



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 1495000/-

(Rupees Fourteen Lakhs Ninety Five Thousands only)

PAID VIDE E-RECEIPT NO 202400104050 DATED :12-Feb-2024,

IN THE GOVERNMENT TREASURY.



Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400008437
DOCUMENT SERIAL NUMBER	:	2024-BRZ-1222
DATE OF PRESENTATION	:	27-Feb-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1109-2024
DATE OF REGISTRATION	:	27-Feb-2024
NAME OF PRESENTER	:	ANUJ HASIJA Partner Of DIWA X KRA HOMES
REGISTRATION FEES PAID	:	₹897000/-
PROCESSING FEES PAID	:	₹4800/-
MUTATION FEES PAID	:	₹2000/-

THIS DEED OF SALE is executed on this 21st day of February of the year Two Thousand and Twenty Four (21/02/2024), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

BETWEEN

1. MRS. MELQUIADES CONCEICAO BEMVINDA FILOMENA DESOUSA alias M C B FILOMENA DESOUSA, daughter of Manuel Francisco de Souza, wife of late Crescencio Desouza, age 75 years, widow, housewife, Indian National, holding Aadhaar Card bearing No. _____, residing at H. No. 55/9 BEHIND POLICE STATION ANSABHAT MAPUSA Bardez Mapusa North Goa, Goa - 403507

2. MRS. FELICIDADE DO REGO alias FELICIDADE L DESOUZADO REGO, daughter of late Crescencio De ^{MC} Souza, age 53 years, married, Housewife, Indian National,

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For DIWA X KRA HOMES

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Partner

For DIWA X KRA HOMES

[Signature]
Partner

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holding Aadhaar card bearing No. _____ } and PAN
card bearing No. _____ and her husband,

3. MR. JESUS REGO alias HENRIQUE DO REGO alias JESUS HENRIQUE REGO, son of Henrique Avelino Rego, age 62 years, married, Indian National, business, holding Aadhaar Card bearing No. _____ and PAN card bearing No. _____, both residing at Ft. No. 332/9, Kapil Bldg, Ganeshpuri Housing Board Mapusa Mapusa North Goa, Goa - 403507

4. MR. MICHAEL MANNY DSOUZA, son of late Crescencio De Souza alias Crescencio Desouza, age 48 years, married, business, Indian National, holding PAN card bearing No. _____ and Aadhaar card bearing No. _____, residing at H. No. 55/9, BEHIND POLICE STATION ANSABHAT MAPUSA, Bardez, North Goa, Goa - 403507 and his wife,

5. MRS. FIONA DCOSTA alias FIONA D'COSTA E D'SOUZA, daughter of Aleix Francisco Dcosta, wife of Michael Manny D'souza, age 44 years, married, housewife, Indian National, holding PAN card bearing No. _____ and Aadhaar card bearing No. _____

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D. P. S.
L. S.
J. D. S.
J. D. S.
Y. D. S.
E. P. S.
S. R. S.
A. S.
C. S.

For DIWA X KRA HOMES

Partner

For DIWA X KRA HOMES

Partner

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, residing at H.No. 184, Behind Dcosta Mansion, Cariamoddi, Curchorem, Curchorem, South Goa, Curchorem, Goa - 403706.

6. MS. LYNETT SAVIA DESOUSA alias LYNETT DESOUSA, daughter of Crescencio De Souza alias Crescencio Desouza, age 37 years, unmarried, Indian National, holding Aadhaar card bearing No. [redacted] and PAN card bearing No. [redacted], residing at H. No. 55, Ward No. 9, Behind Police Station Ansabhat, Mapusa, North Goa, Goa - 403507,

7. MRS. TEREZA JULIA D'SOUZA, wife late Max Dsouza, daughter of Lawrence Francis Dsouza, age 78 years, widow, Indian National, holding Aadhaar card bearing No. [redacted] and PAN card bearing No. [redacted], residing at 905/1, Monteiro Vado, Anjuna, Bardez North Goa, Anjuna, Goa - 403509,

8. MRS. SEVERINA RAO, daughter late Max Dsouza, age 57 years, married, Indian National, holding Aadhaar card bearing No. [redacted] and PAN card bearing No. [redacted]

Desouza
D. D.
L. i.

J. Desouza

J. Desouza

Desouza
EP. i. c.

J. Rao

A. A.

@smta

For DIWA X KRA HOMES

Partner
Partner

For DIWA X KRA HOMES

Partner
Partner

Sanelli

), residing at 1608, Grande Chivar, Anjuna,
Bardez, Anjuna, Goa - 403509,

9. MRS. SANDRA FILOMY CHANDRA, daughter late Max
Dsouza, age 54 years, married, Indian National, holding
PAN card bearing No. _____, Aadhar Card bearing
No. _____, residing at H. No. 907, Monteiro
Vaddo, Anjuna, North Goa, Goa - 403509, TD

**10. MR. NILESH PETER D'SOUZA alias DSOUZA
NILESH PETER**, son of Peter Michael Dsouza alias Peter
Dsouza, age 46 years, married, business, Indian National,
holding PAN card bearing No. _____ and Aadhar
card bearing No. _____ and his wife;

**11. MRS. AGNES NILESH DSOUZA alias AGNES
DSOUZA**, daughter of Joseph Andrew Dsouza, age 44
years, married, business, Indian National, holding PAN
Card bearing No. _____ and Aadhar card bearing
No. _____, both residing at Room No-56,
Bhagwandas Chawl, K.T. Bhosale Street, Near Nishant
Talkies, 785, Bhawani Peth, Pune-42, Pune City, Pune,
Maharashtra-411042,

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For DIWAX KRA HOMES

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Partner

For DIWAX KRA HOMES

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Partner

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12. **MRS. KAREN D'SOUZA**, daughter of Joseph D'souza, age 45 years, married, business, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____7, residing at H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Mercedes, Santa Cruz, North Goa, Goa - 403005 and her husband;

13. **MR. ERNESTO RUMEU PIRES**, son of Joao Nanuel Bonaventora Gomes, age 46 years, married, business, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____ residing at Near Govt. Primary School, H.No. 91/1, Mercedes, North Goa, Goa - 403005,

14. **MR. JOHN CECIL DSOUZA**, son of Joseph Ignatius Dsouza, age 41 years, unmarried, service, Indian National, holding PAN Card bearing No. _____ I and Aadhar card bearing No. _____, residing at 1727, Sorvanto waddo, Behind Don Joao Hotel, Anjuna, North Goa, Anjuna, Goa - 403509, hereinafter referred to as the **"OWNERS/VENDORS"** (which expression shall include



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For DIWA X KRA HOMES

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Partner

For DIWA X KRA HOMES

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Partner

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their heirs, successors, legal representatives and assigns)
of the **FIRST PART**:

AND

M/S DIWA X KRA HOMES, a partnership firm, duly
registered under Partnership Act, having PAN card No.

), having its registered office at, M-31 old dlf
Gurgaon Haryana - 122001, represented herein by its
Designated Partners **(1) MR. ANUJ HASIJA**, son of
Mahender Kumar Hasija alias Mahinder Kumar Hasija,
age 27 years, married, business, Indian National, holding
Aadhar card No. . and PAN Card bearing
No. , residing at 34, Sector -14, Gurgaon,
Gurgaon, Haryana -122001,

(2) MR. TANUJ HASIJA, son of Mahender Kumar Hasija,
age 34 years, married, business, Indian National, holding
Aadhar card bearing No. 7 and PAN Card
bearing No. , residing at 34, Sector -14,
Gurgaon, Gurgaon, Haryana -122001.

(3) MR. INDER MOHAN ARORA, son of Kanwar Bhan
Arora, age 53 years, married, business, Indian National,



Arora
D. R.

X/i.

A. S. Arora

A. S. Arora

X/Souza
E. Pires

S. Rao

A. S.

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For DIWA X KRA HOMES

Arora
Partner

For DIWA X KRA HOMES

Arora
Partner

Arora

holding Aadhar card bearing No. _____ and PAN Card No. _____, residing at House No-4705 First Floor, DLF CITY Phase-4, Galleria Market, Gurgaon, Galleria DLF-IV, Gurgaon, Haryana- 122002,

(4) MR. TOSHANK DHINGRA, son of Narender Dhingra, age 33 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card No. _____, residing at 31-A, Anubhav Apartment, Sector -13, Rohini, Avantika, Rohini Sector-7, Narela, North West Delhi, Delhi- 110085. A.H.

(5) MR. RAHUL BAJAJ, son of Banwari Lal Bajaj alias Banwarilal Bajaj, age 47 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card No. _____, residing at Bajaj Lodge, polo Hills, Shillong (Cantonment Board), PO: Shillong GPO, Dist: East Khasi Hills, Meghalaya-793001. A.J.

(6) MR. KAILASH CHANDRA LOHIA, son of Rameshwar Lal Lohia alias R L Lohia, age 69 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card No. _____, residing A.J.



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For DIWAX KRA HOMES

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Partner

For DIWAX KRA HOMES

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Partner

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at No.-71, M G Road, Fancy Bazar, Guwahati, PO:
Guwahati G.p. Dist, Kamrup Metro, Assam -781001.

(7) MR. ASHU JHUNJHUNWALA, son of Krishna Kumar Jhunjhunwala, age 40 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card bearing No. _____, residing at AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof mean and include its heirs, successors, legal representative and assigns) of the **SECOND PART**.

AND

MRS. MARIA FILOMENA PINTO alias MILY PINTO alias MARIA PHILOMENA PINTO alias FILOMENA PINTO alias MARY MARRELL alias MARIA PHELOMANA PINTO alias MILLI JOHN PINTO, daughter of Robert Pinto, wife of Late John Anthony Marrel, age 84 years, widow, Indian National, holding Aadhaar Card bearing No. _____ and PAN card bearing No. _____, residing at Gaykawad Chawl, Shimpoli Cross No. 2, Near



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For DIWA X KRA HOMES
Partner

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J. De Souza
J. De Souza

J. De Souza

For DIWA X KRA HOMES
Partner

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Rajada School, Borivali West, Mumbai, Maharashtra - 400092, hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, successors, legal representative and assigns) of the **THIRD PART.**

(The Vendor Nos. 2 and 3 are herein represented by their daughter **MISS. MARIA DAZZLE SAVIA DO REGO**, daughter of Henrique Do Rego alias Jesus Henrique Do Rego, age 28 years, unmarried, Service, Indian National, Holding PAN card bearing No. _____ and Aadhaar card No. _____, residing at h. No. 332/9, Kapil Building, Ganeshpuri, housing Board, VTC: Mapusa, PO/: Mapusa, District: North Goa, State: Goa - 403507, vide Power of Attorney dated 23/02/2024, before the Notary Adv. Shilpa B. Salgaonkar, under Sr. No. 777/2024)

(The Vendor No. 4 is herein represented by his wife **MRS. FIONA DCOSTA alias FIONA D'COSTA E D'SOUZA**, daughter of Aleix Francisco Dcosta, wife of Michael Manny D'souza, age 44 years, married, housewife, Indian National, holding PAN card bearing N _____ and Aadhaar card bearing No. _____, residing at _____)



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For DIWAX KRA HOMES
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Partner

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For DIWAX KRA HOMES
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Partner

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J. D'souza

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@s-fu

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Daniel

H.No. 184, Behind Dcosta Mansion, Cariamoddi, Curchorem, Curchorem, South Goa, Curchorem, Goa - 403706, vide Power of Attorney dated 03/02/2024, before the Notary Adv. Mohammed Ibrahim, under Registration No. 903.)

(The Vendor No. 9 is herein represented by her mother **MRS. TEREZA JULIA D'SOUZA**, wife late Max Dsouza, daughter of Lawrence Francis Dsouza, age 78 years, widow, Indian National, holding Aadhaar card bearing No.

and PAN card bearing No. 3, residing at 905/1, Monteiro Vado, Anjuna, Bardez North Goa, Anjuna, Goa - 403509, vide Power of Attorney dated 30/09/2023, before the Notary Madhu Redkar, under Registration No. 5396/23)

(The Vendor No. 14 is herein represented by his sister **MRS. KAREN D'SOUZA**, daughter of Joseph D'souza, age 45 years, married, service, Indian National, holding PAN Card bearing No. and Aadhar card bearing

No. , residing at H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Mercas, Santa Cruz, North Goa, Goa - 403005, vide Power of Attorney dated 09/02/2024, before the Joint Sub-Registrar Class II,



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For DIWA X KRA HOMES

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Partner

For DIWA X KRA HOMES

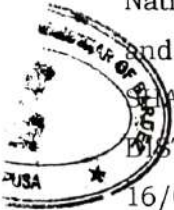
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Haveli, Maharashtra, under Registration No. 4/3235/1/15.)

(The Purchasers- Partner Nos. 2, 3 and 4 of **M/S DIWA X KRA HOMES**, are herein represented by their partner **MR. ANUJ HASIJA**, son of Mahender Kumar Hasija alias Mahinder Kumar Hasija, age 27 years, married, business, Indian National, holding Aadhar card No. _____ and PAN Card bearing No. _____, residing at 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, vide POA dated 15/02/2024, before the Notary Adv. Mahender S Punia under Registration No. 349.)

(The Purchasers-Partner Nos. 5 and 6 of **M/S DIWA X KRA HOMES**, are herein represented by their partner **MR. ASHU JHUNJHUNWALA**, son of Krishna Kumar Jhunjhunwala, age 40 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card bearing No. _____, residing at AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, vide POA dated 16/02/2024 before the Notary Adv. Amit Joshi.)



