



Baga

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



**STAMP DUTY CERTIFICATE**

**ENDORSEMENT**

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

**Stamp Duty Of : ₹ 1150000/-**

**(Rupees Eleven Lakhs Fifty Thousands only)**

**PAID VIDE E-RECEIPT NO 202300328184 DATED :26-Apr-2023,  
IN THE GOVERNMENT TREASURY.**



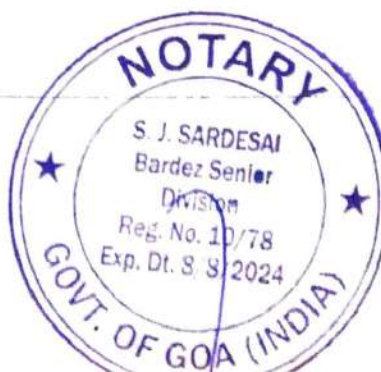
*[Signature]*

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

REGISTRAR  
BARDEZ

**DOCUMENT DETAILS**

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300026091
DOCUMENT SERIAL NUMBER	:	2023-BRZ-2392
DATE OF PRESENTATION	:	16-May-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-3179-2023
DATE OF REGISTRATION	:	05-Jul-2023
NAME OF PRESENTER	:	Anil Babbar
REGISTRATION FEES PAID	:	₹690000/-
PROCESSING FEES PAID	:	₹2700/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa  
Directorate of Accounts**

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



Echallan No. 202300328184

**e-Receipt**

Department: 10 - NOTARY SERVICES

Echallan Date: 25/04/2023 14:50:38

Name and Address of Party: Anil | 9813032885  
161 Upper Ground Floor Pitampura North West Delhi Delhi

Service: Stamp Duty

	Amount
Stamp Duty	₹ 1150000.00

Total Amount: ₹ 1,150,000.00

(Rs. Eleven Lakh Fifty Thousand Only)

Department Data: 202300026091 NOTARY|202300026091 NOTARY

Bank ref No: 0187617850

Status: Success

Payment Date: 26/04/2023 10:28:21

Payment Gateway: SBI-EPAY

**DEED OF SALE**

*[Handwritten signatures]*

2023- BR2-2392  
16/5/23



THIS **DEED OF SALE** is made at Mapusa, Taluka Bardez - Goa, on this 16<sup>th</sup> day of the month of May of the year 2023.

BETWEEN

**MR. OMPRAKASH NIHCHALDAS PARIANI**, son of late Nihchaldas Pariani, aged about 63 years, married, businessman, holder of PAN Card No. \_\_\_\_\_, Aadhar Card No. \_\_\_\_\_, Mobile No. \_\_\_\_\_, Indian National, residing at 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Maharashtra Mumbai 400053, hereinafter referred to as the **VENDOR** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

1. **MR. ANIL BABBAR**, son of Kewal Krishan Babbar, age 57 years, married, business/ service, Indian National, holder of Aadhar Card No. \_\_\_\_\_, PAN card No. \_\_\_\_\_, Mobile No. \_\_\_\_\_,



*[Handwritten signatures and initials]*



resident of 161, Upper Ground Floor,  
Pitampura, North West Delhi, Delhi 110034,

2. **MR. VINAY LAKRA alias VINAY BHUSHAN**

**LAKRA**, son of Bal Kishan Lakra, age 60  
years, married, business, holder of Aadhar  
card No. \_\_\_\_\_, PAN Card No.

\_\_\_\_\_, Mobile No. \_\_\_\_\_,

resident of House No. 6, 1<sup>st</sup> Floor, Road No.

1, Opp. Bikanerwala, Panjabi Bagh Ext., New

Delhi, West Delhi, Delhi 110026, hereinafter

referred to as "**PURCHASERS**" (which

expression shall unless repugnant to the

context or meaning thereof be deemed to


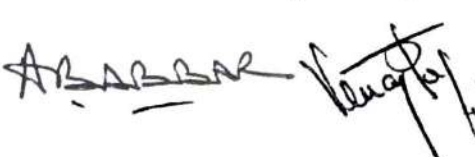

mean and include its heirs, successors, legal

representatives, executors, administrator and

assigns) of the **SECOND PART**;

AND

**KESHAVA KIYAAN REALTY LLP**, having its office at  
Highland Tower, Forest Trails Tower no.4, Flat  
No.T4 204, Bhugaw, Taluka Mulshi, Pune,  
Maharashtra 412115, India, registered under LLP  
Identification No. AAV-3341 on dated 04/01/2021  
before the Assistant Registrar of Companies,  
Central Registration Centre, holding PAN card  
No. \_\_\_\_\_ on basis of resolution dated  
01/03/2023 is represented herein by its partner,

**MR. DINESH SURESH DHANWANI**, son of Suresh Dhanwani, about 38 years of age, married, business, Indian National, holder of PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_,

\_\_\_\_\_, Mobile No. \_\_\_\_\_, resident of Flat No.1 Poonam Society, Near Ulhasnagar, India a Municipal Council Corporation and HDFC Bank, Ulhasnagar Thane Maharashtra 421002, hereinafter referred to as the **"CONFIRMING PARTY"**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representatives, executors, administrator and assigns) of the **THIRD PART**.

**WHEREAS** there exists ALL THAT property known as **"BETAM BHAT"** also known as **"BELLIEM BATTA"** also known as **"BELIEM BHATTA"** also known as **"SETTICHEM BATTA"**, surveyed under survey No.238/12 of Village Calangute, Khobra Waddo, within the jurisdiction of the Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District of North-Goa, State of Goa, this property is described in the Land Registration Office of Bardez at Description No.16633 of Book B-43 at page 68 (reverse) and is also enrolled in the Taluka Revenue Office of Bardez under Matriz No.441, admeasuring **3550**



*[Signature]*

*[Signature]*

*[Signature]*

sq. mts. The said property corresponds / bears old cadastral survey number 1541, which property is hereinafter referred to as the **SAID BIGGER PROPERTY** for the sake of brevity.

**AND WHEREAS** there exists a residential house having a plinth of 306 sq. mts. which house bears House No.E6/128 on the house tax register of Calangute Village Panchayat which is in partially dilapidated condition; along with other structures which were used by the original owners and presently by the Vendor / Vendors family as outhouse, servant's quarters and 2 store rooms respectively and are all except one structure in a razed to ground condition but reflects on the Survey records.

**AND WHEREAS** the **SAID BIGGER PROPERTY** originally belonged to Mr. Justino Aleixo Caitana de Souza also known as Aleixo Caetano Justiniano Minguel de Souza who acquired the said property vide Deed dated 27-01-1913 which is drawn at pages 29, 29 reverse and 30 of Book No.137 of the Judicial Division of Bardez and as such based on the deed dated 27-01-1913 the said property is inscribed in favour of said Justino Aleixo Caitano de Souza under Inscription No.11740 at folio 68 of Book G-17 of

*[Handwritten signatures and stamps]*

*[Circular stamp: NDIA)*



the Inscription of transmission of Land  
Registration Office of Bardez.

**AND WHEREAS** the said Justino Aleixo  
Caitano de Souza also known as Aleixo Caetano  
Justiniano Minguel de Souza was married to and  
Mrs. Helena Fernandes alias Helena Rosa De Lima  
alias Rosa Helena Carmelina de Lima (in the  
first nuptial of Helena).

**AND WHEREAS** the said Justino Aleixo  
Caitano de Souza also known as Mr. Aleixo  
Caetano Justiniano Minguel de Souza passed  
away on 27/01/1945 without leaving behind any  
descendants or ascendants or any collateral heirs  
but leaving behind his widow and moiety holder,  
the said Mrs. Helena Fernandes alias Helena Rosa  
De Lima alias Rosa Helena Carmelina de Lima.  
And as such said Mrs. Helena Fernandes alias  
Helena Rosa De Lima alias Rosa Helena  
Carmelina de Lima being the sole and universal  
successor inherited the said entire property.

**AND WHEREAS** the said Mrs. Helena  
Fernandes alias Helena Rosa De Lima alias Rosa  
Helena Carmelina de Lima, widow of said Aleixo  
Caetano Justiniano Minguel de Souza  
subsequently married by virtue of second nuptial



*[Handwritten signatures and initials]*

to Mr. Neves Fernandes alias Neves Francis Fernandes.

**AND WHEREAS** Mr. Neves Fernandes alias Neves Francis Fernandes was widower as regards his first nuptial with Mrs. Olivia Maria Aurora Correia who passed away on 12/03/1944.

**AND WHEREAS** vide Deed of Gift dated 16-04-1964 recorded at pages 57 overleaf onwards of Book No.566 of the noting of the Notary, the said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina de Lima (step mother of the Vendor) and her second nuptial husband, Mr. Neves Fernandes alias Neves Francis Fernandes gifted the **SAID BIGGER PROPERTY** in favour of Mr. Alberto Francisco Fernandes.

**AND WHEREAS** the said Mr. Alberto Francisco Fernandes is the son of Mr. Francis Venceslau Fernandes alias Francisco Wencclau Fernandes and of Mrs. Maria Ena Silvia Elvira da Piedade Sa E Fernandes and the step grandson of said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina de Lima. The said Mr. Francis Venceslau Fernandes also known as Francisco Wencclau Fernandes was the son of Mr. Neves Fernandes alias Neves Francis



*Assinado por [Signature]*



Fernandes from his first nuptial with Mrs. Olivia Maria Aurora Correia and the step son of said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina de Lima.

**AND WHEREAS** the name of Francis Wenceslau Fernandes alias Francisco Wenceslaus Fernandes the step son of said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina deLima and Mr. Alberto Francisco Fernandes Alias Albert Francis Fernandes Alias Albert Francis Fernandez Alias Alberto F. Fernandes (step grandson) are recorded in the Occupants column of the Form I & XIV of the entire property.

**AND WHEREAS** vide Deed of Sale dated 03-08-2006, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No.4248 at pages 141 to 196 of Book No. I, Volume No. 1769 dated 22-08-2006, the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes also known as Francisco Wencclau Fernandes and his wife, Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes and the said Mr. Alberto Francisco Fernandes and his wife, Mrs. Sharon Joan D'souza E Fernandes sold a mundkarial dwelling





ABABBAE [Signature] [Signature]

house bearing No.129 and a structure bearing No.129/A01 along with additional area, identified as "plot-A" admeasuring **504 sq. mts.** forming part of the **SAID BIGGER PROPERTY** in favour of Mr. Bonifacio Fernandes and his wife, Mrs. Fatima Fernandes and Mr. Dominic Nero Fernandes.

