



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 280000/-

(Rupees Two Lakh Eighty Thousands only)

**PAID VIDE E-RECEIPT NO 202400357156 DATED :09-May-2024,
IN THE GOVERNMENT TREASURY.**



Sub Registrar

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

MORMUGAO

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400005614
DOCUMENT SERIAL NUMBER	:	2024-MOR-1060
DATE OF PRESENTATION	:	20-May-2024
DOCUMENT REGISTRATION NUMBER	:	MOR-1-1191-2024
DATE OF REGISTRATION	:	14-Jun-2024
NAME OF PRESENTER	:	Abhay K Arondekar
REGISTRATION FEES PAID	:	₹210000/-
PROCESSING FEES PAID	:	₹1150/-
MUTATION FEES PAID	:	₹1500/-





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202400357156

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 09/05/2024 15:37:28

Name and Address of Party: Abhay | 9325179935
New Vaddem Vasco da Gama Goa

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 280000.00
Total Amount:	₹ 280,000.00

(Rs. Two Lakh Eighty Thousand Only)

Department Data: 202400005614-NOTARY|202400005614 NOTARY

Bank ref No.: CPADUKMGB2
Status: Success
Payment Date: 09/05/2024 15:46:35
Payment Gateway: SBI_MOPS

2024 - MOR - 1060
20/05/2024

Print Date: 09/05/2024 15:46:39

DEED OF SALE

This DEED OF SALE is made and executed at VASCO-DA-GAMA, GOA on this 11th day of May of the year Two Thousand Twenty Four (11.05.2024)

BY AND BETWEEN

1. DKB BUILDERS, a Partnership Firm registered under the Indian Partnership Act 1932 having its registered Office at 15 Karma Empress, Near LTS Bus Stand, Mundvel, Vasco da Gama, Goa,

Ramat

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registered before Registrar of Firms Mormugao at Vasco da Gama, under No. MOR-F-17-2020 Dated 18.05.2020 having PAN Card No.

, hereinafter referred as "VENDOR" (which expression shall unless it be repugnant to the context or otherwise shall mean and include the partners of the firm for the time being and from time to time and their respective heirs, executors, administrators, agents, successors and or assigns as the case may be) being their Partners A. MISS. SHIVANGI BEHKI, daughter of Shri. Mahesh Behki, aged about 25 years, service, unmarried, PAN Card no.

, Aadhar Card No. , Mobile No.

B. MISS. SHIVANI BEHKI, daughter of Shri. Mahesh Behki, aged about 23 years, service, unmarried, PAN Card no.

, Aadhar Card No. , both residents of

House NO. G-1/1, Anand Residency, Airport Road, Opposite Chicalim Ground, Chicalim, Goa- 403711 C. MR. GANESH SURESH KAMAT, son of Shri. Suresh Kamat, aged about 22 years, businessman, unmarried, PAN Card No.

J, Aadhar Card No. , Mobile No. , resident House No.

260, Near Las Bus Stop, Near Water Tank, New Vaddem, Vasco da Gama, Goa - 403802 in this Deed the Partner/s at serial (A) and (B) are represented by their father MR. MAHESH KUMAR BEHKI, son of Shri Madan Gopal Behki, aged about 55 years, married, businessman, PAN Card No. , Aadhar Card No. }

, Mobile No. , resident of House No G-1/1,

Anand Residency, Airport Road, Chicalim, Goa- 403711, vide two Power of Attorney both General Power of Attorney/s dated 05.09.2022 duly executed before Advocate and Notary Shri. Manguirish Kenkre under Reg. No. 1631/2022 dated 05.09.2022 having his office at Vasco and General Power of Attorney dated under Reg. No. 1927/2022 dated 28.06.2022 having his office at Vasco, respectively of the FIRST PART.

Ramesh

Behki

AND

[Signature]



2. MR. ABHAY K. ARONDEKAR, son of late Kashinath Arondekar, aged about 50 years, businessman, married, PAN Card No. _____, Aadhar Card No. _____, Mobile No. _____, both resident of New Vaddem, Vasco Da Gama, Goa-403802 herein after referred to as the "PURCHASER" (which expression unless repugnant to the context hereto shall mean and include his legal heirs legal, representatives, administrators, executors, successors and assigns) of the SECOND PART.

All the above parties are Indian Nationals.

