

Phone No: 9923334286
Sold To/Issued To:
VSQUARE HOLDINGS
For Whom/ID Proof:
Pan-AAUFV8803A



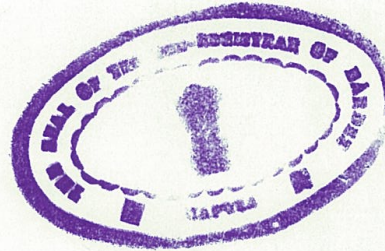
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For CITIZENCREDIT™
CO-OP. BANK LTD.

Amolw's
Authorised Signatory



2021-BR2-4975

22/12/2021

DEED OF SALE

Railan

[Signature]

THIS DEED OF SALE is executed on this 22nd day of December of the year Two Thousand and Twenty One at Mapusa, Taluka and Registration Sub-District of Bardez, of North Goa, in the State of Goa.

BETWEEN

M/S. KAMAXI CONSTRUCTIONS, a Partnership Firm duly registered having its registered office at above Kamaxi Jewelers, Teoance Coelho building, Opp. Bank of Baroda, Margao, Goa, Registration No. MGO-F1-2012, holder of PAN Card No. _____ represented herein by its Partners namely, **(1) MR. LAXMIKANT ANAND RAIKAR**, son of Anand Raikar, aged 58 years, business, holder of PAN Card No. _____, holding Adhaar Card

and; **(2) MRS. PRIYANKA LAXMIKANT RAIKAR**, wife of Laxmikant Raikar, aged 49 years, business, holder of PAN Card No. _____, holding Adhaar Card _____, both Indian nationals, and both residents of Davorlim, Margao, Salcete, Goa. The Partner No. 2 is herein represented by the Partner No. 1 vide Power of Attorney dated 18.12.2021 executed before Notary Public Adv. Darshana C. Gauns Desai alias Darshana S. Naik Desai and registered under No. 4723/21 on 18.12.2021 at Margao, Salcete Goa, and hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its Partners, Successors-in-Interest, Executors, Administrators and Assigns) OF THE FIRST PART.

AND

M/S. VSQUARE HOLDINGS, a Partnership Firm duly registered having its registered office at 302, Block – 8, Type B, Milroc Kadamba, Baiguinim, Old Goa, Tiswadi, Goa, holder of PAN Card No. _____ represented herein by its Partner



MR. VIKRANT NAIK

son of Suryakant Naik, aged 34, holder of PAN Card No. _____ holder of Adhaar Card No. _____ Indian national, resident of -3- 202, Block - 8, Type B, Milroc Kadamba, Baiguinim, Old Goa, Tiswadi, Goa. The Partner No. 2 is herein represented by Partner No. 1 vide Power of Attorney dated 18.12.2021 executed before Notary Public Adv. Govind U. Bhobe and registered under No. 1900 on 18.12.2021 at Panaji, Tiswadi, Goa and hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its Partners, Successors-in-Interest, Executors, Administrators and Assigns) OF THE SECOND PART.

WHEREAS there exists a free-hold landed property being ALL THAT property known as 'Sater' surveyed under Survey No.141/4 of Village Camurlim, situated at Village Camurlim, Taluka Bardez, District of North Goa, State of Goa, admeasuring 2,075 sq. meters, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and better described in **Schedule - I** hereunder written and shown delineated in the plan annexed in a red ink, hereinafter referred to as "The said Property".

AND WHEREAS the said property originally belonged to Gurudas Jairam Pandit and his wife, Meena Gurudas Pandit.