**AND WHEREAS** in terms of the said Deed of Sale dated 03-08-2006 the Vendors has allotted the usage of 108 sq. mts. towards the access to be commonly used by the neighbours and which access is shown on the site plan of the said Deed of Sale.

**AND WHEREAS** the said Deed of Sale dated 03-08-2006, was signed by Mrs. Vitoria Fernandes, Mrs. Lucy Does, Mrs. Lourdes Raimunda, Mrs. Crolina Mascarenhas as confirming parties.

**AND WHEREAS** vide Deed of Gift dated 04-08-2006, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No.4247 at pages 98 to 140 of Book No. I, Volume No. 1769 dated 22-08-2006, the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes alias Francisco Wencclsau Fernandes




*[Handwritten signatures and stamps]*

524  
(INDIA)

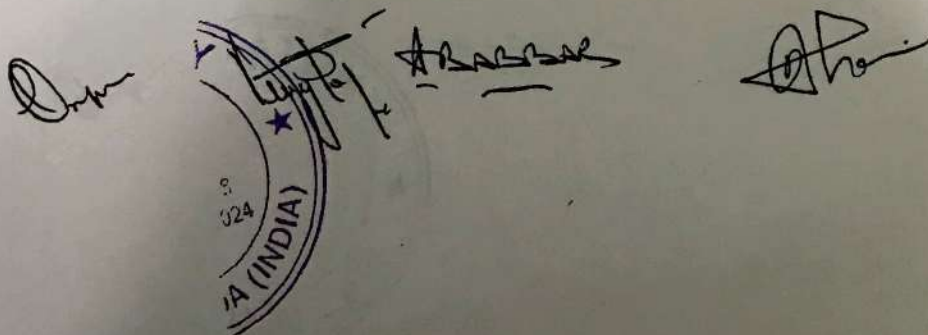


and his wife, Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes and the said Mr. Alberto Francisco Fernandes and his wife, Mrs. Sharon Joan D'souza E Fernandes gifted a plot-B admeasuring **98 sq. mts.** forming part of the **SAID BIGGER PROPERTY** in favour of Mr. Bonifacio Fernandes and his wife, Mrs. Fatima Fernandes and Mr. Dominic Nero Fernandes.



**AND WHEREAS** in view of above, the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes alias Francisco Wencclslau Fernandes; his wife, Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes, Mr. Alberto Francisco Fernandes and his wife, Mrs. Sharon Joan D'souza E Fernandes became Co-owners of the balance portion admeasuring **2948 sq. mts.** forming part of the **SAID BIGGER PROPERTY.**

**AND WHEREAS** the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes passed away on 27/01/2012 leaving behind, his widow and moiety holder, the said Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes and the following sole and universal legal heirs:-



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- (i) Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez married to Mrs. Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza
- (ii) Mr. Basil Fransisco Fernandes alias Basil Francis Fernandes married to Mrs. Nenette Brigida Vas e Fernandes alias Nenette Brigida Vaz e Fernandes
- (iii) Mrs. Clotilda Maria Fernandes E Diniz married to Mr. Bernardo De Lemos Barreto Diniz
- (iv) Mrs. Dorothy Maria Fernandes E. D'Souza married to Mr. Ansbert Joseph Thomas D'Souza and
- (v) Mr. George Francis Fernandes married to Mrs. Maria Lumena Antonieta Rita Mesquita Pinto E Fernandes alias Maria Lumena Pinto E Fernandes

**AND WHEREAS** upon the death of the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes alias Francisco Wencclau Fernandes, Inventory Proceedings bearing No.154/2015/A was initiated before the Court of the Civil Judge Senior Division 'A' Court at Mapusa - Goa by the said Mr. Alberto Francisco Fernandes alias Albert Francis



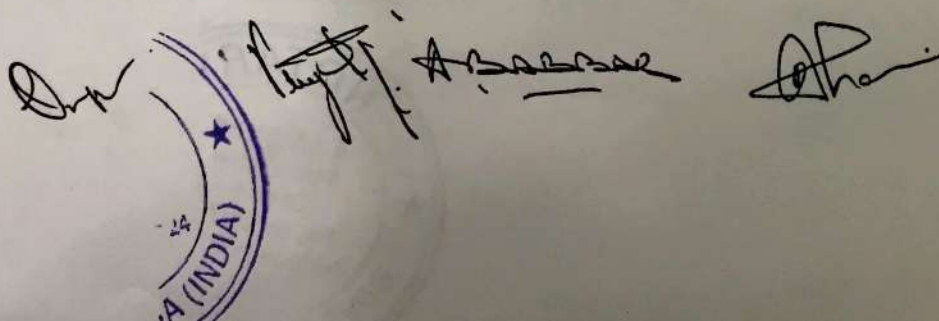
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Fernandes alias Albert Francis Fernandez and the **SAID PROPERTY** was listed at **Item No.1** in the LIST OF ASSETS.

**AND WHEREAS** vide Final Order dated 25-02-2016 passed in the said Inventory Proceedings bearing No.154/2015/A by the Court of the Civil Judge Senior Division 'A' Court at Mapusa - Goa, the **SAID PROPERTY** was allotted in favour of the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez married to Mrs. Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza who became the half sharer being the moiety holder.

**AND WHEREAS** the said Mrs. Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza passed away on 13-06-2017 leaving behind, her widower and moiety holder, the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez and the following universal legal heirs:

- (i) Ms. Danica Marie Fernandes
- (ii) Mr. Dejan Justino Francisco Fernandes



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**AND WHEREAS** upon the death of the said Mrs. Sharon Joan D'Souza E Fernnandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza, Inventory Proceedings bearing No.335/2019/C was initiated before the Court of the Civil Judge Senior Division at Mapusa - Goa by the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez in respect of the devolving the estates/rights left behind by her and the **SAID PROPERTY** was listed at **Item No. 1** in the LIST OF ASSETS.

**AND WHEREAS** vide Judgment and Decree dated 13-08-2019 passed in the said Inventory Proceedings bearing No.335/2019/C by the Court of the Civil Judge Senior Division at Mapusa - Goa, the **SAID PROPERTY** was allotted in favour of the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez.

**AND WHEREAS** in view of above the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez became absolute owner in possession and enjoyment of the **SAID PROPERTY** admeasuring **2948 sq. mts.,**



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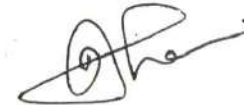


forming part of the **SAID BIGGER PROPERTY** (i.e. after deducting the area sold and gifted to the mundkar as per the above said two deeds in admeasuring 504 sq.mts and 98 sq. mts. from the total area of 3550 sq.mts respectively)

**AND WHEREAS** vide application dated 21-10-2021 inwards on 22-10-2021 registered under case No. ISLR/PART/BAR/CAL/398/21 the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez approached the Court of Inspector of Survey and Land Records Mapusa, Bardez Goa for partitioning their property admeasuring **2,948 sq. mts** from the total of 3,550 sq. mts thereby excluding and separating the part property sold and gifted to the above mundkars.

**AND WHEREAS** at the time of survey the field surveyor from the office of Land Survey Bardez at Mapusa found that there were only 2,715 sq. mts., available at the site which the area 233 sq.mts., was less than the area of 2,948 sq. mts. as per the entitlement based on the survey form.

**AND WHEREAS** vide Order dated 23-02-2022 passed by the Court of the Inspector of Survey and Land Records Mapusa, Bardez

passed in case No. ISLR/ PART/  
BAR/CAL/398/21 was pleased to partition the  
entire property thereby allotting the Survey  
**No.298/12-A** to the newly formed sub-division  
admeasuring **2,714 sq.mts.** This property shall  
hereinafter be called as "THE ENTIRE  
PROPERTY" and explained in detail at  
SCHEDULE I hereunder.

AND WHEREAS vide Deed of sale dated  
07/03/2022 duly registered in the Office of  
Sub-Registrar of Bardez under Registration No.  
BRZ-1-971-2022, having Serial No. 2022-BRZ-  
1012, the Vendor herein and the Confirming  
Party have purchased the above said property  
from the said Alberto Fernandes in ratio of  
50:50.

AND WHEREAS the Vendor and the  
Confirming Party in terms of the above said  
Deed of Sale dated 07/03/2022 became owner  
of the said property in **50:50** undivided  
proportion/ ratio.

AND WHEREAS the Vendor i.e. Mr.  
Omprakash Nihchaldas Pariani, is desirous of selling  
his half of the undivided 50% of his share i.e.



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**25%share/right/ title in the whole property admeasuring to 678 sq. mts.,**

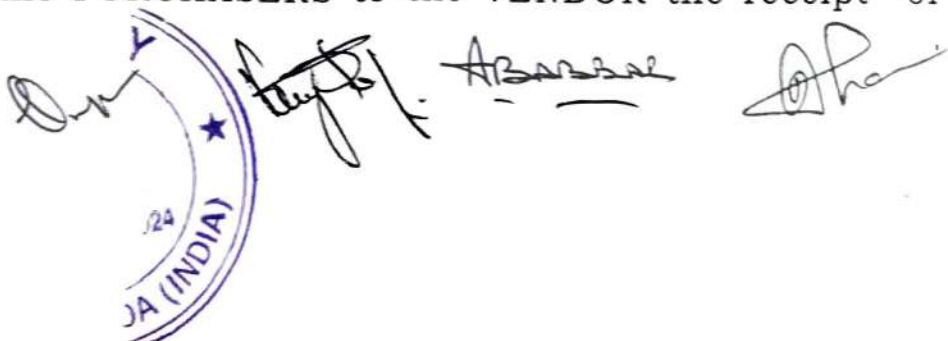
AND WHEREAS the Purchasers are desirous of purchasing the said undivided 25% share/right/ title of the said property amounting to 678 sq. mts., in the ratio of **50:50 i.e. 339 sq. mt., for each purchaser** on the terms and conditions as under. The said 25% undivided share/ right/ title is described as "The Undivided 25% Share/ Right hereby sold at Schedule - II hereunder.

