Phone No:
Sold To/Issued To
Estela Homes
For Whom/ID Proof:
AAKFE9904H

भारत INDIA
INDIA NON JUDICIAL

APV FINANCIAL
APV Financial
Office No. 58, Thaalam
Opposite Vision Hospital
Mayani Goa 403507

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₹ 1495000/-
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3816207 36/02/06/2021-RDII

For APV FINANCIAL

Authorised Signatory

2024-BR2-6832

4/12/2024

THE SEAL OF THE SUB REGISTRAR OF MAPUSA

DEED OF SALE

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

THIS DEED OF SALE is executed at Mapusa-Goa, on this 15th November 2024,

BETWEEN

1. MRS. LEOLINE CHRISTINE NORONHA Alias CHRISTINE NORONHA ALBUQUERQUE, d/o. late Lucio Noronha and w/o. Late Joseph Albuquerque, 69 years, housewife, Indian National, having PAN Card no. [redacted], Aadhaar card no. [redacted];

2. MR. CHRISTOPHER FERDINAND ALBUQUERQUE, S/o. Late Joseph Albuquerque, 35 years, married, business, Indian National, having PAN Card no. [redacted], Aadhaar card no. [redacted];

3. MRS. JOANNA ALBUQUERQUE, D/o. Late Joseph Albuquerque, 39 years, service, married, Indian National, having PAN Card no. [redacted], Aadhaar card no. [redacted];

All R/o. A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai-400064 and all shall hereinafter called as "THE SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART;

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

AND

M/S. ESTELA HOMES, a Partnership firm, duly registered under Indian Partnership Act, PAN Card no. [redacted] having its registered office at B17, Sushant Lok 1, Gurugram, Haryana-122002 and represented herein by its Partners:-

a. MR. SHUBH TANEJA, S/o. Mr. Ashok Kumar Taneja, 41 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted], R/o. 39E, Akash Neem Marg, DLF Phase II, Gurugram, Haryana – 122002;

b. MRS. RAGINI WALIA, D/o. Sh. Rajinder Kataria, 51 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted], R/o. 49/23, East Patel Nagar, Opposite Kalindi College, Patel Nagar, Central Delhi, New Delhi-110008;

c. MRS. DIVYA MAHATO, D/o. Mr. Deepak Kumar Pandey, 44 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted], R/o. Flat No. E-102, C Chowgule Meadow, Paithona, Salvador-De-Mundo, North Goa, Goa 403101;

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
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PARTNER

d. MR. VIKAS KATARIA, S/o Mr. Rajinder Kataria 53 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted] R/o. House No D-743, Model Town, Opposite Model Town Post Office, Panipat, Haryana-132103.

And shall hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, executors, administrators, assigns) OF THE OTHER PART;

WHEREAS the SELLER NO. 1 is represented by her lawful attorney her son namely MR. CHRISTOPHER FERDINAND ALBUQUERQUE, i.e. the SELLER NO. 2; who has been duly authorized by virtue of the Power of Attorney dated 11/5/2023 executed before Advocate and Notary Yadvesh Chandra Dubey, Mumbai under Sr. No. 1764/23 date 11/5/2023, duly authorizing the said MR. CHRISTOPHER FERDINAND ALBUQUERQUE to enter into and execute the present Deed of Sale.

AND WHEREAS the SELLER NO. 3 is represented by her lawful attorney MR. CHRISTOPHER FERDINAND ALBUQUERQUE, i.e. the SELLER NO. 2; who has been duly authorized by virtue of the Power of Attorney dated 11/1/2023 executed before Assistant

For ESTELA HOMES
PARTNER

For ESTELA HOMES
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For ESTELA HOMES
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For ESTELA HOMES
PARTNER

Consular Officer, High Commission of India, Nicosia (Cyprus) and duly stamped before General Stamp Officer, Mumbai, duly authorizing the said MR. CHRISTOPHER FERDINAND ALBUQUERQUE to enter into and execute the present Deed of Sale.

AND WHEREAS in the village Anjuna, Bardez, Goa there exist a property known as "CHIVAR" alias "SORVO CHINVAR" situated at ward Grande Chinvar bearing old cadastral survey no. 1802 and 1805 and presently surveyed under survey no. 416/1 of village Anjuna, Bardez, Goa; admeasuring an area of 2450 sq. mts., neither found described in land registration office nor enrolled under Matriz records and shall hereinafter be referred to as said "LARGER PROPERTY" and the same is morefully described in Schedule-I mentioned hereinunder.

AND WHEREAS the said LARGER PROPERTY, originally belonged to Joaquim Francisco de Albuquerque having purchase the same vide instrument drawn on 23/09/1868, however, at the time promulgation of survey records in the state of Goa, the names of the Francisco Rosa De Gama Albuquerque and Baptista Albuquerque and Floriano Carlos D'souza, were recorded alongwith the names of Duming Albuquerque and late Florenco Albuquerque, with respect to the said LARGER PROPERTY.

For ESTELA HOMES
PARTNER

For ESTELA HOMES
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For ESTELA HOMES
PARTNER

AND WHEREAS Floriano Carlos D'souza was in possession of 612 sq. mts., Francisco Rosa De Gama Albuquerque and Baptista Albuquerque was in possession of 238 sq. mts., and Duming Albuquerque and late Florenco Albuquerque were in possession of 1611 sq. mts., of the said LARGER PROPERTY.

AND WHEREAS a portion admeasuring an area of 612 sq. mts., of the said LARGER PROPERTY, which was possessed by one late Floriano Carlos D'souza and his wife Bella J. D'souza, was subsequently sold to one Mr. BRAHMANAND DABHOLKAR vide Deed of Sale and Conveyance dated 08/01/2008 and that the office of the Dy. Collector & SDO at Mapusa-Goa, ordered the partition of the said portion admeasuring an area of 612 sq. mts., vide order no. 15/110/2009/Part/Land dated 08/08/2011 and was allotted a separate sub-division bearing survey no. 416/1-A.

AND WHEREAS the said Joaquim Francisco de Albuquerque was married to Ana Maria Rita de Albuquerque Caldeira, both of whom expired leaving behind their only son Gasper Francisco Albuquerque, who was married to Maria Josephine Margarida Da Costa. The Gasper Francisco Albuquerque and

For ESTELA HOMES

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Josephine Da Costa expired on 15/08/1942 and 22/12/1977 leaving behind their children namely:-

A). Mr. Florencio Albuquerque alias Florenco Albuquerque alias Albuquerque Florencio married to Maria Estefinia Sebastina Albuquerque alias Maria Estepania Sbastiana Albuquerque alias Maria Estepania Albuquerque, both expired leaving behind:-

A) i). Mr. Martin Joaquim Mathew Albuquerque alias Martin Albuquerque married to Mariquinha Agatha Arcangela D'Silva alias Agatha D'Silva Albuquerque,

A) ii). Joseph Albuquerque married to Mrs. Leoline Christine Norohna alias Christine Norohna Albuquerque;

B). Mr. Damiao Albuquerque married to Mrs. Egid Albuquerque, both expired leaving behind:-

B) i). Mrs. Fatima Albuquerque married to widow of Mr. Tommy Albuquerque;

B) ii). Mrs. Rosy Albuquerque widow of Mr. Cyril Albuquerque;

B) iii) Mr. Nocholas Albuquerque;

As there only successors.