AND WHEREAS the said Gurudas Jairam Pandit and his wife divided the said property into four plots viz Plot Nos. 4A, 4B, 4C & 4D viz

a. Plot 4A

ALL THAT immovable property being a plot of land bearing Plot No. 4A admeasuring an area of 470 sq. mts., containing a



shed therein forming a part the property described hereinabove and bounded as under:-

On the East :- By Plot No. 4B of the same property;

On the West: By the property of Comunidade of Camurlim surveyed under Survey No. 143;

On the North :- By property Survey No. 141/3; and;

On the South:- By Plot 4D of the same property.



b. Plot 4B

ALL THAT immovable property being a plot of land bearing Plot No. 4B admeasuring an area of 545.40 sq. mts., containing a shed therein forming a part the property described hereinabove and bounded as under:-

On the East:- By Road;

On the West:- By Plot No. 4A of the same property;

On the North:- By property Survey No. 141/3; and;

On the South:- By Plot 4C of the same property.

c. Plot 4C

ALL THAT immovable property being a plot of land bearing

Plot No. 4C admeasuring an area of 530.40 sq. mts., containing a shed therein forming a part the property described hereinabove and bounded as under:-

On the East:- By Road;

On the West:- By Plot No. 4D of the same property;

On the North:- By Plot No. 4B of the same property; and;

On the South:- By Katcha Road.



d. Plot 4D

ALL THAT immovable property being a plot of land bearing Plot No. 4D admeasuring an area of 529.20 sq. mts., containing a shed therein forming a part the property described hereinabove and bounded as under:-

On the East:- By Plot 4C;

On the West:- By the property of Comunidade of Camurlim surveyed under Survey No. 143;

On the North:- By Plot No. 4A of the same property; and;

On the South:- By Katcha Road.

AND WHEREAS that vide Deed of Sale dated 03.05.1993 bearing Registration No. 138 of Book No. I Volume No. 225 dated 21.02.1994

duly registered in the office of Sub-registrar of Bardez at Mapusa Goa, Gurudas Jairam Pandit and his wife sold a portion of the said property to Mrs. M. Renuka Gurudutt Bhakta, a plot of land designated as Plot 4A admeasuring an area of 470 sq. mts.

AND WHEREAS that vide Deed of Sale dated 03.05.1993 bearing Registration No. 136 of Book No. I Volume No. 225 dated 18.02.1994 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, Gurudas Jairam Pandit and his wife sold a portion of the said property to M/s. Nanora Distilleries represented through its proprietor Gurudutt Bhakta, two plots of land designated as Plot Nos. 4B and 4C admeasuring an area of 1,075 sq. mts.



AND WHEREAS that vide Deed of Sale dated 03.05.1993 bearing Registration No. 137, Book I Volume No. 225 on 22.02.1994 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, Gurudas Jairam Pandit and his wife sold a portion of the said property to M/s. National Bottling Company represented by M. Gurudutt Bhakta, a plot of land designated as Plot Nos. 4D admeasuring an area of 529.20 sq. mts.

AND WHEREAS that vide Deed of Sale dated 21.01.2000 bearing Registration No. 200, Book I Volume No. 707 on 31.01.2000 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, Mrs. M. Renuka Gurudutt Bhakta and its husband Mr. M. Gurudutt Bhakta alias Gurudutta Damodat Bhakta sold unto Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar the above referred Plot 4A admeasuring an area of 470 sq. mts.

AND WHEREAS that vide Deed of Sale dated 21.01.2000 bearing Registration No. 201, Book I Volume No. 707 on 31.01.2000 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, M/s. Nanora Distilleries, represented by its Proprietor Gurudutt Bhakta sold unto Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar the above referred plot *viz.* Plot 4B admeasuring an area of 545.40 sq. mts.

AND WHEREAS that vide Deed of Sale dated 18.03.2005 bearing Registration No. 1217, Book I Volume No. 1254 on 11.04.2005 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, M/s. Nanora Distilleries, represented by its Proprietor Gurudutt Bhakta and his wife sold unto Dilip Vithal Nachinolkar the above referred plot 4C admeasuring an area of 530.40 sq. mts.