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For DIWA X KRA HOMES

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Partner

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For DIWA X KRA HOMES

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Partner

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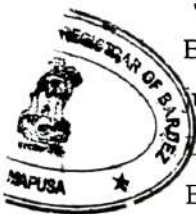
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(The Confirming Party is herein represented by her Power of Attorney holder her daughter-in-law **MRS. SEBASTIAN C. F. MARRELL alias SEBASTIAN MARRELL**, daughter of Micheal Lobo, wife of Late Lynus Marrell, age 65 years, housewife, Indian National, holding PAN card bearing No. _____ and Aadhaar Card bearing No. _____, residing at House No. 1722, Sorantto Waddo, Anjuna Beach Road, Anjuna North Goa Goa-403509, vide Power of Attorney dated 24/09/2018 before the Notary Adv. Madhu R Redkar under Registration No. 2530/18.)

WHEREAS there exists ALL THAT property admeasuring 1415 sq. mts. surveyed under survey No.198/4-A, forming a part of the larger Property known as "KANTIO" also known as "SORANTO", situated within Village Anjuna, Sub- District of Bardez, District of North Goa in the State of Goa, within the jurisdiction of the village Panchayat of Anjuna, described in the _____ and Registration Office of Bardez under No.35778 at folio 7 of Book B-92 and not enrolled in the Taluka Revenue Office of Bardez and bearing Old Cadastral No.3080 and is more particularly described in the **Schedule**.

(The property described in the Land Registration Office of Bardez under No.35778 at folio 7 of Book B-92, shall



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For DIWA X KRA HOMES

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 Partner

For DIWA X KRA HOMES

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 Partner

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hereinafter referred to as **"THE SAID LARGER PROPERTY"** and the property admeasuring 1415 sq. mts. bearing Survey No. 198/4-A is hereinafter referred to as the **"SAID PROPERTY"**)

AND WHEREAS the said larger Property originally belonged to John Caetano de Souza alias Joao Caetano de Souza alias John Michael D'souza alias Jhon Michael Desouza alias Jhon D'souza alias John Miguel De Souza as Inscribed under Inscription No.30242 at folio 50 of Book G-35.

AND WHEREAS said John Michael D'souza alias Jhon D'souza alias John Miguel De Souza expired on 17/04/1977 and his wife Claudina John D'souza alias D'souza Claudina John expired on 15/09/1993 without any will, gift or any disposition of their last wishes, without having any issues but leaving behind their brother/brother-in-law and Sister/Sister-in-law as legal heirs, namely; (1)Max Dsouza married to Tereza Julia D'souza, (2)Peter D'souza alias Peter Carmelio D'souza married to Rosalina D'mello alias Rosy Peter Desouza alias Rosie, (3)Crescencio De Souza alias Crescencio Desouza alias Cresy D'souza married to Melquiades Conceicao Bemvinda Filomena Desouza alias M C B Filomena Desouza and his step brother (4) Jose Inacio De Souza married to Maria Victoria Braganza.



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For DIWA X KRA HOMES
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Partner

For DIWA X KRA HOMES
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Partner

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AND WHEREAS Max D'souza expired on 12/08/1993, who was survived by the Vendor No. 7, 8 and 9 herein.

AND WHEREAS Peter D'souza alias Peter Carmelio D'souza married to Rosalina D'mello alias Rosy Peter Desouza alias Rosie expired on 31/12/1997 and his wife Rosalina D'mello alias Rosy Peter Desouza alias Rosie expired on 27/12/1998, who was survived by the Vendor No. 10 and 11.

AND WHEREAS Crescencio De Souza alias Crescencio Desouza alias Cresy D'souza expired on 25/11/2004, who was survived by the Vendor No. 1 to 6 herein.

AND WHEREAS Jose Inacio De Souza and his wife Maria Victoria Braganza expired on 08/05/2022 and 19/01/2005 respectively, leaving behind the Vendor No. 12, 13 and 14 herein.

AND WHEREAS all the Vendors abovenamed have represented and declared themselves as the only legal heir of the original owners.

AND WHEREAS said Nilesh John D'souza alias Nilesh Peter D'souza, mutated his name on Form I and XIV of survey No.198/4 of village Anjuna against mutation entry No.30584.



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D. D.
J. D.
J. D.
J. D.

Nilesh
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L. D.
@s-f
D. D.

For DIWA X KRA HOMES
D. D.
Partner

For DIWA X KRA HOMES
D. D.
Partner
L. D.

AND WHEREAS vide Order dated 22/11/2023, under Partition case No. ISLR/RES/BAR/ANJ/18/2023, issued by the Inspector of Survey and Land Records, Mapusa, Goa, partitioned the Property and confirmed the said Property area as 1415 Sq mts and obtained a new Survey Plan under Survey No. 198/4-A.

AND WHEREAS the Vendors herein represent to the Purchaser that they are sole, absolute and legal owners of the said Property herein agreed to be sold to the Purchaser.

AND WHEREAS the **VENDORS** hereby desires to sell to the **PURCHASER** and the **PURCHASER** hereby desires to purchase from the **VENDORS**, all that **SAID PROPERTY** admeasuring 1415 sq. mts. surveyed under survey No.198/4-A, forming a part of the larger Property known as "KANTIO" also known as "SORANTO", situated within Village Anjuna, Sub-District of Bardez, District of North Goa in the State of Goa, within the jurisdiction of the village Panchayat of Anjuna, described in the Land Registration Office of Bardez under No.35778 at folio 7 of Book B-92 and not enrolled in the Taluka Revenue Office of Bardez and bearing Old Cadastral No.3080 and the **SAID PROPERTY** is being sold for a total consideration



Blanca
D. Lopez

Xosouy
Elvira

For DIWA X KRA HOMES
Partner

Xosouy

S. Lopez

For DIWA X KRA HOMES
Partner

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Blanca

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amount of **Rs. 2,99,00,000/- (Rupees Two Crore Ninety Nine Lakhs Only)** to be paid by the Purchasers to the Vendors upon deducting T.D.S.

AND WHEREAS the Vendor No. 2, 4, 10, 12 being married under Communion of Assets and as the moiety holder of the Vendor No. 3, 5, 11 and 13 has been added as a party to the said Deed of Sale so as to convey absolute and complete transfer of rights to the SAID PROPERTY in favour of PURCHASER.

AND WHEREAS the spouses of Vendor No. 8 and 9 are not been added as a party to the present Deed of Sale as their spouses being non Goan and are not governed by the rights of the communion of assets.

AND WHEREAS the predecessors of the SAID PROPERTY has no access road from the main road to reach to the said Property and hence the above named confirming party has confirmed to give an access of 6.0 meter from the property belonging to them being Survey No. 198/3 of Village Anjuna, which access area is marked to the plan attached herewith.



NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

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For DIWA X KRA HOMES
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Partner

For DIWA X KRA HOMES
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Partner

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1. That in consideration of payment of **Rs. 2,99,00,000/- (Rupees Two Crore Ninety Nine Lakhs Only)** A sum of Rs. 2,99,000/- (Rupees Two Lakhs Ninety Nine Thousand only) is deducted as 1% TDS as per the income Tax Act and balance amount of Rs. 2,96,01,000/- (Rupees Two Crores Ninety Six Lakhs One Thousand only) is paid by the PURCHASERS in the manner specifically requisitioned by the Vendors as per **schedule II** hereunder which amounts as stated above the VENDORS do hereby admit and acknowledge, and the VENDORS do hereby convey and transfer by present Deed of Sale in favour of **PURCHASER** all their rights, title, interest, ownership and possession in the **SAID PROPERTY** more particularly described in **Schedule** hereunder written and delineated in red color in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to **THE SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the **VENDORS** into or upon **THE SAID PROPERTY** hereby conveyed to the **PURCHASER** and every part thereof to have unto and hold the same to the use of the



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J. S. S. S.
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For DIWAX KRA HOMES

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Partner

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For DIWAX KRA HOMES

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Partner

J. S. S. S.
J. S. S. S.

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a. That the Vendors have neither entered into any agreement for sale nor have received any court summons in respect of the **SAID PROPERTY** towards **transfer of the said property in favour of PURCHASER** herein.

c. That no other person has a right of ownership or any other rights on the **SAID PROPERTY** or any part thereof.

d. That there is no litigation or proceedings whatsoever pending in any Court of Law in respect of the ownership as well as Transfer of rights of the **SAID PROPERTY**.

e. That the **SAID PROPERTY** is not the subject matter of any attachment before Judgment or in execution of any decree or any other Court attachments or any other Court decrees or

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 J. H.
 J. H.

For DIWA X KRA HOMES

For DIWA X KRA HOMES

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orders nor there is any injunction passed or stay order for the sale of the **SAID PROPERTY**.

f. That the **SAID PROPERTY** agreed to be sold to the **PURCHASER** is free from any encumbrances or charges whatsoever and the **VENDORS** have full and absolute authority to sell the same to the **PURCHASER**.

g. That in the event that the **PURCHASER** causes any loss on account of any act of omission or commission by the **VENDORS**, the **VENDORS** shall keep the **PURCHASERS** indemnified against all such losses which shall be settled at the cost of the **VENDORS**.

h. That the **SAID PROPERTY** is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

i. That there are no tenants and/or mundkars having any rights or claims over the **SAID PROPERTY**.

j. That there are no encumbrances of whatsoever nature over the **SAID PROPERTY**, by way of mortgage charges, and/or



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For DIWAX KRA HOMES
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Partner

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For DIWAX KRA HOMES
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Partner

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liens and the names of the predecessor-in-title of the VENDORS.

3. That **VENDORS** shall at all times hereinafter indemnify **and** keep indemnified the **PURCHASER** and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs and/or claimant.

4. The **VENDORS** and the **PURCHASER** hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

5. That on the execution of this Deed of Sale, **PURCHASER** shall and may at all times hereinafter peacefully and quietly enter into and possess the **SAID PROPERTY** hereby sold without any hindrance, claim, interruption or demand whatsoever from the **VENDORS** or from any person claiming through or under him.



[Signatures]
For DIWA X KRA HOMES
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Partner

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For DIWA X KRA HOMES
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Partner

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6. That the physical possession and the legal possession of the **SAID PROPERTY** has been handed over by the **VENDORS** to the **PURCHASERS** on the spot at loco by way of the execution of this Sale Deed and the **PURCHASERS** has taken over the possession of the SAID PROPERTY under their own control.

7. That the VENDORS hereby, admits and confirms that they have not been left with any right, title, interest, claim, lien or concern of any nature whatsoever in the SAID PROPERTY and the PURCHASER has become the absolute owners thereof with full rights to use, peacefully enter, quietly possess, enjoy, use, sell, transfer, alienate, assign, assure and otherwise deal with the same or any part thereof as the absolute owners thereof and also the unhindered and unobstructed right to ingress and egress from the **SAID PROPERTY** at all times to come, without any hindrance, interruption, objection, eviction, claim or demand from or by the **VENDORS** and / or any of the heirs / successors of the **VENDORS** and / or any other person or person through / under the **VENDORS**.

8. That the **VENDORS** hereby undertake to keep the **PURCHASER** fully indemnified from and against any such claim and demand etc. and the consequences of any event that



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For DIWA X KRA HOMES
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Partner

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For DIWA X KRA HOMES
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Partner

L. DeSouy
J. W. Souwa

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may follow, if any undertakings, representations, assurances, warranties, confirmations, declarations etc. made / given by the **VENDORS** in these presents turn out to be false and incorrect.

9. That all the claims, charges or amounts due or pending in respect of the **SAID PROPERTY** or any part thereof till the date of execution and registration of this Sale Deed have already been paid and satisfied in full and if any such claims, charges or amounts are found unpaid / unsatisfied in respect of the **SAID PROPERTY** upto the date of execution and registration of this Sale Deed, the **VENDORS** shall forthwith and in any event, within a maximum period of 15 (fifteen) days from the date of receipt of demand notice for the same subject to the legal recourse, pay, settle and satisfy in full the same without affecting the rights, title and interest of the **PURCHASER** in any manner whatsoever. Further, the **PURCHASER** shall be kept fully indemnified in this regard.

10. That all penalties, fines, expenses, costs and other charges concerning the **SAID PROPERTY**, which are related to and / or connected with and / or arising out of any omission or commission of the **VENDORS** and / or their predecessors-in-interest and related to the period preceding to the date of the



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For DIWA X KRA HOMES

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Partner

For DIWA X KRA HOMES

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Partner

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execution and registration of the Sale Deed in favour of the **PURCHASERS** shall be borne by the **VENDORS**, irrespective of the time when a demand for the same is received. Further the **PURCHASERS** shall be kept fully indemnified in this regard.

11. That the **PURCHASER** can get the SAID PROPERTY mutated in its own name in the records of the concern authorities on the basis of this Sale Deed or its certified true copy for which the **VENDORS** hereby give its NO OBJECTION. The **PURCHASER** shall be at liberty to get the Property assessed in its own name in the records of local authorities and cause mutation and change in the name in the revenue records and other concerned departments in relation to the **SAID PROPERTY**. The **VENDORS** agrees to such acts and executes such documentation as may be necessary for this purpose if so required.

12. That the **PURCHASERS** shall use the SAID PROPERTY for residential/commercial purposes as per the approved plans and permissions/licences for its usage at the time of constructions of the structures in the said Entire Plot in terms of Rules/Regulations. That the **PURCHASERS** shall abide by all the laws, bye-laws, rules and regulations of governing



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For DIWAX KRA HOMES
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Partner

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authorities or any other concerned authorities having jurisdiction over the SAID ENTIRE PROPERTY.

13. That relevant original/certified copy of title documents and all other relevant documents concerning the said Entire Property have been handed over by the **VENDORS** to the **PURCHASERS** today at the time of execution of present Deed . The Parties agree and confirm that as per the arrangement and understanding between the VENDORS and the PURCHASERS, the said original title documents and all other relevant documents concerning the Property shall remain in custody of the PURCHASERS.

