Receipt

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FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 22-Feb-2024 13.17.43
Date of Receipt: 22-Feb-2024

Receipt No : 2023-24/4/5136
Serial No. of the Document : 2024-PN-614
Nature of, Document : **Conveyance - 22**
Received the following amounts from **BALDEEP SINGH AS DESIGNATED PARTNER AND AUTHORISED SIGNATORY** for Registration of above Document in Book-1 for the year 2024

Registration Fee	306080	E-Challan(Online fee)	• Challan Numbe. : 202400140980 • CIN Number : 202405366724397	306080
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202400141336 • CIN Number : 202405338336315	10000
Processing Fee	1920	E-Challan(Online fee)	• Challan Number : 202400140980 • CIN Number : 202405366724397	1920
Total Paid	**318000** (Rupees Three Lakh Eighteen Thousands only)			

Probable date of issue of Registered Document: / /

22/2/2024
Signature of the Sub-Registrar

For VELASA BUILDTECH LLP

Designated Partner

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized :
Adv. Gourish Kamat
Gkamat

Specimen Signature of the Person Authorized

Baldeep Sgh
Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **22-Feb-2024**

22/04/2024
Signature of the Sub-Registrar

Signature of the person receiving the Document

(Rupees five lakhs ten thousand & two hundred only)

Phone No 7020849584
Sold To Issued To
VELASA BUILDTECH LLP
For Whom ID Proof
AAAFV8789N

₹ 0510200/-

3815248 36/02704/2024-RE1

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

Name of Purchaser..... VELASA BUILDTECH LLP

2024-prj-614
27/02/24
Reg No. 589

Baldeep Singh Baldeep Singh

DEED OF SALE

Baldeep Singh
yamunkhan

1

THIS DEED OF SALE is made at Panaji, Goa on this 21st day of February of the year Two Thousand and Twenty Four (21.02.2024)

BETWEEN

1. **SMT. YASMIN NARIMAN KHAN**, (Holder of PAN Card No. , Aadhar Card bearing No.) , wife of late. Nariman D. Khan, daughter of Homi Rattanshaw Mistry, aged 63 years, widow, Retired, Parsi, Indian National, residing at 3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai. 400 007

2. **SHRI. CYRUS NARIMAN KHAN**, (Holder of PAN Card No. Aadhar Card bearing No.), Son of late. Nariman D. Khan, aged 27 years, Bachelor, Parsi, Businessman, Indian National , residing at 3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai. 400 007-- hereinafter collectively referred to as the **"VENDORS"** (which expression shall, unless repugnant to the context or meaning thereof, include their legal heirs, legal representatives, executors, administrators, successors, assigns) **OF THE FIRST PART**

AND

M/s. VELASA BUILDTECH LLP, a Limited Liability Partnership having Income Tax PAN . I, LLP identification No. , E-mail : velasabuildtech@gmail.com, duly incorporated under Sec.12(1) of the Limited Liability Partnership Act,2008 having its Registered Office at K-1/36, Left Portion, K.No.275/216, Rajapuri, Uttam Nagar, Dabri Police Station, New Delhi. 100 059 -- hereinafter referred to as the **"PURCHASER"** (which expression or meaning thereof shall, unless repugnant to the context or meaning thereof, include each of the designated Partners and their respective legal heirs, legal representatives, executors, administrators, successors, assigns) **OF THE SECOND PART** represented herein by its Designated Partner and Authorized Signatory - **SHRI. BALDEEP SINGH** (Holder of PAN Card No , Aadhar Card bearing No. I, D.I.N.), Son of Shri. Inderjeet Singh, aged 33 years, businessman, Indian National, residing at WZ-274-E-2/2, Navyug Block, Vishnu Garden, Tilak, Nagar, Delhi (West) 110 018, duly authorized by the other designated Partners Firm as per Resolution passed in the meeting of the LLP held on 06.01.2024, a true copy whereof is produced herewith.

AND

SMT. RUPA AMITKUMAR DUBLAY,(Holder of PAN Card No. I, Aadhar Card bearing No), wife of Shri. Amitkumar S. Dublay, daughter of Shri.Babi Kotkar, aged 45

years, Advocate, married, Indian National, residing at Flat No. F-2, Buddaseth Manor, Behind Hotel Goa International, , Tonca, Caranzalem, Panaji, Tiswadi, Goa. 403 001.

2. **SMT. POOJA RAJESH KUNDE**, (Holder of PAN Card No. , Aadhar Card bearing Nc 1) , wife of Shri. Rajesh Gurudas Kunde, daughter of Shri.Ashok Kamat, aged 43 years, married, business, Indian National, residing at House No.F-41, Chamunda Residency, 1st Floor, Caranzalem, Panaji, Tiswadi, Goa. 403 001.

3. **SHRI. PARAG MORLIDHAR CHAUHAN ALIAS SHRI. PARAG MURLIDHAR CHAUHAN**, (Holder of PAN Card No. , Aadhar Card bearing No.) , son of Shri. Morlidhar Kalyanchand Chavan, aged 46 years, married, businessman, Indian National, residing at Plot No.29, Kamat Tarcar Colony, Tonca, Caranzalem, Panaji, Tiswadi, Goa. 403 001 – hereinafter collectively referred to as the **'CONFIRMING PARTIES'** (which expression shall, unless repugnant to the context or meaning thereof, include their respective legal heirs, legal representatives, executors, administrators, successors, assigns) **OF THE THIRD PART**

WHEREAS there exists 2 immovable properties i.e. a) **ALL THAT** immovable property known as "**SEGUNDA ADICAO QUE FICA PELO SUL DA ESTRADA**", consisting of hilly land and cultivated with coconut trees, which is the upper portion of the property

known as **"CABECA"** (also known as **"PALLERAN"** also known as **"PALERAN"**) situated at Village Calapur (St.Cruz), Taluka Tiswadi, Sub-District of Ilhas, District North Goa, within the limits of Village Panchayat of St.Cruz, described in the Land Registration Office of Ilhas under No.17250 at Page 178 of Book B-45, (New) and surveyed under No. 108/1 and 120/1 of Village Calapur , Tiswadi Taluka, which in turn is the sixth glebe (part) of the Plot B of the property earlier described under No.7324 at Page 152 of Book B-19, New, annoted under No.3 to the same/said description and represents 2/8th of the property registered in the Taluka Revenue Office (Matriz) under No.328 , which is bounded on the East by fifth glebe (part) of Plot 'B' and distillery, on the West by Aforamento belonging to Sebastiao Fernandes of St.Cruz and hilly part of the property "Gonem Bata" belonging to Rego, on the North by a public road proceeding from Panjim to S. Lourenco and on the South by the path which leads to Nauxim, with the exclusion of the property bearing new Survey No.78 of Calapur Village, Tiswadi Taluka, Goa (--hereinafter referred to as the **'PROPERTY No.1'** and which is more particularly described in the **SCHEDULE I** hereinafter appearing) and b) **ALL THAT** immovable property known as **'CABECA'** (lower portion) consisting of hilly land and cultivated with coconut trees situated at Village Calapur, Taluka Tiswadi, Sub-District of Ilhas, District North Goa, within the limits of Village Panchayat of St.Cruz, which property is the fifth glebe (part) of the Plot B of the property previously described under

No.7324 at Page 152 of Book B-19 new and forms a separate part with two glebes (parts) separated by the road Panjim – S. Lourence , which is surveyed under new survey Nos. 77/1 and 109/1 of Village Calapur, which is described in the Land Registration Office of Ilhas under No.17795 at Page 70 Overleaf and 71 of the Book B-47 New and represents part of the property registered in Taluka Revenue Office at Panaji as 1/4th under No.328 and is part of the Old Cadastral Survey No.631. The said property is bounded on the East by the hilly part of the Plot A, on the West by the said road and sixth glebe (part) of the Plot B, on the North by the fourth glebe (part) of the Plot B and on the South by the said Road (--hereinafter referred to as the **'PROPERTY No.2'** and which is more particularly described in the **SCHEDULE II** hereinafter appearing);

AND WHEREAS both the aforesaid properties originally belonged to Xantaram Bucho Sinai Quencro and his wife – Rucmabai Quencro and Caxinata Bucho Sinai Quencro;

AND WHEREAS vide Deed of Sale and Quittance dated 09.02.1942, said Xantaram Bucho Sinai Quencro and his wife – Rucmabai Quencro and Caxinata Bucho Sinai Quencro as the Owners in possession sold the said properties to Shri. Francisco Floriano Fernandes, who was married to Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz;