AND WHEREAS that vide Deed of Sale dated 18.03.2005 bearing Registration No. 1218, Book I Volume No. 1254 on 11.04.2005 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, M/s. National Bottling Company represented by its Sole Proprietor Gurudutt Bhakta *alias* Gurudutta Damodar Bhakta and his wife Renuka Bhakta sold unto Dilip Vithal Nachinolkar the above said Plot 4D admeasuring and area of 529.20 sq. mts.

AND WHEREAS that vide Deed of Sale dated 17.08.2011 registered under Book 1 Document Registration No. BRZ-BK1-04784-2011 CD No. BRZD25 dated 11.10.2011, Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar sold unto Paresh Atmaram Raikar Plot 4A admeasuring an area of 470sq. mts and Plot 4B admeasuring an area of 545.40 sq. mts. both forming part of the said property.

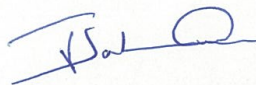
AND WHEREAS that vide Deed of Sale dated 17.08.2011 bearing Registration No. BRZ-BK1-04653-2011, Book 1 Document, CD No. BRZD232, duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, Saishiv Boards and Tops Private Limited, represented by its Director Dilip Vithal Nachinolkar sold unto Paresh Atmaram Raikar Plot 4C admeasuring an area of 530.40 sq. mts and Plot 4D admeasuring an area of 529.20 sq. mts. both forming part of the said property.

AND WHEREAS by virtue of the Deed of Partnership dated 08.11.2011, a partnership namely, M/s. Kamaxi Constructions was constituted between two partners Priyanka Laxmikant Raikar and Smruti Rajendra Verlekar.

AND WHEREAS M/s. Kamaxi Constructions was duly registered with the Registrar of Firms on 04.01.2012 under Registration No. MGO-F1-2012.

AND WHEREAS that vide Deed of Sale dated 17.09.2012 bearing Registration No. BRZ-BK1-04129-2012, Book 1 Document , CD No. BRZD376 duly registered in the Office of Sub-registrar of Bardez at Mapusa Goa, Paresh Atmaram Raikar and his wife Preeti Paresh Raikar sold the said property to M/s. Kamaxi Constructions represented by its Partners, Priyanka Laxmikant Raikar and Smruti Rajendra Verlekar.

AND WHEREAS Mutation Proceedings were undertaken and concluded by the Vendor herein, pursuant to which, its name stands lawfully recorded in the Form I & XIV of Record of Rights in respect of the said Property.



AND WHEREAS by virtue of the Deed of Retirement and Reconstitution of Partnership dated 22.07.2014, the Vendor Firm was reconstituted whereby Smruti Rajendra Verlekar retired w.e.f. 22.07.2014 and Laxmikant Anant Raikar joined as a partner w.e.f. 25.07.2014.

AND WHEREAS the Vendor is well seized and sufficiently entitled, seized and possessed of all that piece and parcel of the said property in its entirety with all rights, title, interests and benefits of the said property in its own name and is well and absolutely possessed of with all rights of the ownership, peaceful possession and absolute enjoyment thereof without any reference to any other person or body and/or as an undisputed owner of the said property.



AND WHEREAS the Vendor herein has represented that there are no restrictions, encumbrances or encroachments and have no dispute, litigation or conflict of interests whether existing, created or admitted at any time, on or with respect to the said property of any nature whatsoever, or with anybody whosoever, or for any development, construction or building on the said property and the Vendor is not aware of or in knowledge of or put in notice of any proceeding or action or for any cause for any such proceeding or action of any nature whatsoever from any authority, body or person whether claiming from any previous owners or any family group, any cultivator, tenant, *mundcar*, caretaker etc., or any other body of persons or their constituents or otherwise.

AND WHEREAS on the basis of the above representations by the Vendor and assurances that the Vendor herein having in its possession the original title documents in its favour and having the complete and unfettered right, title, interest, and exclusive possession of the said property and absolute authority to transfer and hand over the said

property to the Purchaser herein, has now approached the Purchaser with the proposal to sell the said property and the Purchaser herein does hereby accept the same.

