

Chques Ten Lakhs Only)

Phone No: 9810398200
Sold to/Issued To:
Perfectio Panacea
For sham/ID Proof:
PanCard



805-24-2021 13:08:03

₹ 1000000/-

04 200 201 202 203 204 205

38163481620010483856-00000643
3816348 38/07/08/2021-RC1

For OFFICE USE ONLY™
CO-OP BANK LTD

Asst. Manager
Authorized Signatory

Name of Purchaser PERFECTIO PANACEA LLP



2021-PNH-281,
26/08/2021



DEED OF SALE AND CONVEYANCE

[Signature] P. R. Desai *[Signature]* *[Signature]*

For PERFECTIO PANACEA LLP

[Signature]
Designated Partner

Chques Eight lakhs Ninety Five thousand Only)

Phone No: 9810398209
Sold To/issued to:
Perfectio Panacea
For Aham/ID Proof/
PanCard



AUG-24-2021 12:00:20

₹ 0895000/-

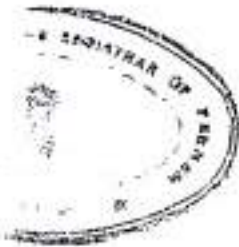
20210824 16200105 10100-00030644

2018346 36/02/06/2021-401

For CDDT
CO-...

[Signature]
Authorized Signatory

Name of Purchaser PERFECTIO PANACEA LLP



This Deed of Sale and Conveyance is executed
on this 25th day of the month of August, in year
of 2021, at Pernem, Goa.

[Signature] P.R. Desai *[Signature]* *[Signature]*

For PERFECTIO PANACEA LLP

[Signature]
Designated Partner

BETWEEN




1. **MR. RATNAKAR GOVIND DESAI**, son of Late Govind Shivaji Desai, 71 years of age, Occ. Agriculturist, married, Indian National, Having Aadhar Card No: _____, Having Pan Card No: _____, Resident of H.no. 228, Deulwada, Mandrem, Pernem, Goa-403527;



2. **MRS. PRAFULLA RATNAKAR DESAI** alias **PRAFULA RATNAKAR DESAI**, wife of Mr. Ratnakar Desai, daughter-in-law of Late Govind Shivaji Desai, Age 60 years, Occ. Housewife, married, Indian National, Having Aadhar Card No: _____, Having Pan Card No: _____, Resident of H.no. 228, Askawada, Deulwada, Mandrem, Pernem, Goa-403527;



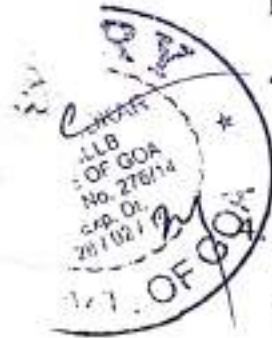
3. **MRS. SHEELA LAXMIKANT DESAI**, wife of Late Laxmikant Govind Desai, daughter in

 P.R. Desai  

or PERFECTIO PANACEA LLP


Designated Partner

law of Late Govind Shivaji Desai, Age 71 years, Occ. Retired, widower, Indian National, Having Aadhar Card No: _____, Pan Card No: _____, Resident of Shanta Smruti, Room no. 2, 1st Floor, Makarani Pada Lane, Malad-East, Mumbai-400097;



MR. CHINMAY LAXMIKANT DESAI, son of Laxmikant Govind Desai, Grandson of Late Govind Shivaji Desai, Age: 37 years, Occ. Business, married, Indian National, Having - Aadhar Card No : _____, Having Pan Card No: _____, Resident of Shanta Smruti, Room no. 2, 1st Floor, Makarani Pada Lane, Malad-East, Mumbai-400097;



5. **MRS. KAMAKSHI CHINMAY DESAI**, wife of Chinmay Desai, daughter in law of Late Laxmikant Govind Desai, Age: 38 years, Occ. Housewife, married, Indian National, having

[Signature]

P. R. Desai

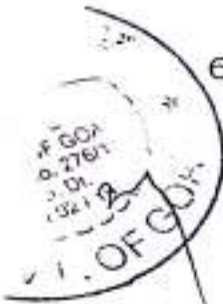
[Signature]

[Signature]


For PERFECTIO PANACEA LLP

Designated Partner

Aadhar Card No: _____, Having
Pan Card No: _____, Resident of
Shanta Smruti, Room no. 2, 1st Floor,
Makarani Pada Lane, Malad-East, Mumbai-
400097;



6. **MR. RAVINDRANATH GOVIND DESAI**, son
of Late Govind Shivaji Dessai, Age 68 years,
Occ. Retired, married, Indian National, having
Aadhar Card No: _____, Having
Pan Card No: _____, Resident of H.no.
B-1/4G-3, Opposite Shri. Swami Samarth
Temple, Chimbel, Mercedes, Tiswadi, North
Goa, Santa Cruz, Goa 403005;



7. **MRS. TEJA RAVINDRANATH DESAI**, Wife of
Ravindranath Govind Desai, Age 63 years,
Occ. Housewife, Married, Indian National,
having Aadhar Card No: _____,
Having Pan Card No: _____, Resident
of H.no. 5, Kaushalya, Ayodhya Nagari,



P.R. Desai



JR PERFECTIO PANACEA LLP

Designated Partner

Manpada Road, Agarawal Hall Lane,
Dombivli, Thane, Maharashtra , 421201;

8. **MRS. MRUNALINI MANMOHAN**

KULKARNI, wife of Manmohan P. Kulkarni,
daughter of Late Govind Shivaji Desai, Age:
74 years, Occ. Housewife, Married, Indian
National, Having Aadhar Card No:

, Having Pan Card No:

Resident of 47, Rani Sati Marg, Malad East,
Mumbai, Maharashtra 400097,

9. **MR. MANMOHAN PRABHAKAR KULKARNI**,

husband of Mrunalini Kulkarni, son in law of
Late Govind Shivaji Desai, Age: 77 years,
Occ. Retired, Married, Indian National,
Having Aadhar Card No:

, Having Pan Card No:

Resident of 47, Rani Sati Marg, Malad East,
Mumbai, Maharashtra 400097, hereinafter
all called "**VENDORS**" or (which expression
shall unless repugnant to the context



P. P. Desai



meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the "FIRST PART".

AND

M/S PERFECTIO PANACEA LLP, a Limited
Liabilities Partnership Company,

IDENTIFICATION NO. _____, PAN NO. _____

_____, TAN NO. DELP30440E, registered

at 20, LGF, North Avenue Road, Punjabi Bagh
(West), New Delhi-110026, having local office at

Shop No. 4, GF & FF, Agarwada, Pernem, Opp.
Lokmanya Multipurpose Co-Op. Society Ltd.,

Goa-403513, represented through its
Designated Partner **Mr. HEMANT SAHNI**, Son of

Late Shri. V.K. Sahni, Age:44 years, Occ.
Business, married, Indian National, having

Aadhar Card no: _____, having Pan

Card No: _____, local Address: Villa No:

A-03, Heritage Florista, Siolim, Marna, Bardez,

Goa, hereinafter called "**PURCHASER**" or



[Handwritten signature]

P.R. Desai

[Handwritten signature]

[Handwritten signature]

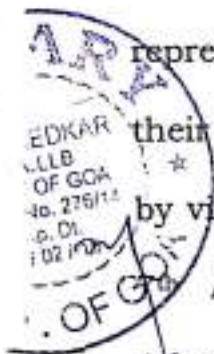
For PERFECTIO PANACEA LLP


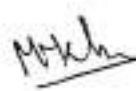

Designated Partner

(which expression shall unless repugnant to the context meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the **"SECOND PART"**.

WHEREAS, the VENDOR nos. 6 and 7, are represented herein by the VENDOR no.1 as their duly constituted Power of Attorney Holder, by virtue of a Specific Power of Attorney dated August 2021, registered before Notary Advocate K.C. Dwivedi, Reg no: 11161, Maharashtra, under Registration no. V-187/2021. That a copy of the Specific power of attorney dated 7th August 2021, is annexed herewith and the same is unrevoked till date. That the contents therein shall be deemed to be incorporated herein and forming part and parcel of the present Deed of Sale and Conveyance.

AND WHEREAS, the VENDOR nos. 3, 4 and 5, are represented herein by the VENDOR no.1 as



 P.V. Desai  

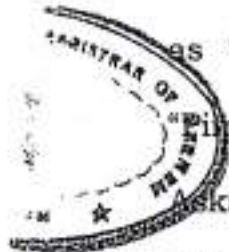
For PERFECTIO PANACEA LLP

Designated Partner

their duly constituted Power of Attorney Holder, by virtue of Specific Power of Attorney dated 7th August 2021, registered before Notary Advocate K.C. Dwivedi, Reg no. 11161, Maharashtra, under Registration no: V-188/2021. That a copy of the Specific power of attorney dated 7th August 2021, is annexed herewith and the same is unrevoked till date. That the contents therein shall be deemed to be incorporated herein and forming part and parcel of the present Deed of Sale and Conveyance.



AND WHEREAS, there exist a property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", surveyed under Survey No: 18, Sub Division no: 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village panchayat of Mandrem, Taluka of Pernem, North Goa-District, State of Goa, enrolled in the Taluka Revenue office under Matriz no: 3224, which property is hereinafter



P. R. Desai

For PERFECTIO PANACEA LLP

Designated Partner

referred to as the "SAID PROPERTY", and more specifically described in the **SCHEDULE I** herein below.

AND WHEREAS, the Said Property as per the pre-promulgation records was bounded as follows: -



EAST: By Darval Sucno alias Darval Sucunom,

WEST: By Cabir Khan alias Cubir Can,

NORTH: By Cabir Khan alias Cubir Can,



SOUTH: By property of Batulem A. Naique alias Batulem ArNaiquina.

AND WHEREAS, in accordance with the prevailing survey records, the Said Property is bounded as follows: -

Mesri P.D. Desai *Mitch* *Mf*

-or PERFECTIO PANACEA LLP

Designated Partner




EAST: By property bearing Survey No:18/7,
18/6, Part of Survey No:19 and a
Nallah.

WEST: By property bearing Survey No: 17/6-
A, 17/14, 17/20 and Part of property
bearing Survey No:18/6.

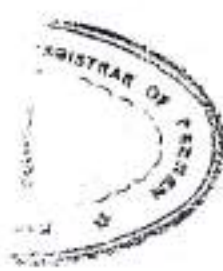
NORTH: By Property bearing Survey No:18/2,
18/4, 18/3 and part of property
bearing survey no: 18/6

SOUTH: By Property bearing Survey No:154/3,
154/2, and 154/1.

AND WHEREAS, vide Order dated
25/10/1905 passed in the Inventory
proceedings, instituted before the Civil Court
of Judicial Division of Bardez, it is confirmed
that the Said Property was originally inscribed
in the name of Govind Sivagi Dessai. That,

 P.R. Desai  

upon the death of Shri. Govind Sivagi Dessai, Inventory Proceedings was initiated by his legal heirs before the Civil Court of the Judicial Division of Bardez, in which inventory proceedings the Said Property was listed under item number six. That, the Civil Court of the Judicial Division of Bardez, vide Order dated 25/10/1905, was pleased to partition the properties of the estate leaver in terms of the scheme of partition and allot the same to the legal heirs therein, including Sivagi Govinda Desai alias Shivagi Govinda Desai from Mandrem and others.



AND WHEREAS, the Said Property was possessed and enjoyed by Shivagi Govinda Dessai and others till the year 1958.

AND WHEREAS, in the year 1959, the Ascendants of the Mhamal Family forcibly dispossessed Shivagi Govinda Dessai and his family members from the Said Property.

P. R. Desai P.R. Desai *M. H.* *H.*

For PERFECTIO PANACEA LLP
[Signature]
Designated Partner

AND WHEREAS, pursuant to an act of dispossession, committed by the ascendants of the Mhamal Family, Shri. Shivagi Govinda Dessai along with his family members (as Plaintiffs) was constrained to file a Civil Suit bearing no: 154 of 1968 before the Civil Judge, Junior Division at Mapusa, Goa, seeking (a) declaration of ownership and (b) recovery of possession of the Said Property, (c) correction of survey records and (d) consequential mesne profits against the Mhamal Family i.e. Kashiram Sadu Mamal Gaonkar, and others therein. (as Defendants).



AND WHEREAS, vide Judgment, Order and Decree dated 12/12/1977, passed by Civil Judge Junior Division in Civil Suit 154 of 1968, the above said Plaintiff's (i.e. the predecessors of the Vendors) suit is decreed with costs. The above said plaintiffs were declared as lawful owners entitled to the

 P.R. Desai



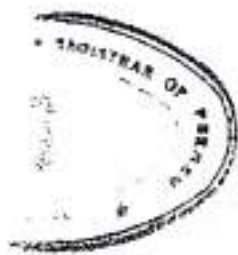
For PERFECTIO PANACEA LLP

Designated Partner

possession of the suit property i.e. the Said Property and consequentially the revenue authorities were directed to make necessary changes in the record of rights in accordance with judgment.

AND WHEREAS, the vide Warrant dated 6/11/1985 issued by the Civil Court, Junior Division at Mapusa, in Execution Application no. 9/1978, the Hon'ble Court was pleased execute the aforementioned Decree and direct the Bailiff of the court to put the Applicants therein (i.e the predecessors of the Vendors) in physical possession of Said Property and further to remove any person bound by the decree, who may refuse to vacate the same.

AND WHEREAS, vide Order dated 21/8/1988, passed by the Ld. Mamlatdar of Pernem, in Mutation Case no: 2521/87, the name of the predecessor of the VENDORS, i.e. Govind Shivagi Desai is mutated in the



Govind Shivagi Desai *M. Shivagi* *of*

For PERFECTIO PANACEA LLP
Designated Partner

occupants columns of Form I & XIV of the Said Property surveyed under no. 18/5 of village Mandrem, in terms of the Judgment, Order and Decree dated 12/12/1977, passed by the Civil Court, Junior Division, under Khata No. 2521.



AND WHEREAS, the name of Krishna Yashwant Mhamal as Mundkar is recorded in the other rights column in the survey records of the Said Property. Whereas, the rights of Krishna Yeshwant Mhamal and his family as Mundkar of the Said Property, is limited to an extent of 300 square meters and not beyond, in term of *Sub-clause (i) of clause (i) of Section 2 and Section 15 of the Goa, Daman and Diu Mundkar (Protection from Eviction) Act, 1975.*



AND WHEREAS, Shri Govind Shivagi Desai alias Govind Shivaji Desai expired on 7/11/1989 and his wife Mrs. Indira Govind

 P.R. Desai  H/S

For PERFECTIO PANACEA LLP

Designated Partner

Desai expired on 17/9/1990 leaving behind following legal heirs:-

- a) Shri. Laxmikant Govind Desai married to Smt. Shila Laxmikant Desai.
- b) Shri. Ravindranath Govind Desai married to Smt. Teja Ravindranath Desai.
- c) Shri. Ratnakar Govind Desai married to Smt. Prafula Ratnakar Desai.
- d) Smt. Mrunalini Manmohan Kulkarni married to Shri. Manmohan Prabhkar Kulkarni.



AND WHEREAS, the factual corollary that can be derived after taking into consideration the above facts and circumstances is that, the Said Property was in the exclusive ownership and de-jure possession of Late Shri Govind Shivaji Desai alias Govind Shivaji Desai and his wife, since 12/12/1977, till the time of their death and thereafter the same has been vested with their legal heirs i.e. the VENDORS herein, who are holding the peaceful possession of the same till date.



