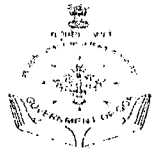




GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bardez



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 1605000/-

(Rupees Sixteen Lakhs Five Thousand only)

PAID VIDE E-RECEIPT NO 202400444339 DATED :13-Jun-2024,
IN THE GOVERNMENT TREASURY.



Handwritten signature
03/07/2024
Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400037547
DOCUMENT SERIAL NUMBER	:	2024-BRZ-3304
DATE OF PRESENTATION	:	03-Jul-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-3251-2024
DATE OF REGISTRATION	:	04-Jul-2024
NAME OF PRESENTER	:	ANUJ SETHI
REGISTRATION FEES PAID	:	₹963000/-
PROCESSING FEES PAID	:	₹2200/-
MUTATION FEES PAID	:	₹2000/-







Government of Goa
Directorate of Accounts

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



Echallan No. 202400444339

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 12/06/2024 15:41:46

Name and Address of Party: ANUJ | 7798601164
Porvorim

Service: Stamp Duty

	Amount
Stamp Duty	₹ 1605000.00

Total Amount: ₹ 1,605,000.00

(Rs. Sixteen Lakh Five Thousand Only.)

Department Data: 202400037547 NOTARY|202400037547 NOTARY

Bank ref No: CPADWSDPV6
Status: Success
Payment Date: 13/06/2024 17:16:57
Payment Gateway: SBI_MOPS

Print Date: 13/06/2024 17:17:15



Sr. No. 2024-BR2-3304
03/07/2024

DEED OF SALE

Stamp 7897

For KEPT TECH PVT. LTD.

Prakash
Director

Anuj
Al. Dhawan
Dhawan

same on all the pages





THIS DEED OF SALE is executed on this 03rd day of July of the year Two Thousand and Twenty Four (03/07/2024), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

BETWEEN:

KEPT TECH PRIVATE LIMITED, a private limited company incorporated under the Companies Act, 2013, having CIN: U45309UP2021PTC157009, having its registered office at KL1 402, Eldeco Utopia, Sector 93A, Noida, UP. 201301, having PAN Card bearing No.

represented by its Director **MR. PRASHAN**

AGARWAL, son of Mr. Lalit Agarwal, age 45 years, married, Businessman, Indian National, holding PAN Card bearing No. and Aadhaar Card bearing No.

, residing at KL1 402, Eldeco Utopia, Sector 93a, Gautam Budha Nagar Uttar Pradesh - 201301, hereinafter, referred to as "**OWNER/VENDOR**" (which expression shall unless repugnant to the context be deemed to mean and include its heirs, legal representatives, executors, administrators, successors, assigns wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

For KEPT TECH PVT. LTD.

Prashan
Director

Mr. Agarwal





X

RECEIVED
1971
10/10/71



AND

1. **MR. ANUJ SETHI**, son of S. K Sethi alias SK Sethi, age 44 years, married, business, Indian National, holding Aadhaar Card bearing No. _____ and PAN card bearing No. _____, residing at E-10, 1st Floor, Jangpura Extension, Jangpura PO Jungpura, Dist: South Delhi, Delhi-110014,

2. **Mr. AJAY KUMAR DHAWAN**, son of Raj Kumar Dhawan alias R K Dhawan, age 60 years, married, business, Indian National, holding Aadhaar Card bearing No. _____ and PAN card bearing No. _____, residing at W40a, Greater Kailash Part -1, Greater Kailash, Greater Kailash, Defense Colony, South Delhi, Delhi-110048; Hereinafter called as the **"PURCHASERS"** (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, executors and/or administrators) of the Other Part;

WHEREAS there exists ALL THAT Plot, admeasuring 1145 sq. mts., surveyed under survey No.196/1-A of village Arpora, forming part of the larger property known as **"MALUCAINACHI - NOMOX"**, also known as **"MALUCAINACHAI-NOMOX"**, admeasuring 5175 sq. mts., surveyed under survey No.196/1, situated in the



A. Dhawan

Am

For KEPT TECH PVT. LTD.

