHRI SAURABH JAIN)



A large, stylized handwritten signature in blue ink.



| | | | | | |
|----------|--|--|--|--|--|
| R.H.F.I. | | | | | |
| L.H.F.I. | | | | | |

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A large, stylized handwritten signature in blue ink.

SIGNED AND DELIVERED)
by the within named PURCHASER)
SHRI KANWALJIT SINGH ARORA)

Handwritten signature in blue ink.



Handwritten signature in blue ink.

| | | | | | |
|----------|--|--|--|--|--|
| R.H.F.I. | | | | | |
| L.H.F.I. | | | | | |



Handwritten signature in blue ink.



Handwritten signature in blue ink.



IN THE PRESENCE OF WITNESSES:

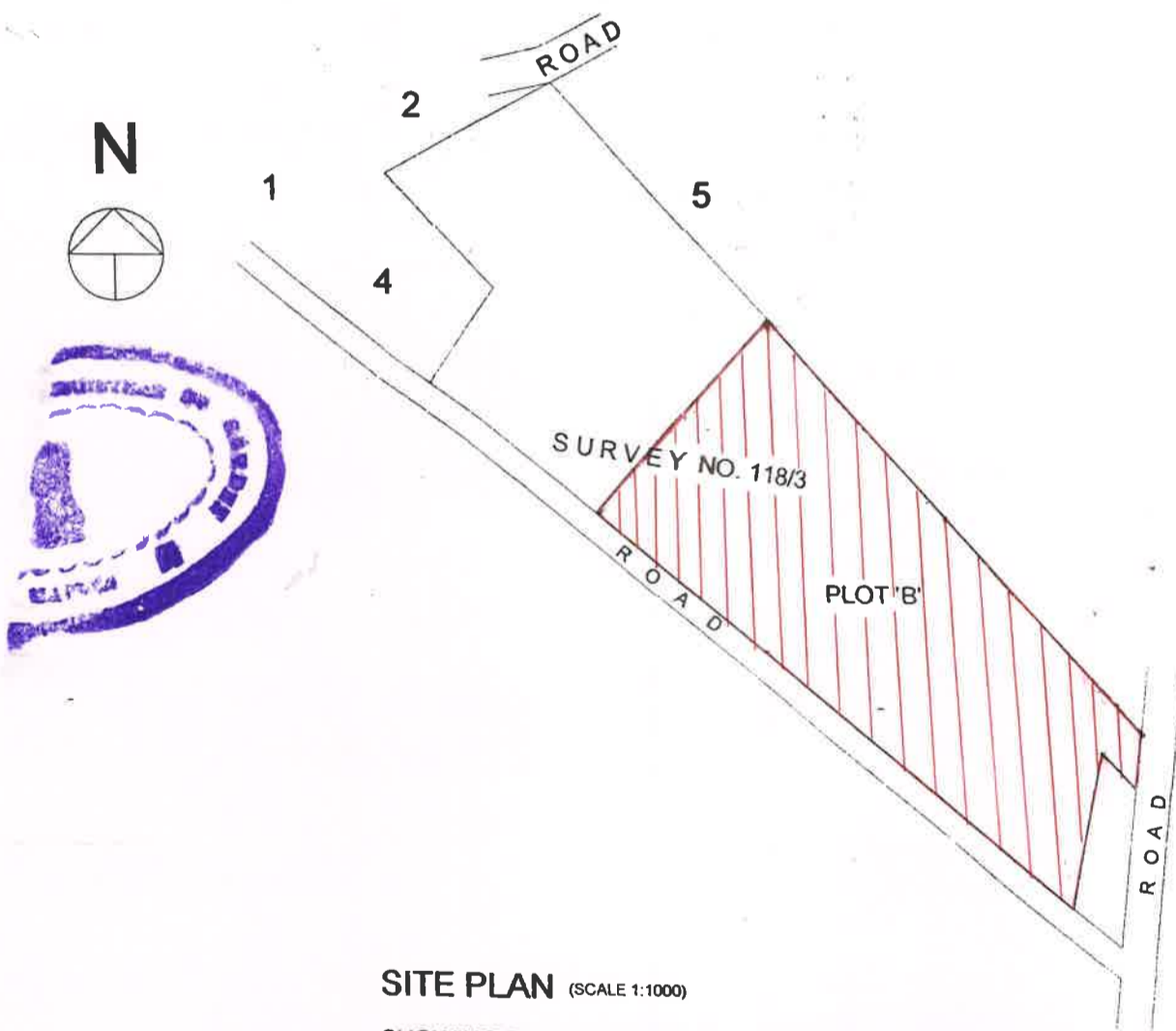
1. Mandakini Harmaakar Mandakini

2. Anjani S. Sakhalakar Ajani



_____ Ac.

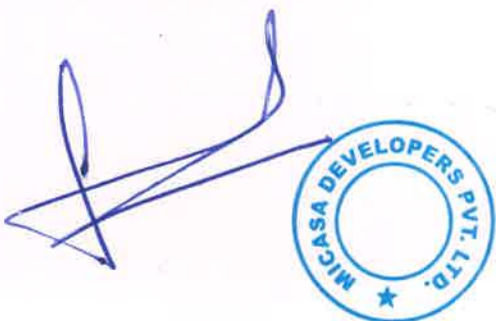
AREA OF PLOT 'B' OF SURVEY NO. 118/3 = 2395.00 M²



SITE PLAN (SCALE 1:1000)

SHOWING PLOT 'B' IN PROPERTY BEARING SURVEY
NO. 118/3 OF MARNA VILLAGE OF BARDEZ TALUKA

[Handwritten signature]





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 29-Dec-2021 11:43:29 am

Document Serial Number :- 2021-BRZ-5072

Presented at 11:30:25 am on 29-Dec-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 | 1000 |
| 2 | Registration Fee | 1000 |
| 3 | Processing Fee | 680 |
| Total | | 2680 |

Stamp Duty Required :1000/-

Stamp Duty Paid : 1000/-

Presenter







| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA ,Father Name:Late Shri Surjit Singh Arora, Age: 66, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, Address2 - , PAN No.: <input type="text"/> | | | |

Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | KANWALJIT SINGH ARORA , Father Name:Late Shri Surjit Singh Arora, Age: 66, Marital Status: Married , Gender: Male, Occupation: Business, B-99 Sector-44, Noida, Gautam Buddha Nagar, Uttar Pradesh-201301, PAN No.: <input type="text"/> | | | |
| 2 | SAURABH JAIN Authorized Signatory Of MICASA DEVELOPERS PRIVATE LIMITED , Father Name:Shiv Kumar Jain, Age: 29, Marital Status: , Gender: Male, Occupation: Business, E-15, Green Park, Uphar Cinema, Hauz Khas, South Delhi, 110016, PAN No.: <input type="text"/> | | | |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|---|---|---|
| 1 | Name: Anjani Sagar Sakhalkar ,Age: 32 ,DOB: ,Mobile: 7798138424 ,Email: ,Occupation: Self Employed , Marital status : Married , Address: 403516, H No. 4/216 B Prabhu Waddo Calangute Bardez Goa, H No. 4/216 B Prabhu Waddo Calangute Bardez Goa, Calangute, Bardez, NorthGoa, Goa |  |  |  |
| 2 | Name: Mandakini Harmalkar ,Age: 34 ,DOB: ,Mobile: 9923880694 ,Email: ,Occupation: Self Employed , Marital status : Married , Address: 403517, H No 730 Teen Maad Maina Sodiem Siolim Bardez Goa, H No 730 Teen Maad Maina Sodiem Siolim Bardez Goa, Siolim, Bardez, NorthGoa, Goa |  |  |  |


Sub Registrar
S/R-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-5072



Document Serial No:-2021-BRZ-5072

Book :- 1 Document

Registration Number :- **BRZ-1-4929-2021**

Date : 29-Dec-2021

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

SUB-REGISTRAR
BARDEZ