**AND WHEREAS** the VENDOR has agreed with the **PURCHASERS** for the absolute sale of the undivided 25% share/ right/ title of the **SAID PROPERTY** and **PURCHASERS** have agreed to purchase the undivided 25% share/ right/ title of the **SAID PROPERTY** for a total consideration of **Rs.2,30,00,000/- (Rupees Two Crore Thirty lacks only)**to be equally paid by the Purchasers.

**NOW THIS DEED OF SALE**

**WITNESSETH AS UNDER:-**

(1) That in full and final consideration of an amount of **Rs 2,30,00,000/- (Rupees Two Crore Thirty lacks only)**paid by the RGTS Transfer by the **PURCHASERS** to the **VENDOR** the receipt of

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which payment the VENDOR does hereby admits and acknowledges, and does hereby sells, conveys, transfers and assigns by Deed of Sale in favour of **PURCHASERS** his right, title, interest, ownership and possession to the undivided 25% amounting to undivided 678 sq. mt., (339 sq. mts., for each purchaser) of the **SAID PROPERTY** which undivided 25% title/ right/ share of the PROPERTY is more particularly described in Schedule II hereunder written and the survey plan of "The Said Undivided 25% title/ right/ share in the immovable property HEREBY SOLD" i.e. Survey No.238/12A; together with all rights trees, fences, ways, watercourses, structures, lights, sewage utility including sewage outlets/ sewage drains / pipes well connected to the public sewage facility and privileges, easements (dominant and serviette) and appurtenances whatsoever to the Said undivided 25% title/ right/ share in the **SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND more particularly 25% rights, title, interest, claim and demand of the VENDOR into or upon the "**Undivided 25% title/ right/ share in the Said Property Hereby Sold**", conveyed and transferred to the








**PURCHASERS** to have unto, possess, enjoy and hold the same to the use of the **PURCHASERS**.

(I) An amount of Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) is deducted as T.D.S inclusive of surcharge and Education cess @ 1% as against the stipulated consideration of sale and paid by the **PURCHASERS** to the Income Tax Department on behalf of the **VENDOR** as under:-

(a) Paid by the **PURCHASER** No.1 under PAN No. AAPB9847D, BSR CODE NO.0180005 on dated 26/04/2023, vide Challan No.03454 drawn on Kotak Mahindra Bank, through NET Banking for an amount of Rs.1,15,000/- (Rupees one lakhs fifteen thousand only).

(b) Paid by the **PURCHASER** No.2 under PAN No.AACPL0714E, BSR CODE No.0180005 on dated 26/04/2023, vide Challan No.02704 drawn on Kotak Mahindra Bank, through Net Banking, for an amount of



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Rs.1,15,000/- (Rupees one lakhs fifteen thousand only).

(2) That The VENDOR does hereby admit and acknowledge as having received the said amount of **Rs.2,30,00,000/- (Rupees Two Crores Thirty Lakhs only)** from the PURCHASERS as stated above inclusive of the amount of Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) as T.D.S inclusive of surcharge and Education cess @ 1% as against the stipulated consideration of sale and paid by the PURCHASERS to the Income Tax Department on behalf of the VENDOR.

(3) That the Vendor do hereby covenant and declare that he has good title and right and absolute authority to sell, transfer, convey the **"Undivided 25% title/ right/ share in the "Undivided 25% title/ right/ share in the Said Property Hereby Sold"** unto the Purchasers in the manner aforesaid.

(4) The VENDOR does hereby assures the PURCHASERS that the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** hereby sold is free from any encumbrances, disputes or claims, non compliances whatsoever and VENDOR has absolute title and exclusive right to convey the **"Undivided 25% title/ right/ share in the**



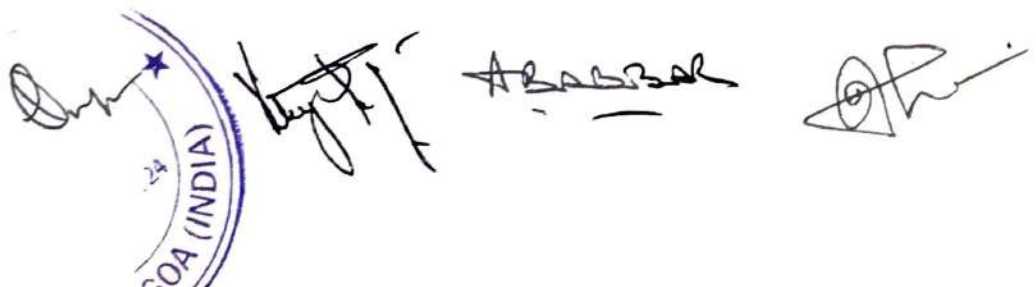


**"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** by way of Sale and there are no impediments whatsoever against such disposition.

(5) The VENDOR further covenants that the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** is free from any restraint order or injunction order passed by any court of law and is also free from any adverse observation in any decree of any court.

(6) The VENDOR further covenants that there is no litigation pending regarding the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**.

(7) The VENDOR declares that he has not agreed to sell the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** or any portion thereof to any other person/persons whomsoever and that he has not



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done anything whereby the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** nor the Vendor is aware that any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**.

(8) The VENDOR further declare that the VENDOR has not received any notice or notification as to any acquisition in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**. The VENDOR further declares that he is not aware of any proceedings, at any stage, pertaining to acquisition of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** by any authority or government department.

(9) And that, the Vendor do hereby covenant with the Purchasers that the Purchasers shall hereafter Jointly with the Vendor and Confirming Party hold, possess and enjoy the Said **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** as their own without any claims of whatsoever nature



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*[Handwritten signature]*

*[Handwritten signature]*

done anything whereby the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** nor the Vendor is aware that any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**.

(8) The VENDOR further declare that the VENDOR has not received any notice or notification as to any acquisition in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**. The VENDOR further declares that he is not aware of any proceedings, at any stage, pertaining to acquisition of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** by any authority or government department.

(9) And that, the Vendor do hereby covenant with the Purchasers that the Purchasers shall hereafter Jointly with the Vendor and Confirming Party hold, possess and enjoy the Said **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** as their own without any claims of whatsoever nature



2024  
COA (INDIA)








from the Vendors or their predecessors or successors or anyone else claiming through or under them.


(10) That the Purchaser No.1 and Purchaser No.2 are entitled equally to the "Undivided 25% title/ right/ share in the Said Property Hereby Sold" on 50:50 basis having invested / contributed equally in the purchase price.

(11) That the PURCHASERS declare that they consent to the Vendor and the Confirming Party for the development of the Purchasers **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** jointly with the Development of the balance undivided 75% title/right/share owned by the Vendor (25%) and the Confirming Party (50%). The Purchasers shall fully cooperate for the same by means of executing all paper works towards the same and rendering whatever assistance that may be required.

(12) That the Vendor and the Confirming Party hereby give No Objection for the Purchasers to carry out the mutation and add their names in the occupant's column of Survey Form I and XIV in respect of **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** as detailed at Schedule -II hereunder.

(13) The Vendor further covenant that the Vendor shall and will from time to time upon the request and the cost of the Purchasers, do or execute all such lawful acts, deeds and things whatsoever needed for further and more perfectly conveying and assuring the entire of the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** and every part thereof unto the Purchasers in the manner aforesaid according to the true intent and meaning of this Deed as shall or may be reasonably required. The Purchaser Further Convents not to sell the undivided 25% right/ share/ title purchased by this Deed of sale without the written consent of Vendor and the Confirming Party who Shall have the first right to purchase in such case.



(14) That VENDOR does hereby assure the **PURCHASERS** that the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said undivided part by way of the present Deed of Sale.

(15) That on the execution of this Deed of Sale, the **PURCHASERS** shall at all times hereinafter peacefully and quietly, jointly with the Vendor and Confirming Party enjoy and possess the



*[Handwritten signature]* *[Handwritten signature]*

*[Handwritten signature]*

**"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** without any hindrance, claim, interruption or demand whatsoever to the same from the VENDOR or from any person / persons claiming through or under him.

(16) The **PURCHASERS** have deducted TDS @ 1 % of the sale consideration and deposited the same with the Income Tax Department as mandated under law.

(17) The VENDOR, the **PURCHASERS** and the Confirming Party hereby declare that the **SAID ENTIRE PROPERTY inclusive of The "Undivided 25% title/ right/ share in the Said Property Hereby Sold"** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

(18) Price of the consideration of Rs.2,30,00,000/- paid corresponds to the market value of the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** and accordingly stamp duty of Rs.11,50,000/- (**Rupees Eleven Lakhs Fifty Thousand Only**) has been paid vide receipt bearing No. 202300328184 dated 26/04/2023,



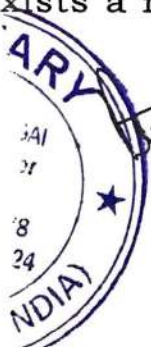

which receipt is affixed herewith to the first page of this Deed, which amount has been borne by the **PURCHASERS**.

(19) That an amount of Rs.6,90,000/- (Rupees Six Lakhs Ninety Thousand Only) @ 3% is paid by the Purchasers toward the registration charges of this Deed.

