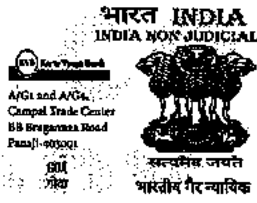


Phone No: 9960198722
Sold To/Issued To:
AAY EES BUILDCON GOA
For Whom/ID Proof:
ABVFA2498L



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₹ 0069000/-
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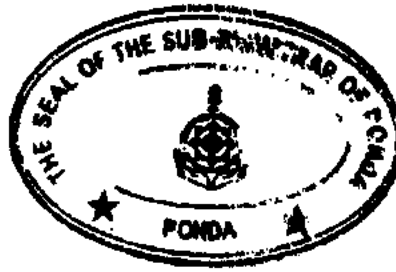
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For The Karur Vysya Bank Ltd.

Authorised Signatory

153/2022

PON-1-144-2022



DEED OF SALE

THIS DEED OF SALE is executed at Ponda-Goa on this 28th
day of January, 2022.

[Signature]

[Signature]

[Signature]

BETWEEN

1. **SHRI. CHANDRASHEKHAR RAMNATH TARKAR**
PEDNEKAR, son of Ramnath Uttam Tarkar Pednekar, aged 65 years, married, retired, Indian National, holding PAN Card no. [REDACTED] and Aadhaar Card no. [REDACTED] Mobile no. [REDACTED] and his wife,
2. **SMT. KALINDI CHANDRASHEKHAR PEDNEKAR** alias **KALINDI CHANDRASHEKHAR TARKAR PEDNEKAR**, 57 years of age, Housewife, wife of Mr. Chandrashekar Ramnath Tarkar Pednekar, holding PAN Card No. [REDACTED] Aadhaar Card no. [REDACTED] Mobile no. [REDACTED] Indian National, both residing at House NO. D/3, G-4, Bondir, Opposite Football Ground, Chamunda Enclave, Santa Cruz, Tiswadi, North Goa, Goa, hereinafter referred to as the **VENDORS/OWNERS** (which expression shall unless repugnant to the context or meaning thereof shall deem to include their legal heirs, representatives, successors, administrators and assigns) of the **FIRST PART**.

AND

AAY EES BUILDCON GOA, a Partnership Firm, duly registered under the Indian Partnership Act, having office at 308, Landscape Towers 3, Opposite Gomantak, St-Inez, Panaji-Goa, holding PAN Card no. [REDACTED] consisting of Two Partners being **(1) MRS. NASIMA BAIG** alias **NASIMA BI**, wife of Late Mr. Anwar Rafiq

Baig, 61 years of age, Indian National, housewife, having Aadhaar Card no [REDACTED] PAN Card no [REDACTED] resident of Baig's Ashiana, 897/5, Socorro, Porvorim, Bardez-Goa, and (2) **MR. SAMEER BAIG**, son of Late Mr. Anwar Rafiq Baig, age 49 years, Indian National, Business, Holding PAN Card No. [REDACTED], Aadhaar Card no [REDACTED] Mobile no. [REDACTED] residing at 897/5, Baigs Ashiana, Socorro, Porvorim, Goa, the Partnership is duly represented herein by its partner and Power of Attorney holder **MR. SAMEER BAIG**, son of Late Mr. Anwar Rafiq Baig, age 49 years, Indian National, Business, Holding PAN Card No. [REDACTED], Aadhaar Card no. [REDACTED] Mobile no. [REDACTED] residing at 897/5, Baigs Ashiana, Socorro, Porvorim, Goa, vide duly constituted Power of Attorney dated 24/2/2021 executed before the Notary and Advocate Sayed Abbas bearing registration 1908/2021 dated 24/2/2021, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall deem to include its legal heirs, representatives, successors, administrators and assigns) of the **SECOND PART**.



AND WHEREAS Jagdishchandra M. Sinai Khandeparkar owned and possessed a larger landed property being Plot no. 26, admeasuring 49000 m2 or thereabout and known as "**BAGUIRY**" alias "**BAGUIRY PRABHULEM**" alias "**ODIABATA**" situated at Candola, within the local limits of Gram Panchayat of Betqui-Candola, Taluka Ponda Goa, registered in the Land Registration

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office under no. 2037 at page 122 (v) of Book B-24 (old) and Taluka revenue office at Ponda under no. 159 and surveyed under new Survey no. 114/1 (part) of village Panchayat Betqui-Candola, Ponda Taluka and bounded on the East by reserved road, West and North by property "Odiabata" of Jagishcahndra Sinai Khandeparkar, South by property of Mukund Porobo Colwalkar and other and representing 98/300 part of the large land "ODIABATA" of Shri. Jagdishchandra M. Sinai Khandeparkar, and hereinafter referred to as "**SAID LARGER PROPERTY**", which is more particularly described in "**SCHEDULE-I**" mentioned hereunder.



AND WHEREAS vide Deed of Sale dated 7/5/1983 registered in the office of the Sub-Registrar Ponda bearing registration no. 690 at page 177 to 190 of Book no. I Volume 89 dated 30/9/1985 (1) Shri. Mohan Narsinha Naik and (2) Smt. Maya Mohan Naik herein along with others purchased the SAID LARGER PROPERTY from said Shri. Jagdishchandra M. Sinai Khandeparkar and as such they became the joint owners of the SAID LARGER PROPERTY.

AND WHEREAS the Office of the Dy. Collector Ponda, Sub-Division, Ponda-Goa, has issued Sanad to the SAID LARGER PROPERTY in Survey no. 114/1(part) of Village Panchayat Betqui-Candola, Ponda-Goa, vide Ref no. 6/17/88-CONV/1032 dated 2/6/1988.

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AND WHEREAS the said Shri. Mohan Narsinha Naik and Smt. Maya Mohan Naik along with other co-owners executed a Deed of Partition dated 25/4/1989 bearing registration no. 109 at page 307 to 378 of Book I Volume 60 dated 15/1/1992. In terms of a Deed of Partition dated 25/4/1989 the VENDORS/ OWNERS herein along with other co-owners divided the SAID LARGER PROPERTY into 65 smaller, independent and distinct plots and in terms thereof Plot no. 40 admeasuring 530 Sq. mtrs. was allotted to the said Shri. Mohan Narsinha Naik and Smt. Maya Mohan Naik. The said Plot no. 40 is hereinafter referred to as the "**SAID PLOT**" and is more particularly described is "**SCHEDULE-II**" hereunder written.