14. That the **VENDORS** hereby represents, assures, warrants and confirms to the **PURCHASER** that the contents of these presents are true and correct and if at any point of time hereafter, the representations, assurances, warranties, confirmations etc. herein contained in this Sale Deed are found to be incorrect or false and the **PURCHASERS** and / or any person claiming through or under him suffers any loss or damage, of any nature whatsoever, then the **VENDORS**, their legal heirs, legal representatives, successors, assignees or administrators and their respective estates shall be jointly and severally liable to make good, in full, the loss suffered by the



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For DIWAX KRA HOMES
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For DIWAX KRA HOMES
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Partner

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PURCHASER and / or any person claiming through or under them and keep the **PURCHASERS** saved, harmless and indemnified through their other property, both movable and immovable, against all losses, costs, damages, expenses etc. occurring thereby to the **PURCHASERS** and / or any person claiming through or under him.

15. That the **VENDORS** hereby agrees and undertakes that he shall, at all times to come, not do, omit or suffer to be done anything whereby the rights of the **PURCHASER** in the **SAID PROPERTY** as well as their erstwhile rights in the Entire **SAID PROPERTY** are avoided, forfeited, extinguished or prejudicially affected in any manner whatsoever.

16. The Confirming party hereby confirm to give the 6.0 meter access from the property belonging to her from survey No. 198/3 of Village Anjuna, Bardez, Goa.

17. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21/8/1978 published in Official Gazette Series II No: 21 dated 24/8/1978.

18. The SAID PROPERTY is valued at **Rs. 2,99,00,000/-** (**Rupees Two Crore Ninety Nine Lakhs Only**) and accordingly



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For DIWAX KRA HOMES
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Partner

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For DIWAX KRA HOMES
[Signature]
Partner

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stamp duty of Rs. 14,95,000/- (Rupees Fourteen Lakhs Ninety Five Thousand Only) is paid vide challan No. 202400104050, dated 08/02/2024, Registration plus Processing Fees of Rs. 8,99,600/- is paid vide Challan No. 202400104056 dated 08/02/2024, and Mutation fees of Rs. 2000/- is paid vide challan No. 202400104042, dated 08/02/2024 has been affixed herewith.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;

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For DIWA X KRA HOMES

[Signature]
Partner

For DIWA X KRA HOMES

[Signature]



SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property admeasuring 1415 sq. mts. surveyed under survey No.198/4-A, forming a part of the larger Property known as "KANTIO" also known as "SORANTO", situated within Village Anjuna, Sub- District of Bardez, District of North Goa in the State of Goa, within the jurisdiction of the village Panchayat of Anjuna, described in the Land Registration Office of Bardez under No.35778 at folio 7 of Book B-92 and not enrolled in the Taluka Revenue Office of Bardez and bearing Old Cadastral No.3080 and the same is bounded as under:-

Towards East: By Property bearing Survey No. 198/4-B;

Towards West: By Property bearing Survey No. 198/3;

Towards North: By Property bearing Survey No. 198/4-B;

Towards South:- By property bearing survey No.198/5.



Phenna

*Discourse
Epics*

For DIWAX KRA HOMES

Partner

For DIWAX KRA HOMES

Partner

J. S. Sanyal

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SCHEDULE III
(CONSIDERATION)

A sum of Rs. 2,96,01,000/- (Rupees Two Crores Ninety Six Lakhs One Thousand only) is paid by the Purchasers to the Vendors in the following manner:-

a. A sum of Rs. 43,16,811/- (Rupees Forty Three Lakhs Sixteen Thousand Eight Hundred and Eleven Only) is paid to the Vendor No. 1 vide DD bearing No. 027188, drawn on HDFC Bank dated 26/02/2024 after deduction of 1% T.D.S of Rs. 43,605/- (Rupees Forty Three Thousand Six Hundred and Five Only) which is paid vide acknowledgement No. AK20067633.



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For DIWA X KRA HOMES
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Partner
For DIWA X KRA HOMES
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b. A sum of Rs. 7,19,468/- (Rupees Seven Lakhs Nineteen Thousand Four Hundred and Sixty Eight Only) is paid to the Vendor No. 2 vide DD bearing No. 027181, drawn on HDFC Bank dated 26/02/2024 after deduction of 1% T.D.S of Rs. 7,268/- (Rupees Seven Thousand Two Hundred and Sixty Eight Only) which is paid vide acknowledgement No. AK20054112.

c. A sum of Rs. 7,19,468/- (Rupees Seven Lakhs Nineteen Thousand Four Hundred and Sixty Eight Only) is paid to the Vendor No. 3 vide DD bearing No. 027184, drawn on HDFC Bank dated 26/02/2024 after deduction of 1% T.D.S of Rs. 7,268/- (Rupees Seven Thousand Two Hundred and Sixty Eight Only) which is paid vide acknowledgement No. AK20041556.

d. A sum of Rs. 7,19,469/- (Rupees Seven Lakhs Nineteen Thousand Four Hundred and Sixty Nine Only) is paid to the Vendor No. 4 vide DD bearing No. 027179, drawn on HDFC Bank dated 26/02/2024 after deduction of 1% T.D.S of Rs. 7,267/- (Rupees Seven



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For DIWAX KRA HOMES

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Partner

For DIWAX KRA HOMES

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Partner

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deduction of 1% T.D.S of Rs. 43,605/- (Rupees Forty Three Thousand Six Hundred and Five Only) which is paid vide acknowledgement No. AK20054440.

h. A sum of Rs. 21,58,406/- (Rupees Twenty One Lakhs Fifty Eight Thousand Four Hundred and Six Only) is paid to the Vendor No. 8 vide DD bearing No. 027177, drawn on HDFC Bank dated 26/02/2024 after deduction of 1% T.D.S of Rs. 21,802/- (Rupees Twenty One Thousand Eight Hundred and Two Only) which is paid vide acknowledgement No. AK20044135.

i. A sum of Rs. 21,58,405/- (Rupees Twenty One Lakhs Fifty Eight Thousand Four Hundred and Five Only) is paid to the Vendor No. 9 vide DD bearing No. 027187, drawn on HDFC Bank dated 26/02/2024 after deduction of 1% T.D.S of Rs. 21,803/- (Rupees Twenty One Thousand Eight Hundred and Three Only) which is paid vide acknowledgement No. AK200554941.

j. (i). A sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is paid to the Vendor No. 10 vide RTGS under



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For DIWAX KRA HOMES

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For DIWAX KRA HOMES

Partner

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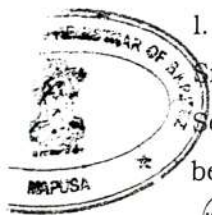
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UTR No. 000335057477, through HDFC Bank dated 23/02/2024 and

j. (ii). A sum of Rs. 44,05,000/- (Rupees Forty Four Lakhs Five Thousand Only) is paid to the Vendor No. 10 vide RTGS under UTR No. 000439122694, through HDFC Bank dated 24/02/2024 after deduction of 1% T.D.S of Rs. 95,000/- (Rupees Ninety Five Thousand Only) which is paid vide acknowledgement No. AK20044496.

k. A sum of Rs. 14,64,378/- (Rupees Fourteen Lakhs Sixty Four Thousand Three Hundred and Seventy Eight Only) is paid to the Vendor No. 12 vide DD bearing No. 027186, drawn on HDFC Bank dated 26/02/2024 after deduction of 1% T.D.S of Rs. 14,790/- (Rupees Fourteen Thousand Seven Hundred and Ninety Only) which is paid vide acknowledgement No. AK20044916

l. A sum of Rs. 14,64,377/- (Rupees Fourteen Lakhs Sixty Four Thousand Three Hundred and Seventy Seven Only) is paid to the Vendor No. 13 vide DD bearing No. 027185, drawn on HDFC Bank dated



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For DIWA X KRA HOMES

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For DIWA X KRA HOMES

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Partner

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26/02/2024 after deduction of 1% T.D.S of Rs.
14,791/- (Rupees Fourteen Thousand Seven Hundred
and Ninety One Only) which is paid vide
acknowledgement No. AK20053714.

IN WITNESS WHEREOF the parties hereto have hereunto set
their respective hands on the date aforementioned in the
presence of the undersigned witnesses.

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For DIWA X KRA HOMES

[Signature]
Partner

For DIWA X KRA HOMES

[Signature]
Partner



SIGNED AND DELIVERED
BY WITHINNAMED VENDOR NO.1


MRS. MELQUIADES CONCEICAO
BEMVINDA FILOMENA DESOUZA
alias M C B FILOMENA DESOUZA



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				







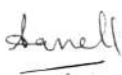





For DIWA X KRA HOMES

Partner

For DIWA X KRA HOMES

Partner


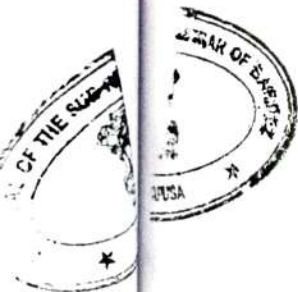
SIGNED AND DELIVERED
BY WITHIN NAMED 2 and 3 through
THEIR POA HOLDER



D. Rego

MISS. MARIA DAZZLE SAVIA DO REGO

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



D. Rego
D. Rego
D. Rego
D. Rego

Elvira
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For DIWA X KRA HOMES
Partner
For DIWA X KRA HOMES
Partner
Partner

SIGNED AND DELIVERED
 BY WITHINNAMED VENDOR NO.5
 For self and as a POA
 holder for Vendor No. 4

[Handwritten signature]



MRS. FIONA DCOSTA alias
 FIONA D'COSTA E D'SOUZA

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



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For DIWA X KRA HOMES
[Signature]
 Partner

For DIWA X KRA HOMES
[Signature]
 Partner

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SIGNED AND DELIVERED
BY WITHIN NAMED VENDOR NO.6



L. Desouza
MS. LYNETT SAVIA DESOUZA alias
LYNETT DESOUZA

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



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For DIWA X KRA HOMES
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Partner

For DIWA X KRA HOMES
[Signature]
Partner

D. Desouza

[Signature]
L. Desouza

[Signature]

[Signature]
@s-fu

Lanell

Desouza

SIGNED AND DELIVERED
BY WITHINNAMED VENDOR NO.7
For self and as POA holder for
Vendor No. 9

J. Souza



MRS. TEREZA JULIA D'SOUZA

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RIGHT HAND FINGER TIPS IMPRESSIONS				



J. Souza
J. Souza
Elvira
For DIWA X KRA HOMES
Partner
For DIWA X KRA HOMES
Partner
Samell
J. Souza
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SIGNED AND DELIVERED
BY WITHIN NAMED VENDOR NO.8



J. Rao

MRS. SEVERINA RAO

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Blanca

W. Souza

For DIWAX KRA HOMES

D. Rao

E. Pires

J. Rao
Partner

For DIWAX KRA HOMES

X. J.

J. Rao

W. Souza
Partner

L. Souza

A. H.
C. J.

Sanelli

W. Souza

SIGNED AND DELIVERED
BY WITHIN NAMED VENDOR NO.10



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MR. NILESH PETER D'SOUZA alias
DSOUZA NILESH PETER

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RIGHT HAND FINGER TIPS IMPRESSIONS				



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P. Dsouza
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For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

J. Vag

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SIGNED AND DELIVERED
BY WITHIN NAMED VENDOR NO.11

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MRS. AGNES NILESH DSOUZA alias
AGNES DSOUZA

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RIGHT HAND FINGER TIPS IMPRESSIONS				



Agnes

D. Page

S. D. Souza

J. D. Souza

N. Souza

Elvira

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For DIWA X KRA HOMES

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Partner

For DIWA X KRA HOMES

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Partner

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SIGNED AND DELIVERED
BY WITHINNAMED VENDOR NO.12
For self and as a POA holder
for Vendor No. 14

K. Souza



MRS. KAREN D'SOUZA

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



K. Souza
D. P. J.
K. S.
S. D. Souza

K. Souza
Elvies
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C. J.

For DIWAX KRA HOMES
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For DIWAX KRA HOMES
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K. Souza

SIGNED AND DELIVERED
BY WITHIN NAMED VENDOR NO.13

Elvies

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MR. ERNESTO RUMEU PIRES

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Beauka

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For DIWA X KRA HOMES

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Partner

For DIWA X KRA HOMES

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S. Lago

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Partner

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SIGNED AND DELIVERED
 BY WITHIN NAMED PURCHASER
 M/S DIWA X KRA HOMES
 BY ITS PARTNER NO.1
 FOR SELF AND AS POA HOLER
 FOR PARTNER NOS. 2, 3 and 4

For DIWA X KRA HOMES

[Signature]
 Partner

MR. ANUJ HASIJA



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For DIWA X KRA HOMES

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 Partner

For DIWA X KRA HOMES

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 Partner

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SIGNED AND DELIVERED
 BY WITHIN NAMED PURCHASER
 M/S DIWA X KRA HOMES
 BY ITS PARTNER NO.7
 FOR SELF AND AS POA HOLER
 FOR PARTNER NOS. 5 and 6

For DIWA X KRA HOMES

[Signature]
 Partner

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MR. ASHU JHUNJHUNWALA

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For DIWA X KRA HOMES

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 Partner

For DIWA X KRA HOMES

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 Partner

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SIGNED AND DELIVERED
BY WITHIN NAMED
CONFIRMING PARTY
Through her POA holder



Marrell

MRS. SEBASTIAN C. F. MARRELL
alias SEBASTIAN MARRELL

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D. Lopez

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For DIWA X KRA HOMES
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Partner

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S. Lopez

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S. Lopez

For DIWA X KRA HOMES
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Partner

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J. Soriano

Marrell

IN PRESENCE OF WITNESSES:

1. MR. VARUN BANDEKAR

Address: Bandekar Bldg Behind Sunaparanta, Altinho,
Panaji, North Goa, Goa - 403001.