AND WHEREAS upon the death of late Gasper Francisco Albuquerque and Josephine Da Costa an Inventory Proceeding bearing No. 585/2016/D came to be instituted before the court of CJSD at Mapusa-

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Goa, wherein the SAID LARGER PROPERTY is found mentioned as Item No. 1, that subsequently in family Auction held therein, the SAID LARGER PROPERTY was purchased in auction by SELLER NO. 1 alongwith her husband late Joseph Albuquerque, however, the share of the deceased in the suit property no. 1 was wrongly mentioned as 1225 sq. mts., instead of 1611 sq. mts.

AND WHEREAS thereafter late Joseph Albuquerque and his wife Leoline Christine Norohna alias Christine Norohna Albuquerque i.e. the SELLER NO. 1, after following the process of mutation got incorporated their name in the occupant column in the record of rights of said LARGER PROPERTY under Mutation No. 69360.

AND WHEREAS the Joseph Albuquerque expired on 16/09/2021 leaving behind his wife Leoline Christine Norohna alias Christine Norohna Albuquerque i.e. the SELLER NO. 1 and his two children namely MR. CHRISTOPHER FERDINAND ALBUQUERQUE & MRS. JOANNA ALBUQUERQUE i.e. the SELLER NOS. 2 & 3.

AND WHEREAS upon the death of late Joseph Albuquerque, an inventory proceeding has been instituted before CJJD bearing No. 343/2022/G, wherein the name of the SELLERS are duly found

For ESTELA HOMES

PARTNER

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mentioned therein as the sole and universal heirs of late Joseph Albuquerque and that the portion admeasuring an area of 1611 sq. mts., of the SAID LARGER PROPERTY is found duly listed as item no. 1 in the Initial and Final list of Assets filed therein and accordingly final chart of allotment was prepared and confirmed by the Final Order and Order dated 5/5/2023 passed by the Hon'ble Judge of the said Court.

AND WHEREAS subsequently THE SELLERS instituted a suit for partition against MR. LUIS ALBUQUERQUE and his sister MRS. FRANCISCA THEREZA ALBUQUERQUE and BRAHMANAND DABHOLKAR, the before the Court of the CJSD at Mapusa-Goa bearing Special Civil Suit no. 129/2022/B, seeking partition of their share/portion admeasuring an area of 1611 sq. mts., of the SAID LARGER PROPERTY, which was duly comprised/settled between the parties and accordingly the Consent Terms dated 14/3/2023 was filed in the said Special Civil Suit no. 129/2022/B, wherein the portion admeasuring an area of 1611 sq. mts., of the SAID LARGER PROPERTY shown on the plan attached to the Consent Terms, came to be partitioned and exclusively allotted infavour of the SELLERS, thereby directing the office of Inspector of Survey and Land Records, Mapusa-Goa, to allot separate and independent sub-division number to portion under letter A and further Mamlatdar of

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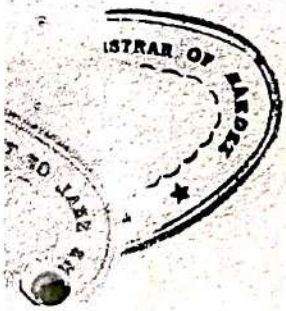
For ESTELA HOMES

PARTNER

Bardez be directed to issue necessary Form I & XIV towards the same.

AND WHEREAS portion admeasuring an area of 1611 sq. mts., forming the part and parcel of the SAID LARGER PROPERTY is morefully described in schedule-II given hereinunder and the same shall hereinafter referred to as the SAID PORTION.

AND WHEREAS the SELLERS have represented that the title of the SELLERS to the SAID PORTION is good, clear and marketable and free from all encumbrances.



AND WHEREAS the SELLERS separated a plot admeasuring an area of 1196 sq. mts., of the SAID PORTION and denoted the same as PLOT B and the same is bounded as follows:-

East:- By property bearing Survey no. 416/2;

West:- By property bearing Survey no. 416/1-A;

North:- By property bearing Survey no. 417/3;

South:- By property bearing Survey no. 416/4;

And shall hereinafter be referred to as the "SAID PLOT B" and the same has been more fully described in the schedule-III hereinunder and the same is

For ESTELA HOMES

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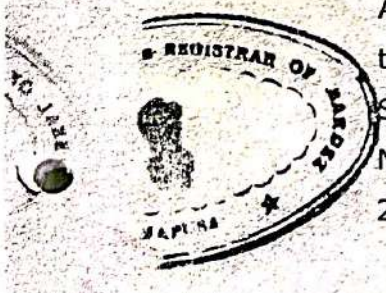
For ESTELA HOMES

PARTNER

shown in red colour on the plan annexed to this Deed.

AND WHEREAS the SELLERS have agreed to sell and the PURCHASER has agreed to purchase the "SAID PLOT B" for the consideration of Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakhs Seventy Five Thousand & Two Hundred only) which is its fair market value, which proposal has been duly accepted by the PURCHASER.

AND WHEREAS For the purpose of payment of stamp duty, the "SAID PLOT B" is valued at Rs. 2,99,00,000/- (Rupees Two Crores & Ninety Nine Lakhs only) and stamp duty of Rs. 14,95,000/- (Rupees Fourteen Lakhs & Ninety Five Thousand only) is paid herewith.



AND WHEREAS the SELLERS do hereby declare that the "SAID PLOT B" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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

1. In consideration of Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakhs Seventy Five Thousand & Two Hundred only), paid by the

For ESTELA HOMES
PARTNER

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said PURCHASER to the SELLERS, by way of several RTGS done in their respective bank accounts and TDS Rs. 2,99,000/- (Rupees Two Lakhs & Ninety Nine Thousand only) paid towards 1% TDS deducted on market value, the receipt and payment of which THE SELLERS do hereby admit and acknowledge, THE SELLERS do hereby grant, convey, sell, transfer and assure, unto the PURCHASER, the "SAID PLOT B" and all trees standing therein, structure, ways, paths, passages, easements, privileges and appurtenance whatsoever to the "SAID PLOT B" or any part thereof now or any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the estate, right, titles, interests and claims whatsoever, both by law or in equity of THE SELLERS into or out of the "SAID PLOT B" or/and every part thereof, TO HAVE AND TO HOLD, the "SAID PLOT B", hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE OF THE PURCHASER.

SUB REGISTRAR OF BARDEZ MAPUSA

2. THE SELLERS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by THE SELLERS or knowingly suffered to the contrary by them, THE SELLERS now do have in them

For ESTELA HOMES
PARTNER

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PARTNER

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For ESTELA HOMES
PARTNER

good right, full power and absolute authority to grant, convey, sell, transfer and assure the "SAID PLOT B", hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peacefully and quietly own, possess, develop and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands whatsoever from the SELLERS or from any other person/s whomsoever lawfully, equitably or otherwise claiming through the SELLERS.

3. THE SELLERS further covenant with the PURCHASER to save the PURCHASER harmless, indemnify and keep PURCHASER indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever, and at all times hereafter at the request of the PURCHASER to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the "SAID PLOT B" and every part/s thereof UNTO AND TO THE USE of the PURCHASER, as shall or may be reasonably required.

4. THE SELLERS do hereby assure the PURCHASER that the SELLERS have an absolute, valid and marketable title and have absolute right, full power and absolute

For ESTELA HOMES
PARTNER

For ESTELA HOMES
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For ESTELA HOMES
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For ESTELA HOMES
PARTNER

authority to sell, release, transfer and convey the "SAID PLOT B".

5. THE SELLERS do hereby assure the PURCHASER that the SELLERS have not created any charge or encumbrances on the "SAID PLOT B" hereby sold nor is there any lien, charge or claim on "The SAID PLOT B" or any part thereof in the course of Judicial or Quasi-Judicial proceedings.