AND WHEREAS the VENDORS/ OWNERS herein purchased the SAID PLOT from the said Shri. Mohan Narsinha Naik and Smt. Maya Mohan Naik vide Deed of Sale dated 17/10/1989 which stands duly registered in the Office of the Sub-Registrar Ponda, at Ponda, Goa, under Registered no. 297 at pages 55 to 66 of Book no. I, Volume No. 66, on 14/02/1992, the SAID PLOT no. 40 is more particularly described in "**SCHEDULE-II**" hereunder written.

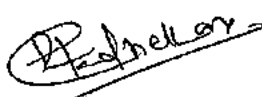
AND WHEREAS due to clerical error and inadvertence on page no. 2 in the line no. 9 from bottom of the said Principal Deed of Sale dated 17/10/1989, the Survey no. 144/1(Part) had been wrongly mentioned instead of 114/1(part). Therefore, the

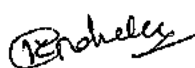
VENDORS/OWNERS and the said Shri. Mohan Narsinha Naik and Smt. Maya Mohan Naik executed Deed of Rectification and amendment before the Sub-Registrar Office at Ponda Taluka dated 2/7/2014 under registration No. 2395/14, at pages 1 to 16 Book I Volume 2700 dated 24/11/2014.

AND WHEREAS the VENDORS/OWNERS have obtained/ acquired the following permission/ licenses/ approvals:

- 
- (i) Conversion SANAD dated 2/6/1988 from the Office of the Dy. Collector Ponda, Sub-Division, Ponda-Goa bearing Ref no. 6/17/88-CONV/1032 dated 2/6/1988.
 - (ii) Technical Clearance Order dated 7/1/2021 bearing Ref No. TPP/501/Candola/114/1/2021/62 issued by the Dy. Town Planner, Town and Country Planning Department.
 - (iii) NOC dated 12/1/2021 bearing no. PHCB/NOC-Const/2020-2021/1687 from the Primary Health Centre Betki, Directorate of Health Services, Government of Goa.
 - (iv) Construction License (Revised) dated 22/10/2021 reference no. VP/BC/2021-22/RevisedF.Const/Lic. No. 18/776 from the Village Panchayat of Betki-Candola.

AND WHEREAS, the PURCHASER has approached the VENDORS/ OWNERS herein and has requested to sell the SAID







PLOT and which SAID PLOT is more particularly described in SCHEDULE-II hereunder mentioned for a total consideration amount of Rs.20,00,000/- (Rupees Twenty Lakhs Only).

AND WHEREAS the VENDORS/OWNERS have acceded to his request and are ready and willing to sell the SAID PLOT and which SAID PLOT is more particularly described in SCHEDULE-II hereunder mentioned for the total consideration of Rs.20,00,000/- (Rupees Twenty Lakhs Only) free from all encumbrances, demands, charges, claims, etc. and on the terms and conditions hereinafter set forth.

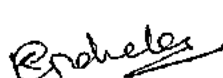


NOW THIS DEED OF SALE WITNESSES AS UNDER:

(1) In pursuance of the present Deed of Sale and in consideration of sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) paid by the PURCHASER to the VENDORS/OWNERS in the mode and manner more particularly stipulated herein below:-

- a. An Amount of Rs.2,00,000/- (Rupees Two Lakhs Only) has been paid to the VENDORS/OWNERS vide cheque no. 103951, Bank of India, Miramar Branch, Dated 11/10/2019, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.

A. S. M. Khan

R. S. M. Khan



- b. An Amount of Rs.4,00,000/- (Rupees Four Lakhs Only) has been paid to the VENDORS/OWNERS vide cheque no. 103952, Bank of India, Miramar Branch, Dated 26/10/2019, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.
- c. An Amount of Rs.3,00,000/- (Rupees Three Lakhs Only) has been paid to the VENDORS/OWNERS vide cheque no. 103959, Bank of India, Miramar Branch, Dated 17/03/2020, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.
- d. An Amount of Rs.2,00,000/- (Rupees Two Lakhs Only) has been paid to the VENDORS/OWNERS vide cheque no. 674306, Corporation Bank, Panaji Branch, Dated 2/07/2020, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.
- e. An Amount of Rs.2,00,000/- (Rupees Two Lakhs Only) has been paid to the VENDORS/OWNERS vide cheque no. 103964, Bank of India, Miramar Branch, Dated 2/07/2020, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.



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- f. An Amount of Rs.2,00,000/- (Rupees Two Lakhs Only) has been paid to the VENDORS/OWNERS vide cheque no. 000009, HDFC Bank, Porvorim Branch, Dated 13/07/2020, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.
- g. An Amount of Rs.2,00,000/- (Rupees Two Lakhs Only) has been paid to the VENDORS/OWNERS vide cheque no. 672635, Corporation Bank, Panaji Branch, Dated 28/08/2020, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.
- h. An Amount of Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) has been paid to the VENDORS/OWNERS on 18/02/2020, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.
- i. The Balance Amount Rs.50,000/- (Rupees Fifty Thousand Only) paid to the VENDORS/OWNERS at the time of execution of the present Deed of Sale, the receipt of which the VENDORS/OWNERS hereby admit and acknowledge.