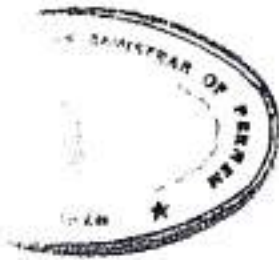
Govind P.V. Desai *Mitcha* *HS*

FOR PERFECTIO PANACEA LLP
Designated Partner


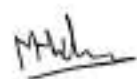

AND WHEREAS, upon death of Shri Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, Inventory proceeding No. 16/2017 was instituted before the Court of Civil Judge Junior Division at Pernem, which inventory proceeding was confirmed, and made absolute vide Final Order and Decree dated 07/05/2018.



AND WHEREAS, in the aforementioned inventory proceeding, the Said Property was listed as Item Number 5. That, vide Final Order and Decree dated 07/05/2018, the Hon'ble Civil Judge Junior Division, at Pernem was pleased to confirm the Final Chart of Allotment/Scheme of Partition and allot the Said Property to the legal heirs of Late Shri Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, in the following ratio:-



a) To, Shri. Laxmikant Govind Desai and his wife Smt. Shila Laxmikant Desai: 1/4th share in the Said property.

 P.P. Desai  

For PERFECTIO PANACEA LLP

Designated Partner

b) Shri. Ravindranath Govind Desai and his wife Smt. Teja Ravindranath Desai: 1/4th share in the Said Property.

c) Shri. Ratnakar Govind Desai and his wife Smt. Prafulla Ratnakar Desai: 1/4th share in the Said Property.

d) Smt. Mrunalini Manmohan Kulkarni and her husband Shri. Manmohan Prabhkar Kulkarni.: 1/4th share in the Said Property.

As such the legal heirs of Late Shri Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, were given equal shares in equal proportions, in the estate left by their predecessors.

AND WHEREAS, Shri. Laxmikant Govind Desai expired on 14/9/2019 leaving behind his wife Mrs. Shila Laxmikant Desai as his moiety sharer and the following children as his sole and universal heirs :



P.P. Desai



For PERFECTIO PANACEA LLP
Designated Partner

- a) Shri. Chinmay Laxmikant Desai married to Kamakshi Chinmay Desai.

AND WHEREAS, the legal heirs of Shri. Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai through the VENDOR no. 1, filed an application dated 18/12/2019 to re-open the aforesaid Inventory proceeding no. 16/2017, which was registered under case number CMAP no. 9/2019, for the following reasons:-

- a) To rectify errors in the names of the interested party no.6 and 7 therein.
- b) Correction of an arithmetical error in List of Assets and Chart of Allotment to the extent the figure "1/4th share" occurred in the recital of Item no.5. (i.e. By inadvertence, the list of assets so also the chart of allotment as presented in the original inventory proceedings no: 16/2017 wrongly mentioned that Late Shri. Govind Shivagi Desai alias Govind Shivaji Desai had only 1/4th Share in the entirety of the Said Property, which was factual incorrect since the



[Handwritten signature]

D.R. Desai

[Handwritten signature]

For PERFECTIO PANACEA LLP
[Handwritten signature]
Designated Partner

entirety of the Said Property was vested with Late Shri. Govind Shivaji Desai alias Govind Shivaji Desai in terms of the aforementioned facts).

c) Arraigning the legal heirs of Late Laxmikant Govind Desai on record since Shri. Laxmikant Govind Desai had subsequently expired and his right were inherited by his legal heirs.

d) Filling Additional List of Assets left behind by Late Shri. Govind Shivaji Desai alias Govind Shivaji Desai and his wife.

AND WHEREAS, by Final Order & Decree dated 3/08/2021, passed by Civil Judge Junior Division at Pernem in inventory proceeding No. 16/2017, the Civil Judge was pleased to direct correction of the name of interested party no. 6 from 'Prafula to Prafulla' and interested party no. 7 from 'Mrunali to Mrunalini', allow the deletion of the phrase/figure of 1/4th from the recital of the Said property listed as Item no.5 in the List of Assets/Chart of Allotment, , allow Addition of Legal heirs of Late



D. V. Desai



FOR PERFECTIO PANACEA LLP
Designated Partner

Laxmikant Govind Desai and further file additional list of assets. That, further a new final chart of allotment with aforementioned addition, correction and modification, at Exb. 35 was accepted and confirmed and made absolute.

AND WHEREAS, in view of above, the Said Property which was listed as Item no.5 in the Chart of allotment as aforesaid, was allotted to the followings persons in the following ratio: -

- a) Shri. Chinmay Laxmikant Desai and his wife Mrs. Kamakshi Chinmay Desai: half of $1/4^{\text{th}}$ share of Late Shri. Laxmikant Govind Desai i.e. $1/8^{\text{th}}$ the share in the Said Property.
- b) Smt. Sheela Laxmikant Desai: half of $1/4^{\text{th}}$ share of Late Shri. Laxmikant Govind Desai i.e $1/8^{\text{th}}$ the share in the Said Property;
- c) Shri. Ravindranath Govind Desai and his wife Smt. Teja Ravindranath Desai: $1/4$ shares of the Said Property;



P.P. Desai



FOR PERFECTIO PANACEA LLP
Designated Partner

c) Shri. Ratnakar Govind Desai and his wife
Smt. Prafulla Ratnakar Desai: ¼ shares
of the Said Property;



d) Smt. Mrunalini Manmohan Kulkarni
and her husband Shri. Manmohan
Prabhkar Kulkarni.: ¼ shares of the Said
Property.



As such the Said Property was bestowed in
equal halves/proportionate shares as
aforementioned, to the VENDORS herein.

AND WHEREAS, in view of above, Smt.
Sheela Laxmikant Desai, Shri. Chinmay
Laxmikant Desai, Mrs. Kamakshi
Chinmay Desai, Shri. Ravindranath
Govind Desai, Smt. Teja Ravindranath
Desai, Shri. Ratnakar Govind Desai, Mrs.
Smt. Prafulla Ratnakar Desai, Smt.
Mrunalini Manmohan Kulkarni and Shri.
Manmohan Prabhkar Kulkarni are the
absolute owners and having peaceful
possession of the Said Property.



 P.R. Desai 

For PERFECTIO PANACEA LLP

Designated Partner

AND WHEREAS, the VENDORS have approached the PURCHASER to sell the above "SAID PROPERTY" to the PURCHASER and the PURCHASER has agreed to purchase the same from the VENDORS for a Total Consideration of Rs. 4,21,00,000/- (Rupees Four Crores Twenty One Lakhs Only) which is a fair and marketable price of the Said Property.



AND WHEREAS, the PURCHASER has carried out due diligence in respect of the Said Property, in form of Newspaper Publication, published in two local newspapers, known as "The Goan (English)" and the "Goan Varta (Konkani)" on 18.07.2021 calling for any objections and/or claims from any interest person. Further, the PURCHASER has obtained a Title Search Report from Adv. Sudha Lad, dated 19/08/2021, detailing the derivation of title and its marketability thereto, in respect of the Said Property, which Title Search Report shall form an



[Handwritten signature]

F.R. D'Sai

[Handwritten signature]

For PERFECTIO PANACEA LLP
Designated Partner
[Handwritten signature]

integral part of the present deed of sale and conveyance and the contents contained therein shall for all purpose and intents be deemed to be incorporated herein.

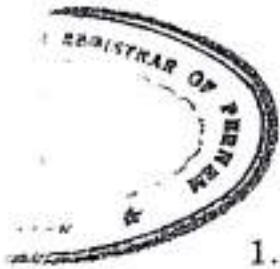
AND WHEREAS, the PURCHASER and the VENDORS, having satisfied their queries and bonafides, have agreed to enter into and execute the present Deed of Sale and Conveyance, on the following terms and conditions, which are elaborately inscribed as follows: -



NOW THIS DEED OF SALE WITNESSES AS

UNDER: -

1. The VENDORS herein, have agreed sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS, all that "SAID PROPERTY", known as "**Pimpal Mali**" alias "**Pimpol Moly**" alias "**Pimpal**



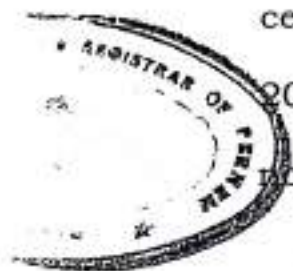
A handwritten signature in black ink, appearing to be 'P.R. Desai'.

P.R. Desai

A handwritten signature in black ink, appearing to be 'M. M. M.' followed by a flourish.

For PERFECTIO PANACEA LLP
Designated Partner

Malli Askawada” alias **“Peepal Malli Askavada**”, bearing Survey No. 18, Sub Division no. 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village Panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa, enrolled in the Taluka Revenue office under Matriz no: 3224. (Which property is more specifically delineated in the plan annexed hereto and elaborately described in the Schedule I hereinbelow). The Said Property has been zoned as a Settlement Zone with 60 FAR (VP-2), in terms of the Regional Plan 2021, certified vide Zoning Certificate dated 20/08/2021, bearing Ref No:23/ZI/TCP/PER/103/2021/857.



2. The VENDORS herein, do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things thereof done, executed or knowingly suffered to the




P. R. Desai

For PERFECTIO PANACEA LLP

Designated Partner

contrary, the VENDORS are lawfully seized and possessed of the Said Property, free from, all/any encumbrances, attachments or defect in title whatsoever and that the VENDORS have full power and absolute authority to sell the Said Property in the manner aforesaid. The VENDORS do hereby sell and convey, all the estate, rights, interest, claim and demand whatsoever of the VENDORS into or upon the Said Property; and the same and every part thereof in law and equity TO ENTER AND TO HAVE, HOLD, OWN and POSSESS the same unto and to the use of the PURCHASER, absolutely and forever together with the title deeds, writings and other evidence of title. And the PURCHASER shall hereafter peaceably and quietly HOLD, POSSESS and ENJOY the Said Property without any claim or demand whatsoever from the VENDORS or any person or persons, claiming through or under them.

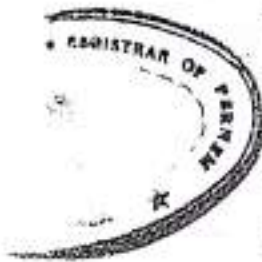



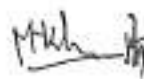
 P. P. Desai  

For PERFECTIO PANACEA LLP

Designated Partner

3. The VENDORS herein, have by their own will and mutual consensus, agreed to sell the above Said Property to the PURCHASER for the total consideration of **Rs. 4,21,00,000/- (Rupees Four Crores Twenty One Lakhs Only)** (Hereinafter referred to as the "CONSIDERATION AMOUNT") which is a fair and prevailing market value of the Said Property. That, the VENDORS herein do hereby acknowledge of having received sum of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** from the PURCHASER, as "Advance/Earnest Money", out of the total consideration amount, prior to signing of the instant Deed of Sale and Conveyance, by medium of a Bank transfer from the PURCHASER'S Bank account, *maintained with Punjab and Sindh Bank, Punjabi Bagh, New Delhi-110026, vide RTGS Transaction bearing reference number PSIBR21236139045, credited on*

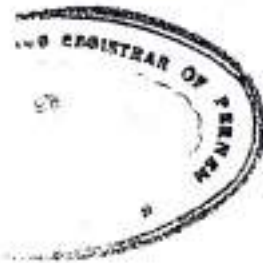


 P. R. Desai 

FOR PERFECTIO PANACEA LLP
Designated Partner

2021-08-24 at 10:33 a.m in the joint account of the VENDORS bearing **Account no. 071209100000292** maintained in Saraswat Bank, Panaji Branch, Goa.

4. Further, the VENDORS herein, have executed a Memorandum of Understanding, dated 25/08/2021, executed before Notary Public, Adv. Hanumant Gawandi, under registration No:3710/2021, by virtue of which the VENDORS have by mutual consensus agreed that the consideration amount so received and acknowledged via the present Deed of Sale, shall be deposited in the joint account bearing **Account no.071209100000292** maintained in Saraswat Bank, Panaji Branch, Goa (hereinafter referred to as the "**Joint Account**"). That, the VENDORS do hereby, severally and jointly acknowledge the receipt and deposit of the entire consideration amount in the joint account as mentioned



 P. P. Desai 

For PERFECTIO PANACEA LLP

Designated Partner

herein, which receipt shall be construed to the full and final satisfaction of the consideration amount towards purchase of the Said Property. The VENDORS do hereby covenant that, no claim and/or dispute shall be contested against the PURCHASER herein, at any point in the future in respect



of the consideration amount, either in respect of its volume and/or receipt thereof.

5. The VENDORS herein, do hereby accept and acknowledge that, the balance consideration amount of **Rs. 3,86,79,000/- (Rupees Three Crores Eighty Six Lakhs Seventy Nine Thousand only) excluding the TDS amount so deducted hereinbelow**, has been paid to them by the PURCHASER, at the time of execution of the present Deed of Sale and Conveyance, by medium of RTGS Bank Transfer in the joint account as mentioned hereinabove, details of which are as under:-



[Handwritten Signature]

P. P. Desai

[Handwritten Signature]

For PERFECTIO PANACEA LLP
[Handwritten Signature]
Designated Partner

a. RTGS, through Punjab & Sind Bank, Branch Punjabi Bagh (West), New Delhi 110026 , via UTR no PSIBR21237156101 , dated 25/08/2021, for an amount of Rs. 98,00,000/- (Rupees Ninety Eight Lakhs only) into the joint account of the VENDORS bearing **Account no.071209100000292**, maintained in Saraswat Bank, Panaji Branch, Goa.



b. RTGS, through Punjab & Sind Bank, Branch Punjabi Bagh (West), New Delhi 110026 , via UTR no PSIBR21237156137 , dated 25/08/2021, for an amount of Rs. 97,00,000/- (Rupees Ninety Seven Lakhs only), into the **Joint Account no.071209100000292**, maintained in Saraswat Bank, Panaji Branch, Goa.



[Handwritten signature]

P. E. Desai

[Handwritten signature]

FOR PERFECTIO PANACEA LLP
[Handwritten signature]
Designated Partner

c. RTGS, Punjab & Sind Bank, Branch Punjabi Bagh (West), New Delhi 110026 , via UTR no PSIBR21237156176 , dated 25/08/2021, for an amount of Rs. 96,00,000/- (Rupees Ninety Eight Lakhs only), into the joint account of the VENDORS bearing **Account no.071209100000292**, maintained in Saraswat Bank, Panaji Branch, Goa in the of the aforementioned Memorandum of Understanding.



d. RTGS, Punjab & Sind Bank, Branch Punjabi Bagh (West), New Delhi 110026 , via UTR no PSIBR21237156216 , dated 25/08/2021 for an amount of Rs. 95,79,000/- (Rupees Ninety Five Lakhs Seventy-Nine Thousand only) into the joint account of the VENDORS bearing **Account no.071209100000292**,



[Signature]

P. D. Desai

[Signature]

For PERFECTIO PANACEA LLP

[Signature]
Designated Partner

maintained in Saraswat Bank, Panaji Branch, Goa.



That, the aforementioned payment, including the TDS amount @1% of the total consideration amount, shall be construed together for purpose of ascertaining the satisfaction of balance payment.



6. The VENDORS herein, do hereby, acknowledge the receipt of the balance consideration amount as stipulated hereinabove, as full and final satisfaction towards the consideration amount mutually agreed upon.