WHEREAS the VENDOR has represented that the firm is the sole and absolute owner-in-possession with clear, unencumbered and marketable title to ALL THAT sub-divided plot being Plot No. 9 of the larger property bearing Chalta No. 15 & 16 of the P. T Sheet No. 64 and Chalta No. 26 (part) of the P. T Sheet No. 69 admeasuring an area of 809.00 square meters which is more particularly described in SCHEDULE - II hereunder written and better shown delineated in red colour boundary line in the plan annexed (hereinafter referred to as the 'SAID PLOT') being part and parcel of ALL THAT property known as 'VOUVOLICHEM MANDA' or "GOLXEA BONDO" or "VONCOLICHEM MANDA" or "BABGELEM" situated near Mormugao Parish, Vasco da Gama, within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, South Goa, Goa described in the Land Registration Office of Salcete under No. 20183 of the Book B 51 New Series and 13421 of Book B34 and another properties "OVOLLEECHM MANDA" and "BABGELEM" described respectively under No. under 1810, 1839 and 1841 of Book B-9 old enrolled in the Taluka Revenue Office under Matriz Predial Nos. 436, 437, 438 and 2039 surveyed under Chalta Nos. 13 to 17 of P.T. Sheet No. 64, Chalta 17, 19 to 26 of P. T. Sheet No.69 of Vasco City which is more particularly described in SCHEDULE - I hereunder written and herein after referred to as the 'SAID PROPERTY' herein under written.



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AND WHEREAS the SAID PROPERTY situated near Mormugao Parish, Vasco da Gama, within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, South Goa, Goa earlier belonged to Sociedade Familiar de Dempo.

AND WHEREAS On 06.05.1967 the aforesaid Sociedade Familiar de Dempo by virtue of Deed of Dissolution dated 06.05.1967, inter alia the SAID PROPERTY was apportioned to different parties namely Shri. Srinivassa Voicunta Sinai Dempo, Vitola Vishnum Sinai Dempo, VencTexa Srinivassa Sinai Dempo, Voicunta Srinivassa Sinai Dempo and Loximinarina Vitola Sinai Dempo along with their respective spouses.

AND WHEREAS the aforesaid co-owners have promoted a private limited company incorporated under the Indian Companies Act 1956 under the name Dempo Properties And Investment Private Limited and accordingly assigned unto the aforesaid company vide Deed of Assignment 06.05.1967 registered in the office of the Sub-Registrar of Ilhas under No.569 at pages 132 to 165 Book No. I Volume 26 dated 08.06.1967 and accordingly inter alia the SAID PROPERTY dwelled unto said Dempo Properties and Investment Private Limited, a company registered under the Companies Act, 1956.

AND WHEREAS the aforesaid Dempo Properties and Investment Private Limited vide Indenture dated 22.03.1973 registered in the Office of the Sub-Registrar of Ilhas under Serial No. 502/73 dated 19.07.1973 transferred, assigned and assured inter alia the SAID PROPERTY unto and in favour of Zuari Real Estate Company Private Limited.

AND WHEREAS as per the Order passed by the Hon'ble High Court of Bombay at Panaji on 19.10.2001 under the scheme of Amalgamation sanctioned, the two hundred percent subsidiary companies of the aforesaid M/s Dempo Properties and Investment

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Company Private Limited namely M/s Zuari Real Estate Company Private Limited and M/s Siridao Estate Private Limited have been amalgamated with Dempo Properties and Investment Company Private Limited and accordingly the Land Survey Records being the Form 'D' also indicate the SAID PROPERTY is mutated in the name of Dempo Properties and Investment Company Private Limited.

AND WHEREAS Agreement For Sale Cum Development dated 18.02.2005 and subsequently vide Deed of Sale dated 02.05.2006 duly registered before the Sub Registrar of Mormugoa under Registration No. n55 at pages 1 to 66 of Book No. I Volume No. 569 dated 04.05.2006 the aforesaid M/s Dempo Properties & Investment Pvt Ltd., sold and conveyed the SAID PROPERTY unto and in favour of with M/s Susheela Homes & Properties Pvt Ltd.

AND WHEREAS the aforesaid with M/s Susheela Homes & Properties Pvt Ltd. obtained approval of the Sub division of the SAID PROPERTY in various plots vide Order No. MPDA/1-D-237/09-10/19 dated 06.04.2009 issued by the Mormugoa Planning and Development Authority, Vasco.

AND WHEREAS vide Deed of Sale dated 10.12.2020 duly registered before the Sub Registrar of Mormugao under Registration No. MOR-1-422-2020 dated 14.12.2020 the aforesaid M/s Susheela Homes & Properties Pvt Ltd., sold and conveyed the SAID PLOT unto and in favour of the VENDOR.