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In terms of the aforesaid payment schedule and timely payment of the same, the VENDORS/ OWNERS hereby sell, transfer, release, convey, assign and assures UNTO and the use of the SAID PLOT no. 40 admeasuring 530 Sq. mtrs. which SAID PLOT is more particularly described in Schedule-II hereunder mentioned and delineated in red colour in the plan annexed hereto, which plan shall form integral part of the present Deed of Sale; TOGETHER WITH all its benefits and advantages, fences, drains, ways, paths, passages, water courses, lights, liberties, rights, privileges, easements and appurtenances whatsoever to the SAID PLOT and hereditaments or any part thereof belonging to or in anyways appertaining to or any time hereto force usually used, had, occupied or enjoyed therewith and of every part thereof, AND ALL THE ESTATE, rights, title, interest, claims and demand whatsoever at law and in equity of the VENDORS/ OWNERS and to the SAID PLOT and hereditaments and every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released and assured or expressed so to be with their appurtenances unto and to the use of the PURCHASER forever AND VENDORS/ OWNERS do and doth hereby covenant that they have in themselves good right, title and absolute power to grant, release and convey the SAID PLOT unto the PURCHASER in the manner aforesaid and it shall be lawful for the PURCHASER from time to time and all



times hereafter, peaceably and quietly to hold, possess and enjoy the SAID PLOT hereby granted with its appurtenances and achieve claims, rents and profits thereof for their own use and benefit without any lawful interruption, claim or demand whatsoever from or by the VENDORS/ OWNERS or from or by and person or persons lawfully or equitably claiming by, from, under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS/ OWNERS and the VENDORS/ OWNERS sufficiently saved, defended, kept harmless and indemnified or from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the VENDORS/ OWNERS or by any other person or persons lawfully or equitably claimed by from made or in trust for them and further that the VENDORS/ OWNERS and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT hereby granted or any part thereof by, from, under or in trust from them, the VENDORS/ OWNERS shall and will from time to time at all times hereafter at the request and cost of the PURCHASER, do, execute or cause to be done and execute all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and



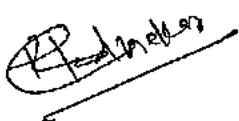
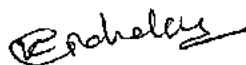
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assuring the SAID PLOT hereby granted unto and to the use of the PURCHASER in the manner aforesaid as shall and may be reasonably required, the VENDORS/ OWNERS hereby declares that they are the sole owners having good right, title and interest in the SAID PLOT and the SAID PLOT is free from any encumbrances or charges thereon.

- 
- (2) The VENDORS/OWNERS hereby admit and acknowledge the receipt of the entire consideration amount of Rs.20,00,000/- (Rupees Twenty Lakhs Only) and do hereby admit, acknowledge and discharge the PURCHASER to that effect.
- (3) The parties herein declare that for the purpose of Stamp Duty the SAID PLOT is valued at Rs.23,00,000/- (Rupees Twenty Three Lakhs Only) and accordingly the requisite stamp duty has been paid.
- (4) The VENDORS/OWNERS have today put the PURCHASER in peaceful and vacant possession of the SAID PLOT to be held peacefully by the PURCHASER without any harm and hindrance from any person whatsoever.
- (5) AND in consequences of this sale, the PURCHASER shall have and hold the SAID PLOT hereby sold, assigned and



released and conveyed with its and every of its right to the use and benefit of the PURCHASER forever and absolutely.

- (6) AND the VENDORS/OWNERS, do hereby covenant with the PURCHASER that notwithstanding any act, thing or deed by the VENDORS/OWNERS, done or executed or knowingly suffered to the contrary, VENDORS/OWNERS now have good right, title and full authority to grant and convey SAID PLOT as hereby granted or conveyed or expressed so to be unto and to the use of the PURCHASER in the said manner aforesaid.

- (7) In the aforesaid regard, the VENDORS/OWNERS covenants with the PURCHASER as under:-

- (i) That the VENDORS/OWNERS are the owners in possession of the SAID PLOT;
- (ii) That the VENDORS/OWNERS have a good and marketable title to the SAID PLOT, which is free from all encumbrances, charges, liabilities or equities of whatsoever nature;
- (iii) The VENDORS/OWNERS do hereby assure the PURCHASER about their marketability of title to the SAID PLOT described in Schedule-II hereunder and do hereby agree to deliver to the PURCHASER all their



title documents as required by the PURCHASER for ascertaining the title of the VENDORS/OWNERS;

(iv) That the VENDORS/OWNERS shall do and execute all such further acts, deeds and things as may be necessary for giving full effect to the terms of this Deed of Sale in favour of the PURCHASER or his nominee/s;

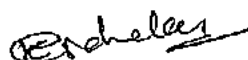


(v) That the VENDORS/OWNERS shall supply to the PURCHASER copies of all documents of title, as also other deeds and documents in proof of their representation that they have a good and marketable title to the SAID PLOT and that the SAID PLOT is free from all encumbrances, charges, liens, equities of whatsoever nature;

(vi) That the VENDORS/OWNERS shall indemnify and keep indemnified the PURCHASER against any claims or demands arising out of any defect in the title of the VENDORS/OWNERS, as also the marketability of the SAID PLOT;

(vii) That the VENDORS/OWNERS agree and assure to the PURCHASER that they have not entered into any Agreements for Development or Joint Venture Agreement or Agreement to Sell or Deed of Sale or any

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other deeds and writings in relation to the SAID PLOT and that they shall not do so during the currency of this Deed;

- (viii) That the VENDORS/OWNERS declare that they have not received any notices for acquisition or requisition of the SAID PLOT, nor the SAID PLOT is subject matter of any suit or execution proceedings in any Civil Court and that they have not created any rights in the SAID PLOT, which will affect its marketability;



- (ix) That the VENDORS/OWNERS shall do all acts, deeds and things as may be necessary for the purposes of fully and effectually transferring, conveying and selling the SAID PLOT to and unto the PURCHASER free from all defects and free from all encumbrances of whatsoever nature;

- (x) That there are no Mundkars or Tenants to the SAID PLOT and that the SAID PLOT is not subject to any attachment under any Act or Statue.

- (xi) That the VENDORS/OWNERS shall do and execute or cause to be done and executed all such acts, deeds and documents as may be necessary for making out a good and marketable title to the SAID PLOT and for

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better and effective conveyance thereof unto the PURCHASER;

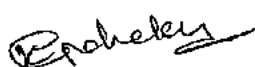
(xii) The VENDORS/ OWNERS hereby state and assure the PURCHASER that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received by or served upon them in respect of the SAID PLOT hereby agreed to be sold and if any such notice is issued, received or served before the completion of sale but, after this date it shall not be the liability of the VENDORS/ OWNERS though the VENDORS/OWNERS shall co-operate with the PURCHASER to get the property regularized for development.