R. K. Dhawan
Director





village of Arpora, within the limits of village Panchayat of Arpora, Taluka Bardez, District of North Goa and State of Goa, described in the Land Registration Office under No.4381 at page 40 overleaf of Book B old 30 and enrolled in the Taluka Revenue Office of Bardez under Matriz No.1260, bearing Old Cadastral No. 810, **an area admeasuring 1145 Sq mts is hereinafter referred to as the "SAID PLOT" for the sake of brevity and convenience, more particularly described in the SCHEDULE hereinunder written and the larger property known as "MALUCAINACHI - NOMOX", also known as "MALUCAINACHAI-NOMOX", admeasuring 5175 sq. mts., shall hereinafter referred to as the "SAID LARGER PROPERTY".**



AND WHEREAS LARGER PROPERTY originally belonged to one Ragoba Fotu Sinay Sanvordekar and the same was gifted to him by his father, Fotu Ragoba and his wife Umabay with a condition that in the event Ragoba Fotu Sinay Sanvordekar passes away without surviving a male child or without having adopted a son, then the property shall stand gifted to their other sons namely; 1) Santu and 2) Subrai.

AND WHEREAS the said entire property was inscribed in favour of Mr. Ragoba Fotu Sinay Sanvordencar under inscription No.5595 on 04/07/1919.

A. P. D. D. D.

[Signature]

For KEPT TECH PVT. LTD.

Prashant
Director



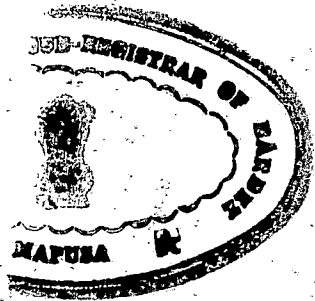


AND WHEREAS said Ragoba Fotu Sinay Sanvordencar expired without any issue therefore the said property devolved upon the Said Santu and Subrai.

AND WHEREAS the **SAID PROPERTY** was transcribed on the Registo-do-Agrimensor, in the name of Siurama Sinai Sanvordecar (son of Santu Sinai Sanvordekar and Ambicabai) and Bolvonta Sinai Sanvordecar (son of Subrai Sanvordecar and Durgabai) against the old Cadastral Survey No.810.

AND WHEREAS vide Deed of Adoption dated 01/07/1949, recorded at Book No.394 at folio 37, before Notary Public at Quepem, Mr. Frederico Antono de Oliveira Pegado, said Siurama Santu Sinai Narcornim Sanvordecar and his wife Umabai Sinai Sanvordencar had adopted a minor son of Fotu Subraia Sinai Sanvordencar alias Fotu Subraia Sinai Narcornim Sanvordencar namely Amrutaria Fotu Sinai Narcornim Sarvordencar. The name of Amrutaria Fotu Sinai Narcornim Sanvordencar was later changed to Vassudeva Siurama Sinai Narcornim Sanvordencar.

AND WHEREAS vide Deed of Sale dated 21/06/1972, duly registered in the office of the sub-registrar of Bardez, Mapusa-Goa under No.5720 at pages 153 to 157 of Book No.I, Volume No.66 dated 29/08/1972, it can be noted that the larger property was orally partitioned between



H. Chawar

[Signature]

For KEPT TECH PVT. LTD.

[Signature]
Director





Bolvonta Sinai Sanvordecar and Siurama Sinai Sanvordecar.

AND WHEREAS after partition, half of the property allotted to Siurama Sinai Sanvordecar is surveyed under survey No.196/1 and remaining half of the property allotted to Bolvonta Sinai Sanvordecar is surveyed under survey No.196/3.

