

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 10-Mar-2023 15:42:32

Date of Receipt: 10-Mar-2023

Receipt No : 2022-23/9/5880

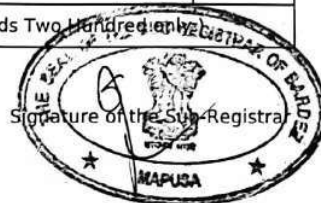
Serial No. of the Document : 2023-BRZ-1224

Nature of, Document : **Conveyance - 22**

Received the following amounts from **DHARAM PAL KUKREJA** for Registration of above Document in Book-1 for the year 2023

Registration Fee	1143000	E-Challan(Online fee)	• Challan Number : 202300141620 • CIN Number : 111619433124	1143000
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300140611 • CIN Number : 111619432965	10000
Processing Fee	2120	E-Challan(Online fee)	• Challan Number : 202300141620 • CIN Number : 111619433124	2200
Total Paid	1155200 (Rupees Eleven Lakhs Fifty Five Thousands Two Hundred and only)			

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Tejas Dhargalkar

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **10-Mar-2023**

Signature of the person receiving the Document

For D. Pal Buildcon Pvt. Ltd.

Signature of the Present Director

Signature of the Sub-Registrar

Phone No: 7798601164
Sold To/Issued To:
D PAL BUILDCON PL
For whom/ID Proof:
Pan



HAR-04-2023 13:09:57

₹ 1905000/-

ONE NINE ZERO FIVE ZERO ZERO ZERO

Other
38162621677935397391-00003041
3816262 36/02/02/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.

Ans
Authorised Signatory



2023-BR2-1224

10/03/2023

DEED OF SALE

5454

For D. Pal Buildcon Pvt. Ltd.
[Signature]
Director

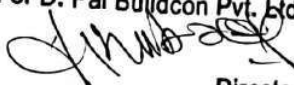
THIS DEED OF SALE is executed on this day 10th day of March of the year Two Thousand and Twenty Three (10/03/2023), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa.

BETWEEN

MR. SURESH BHIMAPPA LAMANI alias **SURESH LAMANI**, son of Bhimappa Lachmappa Lamani, age 42 years, married, Businessman, Holding PAN Card bearing No. _____ and Aadhaar Card bearing No. _____, Indian National, residing at House No. 1799/1, Alto Porvorim, Porvorim, Porvorim, Bardez, North Goa, Goa, 403501, hereinafter referred to as the **"OWNER/VENDOR"** (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, successors, executors, legal representatives and assigns) of the **FIRST PART**;

AND

M/s D PAL BUILDCON PRIVATE LIMITED, A registered company registered under Companies Act 1956, having PAN Card bearing No. _____, having its registered office at 12/5, Palmohan Apartment, Club Road, Punjabi Bagh West, Delhi- 110026, Through its Director **MR. DHARAM PAL KUKREJA**, son of Kaura Ram Kukreja, age 74 years, married, Businessman, holding PAN Card bearing No. _____, Aadhar Card bearing No. _____, resident of House No. 16, Road No 71, Third Floor Back, Side Punjabi Bagh West, Punjabi Bagh, West Delhi, Delhi

For D. Pal Buildcon Pvt. Ltd.

Director


110026, vide Board resolution dated 20/02/2023, Hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and assigns) **OF THE SECOND PART.**

WHEREAS there exists an immovable property known as "KITLA" also known as "VANGOD" also known as "VANDODDO" (hereinafter referred to as the said **PROPERTY - A**), situated at Ubo Vaddo, Salvador Do Mundo, Bardez, Goa and Surveyed under Survey No. 254/6 of Village Salvador Do Mundo, Bardez, Goa, admeasuring 1525 sq. mts., and the said Property-A is described in the Land Registration Office under No. 14133 of Book B-37 (New) sq. mts. and not enrolled in the Taluka Revenue Office; and is more particularly described in the **SCHEDULE-I.**

WHEREAS there exists ALL THAT piece and parcel of land admeasuring 1650 sq. mts., bearing Survey No. 254/7, forming the part of the larger property known as "KITLA", or "AFRAMENTO" or "VANGOD" (hereinafter referred to as the said **PROPERTY - B**), situated at Ubo Dando Ward, Salvador-do-Mundo, within the local limits of the Village Panchayat of Salvador-do-Mundo, Taluka Bardez, Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bardez, under Description No.10653, at folio 69 of Book B-28 new and enrolled in the Taluka Revenue Office under Matriz No. 390 of second circumstances, bearing old Cadastral Survey No. 11968, and is more particularly described in the **SCHEDULE-II**



For D. Pal Buildcon Pvt. Ltd.


Director

(The above mentioned Property-A and Property-B, admeasuring 1525 sq. mts. and 1650 sq. mts. respectively, shall hereinafter for brevity's sake be referred to as "**THE SAID PROPERTIES**")

AND WHEREAS the said **Property-A** originally belonged to Mr. Caetano Francisco de Souza and his wife Especiosa Martins.

AND WHEREAS by virtue of Deed of Sale and Discharge dated 30/06/1928, the said Mr. Caetano Francisco de Souza and his wife Mrs. Especiosa Martins, sold the said Property-A to Mrs. Albertina Fonseca wife of Mr. Filipe Xavier Lobo.