### SCHEDULE-I

#### (THE ENTIRE PROPERTY)

ALL THAT property known as "**BETAM BHAT**" also known as "**BELLIEM BATTA**" also known as "**BELIEM BHATTA**" also known as "**SETTICHEM BATTA**" presently surveyed under survey No. **238/12A** of Village Calangute, Khobra Waddo, within the jurisdiction of the Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District of North-Goa, State of Goa, which property forms part of the entire property and is described in the Land Registration Office of Bardez at Description No.16633 of Book B-43 at page 68 (reverse) and is also enrolled in the Taluka Revenue Office of Bardez under Matriz No.441, totally admeasuring **2714 sq. mts.**, and there exists a residential house having a plinth of



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303 sq. mts. which house bears House No.E6/128 on the house tax register of Calangute Village Panchayat which is in partially dilapidated condition; beside there are other structures which were used by the Vendor / Vendors family as out-house, servant's quarters and 2 store rooms. The said property form part of old cadastral survey number 1541.and the said property is bounded as follows:-

Towards East: by the Calangute - Baga Public Road;

Towards West: by the property bearing Survey No.238/6 and seashore;

Towards North: by the properties bearing Survey Nos.238/6, 238/11, 238/13, 238/10 and 238/12;

Towards South: by the properties bearing Survey Nos.238/14, 238/15 and 238/19;

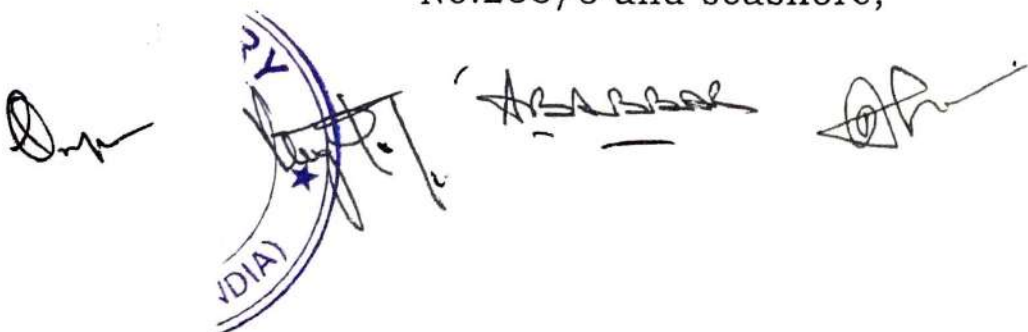


SCHEDULE-II(THE UNDIVIDED 25% SHARE / RIGHT / TITLE  
OF THE PROPERTY HEREBY SOLD)

ALL THAT undivided 25% share/ Right/ Title of property known as "**BETAM BHAT**" also known as "**BELLIEM BATTA**" also known as "**BELIEM BHATTA**" also known as "**SETTICHEM BATTA**" presently surveyed under survey No.238/12A of Village Calangute, Khobra Waddo, within the jurisdiction of the Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District of North-Goa, State of Goa, which property forms part of the entire property and is described in the Land Registration Office of Bardez at Description No.16633 of Book B-43 at page 68 (reverse) and is also enrolled in the Taluka Revenue Office of Bardez under Matriz No.441, which 25% UNDIVIDED Share/ Right/ Title totally admeasuring **678 sq. mts.**, forming part of the said Entire property which is bounded as follows:-

Towards East: by the Calangute - Baga Public Road;

Towards West: by the property bearing Survey No.238/6 and seashore;

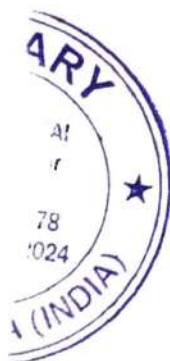




Towards North: by the properties bearing  
Survey Nos.238/6, 238/11,  
238/13, 238/10 and 238/12;

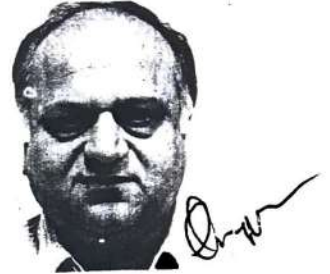
Towards South: by the properties bearing  
Survey Nos.238/14, 238/15  
and 238/19;

**IN WITNESSES WHEREOF the parties hereto  
have signed this Deed of Sale, the date, month  
and the year first hereinabove written.**



SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
**MR. OMPRAKASH NIHCHALDAS PARIANI**  
THE VENDOR

*[Signature]*



LHFI

RHFI



*[Signatures]*



SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
PURCHASER No.1  
MR.ANIL BABBAR



*[Handwritten signature]*

*[Handwritten signature]*

LHFI


RHFI

1)  \_\_\_\_\_

1)  \_\_\_\_\_

2)  \_\_\_\_\_

2)  \_\_\_\_\_

3)  \_\_\_\_\_

3)  \_\_\_\_\_

4)  \_\_\_\_\_

4)  \_\_\_\_\_

5)  \_\_\_\_\_

5)  \_\_\_\_\_



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SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
PURCHASER No.2  
MR. VINAY LAKRA  
alias VINAY BHUSHAN LAKRA

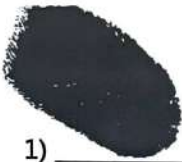


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*Handwritten signature*

LHFI

RHFI



1) \_\_\_\_\_



1) \_\_\_\_\_



2) \_\_\_\_\_



2) \_\_\_\_\_



3) \_\_\_\_\_



3) \_\_\_\_\_



4) \_\_\_\_\_



4) \_\_\_\_\_



5) \_\_\_\_\_



5) \_\_\_\_\_



*Handwritten signatures and marks*



SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
Confirming Party  
MR. KESHAVA KIYAAN REALTY LLP  
Represented by its Authorized  
Signatory Mr Dinesh Dhanwani



LHFI

RHFI

1) \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

3) \_\_\_\_\_

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4) \_\_\_\_\_

5) \_\_\_\_\_

5) \_\_\_\_\_



WITNESSES:-

**(1) MR. BINIMON VISHWAMBARAN**


Address: House No. 1267/C, St Anna Vaddo,  
St, Jude Apts, 3<sup>rd</sup> Building, 2<sup>nd</sup> Floor,  
Candolim S.O., Bardez, Goa.



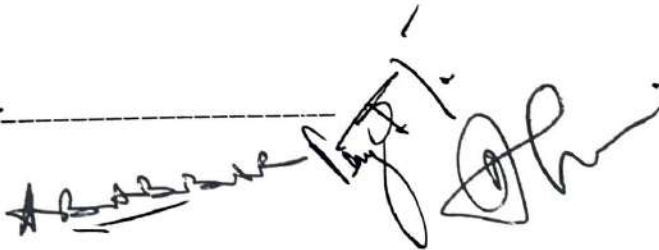
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**(2)MR. PRAVIN MATHKER**

Address: House No. 1547/A/F-4,  
St. Sebastian Vaddo, Orda,  
Candolim, Bardez, Goa



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**FORM I & XIV**

नमुना नं १ व १४

Date : 16/03/2023

100016677600

Taluka **BARDEZ**  
 तालुका  
 Village **Calangute**  
 गांव  
 Name of the Field **Betam Bhat**  
 शेताचें नांव

Page 1 of 2

Survey No. 238  
 सर्वे नंबर  
 Sub Div. No. 12-A  
 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
0000.00.00	0000.23.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.00

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 जमीन
0000.03.90	0000.00.25	0000.04.15

Grand Total एकूण
0000.27.15

Remarks शेरा

Letter No. ISLR/PART/BAR/CAL/398/2021/584  
 dated 31/03/2022, issued in the Office of the  
 Inspector of Survey and Land Records, City

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Survey, Mapusa Goa Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	OMPRAKASH NIHCHALDAS PARIANI		81490	
2	KESHAVA KIYAAN REALTY LLP		81490	

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

Other rights इतर हक्क	Person holding rights and nature of rights: हक्काचे धारण करणाऱ्याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
	Nil		

**Details of Cropped Area पिकावलील क्षेत्राचा तापशील**

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil		78 024							

End of Report

For any further inquiries, please contact the Magistrate of the concerned Taluka.

*[Handwritten signatures and stamps]*



**FORM I & XIV**

100016677600

Date : 16/03/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
तालुका  
Village Calangute  
गांव  
Name of the Field Betam Bhat  
शेताचें नांव

Survey No. 238  
सर्वे नंबर  
Sub Div. No. 12-A  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार



The record is computer generated on 16/03/2023 at 12:07:45PM as per Online Reference Number - 100016677600. 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>

*[Handwritten signatures]*

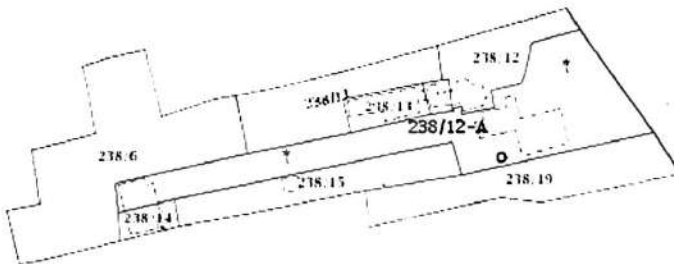




**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**  
**Bardez Taluka, Calangute Village**  
**Survey No.: 238 , Subdivision No.: 12-A**

Scale 1:2000

Reference No.: CBAR123-6962-1107546



*[Signature]*

*[Signature]*

*[Signature]*

This record is computer generated on 16-03-2023 12:09:49. 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 : - 16-May-2023 02:46:50 pm

Document Serial Number :- 2023-BRZ-2392

Presented at 02:37:05 pm on 16-May-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	1150000
2	Registration Fee	690000
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	2100
Total		1853600

Stamp Duty Required :1150000/-

Stamp Duty Paid : 1150000/-







Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anil Babbar ,Father Name:Kewal Krishan Babbar, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 161, Upper Ground Floor, Pitampura, North West Delhi, Delhi, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Omprakash Nihchaldas Pariani , Father Name:Late Nihchaldas Pariani, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Mumbai, Maharashtra, PAN No.:			
2	Anil Babbar , Father Name:Kewal Krishan Babbar, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, 161, Upper Ground Floor Pitampura, North West Delhi, Delhi, PAN No.:			
3	Vinay Lakra Alias Vinay Bhushan Lakra , Father Name:Bal Krishan Lakra, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 6, 1st Floor, Road No. 1, Opp. Bikanerwala, Panjabi Bagh Ext., New Delhi, West Delhi, Delhi, PAN No.:			
4	Dinesh Suresh Dhanwani , Father Name:Suresh Dhanwani, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 1, Poonam Society, Near Ulhasnagar Municipal Council Corporation and HDFC Bank, Ulhasnagar, Thane, Maharashtra 421002.			