AND WHEREAS said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz was married in the first nuptial to Shri. Antonio Sardis Agostinho Vaz , who expired leaving behind his widow i.e. said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz and 4 minor children and upon his death, Inventory Proceedings amongst minors was initiated;

AND WHEREAS said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz was married in the second nuptial to said Shri. Francisco Floriano Fernandes and had no children out of the said marriage;

AND WHEREAS said Shri. Francisco Floriano Fernandes expired on 25.10.1964 and upon his death Inventory Proceedings bearing No.4/1965 were initiated before the Hon'ble Court of Civil Judge Senior Division at Panaji, Goa;

AND WHEREAS in the said Inventory Proceedings , both the aforesaid properties were exclusively allotted to his widow i.e. said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz, which were confirmed vide Judgement dated 01.03.1974 passed in the said proceedings;

AND WHEREAS during her lifetime, the said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz vide Deed of Gift dated 15.04.1974 , which said Deed is duly registered with Office of the Sub-Registrar of Ilhas at Panaji under No.292 at Pages 292 to 293 of Book No. I Vol.No.83 dated 21.05.1974, as a

'Donor ' gifted both the said properties i.e. Property No.1 and Property No.2 as aforesaid to the 'Donee' being her Grand son - Shri. Flores Jose Agnelo Vaz , son of her Son out of first marriage, namely - Shri. Roldao Justino Das Merces Vaz, out of natural love and affection;

AND WHEREAS vide Agreement dated 19.06.1985 executed between said Shri. Flores Jose Agnelo Vaz and M/s. S.S. Real Estate Developers, said Shri. Flores Jose Agnelo Vaz alongwith his wife namely - Smt. Severina Cheryl Fernandes e Vaz entrusted occupation and possession of the said property surveyed under No.77/1,108, 109 and 120 of Village Calapur , Taluka Tiswadi to said M/s. S. S. Real Estate Developers for the purpose of the development of the same into a Housing Colony to be known as 'Filomena Housing Colony';

AND WHEREAS in terms of the said Agreement dated 19.06.1985 as aforesaid, said Shri. Flores Jose Agnelo Vaz applied for and obtained permission for sub-division of the said Property No.2 bearing Survey No.77/1 and 109/1 of Village Calapur into several Plots after obtaining necessary permission from the competent authorities for the same i.e. Permission under No. PDA/ T/ 6281/ 894/ 92 dated 21.02.1992 and No. PDA/ T/ 6281/ 3683/ 93 dated 02.03.1993 obtained from Panjim Planning and Development Authority and under No. VP/SC/19/93-94 dated 24.11.1993 obtained from Village Panchayat of St.Cruz, Tiswadi Taluka ,

which is to be known as 'Filomena Housing Colony (lower portion);

AND WHEREAS in terms of the said Agreement dated 19.06.1985 as aforesaid, said Shri. Flores Jose Agnelo Vaz applied for and obtained permission for sub-division of the said Property No.1 bearing Survey No.108/1 and 120/1 of Village Calapur into several Plots after obtaining necessary permission from the competent authorities for the same i.e. Permission under No. PDA/ T/ 6281/ ATP/ 95/ 848 dated 02.02.1995 obtained from Panjim Planning and Development Authority and under No. VP/SC/344/1994-95 dated 07.02.1995 obtained from Village Panchayat of St.Cruz, Tiswadi Taluka, which is to be known as 'Filomena Housing Colony (Upper portion);

AND WHEREAS in terms of the said Agreement dated 19.06.1985 as aforesaid, said M/s. S. S. Real Estate Developers fully developed the Lower and Upper portion i.e. Property No.1 and Property No.2 as aforesaid totally admeasuring 1,30,195 sq.mts. into several Plots under the Housing Scheme/ Colony named as 'Filomena Housing Colony';

AND WHEREAS in consideration of obtaining necessary permissions and developing the said properties into several Plots as aforesaid, said M/s. S. S. Real Estate Developers were allotted some Plots viz. Plot Nos. 8,9,40,41,42,43,46,46A, 47, 47A, 48, 49, 56, 57, 58, 58A, 59, 59A, 68, 71, 72,73, 74, 75, 76, 77, 77A, 79, 80,

83, 91, 92, 93, 94, 111, 112, 113, 114, 141, 142, 143, 145, 146, 146A, 147, 163, 164, 165, 165A, 167, 172, 173, 174, 174A, 175, 175A as part of their consideration or development charges in terms of the said Agreement dated 19.06.1985 as aforesaid;

AND WHEREAS said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz, expired on 29.09.1974 and upon her death, Inventory Proceedings were initiated by her Son i.e. said Shri. Roldao Justino Vaz before the Hon'ble Court of Civil Judge Senior Division at Panaji, in which earlier Inventory Proceedings under No.4/1965 were incorporated;

AND WHEREAS in the said Inventory Proceedings, some of the legal heirs of the said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz, raised objections contending that the gift made by Smt. Angelina Filomena Dias in favour of her Grand son i.e. said Shri. Flores Jose Agnelo Vaz vide Deed of Gift dated 15.04.1974 as aforesaid was in excess over disposal share of the deceased i.e. said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz and that the same was required to reduced and they also filed objections before the Panjim Planning and Development Authority in respect of sub-division and development of the said property undertaken by said Shri. Flores Jose Agnelo Vaz through said M/s. S.S.Real Estate Developers as aforesaid;

AND WHEREAS in view of the objections raised aforesaid and in settlement of the said objections , said Shri. Flores Jose Agnelo Vaz agreed for allotment of some of the Plots viz. Plot Nos. 50, 51, 52, 53, 54, 55, 4, 5, 17, 18, 27, 44, 45, 6, 7, 29, 30, 31, 32, 89, 90 forming part and parcel of the properties i.e. Property No.1 and No.2 as aforesaid to the said legal heirs of said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz in full and final settlement of all their claims/objections, who accepted the said allotment and withdrew their objections and thus remaining Plots were allotted to said Shri. Flores Jose Agnelo Vaz, who became sole and exclusive Owner of the said Plots;

AND WHEREAS in view of the settlement arrived at as aforesaid, though the gift made by Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz in favour of her Grand son - Shri. Flores Jose Agnelo Vaz vide Deed of Gift dated 15.04.1974 was confirmed in the said Inventory proceedings, however extent thereof was reduced and said Shri. Flores Jose Agnelo Vaz was allotted different properties in lieu thereof and based on the Settlement arrived at aforesaid, all the legal heirs/parties filed Consent Terms in the said Inventory proceedings, which were accepted by the Hon'ble Court and based on the same the said Inventory Proceedings were disposed off by the Hon'ble Court vide Judgement dated 12.03.1980, which has become final for want of appeal or challenge;

AND WHEREAS in view said Shri. Flores Jose Agnelo Vaz becoming sole and exclusive Owner of the said Plots allotted to him and which formed part and parcel of the properties i.e. Property No.1 and Property No.2 as aforesaid , he accordingly incorporated his name in the survey records i.e. Form I and XIV in respect of the said properties i.e. surveyed under No.77/1, 108/1, 109/1 and 120/1 of Village Calapur, Taluka Tiswadi;

AND WHEREAS Vendor No.1 abovenamed and her deceased husband – Shri. Nariman Darabshaw Khan approached said Shri. Flores Jose Agnelo Vaz with a desire to purchase a Plot i.e. Plot No.130 forming part and parcel of the Property No.1 as aforesaid for a valuable consideration , which said request was accepted by said Shri. Flores Jose Agnelo Vaz;

AND WHEREAS the said Plot No.130 was earlier approved by the authorities as having an area of 548.00 sq.mts, however upon actual measurement at the site, area of the said Plot was found to be 480.00 sq.mts.;

AND WHEREAS vide Deed of Sale dated 23.10.2006 duly registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 3320 at Pages 561 to 588 of Book No.I Vol.No.1729 dated 18.12.2006 , the erstwhile Owner namely said Shri. Flores Jose Agnelo Vaz alongwith his wife namely - Smt. Severina Cheryl Fernandes e Vaz sold the said Plot No.130 to the Purchasers namely -Smt. Yasmin Nariman Khan and her deceased husband – Shri. Nariman Darabshaw Khan for valuable consideration, who

became sole and exclusive owners of the said Plot No.130 on and from the date of purchase as aforesaid;