AND WHEREAS the said **Property-A** stands inscribed in the name of said Mrs. Albertina Fonseca on 09/07/1920 under inscription number 11234.



AND WHEREAS said Mr. Filip Xavier Lobo expired leaving behind his wife Mrs. Albertina Fonseca and following children as his heirs viz -

- i) Antonio Prudencio Lobo married to Josephine Lobo,
- ii) Jose Januario Lobo married to Sebastiana Lobo,
- iii) Lucie Pinto married to Joseph Pinto and
- iv) Teodoro Jose Custodio Lobo (Bachelor).

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For D. Pal Buildcon Pvt. Ltd.

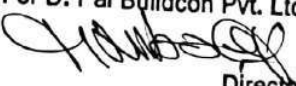

Director

AND WHEREAS said Mrs. Albertina Fonseca by virtue of Will dated 14/02/1984, registered before the Civil Registrar cum Sub Registrar and Notary Ex-Officio in the Judicial Division of Bardez, under Book No. 126 fls 444, bequeathed the said Property-A to her son Mr. Teodoro Jose Custodio Lobo.

AND WHEREAS the name of said Mr. Teodoro Jose Custodio Lobo is appearing in the Manual Form I and XIV of Survey No. 254/6.

AND WHEREAS the said Mr. Teodoro Jose Custodio Lobo, in the status of bachelor, by virtue of Will dated 11/04/1991, bequeathed the said Property-A to his nephew Mr. Walter Nicasio Pinto alias Walter Pinto son of late Joseph Pinto and Lucie Pinto. The said Will dated 11/04/1991 is duly registered before Mapusa Notorial Office, drawn at page 84v of Book No. 164, dated 17/06/1991.

AND WHEREAS upon the death of Mrs. Ana Francisca Albertina Fonseca e Lobo alias Albertina Fonseca and others namely Mr. Caetano Francisco Lobo alias Raimindo Francisco Lobo, Mr. Honerato Lobo alias Jose Honorato Lobo alias Honorato Lobo and Ms. Hortencia Lobo alias Ortencia Lobo alias Maria Ortencia Lobo, an Inventory Proceedings bearing No. 325/2010/D came to be initiated in the Court of Civil Judge Junior Division at Mapusa and by Order dated 14/02/2013, the said Property-A was allotted to Mr. Marcus Florencio Pinto alias Mark Pinto and

For D. Pal Bulldcon Pvt. Ltd.

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his wife Mrs. Joyce Pinto and Mr. Walter Vincent Pinto and his wife Mrs. Tereza Pinto in equal shares.

AND WHEREAS after the division of share in the said Property-A, a suit for Partition under RCS No. 139/2014/F, was filed by Mr. Marcus Florencio Pinto alias Mark Pinto and his wife Mrs. Joyce Pinto against Mr. Walter Vincent Pinto and his wife Mrs. Tereza Pinto before the Civil Judge Junior Division, Mapusa, Goa, in respect of the said Property-A and another Property bearing Survey No. 315/2 of Village Socorro, Bardez, Goa and in terms of the Consent terms filed therein, the said Property-A exclusively was allotted to Mr. Walter Vincent Pinto and his wife Mrs. Tereza Pinto and the other survey No. 315/2 was allotted to Mr. Marcus Florencio Pinto alias Mark Pinto and his wife Mrs. Joyce Pinto.

AND WHEREAS pursuant to the said Partition the said Mr. Walter Pinto mutated his name in the Revenue Record of Rights of Survey No. 254/6 of Village Salvador Do Mundo, Bardez, Goa under Mutation No. 4091.

AND WHEREAS the said Mr. Walter Pinto along with his wife Mrs. Theresa Walter Pinto sold and transferred the said Property-A in favour of Mr. Suresh Bhimappa Lamani alias Suresh Lamani Vide Deed of Sale dated 20/12/2022, registered before the Sub Registrar of Bardez, under Registration No. BRZ-1-5746-2022, dated 20/12/2022.

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AND WHEREAS by virtue of the said Deed of Sale dated 20/12/2022, the Vendor herein became the absolute owner in possession of the said Property-A.

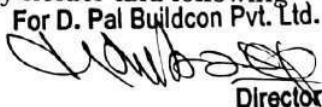
AND WHEREAS the wife of Vendor has not been made a party to the sale deed since the vendor is not govern by the Portuguese law of communion of Assets.

AND WHEREAS the said **Property-B** earlier belonged to Mrs. Preciosa alias Francisca Fernandes alias Preciosa Fernandes e Lobo alias Preciosa Petornila Fernandes e Lobo vide Deed of Purchase and Sale dated 09/01/1904.

AND WHEREAS Said Mrs. Preciosa alias Francisca Fernandes alias Preciosa Fernandes e Lobo alias Preciosa Petornila Fernandes e Lobo, wife of Mr. Joao Francisco Xavier Lobo expired on 22/04/1961 at Mumbai leaving behind following children as her heirs viz.;

- (i) Catarina Maria Quiteria Lobo married to Silvestre Joao Conceicao Mendanha or Silvestre Conceicao Mendanha,
- (ii) Ms. Praxedes Blandina Lobo (Spinster),
- (iii) Mr. Gregorio Lobo widower of late Beda alias Beda Isabel Lobo, who expired on 01/08/1953, and
- (iv) Mr. Honorato Lobo (Bachelor).