2. MR. KEITH JUDE FERNANDES

H.No. 62/1 Gaunsa Vaddo Opp holy Cross School Siolim
Bardez Siolim North Goa Goa - 403517.

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For DIWA X KRA HOMES

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Partner

For DIWA X KRA HOMES

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Partner

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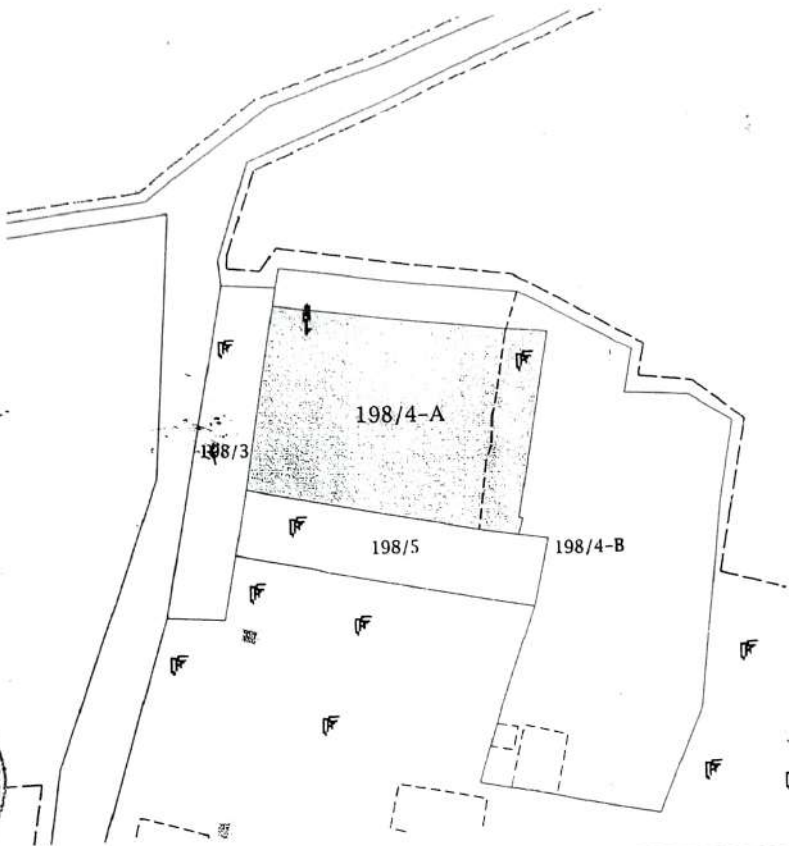
Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / Village Name : BARDEZ / Anjuna
Survey / Subdiv No. : 198/4-A

Appln date: 07-12-2023

Ref. No. :123-28152



Scale 1:1000



For DIWAX KRA HOMES

Partner

For DIWAX KRA HOMES

Partner

Print Size : A4

Report Generated By: SWAPNIL BHONSLE

This record is computer generated on 07/12/2023 12:09:26 as per Online Ref No.123-28152. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.

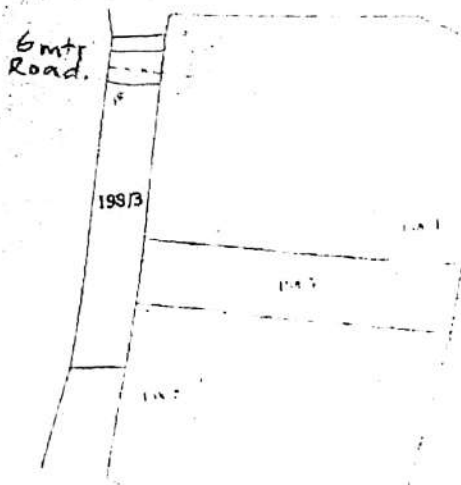


Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 198, Subdivision No.: 3

Scale 1:1000

Reference No.: CBAR122-7641-863527



For DIWA X KRA HOMES

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Partner

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For DIWA X KRA HOMES

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Partner

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FORM I & XIV

नमूना नं १ व १४

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Date 22/02/2024

Page 1 of 2

Taluka BARDEZ

Village Anjuna

Name of the Field Soranto

शेताने नांव

Survey No. 198

मवे नंबर

Sub Div. No. 4 A

हिस्सा नंबर

Tenure

मत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
खिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.00.00	0000.13.40	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.13.40

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

Class (a)	Class (b)	Total Un-Cultivable Area
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन
0000.00.75	0000.00.00	0000.00.75

Grand Total
0000.14.15

Remarks शेरा

As per Judgement in case no.

ISLR/RES/BAR/ANJ/18/2023 dated 22-11-2023

issued in the Court of the Inspector of Survey and

Assessment : Rs. 0.00 For Rs. 0.00

आकार

Predial
प्रेडियाल

Land Records, City Survey Map, Bardez, Goa

Rs. 0.00

Rent

Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
क्र.सं.	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nilesh John D'Souza @ Nilesh Peter D'Souza		30584	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
क्र.सं.	कृषा वे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nil			

Other Rights	Mutation No.	Remarks
अपेक्षा कर हक्क	फेरफार नं	शेरा
None of Person holding rights and nature of rights:		
कोणत्याही व्यक्तीकडून हक्क राखण्यात येणारे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकावलील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Remarks
वर्ष	तागाण करणा-याचे नांव	रीत	मौसम	पिकाचे नांव	वागायत	जिरायत	नापिक जमीन	सिंचनाचा प्राति	शेरा
					Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Nature Area क्षेत्र प्रकार हे. आर. चौ. मी.		
	Nil								

End of Report

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

For DIWAX KRA HOMES
Partner



FORM I & XIV

100018646584

नमुना नं १ व १४

Date: 22/02/2024

Page 2 of 2

Taluka

BARDEZ

Village

Anjuna

Name of the Field

Soranto

शेताचें नांव

Survey No. 198

सर्वे नंबर

Sub Div. No. 4 A

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 22/02/2024 at 11:11:46AM as per Online Reference Number - 100018646584. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



For DIWA X KRA HOMES
Partner
Partner



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Feb-2024 01:34:54 pm

Document Serial Number :- 2024-BRZ-1222

Presented at 01:22:01 pm on 27-Feb-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1495000
2	Registration Fee	897000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	4800
Total		2408800

Stamp Duty Required :1495000/-

Stamp Duty Paid : 1495000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUJ HASIJA Partner Of DIWA X KRA HOMES ,Father Name:Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, Address2 - , PAN No.:			For DIWA X KRA HOMES Partner

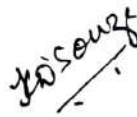
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MELQUIADES CONCEICAO BEMVINDA FILOMENA DESOUZA Alias M C B FILOMENA DESOUZA , Father Name:Manuel Francisco De Souza, Age: 75, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H. No. 55/9 BEHIND POLICE STATION ANSABHAT MAPUSA Bardez Mapusa North Goa, Goa - 403507, PAN No.:			

24. 1.35 PM

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	FIONA DCOSTA Alias FIONA D'COSTA E D'SOUZA , Father Name:Alex Francisco Dcosta, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 184, Behind Dcosta Mansion, Cariamoddi, Curchorem, Curchorem, South Goa, Curchorem, Goa – 403706, PAN No.:			
3	LYNETT SAVIA DESOUZA Alias LYNETT DESOUZA , Father Name:Crescencio Michael De Souza Alias Crescencio Desouza, Age: 37, Marital Status: Unmarried ,Gender:Female,Occupation: Service, H. No. 55, Ward No. 9, Behind Police Station Ansabhat, Mapusa, North Goa, Goa – 403507, PAN No.:			
4	TEREZA JULIA D'SOUZA , Father Name:Lawrence Francis Dsouza, Age: 78, Marital Status: Widow ,Gender:Female,Occupation: Housewife, 1727, Sorronto waddo, Behind Don Joao Hotel, Anjuna, North Goa, Anjuna, Goa, PAN No.:			
5	SEVERINA RAO , Father Name:Max Dsouza, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Housewife, 1608, Grande Chivar, Anjuna, Bardez, Anjuna, Goa, PAN No.:			
6	NILESH PETER D'SOUZA Alias DSOUZA NILESH PETER , Father Name:Peter Michael Dsouza Alias Peter Dsouza, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Room No-56, Bhagwandas Chawl, K.T. Bhosale Street, Near Nishant Talkies, 785, Bhawani Peth, Pune-42, Pune City, Pune, Maharashtra-411042, PAN No.:			
7	AGNES NILESH DSOUZA Alias AGNES DSOUZA , Father Name:Joseph Andrew Dsouza, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Business, Room No-56, Bhagwandas Chawl, K.T. Bhosale Street, Near Nishant Talkies, 785, Bhawani Peth, Pune-42, Pune City, Pune, Maharashtra-411042, PAN No.:			
8	ANUJ HASIJA Partner Of DIWA X KRA HOMES , Father Name:Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.:			For DIWA X KRA HOMES  Partner

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	ASHU JHUNJHUNWALA Partner Of DIWA X KRA HOMES , Father Name: Krishna Kumar Jhunjhunwala, Age: 40, Marital Status: ,Gender: Male, Occupation: Business, AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, PAN No.: /			For DIWA X KRA HOMES Partner
10	FIONA DCOSTA Alias FIONA D'COSTA E D'SOUZA , Father Name: Aleix Francisco Dcosta, Age: 44, Marital Status: ,Gender: Female, Occupation: Housewife, H.No. 184, Behind Dcosta Mansion, Carliamoddi, Curchorem, Curchorem, South Goa, Curchorem, Goa - 403706, PAN No.: / , as Power Of Attorney Holder for MICHAEL MANNY DSOUZA			
11	ANUJ HASIJA , Father Name: Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender: Male, Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.: / as Power Of Attorney Holder for TANUJ HASIJA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES Partner
12	ANUJ HASIJA , Father Name: Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender: Male, Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.: / , as Power Of Attorney Holder for TOSHANK DHINGRA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES Partner
13	ANUJ HASIJA , Father Name: Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender: Male, Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.: / , as Power Of Attorney Holder for HIDER MOHAN ARORA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES Partner
14	ASHU JHUNJHUNWALA , Father Name: Krishna Kumar Jhunjhunwala, Age: 40, Marital Status: ,Gender: Male, Occupation: Business, AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, PAN No.: / , as Power Of Attorney Holder for KAILASH CHANDRA LOHIA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES Partner
15	ASHU JHUNJHUNWALA , Father Name: Krishna Kumar Jhunjhunwala, Age: 40, Marital Status: ,Gender: Male, Occupation: Business, AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, PAN No.: / , as Power Of Attorney Holder for RAHUL BAJAJ Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES Partner

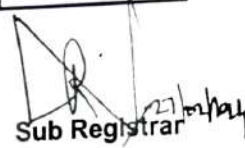
Sr.NO	Party Name and Address	Photo	Thumb	Signature
16	SEBASTIAN C F. MARRELL Alias SEBASTIAN MARRELL , Father Name: Micheal Lobo, Age: 65, Marital Status: , Gender: Female, Occupation: Housewife, House No. 1722, Sorantto Waddo, Anjuna Beach Road, Anjuna North Goa Goa-403509, PAN No.: , as Power Of Attorney Holder for MARIA FILOMENA PINTO Alias MILY PINTO Alias MARIA PHILOMENA PINTO Alias FILOMENA PINTO Alias MARY MARRELL Alias MARIA PHELOMANA PINTO Alias MILLI JOHN PINTO			
17	KAREN D'SOUZA , Father Name: Joseph D'souza, Age: 45, Marital Status: Married , Gender: Female, Occupation: Business, H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Merces, Santa Cruz, North Goa, Goa – 403005, PAN No.:			
18	ERNESTO RUMEU PIRES , Father Name: Joao Naniel Bonaventura Gomes, Age: 46, Marital Status: Married , Gender: Male, Occupation: Business, Near Govt. Primary School, H.No. 91/1, Merces, North Goa, Goa – 403005, PAN No.:			
19	KAREN D'SOUZA , Father Name: Joseph D'souza, Age: 45, Marital Status: , Gender: Female, Occupation: Business, H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Merces, Santa Cruz, North Goa, Goa – 403005, PAN No.: , as Power Of Attorney Holder for JOHN CECIL DSOUZA			
20	MARIA DAZZLE SAVIA DO REGO , Father Name: Henrique Do Rego Alias Jesus Henrique Do Rego, Age: 28, Marital Status: , Gender: Female, Occupation: Service, h. No. 332/9, Kapil Building, Ganeshpuri, housing Board, VTC: Mapusa, PO/: Mapusa, District: North Goa, State: Goa - 403507, PAN No.: , as Power Of Attorney Holder for JESUS REGO Alias HENRIQUE DO REGO Alias JESUS HENRIQUE REGO			
21	MARIA DAZZLE SAVIA DO REGO , Father Name: Henrique Do Rego Alias Jesus Henrique Do Rego, Age: 28, Marital Status: , Gender: Female, Occupation: Service, h. No. 332/9, Kapil Building, Ganeshpuri, housing Board, VTC: Mapusa, PO/: Mapusa, District: North Goa, State: Goa - 403507, PAN No.: , as Power Of Attorney Holder for FELICIDADE DO REGO Alias FELICIDADE L DESOUZADO REGO			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
22	TEREZA JULIA D'SOUZA , Father Name:Lawrence Francis Dsouza, Age: 78, Marital Status: ,Gender:Female, Occupation: Housewife, 905/1, Monteiro Vado, Anjuna, Bardez North Goa, Anjuna, Goa - 403509, PAN No.: , as Power Of Attorney Holder for SANDRA FILOMY CHANDRA			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: VARUN BANDEKAR ,Age: 31,DOB: 1992-04-06 ,Mobile: ,Email: ,Occupation:Business , Marital status : Unmarried , Address:403001, Bandekar Bldg Behind Sunaparanta Altinho Panaji North Goa Goa 403001, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: KEITH JUDE FERNANDES ,Age: 62,DOB: ,Mobile: ,Email: ,Occupation:Business , Marital status : Married , Address:403517, H.No. 62/1 Gaunsa Vaddo Opp holy Cross School Siolim Bardez Siolim North Goa Goa - 403517, H.No. 62/1 Gaunsa Vaddo Opp holy Cross School Siolim Bardez Siolim North Goa Goa - 403517, Siolim, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-1222



Document Serial No:-2024-BRZ-1222

Book :- 1 Document

Registration Number :- **BRZ-1-1109-2024**

Date : 27-Feb-2024



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

SUB-REGISTRAR
BARDEZ





TRUE COPY

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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 2500000/-

(Rupees Twenty Five Lakhs only)

PAID VIDE E-RECEIPT NO 202400378521 DATED :20-May-2024,
IN THE GOVERNMENT TREASURY.