AND WHEREAS said Siurama Santa Sinai Narcornim Sanvordencar alias Siurama Santa Sinai Savivonvordencar alias Sivrama Santa Sinai Narcornim Sanvordencar expired on 04/07/1949 leaving behind his widow, Umabai Sinai Sanvordencar and following children as legal heirs:

1. Vassanti alias Vassant Sinai Sanvordecar (daughter)
2. Vassudev Sivrama Sinai Narcornim Sanvordencar (adopted son)

AND WHEREAS upon the death of said Siurama Santa Sinai Narcornim Sanvordencar alias Siurama Santa Sinai Savivonvordencar alias Sivrama Santa Sinai Narcornim Sanvordencar, an Inventory Proceedings No.14 454/49 was initiated by his wife, Umabai Sinai Sanvordencar upon the death of Sivrama Santa Sinai Narcornim Sanvordencar alias Siurama Santa Sinai Sanvordecar. That the said property listed under Item No.74 (Half of the

Al. Phawen

[Signature]

For KEPT TECH PVT. LTD.

Prachin
Director





property admeasuring 5175 sq. mts) was allotted to Vassudeva alias Sivrama Santa Sinai Narcornim Sanvordencar vide Order dated 03/09/1979, by paying Owelty money to Umabai Sinai Sanvordencar and Vassanti alias Vassant Sinai Sanvordecar.

AND WHEREAS the name of Vasudeo Shivram Sinai Sanvordenkar reflects on Manual Form I and XIV of survey No.196/1 of village Arpora.

AND WHEREAS Vide Deed of Sale dated 28/06/2022, Deed of Sale dated 28/06/2022, duly registered before the sub registrar of Bardez under Registration No. BRZ-1-2924-2022, dated 29/06/2022, said Vasudev Shivram Savardekar alias Vasudeo Shivram Sinai Savodenker alias Vassudev Shivram Sinai Sanvordencar and his wife Lata Vasudev Savordekar alias Lata Vassudeo Sinai Savodenker, sold a portion of the said larger property i.e. Plot adm.1145 sq. mts., to KEPT TECH PRIVATE LIMITED, which is hereinafter referred to as the SAID PLOT.

AND WHEREAS KEPT TECH PRIVATE LIMITED mutated its name on Form I and XIV against mutation No.85763.

AND WHEREAS the said Plot was partitioned vide Order dated 23/12/2022 under Case No.

H. Dhawan

[Signature]

For KEPT TECH PVT. LTD.

Prakash
Director





ISLR/PART/BAR/ARP/457/2022 filed before the Inspector of Survey and Land Records, Mapusa, Bardez-Goa and obtained a new survey bearing No.196/1-A.

AND WHEREAS Office of the Additional Collector-III, North Goa, District, Mapusa-Goa issued Sanad bearing Ref. No.4/83/CNV/AC-III/2023/594 dated 20/04/2023, to use the said Plot under survey No.196/1-A admeasuring 1145 sq. mts. of Village Arpora for residential purpose only.

AND WHEREAS by virtue of Deed of Sale dated 28/06/2022, KEPT TECH PRIVATE LIMITED became the absolute owner in possession of the said PLOT.

AND WHEREAS the **VENDOR** hereby desires to sell to the **PURCHASERS** and the **PURCHASERS** hereby desires to purchase from the **VENDOR**, ALL THAT PLOT, admeasuring 1145 sq. mts., surveyed under survey No.196/1-A of village Arpora, situated in the property known as "**MALUCAINACHI - NOMOX**", also known as "**MALUCAINACHAI-NOMOX**", situated in the village of Arpora, within the limits of village Panchayat of Arpora, Taluka Bardez, District of North Goa and State of Goa, described in the Land Registration Office under No.4381 at page 40 overleaf of Book B old 30 and enrolled in the Taluka Revenue Office of Bardez under Matriz No.1260, bearing Old Cadastral No.810 and the **SAID PLOT** is being



M. D. Shawar

[Signature]

For KEPT TECH PVT. LTD.

