



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

Mrs. SALONI S. KOLWALKAR
Lic. No. JUD/VEN-LIC/1/2015/AC
Shop No. B-38, CD Signature
GOGOL, MARGAO - GOA

e-Stamp

Certificate No.	: IN-GA00155187244291X
Certificate Issued Date	: 13-Nov-2025 10:07 PM
Account Reference	: NONACC (SV)/ ga20000804/ SALCETE/ GA-SGA
Unique Doc. Reference	: SUBIN-GAGA2000080400285394610825X
Purchased by	: MS HARIOM PROPERTIES
Description of Document	: Article 22 Conveyance
Property Description	: PLOT KNOWN AS ZORODI E NAVELIM O PEQUENO SY NO 90 AND SUB DIV 3-B NAVELIM
Consideration Price (Rs.)	: 2,00,00,000 (Two Crore only)
First Party	: AJAY SHABI KANOLKAR AND HIS WIFE
Second Party	: MS HARIOM PROPERTIES
Stamp Duty Paid By	: MS HARIOM PROPERTIES
Stamp Duty Amount(Rs.)	: 10,00,000 (Ten Lakh only)



Please write or type below this line

IN-GA00155187244291X

GG 0007535371

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DEED OF SALE

This DEED OF SALE is executed at Margao – Goa on this 13th day of November 2025 (13/11/2025).

BETWEEN

1. Mr. AJAY SHABI KANOLKAR, son of Shabi R. Kanolkar, aged 52 years, Marital Status: Married, Occupation: Business, Nationality: Indian, holder of PAN: [REDACTED], Aadhar Card No. [REDACTED], Election Identity Card No. [REDACTED], Mobile No. [REDACTED], and his wife,
 2. Mrs. KOMAL AJAY KANOLKAR alias KOMAL KANOLKER alias KOMAL A. KANOLKAR, daughter of Mr. Narayan Mayekar, aged 45 years, Marital Status: Married, Occupation: Housewife, Nationality: Indian, holder of PAN: [REDACTED], Aadhar Card No. [REDACTED], Election Identity Card No. [REDACTED], Mobile No. [REDACTED],
- both resident of Flat No. GF/F-1, Chandan Apartments, Nagmodem, Navelim, Salcete, Goa, Pin: 403707 and both hereinafter jointly and collectively referred to as the “VENDORS” (which expression unless repugnant to mean

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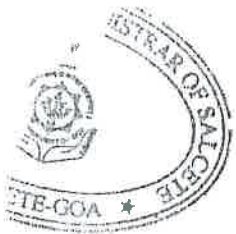
and context shall include their legal Heirs, Executors, Representatives and Assigns) of the **FIRST PART**

AND

M/s HARIOM PROPERTIES, a Partnership Firm registered before the Registrar of Firms at Bhopal, Madhya Pradesh under No. 01/01/01/00293/07, having its Registered Office at E 2/68, Arera Colony, Tahasil: Huzur, Bhopal, Pin: 462001, and Goa Office address at: Supreme Hill Towers, Flat No 003, Alto Monte, Margao – Goa, Pin: 403601, having PAN: [REDACTED], represented herein by its Partners:

1. **Mr SANJAY KUMAR BULCHANDANI**, son of Mr Dharmendra Bulchandani, aged 53 years, Marital Status: Married, Occupation: Business, Nationality: Indian, holder of PAN: [REDACTED], Aadhar Card No. [REDACTED], Election Identity Card No. XFD2652931, Mobile No. [REDACTED], resident of E1/174 Arera Colony, R S Nagar, Huzur, Bhopal, Madhya Pradesh, Pin: 462016;
2. **Mr JAYANT KUMAR BHANDARI**, son of Mr Shanker Lal Bhandari, aged 60 years, Marital Status: Married, Occupation: Business, Nationality: Indian, holder of PAN: [REDACTED], Aadhar Card No. [REDACTED], Election Identity Card No. [REDACTED], Mobile No. [REDACTED], resident of H. No. E-1/147,





Arera Colony, Huzur, R S Nagar, Bhopal, Madhya Pradesh, Pin: 462016;

hereinafter referred to as the “PURCHASER” (which expression shall include all its Partners, Executors, Representatives and Assigns) **of the SECOND PART.**

WHEREAS the VENDORS have represented to the PURCHASER as follows:

A. There existed two immovable properties, lying adjacent to each other, one property was described under Land Registration No. 28374, and the other property was described under Land Registration No. 884, in the Land Registration Office of Salcete at Book B73, New Series, both enrolled in the Land Revenue Records under Matriz nos 1824 and 1859 respectively. Both the properties were clubbed together to form one single property which came to be identified as ZORODI E NAVELIM O PEQUENO or TOTTU BHAT or NAGDACHO ZOROD and the same are found to be inscribed in favour of Salvador Rebello as per Inscription no. 37881, which property shall hereinafter be referred to as “**SAID LARGER PROPERTY**”;

B. Upon the demise of said Mr Antonio Vicente Salvador Rebello and his wife, Mrs Josefina Natividade,

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Fernandes e Rebelo, an Inventory Proceedings was instituted by their son, Mr. Francisco Xavier Da Cruz Rebelo alias Chico Rebello in the Court of Civil Judge Senior Division at Salcete at Margao Goa, which was registered as Inventory Proceedings No. 20/1974, and amongst other properties the said larger property was listed at Item no. 4 (Verba no. 4) therein;