NOW THEREFORE THIS INDENTURE OF SALE WITNESSETH
AS UNDER :-

1. That in pursuance of these presents and in consideration of Rs. 2,07,50,000/- (Rupees Two Crores Seven Lakhs Fifty Thousand only) of which Tax Deducted at Source (TDS) at the rate of 1% amounting to Rs. 2,07,500/- (Rupees Two Lakhs Seven Thousand Five Hundred only) is deducted under S. 194-IA of the Income Tax Act, 1961, and which amount after such deduction aggregates to Rs. 2,05,42,500/- (Rupees Two Crores Five Lakhs Forty Two Thousand Five Hundred only). The said amount of Rs. 2,05,42,500/- (Rupees Two Crores Five Lakhs Forty Two Thousand Five Hundred only) is paid by the Purchaser to the Vendor at the time of execution of these presents in the manner stipulated in terms of **Schedule – II**, hereunder written, as the sale consideration towards the purchase of their property admeasuring 2,075 sq. mts., which being the fair market value of the said property, is being paid by the Purchaser to the Vendor, and the receipt whereof the Vendor does hereby admit and acknowledge as the sale consideration, and in pursuance thereof, the Vendor doth hereby grant, transfer, convey and assure unto the Purchaser by way of this indenture of sale, all that property admeasuring 2,075 sq. mts., respectively of Village Camurlim, Taluka Bardez, Goa, surveyed in the Survey No. 141/4 of Village Camurlim and more particularly described in the **Schedule – I** hereunder written, and shown on the plan hereto annexed and delineated in red colour on the said plan, and all its yards, compound, gullies, sewers, water courses, lights,



liberties, rights to the said land, hereditament and premises or any part thereof belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, claim and demand whatsoever at law or in equity of the Vendor, of in and to the said land or ground TO HAVE AND TO HOLD all and singular the said land or ground and all other premises hereby granted and assured or expressed so to be with their appurtenances all which are hereinafter referred to for brevity's sake as "The said Property" UNTO AND TO THE USE of the Purchaser absolutely and forever subject to the payment of all taxes, assessments, dues and duties hereafter to become payable to the Government of Goa, or the Village Panchayat of Camurlim or any other Government, Semi-Government or Public Body or Authority in respect thereof and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from under or in trust for its, made, done, omitted, executed or knowingly or willingly suffered to the contrary, now has herself a clear, legal, marketable and good right and title and have absolute and subsisting power and authority to grant, convey, assure and confirm the said property UNTO AND TO THE USE of the Purchaser in the manner aforesaid AND THAT it shall be lawful for the Purchaser from and quietly to hold, possess and enjoy the said property hereby granted, conveyed, transferred, assured and confirmed with their appurtenances and to receive the rents and profits thereof for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or from or by any other person or persons lawfully or equitably claiming by, from, under or in trust for its AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and



forever discharged or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendor or by any estate, right, title or interest at law or in equity in the said property hereby granted or any part thereof by, from, under or in trust for it and FURTHER THAT the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law wheresoever for further and more perfectly and absolutely granting and assuring the said land, property or any part thereof hereto granted UNTO AND TO THE USE of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, its successors or assigns or their part thereof hereby conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.



2. From today the Vendor ceases to have any right, title or interest in the said Property or any part or portion thereof or any of the contents thereof, such as any furniture or fixtures, equipment or otherwise, and the Purchaser shall enjoy it as absolute owner thereof, without any interference from the Vendor or any one claiming through its.
3. The Vendor hereby covenants that the said property hereby sold is free from any restriction or limitation whatsoever including any hypothecation, encumbrance, attachment, mortgage, charge, demand or lien from whomsoever and of whatsoever nature.