AND WHEREAS the VENDOR agreed to sell, transfer, assign and convey and the PURCHASER has agreed to purchase the SAID PLOT which is more particularly described in SCHEDULE - I hereunder written for the total price consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs Lakh only) which is fair market value thereof.

Ramab.

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NOW THEREFORE THIS DEED WITNESSETH and It is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only), being the entire consideration agreed upon and paid by the PURCHASER to the VENDOR, the receipt of which the VENDOR hereby expressly admit and acknowledge thereby releasing and discharging the PURCHASER and accordingly the VENDOR hereby grant, convey, sell, transfer, assign and assure unto and in favour of the PURCHASER the SAID PLOT being ALL THAT Plot No. 9 admeasuring an area of 809.00 (Eight Hundred Nine) square metres surveyed under Chalta No. 15 & 16 of the P. T Sheet No. 64 & Chalta No 26(part) of P. T Sheet No. 69, which is better shown delineated in red boundary line in the plan annexed hereto and more particularly described in SCHEDULE - II written hereunder being part and parcel of the larger property more particularly described in SCHEDULE-I hereunder written and accordingly deliver the possession thereof unto the PURCHASER to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, privileges, appurtenances attached to, belonging to and reputed to belong thereto.

2. The VENDOR, the partners of the firm` for the time being and from time to time and their respective heirs, executors, administrators, agents, successors and or assigns covenant with, assure and declare unto the PURCHASER his heirs, successors and assigns:

(a) THAT the VENDOR are the sole, exclusive, absolute owners and have absolute and lawful right with clear, unencumbered and marketable title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby.

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(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS, well and sufficiently saved, defended, kept harmless and indemnified, including any development/improvement/construction made in the SAID PLOT, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

(c) THAT the VENDOR has put the PURCHASER in exclusive possession and enjoyment of the SAID PLOT.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, has occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from the VENDORS or any other persons whomsoever claiming by, from, under or in trust for them.

(e) THAT all the rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDOR and no amount is in arrears towards same upto date.

(f) THAT the VENDOR by themselves or cause through such necessary parties, as and when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASERS' title to the SAID PLOT in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.

3. The VENDORS do hereby declare:

a. That there is absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act,

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Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

e. That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDOR hereby convey their absolute no objection for the inclusion of the name of the PURCHASER in the Survey records Including Form D as also transfer of the house tax and/or to cause mutation and such steps as may be required, so as to record the same solely in the name of the PURCHASERS.



4. The VENDOR does not belong to the Schedule Tribe or Scheduled Caste of Goa.

5. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of Deed.

6. The consideration in this deed being Rs. 70,00,000/- (Rupees Seventy Lakhs only) is the fair market value of the SAID PLOT which falls in S-1 Zone falling in Ward No. 18 where the base value is Rs. 2268/- per square meter.

Prasad.

[Signature]

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SCHEDULE - I

ALL THAT property known as 'VOUVOLICHEM MANDA' or 'GOLXEA BONDO' or 'VONCOLICHEM MANDA' or 'BABGELEM' situated near Mormugao Parish, Vasco da Gama, within the limits of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, South Goa, Goa described in the Land Registration Office of Salcete under No. 20183 of the Book B 51 New Series and 13421 of Book B34 and another properties "OVOLLEECHEM MANDA" and "BABGELEM" described respectively under No. under 1810, 1839 and 1841 of Book B-9 old enrolled in the Taluka Revenue Office under Matriz Predial Nos. 436, 437, 438 and 2039 surveyed under Chalta Nos. 13 to 17 of P.T. Sheet No. 64, Chalta 17, 19 to 26 of P. T. Sheet No.69 of Vasco City, is bounded as follows



On the North: By the property bearing Chlata No 1 and 2 (part) of P. T Sheet No. 68
 On the South: By the property bearing Chlata No 47 of P. T Sheet No. 69
 On the East: By the property bearing Chlata No 84 of P. T Sheet No. 69
 On the West: By Nalla and partly private road under Chalta NO. 19 of P. T Sheet No. 69

SCHEDULE - II

ALL THAT Plot No. 9 on the Sub Division of the property bearing Chalta No. 15 & 16 of the P. T Sheet No. 64 & Chalta No. 26(part) of the P. T Sheet No. 69 admeasuring an area of 809.00 square meters, being part and parcel of the larger property described in SCHEDULE-I herein above and the SAID PLOT is bounded as under:

On the North: By road constructed by the developer

On the South: By Plot No. 1 of the same Sub Division

On the East: By road constructed by the developer

On the West: By 10.00 meters wide road

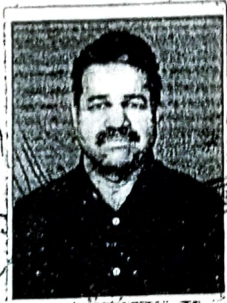
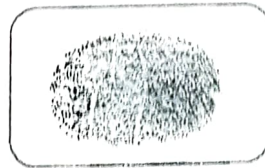
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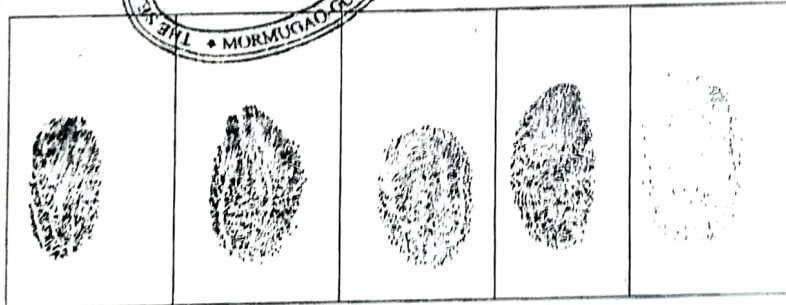
gao

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.

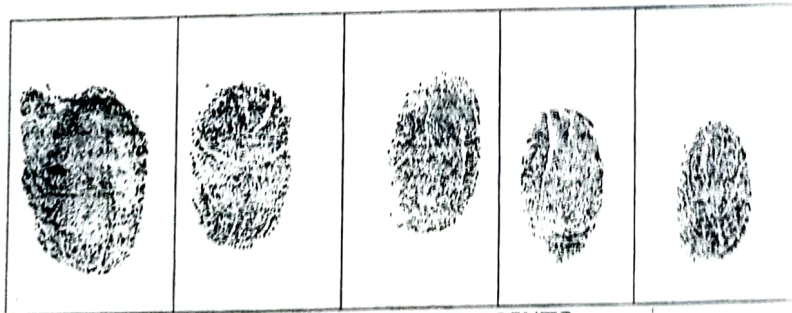
SIGNED, SEALED AND DELIVERED
by the within named VENDOR
DKB BUILDER
through their Partners
at Serial No. A and B represented
by their Attorney and father
MR. MAHESH KUMAR BEHKI

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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS





MR. GANESH SURESH KAMAT

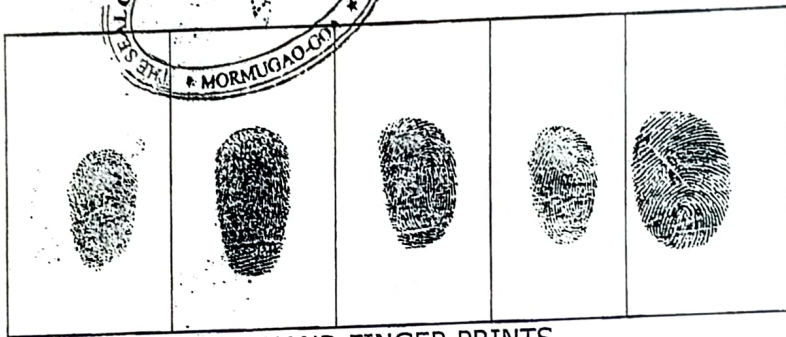
Kamat



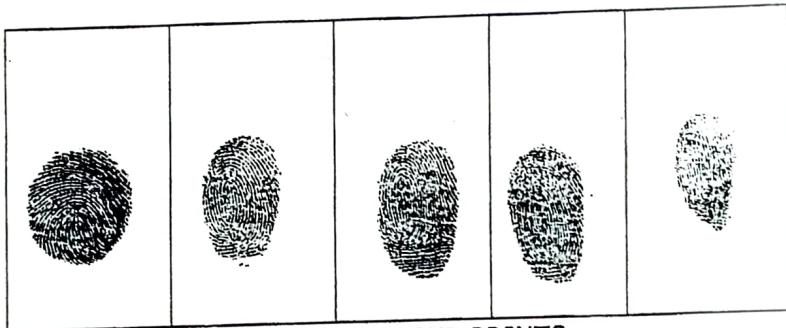
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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



