



गोवा GOA

Date: 10/11/21
Name of Purchaser: Oscar Pereira
Resident of: _____
Place of Vendor's Panaji
Licence No.: AC/STP/VEN/102/2003
Sign. of Vendor: _____
Sign. of Purchaser: _____

640228



AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at Panaji on this day of 12th November, 2021.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

Oscar Pereira

BETWEEN

(1) SHRI. NATH LAUD ALIAS NATH RAMANAND LAUD, son of Shri. Ramanand Laud, aged 41 years, in business, married, Indian National, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], E-mail Id: [REDACTED], Mobile No. [REDACTED], and his wife

(2) SMT. KALYANI DEMPO, daughter of Shri. Soiru Dempo, wife of Shri. Nath Laud Alias Nath Ramanand Laud, aged 41 years, <Occupation>, married, Indian National, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Email Id: k.dempo@gmail.com, Mobile No. [REDACTED], both residing at Plot No.128, Laud Bhavan, Jain Soc. Road No. 24/A, Near Guru Nanak High School, Sion, Mumbai- Maharashtra, India-400022, hereinafter referred to as "THE PURCHASER" (which expression shall include his heirs, successors, administrators and assigns) of the **FIRST PART.**



AND

EQUIKNOX HOMES AND INVESTMENT VENTURES LLP, a limited liability partnership duly constituted under the Limited Liability Partnership Act, having its registered Office at 611, 6th floor, Gera Imperium I, EDC Complex, Patto Plaza, Panaji-Goa, 403001, holding PAN Card No. [REDACTED] represented by its Partners, **MR. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA,** son of late Antonio

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

OSCAR
K. Dempo

Vincente De Lima Pereira, 48 years of age, married, Business, Indian National, holding Pan Card No. [REDACTED], authorized vide Resolution dated 28/7/2021, hereinafter referred to or called as **"THE PURCHASER"** (which expression unless repugnant to the context or meaning thereof shall mean and include all its partners, representatives, nominees, executors, administrators, assigns and successors of the last surviving partner) of the **SECOND PART**.

1. The VENDORS have represented to the PURCHASER as follows:

A. WHEREAS there exists all that part and parcel of the property admeasuring an area of 1525 sq.mts, along with an Old House in ruins bearing House No.5 standing thereon surveyed under Survey No.50/1 of Village Nachinola, forming part of the property identified as "SUDIRAVADO" or "INDIRVADDO" situated at Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which is better described in **SCHEDULE I** hereunder and which shall hereinafter referred be to as the "SAID PROPERTY".

B. WHEREAS the Said Property originally belonged to Shri. Vencatexa Porobo and his wife Smt. Indicabai, who by Deed of Sale and Acceptance dated 8-12-1932 drawn at page 70 of Book 311 Vol.No.60 in the Books of the Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo at Mapusa Bardez sold 1/4" part of the fourth part or the 1/16" part of the larger property Shri. Piedade Caetano

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

Rodrigues alias Caitan Piedade Rodrigues alias Cajetan Rodrigues, alias Cajatan Rodrigues.

C. WHEREAS by Deed of Sale and Discharge dated 04/01/1946 duly drawn at page 87 to 89V of Book 454 in the Books of the Notary Public Guilherme Diogo Jose Conceicao das Dores Lobo, wherein said Shri. Piedade Caetano Rodrigues alias Caitan Piedade Rodrigues alias Cajetan Rodrigues, alias Cajatan Rodrigues and his wife Smt. Maria Angelica Aurora Rodrigues sold their half right and or share in the said 1/16th share in the SAID PROPERTY to Shri. Piedade Pascoal Rodrigues.



D. WHEREAS the original owners (1) late Shri. Piedade Caetano Rodrigues alias Caitan Piedade Rodrigues alias Cajetan Rodrigues, alias Cajatan Rodrigues and (ii) late Piedade Pascoal Rodrigues, mutually divided the SAID PROPERTY into two equal halves, identified as "PLOT A" and 'PLOT B', *each* admeasuring 762.50 sqmts, with well-defined landmarks on their boundaries whereby the said 'Plot A' with the mud house standing thereon was allotted to Shri. Piedade Caetano Rodrigues alias Caitan Piedade Rodrigues alias Cajetan Rodrigues, alias Cajatan Rodrigues and the 'Plot B' with the trees standing therein was allotted to Shri. Piedade Pascoal Rodrigues.