AND WHEREAS subsequent to the purchase as aforesaid, the Purchasers namely -Smt. Yasmin Nariman Khan i.e. Vendor No.1 abovenamed and her deceased husband – Shri. Nariman Darabshaw Khan incorporated their names in the survey records i.e. Form I and XIV in respect of the said property surveyed under No.108/1 of Village Calapur;

AND WHEREAS thereafter, the said Purchasers namely -Smt. Yasmin Nariman Khan i.e. Vendor No.1 abovenamed and her deceased husband – Shri. Nariman Darabshaw Khan filed proceedings for partition of the said Plot No.130 (along with Plot No.129) from the bigger Property No.1 surveyed under No.108/1 of Village Calapur, being Case No. LND/PART/42/2018 before the Dy. Collector and Sub Divisional Officer of Tiswadi Taluka at Panaji, Goa and vide Order dated 02.11.2021 passed in the said matter, the Dy. Collector and S.D.O. , Tiswadi, Panaji, Goa was pleased to order partition of the said Plot No.130 admeasuring 480.00 sq.mts and the Inspector of Survey and Land Records was directed to effect necessary changes in records of survey No.108/1 of Calapor Village as per the Plan and Area Adjustment Statement prepared by him and further ordered that the said Plot shall bear new Sub Division No. 1-Z and in terms of the said Order, names of said Smt. Yasmin Nariman Khan i.e. Vendor No.1 abovenamed and her deceased husband – Shri. Nariman

Darabshaw Khan were accordingly incorporated in the 'Occupants' column of the Records of Rights i.e. Form I and XIV in respect of the said Plot under new survey No.108/1-Z of Village Calapor, Taluka Tiswadi;

AND WHEREAS in the mean time, said Shri. Nariman Darabshaw Khan expired on 16.08.2020 leaving behind his widow – Smt. Yasmin Nariman Khan i.e. Vendor No.1 abovenamed and her Son – Shri.Cyrus Nariman Khan as his sole and exclusive legal heirs/ successors;

AND WHEREAS in view of death of her husband - Shri. Nariman Darabshaw Khan as aforesaid , said Smt. Yasmin Nariman Khan instituted a Petition bearing No. 4578 of 2022 for grant of Letters of Administration of the property and credits of the deceased - Nariman Darabshaw Khan under the provisions of the Indian Succession Act,1925 , before the Hon'ble High Court of Bombay claiming to be entitled to ½ share in the estate of the deceased- Nariman Darabshaw Khan, including the said Plot No.130 as aforesaid;

AND WHEREAS after conducting the necessary inquiry, the Hon'ble High Court of Bombay through its Protho -Notary and Senior Master was pleased to grant the Letters of Administration dated 19.07.2023 to said Smt. Yasmin Nariman Khan;

AND WHEREAS in view of what is stated hereinabove said Smt. Yasmin Nariman Khan i.e. Vendor No.1 and her Son – Shri. Cyrus

Nariman Khan i.e. Vendor No.2 are the exclusive owners in peaceful possession and enjoyment of the said Plot No.130 as aforesaid;

AND WHEREAS the Confirming Parties abovenamed had approached the Vendors with a request to sell the said Plot No.130 to them for consideration and had also paid to the Vendors abovenamed an earnest money of Rs.6,00,000/- (Rupees Six lakhs only) towards purchase of the said Plot;

AND WHEREAS before the completion of the said transaction, the Purchasers abovenamed, with the consent of the Confirming Parties, approached the Vendors with an Offer to purchase the said Plot No.130 for a total consideration of Rs. 1,02,02,400/- (Rupees One Crore two lakhs two thousand four hundred only), with an assurance and undertaking to fully and finally settle the claim of the Confirming Parties to the extent of Rs.6,00,000/- (Rupees Six Lakhs Only) payable to the Confirming Parties and to pay balance sum of Rs. 96,02,400/- (Rupees Ninety six lakhs two thousand and four hundred only) to the Vendors abovenamed, which said Offer has been accepted to by the Vendors and the Confirming Parties;

AND WHEREAS the Purchaser has taken inspection of all the documents and is fully satisfied and accepts the title of the Vendors to the said Plot No.130 and shall raise no requisitions on title at any stage;

AND WHEREAS the parties desire to record into writing the said terms and conditions;

NOW THEREFORE THIS DEED WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. That in consideration of the payment of an aggregate sum of sum of Rs. 1,02,02,400/- (Rupees One Crore two lakhs two thousand four hundred only) made by the Purchaser to the Vendors and the Confirming Parties in the manner stated in para 2 and 3 here below, the Vendors with the express consent of the Confirming parties, do hereby sell, transfer, grant, release, convey and assure their right, title and interest in the said Plot i.e. Plot No.130 admeasuring 480.00 sq.mts. which is independently surveyed under No.108/1-Z of Village Calapur (Calapor), Tiswadi, Goa (-- hereinafter referred to as the **"SAID PLOT"** whichsaid Plot for better understanding and identification is shown in the Plan annexed hereto in red colour boundary lines, which said Plan forms an integral part of the present Deed of Sale and signed by both parties and which is more particularly described in **SCHEDULE III** hereunder written, forming part and parcel of the bigger property i.e. Property No.1 which is more particularly described in **SCHEDULE I** hereunder written **TOGETHER WITH** all accesses, ways, paths, fences, plants, trees, rights, liberties, privileges, easements, advantages and appurtenances, whatsoever pertaining to the said Plot hereby sold, transferred and conveyed **TO HAVE AND TO HOLD** the

same unto and to the use of the Purchaser forever free from encumbrances and / or any charges or lien of whatsoever nature.

2. As aforesaid, the amount payable by the Purchaser to the Vendors towards consideration is Rs. 96,02,400/- (Rupees Ninety six lakhs two thousand and four hundred only). Further, an amount of Rs. 96,024/- (Rupees Ninety six thousand and forty two only) is deducted towards T.D.S. @1% on the said amount and after deduction, balance amount of Rs.95,06,376/- (Rupees Ninety five lakhs six thousand three hundred and seventy six only) is paid by the Purchaser to Vendor No.1 in the following manner i.e.

a) a sum of Rs.15,53,000/- (Rupees Fifteen lakhs fifty three thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210566 through Indian Bank, Dwaraka Branch, New Delhi into the Bank Account of the Vendor No.1 on 24.01.2024 and

b) balance sum of Rs.79,53,376/- (Rupees Seventy Nine lakhs fifty three thousand three hundred and seventy six only) paid by the Purchaser to Vendor No.2 vide Demand Draft No.204720 dated 17.02.2024 drawn on Indian Bank, Dwaraka Branch, New Delhi drawn in favour of the Vendor No.1;

It is agreed that the aggregate amount of Rs. 96,042/- (Rupees Ninety six thousand and forty two only) deducted towards T.D.S. @1% and paid in the manner more particularly mentioned hereunder shall form part and parcel of the total

amount of consideration of Rs. 96,02,400/- (Rupees Ninety six lakhs two thousand and four hundred only) payable as aforesaid.

The Vendors do hereby clearly unequivocally admit and acknowledge the receipt of the entire amount of consideration of Rs.96,02,400/- (Rupees Ninety six lakhs two thousand and four hundred only) paid in the manner as aforesaid and do hereby acquit, release and discharge the Purchaser forever and shall not raise any dispute of any nature regarding the non-receipt of the said amount or claim higher amount at any time or raise any other dispute at any time in future.

3. As aforesaid, the consideration payable by the Purchaser to the Confirming Parties in full and final settlement of all their claims in respect of Plot No. 130 is Rs.6,00,000/- (Rupees Six lakhs only). Further, an aggregate amount of Rs.6,000/- (Rupees Six thousand only) is deducted towards T.D.S. @1% on the said amount and after deduction, balance amount of Rs.5,94,000/- (Rupees Five lakhs ninety four thousand only) is paid to the Confirming Parties as under :

a) a sum of Rs.1,98,000/- (Rupees One lakh ninety eight thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210561 through Indian Bank, Dwaraka Branch, New Delhi into the Bank Account of the Confirming Party No.1 on 24.01.2024;

b) a sum of Rs.1,98,000/- (Rupees One lakh ninety eight thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210714 through Indian Bank, Dwaraka

Branch, New Delhi into the Bank Account of the Confirming Party No.2 on 24.01.2024 and

c) a sum of Rs.1,98,000/- (Rupees One lakh ninety eight thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210613 through Indian Bank, Dwaraka Branch, New Delhi into the Bank Account of the Confirming Party No.3 on 24.01.2024;

It is agreed that the aggregate amount of Rs.6,000/- (Rupees six thousand only) deducted towards T.D.S. @1% as aforesaid shall form part and parcel of the total amount of consideration of Rs. 6,00,000/- (Rupees Six lakhs only), payable as aforesaid.