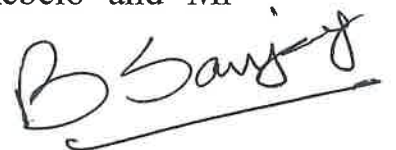
C. All the assets including the said larger property left behind by said Mr. Antonio Vicente Salvador Rebelo and his wife Smt. Josefina Natividade Fernandes e Rebelo were partitioned by metes and bounds amongst their legal heirs in the said Inventory;

D. In the said Inventory, one half (1/2) of the said larger property was allotted to their daughter-in-law / widow of their son late Sebastiao Natividade Feliciano Calisto Bobela Rebelo alias Bobela Rebelo i.e., Mrs. Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo alias Delfina Rebelo; and the other half (1/2) was allotted to their son, Mr Francisco Xavier Da Cruz Rebelo alias Chico Rebelo and his wife, Mrs. Maria Antonieta Piedade da Silva;

E. Said Mrs. Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo alias Delfina Rebelo and Mr







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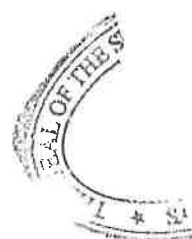


Francisco Xavier Da Cruz Rebelo alias Chico Rebelo and his wife, Mrs. Maria Antonieta Piedade da Silva thereafter entered in to a Deed of Partition dated 10/09/1984 duly registered before the Sub-Registrar of Salcete at Margao Goa under Registration no. 2468 at pages 131 to 141 of Book I Volume no. 320 on 09/11/1984., wherein, amongst other properties, they divided the said larger property in to two plots namely Plot No. 1 and Plot No.2;

F. The said Plot no. 1, as an independent and distinct unit, admeasuring 10232.86 square meters, was allotted to said Mrs. Maria Etelvina Sebastiana Patornila Delfina Fernandes e Rebelo alias Delfina Rebelo; whereas, the said Plot No. 2, as an independent and distinct unit, admeasuring 12733.57 square meters, was allotted to said Mr. Francisco Xavier da Cruz Rebelo alias Chico Rebelo and his wife, Mrs. Maria Antonieta Piedade da Silva;

G. The said Plot No. 2, came to be Surveyed for the purpose of Record of Rights for Village Navelim under Survey no. 90/3 of village Navelim in the name of Mr. Francisco Xavier da Cruz Rebelo;

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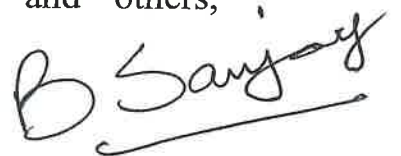


H. Upon the demise of said Mr. Francisco Xavier da Cruz Rebelo alias Chico Rebelo and his wife, Mrs. Maria Antonieta Piedade da Silva, a Deed of Succession was drawn on 17/04/2001 in Book of Succession under no. 1424 at folio 15v before the Notary Public Ex-Officio / Sub-Registrar of Salcete declaring their children namely, (i) Mrs Josephine Bette Rebello e da Silva married to Mr. Remedios Da Silva, (ii) Mrs. Jennifer Cecilia Rebello Viagas alias Jennie Viegas married to Mr. Anthony Benny Ceasar Viegas, (iii) Mrs. Jeanne Sabrina Rebello e d Souza married to Mr. Ray Anthony D'Souza, (iv) Mr James Merwyn Rebello married to Mrs Piety Alexandria da Silva Rebello and (v) Mr. Jude Roy Rebello married to Mrs. Celina Maud Rodrigues e Rebello, as their sole and universal legal heirs and successors;

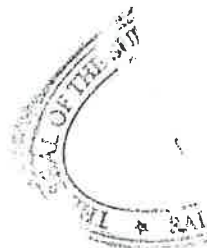
I. The said children namely, (i) Mrs Josephine Bette Rebello e da Silva married to Mr. Remedios Da Silva, (ii) Mrs. Jennifer Cecilia Rebello Viagas alias Jennie Viegas married to Mr. Anthony Benny Ceasar Viegas, (iii) Mrs. Jeanne Sabrina Rebello e d Souza married to Mr. Ray Anthony D'Souza, (iv) Mr James Merwyn Rebello married to Mrs Piety Alexandria da Silva Rebello and (v) Mr. Jude Roy Rebello married to Mrs. Celina Maud Rodrigues e Rebello and others,







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thereafter, entered amongst them a Deed of Family Settlement dated 07/07/1997 duly registered before the Sub-Registrar of Salcete at Margao Goa under Registration no. 1456 at pages 174 to 214 of Book I Volume no. 747 on 21/07/1997, thereby partitioning by metes and bounds the assets left behind by said Mr. Francisco Xavier da Cruz Rebelo alias Chico Rebelo and his wife, Mrs. Maria Antonieta Piedade da Silva;

J. In the said Deed of Family Settlement dated 07/07/1997 the said property under Survey no. 90/3 of village Navelim was shown to be divided in to various sub-plots with road, and each sub-plot was identified by English alphabets from "A" to "K". Amongst other plots carved out of said Survey no. 90/3 of village Navelim, one of such sub-plots identified as "Plot-C", admeasuring 1645 square meters was allotted to Mr James Merwyn Rebello and his wife, Mrs Piety Alexandria da Silva Rebello;

K. By virtue of said Deed of Family Settlement dated 07/07/1997 said Mr James Merwyn Rebello and his wife, Mrs Piety Alexandria da Silva Rebello, amongst other properties / plots, became the owners of said sub-plot viz., Plot-C, admeasuring 1645 square meters;