6. THE SELLERS do hereby further assures the PURCHASER that the SELLERS have not entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the "SAID PLOT B" or any part thereof and THE SELLERS, their successors-in-interest, liquidators, executors, administrators and assigns covenant with the PURCHASER to indemnify the PURCHASER from or against all encumbrances, charges, defeats and equities whatsoever or any third party claim from any person on the "SAID PLOT B" hereby sold and/or any part thereof and further covenant that if on account of defect of title of THE SELLERS, the PURCHASER is deprived of the "SAID PLOT B" hereby sold or any part thereof then they, THE SELLERS undertake to compensate totally for all the losses and

For ESTELA HOMES

PARTNER

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For ESTELA HOMES

PARTNER

damages sustained by the PURCHASER.

7. THE SELLERS assures the PURCHASER that there are no arrears of any tax and/or dues payable on the "SAID PLOT B" to any other Local or Government body. Similarly the "SAID PLOT B" or any part thereof is not the subject matter of any dispute or land acquisition or forest land or any part thereof is proposed for any land acquisition or forest land.

8. THE SELLERS do hereby consent and give NO OBJECTION to include the name of the PURCHASER in the Record of Rights/Form I & XIV with respect to the "SAID PLOT B" by way of mutation as well as for re-survey, demarcation, amalgamation and partition as may be required.

9. As per Zoning Information issued by the Office of the Senior Town Planner, Town & Country Planning Department, Bardez-Goa bearing Ref. No. TPBZ/ZON/17065/ANJ/TCP-2024/6723 dated 07/08/2024, the property bearing Survey no. 416/1 of village Anjuna, Bardez-Goa is presently categorized in settlement Zone.

10. Similar the office of the Senior Town Planner, Town & Country Planning Department,

For ESTELA HOMES
PARTNER

For ESTELA HOMES
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For ESTELA HOMES
PARTNER

Bardez-Goa, was pleased to grant No Objection Certificate bearing Ref. No. NOC/49(6)/3360/ANJ/TCP-2024/5237 dated 24/06/2024, granting their No objection for registration of Deed of Sale pertaining to the "SAID PLOT B" of the property bearing Survey no. 416/1 of village Anjuna, Bardez-Goa.

SCHEDULE-I

(DESCRIPTION OF THE SAID LARGER PROPERTY)

ALL THAT SAID LARGER PROPERTY known as "CHIVAR" alias "SORVO CHINVAR" situated at ward Grande Chinvar, of village Anjuna, Taluka Bardez, District North Goa, State of Goa, originally surveyed under Old Cadastral Survey no. 1802 and 1805 and presently surveyed under survey no. 416/1 of village Anjuna, Bardez, Goa, presently admeasuring an area of 1838 sq. mts., neither found described in land registration office nor enrolled under Matriz records and bounded as under:-

East:- by property bearing Survey no. 416/2 of village Anjuna, Bardez-Goa;

West:- by Road;

North:- by property bearing Survey nos. 417/1, 417/3 & 417/7 of village Anjuna, Bardez-Goa;

South:- by property bearing Survey nos. 416/3 & 416/4 of village Anjuna, Bardez-Goa;

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

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PARTNER

For ESTELA HOMES
PARTNER

SCHEDULE-II

(DESCRIPTION OF THE SAID PORTION)

ALL THAT SAID PORTION admeasuring an area of 1611 sq. mts., forming the part and parcel of the said LARGER PROPERTY described in Schedule-I mentioned hereinabove and the said PORTION is presently bounded as under:-

East:- by property bearing Survey no. 416/2 of village Anjuna, Bardez-Goa;

West:- by Road;

North:- partly by remaining portion property bearing Survey nos. 416/1 and by property bearing Survey nos. 416/1-A, 417/1, 417/3 & 417/7 of village Anjuna, Bardez-Goa;

South:- by property bearing Survey nos. 416/3 & 416/4 of village Anjuna, Bardez-Goa;



SCHEDULE-III

(DESCRIPTION OF THE SAID PLOT B)

ALL THAT THE SAID PLOT B admeasuring an area of 1196 sq. mts., forming the part and parcel of the SAID PLOT B described in Schedule-II mentioned hereinabove and the same is bounded as follows:-

East:- By property bearing Survey no. 416/2;

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

West:- By property bearing Survey no. 416/1-A;

North:- By property bearing Survey no. 417/3;

South:- By property bearing Survey no. 416/4;

The SAID PLOT B is shown in red colour on the plan annexed to this Deed of Sale and the same shall form the part and parcel of the present Deed of Sale.

IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed hereinbelow.

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

REGISTRAR OF

SIGNED, SEALED AND DELIVERED by the withinnamed SELLER NO. 2.



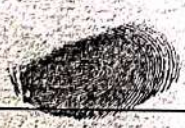
(MR. CHRISTOPHER FERDINAND ALBUQUERQUE)
FOR SELF AND LAWFUL ATTORNEY OF SELLER NOS. 1 & 3

L.H.F.I.: R.H.F.I.:

1.  .1. 

2.  .2. 

3.  .3. 

4.  .4. 

5.  .5. 

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.



For ESTELA HOMES

PARTNER

a. (MR. SHUBH TANEJA)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:

1. _____ .1. _____ .

2. _____ .2. _____ .

3. _____ .3. _____ .

4. _____ .4. _____ .

5. _____ .5. _____ .

REGISTRAR OF LANDS MAPUSA

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.



For ESTELA HOMES
Ragini Walia
PARTNER

b. (MRS. RAGINI WALIA)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:



1._____.1._____.



2._____.2._____.



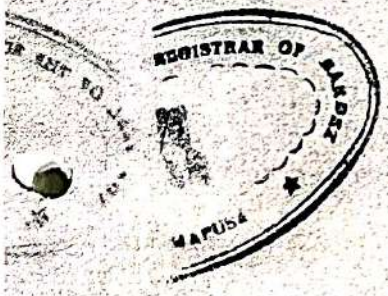
3._____.3._____.



4._____.4._____.



5._____.5._____.



For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
Ragini Walia
PARTNER

For ESTELA HOMES
PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.



For ESTELA HOMES

PARTNER

c. (MRS. DIVYA MAHATO)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:

1._____.1._____.

2._____.2._____.

3._____.3._____.

4._____.4._____.

5._____.5._____.

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.

For ESTELA HOMES

PARTNER



d. (MR. VIKAS KATARIA)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:

1._____.1._____.

2._____.2._____.

3._____.3._____.

4._____.4._____.

5._____.5._____.

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

IN THE PRESENCE OF THE WITNESSES: -

1. Name:- Mr. Ranjan Ramesh Mhamal,
   Address:- H. no. 69,
   Askawada, Mandrem, Pernem-Goa.
   Aadhaar Card no. [redacted]

2. Name:- Miss Gautami Mangaldas Govekar,
   Address:- H. no. 457,
   Kudas wada, Aprora, Bardez-Goa.
   Aadhaar Card no. [redacted].