The Confirming Parties do hereby clearly unequivocally admit and acknowledge the receipt of the entire amount of consideration of Rs.6,00,000/- (Rupees Six lakhs only) paid in the manner as aforesaid and do hereby acquit, release and discharge the Purchaser forever and shall not raise any dispute of any nature regarding the non-receipt of the said amount or claim higher amount at any time or raise any other dispute at any time in future.

4. The Purchaser confirms that the consideration paid to the Vendors and the Confirming Parties as aforesaid has been paid from bona fide and legitimate funds of the Purchaser and there are no claims of any nature whatsoever thereon. The Purchaser doth hereby agree and undertake to save, defend and keep harmless and indemnified the Vendors and/or the Confirming Parties

against all losses, costs, damages and expenses that the Vendors and/or the Confirming Parties may incur or suffer on account of any claim being made by any person / authority in respect of the consideration paid by the Purchaser to the Vendors and/or Confirming Parties and / or by reason of untruthfulness of any of the representations hereinabove contained.

5. The physical possession of the said Plot has been handed over by the Vendors to the Purchaser today, along with all the original title deeds, associated documents, permissions, consents obtained from competent authorities in respect of the said Plot, which said possession has been duly accepted by the Purchaser.

6. The Vendors with the consent of the Confirming Parties do hereby covenant with the Purchaser that the Vendors have now in themselves good right and absolute power to sell, transfer, grant, release, convey and assure their right, title and interest in the said Plot to the use of the Purchaser in manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly hold, possess and enjoy the said Plot hereby granted with their appurtenance without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or from or by any other person or persons lawfully or equitably claiming by, from under or in trust from the Vendors and that they are free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever

discharged or otherwise by the Vendors, sufficiently saved, defended, kept harmless and indemnified, of, from and against all estates, charges and encumbrances whatever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors or any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

7. The Vendors as well as the Confirming Parties shall, whenever required to do so at the request and reasonable costs of the Purchaser from time to time and at all times hereafter do and/or sign and/or cause to be signed all letters, papers, Affidavits, no-objections, applications and all other documents and writings, as may be reasonably and lawfully required for further and more perfectly and absolutely granting and assuring their right, title and interest in the said Plot, hereby sold, granted and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.

8. The Vendors do hereby covenant that the right, title and interest of the Vendors in the said Plot hereby sold, transferred is free from all encumbrances, charges, claims, demands whatsoever payable by the Vendors and that the Vendors have not done anything whereby their share or interest in the said Plot may be subject to attachment or lien of any Court or person whatsoever and that no litigation of any nature is pending in any Court of law in respect of the said Plot.

9. The Vendors do hereby agree and undertake to save, defend and keep harmless and indemnify the Purchaser against all losses, costs, damages and expenses that the Purchaser may sustain or incur by reason of any lawful claim being made by any person / authority or any defect in ownership and title of the Vendors to the said Plot and / or by reason of untruthfulness or any of the representations hereinabove contained.

10. The said Plot is presently surveyed in the name of Vendor No.1 in the survey records i.e. Form I and XIV in respect of survey No. 108/1-Z of Village Calapur (Calapor), Taluka Tiswadi. The Vendors and the Confirming Parties do hereby further covenant that the Purchaser is at liberty to apply for and obtain mutation entry relating to the said Plot hereby sold, transferred and conveyed in its name in the relevant survey records i.e. Form I and XIV in respect of survey No. 108/1-Z of Village Calapur (Calapor), Taluka Tiswadi after execution and registration of the present Deed of Sale and further agree and declare that they have no objection of whatsoever nature for the same and further agree that this covenant shall itself be construed as NOC from the Vendors and no separate notice in that regard shall be necessary. In any event, the Vendors further agree to sign , execute necessary documents, No objections, consents , Affidavits, declarations etc. for effecting mutation of the said Plot in the name of the Purchaser in the survey records.

Baldip Sgh Jasmin Khan Dhirendra Chauhan Aowtley Gyanshkhan

11. The Vendors and the Confirming Parties further covenant that no loans and/or advances have been obtained by them from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in respect of the said Plot at any time till date and there are no pending dues of whatsoever nature in respect of the said Plot at any time till date.

12. The Vendors and the Confirming Parties covenant that no other person(s) has any claim, share, right title, or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, or otherwise howsoever in respect of the said Plot at any time till date and that that they are competent and entitled to sell and transfer the same in the manner provided in these presents.

13. It is agreed by and between the parties that Vendors have paid to all concerned authorities all the outgoings in respect of the said Plot up to the date of execution of this Deed of Sale and there is nothing due and payable to the concerned authorities as on the date hereof and that upon execution of this Deed and handing over of the possession of the said Plot to the Purchaser, it shall be the duty and responsibility of the Purchaser to bear and pay full all the outgoings in respect of the said Plot including payment of local taxes as also such other charges, levies to be

paid to the concerned Village Panchayat and/or other Government Authorities.

14. It is stated that Purchasers have paid to the Confirming Parties, an aggregate sum of Rs.6,00,000/- (Rupees Six lakhs only) towards refund of the earnest money paid by them to the Vendors, which is paid/refunded to them in the manner stated in Para 3 hereinabove, receipt whereof is duly admitted and acknowledged by each of the Confirming Parties. It is clearly agreed and understood between the parties that in view of receipt of the said amount in the manner as aforesaid, all the claims, demands of the Confirming Parties of all and whatsoever nature in respect of said Plot No.130 and/or against the Vendors and the Purchaser are fully and finally settled and that they shall not make any other and further claim of whatsoever nature, directly or indirectly, against the Purchaser at any time in future. In any event, Confirming Parties vide present Deed surrender, convey, transfer by way of sale all their rights, if any created in their favour in relation to the said Plot for valid consideration as stated hereinabove. Further, in view of what is stated hereinabove, it is clearly agreed and understood by the Confirming Parties that they do not have any subsisting right, title and interest of whatsoever nature in the said Plot No.130 nor shall claim any such right at any time in future and confirm the sale of the said Plot No.130 by the Vendors in favour of the Purchaser.

15. That the Vendors and the Confirming Parties do hereby declare that they are aware of the Notification No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No.16/04/2011-RD dated 06.06.2011 issued by the Government of Goa and accordingly declare that they do not belong to the Scheduled Caste and/ or Scheduled Tribe category and as such there is no restriction of whatsoever nature on the sale of the said Plot , which is the subject matter of this Deed of Sale.

16. The said Plot No.130 admeasuring 480.00 sq.mts. situated at Village Calapur (Calapor) of Taluka Tiswadi forming part of the Upper portion of 'FILOMENA HOUSING COLONY' is independently surveyed under No.108/1-Z of Village Calapur (Calapor) and is as per the Survey Plan maintained by the Government authorities . Further the said Plot No.130 was duly partitioned vide Order dated 02.11.2021 passed in Partition Case No. LND/PART/42/2018 by the Dy. Collector and Sub Divisional Officer of Tiswadi Taluka at Panaji, Goa in Partition proceedings filed under Sec.61 of the Goa Land Revenue Code,1968 and the same was allotted a separate survey No. 108/1-Z of Village Calapur (Calapor) and hence N.O.C. from Town and Country Planning Department under Sec.49(6) of the Town and Country Planning Act,1974 for registration of the present Deed of Sale is not required.