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L. Said Mr James Merwyn Rebello and his wife, Mrs Piety Alexandria da Silva Rebello got their names mutated in the Survey Records of said Survey no. 90/3 of village Navelim and thereafter instituted Partition Proceedings under Section 61 of the Goa Land Revenue Code before the Deputy Collector and S.D.O. of Salcete Taluka for partition of the said Plot-C, admeasuring 1645 square meters, as a separate survey holding from the said Survey no. 90/3 of village Navelim; which proceedings came to be registered as Partition Case No LRC/PART/470/2009/I; and by Order dated 14/02/2013, the said Plot-C, admeasuring **1645** square meters, was partitioned as a separate holding under Survey No. **90/3-B** of Village Navelim;

M. In view of the partition, as aforesaid, a new Survey Form I and XIV and a new Survey Plan was generated in respect of Survey No. 90/3-B of Navelim Village. The names of said Mr James Merwyn Rebello and Mrs Piety Alexandria da Silva Rebello featured in the column 'Name of the Occupant' in Survey Form I and XIV pertaining to Survey No. 90/3-B of Navelim Village; which property shall hereinafter be referred to as "**SAID PROPERTY**" and is described in more details in **SCHEDULE-I** hereunder written;

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N. Said Mr James Merwyn Rebello and Mrs Piety Alexandria da Silva Rebello thereafter entered into an Agreement for Sale and Development dated 28/10/2017 with the VENDOR no. 1 herein *inter alia* committing to sell the SAID PROPERTY under Survey No. 90/3-B of Navelim Village to him;

O. The transaction accordingly concluded by execution of the Deed of Sale dated 14/06/2019 duly registered before the Sub-Registrar of Salcete at Margao Goa at Book -1 Document Registration no. MGM-1-1475-2019 on 19/06/2019 whereby said Mr James Merwyn Rebello and Mrs Piety Alexandria da Silva Rebello in sold the SAID PROPERTY favour of the VENDOR no. 1 herein;

P. The VENDOR no. 1, on the strength of said Deed of Sale dated 14/06/2019 got his name mutated in the Survey Records pertaining to SAID PROPERTY under Survey No. 90/3-B of Navelim Village and his name is featuring in the column 'Name of the Occupant' in Survey Form I and XIV pertaining to Survey No. 90/3-B of Navelim Village;









Q. The VENDOR No. 1 thereafter converted the entire area i.e., 1645 square meters of the SAID PROPERTY for "Residential Use" vide Sanad under ref.no. COL/SAL/SG/CONV/88/2017 dated 20/11/2018 issued by the Collector of South Goa at Margao Goa;

R. The VENDOR No. 1 is married to the VENDOR No. 2 under the marital Regime of Communion of Assets as applicable to the State of Goa and as such the VENDORS are the joint and collective owners in possession and enjoyment of the SAID PROPERTY;

AND WHEREAS the VENDORS have further declared and represented unto the PURCHASER:-

- a) The VENDORS have good right, full power and absolute authority to sell the SAID PROPERTY,
- b) The VENDORS have clear and marketable title over the SAID PROPERTY and the same is free from any encumbrances, mortgage, charges or lien,
- c) The VENDORS declares that there is/ are no litigation or case/s pending in any Court of Law or before any other Authority as regards to the SAID
- d) PROPERTY and/or any portion thereof and that the SAID PROPERTY is free from litigation.
- e) The SAID PROPERTY or any part thereof is not subject matter of any Land Acquisition Proceedings,







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under any of the Act or Rules and / or under the Defence or C.A.D.A.

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- f) No person is claiming any right in SAID PROPERTY and/or any portion thereof,
 - g) The SAID PROPERTY and/or any portion thereof is not the subject matter of attachment proceedings, arising out of any Court order or under any State or Central Government Proceedings,
 - h) The SAID PLOT is free from any Mundkarial, leasehold or tenancy claims or any other rights including that of easement, way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PROPERTY.
 - i) That all existing rates, taxes, charges and land revenue payable to the Government / Local authorities in respect of the SAID PROPERTY have been paid and no dues/arrears are payable in respect of the SAID PROPERTY and/or any portion thereof as on this date,
 - j) There is no minor/s interest involved in the SAID PROPERTY,
 - k) The SAID PROPERTY is not affected under any order or notification under any Ordinance, Act, statute, rules and/or regulations ether by the Central or State Government,

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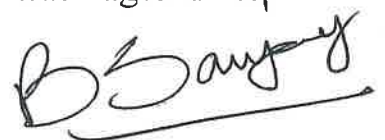
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- l) The VENDORS have till date not entered into any agreement of sale or any Deed of whatsoever in nature with any parties or person/s or otherwise in respect of the sale of the SAID PROPERTY,
- m) The VENDORS have no dues pending or any liability towards the original Landlords and / or the original Vendors of the SAID PROPERTY as all the payments and / or other liability/s has been cleared by the VENDORS with respect of the SAID PROPERTY;

AND WHEREAS the PURCHASER has inspected the SAID PROPERTY as also all the title documents in respect of the SAID PROPERTY, the approvals / permissions granted by statutory authorities etc and have further investigated the title of the VENDORS to the SAID PROPERTY through their Lawyer and were satisfied that VENDORS are entitled to sell SAID PROPERTY to PURCHASER;