7. The VENDORS herein, have handed over the de-jure-de-facto peaceful physical possession of the Said Property, unto and over to the PURCHASER, and the PURCHASER has taken over the de-jure and de-facto possession of the Said Property from

 P.R. Desai 

For PERFECTIO PANACEA LLP

Designated Partner

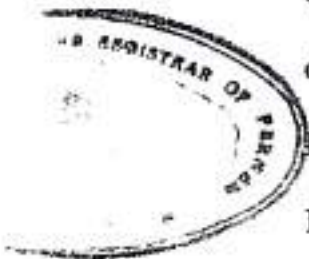
the VENDORS, with all its appurtenances, easements and attachments, prior to execution of the present Deed of Sale and Conveyance.

8. The VENDORS herein, have satisfactorily and adequately, demonstrated that they possess a clear and unequivocal title, possession and ownership to the Said Property. The VENDORS herein state that, they have handed over all the title deeds, documents, record, etc. pertaining to the Said Property to the PURCHASER and in the event the PURCHASER requires further documents/records pertaining the Said Property, the VENDORS shall assist the PURCHASER or any person duly authorized by him in procuring such documents/records.

9. The VENDORS do hereby, bind themselves that they shall even after having executed



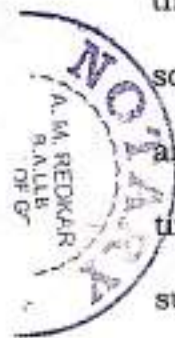
P. P. Desai



For PERFECTIO PANACEA LLP
Designated Partner

the present deed of sale and conveyance, cooperate with, and/or render their assistance to the PURCHASER in the event of any Third Party claim is raised with respect to the Said Property.

10. The VENDORS herein, do hereby declare that, the Said Property is free from any or all sort of encumbrances, charges and/or lien and that the Said Property is presently at the time of execution of the Deed of Sale is not a subject matter of any civil or criminal litigation.



11. The VENDORS herein, do hereby covenant that the Said property or any part thereof is not subject to any notice or notification or proceedings under the Land Acquisition Act.

12. The VENDORS herein, do hereby covenant that they have not entered into any agreement and/or agreement of Sale or Deed

[Signature] P. R. Desai *[Signature]* *[Signature]*

PERFECTIO PANACEA LLP
[Signature]
Designated Partner

of Sale with any other person/s, builders/developers/ Third Party in respect of the Said property.

13. The VENDORS herein, do hereby covenant that, they shall be liable to compensate, indemnify and/ or reimburse the PURCHASER for any loss which the said PURCHASER may suffer or sustain due to material suppression of fact or mistake of acts or non-compliance of their obligation on the Part of the VENDORS and/or any defect in the title and/or any encumbrance which may surface, which may have an adverse impact on the proprietary rights of the PURCHASER and/or his assignees, as purchased by way of the present Deed of Sale and Conveyance.



14. The VENDORS herein, do hereby covenant with the PURCHASER, to save harmless, indemnify and keep indemnified the

P R. Desai

For PERFECTIO PANACEA LLP
Designated Partner

PURCHASER from or against all encumbrances, charges and equities whatsoever. And the VENDORS further covenant that they shall at the request and cost of the PURCHASER, do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.



15. The VENDORS herein, do hereby agree and admit to modify the present Deed, if any details or documents pertaining the Said Property, have been left out/missed out due to oversight while executing this Deed. That, the VENDORS shall modify, rectify and ratify any such error that may have occurred in this instrument to the satisfaction of the PURCHASER, in the event such a necessity arises and vice versa.





P.P. Desai



For PERFECTIO PANACEA LLP

Designated Partner

16. The VENDORS herein, do hereby consent and give their no objection to mutate the name of the PURCHASER and/or his assignee in the Record of Rights/Occupants column of Form I & XIV of the Said property in terms of Sec.96 of the Goa Land Revenue Code, 1968 and further to delete their names and/or the name of their ancestor, from the occupants column of the Form I & XIV of the Said Property.



17. The VENDORS herein, do hereby concede that, by the way of this Deed of Sale the PURCHASER shall become the exclusive owner in possession of the entire "SAID PROPERTY" and peaceably hold, possess, sell, transfer, develop, mortgage, enjoy, use etc., or part with the same in any manner as it deems fit; and/or further that, the PURCHASER is free to obtain any sanctions, approvals, permissions, Sanad, NOCs, etc.



P. P. Desai

For PERFECTIO PANACEA LLP
Designated Partner

for the further development of the Said Property, in full or part from the concerned departments like Town and Country Planning Authority, Panchayat, Revenue or any other State or Central Departments/Authorities; and/or his assignee shall have unimpeded right to develop the Said Property, in manner whatsoever, as deemed fit and feasible by the PURCHASER; and further to sell the Said Property, and/or portion/part, thereof, to such other persons as deemed proper by the PURCHASER.



The VENDORS herein, do hereby convey their consent and no objection, to the PURCHASER, enabling the PURCHASER to undertake all such acts, in nature of subdivision, partitioning, development, etc. in respect of the Said Property, as deemed fit and proper by the PURCHASER without any interruption or demand from the VENDORS

P. R. Desai

FOR PERFECTIO PANACEA LLP
Designated Partner

or any person claiming through or under them.

19. The PURCHASER herein, has paid the requisite Stamp Duty @ 4.5% and the requisite registration charges @ 3%, and the receipts of the same are presented herewith.



The PURCHASER has further paid, the TDS charges @1%, vide Challan no: ITNS 280, in terms of Sec.194IA of the Income Tax Act, 1961, and a certificate in Form 26QB is attached herewith.

20. The Said Property in the present transaction does not belong to any person belonging to the Schedule Caste/Schedule Tribe and the present transaction is not prohibited by the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 issued by The Secretary, Revenue Department, Government of Goa.



[Handwritten signature]

P. P. Desai *[Handwritten signature]* *[Handwritten signature]*

FOR PERFECTIO PANACEA LLP
[Handwritten signature]
Designated Partner

21. That the VENDORS herein, do hereby declare that they have not borrowed any loan or loans on the above Said property nor mortgage the same to any bank or banks or to any Financial Institutions and therefore they have absolute power and authority to enter into a sale or like transaction with respect to the above Said Property. So also, there are no other liabilities or encumbrances on the same.



22. A Government Survey Plan of the Said Property, delineating and demarcating the outline and boundary of the Said property is hereto attached as Annexure A, to this Deed of Sale and Conveyance for better identification and demarcation of the same.



23. The Schedules, Power of Attorney's and Plans annexed hereto shall form an integral part of this DEED FOR SALE AND CONVEYANCE.

P.P. Desai

FOR PERFECTIO PANACEA LLP
Designated Partner

IN WITNESS THEREOF, the parties hereto have set their hands and signed this Deed of Sale and Conveyance, on this day, month, year and place, as first mentioned herein above.



SCHEDULE "I"

All that, property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no: 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa-403527, enrolled in the Taluka Revenue office under Matriz no: 3224, which property is bounded as under:-



[Handwritten signature]

P.R. Desai

[Handwritten signature]

[Handwritten initials]

For PERFECTIO PANACEA LLP
Designated Partner

Boundaries as per the pre-promulgation records is as follows: -

EAST: By Darval Sucno alias Darval Sucunom,

WEST: By Cabir Khan alias Cubir Can,

NORTH: By Cabir Khan alias Cubir Can,

SOUTH: By property of Batulem A. Naique alias
Batulem Ar. Naiquina.

In accordance with the prevailing survey records, the Said Property is bounded as follows: -

EAST: By property bearing Survey No:18/7,
18/6, Part of Survey No:19 and a Nallah.



P. R. Desai



of PERFECTIO PANACEA LLP
Designated Partner

WEST: By property bearing Survey No: 17/6-A,
17/14, 17/20 and Part of property
bearing Survey No:18/6.

NORTH: By Property bearing Survey No:18/2,
18/4, 18/3, 18/3 and part of property
bearing survey no: 18/6

SOUTH: By Property bearing Survey No:154/3,
154/2, and 154/1.



[Signature] P. R. Desai *[Signature]*

For PERFECTIO PANACEA LLP
[Signature]
Designated Partner



SIGNED AND DELIVERED BY THE
THE VENDOR No.1

In the presence of witnesses hereof

[Handwritten signature]



MR. RATNAKAR GOVIND DESAI,
for self and as Power of Attorney(mentioned in
body) for **Vendors no: 3,4,5,6 and 7 .**

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H. | | | | | |



[Handwritten signature] P. Desai *[Handwritten signature]* *[Handwritten signature]*

For PERFECTIO PANACEA LLP
Designated Partner

SIGNED AND DELIVERED BY THE

VENDOR No.2

In the presence of witnesses hereof P.R. Desai



P.R. Desai



**MRS. PRAFULLA RATNAKAR DESAI alias
PRAFULA RATNAKAR DESAI.**

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |



P.R. Desai

or PERFECTIO PANACEA LLP

Designated Partner

SIGNED AND DELIVERED BY THE
 VENDOR No.8

In the presence of witnesses hereof

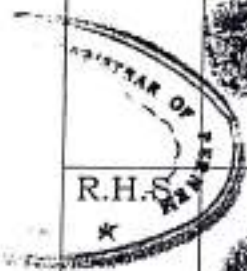


M.K.K.



MRS. MRUNALINI MANMOHAN KULKARNI.

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |



P.R. Desai *M.K.K.*

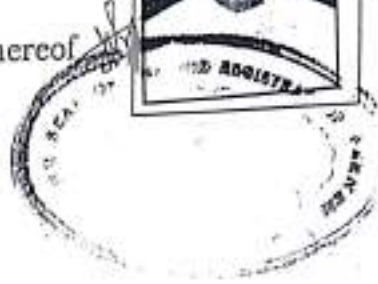
or PERFECTIO PANACEA LLP

[Signature]
 Designated Partner

SIGNED AND DELIVERED BY THE

VENDOR No.9

In the presence of witnesses hereof



[Handwritten signature]

MR. MANMOHAN PRABHAKAR KULKARNI.



| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |



[Handwritten signature] P.R. Desai *[Handwritten signature]* H

For PERFECTIO PANACEA LLP
[Handwritten signature]
Designated Partner

SIGNED, SEALED AND DELIVERED BY
THE PURCHASER

In the presence of witnesses hereof



For PERFECTIO PANACEA LLP

Hemant Sahni
Designated Partner



M/S PERFECTIO PANACEA LLP,
a Limited Liabilities Partnership Company,
Through its Designated Partner **Mr. HEMANT SAHNI.**

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| | | | | | |
| R.H.S | | | | | |

Hemant Sahni
P.D. Desai *M. K. ...*

For PERFECTIO PANACEA LLP

Hemant Sahni
Designated Partner

IN THE PRESENCE OF: -

1. SAJJAN SHIRODKAR

[Signature]

2. SURAJ BITYE GOVERKAR

[Signature]



P.R. Desai

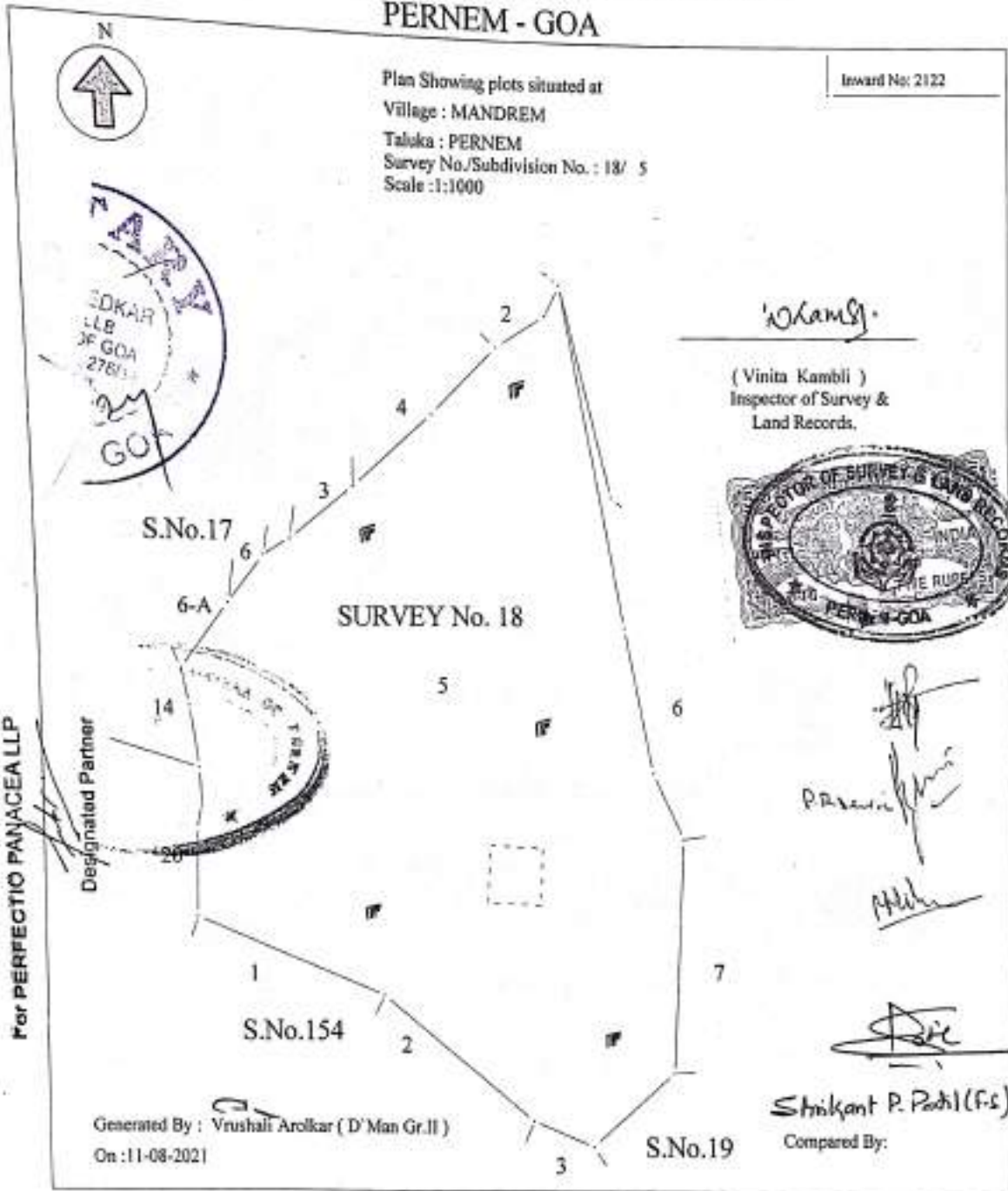
[Signature]

For PERFECTIO PANACEA LLP

[Signature]
Designated Partner



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 PERNEM - GOA





Date 25/02/2021

FORM I & XIV

नमुना नं १ प १४

Page 1 of 1

Taluka PERNEM

तालुका

Village Mandrem

गांव

Name of the Field पीपळ मळी अल्पाबाहा

शेताचें नांव



Survey No. 18

सर्वे नंबर

Sub Div. No. 5

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

| Dry Crop जिरायत | Garden बागायत | Rice हरी | Khajan खाजन | Ker केर | Morad मोरद | Total Cultivable Area एकुल लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.78.36 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.78.36 |

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

| Class (a) वर्ग (अ) | Class (b) वर्ग (ब) | Total Un-Cultivable Area एकुल नापिक जापील | Grand Total एकुल | Remarks शेरा |
|-----------------------|-----------------------|--|---------------------|-----------------|
| 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.78.36 | |

| | | | | | | | |
|--------------------|----------|-------------|----------|----------------------|----------|-------------|----------|
| Assessment आकार | Rs. 0.00 | Foro चोर | Rs. 0.00 | Predial प्रेदियाल | Rs. 0.00 | Rent रेट | Rs. 0.00 |
|--------------------|----------|-------------|----------|----------------------|----------|-------------|----------|

| S.No. | Name of the Occupant | Khata No. | Mutation No. | Remarks |
|-------|----------------------|-----------|--------------|---------|
| 1 | कुड्डेबाबाचे नांव | 2521 | | |

| S.No. | Name of the Tenant | Khata No. | Mutation No. | Remarks |
|-------|--------------------|-----------|--------------|---------|
| 1 | Nil | | | |

| Other Rights | Mutation No. | Remarks |
|--|--------------|---------|
| इतर हक्क Name of Person holding rights and nature of rights: दतर हक्क-अल्पाबाहा-बाबाचे नांव व हक्क प्रकार कुड्डा बाबांचे हक्क-अल्पाबाहा-बाबाचे नांव पर. -2131 | | |

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

| Year | Name of the Cultivator | Mode | Season | Name of Crop | Irigated | Unirrigated | Land not Available for Cultivation | | Source of Irrigation | Remarks |
|------|------------------------|------|--------|--------------|-------------|-------------|------------------------------------|------|----------------------|---------|
| वर्ष | लागण करणारा नांव | रीत | सोनस | पिकाचे नांव | हा.आ.चौ.मी. | हा.आ.चौ.मी. | Nature | Area | सिंचनाचा स्रोत | शेरा |
| | Nil | | | | | | | | | |

End of Report

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

CERTIFIED COPY

Copy applied on.....