17. The Purchaser has deducted and deposited T.D.S.@1% totally amounting to Rs. 1,02,024/- (Rupees One lakh two thousand and

twenty four only), on the entire amount of consideration of Rs. 1,02,02,400/- (Rupees One Crore two lakhs two thousand four hundred only) paid to the parties in the manner as aforesaid, as per the provisions of Sec.194-IA of the Income Tax Act,1961 as applicable and in force till date, as under.

a) Challan No.01781 dated 18.02.2024 [Acknowledgement No.AK19443524, CIN 24021800026061HDFC, Bank Reference No. N2404914949380] evidencing deduction and deposit of T.D.S. @1% amounting to Rs.96,024/- (Rupees Ninety six thousand and twenty four only) on the amount of consideration of Rs.96,02,400/- (Rupees Ninety six lakhs two thousand four hundred only) paid by the Purchaser to Vendor No.1 is produced herewith;

b) Challan No. 01815 dated 18.02.2024, [Acknowledgement No.AK19443793, CIN 24021800026280HDFC, Bank Reference No. N2404914949390] evidencing deduction and deposit of T.D.S. @1% amounting to Rs.2,000/- (Rupees Two thousand only) on the amount of consideration of Rs.2,00,000/- (Rupees Two lakhs only) paid by the Purchaser to Confirming Party No.1, is produced herewith.

d) Challan No. 01896 dated 18.02.2024 [Acknowledgement No.AK1944165, CIN 24021800026700HDFC, Bank Reference No. N2404914949454] evidencing deduction and deposit of T.D.S. @1% amounting to Rs.2,000/- (Rupees Two Thousand only) on the amount of consideration of Rs.2,00,000/- (Rupees Two lakhs

only) paid by the Purchaser to Confirming Party No.2, is produced herewith.

e) Challan No. 01854 dated 18.02.2024 [Acknowledgement No.AK19443944, CIN 24021800026481HDFC, Bank Reference No. N2404914949309], evidencing deduction and deposit of T.D.S. @1% amounting to Rs.2,000/- (Rupees Two thousand only) on the amount of consideration of Rs.2,00,000/- (Rupees Two lakhs only) paid by the Purchaser to Confirming Party No.3, is produced herewith.

18. All costs, charges and incidental expenses for preparing the present Deed of Sale including Stamp duty, Registration charges in respect of the present Deed of Sale shall be borne and paid by the Purchaser exclusively.

19. The said Plot No.130 has been converted for non agricultural use i.e. Residential purpose by the Vendors vide Conversion Sanad obtained from the Office of the Dy. Collector &S.D.O., North Goa under No. CDTIS09-23-143 dated 09.01.2024, a copy whereof alongwith Plan is produced herewith.

20. For the purpose of stamp duty, the said Plot admeasuring 480.00 sq.mts. is totally valued at Rs.1,02,02,400/- (Rupees One Crore two lakhs two thousand four hundred only), which is its fair market price. As such, ad-valorem Stamp duty @5% payable amounts to Rs.5,10,200/- (Rupees Five lakhs ten thousand two hundred only), which is paid herewith.

SCHEDULE I

(DESCRIPTION OF THE "PROPERTY No.1")

ALL THAT Immovable property known as "**SEGUNDA ADICAO QUE FICA PELO SUL DA ESTRADA**" which is the upper portion of the property known as **"CABECA"** (also known as **"PALLERAN"** also known as **"PALERAN"**) situated at Village Calapur (St.Cruz), Taluka Tiswadi, Sub-District of Ilhas, District North Goa, within the limits of Village Panchayat of St.Cruz, described in the Land Registration Office of Ilhas under No.**17250** at Page 178 of Book B-45, (New) and surveyed under No. 108/1 and 120/1 of Village Calapur , Tiswadi Taluka , which in turn is the sixth glebe (part) of the Plot B of the property earlier described under No.**7324** at Page 152 of Book B-19, New, annoted under No.3 to the same/said description and represents 2/8th of the property registered in the Taluka Revenue Office (Matriz) under **No.328** which is bounded on the East by fifth glebe (part) of Plot 'B' and distillery, on the West by Aforamento belonging to Sebastiao Fernandes of St.Cruz and hilly part of the property "Gonem Bata" belonging to Rego, on the North by a public road proceeding from Panjim to S. Lourenco and on the South by the path which leads to Nauxim, with the exclusion of the property bearing new Survey No.78 of Calapur Village, Tiswadi Taluka, Goa.

SCHEDULE II

(DESCRIPTION OF THE "PROPERTY No.2")

ALL THAT immovable property i.e. property known as '**CABECA**' (lower portion) consisting of hilly land and cultivated with coconut trees of Calapur Village, Tiswadi Taluka Sub-District of Ilhas, District North Goa, situated within the limits of Village Panchayat of St.Cruz, which property is the fifth glebe (part) of the Plot B of the property previously described under No.7324 at Page 152 of Book B-19 new and forms a separate part with two glebes (parts) separated by the road Panjim – S.Lourence , which is surveyed under new survey Nos. 77/1 and 109/1 of Village Calapur, which is described in the Land Registration Office of Ilhas under No.17795 at Page 70 Overleaf and 71 of the Book B-47 New and represents part of the property registered in Taluka Revenue Office at Panaji as 1/4th under No.328 and is part of the Old Cadastral Survey No.631. The said property is bounded on the East by the hilly part of the Plot A, on the West by the said road and sixth glebe (part) of the Plot B, on the North by the fourth glebe (part) of the Plot B and on the South by the said Road.

SCHEDULE III

(DESCRIPTION OF "SAID PLOT ")

ALL THAT PLOT No.130 admeasuring 480.00 sq.mts. situated at Village Calapur (Calapor) of Taluka Tiswadi , forming part of the Upper portion of **'FILOMENA HOUSING COLONY'** which said Plot in turn forms part and parcel of the bigger property known as **"SEGUNDA ADICAO QUE FICA PELO SUL DA ESTRADA"** which is the upper portion of the property known as **"CABECA"** (also known as **"PALLERAN"** also known as **"PALERAN"**) and surveyed under No. 108/1 and 120/1 of Village Calapur , Tiswadi Taluka i.e. 'Property No.1' which is more particularly described in **SCHEDULE I** hereinabove. The said Plot is independently surveyed under No.108/1-Z of Village Calapur (Calapor) , Tiswadi Taluka and is bounded as under:

On the East : By Plot No.129

On the West : By Plot No.131 ,

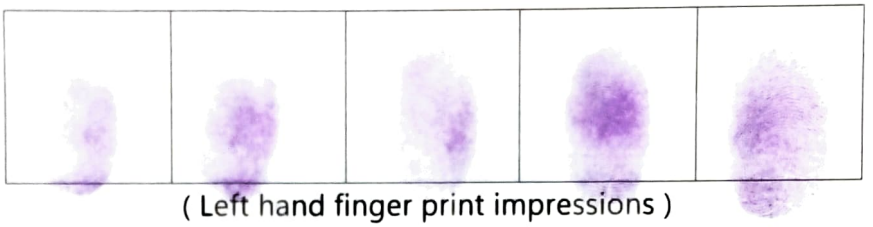
On the North : By property surveyed under No.78 and

On the South : by 8.00 mts. wide road.

IN WITNESS WHEREOF the parties hereto have executed this Deed on the day, month, year and place first herein above mentioned.

VENDORS: 1. _____

SMT. YASMIN NARIMAN KHAN



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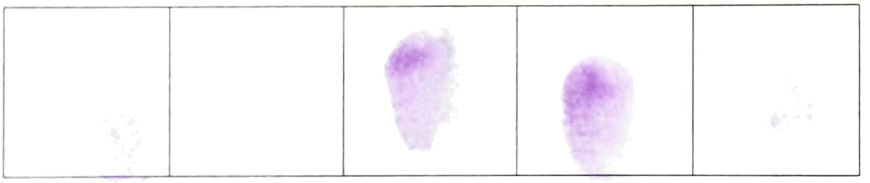


(Right hand Finger Print Impressions)

VENDORS:

2. _____

SHRI. CYRUS NARIMAN KHAN

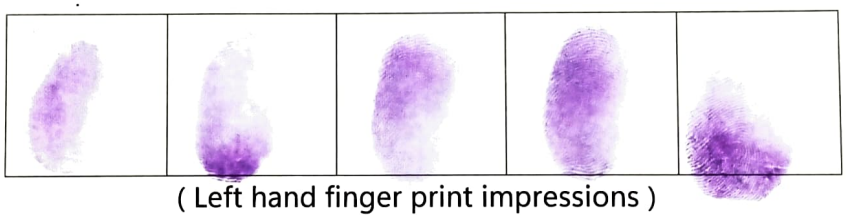
(Left hand finger print impressions)

(Right hand Finger Print Impressions)

M/s. VELASA BUILDTECH LLP

PURCHASER :

SHRI. BALDEEP SINGH
(DESIGNATED PARTNER &
AUTHORISED SIGNATORY)