Pradeep
Director





sold for a total consideration amount of **Rs. 3,21,00,000/- (Rupees Three Crores Twenty One Lakhs Only)** to be paid by the Purchasers to the VENDOR upon deducting T.D.S.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs. 3,21,00,000/- (Rupees Three Crores Twenty One Lakhs Only)** A sum of **Rs. 3,21,000/- (Rupees Three Lakhs Twenty One Thousand Only)** is deducted as 1% TDS as per the income Tax Act and balance amount of **Rs. 3,17,79,000/- (Rupees Three Crores Seventeen Lakhs Seventy Nine Thousand Only)** is paid by the PURCHASERS in the following manner:-



a. A sum of Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand only) D.D bearing No.019635, drawn on HDFC Bank, dated 14/05/2024, by Purchaser No. 1.

b. A sum of Rs. 17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand only) D.D bearing No.019634, drawn on HDFC Bank, dated 14/05/2024, by Purchaser No. 1.

c. A sum of Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only) is paid vide Cheque bearing No. 019693, drawn on HDFC Bank, dated 28/06/2024, by Purchaser No. 1.

Ah. Dhawan

[Signature]

For KEPT TECH PVT. LTD.

Pradeep
Director





f. A sum of Rs. 43,00,000/- (Rupees Forty Three Lakhs Only) is paid vide cheque bearing No. 019691, drawn on HDFC Bank, dated 28/06/2024, by Purchaser No. 1.

g. A sum of Rs. 17,89,500/- (Rupees Seventeen Lakhs Eighty Nine Thousand Five Hundred Only) is paid vide Cheque bearing No. 019692, drawn on HDFC Bank, dated 28/06/2024, by Purchaser No. 1.

d. A sum of Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand only) D.D bearing No.503216, drawn on ICICI Bank, dated 14/05/2024, by Purchaser No. 2.

e. A sum of Rs. 17,50,000/- (Rupees Seventeen Lakhs Fifty Thousand only) D.D bearing No.503217, drawn on ICICI Bank, dated 14/05/2024, by Purchaser No. 2.

h. A sum of Rs. 48,00,000/- (Rupees Forty Eight Lakhs Only) is paid vide D.D bearing No. 503234, drawn on ICICI Bank, dated 25/06/2024, by Purchaser No. 2.

i. A sum of Rs. 43,00,000/- (Rupees Forty Three Lakhs Only) is paid vide D.D bearing No. 503235, drawn on ICICI Bank, dated 26/06/2024, by Purchaser No. 2.



N. Phawar

[Signature]

For KEPT TECH PVT. LTD.

Prakash
Director





j. A sum of Rs. 17,89,500/- (Rupees Seventeen Lakhs Eighty Nine Thousand Five Hundred Only) is paid vide D.D bearing No. 503235, drawn on ICICI Bank, dated 26/06/2024, by Purchaser No. 2

which amounts as stated above the VENDOR do hereby admit and acknowledge, and the VENDOR do hereby convey and transfer by present Deed of Sale in favour of **PURCHASERS** all their rights, title, interest, ownership and possession in the **SAID PLOT** more particularly described in **Schedule** hereunder written and delineated in red color in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to **THE SAID PLOT** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the **VENDOR** into or upon **THE SAID PLOT** hereby conveyed to the **PURCHASERS** and every part thereof to have unto and hold the same to the use of the **PURCHASERS** together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The **VENDOR** covenant to the **PURCHASERS** as under:-

AG Chaurane

Ag

For KEPT TECH PVT. LTD.