Recd on..... 25/2/2021

Handed over on.....

T. R. E. B. No..... 271142

Date..... 25/2/2021

L. D. C. / U. D. C.

For PANAGEIA PANAGEIA LLP

Designated Partner

MAMLATDAR OF PERNEM TALUKA
PERNEM - GOA



Government of Goa
Document Registration Summary 2
 Office of the Civil Registrar-cum-Sub Registrar, Pernem

Print Date & Time : - 26-Aug-2021 10:28:45 am

Document Serial Number :- 2021-PNM-284

Presented at 10:07:59 am on 26-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|----------------|
| 1 | Stamp Duty | 1894500 |
| 2 | Registration Fee | 1263000 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 1840 |
| Total | | 3161840 |



Stamp Duty Required : 1894500/-

Stamp Duty Paid : 1895000/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|------------------------|
| 1 | HEMANT SAHNI Designated Partner Of PERFECTIO PANACEA LLP ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - Shop no. 4 GF FF Agarwada, Pernem Goa 403513. Address2 - , PAN No.: | | | Designated Partner |

Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|---------------|
| 1 | RATNAKAR GOVIND DESAI . Father Name:Govind Shivaji Desai, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Land Lord, Askawada Mandrem Pernem Goa, PAN No.: | | | |
| 2 | PRAFULLA RATNAKAR DESAI Alias PRAFULA RATNAKAR DESAI . Father Name:Datatrala Vassudeva Gaikonde, Age: 60, Marital Status: Married ,Gender:Female,Occupation: Land Lady, Askawada Mandrem Pernem Goa, PAN No.: | | | P.R.Desai |
| 3 | MRUNALINI MANMOHAN KULKARNI . Father Name:Govind Shivaji Desai, Age: 66, Marital Status: Married ,Gender:Female,Occupation: Housewife. H. No. 47, Rani Sati Road, Malad East, Mumbai, PAN No.: | | | |
| 4 | MANMOHAN PRABHAKAR KULKARNI Father Name:Prabhakar Kulkarni, Age: 70 Marital Status: Married ,Gender:Male,Occupation: Other, H. No. 47, Rani Sati Road, Malad East, Mumbai, PAN No.: | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|---|
| 5 | RATNAKAR GOVIND DESAI , Father Name:Govind Shivaji Desai, Age: 71, Marital Status: ,Gender:Male,Occupation: Land Lord, Askawada Mandrem Pernem Goa, PAN No.: , as Power Of Attorney Holder for KAMAKSHI CHINMAY DESAI | | | |
| 6 | RATNAKAR GOVIND DESAI , Father Name:Govind Shivaji Desai, Age: 71 Marital Status: ,Gender:Male,Occupation: Land Lord, Askawada Mandrem Pernem Goa, PAN No.: , as Power Of Attorney Holder for TEJA RAVINDRANATH DESAI | | | |
| 7 | HEMANT SAHNI As Designated Partner Of PERFECTIO PANACEA LLP , , Age: , Marital Status: ,Gender:,Occupation: , Shop no. 4 , GF and FF, Agarwada, Pernem Goa 403513, PAN No.: | | | For PERFECTIO PANACEA LLP Designated Partner |
| 8 | HEMANT SAHNI Designated Partner Of PERFECTIO PANACEA LLP , , Age: , Marital Status: ,Gender:,Occupation: , Shop no. 4 GF FF Agarwada, Pernem Goa 403513. PAN No.: | | | For PERFECTIO PANACEA LLP Designated Partner |

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Name: SAJJAN GURUDAS SHIRODKAR, Age: 37, DOB: , Mobile: 7744011799 , Email: , Occupation: Business , Marital status : Married . Address:403527. Dandoswada Mandrem Pernem Goa. Dandoswada Mandrem Pernem Goa, Mandrem, Pernem, NorthGoa. Goa | | | |
| 2 | Name: SURAJ BITYE GOVEKAR, Age: 41, DOB: , Mobile: 9764517111 , Email: , Occupation: Business , Marital status : Married . Address:403517, H. No. 343/3A Gudem Siolim Bardez Goa, H.No. 343/3A Gudem Siolim Bardez Goa, Siolim. Bardez, NorthGoa, Goa | | | |

Sub Registrar

REGISTRAR
PERNEM

Document Serial Number - 2021-PNM-264

Document Serial No:-2021-PNM-284

Book :- 1 Document
Registration Number :- PNM-1-278-2021
Date : 26-Aug-2021

Aug 26/08/2021

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

Scanned by :- *Ashra-N. Zalba*
A. Zalba

**SUB - REGISTRAR
PERNEM**



Certified that this is a True Copy of the original/certified copy

at *Mape* *18/08/2022*
for Aredkar

**A. M. REDKAR
B.A.L.L.B.
NOTARY
State of Goa /
Reg. No. 1453**

2022

Phone No: 9973738808
Sold to/Issued to:
Preeti Jain
For Photo/ID Proof/
PanCard



DEC-01-2021 11:21:29
₹ 0150000/-
250 000 100 000 000 000
26102461630387888492-00001507
2810240 34/02/06/2021-RO1

For **CITIZEN CREDIT™**
CO-OP BANK LTD
Commander
Authorised Signatory

Name of Purchaser Preeti Jain



021-PMH-185
02/12/2021



DEED OF SALE AND CONVEYANCE

This Deed of Sale and Conveyance is executed on
this 2nd day of the month of DECEMBER, in year
of 2021, at Pernem, Goa.

BETWEEN

1. **M/S PERFECTIO PANACEA LLP**, a Limited
Liabilities Partnership Company,
IDENTIFICATION NO. _____, PAN NO. _____
, TAN NO. _____, registered

For **PERFECTIO PANACEA LLP**
[Signature]
Designated Partner


[Signature]

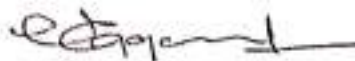
at 20, LOP, North Avenue Road, Punjabi Bagh
(West), New Delhi-110026, having its local office
at Shop No. 4, GF & FF, Hno: 177/3, Opp.
Lokmanya Multipurpose Co-Op. Society Ltd.,
Goa-403513 Agarwada, Pernem-Goa, represented
through its Designated Partner **Mr. HEMANT
SAHNI**, Son of Late Shri. V.K. Sahni, Age:44
years, Occ. Business, married, Indian National,
having Aadhaar Card no: _____,
having Pan Card No: _____, local
Address: Villa No: A-03, Heritage Florista, Siolim,
Marna, Bardez, Goa, hereinafter all called
"VENDOR" or (which expression shall unless
repugnant to the context meaning thereof be
deemed to mean and include their heirs,
executors, administrators and assigns) of the
"FIRST PART".

AND

MRS. PREETI JAIN, W/o Prabhash Jain, Age:
47 years, married, Occ: Business, having Adhar
Card no: _____, having Pan Card no:

For PERFECTIO PANACEA LLP


Designated Partner




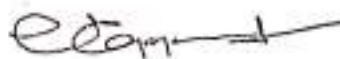
.....), R/o: 1 Ram Kishore Road, Near I. P. College, Civil Lines, S.O. North-Delhi-110054, who shall cumulatively hereinafter be called as "PURCHASER" (which expression shall unless repugnant to the context meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the "SECOND PART".

ALL THE PARTIES TO THE PRESENT DEED ARE INDIAN NATIONAL.

AND WHEREAS, the PURCHASER herein, i.e. Mrs. Preeti Jain, is represented herein, by her duly constituted Power of Attorney, **MR. VISHAL AGGARWAL**, S/o Ram Kishore Aggarwal, Age: 43 years, Occ: Business, married, having Adhar Card no: _____, having Pan Card no: _____, R/o: Hno: 1/4, Ram Kishore Road, Near I. P. College, Civil Lines, S.O. North-Delhi-110054, vide Specific Power of Attorney dated 23rd November 2021, executed before Notary Advocate Mr. R. P. Gupta, having his office at

For PERFECTIO PANACEA LLP


Designated Partner



4/7, Asaf Ali Road, New Delhi, under entry no:
2466, dated 24.11.2021.

AND WHEREAS, the VENDOR firm, M/s
Perfectio Panacea, L.L.P, has duly authorized,
Mr. Hemant Sahani, named hereinabove, to act,
sign and execute the present Deed of Sale, on its
behalf, vide Resolution dated 23rd November
2021, signed by its Partners.



AND WHEREAS, the all the executants named
hereinabove, shall for the sake of brevity and
common reference be referred to as "PARTIES".



AND WHEREAS, the Present Deed of Sale and
Conveyance concerns all that property known as
"Pimpal Mali" alias "Pimpol Moly" alias "Pimpal
Malli Askawada" alias "Peepal Malli Askavada",
surveyed under Survey No: 18, Sub Division no:
5, admeasuring an area of 7,836 square meters,
situated within the jurisdiction of village
panchayat of Mandrem, Taluka of Pernem, North
Goa-District, State of Goa, enrolled in the Taluka

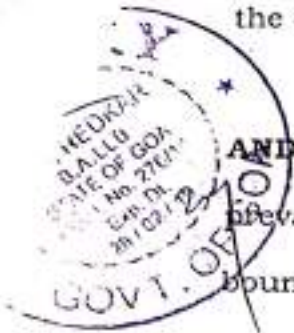
For PERFECTIO PANACEA LLP

A handwritten signature in black ink, appearing to be "Hemant Sahani".

Designated Partner

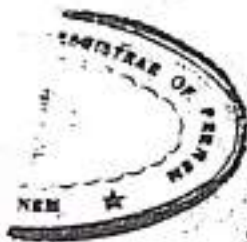
A handwritten signature in black ink, appearing to be "Hemant Sahani".

Revenue office under Matríz no: 3224, which property is hereinafter referred to as the "SAID PROPERTY", and more specifically described in the **SCHEDULE I** herein below.



AND WHEREAS, in accordance with the prevailing survey records, the Said Property is bounded as follows: -

EAST: By property bearing Survey No:18/7, 18/6, Part of Survey No:19 and a Nallah.




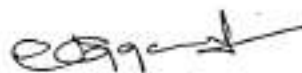
WEST: By property bearing Survey No: 17/6-A, 17/14, 17/20 and Part of property bearing Survey No:18/6.

NORTH: By Property bearing Survey No:18/2, 18/4, 18/3 and part of property bearing survey no: 18/6

SOUTH: By Property bearing Survey No:154/3, 154/2, and 154/1.

For PERFECTIO PANACEA LLP


Designated Partner



AND WHEREAS, the name of Govind Shivaji Dessai, was originally recorded in the occupant's column of Form I&XIV i.e. the Survey Records of the Said Property, vide Order dated 21/8/1988, * passed by the Ld. Mamlatdar of Pernem, in Mutation Case no: 2521/87, in terms of the Judgment, Order and Decree dated 12/12/1977, passed by the Civil Court, Junior Division, under Khata No. 2521.

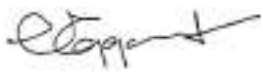


AND WHEREAS, the name of Krishna Yashwant Mhamal as Mundkar is recorded in the other rights column in the survey records of the Said Property. Whereas, the rights of Krishna Yeshwant Mhamal and his family as Mundkar of the Said Property, is limited to an extent of 300 square meters and not beyond, in term of *Sub-clause (i) of clause (i) of Section 2 and Section 15 of the Goa, Daman and Diu Mundkar (Protection from Eviction) Act, 1975.*



For PERFECTO PANACEA LLP


Designated Partner



AND WHEREAS, Shri Govind Shivagi Desai alias Govind Shivaji Desai expired on 7/11/1989 and his wife Mrs. Indira Govind Desai expired on 17/9/1990 leaving behind following legal heirs:-

a) Shri. Laxmikant Govind Desai married to Smt. Shila Laxmikant Desai.



b) Shri. Ravindranath Govind Desai married to Smt. Teja Ravindranath Desai.

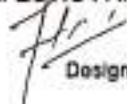
c) Shri. Ratnakar Govind Desai married to Smt. Prafula Ratnakar Desai.

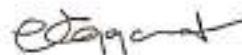


d) Smt. Mrunalini Manmohan Kulkarni married to Shri. Manmohan Prabhkar Kulkarni.

AND WHEREAS, the factual corollary that can be derived after taking into consideration the above facts and circumstances is that, the Said Property was in the exclusive ownership and de-jure possession of Late Shri Govind Shivagi Desai

For PERFECTIO PANACEA LLP


Designated Partner



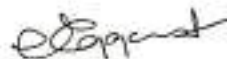
alias Govind Shivaji Desai and his wife, since 12/12/1977, till the time of their death and thereafter the same has been vested with their legal heirs i.e. the VENDORS herein, who are holding the peaceful possession of the same till date

AND WHEREAS, upon death of Shri Govind Shivaji Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, Inventory proceeding No. 16/2017 was instituted before the Court of Civil Judge Junior Division at Pernem, which inventory proceeding was confirmed, and made absolute vide Final Order and Decree dated 07/05/2018.

AND WHEREAS, in the aforementioned inventory proceeding, the Said Property was listed as Item Number 5. That, vide Final Order and Decree dated 07/05/2018, the Hon'ble Civil Judge Junior Division, at Pernem was pleased to confirm the Final Chart of Allotment/Scheme of Partition and allot the Said Property to the legal

For PERFECTIO PANACEA LLP


Designated Partner



heirs of Late Shri Govind Shivaji Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, in the following ratio:-

a) To, Shri. Laxmikant Govind Desai and his wife Smt. Shila Laxmikant Desai: 1/4th share in the Said property.

b) Shri. Ravindranath Govind Desai and his wife Smt. Teja Ravindranath Desai: 1/4th share in the Said Property.

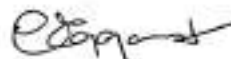
c) Shri. Ratnakar Govind Desai and his wife Smt. Prafulla Ratnakar Desai: 1/4th share in the Said Property.

d) Smt. Mrunalini Manmohan Kulkarni and her husband Shri. Manmohan Prabhkar Kulkarni.: 1/4th share in the Said Property.