AND WHEREAS Said Mr. Silvestre Joao Conceicao Mendanha or Silvestre Conceicao Mendanha expired on 28/04/1966, leaving behind his wife, Mrs. Catarina Maria Quiteria Lobo as his widow and moiety holder and following children as his heirs viz.;

For D. Pal Buildcon Pvt. Ltd.

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- (i) Mr. Bernadette Maria Mendanha e Lobo married to Mr. Alberto da Vitoria Lobo, and
- (ii) Mr. Oswald Joseph Mendanha married to Myra Ofelia de Santa Rita Lobo Mendanha.

AND WHEREAS By virtue of Public Deed, dated 26/05/1969, executed before Notary Public Office of Bardez at Folio 22 onwards of the Book No.674, said i) Ms. Catarina Maria Quiteria Lobo (widow), ii) Ms. Praxedes Blandina Lobo (Spinster) and iii) Mr. Honorato Lobo (Bachelor) and iv) Mrs. Bernadette Maria Mendanha e Lobo married to Mr. Alberto da Vitoria Lobo renounced their right to the inheritance of the said Preciosa in terms of article 2029 of the Civil Code in favour of said Mr. Gregorio and Mr. Oswald.

AND WHEREAS By virtue of aforesaid relinquishment said Mr. Gregorio Lobo became the owner of 7/8th share in the said Property-B and Mr. Oswald became the 1/8th share in the said larger property of Property-B.

AND WHEREAS by virtue of Deed of Partition dated 05/11/1969, executed between said Mr. Gregorio Lobo (widower) as First Party and Mr. Oswald Joseph Mendanha and his wife, Mrs. Myra Ofelia da Santa Rita Lobo Mehanha as Second Party, the estate left behind by said Preciosa was partitioned and said property-B was listed as Item No.2 and was exclusively allotted to Mr. Gregorio Lobo.

For D. Pal Buildcon Pvt. Ltd.


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AND WHEREAS Said Deed of Partition dated 05/11/1969, stands registered in the Office of the Sub-Registrar of Ilhas at Panaji, Goa, under Registration No.1341, at pages 176 to 180 at Book No. I, Volume No.43 on 07/11/1969.

AND WHEREAS By virtue of said Deed of Partition dated 05/11/1969, said Mr. Gregorio Lobo (widower) became the exclusive and absolute owner of the said Property-B, bearing Survey No.254/7.

Name of said Mr. Gregorio Lobo stands recorded in Form No. IX in respect of the said property-B, bearing Survey No.254/7 as occupant thereof.

AND WHEREAS name of said Mr. Gregorio Lobo stands recorded in Form No. III (index of land) in respect of the said property-B, bearing Survey No.254/7 as occupant thereof against the mutation entry No.363.

AND WHEREAS said Mrs. Beda Isabel Lobo, wife of Mr. Gregorio Lobo expired on 01/08/1953 and said Mr. Gregorio Lobo expired on 25/09/1973, leaving behind following children viz.;

- (i) Brig. Ransom Francis Lobo married to Arminda Lobo
- (ii) Mr. Richard Leonard Lobo married to Noreen Lobo
- (iii) Mr. Norman Linus Peter Lobo married to Linda Beatrice Lobo and
- (iv) Mr. Bede Carmel Xavier Lobo married to Candida Lobo.

For D. Pal Buildcon Pvt. Ltd.

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AND WHEREAS Upon the death of said Mr. Gregorio Lobo and his wife, Mrs. Beda Isabel Lobo, an Inventory Proceeding No. 116/2005/A, was instituted by Brig. Ransom Francis Lobo in the Court of Civil Judge Senior Division at Mapusa and said property-B was listed as Item No. 2 and in the said proceedings $\frac{1}{2}$ of the said Property-B was taken in auction by Mr. Brig. Ramson Francis Lobo married to Armida Lobo and $\frac{1}{2}$ of the said Property-B was taken in auction by Mr. Norman Linus Peter Lobo married to Mrs. Linda Beatrice Lobo, by paying owelty money to Richard Leonard Lobo married to Noreen lobo and Mr. Bede Carmel Xavier Lobo married to Candida Lobo and said allotment was finalized vide Order dated 07/03/2008.

AND WHEREAS by virtue of the said Inventory Proceedings No. 116/2005/A and order dated 07/03/2008, the said Mr. Brig. Ramson Francis Lobo and his wife Armida Lobo and Mr. Norman Linus Peter Lobo and his wife Mrs. Linda Beatrice Lobo, became the absolute owners in possession of the said property B.

AND WHEREAS by virtue of 2 separate Gift Deeds dated 28/02/2023, said Mr. Brig. Ramson Francis Lobo and his wife Mrs. Armida Lobo, gifted their disposable quota to their Brother/Brother-in-Law. i.e Mr. Norman Linus Peter Lobo.

AND WHEREAS the said Mrs. Linda Beatrice Lobo being the half sharer became the co-owner of the said disposable share allotted to Mr. Norman Linus Peter Lobo.

For D. Pal Buildcon Pvt. Ltd.