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

Government of Goa

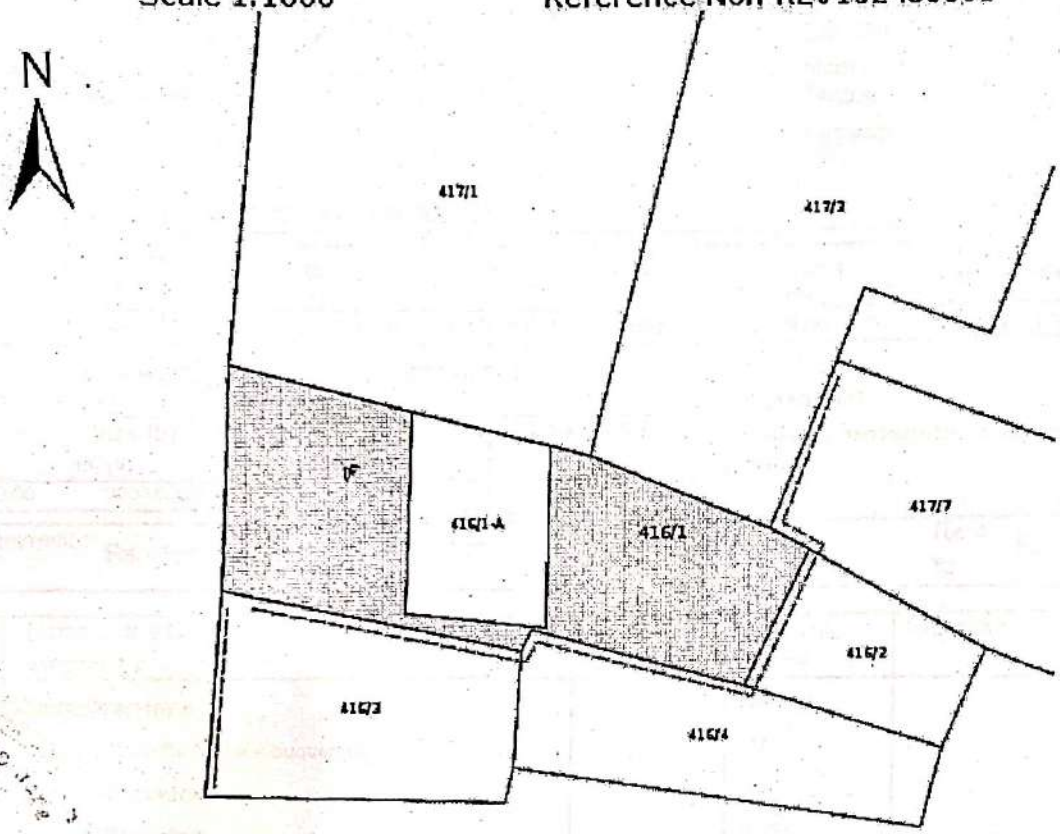
Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Anjuna Village

Survey No.: 416 , Subdivision No.: 1

Scale 1:1000 Reference No.: REV192480068



For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

This record is computer generated on 02-12-2024 03:06:30. 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

FORM I & XIV
नमुना नं १ व १४

100019545541

Date : 02/12/2024

Taluka BARDEZ
तालुका

Village Anjuna
गांव

Name of the Field Chivari
शेताचें नांव

Survey No. 416
सर्वे नंबर

Sub Div. No. 1
हिस्सा नंबर

Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.18.38	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.18.38

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.18.38

Remarks शेरा

Dy. Coll. Order no. 15/110/2009/Part/Land dated 08/08/2011

Assessment : आकार Rs. 0.00 Foro फोर Rs. 0.00 Predial प्रेदियाल Rs. 0.00 Rent रेंट Rs. 0.00

S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Dumig Albuquerque	-	590	
2	Francisco Rosa De Gama Albuquerque		717	
3	Florenco Albuquerque		718	
4	Baptista Albuquerque		14040	
5	Joseph Albuquerque		69360	
	Leoline Christine Noronha alias Christine Noronha Albuquerque		69360	

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

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

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

Date: 02/12/2024

FORM I & XIV
नमुना नं १ व १४

100019545541

Taluka BARDEZ
तालुका

Village Anjuna
गांव

Name of the Field Chivari
शेतार्चे नांव

Survey No. 416
सर्वे नंबर

Sub Div. No. 1
हिस्सा नंबर

Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

The record is computer generated on 02/12/2024 at 14:52:07 as per Online Reference Number - 100019545541. 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

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **04-Dec-2024 12:36:31 pm**

Document Serial Number :- **2024-BRZ-6832**

Presented at **12:27:55 pm** on **04-Dec-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	1495000
2	Registration Fee	897000
3	Mutation Fees	2000
4	Processing Fee	2020
	Total	**2396020**

Stamp Duty Required :**1495000/-** Stamp Duty Paid :**1495000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SHUBH TANEJA Partner M/S Estela Homes ,Father Name:**Ashok Kumar Taneja,**Age:** 41, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1** - 39E, Akash Neem Marg, DLF Phase II, Gurugram, Haryana, **Address2** - , **PAN No.:** [redacted]			ESTELA HOMES PARTNER

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**CHRISTOPHER FERDINAND ALBUQUERQUE , Father Name:**Late Joseph Albuquerque, **Age:** 35, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai, **PAN No.:** [redacted]			

	Party Name and Address	Photo	Thumb	Signature
2	CHRISTOPHER FERDINAND ALBUQUERQUE POA Holder OfLEOLINE CHRISTINE NORONHA Alias CHRISTINE NORONHA ALBUQUERQUE , Father Name:Ate Joseph Albuquerque, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai, PAN No.: [redacted] as Power Of Attorney Holder for LEOLINE CHRISTINE NORONHA Alias CHRISTINE NORONHA ALBUQUERQUE			
3	CHRISTOPHER FERDINAND ALBUQUERQUE POA Holder JOANNA ALBUQUERQUE , Father Name:Late Joseph Albuquerque, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai, PAN No.: [redacted], as Power Of Attorney Holder for JOANNA ALBUQUERQUE			
4	SHUBH TANEJA Partner M/S Estela Homes , Father Name:Ashok Kumar Taneja, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, 39E, Akash Neem Marg, DLF Phase II, Gurugram, Haryana, PAN No: [redacted]			For ESTELA HOMES PARTNER
5	RAGINI WALIA Partner M/s Estela Homes , Father Name:Rajinder Kataria, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Business, 49/23, East Patel Nagar, Opposite Kalindi College, Patel Nagar, Central Delhi, New Delhi, PAN No.: [redacted]			For ESTELA HOMES PARTNER
6	DIVYA MAHATO Partner M/s Estela Homes , Father Name:Deepak Kumar Pandey, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Business, Flat No. E-102, C Chowgule Meadow, Paithona, Salvador-De- Mundo, North Goa, Goa, PAN No.: [redacted]			For ESTELA HOMES PARTNER
7	VIKAS KATARIA Partner M/S Estela Homes , Father Name:Rajinder Kataria, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, House No D-743, Model Town, Opposite Model Town Post Office, Panipat, Haryana, PAN No.: [redacted]			For ESTELA HOMES PARTNER

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

	Party Name and Address	Photo	Thumb	Signature
1	Name: Ranjan Ramesh Mhamal,Age: 28,DOB: 1995-11-23 ,Mobile: 8208700582 ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403527, 69 Askawada Mandrem North Goa, 69 Askawada Mandrem North Goa, Mandrem, Pernem, NorthGoa, Goa			
2	Name: Gautami Mangaldas Govekar,Age: 26,DOB: 1998-04-22 ,Mobile: 8208700582 ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403516, H.no. 457 Kudas wada Bardez , H.no. 457 Kudas wada Bardez , Arpora, Bardez, NorthGoa, Goa			

04.12.2024

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-6832

SUB-REGISTRAR OF BARDEZ

Document Serial No:-2024-BRZ-6832

Book :- 1 Document
Registration Number :- **BRZ-1-6618-2024**
Date : 04-Dec-2024

04.12.2024

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

SUB-REGISTRAR
BARDEZ

REGISTRAR OF BARDEZ

Phone No:
Sold To/Issued To
Estela Homes
For Whom/ID Proof:
AAKFE9904H

भारत INDIA
INDIA NON JUDICIAL

APV FINANCIAL
APV Financial
Office No. 28, Thanlam
Opposite Vision Hospital
Mayani Goa 403307