As such the legal heirs of Late Shri Govind Shivaji Desai alias Govind Shivaji Desai and his

For PERFECTIO PANACEA LLP


Designated Partner



wife Mrs. Indira Govind Desai, were given equal shares in equal proportions, in the estate left by their predecessors,

AND WHEREAS, Shri. Laxmikant Govind Desai expired on 14/9/2019 leaving behind his wife Mrs. Shila Laxmikant Desai as his moiety sharer and the following children as his sole and universal heirs :

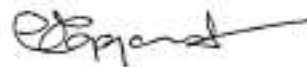
- a) Shri. Chinmay Laxmikant Desai married to Kamakshi Chinmay Desai.

AND WHEREAS, the legal heirs of Shri. Govind Shivaji Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai through the VENDOR no. 1, filed an application dated 18/12/2019 to re-open the aforesaid Inventory proceeding no. 16/2017, which was registered under case number CMAP no. 9/2019, for the following reasons:-

- a) To rectify errors in the names of the interested party no.6 and 7 therein.

For PERFECTIO PANACEA LLP


Designated Partner



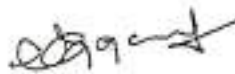
b) Correction of an arithmetical error in List of Assets and Chart of Allotment to the extent the figure "1/4th share" occurred in the recital of Item no.5. (i.e., by inadvertence, the list of assets so also the chart of allotment as presented in the original inventory proceedings no: 16/2017 wrongly mentioned that Late Shri. Govind Shivagi Desai alias Govind Shivaji Desai had only 1/4th Share in the entirety of the Said Property, which was factual incorrect since the entirety of the Said Property was vested with Late Shri. Govind Shivagi Desai alias Govind Shivaji Desai in terms of the aforementioned facts).



c) Arraigning the legal heirs of Late Laxmikant Govind Desai on record since Shri. Laxmikant Govind Desai had subsequently expired and his right were inherited by his legal heirs.

For PERFECTIO PANACEA LLP


Designated Partner



d) Filling Additional List of Assets left behind by Late Shri. Govind Shivaji Desai alias Govind Shivaji Desai and his wife.

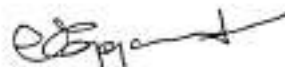
AND WHEREAS, by Final Order & Decree dated 3/08/2021, passed by Civil Judge Junior Division at Pernem in inventory proceeding No. 16/2017, the Said Property which was listed as Item no.5 in the Chart of allotment as aforesaid, was allotted to the followings persons in the following ratio: -

a) Shri. Chinmay Laxmikant Desai and his wife Mrs. Kamakshi Chinmay Desai: half of 1/4th share of Late Shri. Laxmikant Govind Desai i.e. 1/8th the share in the Said Property.

b) Smt. Sheela Laxmikant Desai: half of 1/4th share of Late Shri. Laxmikant Govind Desai i.e 1/8th the share in the Said Property;

For PERFECTIO PANACEA LLP

Designated Partner



c) Shri. Ravindranath Govind Desai and his wife Smt. Teja Ravindranath Desai: $\frac{1}{4}$ shares of the Said Property;

d) Shri. Ratnakar Govind Desai and his wife Smt. Prafulla Ratnakar Desai: $\frac{1}{4}$ shares of the Said Property;

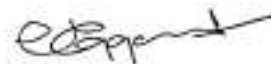
e) Smt. Mrunalini Manmohan Kulkarni and her husband Shri. Manmohan Prabhkar Kulkarni.: $\frac{1}{4}$ shares of the Said Property.

As such the Said Property was bestowed in equal halves/proportionate shares as aforementioned, to the interested parties therein. herein.

AND WHEREAS, in view of above, Smt. Sheela Laxmikant Desai, Shri. Chinmay Laxmikant Desai, Mrs. Kamakshi Chinmay Desai, Shri. Ravindranath Govind Desai, Smt. Teja Ravindranath Desai, Shri. Ratnakar Govind

For PERFECTIO PANACEA LLP

Designated Partner



Desai, Mrs. Smt. Prafulla Ratnakar Desai, Smt. Mrunalini Manmohan Kulkarni and Shri. Manmohan Prabhkar Kulkarni were the absolute owners, having peaceful possession of the Said Property.



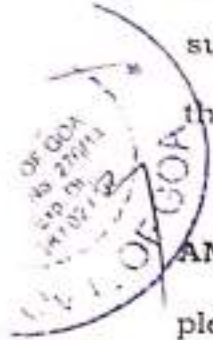
AND WHEREAS, vide Deed of Sale dated 25th August 2021, executed before the Civil cum Sub-Registrar at Pernem-Goa, registered under registration no: PNM-1-278-2021, Book : 1 Document, Dated 26.08.2021, Smt. Sheela Laxmikant Desai, Shri. Chinmay Laxmikant Desai, Mrs. Kamakshi Chinmay Desai, Shri. Ravindranath Govind Desai, Smt. Teja Ravindranath Desai, Shri. Ratnakar Govind Desai, Mrs. Smt. Prafulla Ratnakar Desai, Smt. Mrunalini Manmohan Kulkarni and Shri. Manmohan Prabhkar Kulkarni, i.e. the erstwhile owners of the Said Property, sold the same to the **VENDOR** herein, for a total consideration of Rs. 4,21,00,000/- (Rupees Four Crores Twenty One Lakhs Only).



For **PERFECTIO PANACEA LLP**

Designated Partner

AND WHEREAS, pursuant to having purchased the property, the **VENDOR** herein, applied for mutation under Sec. 96 of the Land Revenue Code, before the Mamletdar of Pernem, for deletion of the name of the erstwhile owner and substituting its name in the occupants column of the Form I&XIV of the Said Property.



AND WHEREAS, the Mamletdar of Pernem was pleased to allow the application for mutation and mutate the name of the **VENDOR**, in the occupants column of the Said Property, vide mutation no: 31722.



AND WHEREAS, vide Deed of Sale and Conveyance dated on 30th September 2021, executed and registered before the Office of the Sub-Registrar of Pernem, at Pedne, under Registration number: PNM-1-334-2021, at Book: 1 Document, the **VENDOR** herein sold a total of his 3/10th Undivided Share (30% Undivided Share) in the Said Property to Mr. Arun Malhotra

For PERFECTIO PANACEA LLP

Designated Partner

(i.e. the Purchaser no.1 herein), Mr. Ankur Pruthi and Mr. Deepak Dhawan, for a due consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only).

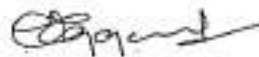
AND WHEREAS, pursuant to the aforementioned Deed of Sale dated 30.09.2021, the VENDOR no.1 herein become the absolute owner in possession of 7/10th undivided share (70% undivided share) of the Said Property and the remainder of the 3/10th undivided share (30% undivided share) vest with Mr. Arun Malhotra, Mr. Deepak Dhawan and Mr. Ankur Pruthi.

AND WHEREAS, the VENDOR herein, has absolute right and clear title and ownership in respect **7/10th undivided share (70% undivided share)** of the Said Property.

AND WHEREAS, the Said Property, is presently valued at **Rs.5,00,00,000/- (Rupees Five Crores Only)**, considering the consideration amount, in addition to the statutory taxes and

For PERFECTIO PANACEA LLP

Designated Partner



charges that have been incurred by the VENDOR herein, to purchase the Said Property.

AND WHEREAS, the PURCHASER herein has approached the VENDOR to sell 1/10th undivided rights/share (10% Undivided Share) in the above SAID PROPERTY" to the PURCHASER and the VENDOR has agreed to sell the same to the PURCHASER for a Total Consideration of **Rs.**

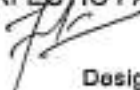
50,00,000/- (RUPEES FIFTY LAKHS) which is a fair and marketable price for sale of 1/10th Undivided Share (10% Undivided Share) of the Said Property.

AND WHEREAS, the PURCHASER and the VENDOR, having satisfied their queries and bonafides, have agreed to enter into and execute the present Deed of Sale and Conveyance, on the following terms and conditions, which are elaborately inscribed as follows: -

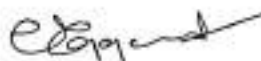
NOW THIS DEED OF SALE WITNESSES AS

UNDER: -

For PERFECTIO PANACEA LLP



Designated Partner



1. The VENDOR herein, have agreed sell to the PURCHASER and the PURCHASER have agreed to purchase from the VENDOR, all that **1/10TH UNDIVIDED SHARE (10% Undivided Share)** of the "SAID PROPERTY", known as "**Pimpal Mali**" alias "**Pimpol Moly**" alias "**Pimpal Malli Askawada**" alias "**Peepal Malli Askavada**", bearing Survey No. 18, Sub Division no. 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village Panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa, enrolled in the Taluka Revenue office under Matríz no: 3224. The Said Property has been zoned as a Settlement Zone with 60 FAR (VP-2), in terms of the Regional Plan 2021, certified vide Zoning Certificate dated 20/08/2021, bearing Ref no:23/ZI/TCP/PER/103/2021/857.

GOVT. SEC.



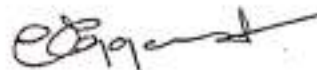
For PERFECT PANACEA LLP

Designated Partner

2. The VENDOR herein, do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things thereof done, executed or knowingly suffered to the contrary, the VENDOR is lawfully seized and possessed of the Said Property, free from, all/any encumbrances, attachments or defect in title whatsoever and that the VENDOR has full power and absolute authority to sell the Said Property in the manner aforesaid. The VENDOR does hereby sell and convey, all the estate, rights, interest, claim and demand whatsoever of the VENDOR into or upon the Said Property; and the same and every part thereof in law and equity "TO ENTER AND TO HAVE, HOLD, OWN and POSSESS" the same unto and to the use of the PURCHASER, absolutely and forever together with the title deeds, writings and other evidence of title. And the PURCHASER shall hereafter peaceably and quietly HOLD, POSSESS and ENJOY the

For PERFECTIO PANACEA LLP


Designated Partner




Said Property without any claim or demand whatsoever from the VENDOR or any person or persons, claiming through or under them.

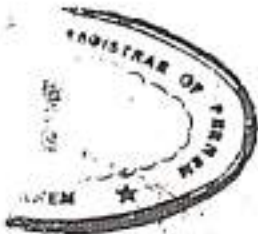
3. The VENDOR herein, has agreed to sell **1/10th Undivided Share (10% Undivided Share)** of the above Said Property to the PURCHASERS, which undivided share in terms of area is equivalent to **783.6 square meters (undivided) out of the total area of 7,836 square meters**, WITHOUT ANY SPECIFIC DEMARCATION AND IN TERMS OF THE SURVEY PLAN AS MAINTAINED BY THE SURVEY DEPARTMENT, for the total consideration of **Rs. 50,00,000/- (RUPEES FIFTY LAKHS)** (Hereinafter referred to as the "CONSIDERATION AMOUNT") which is a fair and prevailing market value of the Said Property.

4. The VENDOR herein, do hereby accepts and acknowledge that, the consideration

For PERFECTIO PANACEA LLP


Designated Partner





amount of Rs. 50,00,000/- (RUPEES FIFTY LAKHS) including the TDS amount, has been paid by the PURCHASERS, prior to the execution of the present Deed of Sale, by medium of Cheque, RTGS/NEFT Bank Transfer in the Bank Account of the VENDOR bearing account no: 08661100090180, Bank: Punjab and Sind Bank, Branch: Punjabi Bagh, New Delhi, IFSC-PSIB0000866, maintained in the name of the VENDOR, details of which are as under:-



a. Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) paid by Mrs. Preeti Jain, i.e. the PURCHASER herein, vide Cheques bearing nos: 000774, dated 18.10.2021 and 000777 dated 01.11.2021, drawn on ICICI Bank, Branch Uttam Nagar, New Delhi. That, TDS @ 1% i.e. (Rs. 50,00,000 x 1%) amounting to Rs. 50,000/- is paid on the amount paid



For PERFECTIO PANACEA LLP


Designated Partner



by Mrs. Preeti Jain, as mentioned herein. Copy of the TDS certificate enclosed.

That, the aforementioned payments, including the TDS amount @1% of the total consideration amount, shall be construed together for purpose of ascertaining the satisfaction of balance payment.

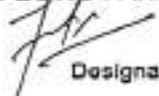


5. The VENDOR herein, do hereby, acknowledge the receipt of the consideration amount as stipulated hereinabove, as full and final satisfaction towards the consideration amount mutually agreed upon in respect of 1/10th Undivided Share of the Said Property.



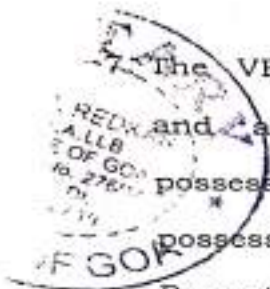
6. The Parties herein, do hereby mutually agree, that pursuant to the execution of the present deed of sale and conveyance, they shall equally hold and possess the Said

For PERFECTIO PANACEA LLP


Designated Partner



Property, commonly as Co-Owners in possession of the same, with all its appurtenances, easements and attachments, prior to execution of the present Deed of Sale and Conveyance.



The VENDOR herein, have satisfactorily and adequately, demonstrated that it possesses a clear and unequivocal title, possession and ownership to the Said Property. The VENDOR herein state that, it has handed over copies of all the title deeds, documents, record, etc. pertaining to the Said Property to the PURCHASER for their satisfaction and in the event the PURCHASER requires further documents/records pertaining the Said Property, the VENDOR shall assist the PURCHASER or any person duly authorized by them in procuring such documents/records.

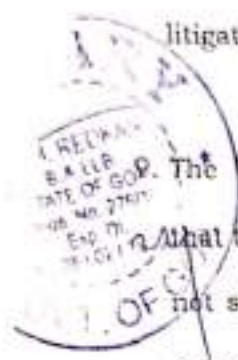


For PERFECTO PANACEA LLP


Designated Partner



8. The VENDOR herein, do hereby declare that, the Said Property is free from any or all sort of encumbrances, charges and/or lien and that the Said Property is presently at the time of execution of the Deed of Sale not a subject matter of any civil or criminal litigation.




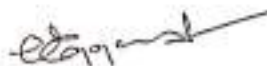
The VENDOR herein, do hereby covenant that the Said property or any part thereof is not subject to any notice or notification or proceedings under the Land Acquisition Act.



10. The VENDOR herein, do hereby covenant that, they shall be liable to compensate, indemnify and/ or reimburse the PURCHASER for any loss which the said PURCHASER may suffer or sustain due to material suppression of fact or mistake of acts or non-compliance of their obligation on the Part of the VENDOR and/or any defect in the title and/or any

For PERFECTO PANACEA LLP


Designated Partner



encumbrance which may surface, which may have an adverse impact on the proprietary rights of the PURCHASER and/or his assignees, as purchased by way of the present Deed of Sale and Conveyance.



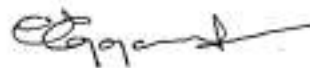
11. The VENDOR herein, do hereby covenant with the PURCHASER, to save harmless, indemnify and keep indemnified the PURCHASER from or against all encumbrances, charges and equities whatsoever.



12. The VENDOR herein, do hereby agree and admit to modify the present Deed, if any details or documents pertaining the Said Property, have been left out/missed out due to oversight while executing this Deed. That, the VENDOR shall modify, rectify and ratify any such error that may have occurred in this instrument to the satisfaction of the PURCHASER, in the

For PERFECTIO PANACEA LLP


Designated Partner



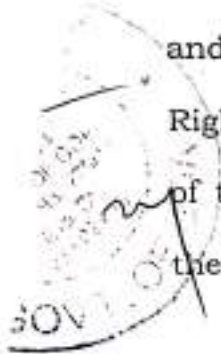
event such a necessity arises and vice versa.