(xiii) That the VENDORS/OWNERS have not charged/ mortgaged the SAID PLOT to any person or Financial Institution;

(xiv) Notwithstanding any act, deed, matters or things whatsoever done by the VENDORS/OWNERS or by any person/s lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary, the VENDORS/OWNERS have good right and absolute powers to grant, transfer, convey and assure the SAID PLOT unto and to the PURCHASER



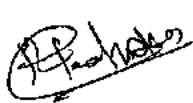
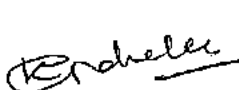
R. S. Srinivasan

R. S. Srinivasan





in the manner aforesaid and it shall be lawful for the PURCHASER from time to time and at all times hereinafter to peacefully and quietly hold, possess, own and enjoy the SAID PLOT and to receive the rents and profits, to use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the VENDORS/OWNERS or from by any other person/s lawfully or equitably claiming by from, under or in trust for the VENDORS/OWNERS and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS/OWNERS 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 VENDORS/OWNERS or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the VENDORS/OWNERS and all person/s having or lawfully equitably claiming any estate, right title or interest at law or in equity in the SAID PLOT hereby granted or any part thereof by, from or under or in trust of the VENDORS/OWNERS.


(8) AND the PURCHASER shall and may at any time hereafter peacefully hold, use and possess the SAID PLOT, develop the same, receive rents and profits thereof for its own benefit without any suit, eviction, interruption, claim or demand from the VENDORS/OWNERS and the VENDORS/OWNERS undertakes to indemnify whomsoever should claim title to the SAID PLOT which is hereby sold and to further indemnify the PURCHASER in case the rights which are claimed by the third person should partly or wholly render this sale null and void or ineffective.



(9) AND that the VENDORS/OWNERS declare that the SAID PLOT hereby sold is free from encumbrances and the VENDORS/OWNERS further declare that they shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do or cause it to be done or execute all such acts, deeds and things whatsoever for further and more perfectly assuring the aforesaid right in the aforesaid SAID PLOT or every part thereof unto and to the use of the PURCHASER in the manner aforesaid, as shall and/or may be reasonably required.

(10) The VENDORS/OWNERS do hereby give their explicit consent to the PURCHASER to delete their names and get the name of the PURCHASER recorded in the Survey Record of the Village Panchayat and for that purpose to

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conduct Mutation Proceedings before the Appropriate Authority. The VENDORS/OWNERS do hereby further agree and assure the PURCHASER to sign and execute all such other documents and give NOC for the above purpose.

(11) AND that the VENDORS/OWNERS do hereby give their consent to the PURCHASER to seek the mutation of the SAID PLOT in the name of the PURCHASER.

(12) It is agreed from the date of this Deed of Sale, the PURCHASER shall pay and discharge all future taxes and outgoings including municipal tax and all other charges, rates, cesses etc. that may be levied by any Semi Public and/or Public Body or Authorities in respect of the SAID PLOT and the construction on it, and which would be payable by the PURCHASER. The VENDORS/OWNERS herein have paid up-to-date taxes and all the receipts have been provided unto the said PURCHASER and the PURCHASER hereby acknowledges the same.

(13) The VENDORS/OWNERS declare that the VENDORS/OWNERS have obtained Technical Clearance Order dated 7/1/2021 bearing Ref No. TPP/501/Candola/114/1/ 2021/62 granted by the Dy. Town Planner, Town and Country Planning Department for construction of residential building in the SAID PLOT.

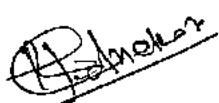


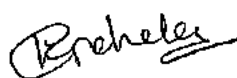
(14) The VENDORS/OWNERS declare that the VENDORS/OWNERS have obtained NOC dated 12/1/2021 bearing no. PHCB/NOC-Const/2020-2021/1687 from the Primary Health Centre Betki, Directorate of Health Services, Government of Goa, for construction of residential building in the SAID PLOT.

(15) The VENDORS/OWNERS declare that the VENDORS/OWNERS have obtained Construction License (Revised) from the Village Panchayat of Betki-Candola dated 22/10/2021 bearing no. VP/BC/2021-22/Revised F. Const./Lic. No. 18/776. The said Construction Licence has been granted in pursuance of Resolution no. 7(3) dated duly approved by the Village Panchayat Betki-Candola in its Meeting held on 13/1/2021.



(16) All disputes, which may arise between the Parties to this Deed of Sale, whether in relation to the interpretation of the clauses and conditions of this Sale Deed and/or about the performance of these presents or concerning any act or omission of the other Party to the disputes, or to any act which ought to be done by the Parties in disputes, or in relation to any matter whatever concerning this Sale Deed shall be referred to Arbitration in accordance with the provisions of the Indian Arbitration and Conciliation Act,







1996. The venue for conducting arbitral proceedings shall be in Panaji - Goa.

- (17) All notices required to be served on the VENDORS/OWNERS and the PURCHASER hereto shall be made in writing and shall be deemed to be served properly when delivered by registered post with A.D. or through courier or by E-mail on the respective addresses as mentioned herein above.



- (18) All expenses relating to the preparation, execution and registration of the present Deed of Sale/Conveyance in relation to the SAID PLOT shall be borne by the PURCHASER without any cost to the VENDORS/OWNERS.

- (19) The VENDORS/OWNERS declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

- (20) That for the Purpose of Stamp Duty the "SAID PLOT" is valued at Rs.23,00,000/- (Rupees Twenty Four Lakhs Only), as such, accordingly adequate stamp duty amounting to Rs.69,000/- (Rupees Sixty Nine Thousand Only) is paid herewith.