AND WHEREAS the PURCHASER relying upon the title investigation conducted by PURCHASER'S Lawyer, and having not received any objection from any member of general public in pursuance to the Public Notice dated 12/09/2025 issued in the local daily – oHeraldo dated 15/09/2025 – by the PURCHASER'S Lawyer in exercise of legal due diligence, the PURCHASER has agreed to,



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purchase the SAID PROPERTY for the aforesaid consideration of Rs. 2,00,00,000/- (Rupees Two Crore Only) which is its fair market value;

AND WHEREAS, the parties herein have now decided to execute the Deed of Sale in respect of the SAID PROPERTY, on terms and conditions stipulated hereunder: -

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. In consideration of **Rs 2,00,00,000/- (Rupees Two Crore only)**, received by the VENDORS from the PURCHASER vide Cheques in the manner described in **SCHEDULE-II** hereinbelow written, the VENDORS hereby transfers and sells the SAID PROPERTY under Survey No. 90 and Sub-Division No. 3-B of Village Navelim, described in details in **SCHEDULE-I** hereinbelow written and delineated in RED boundary in the **PLAN** annexed hereto, with all rights, title, interest, easement and appurtenances hereinbefore enjoyed by the VENDORS in the SAID PROPERTY unto the PURCHASER to have, to use, to possess, to enjoy and to hold free from encumbrances absolutely forever as an absolute owner thereof and accordingly the PURCHASER herein shall continue to possess and occupy every part thereof TO HAVE AND TO HOLD



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the SAID PROPERTY as hereby granted and conveyed by way of sale unto and to the use and benefit of the PURCHASER subject to payment of all rents, taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

2. The VENDORS hereby grant and convey their NO OBJECTION in favour of the PURCHASER for carrying out Mutation in Survey Records of Survey No. 90 Sub-Division No. 3-B of Navelim village so as to include / enter / incorporate their name in the Column – 'Name of the Occupant' of Survey Form I and XIV maintained in respect of the SAID PROPERTY as also to deleting the name of the VENDOR No. 1 existing therein.
3. That the VENDORS have today put the PURCHASER in possession of the SAID PROPERTY.
4. The VENDORS have today, simultaneous with the handing over of the possession of the SAID PROPERTY to the PURCHASER, have also handed over to the PURCHASER (i) Originals of Deed of Sale dated 14/06/2019 executed by James Merwyn Rebello and his wife, Piety Alexandria da Silva Rebello in favour of the VENDOR No. 1 - Mr Ajay Shabi Khanolkar, duly registered before the Sub-Registrar of Salcete at Margao

A handwritten signature in black ink, appearing to read 'Ajay Shabi Khanolkar', written over a horizontal line.

A handwritten signature in black ink, appearing to read 'Ajay Shabi Khanolkar', written over a horizontal line.

A handwritten signature in black ink, appearing to read 'B. Sanjay', written over a horizontal line.





Goa at Book -1 Document Registration no. MGM-1-1475-2019 on 19/06/2019 and (ii) Certified/ Notarized / Photocopies of all other title documents concerning the SAID PROPERTY, which the PURCHASER hereby acknowledges to have received from the VENDORS.

5. The VENDORS covenant to save harmless and compensate the PURCHASER from against all encumbrances, charges and equities whatsoever that may be preferred by any person or persons over the SAID PROPERTY claiming right, title or interest over the SAID PROPERTY.
6. That the PURCHASER having satisfied with the title of the VENDORS *vis-à-vis* the SAID PROPERTY have purchased the same by executing this Deed of Sale.
7. It is further agreed by and between the parties hereto that the VENDORS hereafter at the request and cost of the PURCHASER shall do and execute or cause to be done or executed all such acts, deeds or things whatsoever, for further better and more perfectly assuring the SAID PROPERTY unto and to the use of the PURCHASER according to the true intent and meaning of this Deed.
8. That the PURCHASER having satisfied with the title of the VENDORS *vis-à-vis* the SAID PROPERTY have

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purchased the same by executing this Deed of Sale; and that the PURCHASER further declare that in the event of dishonour of any of the Cheque/s mentioned in SCHEDULE-II, this Deed shall be null and void with no legal effect and in such an eventuality the title and possession of the SAID PROPERTY shall immediately revert back to the VENDORS.

9. The VENDORS and the PURCHASER hereby declare that they do not belong to the Schedule Caste or Schedule Tribe as notified by the Government of Goa under Notification no. RD/LAND/LRC/318/77 dated 21/08/1978 issued under Sub section (2) of section 24 of the Goa Daman and Diu Land Revenue Code 1968 and that, there is no bar / restrictions under Government Circular No. 16/4/2011-RD dated 28/02/2014 published in the Official Gazette Series III no. 49 dated 06/03/2014 for conveying the SAID PROPERTY unto the PURCHASER.

10. The entire area i.e., 1645 square meters of the SAID PROPERTY is converted for the purpose of "Residential Use" as per SANAD under ref no. COL/SAL/SG/ CONV/88/2017/13395 dated 20/11/2018 by the Collector South Goa District as such the SAID PROPERTY is not an Agricultural Land and being so, there is no restriction





/ bar for sale of the SAID PROPERTY by the VENDORS in favour of the PURCHASER.