4. Based on the Vendor representations and assurances which form integral part of this sale, the Purchaser has verified the title of the Vendor and found the same to be valid and marketable.
5. The Vendor covenants that she is not governed by the regime of communion of assets and that the said property are its in its sole and individual possession and ownership.
6. The Vendor covenants that she has not entered into any agreement with any third party agreeing to sell the said property and that the said property is not subject matter of any dispute or litigation in any court.
7. The Vendor covenants that she has simultaneously upon execution of these presents and upon receipt of the sale consideration, delivered a vacant, lawful and peaceful possession of the said property to the Purchaser, and the Purchaser has taken the lawful and physical possession thereof.
8. The Vendor hereby covenants with the Purchaser as follows: –
 - a. That the said property described in **Schedule – I** hereunder written is not affected by any notification or notice under the land Act or notice of acquisition or requisition or reservation from the Government, Panchayat or any other public body or authorities in respect of the said property or any part thereof under any provision of law.



- b. That the Vendor prior to execution hereof has not received any notice from any Authority under the Income Tax Act or Wealth Tax Act.
- c. That the said property is in the exclusive possession of the Vendor and she has the absolute authority, right and power to dispose—off the same.
- d. That there are no impediments or difficulties legal or otherwise to the sale of the said property or any part thereof under this Deed.
- e. The Vendor has in its possession all the title documents along with entire records of rights, upto date property tax and other payments to any authority, municipal corporation, body including any utility providers in their favour and the same has been handed over to the Purchasers in terms of this sale as per list enclosed.
9. The Vendor further agrees and undertake to indemnify and keep indemnified the Purchaser against any defect in the title and/or against any claim, right, interest by way of tenancy, caretaker rights, conjugal, consanguine, *mundcar*, cultivator rights, and any other dispute in this behalf, fully and effectually in all respects and keep the Purchaser harmless and fully compensated against any such claims, demands and disputes raised by any third parties whomsoever including the litigation in the Courts of law and all costs thereto and in the event the Purchaser is deprived of the said property or any part thereof corresponding to the loss or damage occasioned to the Purchaser, absolutely and forever.



10. The Vendor does hereby tender its no-objection to the Purchaser for the purpose of undertaking mutation to add the Purchaser's name in Form I & XIV and to delete the name of the Vendor therefrom.

11. The Vendor shall execute a specific Power of Attorney limited to the said property so as to enable the Purchaser to carry out all the procedural and other formalities pertaining to the transfer without having inconvenience to the Vendor.

12. That the Vendor hereby declares that the said property does not belong to any person/s belonging to Schedule Caste/ Schedule Tribe in terms of Notification No. RD/Land/LRC/318/77 dated 21.08.1978.

13. The fair market value of the said property is Rs. 2,07,50,000/- (Rupees Two Crores Seven Lakhs Fifty Thousand only) and hence the Stamp Duty of Rs. 9,33,500/- (Rupees Nine Lakhs Thirty Three Thousand Five Hundred) is paid on the present Sale Deed.

SCHEDULE - I
HEREINABOVE REFERRED TO
(The said Property)

ALL THAT property known as 'Sateri' surveyed under Survey No.141/4 of Village Camurlim, situated at Village Camurlim, Taluka Bardez, District of North Goa, State of Goa, measuring 2,075 sq. meters, neither described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office and bounded as follows:-



On the East :- By Public Road;

On the West :- By the property of Comunidade of Camurlim,
surveyed under Survey No.143;

On the North :- By property surveyed under Survey No. 141/3;

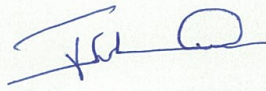
On the South :- By the *kutchha* road and the property surveyed
under Survey No. 141/5 .

SCHEDULE – II
HEREINABOVE REFERRED TO
(Payment Schedule)

<i>Sr. No.</i>	<i>Date</i>	<i>NEFT No.</i>	<i>Amount</i>	<i>Bank</i>
1.	21.12.2021	AXIC213553794963	Rs. 2,05,42,500/-	AXIS Bank
2.	TDS	-	Rs. 2,07,500/-	-
		Total	Rs. 2,07,50,000/-	

IN WITNESS WHEREOF the parties hereto have set and subscribed
their respective hands and seals the day and year first hereinabove written.