E. WHEREAS the said Shri. Piedade Caetano Rodrigues alias Caitan Piedade Rodrigues alias Cajetan Rodrigues, alias Cajatan Rodrigues expired on 12/1/1979 in the status of widower as his wife Smt. Mary alias Maria Angelica Aurora Rodrigues having pre-deceased him on 22-10-1973 and upon their demise Inventory Proceedings

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

Two handwritten signatures in black ink, one above the other, positioned to the right of the company name and partner designation.

under No.109/99 were initiated in the Court of the Civil Judge Senior Division at Mapusa, whereby the Said Property was listed at Item No.1 and the same was allotted with their respective shares to the following legal heirs/successors of Late Piedade Caetano Rodrigues and his wife Maria Angelica Aurora Rodrigues and his daughter Rose Rodrigues, who died in the status of spinster:

1. Smt Rita Sequeira married to Shri. Rafael Pascoal Neves Sequeira----1/4 share

2. (i) Smt. Magdalene Rodrigues widow of Shri. Francis Rodrigues--1/8th share.

(ii)-Shri. John Anthony Rodrigues-----1/32 share.

(iii)-Miss Hyacinthi M. Rodrigues-----1/32 share.

(iv)-Miss Celia Lourdes Rodrigues spinster-----1/32 share

(v)-Smt. Doris M. Gomes married to Nicolas J. Gomes---1/32 share.

3. Smt. Joanna A. Gonsalves, married to Shri. Raymond Paul Gonsalves-----1/4th share

4. (i)-Smt. Aurora Rodrigues widow of Anthony Rodrigues---1/8th share
(ii) Smt. Anita Z. Hundekar married to Shri. Zahir Hundekar -----1/24 share

(iii)- Miss Audrey Rodrigues-----1/24th share

iv)- Miss. Andrea Rodrigues E. D'Souza-----1/24th share
and the same is confirmed by Partition Order dated 23-3-2000 and Final Order dated 1-4 2000 passed in the said Inventory Proceedings.

F. WHEREAS by Deed of Sale dated 01-12-2005 duly registered under No.4997 of Book 1 Vol. 1465 on 05-12-2005 in the office of Sub-Registrar Bardez, all the above-

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

mentioned co owners along with others (i) Smt. Magdalene Rodrigues, widow of Francis Rodrigues, (ii) Shri. John Anthony Rodrigues and his wife Smt. Reena Rodrigues, (iii) Miss. Hycinthi M. Rodrigues, (iv) Shri. Lloyd Vincente Rodrigues (bachelor) (v) Smt. Celia Lourdes Rodrigues e Cardozo and her husband Shri. Benny Cardozo (vi) Smt. Doris M. Gomes and her husband Shri. Nicolas J. Gomes, (vii) Smt. Joanna A. Gonsalves, widow of Shri. Raymond Paul Gonsalves along with the legal heirs of late Raymond Paul Gonsalves (viii) Smt. Julie Michael Lopes and her husband Shri Michael Luis Lopes (ix) Shri. Marcel Gonsalves in the status of bachelor (x) Shri. Anthony Gonsalves and his wife Smt. Marceline Gonsalves, (xi) Shri. Joaquim Gonsalves and his wife Smt. Victoria Gonsalves (xii) Shri. Thomas Gonsalves, (xiii) Smt. Anita Z. Hundekar and her husband Shri. Zahir Hundekar, (xiv) Smt. Andrea Rodrigues E. D'Souza and her husband Shri. Eusebio Jose Saturnino De Souza, (xv) Miss Audrey Rodrigues, (xvi) Miss Anette Rodrigues, (xvii) Miss Avril Rodrigues, and (xviii) Allwin Rodrigues sold their undivided share in all that 'Plot A' admeasuring 762.50 sqmts., to Smt. Rita Sequeira.

G. WHEREAS Smt. Rita Sequeira and her husband Shri. Rafael Pascoal Nevis Sequeira in terms of the Inventory Proceeding no. 109/99 and Deed of Sale dated 01-12-2005 thus became the lawful owner in possession of the said 'Plot A' admeasuring 762.50 sq mts, being the Northern half of the SAID PROPERTY.

H. WHEREAS the said Shri. Piedade Pascoal Rodrigues and his wife Smt. Romaldina Ubaldina Angelica Rodrigues who were entitled to the other half share in the SAID

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

PROPERTY being identified as 'Plot B' expired on 22-7-1982 and 3-7-1981 respectively and upon their demise Inventory Proceedings under No.155/2016/F were initiated in the Court of the Civil Judge Senior Division "F" at Mapusa, whereby their one-half share in the said property admeasuring 762.50 sqmts, was listed at item no.1 and the same was bid in the auction and allotted to their Son Shri. John Moses Rodrigues, married to Smt. Cheryl Jean Rodrigues alias Cheryl Jean D'Souza, and the same is confirmed by Judgement, Order and Decree dated 2-9-2016 of the Hon'ble Court of the Civil Judge Senior Division at Mapusa.