11.The SAID PROPERTY is an independent and separate Survey Holding individually surveyed under Survey No. 90 and Sub Division No. 3-B of Village Navelim and, as such, there is no restriction / bar for sale of the SAID PROPERTY by the VENDORS in favour of the PURCHASER

12.The base value of the land in Navelim Village, Salcete Taluka is Rs 12,000/- per square meter as per Order under ref no. 17/1/Fixation of land rates/2012-RD(PFII)/1174 dated 30/10/2024 of Under Secretary (Revenue-I), Department of Revenue, Government of Goa, published in the Official Gazette (Extraordinary No. 3) Series I No. III dated 30/10/2024; and as such the SAID PROPERTY - admeasuring 1645 square meters is valued at Rs 1,97,40,000/- (Rupees One Crore Ninety Seven Lakhs Forty Thousand only). However, the sale consideration paid under this Deed being Rs 2,00,00,000/- (Rupees Two Crores only), its Fair Market Value for the purpose of payment of Stamp Duty and Registration fee is taken as Rs 2,00,00,000/- (Rupees Two Crores only) and the same is paid accordingly.



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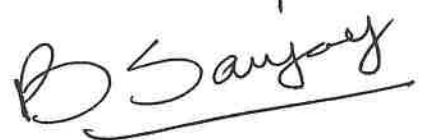


SCHEDULE - I
(SAID PROPERTY)

All that plot of land of property known as "ZORODI E NAVELIM O PEQUENO" or "TOTTU BHAT or NAGDACHO ZOROD", described as a whole in the Land Registration Office of Salcete under No. 28374 and 884 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz no. 1824 and 1859 and surveyed for the purposes of Record of Rights under Survey no. 90 and Sub-Division no. 3-B of Village Navelim, comprising of an area of 1645 square meters, situated within the jurisdiction of Village Panchayat of Navelim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and as an independent and distinct unit is bounded as under:

- On the East : by property under Survey No 225/7 of Village Navelim.
- On the West : by property under Survey no 90/3 of Navelim Village.
- On the North : by property under Survey no. 90/3 of Village Navelim.
- On the South : by property under Survey no. 90/3 of Village Navelim.

Note: The SAID PROPERTY is more particularly identified in the plan annexed hereto and signed by the parties.



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SCHEDULE-II

(PAYMENT OF SALE CONSIDERATION)

The entire sale consideration amount of Rs 2,00,00,000/- (Rupees Two Crores only) is paid by the PURCHASER to the VENDORS in the following manner:

1. Rs. 10,00,000/- (Rupees Ten Lakhs only) paid by the PURCHASER in favour of VENDOR No. 1 vide RTGS under UTR No. KKBKR52025072300681403;
2. Rs. 10,00,000/- (Rupees Ten Lakhs only) paid by the PURCHASER in favour of VENDOR No. 2 vide RTGS under UTR No. KKBKR52025110600620246;
3. Rs. 47,00,000/- (Rupees Forty-Seven Lakhs only) paid vide Cheque no. 000494, drawn on Kotak Mahindra Bank, Arera Colony, Bhopal Branch, by the PURCHASER in favour of VENDOR No. 1;
4. Rs. 47,00,000/- (Rupees Forty-Seven Lakhs only) paid vide Cheque no. 000495, drawn on Kotak Mahindra Bank, Arera Colony, Bhopal Branch, by the PURCHASER in favour of VENDOR No. 2;
5. Rs. 21,50,000/- (Rupees Twenty-One Lakh Fifty Thousand only) paid vide Cheque no. 000496, drawn on Kotak Mahindra Bank, Arera Colony, Bhopal Branch, by the PURCHASER in favour of VENDOR No. 1;
6. Rs. 21,50,000/- (Rupees Twenty-One Lakh Fifty Thousand only) paid vide Cheque no. 000497, drawn on









Kotak Mahindra Bank, Arera Colony, Bhopal Branch, by the PURCHASER in favour of VENDOR No. 2;

7. Rs. 20,50,000/- (Rupees Twenty Lakh Fifty Thousand only) paid vide Cheque no. 000498, drawn on Kotak Mahindra Bank, Arera Colony, Bhopal Branch, by the PURCHASER in favour of VENDOR No. 1;
8. Rs. 20,50,000/- (Rupees Twenty Lakh Fifty Thousand only) paid vide Cheque no. 000499, drawn on Kotak Mahindra Bank, Arera Colony, Bhopal Branch, by the PURCHASER in favour of VENDOR No. 2;
9. Rs. 1,00,000/- (Rupees One Lakh only) TDS paid/credit with the Income Tax Department on 12/11/2025 in the PAN of the VENDOR No. 1.
10. Rs. 1,00,000/- (Rupees One Lakh only) TDS paid/ credit with the Income Tax Department on 12/11/2025 in the PAN of the VENDOR No. 2.

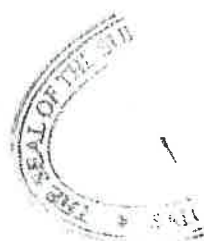
thus the VENDORS, subject to realization of the aforesaid cheques, do hereby jointly and each severally admit and acknowledge to have received from the PURCHASER the total sale consideration of Rs. 2,00,00,000/- (Rupees Two Crores only).

IN WITNESS WHEREOF, this Deed of Sale by the Parties herein is executed in presence of witnesses on the day, month and the year mentioned above.