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AND WHEREAS names of said Mr. Brig. Ramson Francis Lobo and said Mr. Norman Linus Peter Lobo was mutated in Form I & XIV in respect of the said property-B against the mutation entry No.26536 as occupants thereof. That apart names of Mr. Anselm Michael Fernandes stands recorded against the mutation entry No.65520 and names of Mr. Joao Tomas Fernandes and his wife, Mrs. Consolacao Fernandes against the mutation entry No.78889 as occupants thereof, as they only had possessory right in the said property-B.

AND WHEREAS that name of Mrs. Ana Joseph Dsouza was also recorded in the occupant column of Form I & XIV of the said Property-B, bearing survey No. 254/7 of Village Salvador do Mundo, against mutation entry No. 63 as she was having possessory right in the said property-B.

AND WHEREAS that upon the death of Mrs. Ana Joseph D'souza alias Ana Josefa Regina D'souza and her husband Mr. Pedro Sebastiao Fernandes an Inventory Proceeding No. 386/12/A was instituted by her son, Mr. Rafael alias Raphael Fernandes before the Court of Civil Judge Senior Division at Mapusa, and said property-B was listed as Item No. 8.

AND WHEREAS in the said Inventory Proceeding No. 386/12/A, said property-B listed under Item No. 8 therein was taken into auction by Mr. Joao Tomas Fernandes, Mrs. Virginia Fernandes, Mr. Antonimis (Anthony) Reginald Fernandes, Mrs. Christalina Fernandes, Mrs. Prudencia Maria Fernandes, Mrs. Julia Associana Fernandes, Mrs.

For D. Pal Buildcon Pvt. Ltd.

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Iona Auguata Maria Lourdinha alias Sushma Usgaonkar, Mr. Ivan Gen Fernandes, Mr. Victor Sebastiao Fernandes and Mr. Anselem Michael Fernandes, in 1/10th share each and allotment was confirmed vide Order dated 23/06/2015.

AND WHEREAS subsequently, by another Inventory Proceeding bearing No.282/2016/A, which was instituted in the Court of Civil Judge Senior Division at Mapusa, upon the death of Blaise Marina Fernandes alias Blaise Patricia Francisca Marina Fernandes by her husband, Mr. Anselm Michael Fernandes, wherein 1/10th portion of the said property-B listed under Item No. 4 was taken into auction by Mr. Anselm Michael Fernandes and owelty money was paid to his daughters and said allotment was confirmed vide Order dated 07/09/2016.

AND WHEREAS the name of said Mr. Anselm Michael Fernandes was recorded in the occupants column of Form I & XIV Form against the mutation entry No.65520 by virtue of Final Order dated 07/09/2016 passed in Inventory Proceeding No. 282/2016/A and names of Mr. Joao Tomas Fernandes and his wife Mrs. Consolacao Fernandes were entered under mutation entry No.78889 by virtue of Order dated 23/06/2015, passed in Inventory Proceeding No. 386/12/A.

AND WHEREAS remaining Owners in possession viz., Mrs. Virgin Fernandes (widow), Mr. Antonimis (Anthony) Reginald Fernandes married to Mrs. Savita Jhinu Rathod, Mrs. Christalina Fernandes married to Mr. Sudhir Stephen

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For D. Pal Buildcon Pvt. Ltd.

Director

Rosario, Mrs. Prudencia Maria Fernandes (widow), Mrs. Julia Associana Fernandes married to Mr. Philip Nazarene Fernandes, Mrs. Iona Augusta Maria Loudinha alias Sushma Usgaonkar married to Mr. Ganexama Sinai alias Suraj Usgaonkar, Mr. Ivan Glen Fernandes married to Mrs. Yasmin Dhunjishaw Patel and Mr. Victor Sebastiao Fernandes married to Mrs. Livia Felicia Fernandes have not yet mutated their names in I & XIV but they have 1/10th share each possessory right in the said property-B as per allotment done and confirmed in Inventory Proceeding No. 386/2012/A.

AND WHEREAS by virtue of Deed of Sale dated 09/03/2023, all the above mentioned owners sold the said Property to Vendor herein, which Deed of Sale dated 09/03/2023, is duly registered before the Sub Registrar of Bardez, under Registration No. BRZ-1-1129-2023 dated 09/03/2023.

AND WHEREAS by virtue of the said Deed of Sale dated 09/03/2023, the said Vendor became the absolute owner in possession of the said Property B.

AND WHEREAS the wife of Vendor has not been added as a party to the said Deed of Sale since the Vendor is not governed by the communion of assets of Portuguese Civil Code.

AND WHEREAS the Purchaser has approached the Vendor to purchase the said properties along with 100% undivided, indivisible and impartible ownership rights in the said

For D. Pal Buildcon Pvt. Ltd.

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properties with all rights, title and interest, easements, privileges and appurtenances thereto, and the Vendor has agreed to sell and convey the said properties along with 100% undivided, indivisible and impartible ownership rights in the said properties with all rights, title and interest, easements, privileges and appurtenances thereto, to the purchaser for a consideration of **Rs. 3,81,00,000 /-** **(Rupees Three Crore Eighty One Lakhs only)** to be paid by the Purchaser to the Vendor.