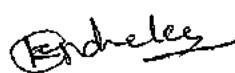
"SCHEDULE-I"

(DESCRIPTION OF THE SAID LARGER PROPERTY)

ALL THAT larger property being Plot no. 26, admeasuring 49,000 Sq. Mtrs. or thereabout of the property known as "**BAGUIRY**" alias "**BAGUIRY PRABHULEM**" alias "**ODIABATA**" situated at Candola, within the local limits of Gram Panchayat of Betki-Candola, Taluka Ponda, Sub-District Ponda, District North Goa, Goa, registered in the Land Registration Office under no. 2037 at page 122 overleaf of Book B-24 (old) and registered in the Taluka Revenue Office at Ponda under no. 169 and surveyed under new Survey no. 114/1 (part) of village Betki-Candola, Ponda Taluka.

The said larger property is bounded as under:

- On the East: By reserved road.
- On the West: By property "Odiabata" of Jagishcahndra Sinai Khandeparkar.
- On the North: By property "Odiabata" of Jagishcahndra Sinai Khandeparkar.
- On the South: By property of Mukund Porob Colwalkars and Others.



"SCHEDULE-II"

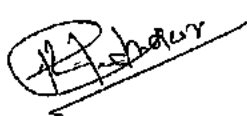
(DESCRIPTION OF THE SAID PLOT)

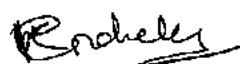


All that Plot No. 40 admeasuring 530 sq.mts. of Survey number 114/1(~~Part~~) and forming part of the larger property more particularly described in SCHEDULE-I hereinabove known as "BAGUIRY" alias "BAGUIRY PRABHULEM" alias "ODIABATA" of Village Panchayat Betki-Candola, Ponda Taluka, Goa, clearly delineated on plan annexed hereto with the red colour boundary lines. The said Plot is bounded as under:


Towards the East: By plot no. 41.
Towards the West: By plot no. 39.
Towards the North: By open space.
Towards the South: By 10 mts. internal road.

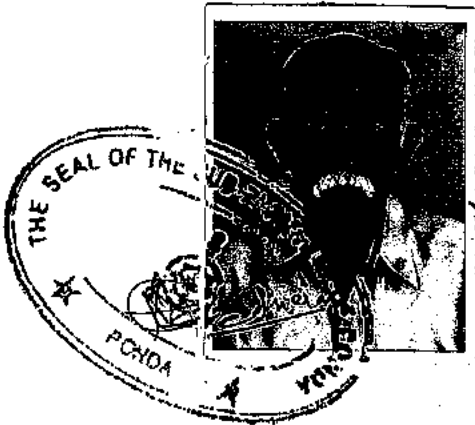
IN WITNESS WHEREOF the parties have put their hands on this day, month and year in presence of two witnesses.





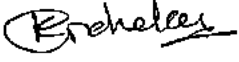


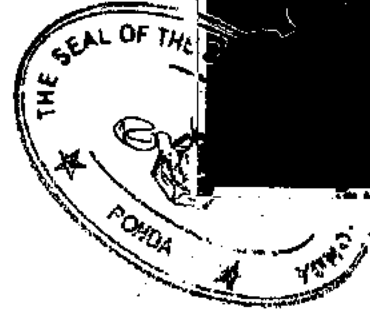
SIGNED AND DELIVERED BY THE WITHIN NAMED VENDORS/
OWNERS.



(1) SHRI. CHANDRASHEKAR RAMNATH TARKAR PEDNEKAR

L.H.T.I	R.H.T.I
	
	
	
	
	



Ercheles

(2) SMT. KALINDI CHANDRASHEKHAR PEDNEKAR.

L.H.T.I	R.H.T.I
	
	
	
	
	



A. Pednekar

Ercheles

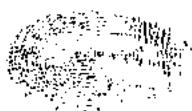
[Signature]

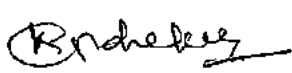
SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER.



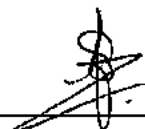
AAY EES BUILDCON GOA
REPRESENTED BY MR. SAMEER BAIG FOR SELF AND AS
DULY CONSTITUTED ATTORNEY OF MRS. NASIMA BAIG.



L.H.T.I	R.H.T.I
	
	
	
	
	

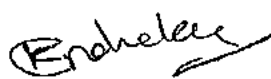


WITNESSES:

1.  (SHAIKH FAKIR SAB)

2.  (NASIR BAIG)



 Anshu
 Pradeep 

H. Adhokm

Brachelley

GA



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Feb-2022 01:04:49 pm

Document Serial Number :- 2022-PON-153

Presented at 12:58:14 pm on 01-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	69000
2	Registration Fee	69000
3	Mutation Fees	1000
4	Processing Fee	1220
Total		140220

Stamp Duty Required :69000/-

Stamp Duty Paid : 69000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sameer Baig ,Father Name:Anwar Rafiq Baig, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address 1 - Baigs Ashiana, 897-5, Socorro, Porvorim, Bardez, Goa., Address 2 - 2nd Floor, Spaces Building, EDC Complex, Patto, Panaji, Goa., PAN No. [REDACTED]			