Individually/Collectively recognize the Purchaser, Confirming Party, Vendor,

	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>Pravin Nagesh Mathkar</b> , Age: 47, DOB: , Mobile: , Email: , Occupation: Service , Marital status : <b>Married</b> , Address: 403515, House No. 1547/A/F-4 St Sebastian Vaddo Orda Candolim Bardez Goa, House No. 1547/A/F-4 St Sebastian Vaddo Orda Candolim Bardez Goa, Candolim, Bardez, North Goa, Goa			
2	Name: <b>Binimon Vishwambharan</b> , Age: 52, DOB: , Mobile: , Email: , Occupation: Service , Marital status : <b>Married</b> , Address: 403515, House No. 1267/C-SL Anna Vaddo St Jude Apts 3rd Building 2nd Floor Candolim Bardez Goa , House No. 1267/C-SL Anna Vaddo St Jude Apts 3rd Building 2nd Floor Candolim Bardez Goa , Candolim, Bardez, North Goa, Goa			

  
Sub Registrar

3-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-2392



Document Serial No:-2023-BRZ-2392

Book :- 1 Document

Registration Number :- **BRZ-1-3179-2023**

Date : 05-Jul-2023

*Bardez*

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

**SUB-REGISTRAR  
BARDEZ**

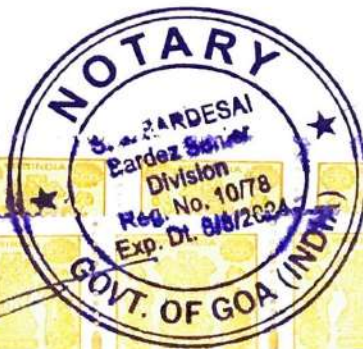
Scanned by Sadanand Kadam (M.T.S)

*Sadham*

Certified that this is a true copy of the original  
Mapusa on **11 8 JUL 2023**

*S. J. Sardesai*  
S. J. Sardesai  
B.A. (Hons) LL.B.  
ADVOCATE & NOTARY  
MAPUSA GOA

Reg. No. 15974/2023







Baga

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



**STAMP DUTY CERTIFICATE**

**ENDORSEMENT**

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

**Stamp Duty Of : ₹ 1150000/-**

**(Rupees Eleven Lakhs Fifty Thousands only)**

**PAID VIDE E-RECEIPT NO 202300328184 DATED :26-Apr-2023,**  
**IN THE GOVERNMENT TREASURY.**



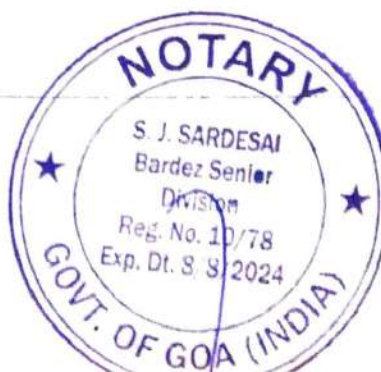
*[Signature]*

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

**REGISTRAR**  
**BARDEZ**

**DOCUMENT DETAILS**

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300026091
DOCUMENT SERIAL NUMBER	:	2023-BRZ-2392
DATE OF PRESENTATION	:	16-May-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-3179-2023
DATE OF REGISTRATION	:	05-Jul-2023
NAME OF PRESENTER	:	Anil Babbar
REGISTRATION FEES PAID	:	₹690000/-
PROCESSING FEES PAID	:	₹2700/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa  
Directorate of Accounts**

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



Echallan No. 202300328184

**e-Receipt**

Department: 10 - NOTARY SERVICES

Echallan Date: 25/04/2023 14:50:38

Name and Address of Party: Anil | 9813032885  
161 Upper Ground Floor Pitampura North West Delhi Delhi

Service: Stamp Duty

	Amount
Stamp Duty	₹ 1150000.00

Total Amount: ₹ 1,150,000.00

(Rs. Eleven Lakh Fifty Thousand Only)

Department Data: 202300026091 NOTARY|202300026091 NOTARY

Bank ref No: 0187617850

Status: Success

Payment Date: 26/04/2023 10:28:21

Payment Gateway: SBI-EPAY

**DEED OF SALE**

*[Handwritten signatures]*

2023- BR2-2392  
16/5/23



THIS **DEED OF SALE** is made at Mapusa, Taluka Bardez - Goa, on this 16<sup>th</sup> day of the month of May of the year 2023.

BETWEEN

**MR. OMPRAKASH NIHCHALDAS PARIANI**, son of late Nihchaldas Pariani, aged about 63 years, married, businessman, holder of PAN Card No. \_\_\_\_\_, Aadhar Card No. \_\_\_\_\_, Mobile No. \_\_\_\_\_, Indian National, residing at 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Maharashtra Mumbai 400053, hereinafter referred to as the **VENDOR** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

1. **MR. ANIL BABBAR**, son of Kewal Krishan Babbar, age 57 years, married, business/ service, Indian National, holder of Aadhar Card No. \_\_\_\_\_, PAN card No. \_\_\_\_\_, Mobile No. \_\_\_\_\_,



*[Handwritten signatures]*



resident of 161, Upper Ground Floor,  
Pitampura, North West Delhi, Delhi 110034,

2. **MR. VINAY LAKRA alias VINAY BHUSHAN**




**LAKRA**, son of Bal Kishan Lakra, age 60  
years, married, business, holder of Aadhar  
card No. \_\_\_\_\_, PAN Card No.

\_\_\_\_\_, Mobile No. \_\_\_\_\_,

resident of House No. 6, 1<sup>st</sup> Floor, Road No.  
1, Opp. Bikanerwala, Panjabi Bagh Ext., New  
Delhi, West Delhi, Delhi 110026, hereinafter  
referred to as "**PURCHASERS**" (which  
expression shall unless repugnant to the  
context or meaning thereof be deemed to  
mean and include its heirs, successors, legal  
representatives, executors, administrator and  
assigns) of the **SECOND PART**;

AND

**KESHAVA KIYAAN REALTY LLP**, having its office at  
Highland Tower, Forest Trails Tower no.4, Flat  
No.T4 204, Bhugaw, Taluka Mulshi, Pune,  
Maharashtra 412115, India, registered under LLP  
Identification No. AAV-3341 on dated 04/01/2021  
before the Assistant Registrar of Companies,  
Central Registration Centre, holding PAN card  
No. \_\_\_\_\_ on basis of resolution dated  
01/03/2023 is represented herein by its partner,

**MR. DINESH SURESH DHANWANI**, son of Suresh Dhanwani, about 38 years of age, married, business, Indian National, holder of PAN Card No. \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_

, Mobile No. \_\_\_\_\_, resident of Flat No.1 Poonam Society, Near Ulhasnagar, India a Municipal Council Corporation and HDFC Bank, Ulhasnagar Thane Maharashtra 421002, hereinafter referred to as the **"CONFIRMING PARTY"**, (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representatives, executors, administrator and assigns) of the **THIRD PART**.

**WHEREAS** there exists ALL THAT property known as **"BETAM BHAT"** also known as **"BELLIEM BATTA"** also known as **"BELIEM BHATTA"** also known as **"SETTICHEM BATTA"**, surveyed under survey No.238/12 of Village Calangute, Khobra Waddo, within the jurisdiction of the Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District of North-Goa, State of Goa, this property is described in the Land Registration Office of Bardez at Description No.16633 of Book B-43 at page 68 (reverse) and is also enrolled in the Taluka Revenue Office of Bardez under Matriz No.441, admeasuring **3550**



*[Handwritten signatures and initials]*

**AND WHEREAS** there exists a residential house having a plinth of 306 sq. mts. which house bears House No.E6/128 on the house tax register of Calangute Village Panchayat which is in partially dilapidated condition; along with other structures which were used by the original owners and presently by the Vendor / Vendors family as outhouse, servant's quarters and 2 store rooms respectively and are all except one structure in a razed to ground condition but reflects on the Survey records.

Dr. Abbas Khan MDIA



the Inscription of transmission of Land  
Registration Office of Bardez.

**AND WHEREAS** the said Justino Aleixo  
Caitano de Souza also known as Aleixo Caetano  
Justiniano Minguel de Souza was married to and  
Mrs. Helena Fernandes alias Helena Rosa De Lima  
alias Rosa Helena Carmelina de Lima (in the  
first nuptial of Helena).

**AND WHEREAS** the said Justino Aleixo  
Caitano de Souza also known as Mr. Aleixo  
Caetano Justiniano Minguel de Souza passed  
away on 27/01/1945 without leaving behind any  
descendants or ascendants or any collateral heirs  
but leaving behind his widow and moiety holder,  
the said Mrs. Helena Fernandes alias Helena Rosa  
De Lima alias Rosa Helena Carmelina de Lima.  
And as such said Mrs. Helena Fernandes alias  
Helena Rosa De Lima alias Rosa Helena  
Carmelina de Lima being the sole and universal  
successor inherited the said entire property.

**AND WHEREAS** the said Mrs. Helena  
Fernandes alias Helena Rosa De Lima alias Rosa  
Helena Carmelina de Lima, widow of said Aleixo  
Caetano Justiniano Minguel de Souza  
subsequently married by virtue of second nuptial



*[Handwritten signatures and initials]*

to Mr. Neves Fernandes alias Neves Francis Fernandes.

**AND WHEREAS** Mr. Neves Fernandes alias Neves Francis Fernandes was widower as regards his first nuptial with Mrs. Olivia Maria Aurora Correia who passed away on 12/03/1944.

**AND WHEREAS** vide Deed of Gift dated 16-04-1964 recorded at pages 57 overleaf onwards of Book No.566 of the noting of the Notary, the said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina de Lima (step mother of the Vendor) and her second nuptial husband, Mr. Neves Fernandes alias Neves Francis Fernandes gifted the **SAID BIGGER PROPERTY** in favour of Mr. Alberto Francisco Fernandes.

**AND WHEREAS** the said Mr. Alberto Francisco Fernandes is the son of Mr. Francis Venceslau Fernandes alias Francisco Wencclau Fernandes and of Mrs. Maria Ena Silvia Elvira da Piedade Sa E Fernandes and the step grandson of said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina de Lima. The said Mr. Francis Venceslau Fernandes also known as Francisco Wencclau Fernandes was the son of Mr. Neves Fernandes alias Neves Francis



*Assinado por [Signature]*

Fernandes from his first nuptial with Mrs. Olivia Maria Aurora Correia and the step son of said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina de Lima.

**AND WHEREAS** the name of Francis Wenceslau Fernandes alias Francisco Wenceslaus Fernandes the step son of said Mrs. Helena Fernandes alias Helena Rosa De Lima alias Rosa Helena Carmelina deLima and Mr. Alberto Francisco Fernandes Alias Albert Francis Fernandes Alias Albert Francis Fernandez Alias Alberto F. Fernandes (step grandson) are recorded in the Occupants column of the Form I & XIV of the entire property.