Prachar
Director





a. That the **VENDOR** have neither entered into any agreement for sale nor have received any court summons in respect of the **SAID PLOT towards transfer of the said Plot in favour of PURCHASERS herein.**

b. That the **VENDOR** is the absolute owner of the **SAID PLOT** and is fully entitled to sell the **SAID PLOT** to the **PURCHASERS** herein.

c. That no other person has a right of ownership or any other rights on the **SAID PLOT** or any part thereof.

d. That there is no litigation or proceedings whatsoever pending in any Court of Law in respect of the ownership as well as Transfer of rights of the **SAID PLOT.**

e. That the **SAID PLOT** is not the subject matter of any attachment before Judgment or in execution of any decree or any other Court attachments or any other Court decrees or orders nor there is any injunction passed or stay order for the sale of the **SAID PLOT.**

f. That the **SAID PLOT** agreed to be sold to the **PURCHASERS** is free from any encumbrances or charges whatsoever and the **VENDOR** have full and absolute authority to sell the same to the **PURCHASERS.**

H. Chauhan

[Signature]

For KEPT TECH PVT. LTD.

[Signature]
Director





g. That the **SAID PLOT** is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

h. That there are no tenants and/or mundkars having any rights or claims over the **SAID PLOT**.

i. That there are no encumbrances of whatsoever nature over the **SAID PLOT**, by way of mortgage charges, and/or liens and the names of the predecessor-in-title of the **VENDOR**.

3. That **VENDOR** shall at all times hereinafter indemnify and keep indemnified the **PURCHASERS** against any such claim and demand and the consequences of any event that may follow, if any undertakings, representations, assurances, confirmations, declarations, made / given by the **VENDOR** in these presents turn out to be false and incorrect and fully indemnify the Purchaser against all losses, damages, costs, charges, expenses, incurring out of such representations, and the Purchaser suffers any defect of title in the SAID PLOT or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.



At Phawar

[Signature]

For KEPT TECH PVT. LTD.

Pradeep
Director





4. The **VENDOR** and the **PURCHASERS** hereby declare that the SAID PLOT in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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

6. That the physical possession and the legal possession of the **SAID PLOT** has been handed over by the **VENDOR** to the **PURCHASERS** on the spot at loco by way of the execution of this Sale Deed and the **PURCHASERS** has taken over the possession of the SAID PLOT under their own control and have occupied the same.

7. That the **VENDOR** hereby, admits and confirms that they have not been left with any right, title, interest, claim, lien or concern of any nature whatsoever in the SAID PLOT and the **PURCHASERS** have become the absolute joint owners thereof with full rights to use, peacefully enter, quietly possess, enjoy, use, sell, transfer, alienate, assign,

A. Dhanwan

[Signature]

For KEPT TECH PVT. LTD.

[Signature]
Director





assure and otherwise deal with the same or any part thereof as the absolute owners thereof and also the unhindered and unobstructed right to ingress and egress from the **SAID PLOT** at all times to come, without any hindrance, interruption, objection, eviction, claim or demand from or by the **VENDOR** and / or any of the heirs / successors of the **VENDOR** and / or any other person or person through / under the **VENDOR**.

8. There are no pending litigation or proceedings of any nature whatsoever in connection with the SAID PLOT that may affect or are likely to affect, the execution of this Sale Deed, the Transfer thereof, or the VENDOR's title to the SAID PLOT.

9. That the **PURCHASERS** can get the SAID PLOT mutated in their own name in the records of the concern authorities on the basis of this Sale Deed or its certified true copy for which the **VENDOR** hereby give its NO OBJECTION.

10. That relevant original/certified copy of title documents all other relevant documents concerning the said PLOT have been handed over by the **VENDOR** to the **PURCHASER** today at the time of execution of present Deed.

A. Chauhan

[Signature]

For KEPT TECH PVT. LTD.

Rachar
Director





11. That the **VENDOR** hereby agrees and undertakes that he shall, at all times indemnify the purchaser against any loss or damage or any non compliance or any breach of covenants or any valid and legally subsisting claim by any other legal heirs.