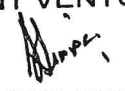


I. WHEREAS by Deed of Sale dated 24-12-2008 Smt. Rita Sequeira and her husband Shri. Rafael Pascoal Nevis Sequeira sold to Shri. John Moses Rodrigues, their one-half share in the said larger property being 'Plot A' admeasuring 762.50 sqmts. being the Northern half of the SAID PROPERTY, which Deed is registered under No.4, at pages 247 to 269 of Book No. 1, Vol.2725 on 001-2009, in the office of Sub-Registrar Bardez, as such Shri. John Moses Rodrigues became the absolute owner of the PLOT A also.

J. As such said Shri. John Moses Rodrigues in terms of the Judgement, Order and Decree dated 2-9-2016 passed in the Inventory proceedings under no.155/2016/F and in terms of the Deed of Sale dated 24-12-2008 became the lawful owners of the PLOT A and PLOT B.

K. That the PLOT A and PLOT B both admeasuring 762.50 sqmts respectively, and totally admeasuring an area of 1525 sq mts is the SAID PROPERTY.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP


DESIGNATED PARTNER

Q. AND WHEREAS the VENDORS as absolute owners in possession in respect of the Said Property **better described in SCHEDULE I** do hereby agrees to sell, convey, transfer the Said Property and the PURCHASER have agreed to Purchase the Said Property better described in **SCHEDULE I** admeasuring an area of 1525 sq. mts for a total consideration of Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs Only) which is the market value of the Said Property.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of a sum of **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs Only)** which is being paid by the PURCHASER to the Vendor in following manner:

i. An amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) will be paid on 27th January 2022 by the PURCHASER to the VENDOR, the receipt of which the VENDORS do hereby acknowledge;

ii. Balance amount of Rs. 2,00,00,000/- (Rupees Two Crore Only) shall be paid by the PURCHASER to the VENDORS in the following manner:

- a) On or before 31st October 2022 a sum of Rs.30,00,000 (Rupees Thirty Lakhs only)
- b) On or before 31st December 2022 a sum of Rs.30,00,000 (Rupees Thirty Lakhs only)
- c) On or before 28th February 2023 a sum of Rs.30,00,000 (Rupees Thirty Lakhs only)
- d) On or before 31st April 2023 a sum of Rs.30,00,000 (Rupees Thirty Lakhs only)
- e) On or before 31st June 2023 a sum of Rs.30,00,000 (Rupees Thirty Lakhs only)

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP


DESIGNATED PARTNER



L. WHEREAS on having acquired right to the SAID PROPERTY, said Shri. John Moses Rodrigues carried out mutation proceedings and thus his name stands recorded in Occupants Column in Form I and XIV bearing Survey no. 50/1 of Village Nachinola admeasuring an area of 1525 sqmts.

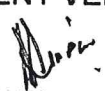
M. WHEREAS Zoning Certificate dated 29-10-2020 under No. TPBZ/ZON/ 8012/NACH/TCP-20/3903, was issued by the office of the Senior Town Planner Bardez, confirming that the said House Property admeasuring 1525 sq.mts., falls in Settlement Zone as per Regional Plan 2021.

N. That by virtue of Deed of Sale dated 29/10/2021 duly registered before the Sub-Registrar of Bardez under document serial no. 2021-BRZ-4197, Book-1 Document bearing registration no. BRZ-1-4077-2021 dated 08/11/2021 Shri. John Moses Rodrigues and his wife Smt. Cheryl Jean Rodrigues sold the Said Property along with the house to the VENDOR No. 1 herein.

O. AND WHEREAS by virtue of the Deed of Sale dated 29/10/2021 No. 1 herein acquired absolute right to the Said Property. That the Vendor No. 2 is married to Vendor No. 1 under the law prevalent in the State of Goa and as such by virtue of their marriage has acquired right to the Said Property better described in **SCHEDULE I**.