AND WHEREAS the Vendor has not created any hypothecation or any kind of lien on the said Properties fully described in the Schedule I and II hereunder.

AND WHEREAS, the Owner/Vendor herein is now registering the Sale Deed in favour of the Purchaser herein.

NOW THIS DEED OF SALE WITNESSETH AS UDER:

1. That in pursuance of the above agreement and in consideration of payment of **Rs. 3,81,00,000 /- (Rupees Three Crore Eighty One Lakhs only)** out of which an amount of **Rs. 3,81,000/- (Rupees Three Lakhs Eighty One Thousand only)** is deducted as TDS and balance consideration of **Rs. 3,77,19,000/- (Rupees Three Crores Seventy Seven Lakhs Nineteen Thousand only)** is paid in the following manner:-

a. A sum of **Rs. 70,00,000/- (Rupees Seventy Lakhs Only)** is paid vide cheque bearing No. 532437, drawn on IDBI Bank, dated 30/01/2023.

For D. Pal Buildcon Pvt. Ltd.


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b. A sum of Rs. 5,00,000/- (Rupees Five Lakhs Only) is paid vide cheque bearing No. 532436, drawn on IDBI Bank, dated 30/01/2023.

c. A sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) is paid vide RTGS bearing UTR No. IBKLR92023020100038927, drawn on IDBI Bank, dated 01/02/2023.

d. A sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is paid vide RTGS bearing UTR No. IBKLR920230222200064194, drawn on IDBI Bank, dated 22/02/2023.

e. A sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is paid vide RTGS bearing UTR No. IBKLR92023030300063277, drawn on IDBI Bank, dated 03/03/2023.

f. A sum of Rs. 27,19,000/- (Rupees Twenty Seven Lakhs Nineteen Thousand Only) is paid vide D.D. bearing No. 010026, drawn on IDBI Bank, dated 07/03/2023.

g. A sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) is paid vide D.D. bearing No. 010027, drawn on IDBI Bank, dated 07/03/2023.


h. A sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) is paid vide D.D. bearing No. 010028, drawn on IDBI Bank, dated 07/03/2023.

Which is paid by the Purchaser to the vendor, the receipt of which the vendor do hereby admit and acknowledge, the vendor does hereby sell, convey and transfer unto the purchaser all his rights, title, interest, possession, lien, claim and ownership to the said properties being- **PROPERTY- A** admeasuring 1525 sq.mts, situated in the property known as "KITLA" also known as "VANGOD" also

For D. Pal Buildcon Pvt. Ltd.

Director

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known as "VANDODDO" situated at UboVaddo, Salvador Do Mundo, Bardez, Goa and Surveyed under Survey No. 254/6, of Village Salvador Do Mundo, Bardez, Goa, situated within the local jurisdiction of Village Panchayat of Salvador Do Mundo, Taluka of Bardez, Sub District of Bardez, District of North Goa, State of Goa, and is more particularly described in the Schedule-I; and **PROPERTY-B** admeasuring 1650 sq. mts., bearing Survey No. 254/7, forming the part of the larger property known as "KITLA", or "AFRAMENTO" or "VANGOD" situated at Ubo Dando Ward, Salvador-do-Mundo, within the local limits of the Village Panchayat of Salvador-do-Mundo, Taluka Bardez, Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bardez, under Description No.10653, at folio 69 of Book B-28 new and enrolled in the Taluka Revenue Office under Matriz No. 390 of second circumstances, bearing old Cadastral Survey No. 11968, and is more particularly described in the Schedule-II, along with 100% undivided, indivisible and impartible ownership rights in the said properties with all rights, title and interest, easements, privileges and appurtenances thereto.

2. That the Vendor does hereby covenants with the Purchaser, that notwithstanding any act, deed matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the Vendor now has good and rightful power and absolute authority to grant, release convey and assure the said Properties hereby

For D. Pal Buildcon Pvt. Ltd.


Director

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sold, transferred, granted, released and/or assured unto and to the use of the Purchaser forever in the manner aforesaid AND THAT shall be lawful for the Purchaser from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the SAID PROPERTIES and of every part thereof, to use, enjoy sell, transfer and/or otherwise deal with the same, without any interruption, claim or demand, whatsoever, from or by the VENDOR or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

3. That the vendor on the execution of this Deed of Sale handed over vacant and peaceful possession of the said properties to the purchaser.

4. Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the SAID PROPERTIES and the PURCHASER has become the absolute owner of the said Properties with full right to use, enjoy, sell and transfer the same and/or to construct any structure as an absolute owner without any objection/hindrance by the Vendor or any other person claiming through or under the Vendor.

5. That the VENDOR hereby assure the PURCHASER that the VENDOR has neither done nor been party to any act whereby the VENDOR's right and title to the SAID PROPERTIES may in any way be impaired or whereby the Vendor may be prevented from transferring the SAID PROPERTIES.

For D. Pal Buildcon Pvt. Ltd.


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6. That the VENDOR hereby assure the PURCHASER that the SAID PROPERTIES are free from all kinds of encumbrances such as prior sale, gift, mortgages, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Lease, Loan, Surety, security, notices, claims, demands, Will, Trust, Exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any portion of the SAID PROPERTIES are taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the Vendor, then the VENDOR will be liable and responsible to make good the loss suffered by the PURCHASER.