NOV-11-2024 12:52:48

₹ 1495000/-
ONE FOUR NINE FIVE ZERO ZERO ZERO

Other
3816207173132956804S-00001995
3816207 36/02/06/2021-RD11

For APV FINANCIAL

Authorised Signatory

2024-BR2-6832

4/12/2024

THE SEAL OF THE SUB REGISTRAR OF MATHURA

DEED OF SALE

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

THIS DEED OF SALE is executed at Mapusa-Goa, on this 15th November 2024,

BETWEEN

1. MRS. LEOLINE CHRISTINE NORONHA Alias CHRISTINE NORONHA ALBUQUERQUE, d/o. late Lucio Noronha and w/o. Late Joseph Albuquerque, 69 years, housewife, Indian National, having PAN Card no. [redacted], Aadhaar card no. [redacted];

2. MR. CHRISTOPHER FERDINAND ALBUQUERQUE, S/o. Late Joseph Albuquerque, 35 years, married, business, Indian National, having PAN Card no. [redacted], Aadhaar card no. [redacted];

3. MRS. JOANNA ALBUQUERQUE, D/o. Late Joseph Albuquerque, 39 years, service, married, Indian National, having PAN Card no. [redacted], Aadhaar card no. [redacted];

All R/o. A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai-400064 and all shall hereinafter called as "THE SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART;

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

AND

M/S. ESTELA HOMES, a Partnership firm, duly registered under Indian Partnership Act, PAN Card no. [redacted] having its registered office at B17, Sushant Lok 1, Gurugram, Haryana-122002 and represented herein by its Partners:-

a. MR. SHUBH TANEJA, S/o. Mr. Ashok Kumar Taneja, 41 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted], R/o. 39E, Akash Neem Marg, DLF Phase II, Gurugram, Haryana – 122002;

b. MRS. RAGINI WALIA, D/o. Sh. Rajinder Kataria, 51 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted], R/o. 49/23, East Patel Nagar, Opposite Kalindi College, Patel Nagar, Central Delhi, New Delhi-110008;

c. MRS. DIVYA MAHATO, D/o. Mr. Deepak Kumar Pandey, 44 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted], R/o. Flat No. E-102, C Chowgule Meadow, Paithona, Salvador-De-Mundo, North Goa, Goa 403101;

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

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PARTNER

d. MR. VIKAS KATARIA, S/o Mr. Rajinder Kataria 53 years, married, business, Indian national, having PAN Card no. [redacted] and Aadhaar Card no. [redacted] R/o. House No D-743, Model Town, Opposite Model Town Post Office, Panipat, Haryana-132103.

And shall hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, executors, administrators, assigns) OF THE OTHER PART;

WHEREAS the SELLER NO. 1 is represented by her lawful attorney her son namely MR. CHRISTOPHER FERDINAND ALBUQUERQUE, i.e. the SELLER NO. 2; who has been duly authorized by virtue of the Power of Attorney dated 11/5/2023 executed before Advocate and Notary Yadvesh Chandra Dubey, Mumbai under Sr. No. 1764/23 date 11/5/2023, duly authorizing the said MR. CHRISTOPHER FERDINAND ALBUQUERQUE to enter into and execute the present Deed of Sale.

AND WHEREAS the SELLER NO. 3 is represented by her lawful attorney MR. CHRISTOPHER FERDINAND ALBUQUERQUE, i.e. the SELLER NO. 2; who has been duly authorized by virtue of the Power of Attorney dated 11/1/2023 executed before Assistant

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

Consular Officer, High Commission of India, Nicosia (Cyprus) and duly stamped before General Stamp Officer, Mumbai, duly authorizing the said MR. CHRISTOPHER FERDINAND ALBUQUERQUE to enter into and execute the present Deed of Sale.

AND WHEREAS in the village Anjuna, Bardez, Goa there exist a property known as "CHIVAR" alias "SORVO CHINVAR" situated at ward Grande Chinvar bearing old cadastral survey no. 1802 and 1805 and presently surveyed under survey no. 416/1 of village Anjuna, Bardez, Goa; admeasuring an area of 2450 sq. mts., neither found described in land registration office nor enrolled under Matriz records and shall hereinafter be referred to as said "LARGER PROPERTY" and the same is morefully described in Schedule-I mentioned hereinunder.



AND WHEREAS the said LARGER PROPERTY, originally belonged to Joaquim Francisco de Albuquerque having purchase the same vide instrument drawn on 23/09/1868, however, at the time promulgation of survey records in the state of Goa,, the names of the Francisco Rosa De Gama Albuquerque and Baptista Albuquerque and Floriano Carlos D'souza, were recorded alongwith the names of Duming Albuquerque and late Florenco Albuquerque, with respect to the said LARGER PROPERTY.

For ESTELA HOMES
PARTNER

For ESTELA HOMES
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For ESTELA HOMES
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PARTNER

AND WHEREAS Floriano Carlos D'souza was in possession of 612 sq. mts., Francisco Rosa De Gama Albuquerque and Baptista Albuquerque was in possession of 238 sq. mts., and Duming Albuquerque and late Florenco Albuquerque were in possession of 1611 sq. mts., of the said LARGER PROPERTY.

AND WHEREAS a portion admeasuring an area of 612 sq. mts., of the said LARGER PROPERTY, which was possessed by one late Floriano Carlos D'souza and his wife Bella J. D'souza, was subsequently sold to one Mr. BRAHMANAND DABHOLKAR vide Deed of Sale and Conveyance dated 08/01/2008 and that the office of the Dy. Collector & SDO at Mapusa-Goa, ordered the partition of the said portion admeasuring an area of 612 sq. mts., vide order no. 15/110/2009/Part/Land dated 08/08/2011 and was allotted a separate sub-division bearing survey no. 416/1-A.

AND WHEREAS the said Joaquim Francisco de Albuquerque was married to Ana Maria Rita de Albuquerque Caldeira, both of whom expired leaving behind their only son Gasper Francisco Albuquerque, who was married to Maria Josephine Margarida Da Costa. The Gasper Francisco Albuquerque and

For ESTELA HOMES

PARTNER

For ESTELA HOMES

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For ESTELA HOMES

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PARTNER

Josephine Da Costa expired on 15/08/1942 and 22/12/1977 leaving behind their children namely:-

A). Mr. Florencio Albuquerque alias Florenco Albuquerque alias Albuquerque Florencio married to Maria Estefinia Sebastina Albuquerque alias Maria Estepania Sbastiana Albuquerque alias Maria Estepania Albuquerque, both expired leaving behind:-

A) i). Mr. Martin Joaquim Mathew Albuquerque alias Martin Albuquerque married to Mariquinha Agatha Arcangela D'Silva alias Agatha D'Silva Albuquerque,

A) ii). Joseph Albuquerque married to Mrs. Leoline Christine Norohna alias Christine Norohna Albuquerque;

B). Mr. Damiao Albuquerque married to Mrs. Egid Albuquerque, both expired leaving behind:-

B) i). Mrs. Fatima Albuquerque married to widow of Mr. Tommy Albuquerque;

B) ii). Mrs. Rosy Albuquerque widow of Mr. Cyril Albuquerque;

B) iii) Mr. Nocholas Albuquerque;

As there only successors.