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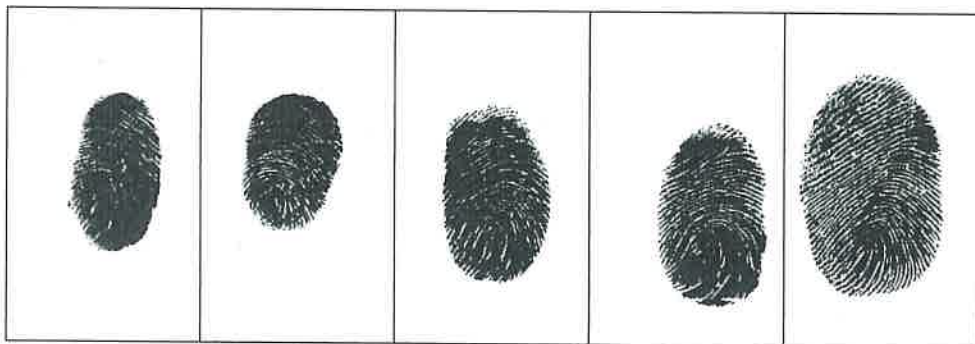


SIGNED, EXECUTED AND
DELIVERED BY THE
WITHIN NAMED VENDOR NO. 1

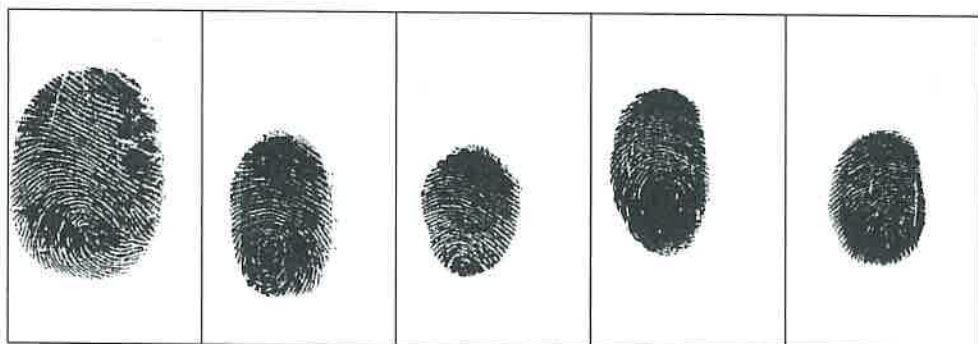
Mr. AJAY SHABI KANOLKAR



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Kanolkar

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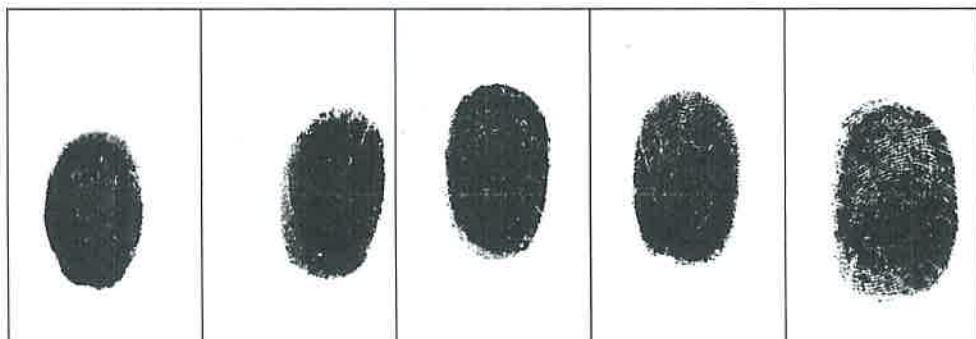


SIGNED, EXECUTED AND
DELIVERED BY THE
WITHIN NAMED VENDOR NO. 2

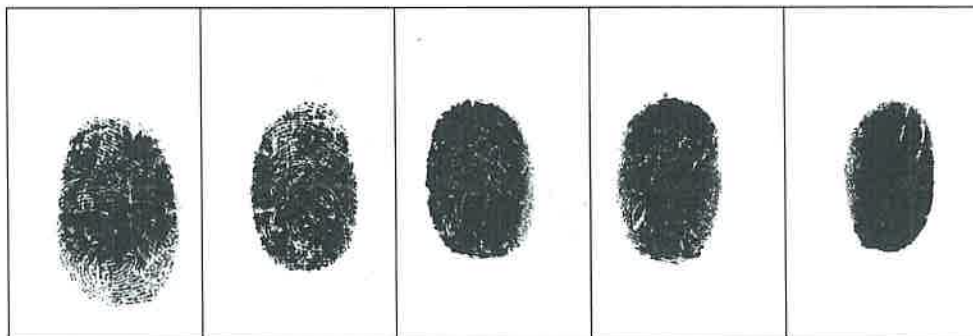


K. Kanolkar
Mrs. KOMAL AJAY KANOLKAR
alias KOMAL KANOLKER
alias KOMAL A. KANOLKAR

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



K. Kanolkar

K. Kanolkar

B. Sanyal

7-7

THE SEAL OF THE
S. *

1860

1860



SIGNED, EXECUTED AND
DELIVERED BY THE
WITHIN NAMED PURCHASER,
M/s HARIOM PROPERTIES
through its Partner No. 1:

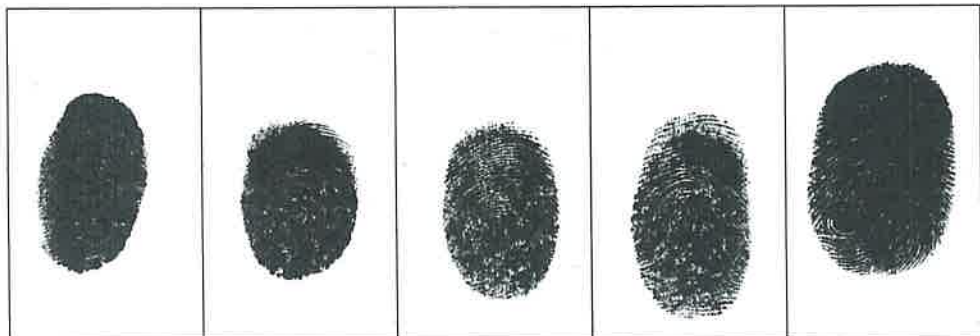


For HARIOM PROPERTIES
B. Sanjay
PARTNER

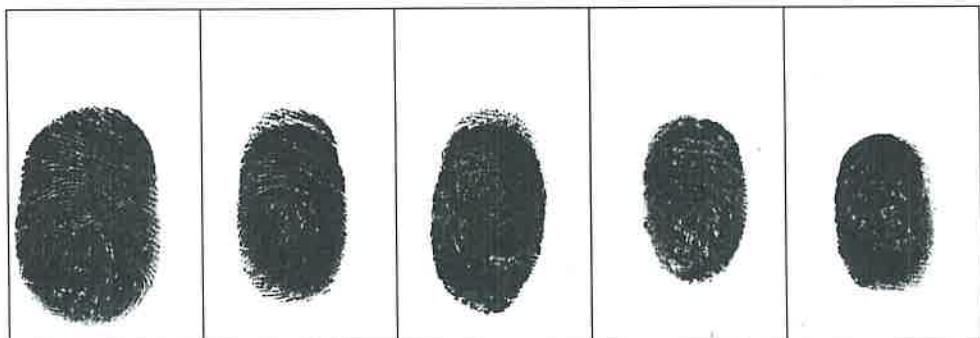
For HARIOM PROPERTIES
B. Sanjay
PARTNER

Mr SANJAY KUMAR BULCHANDANI

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Aravind

Sanjay

B. Sanjay



SIGNED, EXECUTED AND
DELIVERED BY THE
WITHIN NAMED PURCHASER,
M/s HARIOM PROPERTIES
through its Partner No. 2:



For HARIOM PROPERTIES

PARTNER

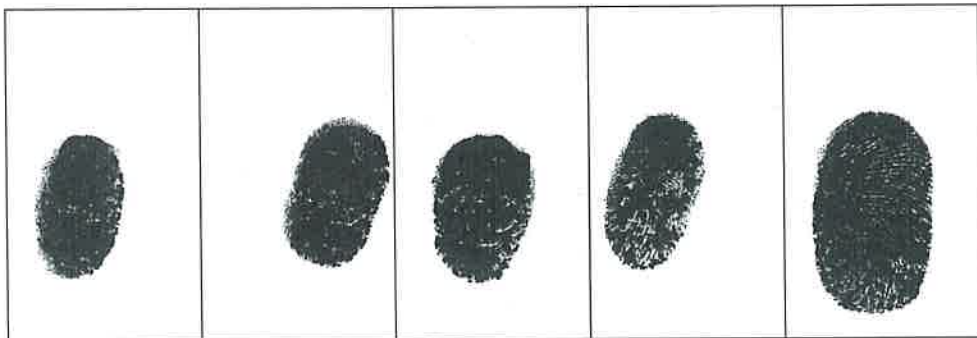
For HARIOM PROPERTIES

7-5

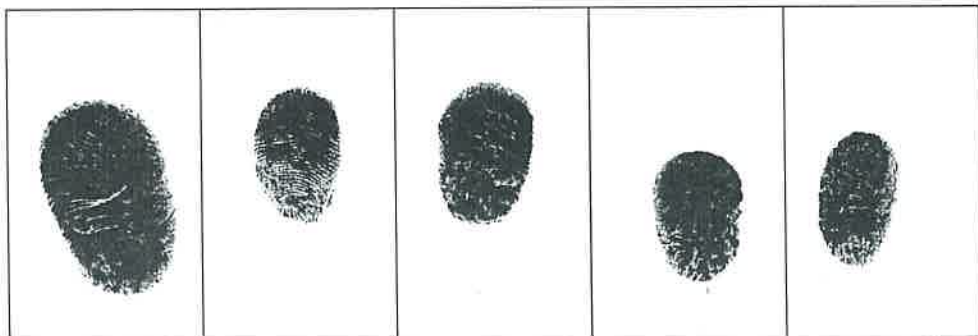
PARTNER

Mr JAYANT KUMAR BHANDARI

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



A. M. D. K.

A. M. D. K.

B. Sanjay

7-5



WITNESSES:

1 Signature :

Name : Aniket Dhananjay Shet
Son of : Dhananjay H. Shet
Address : H-NO-198/1 Golwada Cumbhargua Goa.