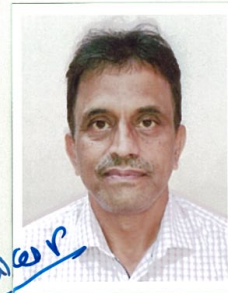


SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
PARTY OF THE FIRST PART, THE VENDOR, **M/S. KAMAXI
CONSTRUCTIONS** THROUGH ITS AUTHORISED PARTNER
MR. LAXMIKANT ANANT RAIKAR.



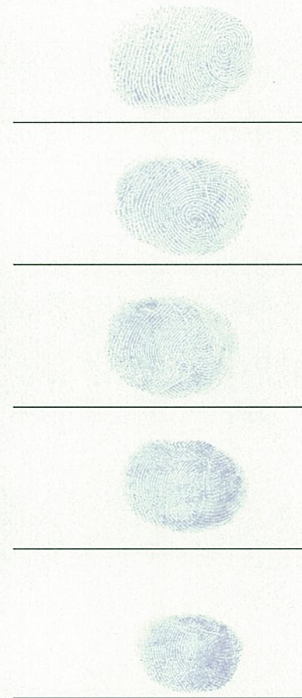
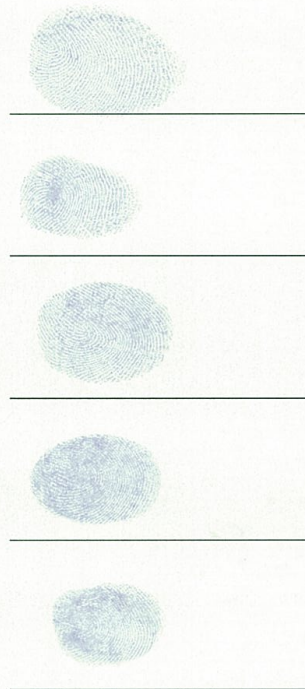
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L.H.F.P.



A blue ink signature of Laxmikant Anant Raikar.

R.H.F.P.



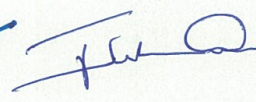
A blue ink signature of Laxmikant Anant Raikar.

A blue ink signature of Laxmikant Anant Raikar.

IN THE PRESENCE OF :-

1. SIDDHANT NAIK 

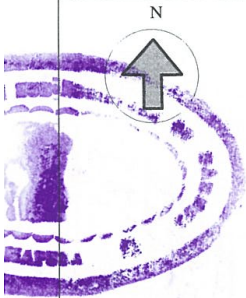
2. BHARVI PATEL 





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

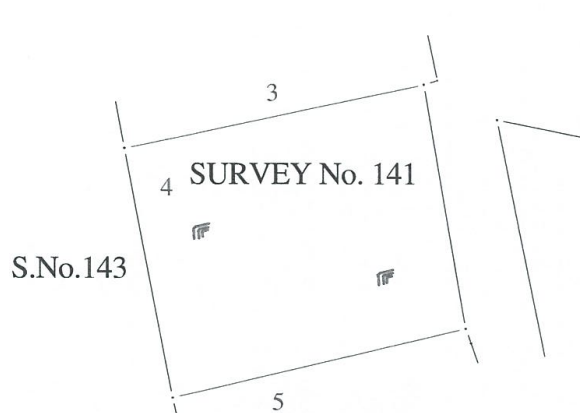


Plan Showing plots situated at
Village : CAMURLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 141/ 4
Scale : 1 : 1000

RAJESH
RAMDAS PAI
KUCHELKAR

Digitally signed by
RAJESH RAMDAS PAI
KUCHELKAR
Date: 2021.11.22
15:00:47 +05'30'

Inspector of Survey &
Land Records.



Generated By : Swapnil B. Bhonsle (D'Man Gr. II)
On : 19-11-2021

NOTE : Plan to be printed on A4 size paper