Mawant
03/06/2024
Sub Registrar

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

~~SUB-REGISTRAR~~
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400029207
DOCUMENT SERIAL NUMBER	:	2024-BRZ-2649
DATE OF PRESENTATION	:	03-Jun-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2606-2024
DATE OF REGISTRATION	:	03-Jun-2024
NAME OF PRESENTER	:	ANUJ HASIJA Partner Of DIWA X KRA HOMES
REGISTRATION FEES PAID	:	₹1500000/-
PROCESSING FEES PAID	:	₹5100/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

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



Echallan No. 202400378521

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 17/05/2024 17:40:06

Name and Address of Party: DIWAXKRA | 7798601164
Porvorim

Service:

Stamp Duty

Stamp Duty

Amount

₹ 2500000.00

Total Amount: ₹ 2,500,000.00

(Rs. Twenty Five Lakh Only)

Department Data:

202400029207 NOTARY|202400029207 NOTARY

Bank ref No:

CPADVEYTJ2

Status:

Success

Payment Date:

20/05/2024 18:21:19

Payment Gateway:

SBI_MOPS

2024-BRZ-2649

03/06/2024



Print Date: 20/05/2024 18:21:24

DEED OF SALE

1. Witness

5. 13
Diwax

11. DR

2. EPires

6. Al. H.

12. K/i.

7. Diwax

3. Diwax

For DIWAX KRA HOMES

For DIWAX KRA HOMES

Partner

Partner

13. DR

14. S. Rao

1

THIS DEED OF SALE is executed on this 24th day of May of the year Two Thousand and Twenty Four (24/05/2024), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

BETWEEN

1. MRS. KAREN CLAUDINE DSOUZA ALIAS KAREN

D'SOUZA, daughter of Mr. Jose Inacio De Souza alias Joseph D'Souza alias Joseph Igatius Dsouza, married, business, 45 years of age, Indian National, holding PAN card bearing No. _____ Aadhaar card bearing No. _____

, residing at H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Mercês, Santa Cruz, North Goa, Goa - 403005 and her husband,

2. MR. ERNESTO ROMEO PIRES alias ERNESTO

RUMEU PIRES, son of Joao Naniel Bonaventura Gomes Pires, age 47 years, married, business, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, residing at Near Govt. Primary School, H.No. 91/1, Mercês, North Goa, Goa - 403005,

3. MR. JOHN CECIL DSOUZA, son of Mr. Jose Inacio De Souza alias Joseph Dsouza alias Joseph Ignatius Dsouza,

age 41 years, unmarried, service, Indian National, holding PAN Card bearing No. _____ and Aadhar card bearing No. _____, residing at 1727, Sorvanto waddo, Behind Don Joao Hotel, Anjuna, North Goa,

Anjuna, Goa - 403509.

K. D'Souza

E. Pires

J. D'Souza

For DIWA X KRA HOMES

[Signature]
Partner

[Signature]
[Signature]

For DIWA X KRA HOMES

[Signature]
Partner

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

4. **MRS. MELQUIADES CONCEICAO BEMVINDA FILOMENA DE SOUZA alias M C B FILOMENA DESOUZA**, daughter of Manuel Francisco de Souza, wife of late Crescencio Desouza, age 75 years, widow, housewife, Indian National, holding Aadhaar Card bearing No. , residing at H. No. 55/9 BEHIND POLICE STATION ANSABHAT MAPUSA Bardez Mapusa North Goa, Goa - 403507

5. **MRS. TEREZA JULIA D'SOUZA**, daughter of Lawrence Francis Dsouza, Widow of Max D'Souza alias Maximiano Aleixo Dsouza, widow, Housewife, about 78 years of age, Indian National, holding PAN card bearing No. , Aadhaar card bearing No. residing at 905/1, Monteiro Vado, Anjuna, Bardez North Goa, Anjuna, Goa - 403509,

6. **MR. NILESH PETER DSOUZA alias NILESH JOHN D'SOUZA ALIAS DSOUZA NILESH PETER**, son of late Peter Michael Dsouza alias Peter Dsouza, age 46 years, married, business, Indian National, holding PAN card bearing No. and Aadhar card bearing No. and his wife,

7. **MRS. AGNES NILESH DSOUZA alias AGNES DSOUZA**, daughter of Joseph Andrew Dsouza, age 44 years, married, business, Indian National, holding PAN Card bearing No. and Aadhar card bearing No. , both residing at Room No-56, Bhagwandas Chawl, K.T. Bhosale Street, Near Nishat Takies, 785, Bhawani Peth, Pune-42, Pune City, Pune, Maharashtra-411042,

Desouza
Elives
Desouza
For DIWA X KRA HOMES
Partner

Desouza
Al. H.
For DIWA X KRA HOMES
Partner

Desouza
X/
Desouza
S. Nao

Desouza
3

8. **MRS. FELICIDADE DE SOUZA DO REGO ALIAS FELICIDADE DO REGO ALIAS FELICIDADE L DESOUZADO REGO**, d/o late Mr. Crescencio Michael De Souza, about 53 years of age, married, Housewife, Indian National, holding PAN card bearing No. _____ and Aadhaar card bearing No. _____, and her husband,

9. **MR. JESUS REGO alias HENRIQUE DO REGO alias JESUS HENRIQUE REGO**, son of Henrique Avelino Rego, age 62 years, married, Indian National, business, holding Aadhaar Card bearing No. _____ and PAN card bearing No. _____, both residing at Ft. No. 332/9, Kapil Bldg, Ganeshpuri Housing Board Mapusa Mapusa North Goa, Goa - 403507,

10. **MR. MICHAEL MANNY DSOUZA**, son of late Crescencio De Souza alias Crescencio Desouza, age 48 years, married, business, Indian National, holding PAN card bearing No. _____ and Aadhaar card bearing No. _____, residing at H. No. 55/9, BEHIND POLICE STATION ANSABHAT MAPUSA, Bardez, North Goa, Goa - 403507 and his wife,

11. **MRS. FIONA DCOSTA alias FIONA D'COSTA E D'SOUZA**, daughter of Aleix Francisco Dcosta, wife of Michael Manny D'souza, age 45 years, married, housewife, Indian National, holding PAN card bearing No. _____ and Aadhaar card bearing No. _____, residing at H.No. 184, Behind Dcosta Mansion, Cariamoddi, Curchorem, Curchorem, South Goa, Curchorem, Goa - 403706 and presently residing at

K. Souza

Elvies

Reana

For DIWA X KRA HOMES

[Signature]
Partner

[Signature]

[Signature]

For DIWA X KRA HOMES

[Signature]
Partner

[Signature]

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[Signature]
4

H. No. 55/9, Behind Police Station Ansabhat Mapusa, Bardez, North Goa, Goa - 403507.

12. MS. LYNETT SAVIA DESOUSA alias LYNETT DESOUSA alias LYNETT DE SOUZA, daughter of late Crescencio De Souza alias Crescencio Desouza, age 37 years, unmarried, Indian National, holding Aadhaar card bearing No. _____ and PAN card bearing No. _____, residing at H. No. 55, Ward No. 9, Behind Police Station Ansabhat, Mapusa, North Goa, Goa - 403507

13. MRS. SANDRA FILOMY CHANDRA, daughter late Max Dsouza alias Maximiano Aleixo Dsouza, age 54 years, Housewife, married, Indian National, holding PAN card bearing No. _____ and Aadhar Card bearing No. _____, residing at H. No. 907, Monteiro Vaddo, Anjuna, North Goa, Goa - 403509,

14. MRS. SEVERINA RAO, daughter late Max Dsouza alias Maximiano Aleixo Dsouza, age 58 years, married, Housewife, Indian National, holding Aadhaar card bearing No. _____ and PAN card bearing No. _____, residing at 1608, Grande Chivar, Anjuna, Bardez, Anjuna, Goa - 403509, hereinafter referred to as the **'VENDORS'** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, successors, successors-in-interest, nominee, legal representatives and assigns) of the **FIRST PART**.

Desouza

Elves

Desouza

For DIWA KRA HOMES
Partner

Desouza

ALA

For DIWA KRA HOMES
Partner

Partner

Desouza

Desouza

Desouza

Desouza

Partner
5

AND

M/S DIWA X KRA HOMES, a partnership firm, duly registered under Partnership Act, having PAN card No. _____, having its registered office at, M-31 old dlf Gurgaon Haryana - 122001, represented herein by its Designated Partners (1) **MR. ANUJ HASIJA**, son of Mahender Kumar Hasija alias Mahinder Kumar Hasija, age 27 years, married, business, Indian National, holding Aadhar card No. 475101415408 and PAN Card bearing No. _____, residing at 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001,

(2) **MR. TANUJ HASIJA**, son of Mahender Kumar Hasija, age 34 years, married, business, Indian National, holding Aadhar card bearing No. _____ and PAN Card bearing No. _____, residing at 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001.

(3) **MR. INDER MOHAN ARORA**, son of Kanwar Bhan Arora, age 53 years, married, business, Indian National, holding Aadhar card bearing No. _____ and PAN Card No. _____, residing at House No-4705 First Floor, DLF CITY Phase-4, Galleria Market, Gurgaon, Galleria DLF-IV, Gurgaon, Haryana- 122002,

(4) **MR. TOSHANK DHINGRA**, son of Narender Dhingra, age 33 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card No. _____, residing at 31-A, Anubhav Apartment, Sector -13, Rohini, Avantika, Rohini Sector-7, Narela, North West Delhi, Delhi- 110085.

Ka Souza

E. Pires

R. Souza

For DIWA X KRA HOMES

Partner

J. Souza

A. A.

For DIWA X KRA HOMES

Partner

B. Souza

X. Souza

S. Souza

S. Souza

@s-1

Manish

(5) **MR. RAHUL BAJAJ**, son of Banwari Lal Bajaj alias Banwarilal Bajaj, age 48 years, married, business, Indian National, holding Aadhar Card bearing No.

and PAN Card No. _____, residing at Bajaj Lodge, polo Hills, Shillong (Cantonment Board), PO: Shillong GPO, Dist: East Khasi Hills, Meghalaya-793001.

(6) **MR. KAILASH CHANDRA LOHIA**, son of Rameshwar Lal Lohia alias R L Lohia, age 69 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card No. _____, residing

at No.-71, M G Road, Fancy Bazar, Guwahati, PO: Guwahati G.p. Dist, Kamrup Metro, Assam -781001.

(7) **MR. ASHU JHUNJHUNWALA**, son of Krishna Kumar Jhunjunwala, age 40 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card bearing No. _____,

residing at AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof mean and include its heirs, successors, legal representative and assigns) of the **SECOND PART**.

AND

MR. VARUN BANDEKAR, son of Vishal Vinayak Bandekar, age 32 years, unmarried, Business, Indian National, holding Aadhar Card bearing No. _____ and PAN card bearing No. _____, residing at

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Partner

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Bandekar Bldg Behind Sunaparanta Altinho Panaji North Goa - 403001, hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, successors, legal representative and assigns) of the **Third PART**.

(The Vendor No. 3 is herein represented by his Power of Attorney Holder his sister **MRS. KAREN CLAUDINE DSOUZA ALIAS KAREN D'SOUZA**, d/o Mr. Jose Inacio De Souza alias Joseph D'Souza alias Joseph Igatius Dsouza, married, business, 45 years of age, Indian National, holding PAN- , Aadhaar card no. , residing at H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Mercedes, Santa Cruz, North Goa, Goa - 403005, duly appointed and constituted vide Power of Attorney dated 09/02/2024, executed before the Joint Sub Registrar Class-II, Haveli-23, at Pune, under no. 4/3235.)

(The Vendor No. 8 and 9 are herein represented by their daughter and Power of Attorney Holder, **MISS. MARIA DAZZLE SAVIA DO REGO**, daughter of Henrique Do Rego alias Jesus Henrique Do Rego, age 28 years, unmarried, service, Indian National, Holding PAN card bearing No. and Aadhaar card No. , residing at h. No. 332/9, Kapil Building, Ganeshpuri, housing Board, VTC: Mapusa, PO/: Mapusa, District: North Goa, State: Goa - 403507, vide Power of Attorney dated 23/02/2024, before the Notary Adv. Shilpa B. Salgaonkar, under Sr. No. 777/2024.)

Jas Souza
EPires
ASouza
For DIWAX KRA HOMES
Partner

Jas Souza
ASouza
For DIWAX KRA HOMES
Partner

D. Rego
X/1
P. D. Rego
S. Rego

Santhosh
8

(The Vendor No. 10 represented herein by his wife and Power of Attorney Holder, **MRS. FIONA DCOSTA alias FIONA D'COSTA E D'SOUZA**, daughter of Aleix Francisco Dcosta, wife of Michael Manny D'souza, age 45 years, married, housewife, Indian National, holding PAN card bearing No. _____ and Aadhaar card bearing No. _____, residing at H.No. 184, Behind Dcosta Mansion, Cariamoddi, Curchorem, Curchorem, South Goa, Curchorem, Goa - 403706, duly authorized and appointed vide power of attorney dated 03/02/2024 executed before the Notary Public Adv. Mohammed Ibrahim, under reg. no. 903.)