AND WHEREAS upon the death of late Gasper Francisco Albuquerque and Josephine Da Costa an Inventory Proceeding bearing No. 585/2016/D came to be instituted before the court of CJSD at Mapusa-

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

Goa, wherein the SAID LARGER PROPERTY is found mentioned as Item No. 1, that subsequently in family Auction held therein, the SAID LARGER PROPERTY was purchased in auction by SELLER NO. 1 alongwith her husband late Joseph Albuquerque, however, the share of the deceased in the suit property no. 1 was wrongly mentioned as 1225 sq. mts., instead of 1611 sq. mts.

AND WHEREAS thereafter late Joseph Albuquerque and his wife Leoline Christine Norohna alias Christine Norohna Albuquerque i.e. the SELLER NO. 1, after following the process of mutation got incorporated their name in the occupant column in the record of rights of said LARGER PROPERTY under Mutation No. 69360.

AND WHEREAS the Joseph Albuquerque expired on 16/09/2021 leaving behind his wife Leoline Christine Norohna alias Christine Norohna Albuquerque i.e. the SELLER NO. 1 and his two children namely MR. CHRISTOPHER FERDINAND ALBUQUERQUE & MRS. JOANNA ALBUQUERQUE i.e. the SELLER NOS. 2 & 3.

AND WHEREAS upon the death of late Joseph Albuquerque, an inventory proceeding has been instituted before CJJD bearing No. 343/2022/G, wherein the name of the SELLERS are duly found

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

mentioned therein as the sole and universal heirs of late Joseph Albuquerque and that the portion admeasuring an area of 1611 sq. mts., of the SAID LARGER PROPERTY is found duly listed as item no. 1 in the Initial and Final list of Assets filed therein and accordingly final chart of allotment was prepared and confirmed by the Final Order and Order dated 5/5/2023 passed by the Hon'ble Judge of the said Court.

AND WHEREAS subsequently THE SELLERS instituted a suit for partition against MR. LUIS ALBUQUERQUE and his sister MRS. FRANCISCA THEREZA ALBUQUERQUE and BRAHMANAND DABHOLKAR, the before the Court of the CJSD at Mapusa-Goa bearing Special Civil Suit no. 129/2022/B, seeking partition of their share/portion admeasuring an area of 1611 sq. mts., of the SAID LARGER PROPERTY, which was duly comprised/settled between the parties and accordingly the Consent Terms dated 14/3/2023 was filed in the said Special Civil Suit no. 129/2022/B, wherein the portion admeasuring an area of 1611 sq. mts., of the SAID LARGER PROPERTY shown on the plan attached to the Consent Terms, came to be partitioned and exclusively allotted infavour of the SELLERS, thereby directing the office of Inspector of Survey and Land Records, Mapusa-Goa, to allot separate and independent sub-division number to portion under letter A and further Mamlatdar of

For ESTELA HOMES

PARTNER

For ESTELA HOMES

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For ESTELA HOMES

PARTNER

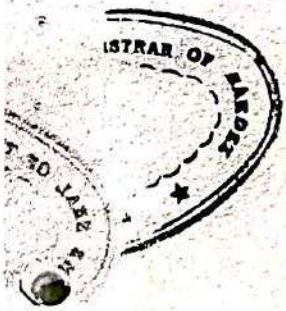
For ESTELA HOMES

PARTNER

Bardez be directed to issue necessary Form I & XIV towards the same.

AND WHEREAS portion admeasuring an area of 1611 sq. mts., forming the part and parcel of the SAID LARGER PROPERTY is morefully described in schedule-II given hereinunder and the same shall hereinafter referred to as the SAID PORTION.

AND WHEREAS the SELLERS have represented that the title of the SELLERS to the SAID PORTION is good, clear and marketable and free from all encumbrances.



AND WHEREAS the SELLERS separated a plot admeasuring an area of 1196 sq. mts., of the SAID PORTION and denoted the same as PLOT B and the same is bounded as follows:-

East:- By property bearing Survey no. 416/2;

West:- By property bearing Survey no. 416/1-A;

North:- By property bearing Survey no. 417/3;

South:- By property bearing Survey no. 416/4;

And shall hereinafter be referred to as the "SAID PLOT B" and the same has been more fully described in the schedule-III hereinunder and the same is

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

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For ESTELA HOMES

PARTNER

shown in red colour on the plan annexed to this Deed.

AND WHEREAS the SELLERS have agreed to sell and the PURCHASER has agreed to purchase the "SAID PLOT B" for the consideration of Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakhs Seventy Five Thousand & Two Hundred only) which is its fair market value, which proposal has been duly accepted by the PURCHASER.

AND WHEREAS For the purpose of payment of stamp duty, the "SAID PLOT B" is valued at Rs. 2,99,00,000/- (Rupees Two Crores & Ninety Nine Lakhs only) and stamp duty of Rs. 14,95,000/- (Rupees Fourteen Lakhs & Ninety Five Thousand only) is paid herewith.

AND WHEREAS the SELLERS do hereby declare that the "SAID PLOT B" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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

1. In consideration of Rs. 1,93,75,200/- (Rupees One Crore Ninety Three Lakhs Seventy Five Thousand & Two Hundred only), paid by the

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

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PARTNER

said PURCHASER to the SELLERS, by way of several RTGS done in their respective bank accounts and TDS Rs. 2,99,000/- (Rupees Two Lakhs & Ninety Nine Thousand only) paid towards 1% TDS deducted on market value, the receipt and payment of which THE SELLERS do hereby admit and acknowledge, THE SELLERS do hereby grant, convey, sell, transfer and assure, unto the PURCHASER, the "SAID PLOT B" and all trees standing therein, structure, ways, paths, passages, easements, privileges and appurtenance whatsoever to the "SAID PLOT B" or any part thereof now or any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the estate, right, titles, interests and claims whatsoever, both by law or in equity of THE SELLERS into or out of the "SAID PLOT B" or/and every part thereof, TO HAVE AND TO HOLD, the "SAID PLOT B", hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE OF THE PURCHASER.

SUB REGISTRAR OF BARDEZ
MAPUSA

2. THE SELLERS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by THE SELLERS or knowingly suffered to the contrary by them, THE SELLERS now do have in them

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

good right, full power and absolute authority to grant, convey, sell, transfer and assure the "SAID PLOT B", hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peacefully and quietly own, possess, develop and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands whatsoever from the SELLERS or from any other person/s whomsoever lawfully, equitably or otherwise claiming through the SELLERS.

3. THE SELLERS further covenant with the PURCHASER to save the PURCHASER harmless, indemnify and keep PURCHASER indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever, and at all times hereafter at the request of the PURCHASER to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the "SAID PLOT B" and every part/s thereof UNTO AND TO THE USE of the PURCHASER, as shall or may be reasonably required.

4. THE SELLERS do hereby assure the PURCHASER that the SELLERS have an absolute, valid and marketable title and have absolute right, full power and absolute

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

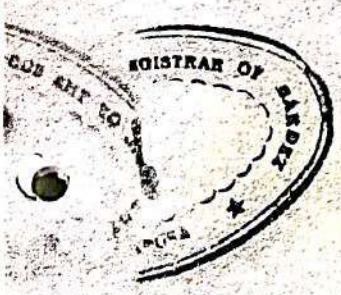
For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

authority to sell, release, transfer and convey the "SAID PLOT B".

5. THE SELLERS do hereby assure the PURCHASER that the SELLERS have not created any charge or encumbrances on the "SAID PLOT B" hereby sold nor is there any lien, charge or claim on "The SAID PLOT B" or any part thereof in the course of Judicial or Quasi-Judicial proceedings.