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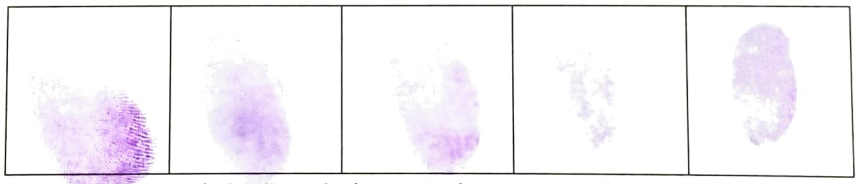


(Right hand Finger Print Impressions)

CONFIRMING PARTIES : 1. _____

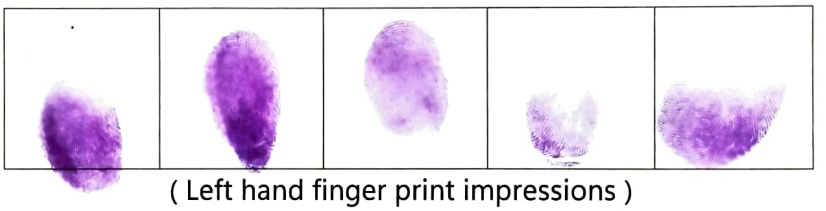
SMT. RUPA AMITKUMAR DUBLAY

(Left hand finger print impressions)

(Right hand Finger Print Impressions)

CONFIRMING PARTIES : 2. _____

SMT. POOJA RAJESH KUNDE



(Left hand finger print impressions)

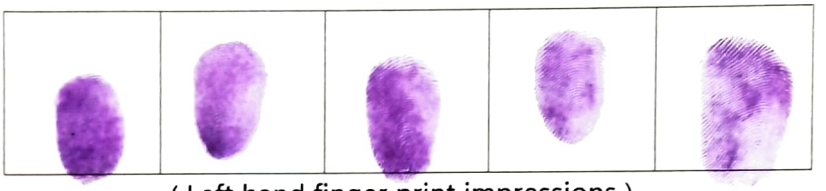
(Right hand Finger Print Impressions)

Jasmin Khan

Cyrus Khan

CONFIRMING PARTIES : 3. _____

SHRI. PARAG MORLIDHAR CHAUHAN
ALIAS PARAG MURLIDHAR CHAUHAN



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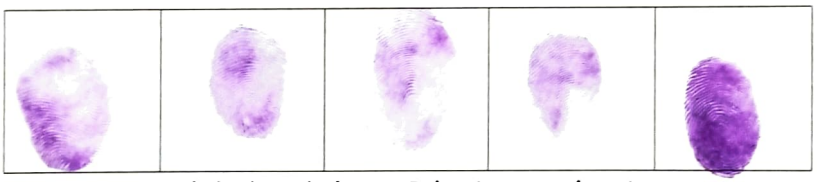


(Right hand Finger Print Impressions)

WITNESSES :

1. Adv.Gourish B.Kamat,
(having Aadhar Card No.283429873568),
Son of late. Balaji G.Kamat,
aged 49 years, Advocate, Indian National,
residing at Flat No.B-3, 2nd Floor,
Nisarga Apartments,
Fatorda, Salcete, Goa. 403 602.
(Mobile No. 7020849584)

2. Shri. Uday Jairam Kamat,
(having Aadhar Card No. 8390 7895 3085),
son of late. Jairam P. Kamat,
aged 47 years, Advocate, Indian National,
residing at House No.3, Parwada,
Assonora, Bardez, Goa. 403 503.
(Mobile No.9823950963)

Government of Goa

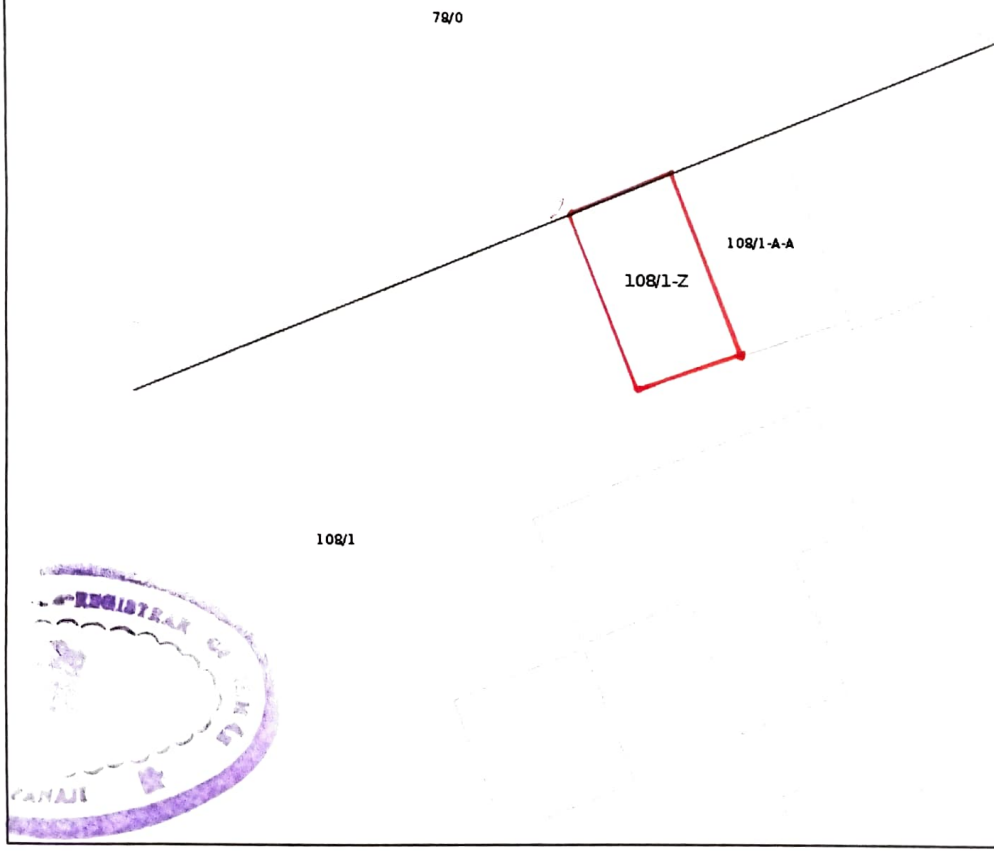
Directorate of Settlement and Land Records

Survey Plan

TISWADI Taluka **CALAPOR Village**

N

Scale 1:1000 Reference No.: 1000000528973



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **22-Feb-2024 01:02:15 pm**

Document Serial Number :- **2024-PNJ-614**

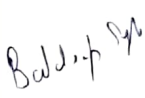
Presented at **12:53:14 pm** on **22-Feb-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	510200
2	Registration Fee	306080
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	1920
	Total	**829700**

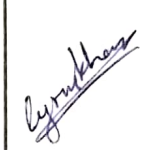
Stamp Duty Required :**510200/-**

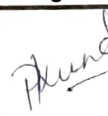
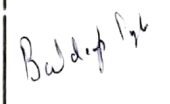
Stamp Duty Paid : **510200/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**BALDEEP SINGH AS DESIGNATED PARTNER AND AUTHORISED SIGNATORY** ,**Father Name**:INDERJEET SINGH,**Age:** 33, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, **Address1 -** WZ 274-E-2-2 Navyug Block Vishnu Garden Tilak Nagar Delhi West 110018, **Address2 -** , **PAN No.:**			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**YASMIN NARIMAN KHAN** , **Father Name:Homi Rattanshaw Mistry**, **Age:** 63, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Other, House No.3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai., **PAN No.:**			
2	**CYRUS NARIMAN KHAN** , **Father Name:Nariman D. Khan**, **Age:** 27, **Marital Status:** Bachelor ,**Gender:**Male,**Occupation:** Business, House No.3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai., **PAN No.:**			
3	**RUPA AMITKUMAR DUBLAY** , **Father Name:Babi Kotkar**, **Age:** 45, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Advocate, Flat No.F-2, Buddaseth Manor, Behind Hotel Goa International, , Tonca, Caranzalem, Panaji, Tiswadi, Goa., **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	**POOJA RAJESH KUNDE** , **Father Name:Ashok Kamat**, **Age:** 43, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Business, House No.F-41, Chamunda Residency, 1st Floor, Caranzalem, Panaji, Tiswadi, Goa., **PAN No.:**			
5	**PARAG MORLIDHAR CHAUHAN ALIAS PARAG MURLIDHAR CHAUHAN** , **Father Name:Morlidhar Kalyanchand Chavan**, **Age:** 46, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Plot No.29, Kamat Tarcar Colony, Tonca, Caranzalem, Panaji, Tiswadi, Goa, **PAN No.:**			
6	**BALDEEP SINGH AS DESIGNATED PARTNER AND AUTHORISED SIGNATORY** , **Father Name:INDERJEET SINGH**, **Age:** 33, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, WZ 274-E-2-2 Navyug Block Vishnu Garden Tilak Nagar Delhi West 110018, **PAN No.**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Adv Uday J Kamat,Age: 47,DOB: 1976-09-26 ,Mobile: ,Email: kamatgb@gmail.com ,Occupation:Advocate , Marital status : Unmarried** , Address:403503, House No.3 Parwaddo Assonora Bardez Goa., House No.3 Parwaddo Assonora Bardez Goa , Assonora, Bardez, NorthGoa, Goa			
2	Name: **Adv Gourish Kamat,Age: 49,DOB: 1974-10-28 ,Mobile: ,Email: kamatgb@gmail.com ,Occupation:Advocate , Marital status : Married** , Address:403602, Flat No.B-3 2nd Floor , Flat No.B-3 2nd Floor , Nisarga Apartments , Above Goa Corporation Near Citi Cafe Fatorda Salcete Goa , Margao, Salcete, SouthGoa, Goa			