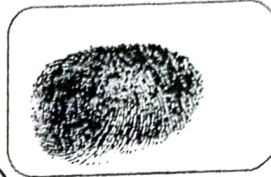
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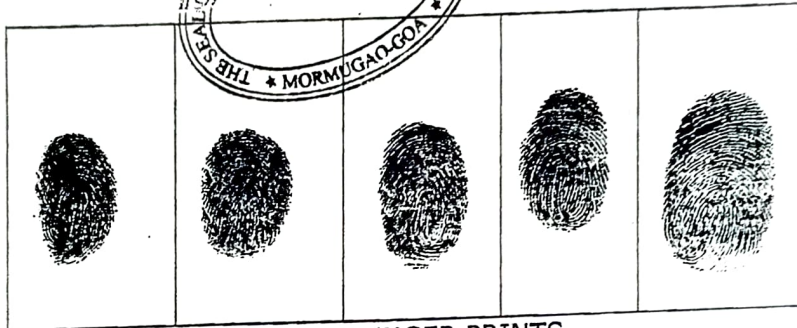
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SIGNED, SEALED AND DELIVERED
by the within named PURCHASER
MR. ABHYA ARONDEKAR

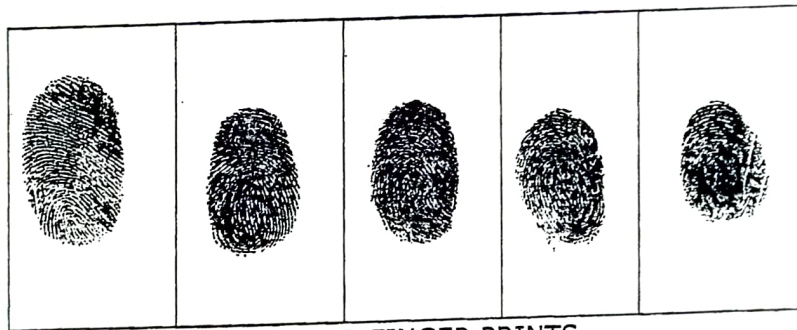
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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



WITNESSES:-

1. Bhavya Naik

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2.

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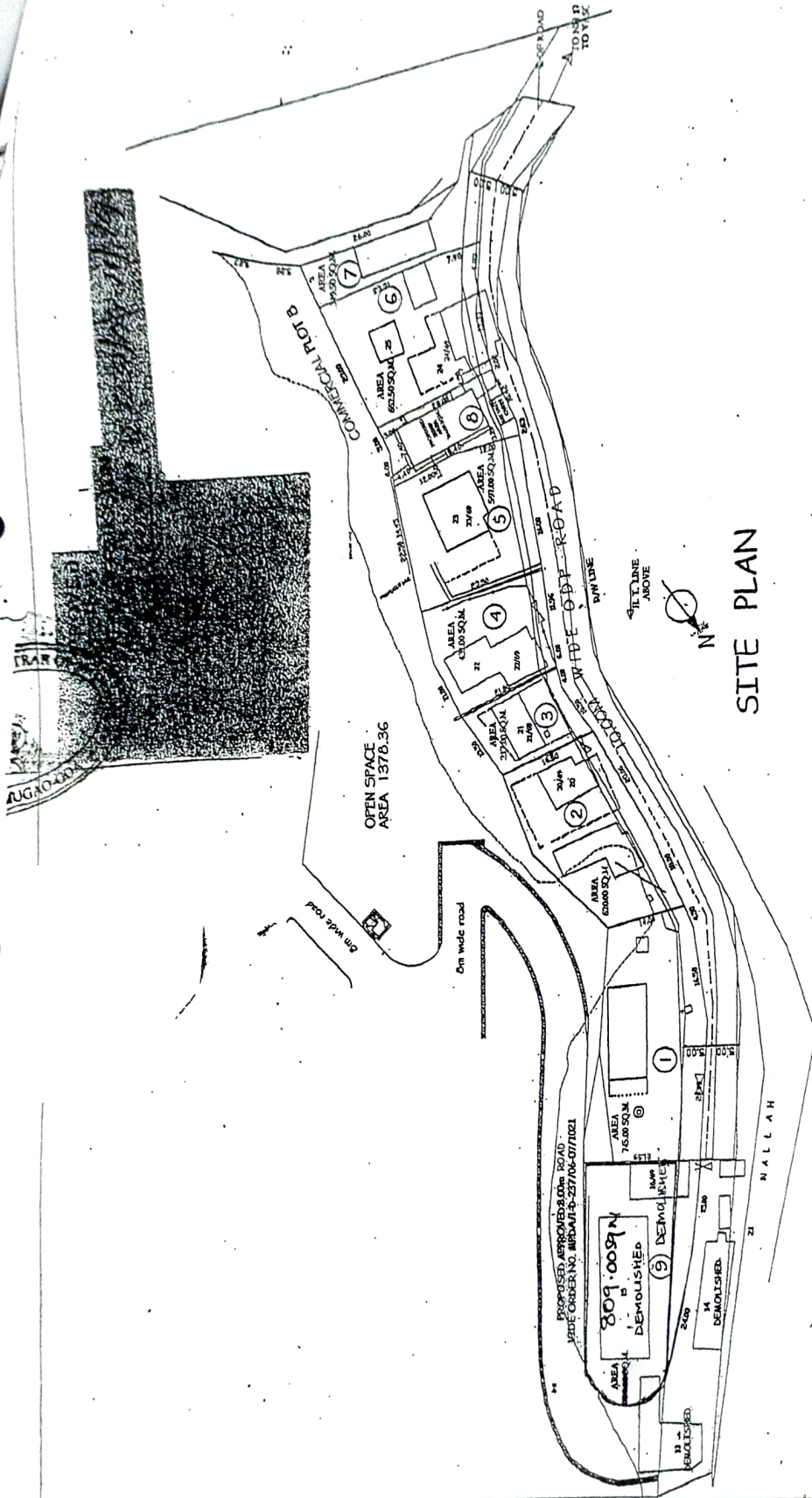
TANMAY CHAKRABORTY