**AND WHEREAS** vide Deed of Sale dated 03-08-2006, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No.4248 at pages 141 to 196 of Book No. I, Volume No. 1769 dated 22-08-2006, the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes also known as Francisco Wencclsau Fernandes and his wife, Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes and the said Mr. Alberto Francisco Fernandes and his wife, Mrs. Sharon Joan D'souza E Fernandes sold a mundkarial dwelling





ABABBAE [Signature] [Signature]



house bearing No.129 and a structure bearing No.129/A01 along with additional area, identified as "plot-A" admeasuring **504 sq. mts.** forming part of the **SAID BIGGER PROPERTY** in favour of Mr. Bonifacio Fernandes and his wife, Mrs. Fatima Fernandes and Mr. Dominic Nero Fernandes.

**AND WHEREAS** in terms of the said Deed of Sale dated 03-08-2006 the Vendors has allotted the usage of 108 sq. mts. towards the access to be commonly used by the neighbours and which access is shown on the site plan of the said Deed of Sale.

**AND WHEREAS** the said Deed of Sale dated 03-08-2006, was signed by Mrs. Vitoria Fernandes, Mrs. Lucy Dore, Mrs. Lourdes Raimunda, Mrs. Crolina Mascarenhas as confirming parties.


**AND WHEREAS** vide Deed of Gift dated 04-08-2006, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No.4247 at pages 98 to 140 of Book No. I, Volume No. 1769 dated 22-08-2006, the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes alias Francisco Wencclau Fernandes



*[Handwritten signatures and stamps]*

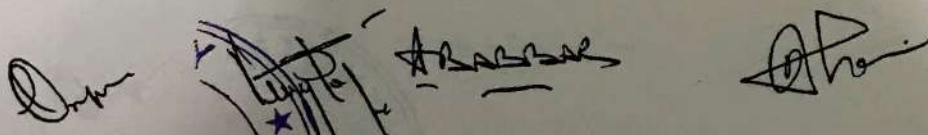

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(INDIA)

and his wife, Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes and the said Mr. Alberto Francisco Fernandes and his wife, Mrs. Sharon Joan D'souza E Fernandes gifted a plot-B admeasuring **98 sq. mts.** forming part of the **SAID BIGGER PROPERTY** in favour of Mr. Bonifacio Fernandes and his wife, Mrs. Fatima Fernandes and Mr. Dominic Nero Fernandes.



**AND WHEREAS** in view of above, the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes alias Francisco Wencclslau Fernandes; his wife, Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes, Mr. Alberto Francisco Fernandes and his wife, Mrs. Sharon Joan D'souza E Fernandes became Co-owners of the balance portion admeasuring **2948 sq. mts.** forming part of the **SAID BIGGER PROPERTY.**

**AND WHEREAS** the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes passed away on 27/01/2012 leaving behind, his widow and moiety holder, the said Mrs. Maria Ena Silvia Elvira Da Piedade De Sa E Fernandes alias Ena Fernandes and the following sole and universal legal heirs:-



- (i) Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez married to Mrs. Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza
- (ii) Mr. Basil Fransisco Fernandes alias Basil Francis Fernandes married to Mrs. Nenette Brigida Vas e Fernandes alias Nenette Brigida Vaz e Fernandes
- (iii) Mrs. Clotilda Maria Fernandes E Diniz married to Mr. Bernardo De Lemos Barreto Diniz
- (iv) Mrs. Dorothy Maria Fernandes E. D'Souza married to Mr. Ansbert Joseph Thomas D'Souza and
- (v) Mr. George Francis Fernandes married to Mrs. Maria Lumena Antonieta Rita Mesquita Pinto E Fernandes alias Maria Lumena Pinto E Fernandes

**AND WHEREAS** upon the death of the said Mr. Francis Wenceslau Fernandes alias Francisco Wenceslau Fernandes alias Francisco Wencclau Fernandes, Inventory Proceedings bearing No.154/2015/A was initiated before the Court of the Civil Judge Senior Division 'A' Court at Mapusa - Goa by the said Mr. Alberto Francisco Fernandes alias Albert Francis



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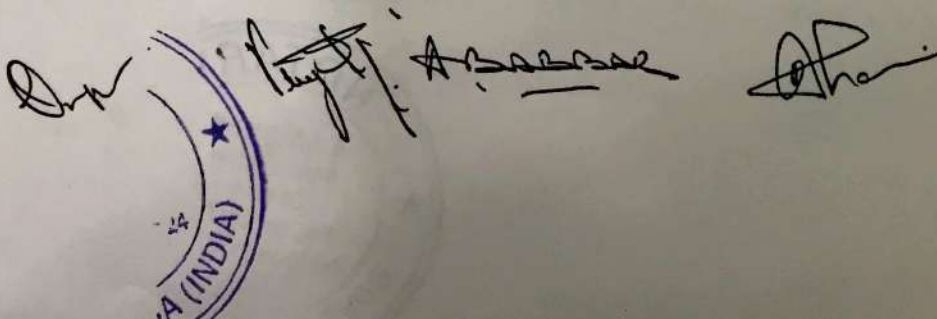


Fernandes alias Albert Francis Fernandez and the **SAID PROPERTY** was listed at **Item No.1** in the LIST OF ASSETS.

**AND WHEREAS** vide Final Order dated 25-02-2016 passed in the said Inventory Proceedings bearing No.154/2015/A by the Court of the Civil Judge Senior Division 'A' Court at Mapusa - Goa, the **SAID PROPERTY** was allotted in favour of the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez married to Mrs. Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza who became the half sharer being the moiety holder.

**AND WHEREAS** the said Mrs. Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza passed away on 13-06-2017 leaving behind, her widower and moiety holder, the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez and the following universal legal heirs:

- (i) Ms. Danica Marie Fernandes
- (ii) Mr. Dejan Justino Francisco Fernandes



Handwritten signatures and a circular stamp of the Registrar of Wills, Mapusa, Goa.

**AND WHEREAS** upon the death of the said Mrs. Sharon Joan D'Souza E Fernnandes alias Sharon Joan D'Souza E Fernandes alias Sharon Joan D'Souza, Inventory Proceedings bearing No.335/2019/C was initiated before the Court of the Civil Judge Senior Division at Mapusa - Goa by the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez in respect of the devolving the estates/rights left behind by her and the **SAID PROPERTY** was listed at **Item No. 1** in the LIST OF ASSETS.

**AND WHEREAS** vide Judgment and Decree dated 13-08-2019 passed in the said Inventory Proceedings bearing No.335/2019/C by the Court of the Civil Judge Senior Division at Mapusa - Goa, the **SAID PROPERTY** was allotted in favour of the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez.

**AND WHEREAS** in view of above the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez became absolute owner in possession and enjoyment of the **SAID PROPERTY** admeasuring **2948 sq. mts.,**



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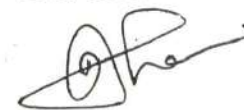


forming part of the **SAID BIGGER PROPERTY** (i.e. after deducting the area sold and gifted to the mundkar as per the above said two deeds in admeasuring 504 sq.mts and 98 sq. mts. from the total area of 3550 sq.mts respectively)

**AND WHEREAS** vide application dated 21-10-2021 inwards on 22-10-2021 registered under case No. ISLR/PART/BAR/CAL/398/21 the said Mr. Alberto Francisco Fernandes alias Albert Francis Fernandes alias Albert Francis Fernandez approached the Court of Inspector of Survey and Land Records Mapusa, Bardez Goa for partitioning their property admeasuring **2,948 sq. mts** from the total of 3,550 sq. mts thereby excluding and separating the part property sold and gifted to the above mundkars.

**AND WHEREAS** at the time of survey the field surveyor from the office of Land Survey Bardez at Mapusa found that there were only 2,715 sq. mts., available at the site which the area 233 sq.mts., was less than the area of 2,948 sq. mts. as per the entitlement based on the survey form.

**AND WHEREAS** vide Order dated 23-02-2022 passed by the Court of the Inspector of Survey and Land Records Mapusa, Bardez

  
  
  
  
  
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passed in case No. ISLR/ PART/  
BAR/CAL/398/21 was pleased to partition the  
entire property thereby allotting the Survey  
**No.298/12-A** to the newly formed sub-division  
admeasuring **2,714 sq.mts.** This property shall  
hereinafter be called as "THE ENTIRE  
PROPERTY" and explained in detail at  
SCHEDULE I hereunder.

AND WHEREAS vide Deed of sale dated  
07/03/2022 duly registered in the Office of  
Sub-Registrar of Bardez under Registration No.  
BRZ-1-971-2022, having Serial No. 2022-BRZ-  
1012, the Vendor herein and the Confirming  
Party have purchased the above said property  
from the said Alberto Fernandes in ratio of  
50:50.

AND WHEREAS the Vendor and the  
Confirming Party in terms of the above said  
Deed of Sale dated 07/03/2022 became owner  
of the said property in **50:50** undivided  
proportion/ ratio.

AND WHEREAS the Vendor i.e. Mr.  
Omprakash Nihchaldas Pariani, is desirous of selling  
his half of the undivided 50% of his share i.e.



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**25% share/right/ title in the whole property admeasuring to 678 sq. mts.,**

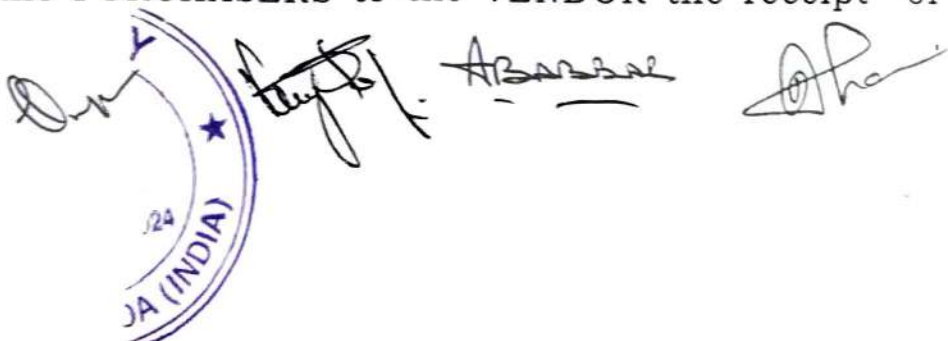
AND WHEREAS the Purchasers are desirous of purchasing the said undivided 25% share/right/ title of the said property amounting to 678 sq. mts., in the ratio of **50:50 i.e. 339 sq. mt., for each purchaser** on the terms and conditions as under. The said 25% undivided share/ right/ title is described as "The Undivided 25% Share/ Right hereby sold at Schedule - II hereunder.