22/2/2024

Sub Registrar

Dccument Serial Number :- **2024-PNJ-614**

Document Serial No:-2024-PNJ-614

Book :- 1 Document
Registration Number :- **PNJ-1-589-2024**
Date : 22-Feb-2024

22/2/2024

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

SUB - REGISTRAR
TISWADI

REGISTRAR OF NOTARIES
PANAJI

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 22-Feb-2024 13:18:24
Date of Receipt: 22-Feb-2024

Receipt No : 2023-24/4/5137
Serial No. of the Document : 2024-PNJ-615
Nature of, Document : **Conveyance - 22**
Received the following amounts from **BALDEEP SINGH AS DESIGNATED APRTNER AND AUTHORISED SIGNATORY** for Registration of above Document in Book-1 for the year 2024

Registration Fee	323930	E-Challan(Online fee)	• Challan Number : 202400137503 • CIN Number : 202405210769697	323930
Processing Fee	1920	E-Challan(Online fee)	• Challan Number : 202400137503 • CIN Number : 202405210769697	1920
Total Paid	**325850** (Rupees Three Lakh Twenty Five Thousands Eight Hundred And Fifty only)			

Probable date of issue of Registered Document: / /

22/2/2024
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized :
Adv Gowish Kamat

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **22-Feb-2024**

Signature of the person receiving the Document

For VELASA BUILDTECH LLP

Designated Partner
Signature of the Presentant

22/04/2024
Signature of the Sub-Registrar

Sold To Issued To
VELASA BUILDTECH LLP
For Whom ID Proof
AAVFV8789N

₹ 0540000/-
ZERO FIVE FOUR ZERO ZERO ZERO ZERO

3815248 35/02/04/2021-RD1

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

Name of Purchaser..... VELASA BUILDTECH LLP

PANAJI

2024-25

Reg No. 594

Baldeep Singh Baldeep Singh

DEED OF SALE

Baldeep Singh

Jasmin Khan

Asuebley

Phunde

Gyanchan

Chauhan

THIS DEED OF SALE is made at Panaji, Goa on this 21st day of February of the year Two Thousand and Twenty Four (21.02.2024)

BETWEEN

1. **SMT. YASMIN NARIMAN KHAN**, (Holder of PAN Card No. , Aadhar Card bearing No.) , wife of late. Nariman D. Khan, daughter of Homi Rattanshaw Mistry, aged 63 years, widow, Retired, Parsi, Indian National, residing at 3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai. 400 007

2. **SHRI. CYRUS NARIMAN KHAN**, (Holder of PAN Card No. , Aadhar Card bearing No), Son of late. Nariman D. Khan, aged 27 years, Bachelor, Parsi, Businessman, Indian National , residing at 3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai. 400 007-- hereinafter collectively referred to as the **"VENDORS"** (which expression shall, unless repugnant to the context or meaning thereof, include their legal heirs, legal representatives, executors, administrators, successors, assigns) **OF THE FIRST PART**

AND

M/s. VELASA BUILDTECH LLP, a Limited Liability Partnership having Income Tax PAN , I, LLP identification No. ACE-6773 , E-mail : velasabuildtech@gmail.com, duly incorporated under Sec.12(1) of the Limited Liability Partnership Act,2008 having its Registered Office at K-1/36, Left Portion, K.No.275/216, Rajapuri, Uttam Nagar, Dabri Police Station, New Delhi. 100 059 -- hereinafter referred to as the **"PURCHASER"** (which expression or meaning thereof shall, unless repugnant to the context or meaning thereof, include each of the designated Partners and their respective legal heirs, legal representatives, executors, administrators, successors, assigns) **OF THE SECOND PART** represented herein by its Designated Partner and Authorized Signatory - **SHRI. BALDEEP SINGH** (Holder of PAN Card No. , Aadhar Card bearing No. I , D.I.N. 07258723), Son of Shri. Inderjeet Singh, aged 33 years, businessman, Indian National, residing at WZ-274-E-2/2, Navyug Block, Vishnu Garden, Tilak, Nagar, Delhi (West) 110 018, duly authorized by the other designated Partners Firm as per Resolution passed in the meeting of the LLP held on 06.01.2024, a true copy whereof is produced herewith.

AND

1. **SMT. RUPA AMITKUMAR DUBLAY**,(Holder of PAN Card No. , Aadhar Card bearing No.), wife of Shri. Amitkumar S. Dublay, daughter of Shri.Babi Kotkar, aged 45

years, Advocate, married, Indian National, residing at Flat No. F-2, Buddaseth Manor, Behind Hotel Goa International, , Tonca, Caranzalem, Panaji, Tiswadi, Goa. 403 001.

2. **SMT. POOJA RAJESH KUNDE**, (Holder of PAN Card No. [illegible], Aadhar Card bearing No [illegible]) , wife of Shri. Rajesh Gurudas Kunde, daughter of Shri. Ashok Kamat, aged 43 years, married, business, Indian National, residing at House No.F-41, Chamunda Residency, 1st Floor, Caranzalem, Panaji, Tiswadi, Goa. 403 001.

3. **SHRI. PARAG MORLIDHAR CHAUHAN ALIAS SHRI. PARAG MURLIDHAR CHAUHAN**, (Holder of PAN Card No. [illegible], Aadhar Card bearing No. [illegible]) , son of Shri. Morlidhar Kalyanchand Chavan, aged 46 years, married, businessman, Indian National, residing at Plot No.29, Kamat Tarcar Colony, Tonca, Caranzalem, Panaji, Tiswadi, Goa. 403 001 – hereinafter collectively referred to as the **'CONFIRMING PARTIES'** (which expression shall, unless repugnant to the context or meaning thereof, include their respective legal heirs, legal representatives, executors, administrators, successors, assigns) **OF THE THIRD PART**

WHEREAS there exists 2 immovable properties i.e. a) **ALL THAT** immovable property known as "**SEGUNDA ADICAO QUE FICA PELO SUL DA ESTRADA**", consisting of hilly land and cultivated with coconut trees, which is the upper portion of the property

known as **"CABECA"** (also known as **"PALLERAN"** also known as **"PALERAN"**) situated at Village Calapur (St.Cruz), Taluka Tiswadi, Sub-District of Ilhas, District North Goa, within the limits of Village Panchayat of St.Cruz, described in the Land Registration Office of Ilhas under No.17250 at Page 178 of Book B-45, (New) and surveyed under No. 108/1 and 120/1 of Village Calapur , Tiswadi Taluka, which in turn is the sixth glebe (part) of the Plot B of the property earlier described under No.7324 at Page 152 of Book B-19, New, annoted under No.3 to the same/said description and represents 2/8th of the property registered in the Taluka Revenue Office (Matriz) under No.328 , which is bounded on the East by fifth glebe (part) of Plot 'B' and distillery, on the West by Aforamento belonging to Sebastiao Fernandes of St.Cruz and hilly part of the property "Gonem Bata" belonging to Rego, on the North by a public road proceeding from Panjim to S. Lourenco and on the South by the path which leads to Nauxim, with the exclusion of the property bearing new Survey No.78 of Calapur Village, Tiswadi Taluka, Goa (-- hereinafter referred to as the **'PROPERTY No.1'** and which is more particularly described in the **SCHEDULE I** hereinafter appearing) and b) **ALL THAT** immovable property known as **'CABECA'** (lower portion) consisting of hilly land and cultivated with coconut trees situated at Village Calapur, Taluka Tiswadi, Sub-District of Ilhas, District North Goa, within the limits of Village Panchayat of St.Cruz, which property is the fifth glebe (part) of the Plot B of the property previously described under