12. An amount of **Rs. 3,21,000/- (Rupees Three Lakhs Twenty One Thousand Only)** has been deducted from the total consideration of **Rs. 3,21,00,000/- (Rupees Three Crores Twenty One Lakhs Only)** towards 1% TDS as per the provisions of the Income Tax Act is paid in the following manner:

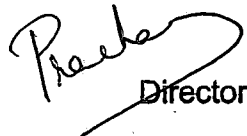
a. A sum of Rs. 1,60,500/- (Rupees One Lakh Sixty Thousand Five Hundred Only) is paid vide Challan No. 27179, dated 28/06/2024, by Purchaser No. 1.

b. A sum of Rs. 1,10,500/- (Rupees One Lakh Ten Thousand Five Hundred Only) is paid vide Challan No. 00479, dated 29/06/2024, by Purchaser No. 2.

c. A sum of Rs. 50,000/- (Rupees Five Thousand Only) is paid vide Challan No. 00458, dated 29/06/2024, by Purchaser No. 2.



For KEPT TECH PVT. LTD.


Director



13. The present value of the SAID PLOT is **Rs. 3,21,00,000/- (Rupees Three Crores Twenty One Lakhs Only)** which has been affixed hereto and Stamp duty Fees of Rs. 16,05,000/- (Rupees Sixteen Lakhs Five Thousand Only), has been paid vide Challan No. 202400444339, dated 12/06/2024, Registration Plus Processing Fees of Rs. 9,65,200/- (Rupees Nine Lakhs Sixty Five Thousand Two Hundred Only) has been paid vide Challan No. 202400444349, dated 28/06/2024 and Mutation fees of Rs. 2,000/- (Rupees Two Thousand Only) has been paid vide Challan No. 202400444345, dated 12/06/2024, which is borne by the Purchasers.

SCHEDULE

DESCRIPTION OF THE "SAID PLOT".

ALL THAT PLOT admeasuring 1145 sq. mts., surveyed under survey No.196/1-A of village Arpora, situated in the property known as "**MALUCAINACHI - NOMOX**", also known as "**MALUCAINACHAI-NOMOX**", situated in the village of Arpora, within the limits of village Panchayat of Arpora, Taluka Bardez, District of North Goa and State of Goa, described in the Land Registration Office under No.4381 at page 40 overleaf of Book B old 30 and enrolled in the Taluka Revenue Office of Bardez under Matriz No.1260, bearing Old Cadastral No.810 and is bounded as under:

H. Chauhan

[Signature]

For KEPT TECH PVT. LTD.

Pooja
Director



27
2



NORTH: By property surveyed under survey No.194/2;

SOUTH: By traditional path running through survey No.196/1;

EAST: By property surveyed under survey No.195/2 and 197/5;

WEST: By public road running through survey No.196/1-C.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below.



Handwritten signature

Handwritten signature

For KEPT TECH PVT. LTD.

Handwritten signature
Director





SIGNED AND DELIVERED
BY THE WITHIN NAMED VENDOR
KEPT TECH PRIVATE LIMITED

represented by its Director

For KEPT TECH PVT. LTD.

Prashan
Director

MR. PRASHAN AGARWAL



Prashan

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



A. Bhawan

[Signature]

For KEPT TECH PVT. LTD.

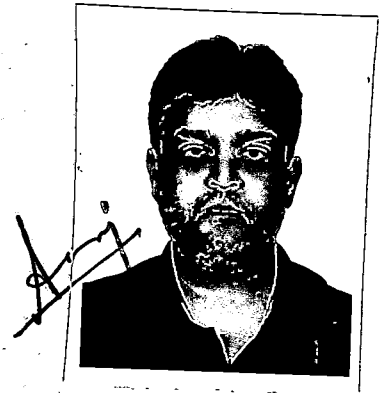
Prashan
Director



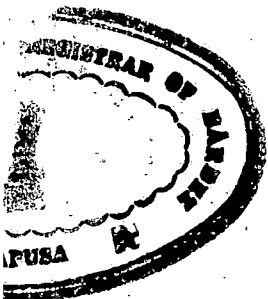


SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER No.1

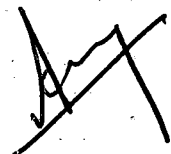

Mr. ANUJ SETHI



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				







For KEPT TECH PVT. LTD.