7. That the VENDOR hereby assure, represent and covenant with the PURCHASER as follows:

a. That the SAID PROPERTIES is free from all the encumbrances whatsoever or howsoever.

b. That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the SAID PROPERTIES.

c. That except the VENDOR no body else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the SAID PROPERTIES.

d. That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and

For D. Pal Bullcon Pvt. Ltd.


Director

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vesting the absolute title in the SAID PROPERTIES in favour of the PURCHASER.

e. That there is no subsisting agreement for sale, in respect of the SAID PROPERTIES hereby agreed to be sold to the PURCHASER and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.

f. That the VENDOR has a marketable title in respect of the SAID PROPERTIES.

g. That there is no notice of default or breach on the part of the VENDOR or their pre-decessors in interest of any provisions of law in respect of the SAID PROPERTIES.

h. The SAID PROPERTIES is not subject to any requisition/acquisition by the central or the state Government or any other authority, body, tribunal or instrumentality and there exists no event or circumstance which is likely to result in any requisition/acquisition of the SAID PROPERTIES by the central or the State Government or any other authority, body, tribunal or instrumentality.

i. The VENDOR is the absolute owner and in possession of the SAID PROPERTIES and has a clean and unrestricted right thereto and the VENDOR has an absolute, unfettered and unrestricted right to sell and transfer the same to the PURCHASER and execute this Sale Deed, as per the terms and conditions contained herein. Neither the VENDOR nor their legal heirs, successors etc., has or have any right or lien of any nature whatsoever over the SAID PROPERTIES.

For D. Pal Buildcon Pvt. Ltd.


Director

j. There are no pending litigation or proceedings of any nature whatsoever in connection with the SAID PROPERTIES 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 PROPERTIES.

8. In case any of the representations, assurances, promise etc., hereby made is discovered to be incorrect, misleading false and/or in case of concealment/non-disclosure of any material information/fact by the VENDOR which in any manner relates to the SAID PROPERTIES and/or affects the transferability thereof, or if the whole or any portion of the SAID PROPERTIES is ever taken away or goes out from the possession of the PURCHASER on account of any legal defect in the ownership and title of the VENDOR and/or otherwise, then the VENDOR shall also be liable and responsible to make good all the losses, damages, demands actions, disputes, claims, costs, charges and expenses etc., of any nature suffered or sustained by the PURCHASER and keep the PURCHASER indemnified in all respects whatsoever. Relying on the representations, assurances, promises etc., of the VENDOR as made therein, the PURCHASER had purchased the SAID PROPERTIES free from all encumbrances from the VENDOR.

9. That in case any defect is found in the title of the vendor in the said properties hereby sold and / or in the present conveyance then the vendor do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser

For D. Pal Buildcon Pvt. Ltd.

Director

for more perfectly conveying the said properties sold unto the purchaser, at the cost and expense of the purchaser.

10. That the price paid corresponds to the market value of the said Properties and the stamp duty is paid by the Purchaser accordingly.

11. That the Vendor does hereby assure the Purchaser that the said properties hereby sold is free from any encumbrances whatsoever and the Vendor has absolute title and exclusive right to convey the said properties by way of sale.

12. That on the execution of this Deed of Sale the Purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said properties along with the said house and outhouse hereby sold without any hindrance, claim, interruption or demand whatsoever from the Vendor or from any person claiming through or under them.

13. That the Vendor and his heirs shall at all times hereinafter indemnify and keep indemnified the purchaser and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendor or any breach of the covenants hereunder contained.

For D. Pal Buildcon Pvt. Ltd.

Director



14. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24/08/1978.

15. That it is clarified and made clear that with the execution hereof, the VENDOR has sold and transferred his entire rights, interest, share and entitlements in the SAID PROPERTIES to the PURCHASER herein and this have been left with no right or interest of any kind whatsoever in the SAID PROPERTIES or any part thereof and further all his rights, title, interest, share and entitlements of all nature whatsoever in respect of the said Properties under and by virtue of any deed/document or otherwise, stands conveyed and transferred to the PURCHASER absolutely and forever.

16. That all the original documents/certified true copies from the concerned authorities, has been handed over to the Purchaser today.

17. That the Vendors also give their No Objection for the purchaser herein to carry out the mutation and get their names recorded in Form I & XIV of Survey No. 254/6 and Survey No. 254/7, of Village Salvador Do Mundo, Bardez, Goa.

18. An amount of Rs. 3,81,000/- (Rupees Three Lakhs Eighty One Thousand Only) has been deducted from the total consideration of **Rs. 3,81,00,000 /- (Rupees Three Crore Eighty One Lakhs only)** towards 1% TDS as per the

For D. Pal Buildcon Pvt. Ltd.

Director

provisions of the Income Tax Act is paid in the following manner:-

a. A sum of Rs. 3,81,000/- (Rupees Three Lakhs Eighty One Thousand Only) is paid vide challan bearing No. 01528 drawn on IDBI Bank, dated 09/03/2023.