6. THE SELLERS do hereby further assures the PURCHASER that the SELLERS have not entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the "SAID PLOT B" or any part thereof and THE SELLERS, their successors-in-interest, liquidators, executors, administrators and assigns covenant with the PURCHASER to indemnify the PURCHASER from or against all encumbrances, charges, defeats and equities whatsoever or any third party claim from any person on the "SAID PLOT B" hereby sold and/or any part thereof and further covenant that if on account of defect of title of THE SELLERS, the PURCHASER is deprived of the "SAID PLOT B" hereby sold or any part thereof then they, THE SELLERS undertake to compensate totally for all the losses and



For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

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For ESTELA HOMES

PARTNER

damages sustained by the PURCHASER.

7. THE SELLERS assures the PURCHASER that there are no arrears of any tax and/or dues payable on the "SAID PLOT B" to any other Local or Government body. Similarly the "SAID PLOT B" or any part thereof is not the subject matter of any dispute or land acquisition or forest land or any part thereof is proposed for any land acquisition or forest land.

8. THE SELLERS do hereby consent and give NO OBJECTION to include the name of the PURCHASER in the Record of Rights/Form I & XIV with respect to the "SAID PLOT B" by way of mutation as well as for re-survey, demarcation, amalgamation and partition as may be required.

9. As per Zoning Information issued by the Office of the Senior Town Planner, Town & Country Planning Department, Bardez-Goa bearing Ref. No. TPBZ/ZON/17065/ANJ/TCP-2024/6723 dated 07/08/2024, the property bearing Survey no. 416/1 of village Anjuna, Bardez-Goa is presently categorized in settlement Zone.

10. Similar the office of the Senior Town Planner, Town & Country Planning Department,

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PARTNER

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PARTNER

Bardez-Goa, was pleased to grant No Objection Certificate bearing Ref. No. NOC/49(6)/3360/ANJ/TCP-2024/5237 dated 24/06/2024, granting their No objection for registration of Deed of Sale pertaining to the "SAID PLOT B" of the property bearing Survey no. 416/1 of village Anjuna, Bardez-Goa.

SCHEDULE-I

(DESCRIPTION OF THE SAID LARGER PROPERTY)

ALL THAT SAID LARGER PROPERTY known as "CHIVAR" alias "SORVO CHINVAR" situated at ward Grande Chinvar, of village Anjuna, Taluka Bardez, District North Goa, State of Goa, originally surveyed under Old Cadastral Survey no. 1802 and 1805 and presently surveyed under survey no. 416/1 of village Anjuna, Bardez, Goa, presently admeasuring an area of 1838 sq. mts., neither found described in land registration office nor enrolled under Matriz records and bounded as under:-

East:- by property bearing Survey no. 416/2 of village Anjuna, Bardez-Goa;

West:- by Road;

North:- by property bearing Survey nos. 417/1, 417/3 & 417/7 of village Anjuna, Bardez-Goa;

South:- by property bearing Survey nos. 416/3 & 416/4 of village Anjuna, Bardez-Goa;

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SCHEDULE-II

(DESCRIPTION OF THE SAID PORTION)

ALL THAT SAID PORTION admeasuring an area of 1611 sq. mts., forming the part and parcel of the said LARGER PROPERTY described in Schedule-I mentioned hereinabove and the said PORTION is presently bounded as under:-

East:- by property bearing Survey no. 416/2 of village Anjuna, Bardez-Goa;

West:- by Road;

North:- partly by remaining portion property bearing Survey nos. 416/1 and by property bearing Survey nos. 416/1-A, 417/1, 417/3 & 417/7 of village Anjuna, Bardez-Goa;

South:- by property bearing Survey nos. 416/3 & 416/4 of village Anjuna, Bardez-Goa;



SCHEDULE-III

(DESCRIPTION OF THE SAID PLOT B)

ALL THAT THE SAID PLOT B admeasuring an area of 1196 sq. mts., forming the part and parcel of the SAID PLOT B described in Schedule-II mentioned hereinabove and the same is bounded as follows:-

East:- By property bearing Survey no. 416/2;

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West:- By property bearing Survey no. 416/1-A;

North:- By property bearing Survey no. 417/3;

South:- By property bearing Survey no. 416/4;

The SAID PLOT B is shown in red colour on the plan annexed to this Deed of Sale and the same shall form the part and parcel of the present Deed of Sale.

IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed hereinbelow.

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

REGISTRAR OF

SIGNED, SEALED AND DELIVERED by the withinnamed SELLER NO. 2.



(MR. CHRISTOPHER FERDINAND ALBUQUERQUE)
FOR SELF AND LAWFUL ATTORNEY OF SELLER NOS. 1 & 3

L.H.F.I.: R.H.F.I.:

1. _____ .1. _____ .

2. _____ .2. _____ .

3. _____ .3. _____ .

4. _____ .4. _____ .

5. _____ .5. _____ .

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.



For ESTELA HOMES

PARTNER

a. (MR. SHUBH TANEJA)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:

1. _____ .1. _____ .

2. _____ .2. _____ .

3. _____ .3. _____ .

4. _____ .4. _____ .

5. _____ .5. _____ .

REGISTRAR OF ... MAPUSA

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.



For ESTELA HOMES
Ragini Walia
PARTNER

b. (MRS. RAGINI WALIA)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:

1. _____ .1. _____ .

2. _____ .2. _____ .

3. _____ .3. _____ .

4. _____ .4. _____ .

5. _____ .5. _____ .

REGISTRAR OF ... MAPUSA

For ESTELA HOMES
PARTNER

For ESTELA HOMES
PARTNER

For ESTELA HOMES
Ragini Walia
PARTNER

For ESTELA HOMES
PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.



For ESTELA HOMES

PARTNER

c. (MRS. DIVYA MAHATO)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:

1._____.1._____.

2._____.2._____.

3._____.3._____.

4._____.4._____.

5._____.5._____.

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.

For ESTELA HOMES

PARTNER



d. (MR. VIKAS KATARIA)

Authorized Representative of PURCHASER.

L.H.F.I.: R.H.F.I.:

1._____.1._____.

2._____.2._____.

3._____.3._____.

4._____.4._____.

5._____.5._____.

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

IN THE PRESENCE OF THE WITNESSES: -

1. Name:- Mr. Ranjan Ramesh Mhamal,
   Address:- H. no. 69,
   Askawada, Mandrem, Pernem-Goa.
   Aadhaar Card no. [redacted]

2. Name:- Miss Gautami Mangaldas Govekar,
   Address:- H. no. 457,
   Kudas wada, Aprora, Bardez-Goa.
   Aadhaar Card no. [redacted].