(The Vendor No. 13 is represented herein by her mother and Power of Attorney Holder, **MRS. TEREZA JULIA D'SOUZA**, daughter of Lawrence Francis Dsouza, Widow of Max D'Souza alias Maximiano Aleixo Dsouza, widow, Housewife, about 78 years of age, **Indian National**, holding PAN- _____, Aadhaar card no. _____, residing at 905/1, Monteiro Vado, Anjuna, Bardez North Goa, Anjuna, Goa - 403509, duly authorized and appointed vide power of attorney dated 30-09-2023, executed before the Notary Public Adv. Madhu R. Redkar, under reg. no. 5398/2023.)

(The Purchasers- Partner Nos. 2, 3 and 4 of **M/S DIWA X KRA HOMES**, are herein represented by their partner **MR. ANUJ HASIJA**, son of Mahender Kumar Hasija alias Mahinder Kumar Hasija, age 27 years, married, business, Indian National, holding Aadhar card No. _____ and PAN Card bearing No. _____)

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

POA dated 13/03/2024, before the Notary Adv. Ram Niwas Malik under Registration No. 1872.)

(The Purchasers-Partner Nos. 5 and 6 of **M/S DIWA X KRA HOMES**, are herein represented by their partner **ASHU JHUNJHUNWALA**, son of Krishna Kumar Jhunjhunwala, age 40 years, married, business, Indian National, holding Aadhar Card bearing No. _____ and PAN Card bearing No. _____, residing at AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, vide POA dated 11/03/2024 before the Notary Adv. Amit Joshi.)

WHEREAS there exists a property known as "SORANTO", bearing survey no. **198/4-B** of Anjuna Village, presently admeasuring **2385** sq. mts., not found described in the Land Registration office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez, but was found surveyed in the old cadastral survey under no. 3345, 3080 (Part), 3083 and 3084 of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, hereinafter referred to as the **SAID PROPERTY**, for brevity's sake and delineated in red in the plan annexed hereto.

AND WHEREAS on the part of the SAID PROPERTY there exists a plinth approximately admeasuring 42 sq. mts. which is of a dilapidated structure which was belonging to Minguel de Souza which is transcribed in the old cadastral No. 3084.

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For DIWA X KRA HOMES
Partner

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For DIWA X KRA HOMES
Partner

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For DIWA X KRA HOMES
Partner

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Alcova
For DIWA X KRA HOMES
Partner

AND WHEREAS the SAID PROPERTY, presently bearing survey no. **198/4-B** of Anjuna Village was originally owned and possessed by Mr. Inacio Caetano de Souza, Minguel de Souza and Joao Caetano de Souza, as seen from the old cadastral survey records of the properties surveyed under old cadastral survey no. 3080 (Part), 3083, 3084 and 3345 of Anjuna Village.

AND WHEREAS the property surveyed under old cadastral survey no. 3080 of Anjuna Village was recorded exclusively in the name of Joao Caetano de Souza alias John D'Souza, son of Minguel de Souza, consisting an area admeasuring 180 Sq mts.

AND WHEREAS the property surveyed in the old cadastral survey no. 3083 and 3345 was exclusively recorded in the name of Inacio Caetano de Souza, son of Pedro Antonio de Souza and Conceicao de Silva, consisting of an area admeasuring 2163 Sq mts.

AND WHEREAS the property surveyed in the old cadastral survey under no. 3084 of Anjuna Village was exclusively recorded in the name of Minguel de Souza, son of Pedro Antonio de Souza and Conceicao de Silva consisting of an area admeasuring 42 sq mts.

AND WHEREAS the said Mr. Inacio Caetano de Souza married to Empreza Inacio Mendes expired leaving behind Vendor Nos. 1, 2, 3 herein as their sole and universal heirs.

AND WHEREAS Minguel de Souza married to Ana Severina Monteiro in his first nuptials and Sabina Magdalena D'Souza in his second nuptials and John Caetano de Souza alias Joao Caetano de Souza alias John

João Souza
Elves
Esseva
For DIWA X KRA HOMES
Partner

João Souza
Partner
For DIWA X KRA HOMES
Partner

D. Souza
S. Nao

Partner



Michael D'souza alias Jhon Michael Desouza alias Jhon D'souza alias John Miguel De Souza married to Claudina John D'souza alias D'souza Claudina John expired, leaving behind the above mentioned VENDORS as their sole and universal heirs and that there is no other person who can claim to be the heir of the aforesaid persons.

AND WHEREAS the survey records (Form I & XIV) of the SAID PROPERTY are currently recorded in the name of Karen Claudine D'Souza alias Karen D'Souza and Ernesto Romeo Pires, who are one of the heirs of the said Mr. Inacio Caetano de Souza, Minguel de Souza and Joao Caetano de Souza.



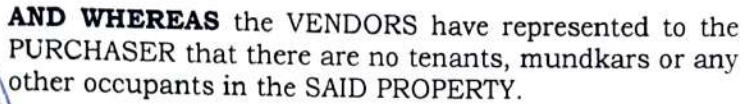
AND WHEREAS the said VENDOR at No.13 MRS. SANDRA FILOMY CHANDRA and VENDOR at no.14 MRS. SEVERINA RAO, are not married in Goa, Not married under regime of communion of assets and their spouses are of non- goan origin and therefore their spouses have not acquired any rights, interests or title in or to the SAID PROPERTY and therefore they are not parties to this Deed of Sale.

AND WHEREAS the VENDORS have represented to the PURCHASER, that the VENDORS are presently the sole, absolute and exclusive owners of the SAID PROPERTY, having inherited the same from their ancestors the said Mr. Inacio Caetano de Souza, Minguel de Souza and Joao Caetano de Souza.

D'souza
D. Pires
Rao
For DIWAN KRA HOMES
Partner

D. Pires
Rao
For DIWAN KRA HOMES
Partner

S. De Souza
S. Rao



AND WHEREAS the VENDORS have represented to the PURCHASER, that all the aforesaid recitals are true and correct and that the VENDORS are the sole, absolute and exclusive owners of the SAID PROPERTY, described in the Schedule hereunder written and that there is no other person/s, who can prove a better title to the SAID PROPERTY.

AND WHEREAS based on the aforesaid specific representations of the VENDORS, the VENDORS have offered on sale to the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS, the SAID PROPERTY, bearing survey no. **198/4-B** of Anjuna Village, admeasuring **2385** sq. mts, alongwith the dilapidated structure approximately admeasuring **42** sq. mts., standing thereon situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, described in the Schedule hereunder written, free from all, claims, demands and encumbrances, for a total consideration of **Rs. 5,00,00,000/- (Rupees Five Crore Only)**, subject to the terms and conditions, mentioned herein below and the VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER for the aforesaid consideration.

AND WHEREAS the VENDORS and PURCHASER are now therefore executing this Deed of Sale on the following terms and conditions.

For DIWA ~~X~~ KRAHOMES

Partner



NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

I IN PURSUANCE of the aforesaid agreement and in consideration of the sum of **Rs. 5,00,00,000/-** (Rupees Five Crore Only), out of which a sum of **Rs. 5,00,000/- (Rupees Five Lakhs Only)** is deducted as 1% TDS as per the income Tax Act and balance consideration amount is paid by the PURCHASER to the VENDORS more particularly described in Schedule II, the receipt of which entire consideration the VENDORS do hereby admit and acknowledge and gives full discharge to the PURCHASER, the VENDORS, as the sole, absolute and exclusive owner of the SAID PROPERTY, bearing Survey No. **198/4-B** of Anjuna Village, admeasuring **2385** sq. mts, alongwith the dilapidated structure approximately admeasuring **42** sq. mts. standing thereon, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, more particularly described in the Schedule herein-under written, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the SAID PROPERTY, bearing survey no. **198/4-B** of Anjuna Village, admeasuring **2385** sq. mts, alongwith the dilapidated structure approximately admeasuring **42** sq. mts. standing thereon, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, more particularly described in the Schedule herein-under written, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time



K. S. Souza
EPICS
R. Souza
For DIWA X KRA HOMES
Partner
J. Souza
For DIWA X KRA HOMES
Partner
J. Souza
J. Souza
@s/fu
[Signature]

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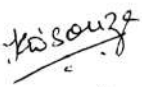
4. The VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them, the VENDORS do have in themselves good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY, described in the schedule hereunder, hereby

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RECEIVED
GOVERNMENT OF GOA (INDIA)
NO. 12/2023
Dated: 08/03/2023



That the SAID PROPERTY, described in the schedule hereunder is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the VENDORS have not done anything whereby the SAID PROPERTY, described in the schedule hereunder, may be subject to any attachment or lien of any Bank, Court or person whatsoever.




 For DIWA X KRA HOMES

 Partner

Tribunal or any other legal forum relating to the SAID PROPERTY, described in the schedule hereunder.

c) That the SAID PROPERTY, described in the schedule hereunder, is not subject matter of any acquisition or requisition or affected by any Government Notification or order under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.

d) That the VENDORS have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PROPERTY, described in the schedule hereunder, nor they have agreed to sell or encumber the SAID PROPERTY, described in the schedule hereunder, in any manner whatsoever.

e) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY, described in the schedule hereunder, hereby sold.

f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the SAID PROPERTY, described in the schedule hereunder, nor is the SAID PROPERTY, described in the schedule hereunder, affected by any prohibitory order of injunction or attachment either before or after Judgment.

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

g) That there are no tenants or any other occupants or any other right holder's of/on/to the SAID PROPERTY, described in the schedule hereunder.

h) There are no easements, access, paths passing through the SAID PROPERTY, described in the schedule hereunder.

i) That the SAID PROPERTY, described in the schedule hereunder is not subject matter of any attachment proceedings or attachment orders.

j) That the title of the VENDORS to the SAID PROPERTY, described in the schedule hereunder, is clear and marketable.

k) That the VENDORS have on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PROPERTY, described in the schedule hereunder.

l) That the VENDORS covenant and undertake to deal with all claims or demands of any nature if raised with respect to the title of the SAID PROPERTY, described in the schedule hereunder, at their own cost, at all times, without any liability to the PURCHASER.

m) That the VENDORS covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY, described in the schedule hereunder, against all claims or demands, if any, raised with respect to the title of the SAID PROPERTY, described in the schedule hereunder.

Kisauze
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For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

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For DIWA X KRA HOMES
Partner

OFFICE OF THE
ATTORNEY GENERAL
STATE OF TEXAS
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9. The VENDORS covenant that the PURCHASER, shall from this day onwards hold, own and possess the SAID PROPERTY, bearing survey no. **198/4-B** of Anjuna Village, admeasuring **2385** sq. mts, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, more

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particularly described in the Schedule herein-under written as its, as the sole, absolute and exclusive owner.

10. The VENDORS hereby declare that the SAID PROPERTY, in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

11. The PURCHASER has deducted an amount of **Rs. 5,00,000/- (Rupees Five Lakhs only)** @ 1% towards the TDS on this transaction and the same is credited towards the Income Tax Account of the VENDORS.

12. The fair market value of the SAID HOUSE in a dilapidated condition, standing in the SAID PROPERTY admeasuring 42 sq. mts., @ 71,418 is valued at **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** and the land is valued @ 19,706/- per sq. mts i.e. **Rs. 4,70,00,000/- (Rupees Four Crores Seventy Only)** and together the SAID PROPERTY and the said House is valued at **Rs. 5,00,00,000/- (Rupees Five Crores only).**

13. The SAID PLOT is valued at **Rs. 5,00,00,000/- (Rupees Five Crores Only)** and accordingly stamp duty of Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) is paid vide Challan No. 202400378521, dated 17/05/2024, Registration plus Processing fees of Rs. 15,05,100/- (Rupees Fifteen Lakhs Five Thousand One Hundred Only) is paid vide Challan No. 202400378533, dated 17/05/2024 and Mutation fees of Rs. 2,000/- (Rupees Two Thousand Only) is paid vide Challan No. 202400378523, dated 17/05/2024, is borne by the Purchaser.

For DIWA X KRA HOMES

E. Pires

Partner

For DIWA X KRA HOMES

Partner

For DIWA X KRA HOMES

Partner

For DIWA X KRA HOMES

Partner

D. Pires

X/

J. Pires

J. Pires

For DIWA X KRA HOMES

Partner

SCHEDULE

(SAID PROPERTY)

ALL THAT PROPERTY known as "SORANTO", bearing survey no. **198/4-B** of Anjuna Village, presently admeasuring **2385** sq. mts., alongwith the dilapidated structure approximately admeasuring **42** sq. mts. bearing House No. 1727 standing thereon, not found described in the Land Registration office of Bardez nor found enrolled in the Taluka Revenue Office of Bardez, but was found surveyed in the old cadastral survey under No. 3345, 3080 (part), 3083 and 3084 of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, and bounded presently as follows:

On or towards the East: By the property bearing survey No. 198/23, 24, 25 and 26 of Anjuna Village,

On or towards the West: By the property bearing Survey No. 198/3, 4-A, 5, 9 and 10 of Anjuna Village and a Public Road,

On or towards the North: By the property bearing survey No. 198/2 of Anjuna Village,

On or towards the South: By the property bearing Survey No. 198/4-A, 5 and 10 of Anjuna Village.

(The SAID PROPERTY is delineated in red in the plan annexed hereto)

IN WITNESS WHEREOF the parties hereto have set their hands and executed this Deed of Sale on the day and year hereinabove written.