Director



7/1



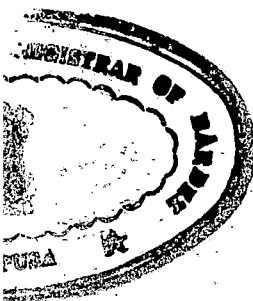
SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER No.2

A. Dhawan

Mr. AJAY KUMAR DHAWAN



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



A. Dhawan

[Signature]

For KEPT TECH PVT. LTD.

Prakash
Director





IN PRESENCE OF WITNESSES:-

1. MR. SAYEE SHANJEET ALEIXO FEDRANDES

Address: H. No. 84/1, G1, Skyline Appts, Opp. Mamai kamat Bldg, Chicalim, Alto Dabolim, A.P. Dabolim, A.p. Dabolim, South Goa, Goa - 403801.

Federandes

2. MR. SUDARSHAN MISHRA

Address: H. No. 1//128/K Martawado Cunchelim Mapusa Bardez North Goa Goa, Mapusa-ii (Cunchelim), Bardez, NorthGoa.

Mishra

M. Dharwad

Am

For KEPT TECH PVT. LTD.

Peche
Director





**FORM I & XIV**

नमुना नं १ व १४

Date : 28/06/2024

Page 1 of 2

Taluka BARDEZ

तालुका

Village Arpora

गांव

Name of the Field Tambudki

शेताचें नांव

Survey No. 196

सर्वे नंबर

Sub Div. No. 1-A

हिस्सा नंबर

Tenure 0

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.11.45	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.11.45

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 जमीन	Grand Total एकूण	Remarks As per order of Inspector of Survey and Land Records, Mapusa, Bardez Goa in Case No. ISLR/PART/BAR/ARP/457/2022 dated 23/12/2022 and letter No. ISLR/PART/BAR/ARP/457/2022/104 dated Nil.
0000.00.00	0000.00.00	0000.00.00	0000.11.45	

Assessment : Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
अंकिण	फोर	प्रेदियाल	रेट

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	सहजदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
	KEPT TECH PRIVATE LIMITED		85763	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Remarks
वर्ष	लागण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	नापिक जमीन	सिंचनाचा प्राप्ति	शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	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 Mamlatdar of the concerned Taluka.

Signature
FOR KEPT TECH PVT. LTD.

Director

Signature

Shawan M. Phawar





FOR K&B TECHNOLOGY LTD

20/06/2010



**FORM I & XIV**

100019232318

Date : 28/06/2024

नमुना नं १ व १४

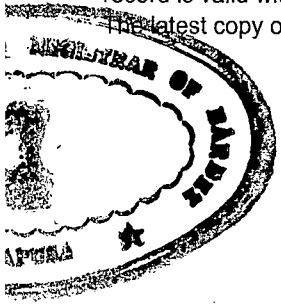
Page 2 of 2

Taluka BARDEZ
तालुका
Village Arpora
गांव
Name of the Field Tambudki
शेताचें नांव

Survey No. 196
सर्वे नंबर
Sub Div. No. 1-A
हिस्सा नंबर
Tenure 0
सत्ता प्रकार



The record is computer generated on 28/06/2024 at 15:51:53 as per Online Reference Number - 100019232318. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Sgo Stamp

For KEPT TECH PVT. LTD.