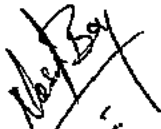
Executer

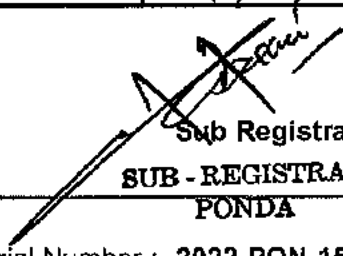
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Chandrashekhkar Ramnath Tarkar Pednekar , Father Name:Ramnath Uttam Tarkar Pednekar, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Other, House no. D-3, G-4, Bondir, Opposite Football Ground, Chamunda Enclave, Santa Cruz, Tiswadi, North Goa, Goa., PAN No. [REDACTED]			
2	Kalindi Chandrashekhkar Pednekar Alias Kalindi Chandrashekhkar Tarkar Pednekar , Father Name:Shanyaram Shambu Velguekar, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Housewife, House no. D-3, G-4, Bondir, Opposite Football Ground, Chamunda Enclave, Santa Cruz, Tiswadi, North Goa, Goa., PAN No. [REDACTED]			
3	Sameer Baig , Father Name:Anwar Rafiq Baig, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Baigs Ashiana, 897-5, Socorro, Porvorim, Bardez, Goa.2nd Floor, Spaces Building, EDC Complex, Patto, Panaji, Goa., PAN No. [REDACTED] as Power Of Attorney Holder for Nasima Baig Alias Nasima Bi As Partner Of AAY EES Buildcon Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Sameer Baig As Partner Of AAY EES Buildcon Goa , Father Name:Anwar Rafiq Baig, Age: 49, Marital Status: , Gender:Male,Occupation: Business, 897-5, Baigs Ashiana, Socorro, Porvorim, Bardez, Goa., PAN No [REDACTED]			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Shaikh Fakir Sab, Age: 23, DOB: 1998-10-03 , Mobile: [REDACTED] Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, House no. 16/10/1, House no. 16/10/1, Near Sunni Madni Masjid Bhatlem, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Nasif Baig, Age: 40, DOB: 1981-08-08 , Mobile: [REDACTED] Email: , Occupation: Service , Marital status : Married , Address: 403001, E 99, E 99, Bhatlem, Panaji, Tiswadi, NorthGoa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2022-PON-153



Document Serial No:-2022-PON-153

Book :- 1 Document
Registration Number :- **PON-1-144-2022**
Date : 01-Feb-2022



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

SUB - REGISTRAR
PONDA





**TOWN AND COUNTRY PLANNING DEPARTMENT
PONDA TALUKA OFFICE**

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has no objection for the registration of Deed of Sale (Re-Sale) in respect of property bearing Survey No. 114/1 , Plot no. 40, of Village Candola, Taluka Ponda, as per the Plan hereby annexed. The plot falls within "Settlement Zone, as per Regional plan for Goa 2021 totally admeasuring 530.00 Sq.m2 known as "Baguiry."

The plot falls beyond 500 mtrs. from High Tide Line:

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

North: By Open space.
South: By Internal road.
East: By plot no. 41.
West: By plot no. 39.

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulation.
3. On issue of this N.O.C, any permission granted by the Department stands cancelled/withdrawn/invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the Property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

This is a case of re-sale of plot.

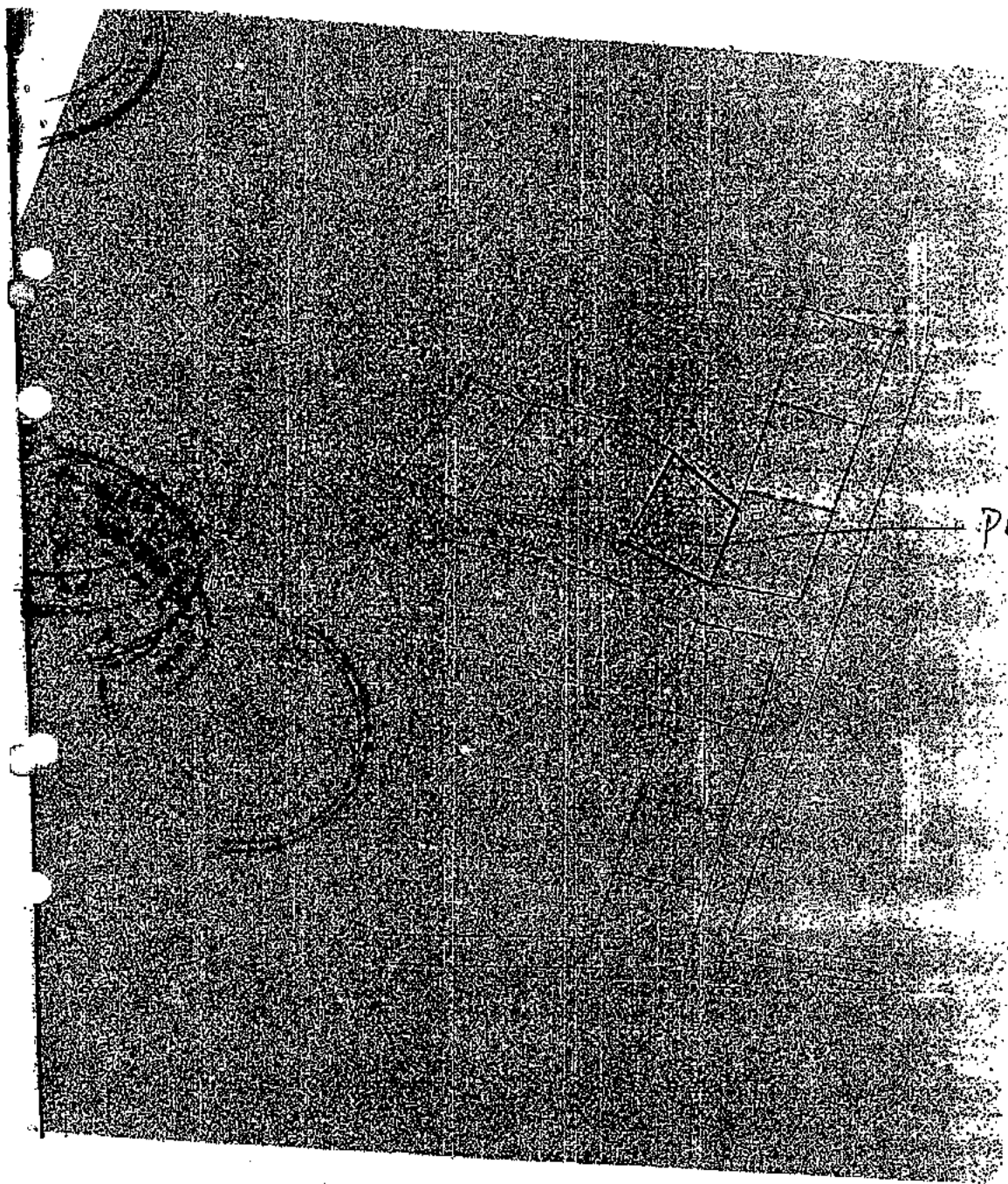


22/12/2021

Mangurish N. Verenkar)
Dy. Town Planner

To,
Chandrashekhar R.T. Pednekar,
St.inez, Panaji-Goa.