[Signature]

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[Signature]



SITE PLAN

Handwritten signatures and notes at the bottom of the page.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-May-2024 12:30:05 pm

Document Serial Number :- 2024-MOR-1060

Presented at 12:27:08 pm on 20-May-2024 In the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	280000
2	Registration Fee	210000
3	Mutation Fees	1500
4	Processing Fee	1120
Total		492620

Stamp Duty Required :280000/-

Stamp Duty Paid : 280000/-

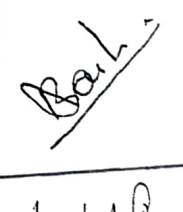


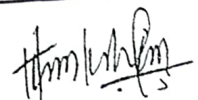
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abhay K Arondekar , Father Name:Kashinath Arondekar, Age: 50, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - New Vaddem Vasco da Gama Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abhay K Arondekar , Father Name:Kashinath Arondekar, Age: 50, Marital Status: Married , Gender:Male, Occupation: Business, New Vaddem Vasco da Gama Goa, PAN No.:			
2	Ganesh Suresh Kamat , Father Name:Suresh Kamat, Age: 22, Marital Status: Unmarried , Gender:Male, Occupation: Business, Office at 15 Karma Empress Near LTS Bus Stand Mundvel Vasco da Gama GoaVasco da Gama Goa, PAN No.:			
3	Mahesh Kumar Behki , Father Name:Madan Gopal Behki, Age: 55, Marital Status: , Gender:Male, Occupation: Business, Chicalim Goa, PAN No.: , as Power Of Attorney Holder for Shivangi Behki			
4	Mahesh Kumar Behki , Father Name:Madan Gopal Behki, Age: 55, Marital Status: , Gender:Male, Occupation: Business, Chicalim Goa, PAN No.: , as Power Of Attorney Holder for Shivani Behki			

Witness:

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: TANMAY CHAKRABORTY, Age: 56, DOB: 1967-05-13 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403802, Surekha Enclave, Mangor Hill Vasco da Gama Goa, Vasco Da Gama, Mormugao, South Goa, Goa			
2	Name: Bhavya Deepak Naik, Age: 33, DOB: 1991-04-27 , Mobile: , Email: , Occupation: Housewife , Marital status : Married , Address: 403802, House No 439, House No 439, New Vaddem Vasco da Gama Goa, Vasco Da Gama, Mormugao, South Goa, Goa			


Sub Registrar

~~REG - REGISTRE~~
MORMUGAO

Document Serial Number :- 2024-MOR-1060



Document Serial No:-2024-MOR-1060

Book :- 1 Document

Registration Number :- **MOR-1-1191-2024**

Date : 14-Jun-2024



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

~~SUB - REGISTRAR~~
MORMUGAO