K. S. Souza

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Pravara

For DIWA X KRA HOMES

[Signature]
Partner

[Signature]

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For DIWA X KRA HOMES

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Partner

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SCHEDULE II

(Payment Details)

- a. A sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is paid to the Vendor No. 1 vide DD bearing No. 078122, dated 31/05/2024.
- b. A sum of Rs. 80,00,000/- (Rupees Eighty Lakhs Only) is paid to the Vendor No. 1 vide RTGS under UTR No. YESBR52023121599677636, dated 15/12/2023.
- c. A sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) is paid to the Vendor No. 1 vide RTGS under Ref No. 000065, dated 15/12/2023.
- d. A sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) is paid to the Vendor No. 1 vide RTGS under UTR No. UBINH23349436968, dated 15/12/2023.
- e. A sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) is paid to the Vendor No. 1 vide RTGS under Ref. No. 000066, dated 15/12/2024.
- f. A sum of Rs. 5000000/- (Rupees Fifty lakhs Only) is paid to the Vendor No. 1 vide RTGS under Ref. No. NB02210314930003166443, dated 02/06/2024, after deduction of TDS @1% i.e Rs. 2,22,500/- (Rupees Two Lakhs Twenty Two Thousand Five Hundred Only) vide Challan No. 31433 dated 28/05/2024.

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EPires
Raisouza

S. Rao *Aswina*

S. Rao
D. Rego

For DIWA X KRA HOMES

Partner

For DIWA X KRA HOMES

Partner

- g. A sum of Rs. 1,20,27,500/- (Rupees One Crore Twenty Lakhs Twenty Seven Thousand Five Hundred Only) is paid to the Vendor No. 2 vide DD bearing No. 078121, dated 31/05/2024.
- h. A sum of Rs. 80,00,000/- (Rupees Eighty Lakhs Only) is paid to the Vendor No. 2, vide Cheque bearing No. 000101, dated 15/12/23.
- i. A sum of Rs. 2027500/- (Rupees Twenty Lakhs Twenty Seven Thousand Five Hundred Only) is paid to the Vendor No. 2, vide Ref no. NB0309472427900918229, dated 03/06/2024, after deduction of TDS @1% i.e.Rs. 2,22,500/- (Rupees Two Lakhs Twenty Two Thousand Five Hundred Only) vide Challan No. 31366 dated 28/05/2024.
- j. A sum of Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only) is paid to the Vendor No. 4 vide DD bearing No. 078119, dated 31/05/2024, after deduction of TDS @1% i.e.Rs. 5,000/- (Rupees Five Thousand Only) vide Challan No. 26458, dated 27/05/2024.
- k. A sum of Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only) is paid to the Vendor No. 5 vide DD bearing No. 078110, dated 31/05/2024, after deduction of TDS @1% i.e.Rs. 5,000/- (Rupees Five Thousand Only) vide Challan No. 31199, dated 28/05/2024.
- l. A sum of Rs. 4,47,500/- (Rupees Four Lakhs Forty Seven Thousand Five Hundred Only) is paid to the Vendor No. 6 vide DD bearing No. 078109, dated 31/05/2024,



For DIWA X KRA HOMES

Partner

For DIWA X KRA HOMES

Partner

m. A sum of Rs. 47,500/- (Rupees Forty Seven Thousand Five Hundred Only) is paid to the Vendor No. 6 vide RTGS under Ref. No. NB241507572630132493, dated 24/02/2024, after deduction of TDS @1% i.e Rs. 5,000/- (Rupees Five Thousand Only) vide Challan No. 31350, dated 28/05/2024.

n. A sum of Rs. 4,47,500/- (Rupees Four Lakhs Forty Seven Thousand Five Hundred Only) is paid to the Vendor No. 7 vide DD bearing No. 078123, dated 31/05/2024,

o. A sum of Rs. 47,500/- (Rupees Forty Seven Thousand Five Hundred Only) is paid to the Vendor No. 7 vide RTGS under Ref. No. NB241507572630132493, dated 24/02/2024, after deduction of TDS @1% i.e Rs. 5,000/- (Rupees Five Thousand Only) vide Challan No. 31313, dated 28/05/2024

p. A sum of Rs. 82,499/- (Rupees Eighty Two Thousand Four Hundred Ninety Nine Only) is paid to the Vendor No. 8 vide DD bearing No. 078114, dated 31/05/2024, after deduction of TDS @1% i.e Rs. 834/- (Rupees Eight Hundred Thirty Four Only) vide Challan No. 04745, dated 26/05/2024.

q. A sum of Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only) is paid to the Vendor No. 9 vide DD bearing No. 078113, dated 31/05/2024, after deduction of TDS @1% i.e Rs. 834/- (Rupees Eight Hundred Thirty Four Only) vide Challan No. 04534, dated 26/05/2024.

J. S. Souza

EPICES

Prerna

For DIWA X KRA HOMES For DIWA X KRA HOMES

Partner

Partner

@smta

Sanjay

r. A sum of Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only) is paid to the Vendor No. 10 vide DD bearing No. 078118, dated 31/05/2024, after deduction of TDS @1% i.e Rs. 834/- (Rupees Eight Hundred Thirty Four Only) vide Challan No. 25789, dated 27/05/2024

s. A sum of Rs. 82,501/- (Rupees Eighty Two Thousand Five Hundred and One Only) is paid to the Vendor No. 11 vide DD bearing No. 078115, dated 31/05/2024, after deduction of TDS @1% i.e Rs. 834/- (Rupees Eight Hundred Thirty Four Only) vide Challan No. 25848, dated 27/05/2024

t. A sum of Rs. 1,65,000/- (Rupees One Lakh Sixty Five Thousand Only) is paid to the Vendor No. 12 vide DD bearing No. 078120, dated 31/05/2024, after deduction of TDS @1% i.e Rs. 1,667/- (Rupees One Thousand Six Hundred Sixty Seven Only) vide Challan No. 31268, dated 28/05/2024

u. A sum of Rs. 2,47,500/- (Rupees Two Lakhs Forty Seven Thousand Five Hundred Only) is paid to the Vendor No. 13 vide DD bearing No. 078111, dated 31/05/2024, after deduction of TDS @1% i.e Rs. 2,500/- (Rupees Two Thousand Five Hundred Only) vide Challan No. 04308, dated 26/05/2024

v. A sum of Rs. 2,47,500/- (Rupees Two Lakhs Forty Seven Thousand Five Hundred Only) is paid to the Vendor No. 14 vide DD bearing No. 078112, dated 31/05/2024, after deduction of TDS @1% i.e Rs. 2,500/- (Rupees Two Thousand Five Hundred Only) vide Challan No. 31219 dated 28/05/2024

K. S. S. S.

E. P. S.

P. S. S.

For DIWA X KRA HOMES

[Signature]
Partner

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For DIWA X KRA HOMES

[Signature]
Partner

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w. A sum of Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only) is paid to the Confirming Party vide RTGS bearing No. UBINH23338667419, dated 04/12/2023 after deduction of TDS @1% i.e Rs. 25,000/- (Rupees Twenty Five Thousand Only) vide Challan No. 26091, dated 27/05/2024



Kisauze
Elives
Praya

For DIWA X KRA HOMES

Partner

Y. S. S. S.
Y. S. S. S.

For DIWA X KRA HOMES

Partner

P. S. S. S.
P. S. S. S.

P. S. S. S.

P. S. S. S.

C. S. S. S.

P. S. S. S.

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For DIWA XIKRA HOMES

~~Partner~~

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR No.2



E. Pires

E. Pires

MR. ERNESTO ROMEO PIRES
alias ERNESTO RUMEU PIRES



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Kaisanz
E. Pires
Pires

J. Souza
A. A.

D. L.
S. L.
J. D. Souza

For DIWAX KRA HOMES
[Signature]
Partner

For DIWAX KRA HOMES
[Signature]
Partner

[Signature]

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No. 4



Melquiades

**MRS. MELQUIADES CONCEICAO
BEMVINDA FILOMENA DE SOUZA
alias M C B FILOMENA DE SOUZA**

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Melquiades
EPixes
Melquiades

For DIWA X KRA HOMES

Melquiades
Partner

For DIWA X KRA HOMES

Melquiades
Partner

Melquiades
Melquiades
Melquiades

Melquiades

Melquiades

Melquiades

For Self and as a POA holder for
Vendor No. 13

A black and white portrait of a woman, likely a member of the Black Panther Party, wearing a patterned jacket. She has a serious expression and is looking directly at the camera. The background is dark and indistinct.

RIGHT HAND FINGER TIPS IMPRESSIONS

For DIWA X ~~KRA~~ HOMES

father

30

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No.6



**MR. NILESH PETER DSOUZA alias
NILESH JOHN D'SOUZA ALIAS
DSOUZA NILESH PETER.**

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

DSouza
EPires
DSouza

DSouza
DSouza
S. Dsouza

For DIWAX KRA HOMES
Partner

For DIWAX KRA HOMES
Partner

S. Reep

Conf
DSouza

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No.7



at
MRS. AGNES NILESH DSOUZA
ALIAS AGNES DSOUZA.

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

dsouza
Elivcs
Besua

dsouza

D. Red

dsouza

X

P. Reddy

For DIWA X KRA HOMES For DIWA X KRA HOMES

dsouza
Partner

dsouza
Partner

P. Reddy

dsouza

dsouza

**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
For Vendor No. 8 and 9**

D. Rego

D. R. J.



MISS. MARIA DAZZLE SAVIA DO REGO



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Koushik
EPires
Prava

Joserve

D. R. J.

A. J.

X.

S. D. Souza

For DIWAX KRA HOMES

[Signature]
Partner

For DIWAX KRA HOMES

[Signature]
Partner

S. R.

asfe

[Signature]

**SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No.11**
For Self and as a POA holder for
Vendor No. 10

[Handwritten signature]



**MRS. FIONA DCOSTA alias
FIONA DCOSTA E DSOUZA**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Krisna
Elvies
[Signature]

For DIWAX KRA HOMES

[Signature]
Partner

[Signature]

For DIWAX KRA HOMES

Partner

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No.12

L. De Souza

Alias



MISS. LYNETT DE SOUZA
ALIAS LYNETT SAVIA DESOUSA



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

L. De Souza
Elves
De Souza

De Souza
Alias

De Souza
Alias
L. De Souza

For DIWA X KRA HOMES

For DIWA X KRA HOMES

Partner

Partner

S. De Souza

Partner

Partner

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
VENDOR No.14



S. Rao

MRS. SEVERINA RAO

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Kasauze
Elvez
Rao

S. Rao
...
S. Rao

For DIWA X KRA HOMES For DIWA X KRA HOMES

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Partner

[Signature]
Partner

[Signature]

[Signature]

Partner

Ch...



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For DIWA X KRA HOMES

20/11/2019

**SIGNED AND DELIVERED
BY WITHIN NAMED CONFIRMING
PARTY**



MR. VARUN BANDEKAR



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				









For DIWA X KRA HOMES Partner
For DIWA X KRA HOMES Partner


IN PRESENCE OF WITNESSES

1. MISS. TRAZEL MELENI DIAS *T.M.D.*

Address: Ravalnath Estates - BS4 Opp Foot Ball Ground
Taleigao Caranzalem North Goa Goa Tiswadi Goa - 403002

2. MR. KEITH JUDE FERNANDES *K.J.F.*

Address: H. No. 62/1 Gaunsa Vaddo Opp holy Cross
School Siolim Bardez Siolim North Goa Goa - 403517



For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

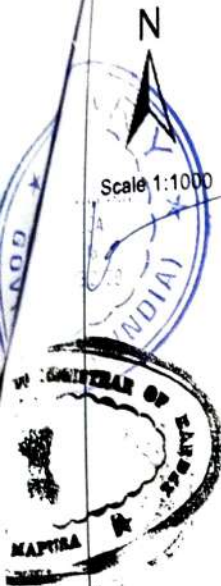
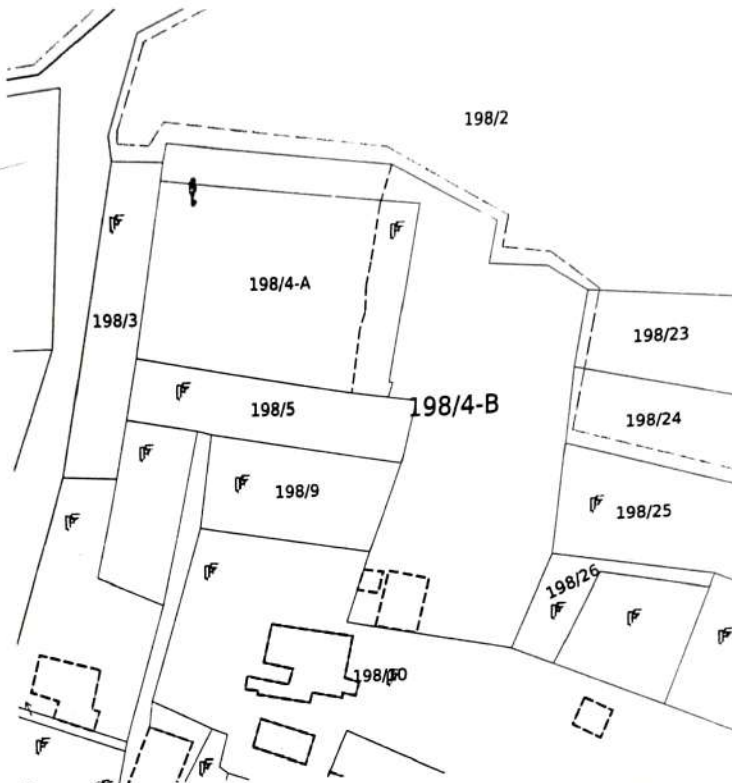
For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

For DIWA X KRA HOMES
Partner

Survey / Subdiv No. : 198/4-B

Ref. No. :124-8134



Report Generated By: MITALI NAIK

Print Size : A4

This record is computer generated on 16/04/2024 11:07:21 as per Online Ref No.124-8134. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.