Pradeep
Director

Shawn *Shawn*





NOTICE TO THE PUBLIC
OF THE
SUB-REGISTRAR OF LANDS



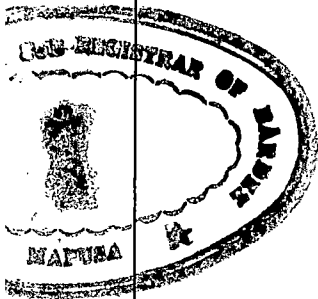


Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Arpora Village
Survey No.: 196 , Subdivision No.: 1-A

3304
23/07/2024

Scale 1:1000

Reference No.: REV192465770



Stamp sign

For KEPT TECH PVT. LTD.

Prakash
Director

Anurag
Dhawan
A. Dhawan

This record is computer generated on 28-06-2024 04:26:27. 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



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Government of Goa

Document Registration Summary 2

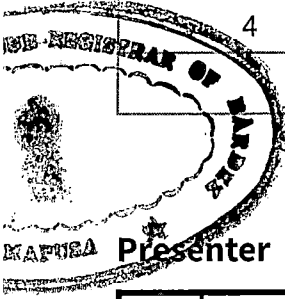
Office of the Civil Registrar-cum Sub Registrar, Bardez

Print Date & Time : - 03-Jul-2024 12:14:14 pm

Document Serial Number :- 2024-BRZ-3304

Presented at 12:08:49 pm on 03-Jul-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1605000
2	Registration Fee	963000
3	Mutation Fees	2000
4	Processing Fee	2080
Total		2572080



Stamp Duty Required :1605000/-

Stamp Duty Paid : 1605000/-

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUJ SETHI ,Father Name:S K Sethi Alias SKSethi, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - E-10, 1st Floor, Jangpura Extension, Jangpura PO Jungpura, Dist: South Delhi, Delhi-110014, Address2 - , PAN No.:			

Executer

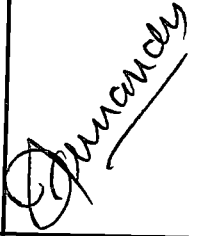
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRASHAN AGARWAL Director Of KEPT TECH PRIVATE LIMITED , Father Name:Lalit Agarwal, Age: 45, Marital Status: ,Gender:Male,Occupation: Business, KL1 402, Eldeco Utopia, Sector 93a, Gautam Budha Nagar Uttar Pradesh - 201301, PAN No.:			
2	ANUJ SETHI , Father Name:S K Sethi Alias SKSethi, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, E-10, 1st Floor, Jangpura Extension, Jangpura PO Jungpura, Dist: South Delhi, Delhi-110014, PAN No.:			

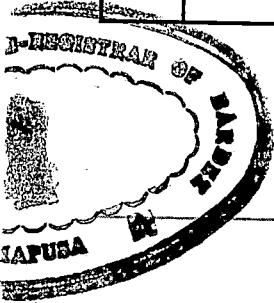


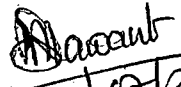


Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	AJAY KUMAR DHAWAN , Father Name:Raj Kumar Dhawan, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, W40a, Greater Kailash Part -1, Greater Kailash, Greater Kailash, Defense Colony, South Delhi, Delhi-110048, PAN No.:			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAYEE SHANJEET ALEIXO FERNANDES, Age: 42, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403801, H. No. 84/1 G1 Skyline Appts Opp. Mamai Kamat Bldg Chicalim Alto Dabolim A.P. Dabolim South Goa Goa , H. No. 84/1 G1 Skyline Appts Opp. Mamai Kamat Bldg Chicalim Alto Dabolim A.P. Dabolim South Goa Goa , Dabolim, Mormugao, South Goa, Goa			
2	Name: SUDARSHAN MISHRA, Age: 28, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403507, H. No. 1//128/K Martawado Cunchelim. Mapusa Bardez North Goa Goa, Mapusa-ii (Cunchelim), Bardez, North Goa, Goa			




08/07/2024
Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-3304





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Book :- 1 Document

Registration Number :- **BRZ-1-3251-2024**

Date : 04-Jul-2024



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

SUB-REGISTRAR
BARDEZ

Handwritten signature
04/07/2024