**AND WHEREAS** the VENDOR has agreed with the **PURCHASERS** for the absolute sale of the undivided 25% share/ right/ title of the **SAID PROPERTY** and **PURCHASERS** have agreed to purchase the undivided 25% share/ right/ title of the **SAID PROPERTY** for a total consideration of **Rs.2,30,00,000/- (Rupees Two Crore Thirty lacks only)** to be equally paid by the Purchasers.

**NOW THIS DEED OF SALE**

**WITNESSETH AS UNDER:-**

(1) That in full and final consideration of an amount of **Rs 2,30,00,000/- (Rupees Two Crore Thirty lacks only)** paid by the RGTS Transfer by the **PURCHASERS** to the **VENDOR** the receipt of

The block contains several handwritten signatures in blue ink. On the left, there is a circular stamp with the text "GOVERNMENT OF INDIA" around the perimeter and a star in the center. The signatures are written over and around this stamp.

which payment the VENDOR does hereby admits and acknowledges, and does hereby sells, conveys, transfers and assigns by Deed of Sale in favour of **PURCHASERS** his right, title, interest, ownership and possession to the undivided 25% amounting to undivided 678 sq. mt., (339 sq. mts., for each purchaser) of the **SAID PROPERTY** which undivided 25% title/ right/ share of the PROPERTY is more particularly described in Schedule II hereunder written and the survey plan of "The Said Undivided 25% title/ right/ share in the immovable property HEREBY SOLD" i.e. Survey No.238/12A; together with all rights trees, fences, ways, watercourses, structures, lights, sewage utility including sewage outlets/ sewage drains / pipes well connected to the public sewage facility and privileges, easements (dominant and serviette) and appurtenances whatsoever to the Said undivided 25% title/ right/ share in the **SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND more particularly 25% rights, title, interest, claim and demand of the VENDOR into or upon the "**Undivided 25% title/ right/ share in the Said Property Hereby Sold**", conveyed and transferred to the



*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



**PURCHASERS** to have unto, possess, enjoy and hold the same to the use of the **PURCHASERS**.

(I) An amount of Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) is deducted as T.D.S inclusive of surcharge and Education cess @ 1% as against the stipulated consideration of sale and paid by the **PURCHASERS** to the Income Tax Department on behalf of the **VENDOR** as under:-

(a) Paid by the **PURCHASER** No.1 under PAN No. AAPB9847D, BSR CODE NO.0180005 on dated 26/04/2023, vide Challan No.03454 drawn on Kotak Mahindra Bank, through NET Banking for an amount of Rs.1,15,000/- (Rupees one lakhs fifteen thousand only).

(b) Paid by the **PURCHASER** No.2 under PAN No.AACPL0714E, BSR CODE No.0180005 on dated 26/04/2023, vide Challan No.02704 drawn on Kotak Mahindra Bank, through Net Banking, for an amount of



Rs.1,15,000/- (Rupees one lakhs fifteen thousand only).

(2) That The VENDOR does hereby admit and acknowledge as having received the said amount of **Rs.2,30,00,000/- (Rupees Two Crores Thirty Lakhs only)** from the PURCHASERS as stated above inclusive of the amount of Rs.2,30,000/- (Rupees Two Lakhs Thirty Thousand Only) as T.D.S inclusive of surcharge and Education cess @ 1% as against the stipulated consideration of sale and paid by the PURCHASERS to the Income Tax Department on behalf of the VENDOR.

(3) That the Vendor do hereby covenant and declare that he has good title and right and absolute authority to sell, transfer, convey the **"Undivided 25% title/ right/ share in the "Undivided 25% title/ right/ share in the Said Property Hereby Sold"** unto the Purchasers in the manner aforesaid.

(4) The VENDOR does hereby assures the PURCHASERS that the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** hereby sold is free from any encumbrances, disputes or claims, non compliances whatsoever and VENDOR has absolute title and exclusive right to convey the **"Undivided 25% title/ right/ share in the**

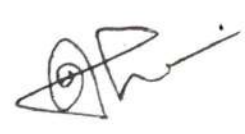
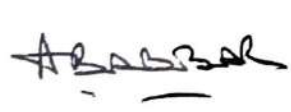






**"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** by way of Sale and there are no impediments whatsoever against such disposition.

(5) The VENDOR further covenants that the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** is free from any restraint order or injunction order passed by any court of law and is also free from any adverse observation in any decree of any court.

(6) The VENDOR further covenants that there is no litigation pending regarding the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**.

(7) The VENDOR declares that he has not agreed to sell the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** or any portion thereof to any other person/persons whomsoever and that he has not



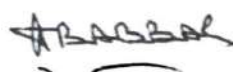


done anything whereby the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** nor the Vendor is aware that any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**.

(8) The VENDOR further declare that the VENDOR has not received any notice or notification as to any acquisition in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**. The VENDOR further declares that he is not aware of any proceedings, at any stage, pertaining to acquisition of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** by any authority or government department.

(9) And that, the Vendor do hereby covenant with the Purchasers that the Purchasers shall hereafter Jointly with the Vendor and Confirming Party hold, possess and enjoy the Said **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** as their own without any claims of whatsoever nature






done anything whereby the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** nor the Vendor is aware that any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**.

(8) The VENDOR further declare that the VENDOR has not received any notice or notification as to any acquisition in respect of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"**. The VENDOR further declares that he is not aware of any proceedings, at any stage, pertaining to acquisition of the **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** by any authority or government department.

(9) And that, the Vendor do hereby covenant with the Purchasers that the Purchasers shall hereafter Jointly with the Vendor and Confirming Party hold, possess and enjoy the Said **"UNDIVIDED 25% TITLE/ RIGHT/ SHARE IN THE SAID PROPERTY HEREBY SOLD"** as their own without any claims of whatsoever nature



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from the Vendors or their predecessors or successors or anyone else claiming through or under them.

(10) That the Purchaser No.1 and Purchaser No.2 are entitled equally to the "Undivided 25% title/ right/ share in the Said Property Hereby Sold" on 50:50 basis having invested / contributed equally in the purchase price.


(11) That the PURCHASERS declare that they consent to the Vendor and the Confirming Party for the development of the Purchasers **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** jointly with the Development of the balance undivided 75% title/right/share owned by the Vendor (25%) and the Confirming Party (50%). The Purchasers shall fully cooperate for the same by means of executing all paper works towards the same and rendering whatever assistance that may be required.

(12) That the Vendor and the Confirming Party hereby give No Objection for the Purchasers to carry out the mutation and add their names in the occupant's column of Survey Form I and XIV in respect of **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** as detailed at Schedule -II hereunder.



(13) The Vendor further covenant that the Vendor shall and will from time to time upon the request and the cost of the Purchasers, do or execute all such lawful acts, deeds and things whatsoever needed for further and more perfectly conveying and assuring the entire of the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** and every part thereof unto the Purchasers in the manner aforesaid according to the true intent and meaning of this Deed as shall or may be reasonably required. The Purchaser Further Convents not to sell the undivided 25% right/ share/ title purchased by this Deed of sale without the written consent of Vendor and the Confirming Party who Shall have the first right to purchase in such case.



(14) That VENDOR does hereby assure the **PURCHASERS** that the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** is free from any encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said undivided part by way of the present Deed of Sale.

(15) That on the execution of this Deed of Sale, the **PURCHASERS** shall at all times hereinafter peacefully and quietly, jointly with the Vendor and Confirming Party enjoy and possess the



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*[Handwritten signature]*

**"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** without any hindrance, claim, interruption or demand whatsoever to the same from the VENDOR or from any person / persons claiming through or under him.

(16) The **PURCHASERS** have deducted TDS @ 1 % of the sale consideration and deposited the same with the Income Tax Department as mandated under law.

(17) The VENDOR, the **PURCHASERS** and the Confirming Party hereby declare that the **SAID ENTIRE PROPERTY inclusive of The "Undivided 25% title/ right/ share in the Said Property Hereby Sold"** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

(18) Price of the consideration of Rs.2,30,00,000/- paid corresponds to the market value of the **"Undivided 25% title/ right/ share in the Said Property Hereby Sold"** and accordingly stamp duty of Rs.11,50,000/- (**Rupees Eleven Lakhs Fifty Thousand Only**) has been paid vide receipt bearing No. 202300328184 dated 26/04/2023,

  
  
  
  
  
 REGISTRAR OF COMPANIES (INDIA)  
 GOA

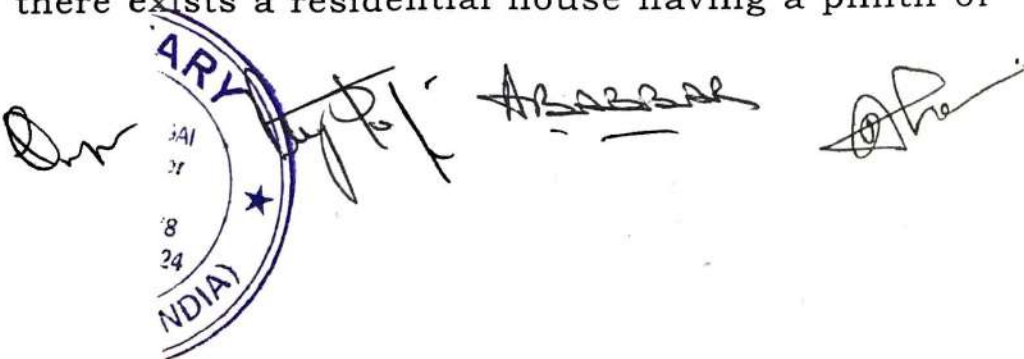
which receipt is affixed herewith to the first page of this Deed, which amount has been borne by the **PURCHASERS**.

(19) That an amount of Rs.6,90,000/- (Rupees Six Lakhs Ninety Thousand Only) @ 3% is paid by the Purchasers toward the registration charges of this Deed.