~~✓~~ ~~Palmer~~



FORM I & XIV

100018539812

नमुना नं १ व १४

02/02/2024

Page 1 of 2

Taluka

तालुका

Village

गाव

Name of the Field

शेताचे नांव

BARDEZ

Anjuna

Soranto

Survey No. 198

सर्वे नंबर

Sub Div. No. 4 B

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.22.50	0000.01.35	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.85

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

Pot-Kharab पोट खराब

Remarks शेरा

As per Judgement in case no.

ISLR/RES/BAR/ANJ/18/2023 dated 22-11-2023

issued in the Court of the Inspector of Survey and

Land Records, City Survey Map No. Bardez, Goa

Predial Rs. 0.00

प्रेदियाल

Rs. 0.00

रेंट

Rs. 0.00

शेरा

Assessment :

Rs. 0.00

Foro

फोर

Rs. 0.00

फोर

No.

Name of the Occupant

कब्जेदाराचे नांव

Khata No.

खाते नंबर

Mutation No.

फेरफार नं

Remarks

शेरा

1

Ernesto Romeo Pires

63410

2

Karen Claudine D Souza alias Karen D Souza

63410

S.No.

Name of the Tenant कुळाचे नांव

Khata No.

खाते नंबर

Mutation No.

फेरफार नं

Remarks

शेरा

1

Nil

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Nil

Mutation No.

फेरफार नं

Remarks

शेरा

For DIWA X KRA HOMES

Partner

For DIWA X KRA HOMES

Partner

**FORM I & XIV**

100018539812

Date 02/02/2024

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तापुका
 Village Anjuna
 गांव
 Name of the Field Soranto
 क्षेत्राचे नाव

Survey No. 198
 सर्वे नंबर
 Sub Div. No. 4 B
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated	Unirigated	Land not Available for cultivation उपयुक्त जमीन		Source of irrigation सिंचनाचा प्राप्ति	Remarks जेरा
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
		Nil								

End of Report

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



The record is computer generated on 02/02/2024 at 10:04:28AM as per Online Reference Number - 100018539812. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

S/i: EPICS

MISOURA

Bousa

D.P.

A.S.

MISOURA

For DIWA X KRA HOME

Partner

For DIWA X KRA HOMES

Partner

I. Leo



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/15892/ANJ/TCP-2024/ 3547

Dated: 24/04/2024

ZONING INFORMATION

Dated: 16/04/2024

Inward no.3987

The Zoning of the property bearing Survey No.198/4-B of Anjuna Village Bardez Taluka total admeasuring 2385.00m² is as follows.

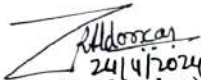
As per Regional Plan for Goa 2021, the plot under reference falls in "Settlement Zone (VP-2) with permissible 60 FAR."

This information is issued based on the application received from Varun Bandekar dt.16/04/2024 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees Rs.2000/- paid vide Challan No.162 dated 16/04/2024

Vivek D. Mayenkar
Planning Assistant


24/4/2024
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Varun Bandekar
Bandekar House, Altinho, Panaji Goa

NOTE :-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd.13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no.29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File /2020/1284 dated 11/8/2020.

P.T.O.

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

	Eco-Sensitive Zone I		Eco-Sensitive Zone II
1	Protected/Reserved	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field /Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.

X



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Jun-2024 02:46:37 pm

Document Serial Number :- 2024-BRZ-2649

Presented at 02:25:18 pm on 03-Jun-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2500000
2	Registration Fee	1500000
3	Mutation Fees	2000
4	Processing Fee	5080
Total		4007080

Stamp Duty Required :2500000/-

Stamp Duty Paid : 2500000/-

Presenter

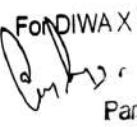
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUJ HASIJA Partner Of DIWA X KRA HOMES ,Father Name:Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, Address2 - , PAN No.			For DIWA X KRA HOMES Partner

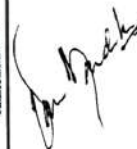
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAREN CLAUDINE DSOUZA ALIAS KAREN D'SOUZA , Father Name:Jose Inacio De Souza Alias Joseph D'Souza Alias Joseph Igatius Dsouza, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Business, H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Mercos, Santa Cruz, North Goa, Goa - 403005, PAN No.:			

NO	Party Name and Address	Photo	Thumb	Signature
2	ERNESTO ROMEO PIRES Alias ERNESTO RUMEU PIRES , Father Name:Joao Nanuel Bonaventora Gomes Pires, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Near Govt. Primary School, H.No. 91/1, Mercas, North Goa, Goa - 403005, PAN No.:			
3	MELQUIADES CONCEICAO BEMVINDA FILOMENA DE SOUZA Alias M C B FILOMENA DESOUZA , Father Name:Manuel Francisco De Souza, Age: 75, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H. No. 55/9 BEHIND POLICE STATION ANSABHAT MAPUSA Bardez Mapusa North Goa, Goa - 403507, PAN No.:			
4	TEREZA JULIA D'SOUZA , Father Name:Lawrence Francis Dsouza, Age: 78, Marital Status: Widow ,Gender:Female,Occupation: Housewife, 905/1, Montelro Vado, Anjuna, Bardez North Goa, Anjuna, Goa - 403509, PAN No.:			
	NILESH PETER DSOUZA Alias NILESH JOHN D'SOUZA ALIAS DSOUZA NILESH PETER , Father Name:Peter Michael Dsouza Alias Peter Dsouza, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Room No-56, Bhagwandas Chawl, K.T. Bhosale Street, Near Nishant Talkies, 785, Bhawani Peth, Pune-42, Pune City, Pune, Maharashtra-411042, PAN No.:			
6	AGNES NILESH DSOUZA Alias AGNES DSOUZA , Father Name:Joseph Andrew Dsouza, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Business, Room No-56, Bhagwandas Chawl, K.T. Bhosale Street, Near Nishat Takies, 785, Bhawani Peth, Pune-42, Pune City, Pune, Maharashtra-411042, PAN No.:			
7	FIONA DCOSTA Alias FIONA D'COSTA E D'SOUZA , Father Name:Alex Francisco Dcosta, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 184, Behind Dcosta Mansion, Cariamoddi, Curchorem, Curchorem, South Goa, Curchorem, Goa - 403706 and presently residing at H. No. 55/9, Behind Police Station Ansabhat Mapusa, Bardez, North Goa, Goa - 403507, PAN No.:			

	Party Name and Address	Photo	Thumb	Signature
8	LYNETT SAVIA DESOUZA Alias LYNETT DESOUZA Alias LYNETT DE SOUZA , Father Name:Crescencio De Souza Alias Crescencio Desouza, Age: 37, Marital Status: Married ,Gender:Female,Occupation: Service, H. No. 55, Ward No. 9, Behind Police Station Ansabhat, Mapusa, North Goa, Goa – 403507, PAN No.:			
9	SEVERINA RAO , Father Name:Max Dsouza Alias Maximiano Aleixo Dsouza, Age: 58, Marital Status: Married ,Gender:Female,Occupation: Housewife, 1608, Grande Chivar, Anjuna, Bardez, Anjuna, Goa – 403509, PAN No.:			
10	ANUJ HASIJA Partner Of DIWA X KRA HOMES , Father Name:Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.:			For DIWA X KRA HOMES  Partner
11	ASHU JHUNJHUNWALA Partner Of DIWA X KRA HOMES , Father Name:Krishna Kumar Jhunjhunwala, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, PAN No.:			For DIWA X KRA HOMES  Partner
	KAREN CLAUDINE DSOUZA ALIAS KAREN D'SOUZA , Father Name:Jose Inacio De Souza Alias Joseph D'Souza Alias Joseph Igaclus Desouza, Age: 45, Marital Status: ,Gender:Female,Occupation: Business, H. No. 91/1, Gauchem Bhat, Motombi-O-Pequeno, Mercés, Santa Cruz, North Goa, Goa – 403005, PAN No.: , as Power Of Attorney Holder for JOHN CECIL DSOUZA			
13	MARIA DAZZLE SAVIA DO REGO , Father Name:Henrique Do Rego Alias Jesus Henrique Do Rego, Age: 28, Marital Status: ,Gender:Female,Occupation: Service, h. No. 332/9, Kapil Building, Ganeshpuri, housing Board, VTC: Mapusa, PO/: Mapusa, District: North Goa, State: Goa - 403507, PAN No.: , as Power Of Attorney Holder for JESUS REGO Alias HENRIQUE DO REGO Alias JESUS HENRIQUE REGO			

	Party Name and Address	Photo	Thumb	Signature
14	MARIA DAZZLE SAVIA DO REGO , Father Name:Henrique Do Rego Alias Jesus Henrique Do Rego, Age: 28, Marital Status: ,Gender:Female,Occupation: Service, h. No. 332/9, Kapil Building, Ganeshpuri, housing Board, VTC: Mapusa, PO/: Mapusa, District: North Goa, State: Goa - 403507, PAN No.: , as Power Of Attorney Holder for FELICIDADE DE SOUZA DO REGO ALIAS FELICIDADE DO REGO ALIAS FELICIDADE L DESOUZADO REGO			
	FIONA DCOSTA Alias FIONA D'COSTA E D'SOUZA , Father Name:Aleix Francisco Dcosta, Age: 45, Marital Status: ,Gender:Female,Occupation: Housewife, H.No. 184, Behind Dcosta Mansion, Cariamoddi, Curchorem, Curchorem, South Goa. Curchorem, Goa - 403706 and presently residing at H. No. 55/9, Behind Police Station Ansabhat Mapusa, Bardez, North Goa, Goa - 403507, PAN No.: , as Power Of Attorney Holder for MICHAEL MANNY DSOUZA			
	TEREZA JULIA D'SOUZA , Father Name:Lawrence Francis Dsouza, Age: 78, Marital Status: ,Gender:Female,Occupation: Housewife, 50/41, Monteiro Vado, Anjuna, Bardez North Goa, Anjuna, Goa - 403509, PAN No.: , as Power Of Attorney Holder for SANDRA FILOMY CHANDRA			
17	ANUJ HASIJA , Father Name:Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.: , as Power Of Attorney Holder for TOSHANK DHINGRA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES  Partner
18	ANUJ HASIJA , Father Name:Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.: , as Power Of Attorney Holder for INDER MOHAN ARORA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOME  Partner
19	ANUJ HASIJA , Father Name:Mahender Kumar Hasija Alias Mahinder Kumar Hasija, Age: 27, Marital Status: ,Gender:Male,Occupation: Business, 34, Sector -14, Gurgaon, Gurgaon, Haryana -122001, PAN No.: , as Power Of Attorney Holder for TANUJ HASIJA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES  Partner

	Party Name and Address	Photo	Thumb	Signature
20	ASHU JHUNJHUNWALA , Father Name:Krishna Kumar Jhunjhunwala, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, PAN No.: , as Power Of Attorney Holder for KAILASH CHANDRA LOHIA Partner Of DIWA X KRA HOMES			For DIWA X KRA HOMES  Partner
21	ASHU JHUNJHUNWALA , Father Name:Krishna Kumar Jhunjhunwala, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, AK-2 SHALIMAR BAGH, Shalimar Bagh, PO: Shalimar Bagh, DIST: North West Delhi, Delhi-110088, PAN No.: , as Power Of Attorney Holder for RAHUL BAJAJ Partner Of DIWA X KRA HOMES			For DIWA X KRA HOME  Partner
22	VARUN BANDEKAR , Father Name:VISHAL VINAYAK BANDEKAR, Age: 32, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Bandekar Bldg Behind Sunaparanta Altinho Panajai North Goa, PAN No.: AYVPB9886G			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: TRAZEL MELENI DIAS, Age: 28, DOB: , Mobile: 8568878459 , Email: , Occupation: Business , Marital status : Unmarried , Address: 403002, Ravalnath Estates - BS4 Opp Foot Ball Ground Taleigao Caranzalem North Goa Goa Tiswadi Goa, Ravalnath Estates - BS4 Opp Foot Ball Ground Taleigao Caranzalem North Goa Goa Tiswadi Goa, Taleigao, Tiswadi, North Goa, Goa			
2	Name: KEITH JUDE FERNANDES, Age: 62, DOB: , Mobile: 8390236737 , Email: , Occupation: Business , Marital status : Married , Address: 403517, H.No. 62/1 Gaunsa Vaddo Opp holy Cross School Siolim Bardez Siolim North Goa Goa - 403517, H.No. 62/1 Gaunsa Vaddo Opp holy Cross School Siolim Bardez Siolim North Goa Goa - 403517, Siolim, Bardez, North Goa, Goa			



Sub Registrar

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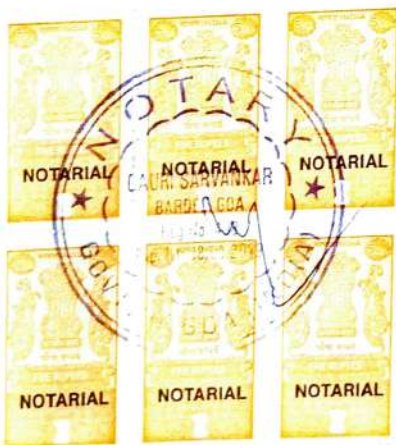
Registration Number :- **BRZ-1-2606-2024**

Date : 03-Jun-2024

[Signature]
03/06/2024

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

SUB-REGISTRAR
BARDEZ



CERTIFIED TRUE COPY OF ORIGINAL

REG. No. 564/24 DATED 11/7/24

[Signature]
GAURI SARVANKAR
NOTARY FOR BARDEZ TALUKA
STATE OF GOA (INDIA)