Tk/-



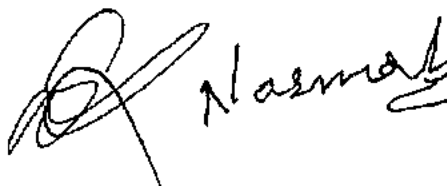
PLOT NO. 40.

WHEREAS I had entered into a Deed of Partnership dated 24/2/2021 with Mr. Sameer Baig executed before the Notary Public Advocate Sayed Abbas on 24/2/2021 and registered at Serial No. 1097/2021 thereby agreeing to carry out the business of Real Estate and Construction and development of land within the Union of India and more specifically in the State of Goa, Karnataka and Maharashtra.

AND WHEREAS on account of my old age and travel to Dubai it is not possible for me to look after and manage the daily affairs as contemplated under the Partnership Deed dated 24/2/2021 and also to appear and remain personally present before the competent/ concerned authorities including Bank/ Financial Institutions etc., as and when required and as such, I desire to appoint my son who is also my partner **MR. SAMEER BAIG** as my lawful Attorney for the said purposes.

WHEREAS my son/ partner said **MR. SAMEER BAIG**, has consented to act as such.

NOW THEREFORE BY THIS POWER OF ATTORNEY, I, NASIMA RAFIQ BAIG, as the partner of the said Firm do hereby appoint, nominate and constitute my son/ Partner **MR. SAMEER BAIG**, son of Late Mr. Anwar Baig, 49 years of age,

Indian National, Business, having Aadhaar Card no. [REDACTED]

[REDACTED] PAN Card no. [REDACTED] Mobile no. [REDACTED]

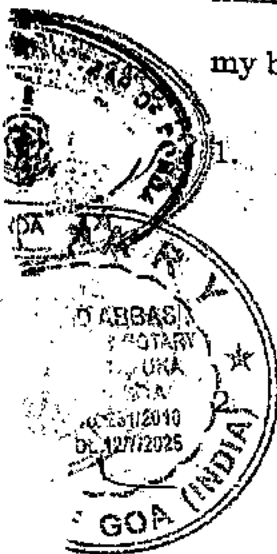
resident of Baig's Ashiana, 897/5, Socorro, Porvorim, Bardez-
Goa, as my attorney or agent with full authority and powers to
do and execute all the following acts, deeds and things in the
name and on the behalf of the said Firm or in my name and on
my behalf and for me viz:

1. To carry on the business of the said partnership Firm
"M/S. AAY EES BUILDCON GOA" in terms of the said
Deed of Partnership dated 24/2/2021.

To appoint managers, accountants, clerks, peons and
other persons for carrying on different types of work in
connection with the said business, to pay their salaries,
wages and other emoluments as are normally paid and if
necessary to remove or dismiss any one or more of them
as occasion may require.

To acquire any premises on rent or other terms for
carrying on the business of the Firm.

4. To open one or more accounts in one or more Banks in the
name of the Firm and to operate the same as well as those
at present existing. To close any such account or accounts
if necessary.

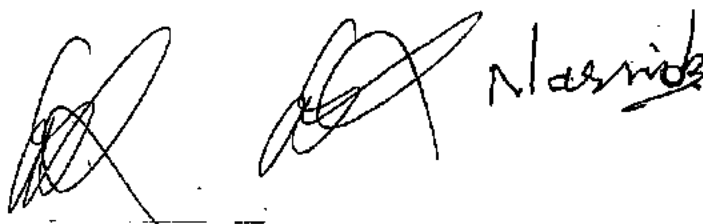


  Nasir

5. To draw, accept, negotiate, pay or satisfy any bills of exchange, promissory notes, cheques, hundies, drafts, orders for payment or delivery of money, securities and other negotiable instruments which the said attorney as partner may think necessary or desirable in the course of the business of the Firm and the promotion thereof.

6. To sign all applications and papers required for obtaining different kind of licenses and permits from Government, Municipal and other local authorities required to be obtained under the law and to obtain such licences and permits.

To represent me before all the Government, Local, Revenue Authority or any other authorities constituted for any purpose whatsoever including the Village Panchayat, Municipality, Corporation, Town & Country Planning Department, P.W.D., Water Supply Department, Electricity Department, Sewage Department, Directorate of Land Survey and Settlement, Mamlatdar, Dy. Collector, other Statutory/ Non-Statutory and Local Authorities and all the other concerned State Government and Central Government Departments and to apply for and obtain any permissions, Licenses, approvals, Conversions, No Objection Certificates etc. and all other requirements and to renew such permissions, licenses etc. on my behalf.



N. Srinivas

8. To borrow moneys as may be required from time to time for the business of the Firm from any bank by way of overdraft or cash credit account without security or with security by way of hypothecation or pledge and moveable or immovable assets of the Firm or by mortgage, equitable or legal of any immovable or immovable property of the Firm or by way of drawing hundies or in other way as possible and with such rate of interest and on such terms and conditions as the said Attorney may think fit.

To purchase or take on lease or otherwise acquire any immovable property consisting of land or land with building or a flat or other premises in a building.

10. To sell or give on lease or otherwise dispose any immovable property consisting of land or land with building or a flat or other premises in a building.

11. To demand, receive, recover, collect all debts outstanding, trade dues and all moneys or property due and payable to the Firm and to pass receipts for the same.

12. For all or any of the purposes herein contained to enter into and execute agreements, deeds of any nature, such as agreement for sale, deed of conveyance, deed of sale, deed of rectification, deed of mortgage, deed of lease or sub lease, hire purchase agreement, memorandum of

  Narmada

understanding or any other deed or document required to be executed by or in favour of the Firm.

13. To present and lodge for registration before the concerned Sub Registrar, Notary Public or any other Authority all deeds executed by the said attorney or in favour of the Firm and which require registration under the law and to do all other acts and things required for completing registration and to pay stamp duties and registration charges in respect thereof.