13. The VENDOR herein, do hereby consent and give their no objection to mutate the name of the PURCHASER and/or his assignee in the Record of Rights/Occupants column of Form I & XIV of the Said property in terms of Sec.96 of the Goa Land Revenue Code, 1968.

14. The PURCHASER herein, has paid the requisite Stamp Duty @ 3.5% and the requisite registration charges @ 3%, and the receipts of the same are presented herewith. The PURCHASER has further paid, the TDS charges @1% on **Rs. 50,00,000/- (RUPEES FIFTY LAKHS)** ,i.e. Rs. 50,000 (RUPEES FIFTY THOUSAND ONLY) identified by E-Tax Acknowledgement no:AI7955916, in terms of Sec.194IA of the Income Tax Act, 1961, and a certificates in Form 26QB is attached herewith.

For PERFECTIO PANACEA LLP

Designated Partner

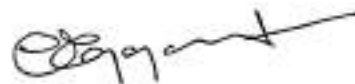


15. That, the VENDOR herein is entitled to sell 1/10th undivided rights/share of the Said Property to the PURCHASER herein, vide clause 1(1) of the Town and Country Planning Circular no: 21/1/TCP/2018/605 dated 28.03.2018, and in accordance with the ration laid down by the Hon'ble High Court of Bombay, at Goa, in the Case of *"GAJENDRA SHENVI DESAI VS CHIEF SECRETARY, STATE OF GOA, [Writ Petition no: 700 of 2019]*. That, the VENDOR herein, is only selling an undivided share in the Said property, without any specific demarcation or altering the government survey plan of the Said Property.

16. The Said Property in the present transaction does not belong to any person belonging to the Schedule Caste/Schedule Tribe and the present transaction is not prohibited by the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978

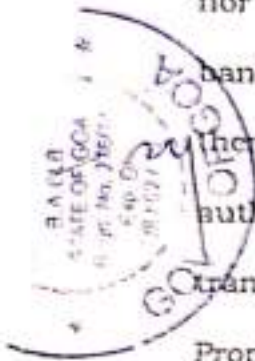
For PERFECTIO PANACEA LLP

Designated Partner



issued by The Secretary, Revenue Department, Government of Goa.

17. That the VENDOR herein, do hereby declare that they have not borrowed any loan or loans on the above Said property nor mortgage the same to any bank or banks or to any Financial Institutions and therefore they have absolute power and authority to enter into a sale or like transaction with respect to the above Said Property. So also, there are no other liabilities or encumbrances on the same.



IN WITNESS THEREOF, the parties hereto have set their hands and signed this Deed of Sale and Conveyance, on this day, month, year and place, as first mentioned herein above.

SCHEDULE "I"

All that, property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada"

For PERFECTIO PANACEA LLP

A handwritten signature in black ink, appearing to be 'J.P.' or similar, written over the text 'For PERFECTIO PANACEA LLP'.

Designated Partner

A handwritten signature in black ink, appearing to be 'edg' or similar, written in a cursive style.

alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no: 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa-403527, enrolled in the Taluka Revenue office under Matriz no: 3224, which property is

bounded as under:-

LLB
OF GOA
No. 27511
EAST


By property bearing Survey No:18/7,
18/6, Part of Survey No:19 and a Nallah.

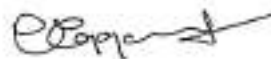
WEST: By property bearing Survey No: 17/6-A,
17/14, 17/20 and Part of property bearing
Survey No:18/6.

NORTH: By Property bearing Survey No:18/2,
18/4, 18/3 and part of property bearing survey
no: 18/6

SOUTH: By Property bearing Survey No:154/3,
154/2, and 154/1.

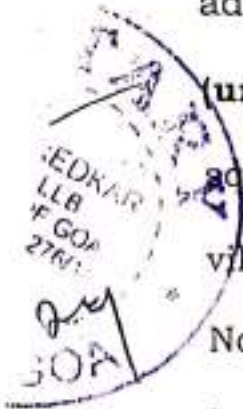
For PERFECTIO PANACEA LLP


Designated Partner



SCHEDULE "II"

All that **1/10th Undivided Share (10% Undivided Share)** of the property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no: 5, admeasuring an area **783.6 square meters (undivided) out of the total area of 7,836** square meters, situated within the jurisdiction of village panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa-403527, enrolled in the Taluka Revenue office under Matriz no: 3224.



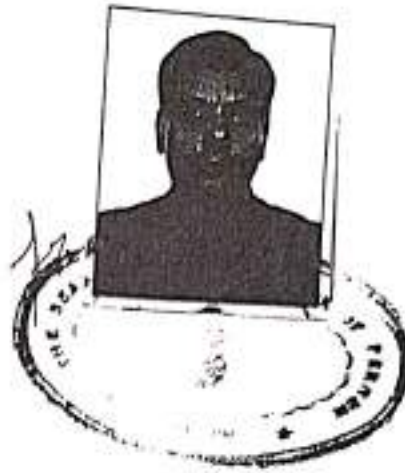
For PERFECTIO PANACEA LLP


Designated Partner



SIGNED AND DELIVERED BY THE
THE VENDOR.

In the presence of witnesses hereof



[Handwritten signature]

M/S PERFECTIO PANACEA LLP, a Limited
Liabilities Partnership Company, through its Designated
Partner Mr. HEMANT SAHNI vide board
resolution dated 23.11.2021

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |

For PERFECTIO PANACEA LLP

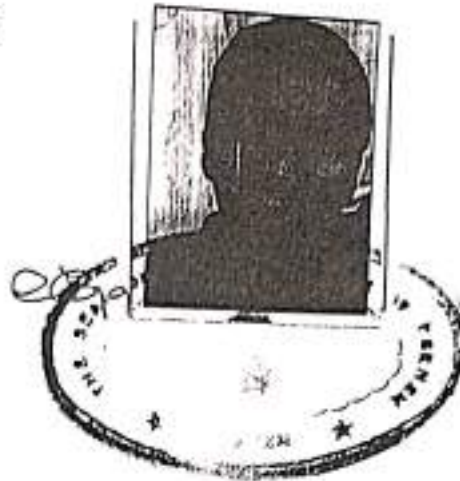
[Handwritten signature]

Designated Partner

[Handwritten signature]

SIGNED AND DELIVERED BY THE
PURCHASER

In the presence of witnesses hereof



[Handwritten Signature]

MRS. PREETI JAIN, represented herein, by her duly

Constituted Power of Attorney, **MR. VISHAL**

AGGARWAL, vide Specific Power of Attorney dated

23.11.2021.

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |

For PERFECTIO PANACEA LLP

Designated Partner

[Handwritten Signature]

IN THE PRESENCE OF:-

1. 

(Mr. Suraj Bitye Govekar)

2. 

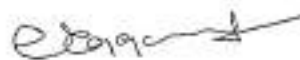
(Mr. Gaurav Sekhri)



For PERFECTIO PANACEA LLP



Designated Partner:





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Dec-2021 12:05:21 pm

Document Serial Number :- 2021-PNM-405

Presented at 11:53:16 am on 02-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|---------------|
| 1 | Stamp Duty | 150000 |
| 2 | Registration Fee | 150000 |
| 3 | Mutation Fees | 1000 |
| 4 | Processing Fee | 1280 |
| Total | | 302280 |

Stamp Duty Required :150000/-

Stamp Duty Paid : 150000/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | VISHAL AGGARWAL ,Father Name:RAM KISHORE AGGARWAL, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 14 ram kishore road, I. P. College, Civil Lines, New Delhi North, Address2 - , PAN No.: | | | |

Executer

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | HEMANT SAHNI , , Age: , Marital Status: , Gender:, Occupation: , 20 LGF NORTH AVENUE ROAD PANJABI BAGH WEST NEW DELHI, PAN No.: | | | |
| 2 | VISHAL AGGARWAL , Father Name:RAM KISHORE AGGARWAL, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, 14 ram kishore road, I. P. College, Civil Lines, New Delhi North, PAN No. : as Power Of Attorney Holder for PREETI JAIN | | | |

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Name: GAURAV SEKHRI, Age: 41, DOB: 1980-09-14 , Mobile: 9810398209 , Email: , Occupation: Business , Marital status : Married , Address: 403507, Mapusa, Bardoz, NorthGoa, Goa | | | |
| 2 | Name: SURAJ BITYE GOVEKAR, Age: 41, DOB: 1980-09-11 Mobile: 9704517111 , Email: hs@perfectlopanacoa Occupation: Business , Marital status : Married , Address: 403517, Siolim, Bardoz, NorthGoa, Goa | | | |

Document Serial No:-2021-PNM-485

Book - 1 Document
Registration Number - PNM-1-477-2021
Date - 02-Dec-2021

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

REGISTRAR
PERNEM

Scanned by:- Ashra. N. Zaidy
Ashra



Certified that this is a True Copy of the original/verified copy
Page 9 on 02/10/2022
A. M. REDKAR
D.A.L.B.
NOTARY
State of Goa
Reg. No. 2674/2022

(Kupes Liv Lath Security Pvt. Throunand May)

Page No. T070700100
Date of issue 10
Date of expiry
Date of issue 10
Date of expiry



₹ 0675000/-
Date of issue 10/09/2021
Date of expiry 10/09/2021

For Registrar

Signature of Registrar

Name: Arun Malhotra



2021 - PNM - 344

30/09/2021



DEED OF SALE AND CONVEYANCE

This Deed of Sale and Conveyance is executed on this 30TH day of the month of September, in year of 2021, at Pernem, Goa.

BETWEEN

1. **M/S PERFECTIO PANACEA LLP**, a Limited
Liabilities Partnership Company,
IDENTIFICATION NO. AAO-4781, PAN NO.
, TAN NO. , registered

For PERFECTIO PANACEA LLP

Designated Partner

Signature

Signature

at 20, LGF, North Avenue Road, Punjabi Bagh (West), New Delhi-110026, having its local office at Shop No. 4, GF & FF, Hno: 177/3, Opp. Lokmanya Multipurpose Co-Op. Society Ltd., Goa-403513 Agarwada, Pernem-Goa, represented through its Designated Partner **Mr. HEMANT SAHNI**, Son of Late Shri. V.K. Sahni, Age:44 years, Occ. Business, married, Indian National, having Aadhaar Card no: _____, having Pan Card No: _____, local Address: Villa No: A-03, Heritage Florista, Siolim, Marna, Bardez, Goa, hereinafter all called "**VENDOR**" or (which expression shall unless repugnant to the context meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the "**FIRST PART**".



AND

1) **MR. ARUN MALHOTRA**, S/o Praveen Kumar Malhotra, Age: 37 years old, married, business, having Aadhaar Card no: _____, having Pan Card no: _____, R/o: Hno:14,

For **PERFECTIO PANACEA LLP**

Designated Partner

Road no. 42, West Punjabi Bagh, West Delhi-110026;

AND



2) **MR. ANKUR PRUTHI**, S/o: Ashok Pruthi, Age 39 years old, married, business, having Aadhaar card no: _____, having Pan Card no: _____, R/o: Hno: C-85, 1st Floor, Road no. 4, West Punjabi Bagh, West Delhi, 110026;

AND



3) **MR. DEEPAK DHAWAN**, S/o Joginder Pal Dhawan, Age: 48 years old, married, business, having Aadhaar Card no: _____, having Pan Card: _____, R/o: Hno: 10, Road no: 53-B, West Punjabi Bagh, Near SPM College, West Delhi-110026, who shall cumulatively hereinafter be called as "**PURCHASERS**" (which expression shall unless repugnant to the context meaning thereof be

For PERFECTIO PANACEA LLP


Designated Partner







deemed to mean and include their heirs,
executors, administrators and assigns) of the
"SECOND PART".

ALL THE PARTIES TO THE PRESENT DEED ARE
INDIAN NATIONAL.



WHEREAS, the all the executants named
hereinabove, shall for the sake of brevity and
common reference be referred to as "PARTIES".

AND WHEREAS, the Present Deed of Sale and
Conveyance concerns all that property known as
"Pimpal Mali" alias "Pimpol Moly" alias "Pimpal
Malli Askawada" alias "Peepal Malli Askavada",
surveyed under Survey No: 18, Sub Division no: 5,
admeasuring an area of 7,836 square meters,
situated within the jurisdiction of village
panchayat of Mandrem, Taluka of Pernem, North
Goa-District, State of Goa, enrolled in the Taluka
Revenue office under Matriz no: 3224, which
property is hereinafter referred to as the "**SAID**



For PERFECTIO PANACEA LLP

Designated Partner

PROPERTY", and more specifically described in the **SCHEDULE I** herein below.

AND WHEREAS, in accordance with the prevailing survey records, the Said Property is bounded as follows: -



EAST: By property bearing Survey No:18/7, 18/6, Part of Survey No:19 and a Nallah.

WEST: By property bearing Survey No: 17/6-A, 17/14, 17/20 and Part of property bearing Survey No:18/6.



NORTH: By Property bearing Survey No:18/2, 18/4, 18/3 and part of property bearing survey no: 18/6

SOUTH: By Property bearing Survey No:154/3, 154/2, and 154/1.

For PERFECTIO PANACEA LLP


Designated Partner







AND WHEREAS, the name of Govind Shivaji Dessai, was originally recorded in the occupant's column of Form I&XIV i.e. the Survey Records of the Said Property, vide Order dated 21/8/1988, passed by the Ld. Mamlatdar of Pernem, in Mutation Case no: 2521/87, in terms of the Judgment, Order and Decree dated 12/12/1977, passed by the Civil Court, Junior Division, under Khata No. 2521.



AND WHEREAS, the name of Krishna Yashwant Mhamal as Mundkar is recorded in the other rights column in the survey records of the Said Property. Whereas, the rights of Krishna Yeshwant Mhamal and his family as Mundkar of the Said Property, is limited to an extent of 300 square meters and not beyond, in term of *Sub-clause (i) of clause (i) of Section 2 and Section 15 of the Goa, Daman and Diu Mundkar (Protection from Eviction) Act, 1975.*



AND WHEREAS, Shri Govind Shivagi Desai alias Govind Shivaji Desai expired on 7/11/1989 and

For PERFECTIO PANACEA LLP
Designated Partner



his wife Mrs. Indira Govind Desai expired on 17/9/1990 leaving behind following legal heirs:-

a) Shri. Laxmikant Govind Desai married to Smt. Shila Laxmikant Desai.

b) Shri. Ravindranath Govind Desai married to Smt. Teja Ravindranath Desai.

c) Shri. Ratnakar Govind Desai married to Smt. Prafula Ratnakar Desai.

d) Smt. Mrunalini Manmohan Kulkarni married to Shri. Manmohan Prabhkar Kulkarni.



AND WHEREAS, the factual corollary that can be derived after taking into consideration the above facts and circumstances is that, the Said Property was in the exclusive ownership and de-jure possession of Late Shri Govind Shivaji Desai alias Govind Shivaji Desai and his wife, since 12/12/1977, till the time of their death and thereafter the same has been vested with their

For PERFECTIO PANACEA LLP


Designated Partner







legal heirs i.e. the VENDORS herein, who are holding the peaceful possession of the same till date.

AND WHEREAS, upon death of Shri Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, Inventory proceeding No. 16/2017 was instituted before the Court of Civil Judge Junior Division at Pernem, which inventory proceeding was confirmed, and made absolute vide Final Order and Decree dated 07/05/2018.