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Government of Goa

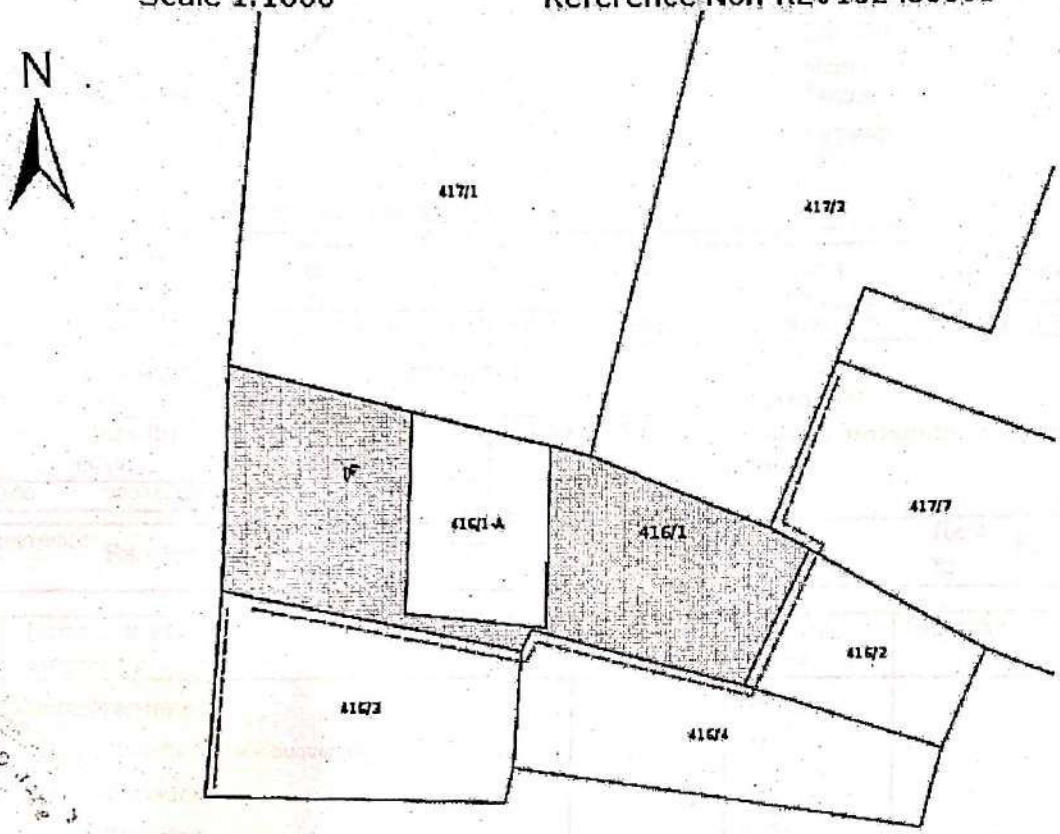
Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Anjuna Village

Survey No.: 416 , Subdivision No.: 1

Scale 1:1000 Reference No.: REV192480068



For ESTELA HOMES

PARTNER

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PARTNER

For ESTELA HOMES

PARTNER

For ESTELA HOMES

PARTNER

This record is computer generated on 02-12-2024 03:06:30. 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

FORM I & XIV
नमुना नं १ व १४

100019545541

Date: 02/12/2024

Taluka BARDEZ
तालुका

Village Anjuna
गांव

Name of the Field Chivari
शेताचें नांव

Survey No. 416
सर्वे नंबर

Sub Div. No. 1
हिस्सा नंबर

Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.18.38	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.18.38

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.18.38

Remarks शेरा

Dy. Coll. Order no. 15/110/2009/Part/Land dated 08/08/2011

Assessment : Rs. 0.00 आकार | Foro Rs. 0.00 फोर | Predial Rs. 0.00 प्रेदियाल | Rent Rs. 0.00 रेंट

S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Dumig Albuquerque	-	590	
2	Francisco Rosa De Gama Albuquerque		717	
3	Florenco Albuquerque		718	
4	Baptista Albuquerque		14040	
5	Joseph Albuquerque		69360	
6	Leoline Christine Noronha alias Christine Noronha Albuquerque		69360	

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

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

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PARTNER

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PARTNER

For ESTELA HOMES
PARTNER

Date: 02/12/2024

FORM I & XIV
नमुना नं १ व १४

100019545541

Taluka BARDEZ
तालुका

Village Anjuna
गांव

Name of the Field Chivari
शेतार्चे नांव

Survey No. 416
सर्वे नंबर

Sub Div. No. 1
हिस्सा नंबर

Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

The record is computer generated on 02/12/2024 at 14:52:07 as per Online Reference Number - 100019545541. 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

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For ESTELA HOMES
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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **04-Dec-2024 12:36:31 pm**

Document Serial Number :- **2024-BRZ-6832**

Presented at **12:27:55 pm** on **04-Dec-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	1495000
2	Registration Fee	897000
3	Mutation Fees	2000
4	Processing Fee	2020
	Total	**2396020**

Stamp Duty Required :**1495000/-** Stamp Duty Paid :**1495000/-**

Presenter

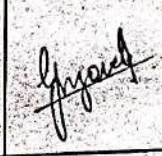
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SHUBH TANEJA Partner M/S Estela Homes ,Father Name:**Ashok Kumar Taneja,**Age:** 41, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1** - 39E, Akash Neem Marg, DLF Phase II, Gurugram, Haryana, **Address2** - , **PAN No.:** [redacted]			ESTELA HOMES PARTNER

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**CHRISTOPHER FERDINAND ALBUQUERQUE , Father Name:**Late Joseph Albuquerque, **Age:** 35, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai, **PAN No.:** [redacted]			

	Party Name and Address	Photo	Thumb	Signature
2	CHRISTOPHER FERDINAND ALBUQUERQUE POA Holder OfLEOLINE CHRISTINE NORONHA Alias CHRISTINE NORONHA ALBUQUERQUE , Father Name:Ate Joseph Albuquerque, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai, PAN No.: [redacted] as Power Of Attorney Holder for LEOLINE CHRISTINE NORONHA Alias CHRISTINE NORONHA ALBUQUERQUE			
3	CHRISTOPHER FERDINAND ALBUQUERQUE POA Holder JOANNA ALBUQUERQUE , Father Name:Late Joseph Albuquerque, Age: 35, Marital Status: ,Gender:Male,Occupation: Business, A/9,10, Rose Mary Apartments, Marve Road, Orlem, Malad (w), Mumbai, PAN No.: [redacted], as Power Of Attorney Holder for JOANNA ALBUQUERQUE			
4	SHUBH TANEJA Partner M/S Estela Homes , Father Name:Ashok Kumar Taneja, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, 39E, Akash Neem Marg, DLF Phase II, Gurugram, Haryana, PAN No: [redacted]			For ESTELA HOMES PARTNER
5	RAGINI WALIA Partner M/s Estela Homes , Father Name:Rajinder Kataria, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Business, 49/23, East Patel Nagar, Opposite Kalindi College, Patel Nagar, Central Delhi, New Delhi, PAN No.: [redacted]			For ESTELA HOMES PARTNER
6	DIVYA MAHATO Partner M/s Estela Homes , Father Name:Deepak Kumar Pandey, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Business, Flat No. E-102, C Chowgule Meadow, Paithona, Salvador-De- Mundo, North Goa, Goa, PAN No.: [redacted]			For ESTELA HOMES PARTNER
7	VIKAS KATARIA Partner M/S Estela Homes , Father Name:Rajinder Kataria, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, House No D-743, Model Town, Opposite Model Town Post Office, Panipat, Haryana, PAN No.: [redacted]			For ESTELA HOMES PARTNER

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

	Party Name and Address	Photo	Thumb	Signature
1	Name: Ranjan Ramesh Mhamal,Age: 28,DOB: 1995-11-23 ,Mobile: 8208700582 ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403527, 69 Askawada Mandrem North Goa, 69 Askawada Mandrem North Goa, Mandrem, Pernem, NorthGoa, Goa			
2	Name: Gautami Mangaldas Govekar,Age: 26,DOB: 1998-04-22 ,Mobile: 8208700582 ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403516, H.no. 457 Kudas wada Bardez , H.no. 457 Kudas wada Bardez , Arpora, Bardez, NorthGoa, Goa			

04.12.2024

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-6832



Document Serial No:-2024-BRZ-6832

Book :- 1 Document
Registration Number :- **BRZ-1-6618-2024**
Date : 04-Dec-2024

04.12.2024

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

SUB-REGISTRAR
BARDEZ

REGISTRAR OF BARDEZ