19. The present value of the Said Properties is **Rs. 3,81,00,000 /- (Rupees Three Crore Eighty One Lakhs only)** which has been affixed hereto and Registration Plus Processing Fees of Rs. 11,45,200/- has been paid vide Challan No. 202300141620, dated 21/02/2023 and Mutation fees of Rs. 2000/- has been paid vide Challan No. 202300139823 dated 20/02/2023 and Mutation fees of Rs. 2000/- has been paid vide Challan No. 202300139816 dated 20/02/2023, which is borne by the Purchaser.

SCHEDULE-I

(Description of the Said Property-A)

ALL THAT immovable property known as "KITLA" also known as "VANGOD" also known as "VANDODDO" situated at UboVaddo, Salvador Do Mundo, Bardez, Goa and Surveyed under Survey No. 254/6, of Village Salvador Do Mundo, Bardez, Goa, plot admeasuring 1525 Sq mts., and the said property is described in the Land Registration Office under No. 14133 of Book B-37 (New) and not enrolled in the Taluka Revenue Office and the same is bounded as under:-

For D. Pal Bulldozer Pvt. Ltd.

Director

5456

On the North: - Property sy no. 174/1-B & remaining part of Sy. No.174/1

On the South: property Sy.No.175/6, 7, 8, 9 & 10

On the East: property Sy. No.174/ 24.

On the West: Existing Nallah

SCHEDULE-II

(Description of the Said Property-B)

ALL THAT piece and parcel of land admeasuring 1650 square meters, bearing Survey No. 254/7, forming the part of the larger property known as "KITLA", or "AFRAMENTO" or "VANGOD", situated at Ubo Dando Ward, Salvador-do-Mundo, within the local limits of the Village Panchayat of Salvador-do-Mundo, Taluka Bardez, Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bardez, under Description No.10653, at folio 69 of Book B-28 new and enrolled in the Taluka Revenue Office under Matriz No.390 of second circumstances, bearing old Cadastral Survey No.11968 and bounded as under :-

On or towards the East: by the property surveyed under No.254/6,

On or towards the West: by Pathway/road,

On or towards the North: by the property surveyed under Survey No.254/6 and

On or towards the South: by Public road.

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

For D. Pal Buildcon Pvt. Ltd.

Director













SIGNED AND DELIVERED
BY the WITHINNAMED
OWNER/VENDOR



SKS

SKS

MR. SURESH BHIMAPPA LAMANI
alias **SURESH LAMANI**

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



SKS

For D. Pal Buildcon Pvt. Ltd.


Director

**SIGNED, SEALED AND
DELIVERED BY WITHIN NAMED
PURCHASER**











For D. Pal Buildcon Pvt. Ltd.


Director



**M/s D PAL BUILDCON
PRIVATE LIMITED**

**(Through its Director,
Mr. DHARAM PAL KUKREJA)**

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For D. Pal Buildcon Pvt. Ltd.


Director



In the presence of witness;

1. Mrs. GAURI SARVANKAR



Address: Villa No. 2, Lotus, Aura Trinity, H. No. 891/1 (2),
Near V.P. Socorro, Porvorim, Bardez, Alto Porvorim, North
Goa, Goa - 403521.

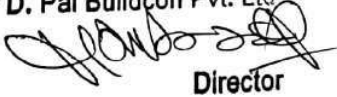
2. Mr. TEJAS DHARGALKAR



Address: H. No. 376/1, Behind K K Tailor, St Inez Panaji
Goa - 403001.



For D. Pal Buildcon Pvt. Ltd.

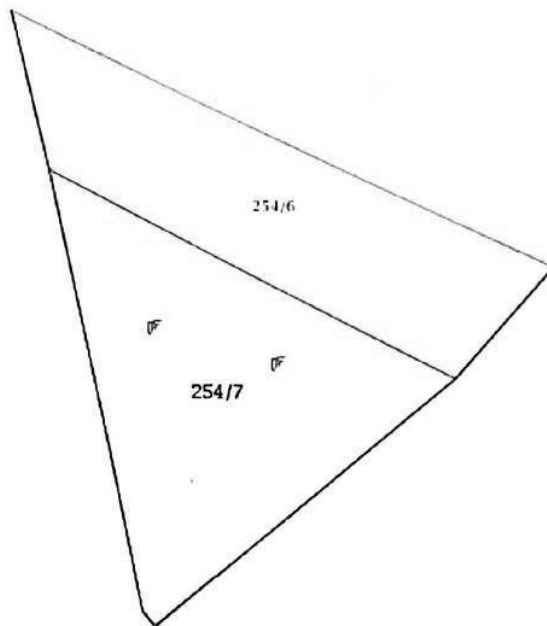

Director



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Salvador-Do-Mundo Village
Survey No.: 254 , Subdivision No.: 7

Scale 1:1000

Reference No.: CBAR123-6361-1103096



5456

For D. Pal Buildcon Pvt. Ltd.