AND WHEREAS, in the aforementioned inventory proceeding, the Said Property was listed as Item Number 5. That, vide Final Order and Decree dated 07/05/2018, the Hon'ble Civil Judge Junior Division, at Pernem was pleased to confirm the Final Chart of Allotment/Scheme of Partition and allot the Said Property to the legal heirs of Late Shri Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, in the following ratio:-

For PERFECTIO PANACEA LLP
Designated Partner



a) To, Shri. Laxmikant Govind Desai and his wife Smt. Shila Laxmikant Desai: 1/4th share in the Said property.

b) Shri. Ravindranath Govind Desai and his wife Smt. Teja Ravindranath Desai: 1/4th share in the Said Property.

c) Shri. Ratnakar Govind Desai and his wife Smt. Prafulla Ratnakar Desai: 1/4th share in the Said Property.

d) Smt. Mrunalini Manmohan Kulkarni and her husband Shri. Manmohan Prabhkar Kulkarni.: 1/4th share in the Said Property.

As such the legal heirs of Late Shri Govind Shivagi Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai, were given equal shares in equal proportions, in the estate left by their predecessors.

For PERFECTIO PANACEA LLP
Designated Partner



AND WHEREAS, Shri. Laxmikant Govind Desai expired on 14/9/2019 leaving behind his wife Mrs. Shila Laxmikant Desai as his moiety sharer and the following children as his sole and universal heirs :

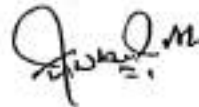
- a) Shri. Chinmay Laxmikant Desai married to Kamakshi Chinmay Desai.

AND WHEREAS, the legal heirs of Shri. Govind Shivaji Desai alias Govind Shivaji Desai and his wife Mrs. Indira Govind Desai through the VENDOR no. 1, filed an application dated 18/12/2019 to re-open the aforesaid Inventory proceeding no. 16/2017, which was registered under case number CMAP no. 9/2019, for the following reasons:-

- a) To rectify errors in the names of the interested party no.6 and 7 therein.
- b) Correction of an arithmetical error in List of Assets and Chart of Allotment to the extent the figure "1/4th share" occurred in the recital of Item no.5. (i.e.

For PERFECTIO PANACEA LLP

Designated Partner



By inadvertence, the list of assets so also the chart of allotment as presented in the original inventory proceedings no: 16/2017 wrongly mentioned that Late Shri. Govind Shivagi Desai alias Govind Shivaji Desai had only 1/4th Share in the entirety of the Said Property, which was factual incorrect since the entirety of the Said Property was vested with Late Shri. Govind Shivagi Desai alias Govind Shivaji Desai in terms of the aforementioned facts).



c) Arraigning the legal heirs of Late Laxmikant Govind Desai on record since Shri. Laxmikant Govind Desai had subsequently expired and his right were inherited by his legal heirs.

d) Filling Additional List of Assets left behind by Late Shri. Govind Shivagi

For PERFECTIO PANACEA LLP


Designated Partner








Desai alias Govind Shivaji Desai and
his wife.

AND WHEREAS, by Final Order & Decree dated
3/08/2021, passed by Civil Judge Junior Division
at Pernem in inventory proceeding No. 16/2017,
the Said Property which was listed as Item no.5 in
the Chart of allotment as aforesaid, was allotted to
the followings persons in the following ratio: -

a) Shri. Chinmay Laxmikant Desai and his
wife Mrs. Kamakshi Chinmay Desai: half
of 1/4th share of Late Shri. Laxmikant
Govind Desai i.e. 1/8th the share in the
Said Property.

b) Smt. Sheela Laxmikant Desai: half of
1/4th share of Late Shri. Laxmikant
Govind Desai i.e 1/8th the share in the
Said Property;

For PERFECTIO PANACEA LLP


Designated Partner







c) Shri. Ravindranath Govind Desai and his wife Smt. Teja Ravindranath Desai: $\frac{1}{4}$ shares of the Said Property;

d) Shri. Ratnakar Govind Desai and his wife Smt. Prafulla Ratnakar Desai: $\frac{1}{4}$ shares of the Said Property;

e) Smt. Mrunalini Manmohan Kulkarni and her husband Shri. Manmohan Prabhkar Kulkarni.: $\frac{1}{4}$ shares of the Said Property.

As such the Said Property was bestowed in equal halves/proportionate shares as aforementioned, to the interested parties therein. herein.

AND WHEREAS, in view of above, Smt. Sheela Laxmikant Desai, Shri. Chinmay Laxmikant Desai, Mrs. Kamakshi Chinmay Desai, Shri. Ravindranath Govind Desai, Smt. Teja Ravindranath Desai, Shri. Ratnakar Govind Desai, Mrs. Smt. Prafulla Ratnakar Desai, Smt. Mrunalini Manmohan Kulkarni and Shri.

For PERFECTIO PANACEA LLP

Designated Partner

Manmohan Prabhkar Kulkarni were the absolute owners, having peaceful possession of the Said Property.



AND WHEREAS, vide Deed of Sale dated 25th August 2021, executed before the Civil cum Sub-Registrar at Pernem-Goa, registered under registration no: PNM-1-278-2021, Book : 1 Document, Dated 26.08.2021, Smt. Sheela Laxmikant Desai, Shri. Chinmay Laxmikant Desai, Mrs. Kamakshi Chinmay Desai, Shri. Ravindranath Govind Desai, Smt. Teja Ravindranath Desai, Shri. Ratnakar Govind Desai, Mrs. Smt. Prafulla Ratnakar Desai, Smt. Mrunalini Manmohan Kulkarni and Shri. Manmohan Prabhkar Kulkarni, i.e. the erstwhile owners of the Said Property, sold the same to the **VENDOR** herein, for a total consideration of Rs. 4,21,00,000/- (Rupees Four Crores Twenty One Lakhs Only).

For PERFECTIO PANACEA LLP

Designated Partner

A handwritten signature in black ink, appearing to be "P. S.", written over the text "Designated Partner".

A handwritten signature in black ink, appearing to be "M. P. K.", written in a cursive style.

A handwritten signature in black ink, appearing to be "S. D.", written in a cursive style.

AND WHEREAS, pursuant to having purchased the property, the **VENDOR** herein, applied for mutation under Sec. 96 of the Land Revenue Code, before the Mamletdar of Pernem, for deletion of the name of the erstwhile owner and substituting its name in the occupants column of the Form I&XIV of the Said Property.



AND WHEREAS, the Mamletdar of Pernem was pleased to allow the application for mutation and mutate the name of the **VENDOR**, in the occupants column of the Said Property, vide mutation no: 31722.



AND WHEREAS, by derivation of title as narrated hereinabove, the **VENDOR** herein, has become the absolute owner in possession of the Said Property, having a clear marketable title to the Said Property.

AND WHEREAS, the Said Property, is presently valued at **Rs.5,00,00,000/- (Rupees Five Crores Only)**, considering the consideration amount, in

For **PERFECTIO PANACEA LLP**


Designated Partner







addition to the statutory taxes and charges that have been incurred by the VENDOR herein, to purchase the Said Property.

AND WHEREAS, the PURCHASERS herein has approached the VENDOR to sell 3/10th undivided rights/share in the above "SAID PROPERTY" to the PURCHASERS and the VENDOR has agreed to sell the same to the PURCHASERS for a Total Consideration of Rs. 1,50,00,000/- (Rupees One Crores Fifty Lakhs Only) which is a fair and marketable price for sale of 3/10th Undivided Share of the Said Property.



AND WHEREAS, the PURCHASERS and the VENDOR, having satisfied their queries and affidaves, have agreed to enter into and execute the present Deed of Sale and Conveyance, on the following terms and conditions, which are elaborately inscribed as follows: -



For PERFECTIO PANACEA LLP

Designated Partner

NOW THIS DEED OF SALE WITNESSES AS
UNDER: -



1. The VENDOR herein, have agreed sell to the PURCHASERS and the PURCHASERS have agreed to purchase from the VENDOR, all that **3/10TH UNDIVIDED SHARE** of the "SAID PROPERTY", known as "**Pimpal Mali**" alias "**Pimpol Moly**" alias "**Pimpal Malli Askawada**" alias "**Peepal Malli Askavada**", bearing Survey No. 18, Sub Division no. 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village Panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa, enrolled in the Taluka Revenue office under Matriz no: 3224. The Said Property has been zoned as a Settlement Zone with 60 FAR (VP-2), in terms of the Regional Plan 2021, certified vide Zoning Certificate dated 20/08/2021, bearing Ref no:23/ZI/TCP/PER/103/2021/857.

For PERFECTIO PANACEA LLP


Designated Partner







2. The VENDOR herein, do hereby covenant with the PURCHASERS that notwithstanding any acts, deeds or things thereof done, executed or knowingly suffered to the contrary, the VENDOR are lawfully seized and possessed of the Said Property, free from, all/any encumbrances, attachments or defect in title whatsoever and that the VENDOR have full power and absolute authority to sell the Said Property in the manner aforesaid. The VENDOR do hereby sell and convey, all the estate, rights, interest, claim and demand whatsoever of the VENDOR into or upon the Said Property; and the same and every part thereof in law and equity "TO ENTER AND TO HAVE, HOLD, OWN and POSSESS" the same unto and to the use of the PURCHASERS, absolutely and forever together with the title deeds, writings and other evidence of title. And the PURCHASERS shall hereafter peaceably and quietly HOLD, POSSESS and ENJOY the Said Property without any claim

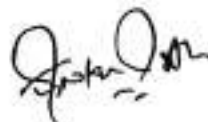
NOTARY

NOTARY

For PERFECTIO PANACEA LLP


Designated Partner







or demand whatsoever from the VENDOR or any person or persons, claiming through or under them.

3. The VENDOR herein, has agreed to sell **3/10th Undivided Share** of the above Said Property to the PURCHASERS, which undivided share in terms of area is **2,350.8 square meters (undivided) out of the total area of 7,836 square meters, WITHOUT ANY SPECIFIC DEMARCATION AND IN TERMS OF THE SURVEY PLAN AS MAINTAINED BY THE SURVEY DEPARTMENT,** for the total consideration of **Rs. 1,50,00,000/- (Rupees One Crores Fifty Lakhs Only)** (Hereinafter referred to as the "CONSIDERATION AMOUNT") which is a fair and prevailing market value of the Said Property.

4. The VENDOR herein, do hereby accepts and acknowledge that, the consideration amount of **Rs. 1,50,00,000/- (Rupees One Crores Fifty Lakhs only) including the TDS**

For PERFECTIO PANACEA LLP


Designated Partner







amount, has been paid by the PURCHASERS, prior to the execution of the present Deed of Sale, by medium of RTGS/NEFT Bank Transfer in the Bank Account of the VENDOR bearing account no: 08661100090180, Bank: Punjab and Sind Bank, Branch: Punjabi Bagh, New Delhi, IFSC-PSIB0000866, maintained in the name of the VENDOR, details of which are as under:-



a. Rs. 49,50,000/- (Rupees Forty-Nine Lakhs Fifty Thousand Only) vide NEFT Transactions, by Mr. Arun Malhotra i.e. the PURCHASER NO.1 vide RTGS money transfer, transaction no: HDFCR52021092266354302, dated 22.09.2021, through HDFC Bank, , West Avenue Road, West Punjabi Bagh, New Delhi. That, TDS @ 1% i.e. Rs. 50,000/- is paid on the amount as mentioned herein. Copy of the TDS certificate enclosed.



For PERFECTIO PANACEA LLP

Designated Partner

Handwritten signature of a designated partner.

Handwritten signature of a designated partner.

Handwritten signature of a designated partner.

b. Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) vide NEFT Transactions, by Mr. Ankur Pruthi i.e. the PURCHASER NO.2, bearing transaction ID nos: NEFT/AXMB211497454444, NEFT/AXIR212325334277, NEFT/AXMB212671906732, dated 29.05.2021, 20.08.2021 and 24.09.2021, respectively, through Axis Bank, Branch Naraina, New Delhi, A/c no:913010037169208. That, TDS @ 1% i.e. Rs. 50,000/- is paid on the amount as mentioned herein. Copy of the TDS certificate enclosed.



c. Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand Only) vide RTGS by Deepak Dhawan i.e. PURCHASER NO. 3, through Bank Transfer bearing Transaction ID no: CH:000098, through Kotak Mahindra Bank,

For PERFECTIO PANACEA LLP

Designated Partner

Punjabi Bagh, dated 09.08.2021. That, TDS @ 1% i.e. Rs. 50,000/- is paid on the amount as mentioned herein. Copy of the TDS certificate enclosed.

That, the aforementioned payments, including the TDS amount @1% of the total consideration amount, shall be construed together for purpose of ascertaining the satisfaction of balance payment.



5. The VENDOR herein, do hereby, acknowledge the receipt of the consideration amount as stipulated hereinabove, as full and final satisfaction towards the consideration amount mutually agreed upon.



6. The Parties herein, do hereby mutually agree, that pursuant to the execution of the present deed of sale and conveyance, they shall hold and possess the Said Property,

For PERFECTIO PANACEA LLP


Designated Partner







commonly as Co-Owners in possession of the same, with all its appurtenances, easements and attachments, prior to execution of the present Deed of Sale and Conveyance.



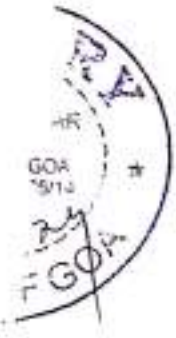
7. The VENDOR herein, have satisfactorily and adequately, demonstrated that it possesses a clear and unequivocal title, possession and ownership to the Said Property. The VENDOR herein state that, it has handed over copies of all the title deeds, documents, record, etc. pertaining to the Said Property to the PURCHASERS for their satisfaction and in the event the PURCHASERS requires further documents/records pertaining the Said Property, the VENDOR shall assist the PURCHASERS or any person duly authorized by them in procuring such documents/records.



For PERFECTIO PANACEA LLP

Designated Partner

8. The VENDOR herein, do hereby declare that, the Said Property is free from any or all sort of encumbrances, charges and/or lien and that the Said Property is presently at the time of execution of the Deed of Sale not a subject matter of any civil or criminal litigation.



9. The VENDOR herein, do hereby covenant that the Said property or any part thereof is not subject to any notice or notification or proceedings under the Land Acquisition Act.

10. The VENDOR herein, do hereby covenant that, they shall be liable to compensate, indemnify and/ or reimburse the PURCHASERS for any loss which the said PURCHASERS may suffer or sustain due to material suppression of fact or mistake of acts or non-compliance of their obligation on the Part of the VENDOR and/or any defect in the title and/or any encumbrance which may surface, which



For PERFECTIO PANACEA LLP

Designated Partner

A handwritten signature in black ink, likely belonging to a Designated Partner of Perfectio Panacea LLP.

A handwritten signature in black ink, possibly belonging to another party involved in the transaction.

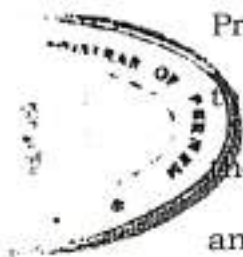
A handwritten signature in black ink, possibly belonging to a third party.

may have an adverse impact on the proprietary rights of the PURCHASERS and/or his assignees, as purchased by way of the present Deed of Sale and Conveyance.

11. The VENDOR herein, do hereby covenant with the PURCHASERS, to save harmless, indemnify and keep indemnified the PRUCHASERS from or against all encumbrances, charges and equities whatsoever.



12. The VENDOR herein, do hereby agree and admit to modify the present Deed, if any details or documents pertaining the Said Property, have been left out/missed out due to oversight while executing this Deed. That, the VENDOR shall modify, rectify and ratify any such error that may have occurred in this instrument to the satisfaction of the PURCHASERS, in the event such a necessity arises and vice versa.