### SCHEDULE-I

#### (THE ENTIRE PROPERTY)

ALL THAT property known as "**BETAM BHAT**" also known as "**BELLIEM BATTA**" also known as "**BELIEM BHATTA**" also known as "**SETTICHEM BATTA**" presently surveyed under survey No. **238/12A** of Village Calangute, Khobra Waddo, within the jurisdiction of the Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District of North-Goa, State of Goa, which property forms part of the entire property and is described in the Land Registration Office of Bardez at Description No.16633 of Book B-43 at page 68 (reverse) and is also enrolled in the Taluka Revenue Office of Bardez under Matriz No.441, totally admeasuring **2714 sq. mts.**, and there exists a residential house having a plinth of





303 sq. mts. which house bears House No.E6/128 on the house tax register of Calangute Village Panchayat which is in partially dilapidated condition; beside there are other structures which were used by the Vendor / Vendors family as out-house, servant's quarters and 2 store rooms. The said property form part of old cadastral survey number 1541.and the said property is bounded as follows:-

Towards East: by the Calangute - Baga Public Road;

Towards West: by the property bearing Survey No.238/6 and seashore;

Towards North: by the properties bearing Survey Nos.238/6, 238/11, 238/13, 238/10 and 238/12;

Towards South: by the properties bearing Survey Nos.238/14, 238/15 and 238/19;







**(THE UNDIVIDED 25% SHARE / RIGHT/ TITLE**  
**OF THE PROPERTY HEREBY SOLD)**

ALL THAT undivided **25% share/ Right/ Title** of property known as **"BETAM BHAT"** also known as **"BELLIEM BATTA"** also known as **"BELIEM BHATTA"** also known as **"SETTICHEM BATTA"** presently surveyed under survey No.**238/12A** of Village Calangute, Khobra Waddo, within the jurisdiction of the Village Panchayat of Calangute, Taluka and Sub-District of Bardez, District of North-Goa, State of Goa, which property forms part of the entire property and is described in the Land Registration Office of Bardez at Description No.16633 of Book B-43 at page 68 (reverse) and is also enrolled in the Taluka Revenue Office of Bardez under Matriz No.441, which **25% UNDIVIDED Share/ Right/ Title** totally admeasuring **678 sq. mts.**, forming part of the said Entire property which is bounded as follows:-

Towards East: by the Calangute - Baga Public Road;

Towards West: by the property bearing Survey  
No.238/6 and seashore;

Towards North: by the properties bearing  
Survey Nos.238/6, 238/11,  
238/13, 238/10 and 238/12;

Towards South: by the properties bearing  
Survey Nos.238/14, 238/15  
and 238/19;

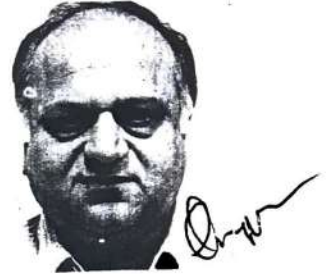
**IN WITNESSES WHEREOF the parties hereto  
have signed this Deed of Sale, the date, month  
and the year first hereinabove written.**





SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
**MR. OMPRAKASH NIHCHALDAS PARIANI**  
THE VENDOR

*[Signature]*



LHFI

RHFI



*[Signatures]*



SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
PURCHASER No.1  
MR.ANIL BABBAR



*[Handwritten signature]*

*[Handwritten signature]*

LHFI


RHFI

1)  \_\_\_\_\_

1)  \_\_\_\_\_

2)  \_\_\_\_\_

2)  \_\_\_\_\_

3)  \_\_\_\_\_

3)  \_\_\_\_\_

4)  \_\_\_\_\_

4)  \_\_\_\_\_

5)  \_\_\_\_\_

5)  \_\_\_\_\_



*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*



SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
PURCHASER No.2  
MR. VINAY LAKRA  
alias VINAY BHUSHAN LAKRA

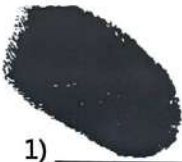


*Handwritten signature*

*Handwritten signature*

LHFI

RHFI



1) \_\_\_\_\_



1) \_\_\_\_\_



2) \_\_\_\_\_



2) \_\_\_\_\_



3) \_\_\_\_\_



3) \_\_\_\_\_



4) \_\_\_\_\_



4) \_\_\_\_\_



5) \_\_\_\_\_



5) \_\_\_\_\_



*Handwritten signatures and marks*





SIGNED SEALED AND DELIVERED  
BY THE WITHINAMED  
Confirming Party  
MR. KESHAVA KIYAAN REALTY LLP  
Represented by its Authorized  
Signatory Mr Dinesh Dhanwani



LHFI

RHFI

1) \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_

3) \_\_\_\_\_

4) \_\_\_\_\_

4) \_\_\_\_\_

5) \_\_\_\_\_

5) \_\_\_\_\_



WITNESSES:-

**(1) MR. BINIMON VISHWAMBARAN**

Address: House No. 1267/C, St Anna Vaddo,  
St, Jude Apts, 3<sup>rd</sup> Building, 2<sup>nd</sup> Floor,  
Candolim S.O., Bardez, Goa.



**(2)MR. PRAVIN MATHKER**

Address: House No. 1547/A/F-4,  
St. Sebastian Vaddo, Orda,  
Candolim, Bardez, Goa





## FORM I &amp; XIV

नमुना नं १ व १४

Date : 16/03/2023

100016677600

Taluka BARDEZ  
तालुका  
Village Calangute  
गांव  
Name of the Field Betam Bhat  
शेताचें नांव

Page 1 of 2

Survey No. 238  
सर्वे नंबर  
Sub Div. No. 12-A  
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
0000.00.00	0000.23.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.00

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 जमीन
0000.03.90	0000.00.25	0000.04.15

Grand Total एकूण
0000.27.15

Remarks शेरा

Letter No. ISLR/PART/BAR/CAL/398/2021/584  
dated 31/03/2022, issued in the Office of the  
Inspector of Survey and Land Records, City

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Survey, Mapusa Goa Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	OMPRAKASH NIHCHALDAS PARIANI		81490	
2	KESHAVA KIYAAN REALTY LLP		81490	

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

Other rights इतर हक्क	Person holding rights and nature of rights: हक्काचे धारण करणाऱ्याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
	Nil		

## Details of Cropped Area पिकावलील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil		78 024							

End of Report

For any further inquiries, please contact the Magistrate of the concerned Taluka.

Don't  
ABACCA  
16/3/23





**FORM I & XIV**

100016677600

Date : 16/03/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
तालुका  
Village Calangute  
गांव  
Name of the Field Betam Bhat  
शेताचें नांव

Survey No. 238  
सर्वे नंबर  
Sub Div. No. 12-A  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार



The record is computer generated on 16/03/2023 at 12:07:45PM as per Online Reference Number - 100016677600. 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>

*[Handwritten signatures]*

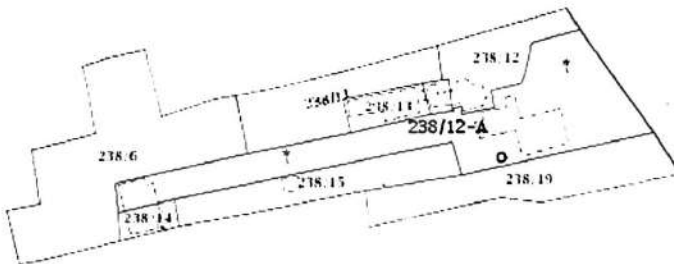




**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**  
**Bardez Taluka, Calangute Village**  
**Survey No.: 238 , Subdivision No.: 12-A**

Scale 1:2000

Reference No.: CBAR123-6962-1107546



*[Signature]*

*[Signature]*

*[Signature]*

This record is computer generated on 16-03-2023 12:09:49. 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 : - 16-May-2023 02:46:50 pm

Document Serial Number :- 2023-BRZ-2392

Presented at 02:37:05 pm on 16-May-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	1150000
2	Registration Fee	690000
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	2100
Total		1853600

Stamp Duty Required :1150000/-

Stamp Duty Paid : 1150000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anil Babbar ,Father Name:Kewal Krishan Babbar, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 161, Upper Ground Floor, Pitampura, North West Delhi, Delhi, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Omprakash Nihchaldas Pariani , Father Name:Late Nihchaldas Pariani, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, 1101, Samarth Prasad, Swami Samarth Nagar, Lokhandwala, Andheri (West), Mumbai, Maharashtra, PAN No.:			
2	Anil Babbar , Father Name:Kewal Krishan Babbar, Age: 57, Marital Status: Married ,Gender:Male,Occupation: Business, 161, Upper Ground Floor Pitampura, North West Delhi, Delhi, PAN No.:			
3	Vinay Lakra Alias Vinay Bhushan Lakra , Father Name:Bal Krishan Lakra, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 6, 1st Floor, Road No. 1, Opp. Bikanerwala, Panjabi Bagh Ext., New Delhi, West Delhi, Delhi, PAN No.:			
4	Dinesh Suresh Dhanwani , Father Name:Suresh Dhanwani, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 1, Poonam Society, Near Ulhasnagar Municipal Council Corporation and HDFC Bank, Ulhasnagar, Thane, Maharashtra 421002.			



Individually/Collectively recognize the Purchaser, Confirming Party, Vendor,

	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>Pravin Nagesh Mathkar</b> , Age: 47, DOB: , Mobile: , Email: , Occupation: Service , Marital status : <b>Married</b> , Address: 403515, House No. 1547/A/F-4 St Sebastian Vaddo Orda Candolim Bardez Goa, House No. 1547/A/F-4 St Sebastian Vaddo Orda Candolim Bardez Goa, Candolim, Bardez, North Goa, Goa			
2	Name: <b>Binimon Vishwambharan</b> , Age: 52, DOB: , Mobile: , Email: , Occupation: Service , Marital status : <b>Married</b> , Address: 403515, House No. 1267/C-SL Anna Vaddo St Jude Apts 3rd Building 2nd Floor Candolim Bardez Goa , House No. 1267/C-SL Anna Vaddo St Jude Apts 3rd Building 2nd Floor Candolim Bardez Goa , Candolim, Bardez, North Goa, Goa			

  
Sub Registrar

3-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-2392



Document Serial No:-2023-BRZ-2392

Book :- 1 Document

Registration Number :- **BRZ-1-3179-2023**

Date : 05-Jul-2023

*Bardez*

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

**SUB-REGISTRAR  
BARDEZ**

Scanned by Sadanand Kadam (M.T.S)

*Sadham*

Certified that this is a true copy of the original  
Mapusa on **11 8 JUL 2023**

*S. J. Sardesai*  
S. J. Sardesai  
B.A. (Hons) LL.B.  
ADVOCATE & NOTARY  
MAPUSA GOA

Reg. No. 15974/2023