Aadhaar No : 541136909389

Election Card No: RNM0189506

Marital Status : Single

Occupation : Business

Mobile : 8766995988

2 Signature :

Name : Aniket U. Naik

Son of : UMESH NAIK

Address : H-NO :- 76/1, Bagwada, Betta, Candola
North Goa

Aadhaar No : 616312208938

Election Card No: REX0304659

Marital Status : Married

Occupation : Business

Mobile : 7972995746

Aniket

Anolkar

B. Sanyal



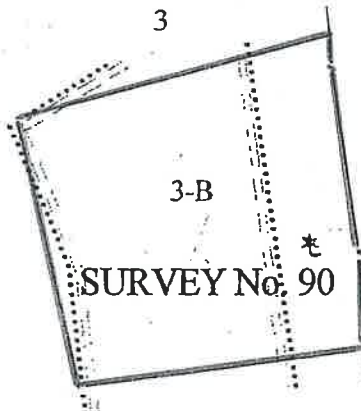


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

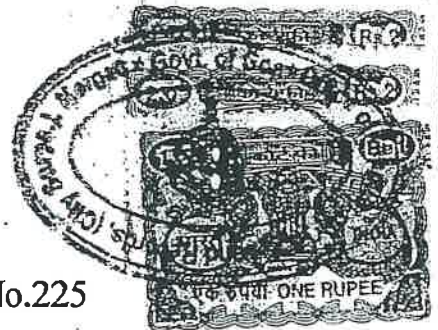
Plan Showing plots situated at
Village : NAVELIM
Taluka : SALCETE
Survey No./Subdivision No. : 90/ 3-B
Scale : 1 : 1000

Inward No:6474

(Savio C. Silveira)
Inspector of Survey & Land Records
Margao Goa.



S.No.225



Amarika

Amarika

B. Sanjay

7-7

Generated By : P.V. FALDESSAI
On : 02-09-2016

P.V. Faldeesai

Compared By: K.B. GAUDE





FORM I & XIV

1111

Date : 22/09/2025

नमुना नं १ व १४

Page 1 of 1

Taluka SALCETE
तालुका
Village Navelim
गाव
Name of the Field Nagdacho Zorod
शेताने नांव

Survey No. 90
सर्वे नंबर
Sub Div. No. 3-B
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.04.75	0000.11.70	0000.00.00	0000.00.00	0000.00.00	0000.16.45

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.16.45

Dy. Collector order in Partition Case No.
LRC/PART/470/2009/I dated 14/02/2013.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Ajay Shabi Kanolkar		79503	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

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	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

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

7-7





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Nov-2025 12:18:41 pm

Document Serial Number :- 2025-MGO-5599

Presented at 12:00:27 pm on 20-Nov-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000000
2	Registration Fee	600000
3	Mutation Fees	2000
4	Processing Fee	1280
Total		1603280

Stamp Duty Required :1000000/-

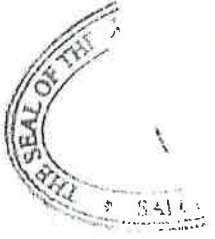
Stamp Duty Paid : 1000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY KUMAR BULCHANDANI Partner Of HARIOM PROPERTIES ,Father Name:Dharmendra Bulchandani, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Registered Office at E 2 68 Arera Colony Tahasil Huzur Bhopal Pin 462001 and Goa Office address at Supreme Hill Towers Flat No 003 Alto Monte Margao Goa Pin 403601, Address2 - Registrar of Firms at Bhopal Madhya Pradesh, PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AJAY SHABI KANOLKAR , Father Name:Shabi R Kanolkar, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No. GF F-1, Chandan Apartments, Nagmodem, Navelim, Salcete, Goa, PAN No.: [REDACTED]			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	KOMAL AJAY KANOLKAR Alias KOMAL KANOLKER Alias KOMAL A KANOLKAR , Father Name:Narayan Mayekar, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No. GF F-1, Chandan Apartments, Nagmodem, Navelim, Salcete, Goa, PAN No.: [REDACTED]			
3	SANJAY KUMAR BULCHANDANI Partner Of HARIOM PROPERTIES , Father Name:Dharmendra Bulchandani, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, Registered Office at E 2 68 Arera Colony Tahasil Huzur Bhopal Pin 462001 and Goa Office address at Supreme Hill Towers Flat No 003 Alto Monte Margao Goa Pin 403601Registrar of Firms at Bhopal Madhya Pradesh, PAN No.: [REDACTED]			
4	JAYANT KUMAR BHANDARI Partner Of HARIOM PROPERTIES , Father Name:Shanker Lal Bhandari, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, aRegistered Office at E 2 68 Arera Colony Tahasil Huzur Bhopal Pin 462001 and Goa Office address at Supreme Hill Towers Flat No 003 Alto Monte Margao Goa Pin 403601Registrar of Firms at Bhopal Madhya Pradesh, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ANIKET DHANANJAY SHET ,Age: 40,DOB: ,Mobile: [REDACTED],Email: ,Occupation:Business , Marital status : Unmarried , Address:403107, H NO 198/1 GOLWADA CUMBHARJUA GOA, H NO 198/1 GOLWADA CUMBHARJUA GOA, Cumbarjua, Tiswadi, NorthGoa, Goa			
2	Name: ANEKET U NAIK ,Age: 44,DOB: ,Mobile: [REDACTED]Email: ,Occupation:Business , Marital status : Married , Address:403107, H NO 76/1 BAGWADA BETKI CANDOLA PONDA NORTH GOA, H NO 76/1 BAGWADA BETKI CANDOLA PONDA NORTH GOA, Candola, Ponda, SouthGoa, Goa			


Sub Registrar
Cum-
ub Registrar
Salcete

Document Serial Number :- 2025-MGO-5599



Document Serial No:-2025-MGO-5599

Book :- 1 Document

Registration Number :- **MGO-1-5430-2025**

Date : 20-Nov-2025



[Handwritten Signature]

Civil Registrar

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

Sub Registrar

Salcete

17200

17200