P. AND WHEREAS the Said Property better described in **SCHEDULE I** is free from all encumbrance and or defect in title and the VENDORS herein have absolute right, power, title and authority to sell and or dispose off the said property without any interference and obstruction from any one.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP


DESIGNATED PARTNER

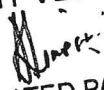


f) On or before 31st August 2023 a sum of Rs.30,00,000 (Rupees Thirty Lakhs only)

g) On or before 31st October 2023 a sum of Rs.30,00,000 (Rupees Thirty Lakhs only;

the VENDORS as absolute owner in possession of all that part and parcel of the Property admeasuring an area of 1525 sq mts along with old house in ruins bearing house no. 5 standing therein surveyed under Survey No. 50/1 of Village Nachinola, forming part of the property identified as "SUDIRAVADO" or "INDIRVADDO" situated at Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is described under no. 8208 at folio 172 of Book B21 (New) in the Office of Land Registration Bardez but not enrolled in the Taluka Revenue Office better described in **SCHEDULE I** hereto do hereby agree to sell, transfer and or convey unto the PURCHASER all that Said Property better described in **SCHEDULE I** and along with all the privileges, accesses, easements, appurtenances thereto, to have and to hold the same unto the PURCHASER as absolute Owners thereof, free from any charge or encumbrances to be held and enjoyed by the PURCHASER forever, peacefully without any disturbance and/or hindrance from the VENDORS or any person claiming through them.

2. That the VENDORS have a clear and marketable title to the said property better described in **SCHEDULE I** hereto and that the same is free from encumbrances and or defect in title.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER




3. That, should there be any defect in the title of the said property hereby conveyed, the VENDORS shall at all times, indemnify and keep the PURCHASER indemnified for loss suffered on account of such defect, if any, and shall, at their own costs and expenses clear the defect in title of the Said Property, if any.

4. The VENDORS agrees to save harmless, indemnify and keep indemnified the PURCHASER, its representatives, administrators or assigns from or against all encumbrances, charges and equities whatsoever, and any loss or damages suffered by it on account of any third party claim to the Said Property described in **SCHEDULE I**.

5. That the VENDORS shall at the cost and expenses of the PURCHASER do all that is required for better assuring and/or perfecting the title of the said property described in **SCHEDULE I** hereto in favour of the PURCHASER.

6. That the VENDORS have today put the PURCHASER in unconditional exclusive peaceful vacant possession of the said property described in **SCHEDULE I** to be held by the PURCHASER without any harm or hindrance from the VENDORS and/or any other person or persons claiming through the VENDORS.

7. The VENDORS covenants with the PURCHASER that on execution of this instrument the PURCHASER shall be entitled well within his rights to use and occupy the said property and conduct any activities in said property without obstruction and or hindrance from whomsoever.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER



8. The VENDORS covenants with the PURCHASER that there are no suits, proceedings or litigation pending in any Court as on date concerning, touching, and affecting the said property described in **SCHEDULE I** hereto.

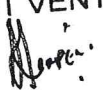
9. The VENDORS covenants with the PURCHASER that there is no attachment or prohibitory order issued by any competent authority or court prohibiting the sale or transfer of the said property described in **SCHEDULE I**.

10. The VENDORS covenants with the PURCHASER that there is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the said property described in **SCHEDULE I**.

11. The VENDORS covenant that there are no arrears of tax, due and payable to any statutory Authorities in respect of the said property described in **SCHEDULE I**.

12. That the said property described in **SCHEDULE I** is not the subject matter of any attachment and/or notice of attachment for any arrears from any statutory Authorities and or financial Institutions and or the Banks.

13. The VENDORS covenants with the PURCHASER that the VENDORS is in physical possession of the said property and that the VENDORS have the full subsisting right and authority, to transfer and convey all the rights and interests in the said property without any claim and/or hindrance or encumbrance from any person or persons whatsoever.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER



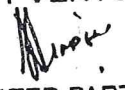

14. The VENDORS further covenant with the PURCHASER that in the event any other person and/or party, claims any right, title and/or interest of whatsoever nature, due to which the PURCHASER's possession, rights and interests over the said property described in **SCHEDULE I** or any part thereof is disturbed, or the PURCHASER is dispossessed from the said property described in **SCHEDULE I**, the VENDORS shall refund to the PURCHASER the entire consideration amount received by them towards the present transfer and compensate the PURCHASER for the entire costs/expenditure incurred in executing the present instrument with respect to said property described in **SCHEDULE I**.

15. That the VENDORS covenant with the PURCHASER that the VENDORS have not done or omitted to do or have been party to any act, deed, thing etc. by reason of which the VENDORS and or any other person or entity is prevented from transferring and or conveying the said property described in **SCHEDULE I** in favour of the PURCHASER.

16. That the said property is not subject matter of any Mortgage and or charge and or lien with any Banks and or Financial Institutions and that the VENDORS have absolute right, title and interest in the said property which is being conveyed by the VENDORS to the PURCHASER.