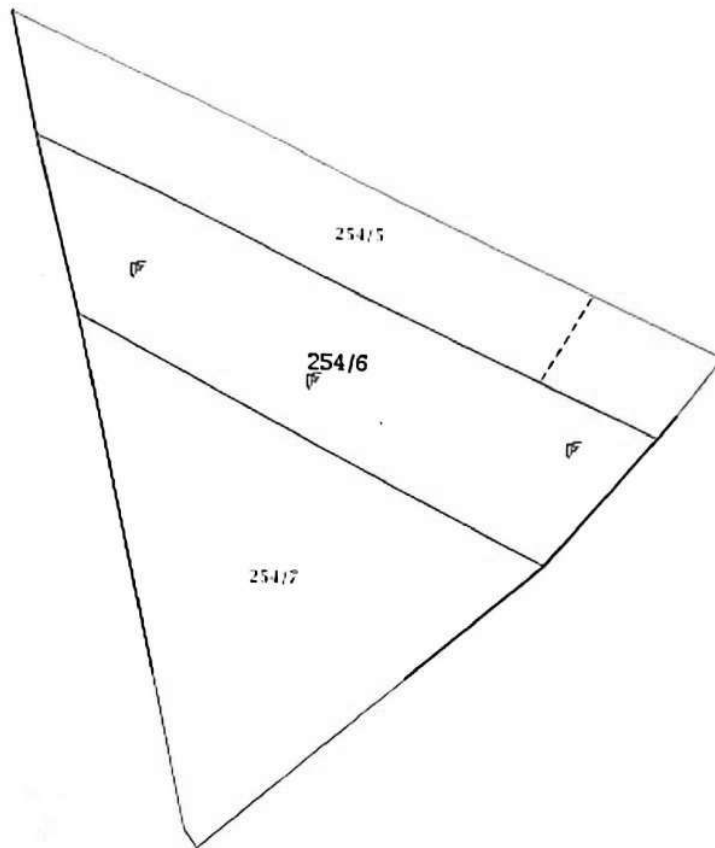
Director

This record is computer generated on 10-03-2023 12:05:36. 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

Scale 1:1000

Reference No.: CBAR123-6361-1103095



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For D. Pal Buildcon Pvt. Ltd.

Director

This record is computer generated on 10-03-2023 12:05:15. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-Mar-2023 03:40:58 pm

Document Serial Number :- 2023-BRZ-1224

Presented at 03:32:09 pm on 10-Mar-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1905000
2	Registration Fee	1143000
3	Tatkal appointment fee	10000
4	Mutation Fees	4000
5	Processing Fee	2120
Total		3064120

Stamp Duty Required :1905000/-






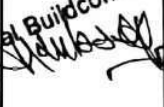



Stamp Duty Paid : 1905000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DHARAM PAL KUKREJA , Father Name:KauraRam Kukreja, Age: 74, Marital Status: ,Gender:Male,Occupation: Business, Address1 - House No. 16, Road No 71, Third Floor Back, Side Punjabi Bagh West, Punjabi Bagh, West Delhi, Delhi 110026, Address2 - , PAN No.:			For D. Pal Buildcor: Director







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SURESH BHIMAPPA LAMANI Alias SURESH LAMANI , Father Name:Bhimappa Lachmappa Lamani, Age: 42, Marital Status: Married ,Gender:Male,Occupation: Business, 1799/1, Alto Porvorim, Porvorim, Porvorim, Bardez, North Goa, Goa, 403501, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SURESH BHIMAPPA LAMANI Alias SURESH LAMANI , Father Name: Bhimappa Lachmappa Lamani, Age: 42, Marital Status: Married , Gender: Male, Occupation: Business, 1799/1, Alto Porvorim, Porvorim, Porvorim, Bardez, North Goa, Goa, 403501, PAN No.: <u> </u>			
3	DHARAM PAL KUKREJA , Father Name: KauraRam Kukreja, Age: 74, Marital Status: , Gender: Male, Occupation: Business, House No. 16, Road No 71, Third Floor Back, Side Punjabi Bagh West, Punjabi Bagh, West Delhi, Delhi 110026, PAN No.: <u> </u>			 For D. Pal Buildcon Pvt. Ltd. Director
4	DHARAM PAL KUKREJA , Father Name: KauraRam Kukreja, Age: 74, Marital Status: , Gender: Male, Occupation: Business, House No. 16, Road No 71, Third Floor Back, Side Punjabi Bagh West, Punjabi Bagh, West Delhi, Delhi 110026, PAN No.: <u> </u>			 For D. Pal Buildcon Pvt. Ltd. Director

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURI SARVANKAR, Age: 40, DOB: , Mobile: Email: , Occupation: Advocate , Marital status : Married , Address: 403521, Villa No.2 Lotus Aura Trinity HNO.891/12 Near V.P Socorro Porvorim Bardez Alto-Porvorim North Goa 403521, Villa No.2 Lotus Aura Trinity HNO.891/12 Near V.P Socorro Porvorim Bardez Alto-Porvorim North Goa 403521, Socorro, Bardez, NorthGoa, Goa			
2	Name: TEJAS DHARGALKAR, Age: 23, DOB: , Mobile: Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, E-376/1 behind K K Tailor st Inez Panaji St Inez North Goa Goa-403001 , Panaji, Tiswadi, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-1224

Book :- 1 Document
Registration Number :- BRZ-1-1161-2023
Date : 10-Mar-2023

Signature

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

SUB-REGISTRAR
BARDEZ

Scanned by Sachin and Parham (PITS)

Signature



Certified to be true
copy of the original

Signature

L. M. GAITKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA

Serial No. 4166/2023 Date: 24/03/2023