For PERFECTIO PANACEA LLP

Designated Partner

13. The VENDOR herein, do hereby consent and give their no objection to mutate the name of the PURCHASERS and/or his assignee in the Record of Rights/Occupants column of Form I & XIV of the Said property in terms of Sec.96 of the Goa Land Revenue Code, 1968.



14. The PURCHASERS herein, has paid the requisite Stamp Duty @ 4.5% and the requisite registration charges @ 3%, and the receipts of the same are presented herewith. The PURCHASERS has further paid, the TDS charges @1% on Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs Only),i.e. Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand) identified by E-Tax Acknowledgement no: AI5401152, AI5395095 and AI5622433, in terms of Sec.194IA of the Income Tax Act, 1961, and a certificate in Form 26QB is attached herewith.



For PERFECTIO PANACEA LLP

Designated Partner

15. That, the VENDOR herein is entitled to sell 3/10th undivided rights/share of the Said Property to the PURCHASERS herein, vide clause I(1) of the Town and Country Planning Circular no: 21/1/TCP/2018/605 dated 28.03.2018, and in accordance with the ration laid down by the Hon'ble High Court of Bombay, at Goa, in the Case of "GAJENDRA SHENVI DESAI VS CHIEF SECRETARY, STATE OF GOA, [Writ Petition no: 700 of 2019]. That, the VENDOR herein, is only selling an undivided share in the Said property, without any specific demarcation or altering the government survey plan of the Said Property.



16. The Said Property in the present transaction does not belong to any person belonging to the Schedule Caste/Schedule Tribe and the present transaction is not prohibited by the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978

For PERFECTIO PANACEA LLP
Designated Partner

issued by The Secretary, Revenue Department, Government of Goa.

17. That the VENDOR herein, do hereby declare that they have not borrowed any loan or loans on the above Said property nor mortgage the same to any bank or banks or to any Financial Institutions and therefore they have absolute power and authority to enter into a sale or like transaction with respect to the above Said Property. So also, there are no other liabilities or encumbrances on the same.



IN WITNESS THEREOF, the parties hereto have set their hands and signed this Deed of Sale and Conveyance, on this day, month, year and place, as first mentioned herein above.



For PERFECTIO PANACEA LLP


Designated Partner







SCHEDULE "I"

All that, property known as "Pimpal Mali" alias "Pimpol Moly" alias "Pimpal Malli Askawada" alias "Peepal Malli Askavada", bearing Survey No: 18, Sub Division no: 5, admeasuring an area of 7,836 square meters, situated within the jurisdiction of village panchayat of Mandrem, Taluka of Pernem, North Goa District-State of Goa-403527, enrolled in the Taluka Revenue office under Matriz no: 3224, which property is bounded as under:-

EAST: By property bearing Survey No:18/7, 18/6, Part of Survey No:19 and a Nallah.

WEST: By property bearing Survey No: 17/6-A, 17/14, 17/20 and Part of property bearing Survey No:18/6.

For PERFECTIO PANACEA LLP
Designated Partner



NORTH: By Property bearing Survey No:18/2,
18/4, 18/3, 18/3 and part of property bearing
survey no: 18/6

SOUTH: By Property bearing Survey No:154/3,
154/2, and 154/1.

SCHEDULE "II"

All that **3/10th Undivided Share** of the property
known as "Pimpal Mali" alias "Pimpol Moly" alias
"Pimpal Malli Askawada" alias "Peepal Malli
Askavada", bearing Survey No: 18, Sub Division
no: 5, admeasuring an area **2,350.8 square
meters (undivided) out of the total area of
7,836** square meters, situated within the
jurisdiction of village panchayat of Mandrem,
Taluka of Pernem, North Goa District-State of
Goa-403527, enrolled in the Taluka Revenue
office under Matriz no: 3224, which property is
bounded as under:-

EAST: By property bearing Survey No:18/7, 18/6,
Part of Survey No:19 and a Nallah.

For PERFECTIO PANACEA LLP

Designated Partner



WEST: By property bearing Survey No: 17/6-A,
17/14, 17/20 and Part of property bearing Survey
No:18/6.

NORTH: By Property bearing Survey No:18/2,
18/4, 18/3, 18/3 and part of property bearing
survey no: 18/6

SOUTH: By Property bearing Survey No:154/3,
154/2, and 154/1.



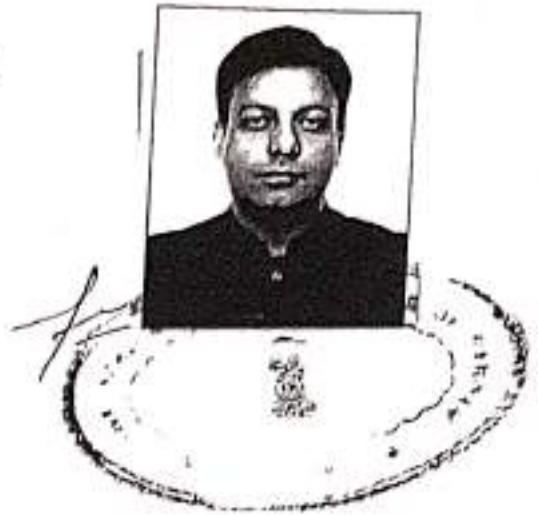
For PERFECTIO PANACEA LLP

Designated Partner



SIGNED AND DELIVERED BY THE
THE VENDOR.

In the presence of witnesses hereof



[Handwritten signature]



M/S PERFECTIO PANACEA LLP, a Limited
Liabilities Partnership Company, through its Designated
Partner Mr. HEMANT SAHNI vide board
resolution dated 27.09.2021

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |

For PERFECTIO PANACEA LLP

[Signature]
Designated Partner

[Signature]

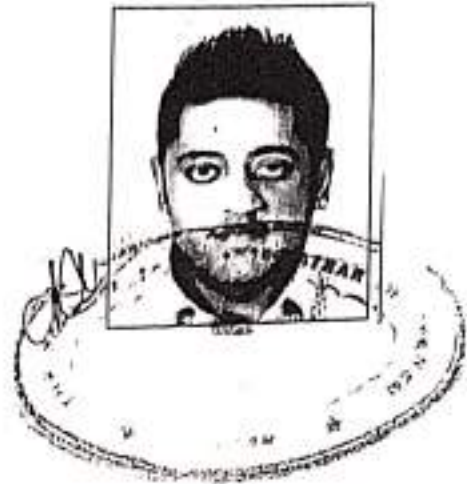
[Signature]

[Signature]

SIGNED AND DELIVERED BY THE

PURCHASER NO.1

In the presence of witnesses hereof



A handwritten signature in black ink, appearing to be 'Arun Malhotra'.



MR. ARUN MALHOTRA

| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |



For PERFECTIO PANACEA LLP

Designated Partner

A handwritten signature in black ink.

A handwritten signature and a scribble in black ink.

SIGNED AND DELIVERED BY THE

PURCHASER NO.2

In the presence of witnesses hereof



MR. ANKUR PRUTHI



| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |

For PERFECTIO PANACEA LLP

Designated Partner

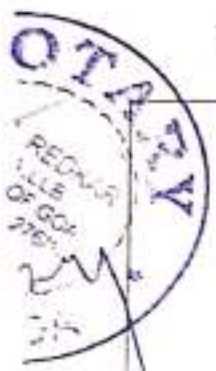
SIGNED AND DELIVERED BY THE

PURCHASER NO.3

In the presence of witnesses hereof



MR. DEEPAK DHAWAN



| | THUMB | FINGER NO.1 | FINGER NO.2 | FINGER NO.3 | INDEX FINGER |
|-------|-------|----------------|----------------|----------------|-----------------|
| L.H.S | | | | | |
| R.H.S | | | | | |


For PERFECTIO PANACEA LLP

Designated Partner

IN THE PRESENCE OF:-

1.  _____

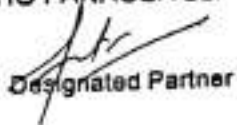
(Mr. Suraj Bitye Govekar)

2.  _____

(Mr. Baburao Ramdas Mayekar)



For PERFECTIO PANACEA LLP


Designated Partner









FORM I & XIV

पृष्ठा नं 1 व 14

Date : 09/09/2021

Page 1 of 1

Taluka PERNEM

तालुका

Survey No. 16

Village Mandrem

सर्वे नंबर

गाव

Sub Div. No. 5

Name of the Field पीपळ मठी अस्पावाडा

डिवीजन नंबर

शेताने नांव

Tenure

माला प्रकार

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

| Dry Crop विरापत | Garden बागायत | Rice भाटी | Khajun खाजन | Ker केर | Morad मोराड | Total Cultivable Area एकूण लागण क्षेत्र |
|--------------------|------------------|--------------|----------------|------------|----------------|--|
| 0000.78.36 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.78.36 |

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

Pot-Kharab पीट खराब

Remarks शेत

| Class (a) वर्ग (अ) | Class (b) वर्ग (ब) | Total Un-Cultivable Area एकूण नापिक जागीर | Grand Total एकूण |
|-----------------------|-----------------------|--|---------------------|
| 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.78.36 |

| Assessment अवकाश | Rs. 0.00 | Foro फोर | Rs. 0.00 | Predial प्रेडियल | Rs. 0.00 | Rent रेट | Rs. 0.00 |
|---------------------|----------|-------------|----------|---------------------|----------|-------------|----------|
|---------------------|----------|-------------|----------|---------------------|----------|-------------|----------|

| S.No. | Name of the Occupant | Khata No. खाले नंबर | Mutation No. केरफार नं | Remarks शेत |
|-------|-----------------------|------------------------|---------------------------|----------------|
| 1 | Perfectio Panacea LLP | | 31722 | |

| S.No. | Name of the Tenant कुळाचे नांव | Khata No. खाले नंबर | Mutation No. केरफार नं | Remarks शेत |
|-------|-----------------------------------|------------------------|---------------------------|----------------|
| 1 | Nil | | | |

| Other Rights इतर हक्क | Mutation No. केरफार नं | Remarks शेत |
|---|---------------------------|----------------|
| Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार शुद्धा अक्षरत नामान्त याचे पर. -2131 | | |

Details of Cropped Area पिकाबाधील क्षेत्राचा तापशील

| Year वर्ष | Name of the Cultivator कामाचा कुळाचा नांव | Mode रीत | Season पीसम | Name of Crop पिकाचे नांव | Irigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Unirrigated विरापत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Land not Available for cultivation नापिक जागे | | Source of irrigation सिंचनाचा स्रोत | Remarks शेत |
|--------------|--|-------------|----------------|-----------------------------|--|---|--|---|--|----------------|
| | | | | | | | Nature प्रकार | Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी. | | |
| | Nil | | | | | | | | | |

End of Report

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

For PERFECTIO PANACEA LLP

Designated Partner

ANANT RAJARAM MALIK

Digitally signed by ANANT RAJARAM MALIK
Date: 2021.09.09 12:30:03 +05:30
Reason: To Certify document
Location: Goa, Goa, India



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 30-Sep-2021 11:23:25 am

Document Serial Number :- 2021-PNM-344

Presented at 11:12:34 am on 30-Sep-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|----------------|
| 1 | Stamp Duty | 675000 |
| 2 | Registration Fee | 450000 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 1500 |
| Total | | 1129000 |

Stamp Duty Required :675000/-

Stamp Duty Paid : 675000/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Hemant Sahani ,Age: , Marital Status: ,Gender:,Occupation: , Address1 - 20-LGF-North Avenue Road-Punjabi Bagh-West-New Delhi-110026, Address2 - , PAN No.: | | | |







Executer

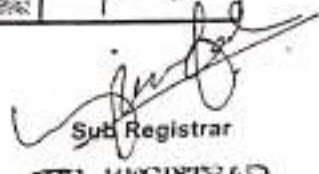
| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Hemant Sahani , , Age: , Marital Status: ,Gender:,Occupation: , 20-LGF-North Avenue Road-Punjabi Bagh-West-New Delhi-110026, PAN No.: | | | |
| 2 | Ashok Malhotra , Father Name:Praveen Kumar Malhotra, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Hno 14 Road no 42 west Punjabu Bagh West Delhi, PAN No.: | | | |
| 3 | Ankur Pruthi , Father Name:Ashok Pruthi, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, HNO C85 1ST FLOOR ROAD NO 4 WEST PUNJABI BAGH WEST DELHI, PAN No.: | | | |
| 4 | DEEPAK DHAWAN , Father Name:JOGINDER PAL DHAWAN, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, HNO 10 ROAD NO 53B WEST PUNJABI BAGH WEST DELHI, PAN No.: | | | |
| 5 | HEMANT SAHANI , Father Name:V K SAHANI, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, VILLA NO A3 HERITAGE FLORISTA SIOLIM BARDEZ GOA, PAN No.: | | | |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|------------------------|-------|-------|-----------|
|-------|------------------------|-------|-------|-----------|

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| 1 | Name: BABURAO RAMDAS MAYEKAR, Age: 26, DOB: 1994-12-15 Mobile: 9764517111, Email: , Occupation: Business, Marital status : Married, Address: 403503, Ibrampur, Pernem, NorthGoa, Goa |  |  |  |
| 2 | Name: SURAJ BITYE GOVEKAR, Age: 41, DOB: 1980-09-11, Mobile: 9764517111, Email: , Occupation: Business, Marital status : Married , Address: 403517, Siolim, Bardez, NorthGoa, Goa |  |  |  |


Sub Registrar

~~OTU - REGISTERED~~
PERNEM

Document Serial Number :- 2021-PNM-344



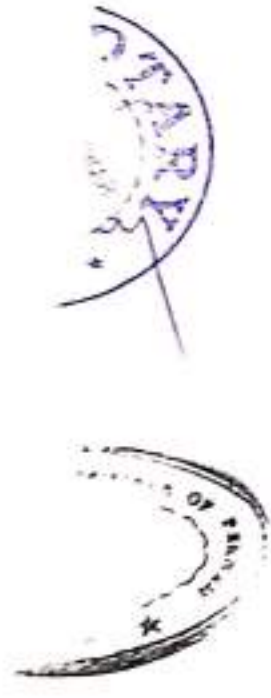
Document Serial No:-2021-PNM-344

Book :- 1 Document
Registration Number :- PNM-1-334-2021
Date : 30-Sep-2021

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

~~REGISTRAR~~
~~PERNEM~~

Scanned by:- Ashra. N. Zalba
Zalba



Certified that this is a True Copy of the original document
Page 09 18/05/2022
400 Redkar
A. M. REDKAR
B.A.L.L.B
NOTARY
State of Goa
Reg. No. 1446/2022

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 30-Sep-2021 11:24:21

Date of Receipt: 30-Sep-2021

Receipt No : 2021-22/3/219

Serial No. of the Document : 2021-PNM-344

Nature of Document : **Conveyance - 22**

Received the following amounts from **Hemant Sahani** for Registration of above Document in Book-1 for the year 2021

| | | | | |
|-------------------|--|-----------|--|--------|
| Registration Fee | 450000 | E-Challan | • Challan Number : 202100934264 • CIN Number : CPABCERC66 | 450000 |
| Processing Fee | 1500 | E-Challan | • Challan Number : 202100934264 • CIN Number : CPABCERC66 | 1500 |
| Total Paid | 451500 (Rupees Four Lakh Fifty One Thousands Five Hundred only) | | | |

Probable date of Issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Suraj Govekar.

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **30-Sep-2021**

Signature of the person receiving the Document



For PERFECTIO PANACEA LLP

Designated Partner

Signature of the Presenter

Signature of the Sub-Registrar