17. That there is no road or access or pathway passing through the Said Property described in **SCHEDULE I** as an access to any other person, nor there is any easement right of way to any other person through the Said Property.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP


DESIGNATED PARTNER

18. That there are no tenants and or mundkars and/or any other person who can claim any right of whatsoever nature in respect of the Said Property, described in **SCHEDULE I** hereto, the VENDORS are the sole and exclusive owners of the Said Property.

19. That at all times, at the cost and expenses of the PURCHASER and at the request of the PURCHASER, the VENDORS shall do all that is required for better assuring the title of the said property described in **SCHEDULE I** is hereby conveyed unto the PURCHASER.

20. The VENDORS hereby declare that upon execution of this instrument, the said property described in **SCHEDULE I** shall belong exclusively to the PURCHASER herein as absolute owner thereof without any claim of whatsoever nature.

21. The VENDORS do hereby accord their No Objection to effect mutation and partition in respect of the said property better described in **SCHEDULE I** in the survey records of Bardez Taluka.

22. The VENDORS do hereby undertakes to sign all document and/or, sign all such forms, letters and/or N.O.C. to be submitted before any authority and or department for full and effective transfer of the said property described in **SCHEDULE I** herein in favour of the PURCHASER.

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP
DESIGNATED PARTNER

0825
[Signature]

23. The VENDORS hereby declare that the said property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.

24. For the purpose of Stamp Duty, the market value of the Said Property better described in Schedule I hereby agreed to be transferred is Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs Only) and accordingly stamp duty of Rs. 6,09,000/- (Rupees Six Lakhs Nine Thousand Only) is affixed to this Agreement.

25. The Possession of the SAID PROPERTY is handed over by the VENDOR to the PURCHASER today.



EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

SCHEDULE I

SAID PROPERTY

All that part and parcel of the Property admeasuring an area of 1525 sq mts along with old house in ruins bearing house no. 5 standing therein surveyed under Survey No. 50/1 of Village Nachinola, forming part of the property identified as "SUDIRAVADO" or "INDIRVADDO" situated at Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, which property is described under no. 8208 at folio 172 of Book B21 (New) in the Office of Land Registration Bardez but not enrolled in the Taluka Revenue Office and is bounded as under:

On the North: By the Property Surveyed under No. 94/14;

On the South: By the Property Surveyed under No. 50/3;

On the East: By Road and then Culvert, Surveyed under No. 51/14; and

On the West: By the Properties Surveyed under No. 49/13 and 50/1

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day, month and year first herein abovementioned in the presence of the witnesses signed herein under.

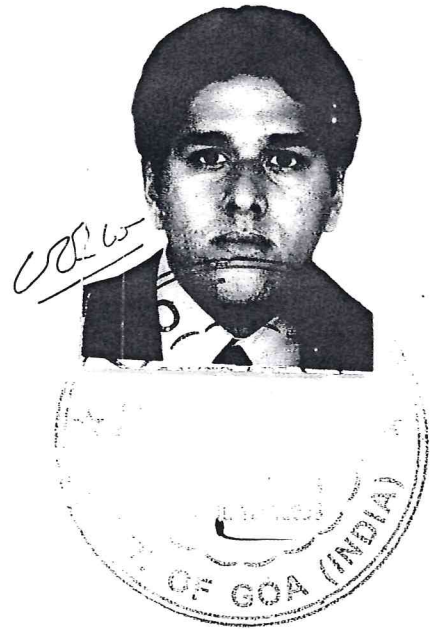
EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

DESIGNATED PARTNER

[Handwritten signature]

SIGNED, SEALED and DELIVERED
by the within named the
VENDOR No. 1

COZ w



SHRI. NATH LAUD alias NATH
RAMANAND LAUD



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

[Signature]

DESIGNATED PARTNER

COZ w
[Signature]

SEALED and DELIVERED

by the within named the

VENDOR No. 2

Kalyani Dempo

SMT. KALYANI DEMPO



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP
[Signature]
DESIGNATED PARTNER

CRW *Kalyani Dempo*

SEALED and DELIVERED
by the within named the
PURCHASER:

[Signature]



EQUIKNOX HOMES AND INVESTMENT

VENTURES LLP represented by its Partner

MR. ANTONIO OSCAR ARMANDO DE LIMA PEREIRA

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP

[Signature]

DESIGNATED PARTNER

[Signature] *[Signature]*

IN THE PRESENCE OF WITNESSES:-

1. _____

2. _____



EQUIKNOX HOMES AND
INVESTMENT VENTURES LLP


DESIGNATED PARTNER

COE W

for stamp

EXECUTED BEFORE ME
WHICH I ATTEST

Reg. Sr. No. 5040 ²⁰²¹ Date 12/11/2021





SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 502001
Reg. No. 231/2010