To sign, swear, verify any pleadings, Applications, Affidavits, Documents, Undertaking, Declarations, Forms etc. and to file/submit the same before any courts of law including Civil Courts, Criminal Courts, Revenue Courts or Rent Controller, Administrative Tribunal or any other competent Authorities including Village Panchayat, Corporation, Planning and Development Authority, Town and Country Planning Department, Municipality, Health Department, Public Works Department, Electricity Department, Water Supply Department, Munshi, Tahasildar, Talathi, Mamalmdar, Dy. Collector, Collector, etc. and any other statutory and local authorities with any matters arising out of any transaction/dealing of the said Partnership Firm.



  Namaki

15. To appear and file any Complaint, Applications, written Statements, Replies, Affidavits, Representations, Cross Objections, Memo of Appeal, Revision, Writ Petitions, Complaints under the Criminal Procedure Code, etc. on my behalf in any Courts of Law including Civil Courts, Criminal Courts, Revenue Courts, Rent Controller, Administrative Tribunal or before any Authorities including Statutory/Non-statutory/ Local bodies and to depose before them in connection with any dispute pertaining to any transaction/dealing of the said Partnership Firm.

To defend any Suits, Appeal, Writ Petitions, Revision, Review or any other legal proceedings taken Partnership Firm or against any transaction/dealing of the said Partnership Firm in any Courts of Law and to do all the acts and things as are mentioned above.

17. To serve or cause to be served any or all notices, summons etc. and such other process of the Courts of law and/ or to accept any such services of the aforesaid processes of the Court of Law for me and on my behalf.

18. To settle, adjust, compound, compromise, any suits, legal proceedings wherein I am the party or any disputes in

  Normal

connection with any issues in regard to any transaction/dealing of the said Partnership Firm.

19. To appoint/ engage any Advocate/ Pleader/ Solicitor, Vakil, Chartered Accountant, Architect, Contactor, Builder, Promoter or any other professionals and to retain them and/ or to discharge them from time to time or to terminate such appointments as when and required as my said Attorney may deem fit and proper.

20. To pay income tax and other taxes payable by the Firm and for that purpose to file income tax returns and produce Books of Account for assessment, and other documents to appear before Income Tax Officer and other Officers, to file appeals and other applications against any orders passed by the Income Tax Officer and other Officers or Appellate authority and for that purpose to engage Chartered Accountant, Tax Consultants and other experts.

21. To write and maintain accounts of all other dealings and business of the Firm and for that purpose to maintain necessary Books of Accounts and to get them audited by a Chartered Accountant.

22. To agree to refer any dispute between the Firm and other party in any transaction or any claim made by or against the Firm for moneys or otherwise, to arbitration of one or

  Narval

more arbitrators and to attend such arbitration on behalf of and to represent the Firm and file all statements of claim, defence and evidence before the Arbitrator or Arbitrators.

AND GENERALLY, to do all lawful acts as may be necessary for the abovementioned purposes which I could have done myself if I was personally present.

AND I HEREBY AGREE that all acts, deeds and things, lawfully done by my said Attorney shall be construed as acts, deeds and things done by me and I UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever my said Attorney shall lawfully do or cause to be done for me by virtue of these presents.

IN WITNESS WHEREOF, I, MRS. NASIMA BI alias NASIMA BAIG, HAVE HEREUNTO SET MY HANDS ON THIS 24th DAY OF FEBRUARY IN THE CHRISTIAN YEAR TWO THOUSAND AND TWENTY ONE, AT PANAJI-GOA.

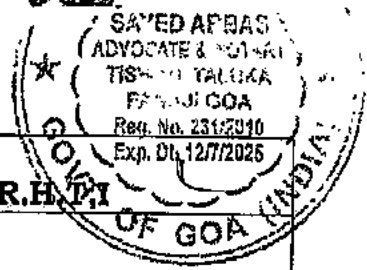
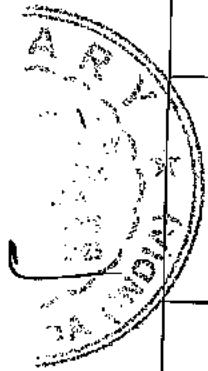
  *Nasima*

SIGNED AND DELIVERED BY
THE WITHIN NAMED EXECUTANT.

Nasima



MRS. NASIMA BI alias NASIMA BAIG.
(EXECUTANT)



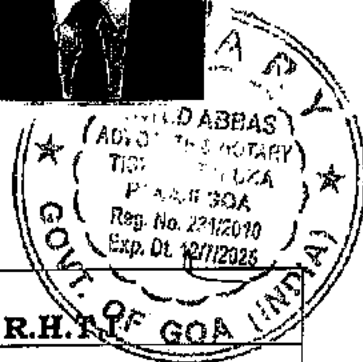
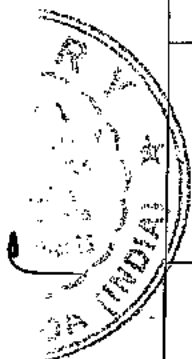
L.H.T.I	R.H.T.I

Nasima

ACCEPTED BY ME.



MR. SAMEER BAIG.



L.H.T.I	R.H.T.I

Alasmal

In presence of WITNESSES:

1.

Sanima Baig

AADHAR Number

2.

Shailb Fahir Sat

AADHAR Number

Narmad

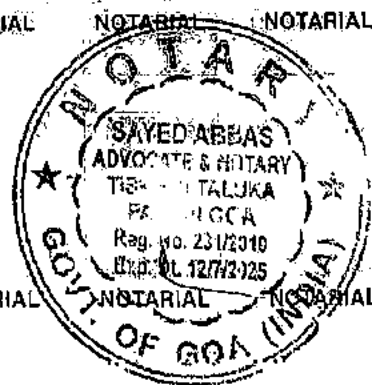
EXECUTED BEFORE ME
WHICH I ATTEST

Reg. Br. No. 1098 Date 24/02/2021

Sayed Abbas
SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010

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TRUE COPY
Reg. No. 434/2022 Date 28/01/2022

Sayed Abbas
SAYED ABBAS
Advocate & Notary
Tiswadi Taluka
Panaji-Goa 403001
Reg. No. 231/2010