No.7324 at Page 152 of Book B-19 new and forms a separate part with two glebes (parts) separated by the road Panjim - S. Lourence , which is surveyed under new survey Nos. 77/1 and 109/1 of Village Calapur, which is described in the Land Registration Office of Ilhas under No.17795 at Page 70 Overleaf and 71 of the Book B-47 New and represents part of the property registered in Taluka Revenue Office at Panaji as 1/4th under No.328 and is part of the Old Cadastral Survey No.631. The said property is bounded on the East by the hilly part of the Plot A, on the West by the said road and sixth glebe (part) of the Plot B, on the North by the fourth glebe (part) of the Plot B and on the South by the said Road (--hereinafter referred to as the **'PROPERTY No.2'** and which is more particularly described in the **SCHEDULE II** hereinafter appearing);

AND WHEREAS both the aforesaid properties originally belonged to Xantaram Bucho Sinai Quencro and his wife – Rucmabai Quencro and Caxinata Bucho Sinai Quencro;

AND WHEREAS vide Deed of Sale and Quittance dated 09.02.1942, said Xantaram Bucho Sinai Quencro and his wife – Rucmabai Quencro and Caxinata Bucho Sinai Quencro as the Owners in possession sold the said properties to Shri. Francisco Floriano Fernandes, who was married to Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz;

AND WHEREAS said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz was married in the first nuptial to Shri. Antonio Sardis Agostinho Vaz , who expired leaving behind his widow i.e. said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz and 4 minor children and upon his death, Inventory Proceedings amongst minors was initiated;

AND WHEREAS said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz was married in the second nuptial to said Shri. Francisco Floriano Fernandes and had no children out of the said marriage;

AND WHEREAS said Shri. Francisco Floriano Fernandes expired on 25.10.1964 and upon his death Inventory Proceedings bearing No.4/1965 were initiated before the Hon'ble Court of Civil Judge Senior Division at Panaji, Goa;

AND WHEREAS in the said Inventory Proceedings , both the aforesaid properties were exclusively allotted to his widow i.e. said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz, which were confirmed vide Judgement dated 01.03.1974 passed in the said proceedings;

AND WHEREAS during her lifetime, the said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz vide Deed of Gift dated 15.04.1974 , which said Deed is duly registered with Office of the Sub-Registrar of Ilhas at Panaji under No.292 at Pages 292 to 293 of Book No. I Vol.No.83 dated 21.05.1974, as a

'Donor ' gifted both the said properties i.e. Property No.1 and Property No.2 as aforesaid to the 'Donee' being her Grand son - Shri. Flores Jose Agnelo Vaz , son of her Son out of first marriage, namely - Shri. Roldao Justino Das Merces Vaz, out of natural love and affection;

AND WHEREAS vide Agreement dated 19.06.1985 executed between said Shri. Flores Jose Agnelo Vaz and M/s. S.S. Real Estate Developers, said Shri. Flores Jose Agnelo Vaz alongwith his wife namely - Smt. Severina Cheryl Fernandes e Vaz entrusted occupation and possession of the said property surveyed under No.77/1,108, 109 and 120 of Village Calapur , Taluka Tiswadi to said M/s. S. S. Real Estate Developers for the purpose of the development of the same into a Housing Colony to be known as 'Filomena Housing Colony';

AND WHEREAS in terms of the said Agreement dated 19.06.1985 as aforesaid, said Shri. Flores Jose Agnelo Vaz applied for and obtained permission for sub-division of the said Property No.2 bearing Survey No.77/1 and 109/1 of Village Calapur into several Plots after obtaining necessary permission from the competent authorities for the same i.e. Permission under No. PDA/ T/ 6281/ 894/ 92 dated 21.02.1992 and No. PDA/ T/ 6281/ 3683/ 93 dated 02.03.1993 obtained from Panjim Planning and Development Authority and under No. VP/SC/19/93-94 dated 24.11.1993 obtained from Village Panchayat of St.Cruz, Tiswadi Taluka ,

which is to be known as 'Filomena Housing Colony (lower portion);

AND WHEREAS in terms of the said Agreement dated 19.06.1985 as aforesaid, said Shri. Flores Jose Agnelo Vaz applied for and obtained permission for sub-division of the said Property No.1 bearing Survey No.108/1 and 120/1 of Village Calapur into several Plots after obtaining necessary permission from the competent authorities for the same i.e. Permission under No. PDA/ T/ 6281/ ATP/ 95/ 848 dated 02.02.1995 obtained from Panjim Planning and Development Authority and under No. VP/SC/344/1994-95 dated 07.02.1995 obtained from Village Panchayat of St.Cruz, Tiswadi Taluka, which is to be known as 'Filomena Housing Colony (Upper portion);

AND WHEREAS in terms of the said Agreement dated 19.06.1985 as aforesaid, said M/s. S. S. Real Estate Developers fully developed the Lower and Upper portion i.e. Property No.1 and Property No.2 as aforesaid totally admeasuring 1,30,195 sq.mts. into several Plots under the Housing Scheme/ Colony named as 'Filomena Housing Colony';

AND WHEREAS in consideration of obtaining necessary permissions and developing the said properties into several Plots as aforesaid, said M/s. S. S. Real Estate Developers were allotted some Plots viz. Plot Nos. 8,9,40,41,42,43,46,46A, 47, 47A, 48, 49, 56, 57, 58, 58A, 59, 59A, 68, 71, 72,73, 74, 75, 76, 77, 77A, 79, 80,

83, 91, 92, 93, 94, 111, 112, 113, 114, 141, 142, 143, 145, 146, 146A, 147, 163, 164, 165, 165A, 167, 172, 173, 174, 174A, 175, 175A as part of their consideration or development charges in terms of the said Agreement dated 19.06.1985 as aforesaid;

AND WHEREAS said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz, expired on 29.09.1974 and upon her death, Inventory Proceedings were initiated by her Son i.e. said Shri. Roldao Justino Vaz before the Hon'ble Court of Civil Judge Senior Division at Panaji, in which earlier Inventory Proceedings under No.4/1965 were incorporated;

AND WHEREAS in the said Inventory Proceedings, some of the legal heirs of the said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz, raised objections contending that the gift made by Smt. Angelina Filomena Dias in favour of her Grand son i.e. said Shri. Flores Jose Agnelo Vaz vide Deed of Gift dated 15.04.1974 as aforesaid was in excess over disposal share of the deceased i.e. said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz and that the same was required to reduced and they also filed objections before the Panjim Planning and Development Authority in respect of sub-division and development of the said property undertaken by said Shri. Flores Jose Agnelo Vaz through said M/s. S.S.Real Estate Developers as aforesaid;

AND WHEREAS in view of the objections raised aforesaid and in settlement of the said objections , said Shri. Flores Jose Agnelo Vaz agreed for allotment of some of the Plots viz. Plot Nos. 50, 51, 52, 53, 54, 55, 4, 5, 17, 18, 27, 44, 45, 6, 7, 29, 30, 31, 32, 89, 90 forming part and parcel of the properties i.e. Property No.1 and No.2 as aforesaid to the said legal heirs of said Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz in full and final settlement of all their claims/objections, who accepted the said allotment and withdrew their objections and thus remaining Plots were allotted to said Shri. Flores Jose Agnelo Vaz, who became sole and exclusive Owner of the said Plots;

AND WHEREAS in view of the settlement arrived at as aforesaid, though the gift made by Smt. Angelina Filomena Dias alias Angelina Filomena Dias e Vaz in favour of her Grand son - Shri. Flores Jose Agnelo Vaz vide Deed of Gift dated 15.04.1974 was confirmed in the said Inventory proceedings, however extent thereof was reduced and said Shri. Flores Jose Agnelo Vaz was allotted different properties in lieu thereof and based on the Settlement arrived at aforesaid, all the legal heirs/parties filed Consent Terms in the said Inventory proceedings, which were accepted by the Hon'ble Court and based on the same the said Inventory Proceedings were disposed off by the Hon'ble Court vide Judgement dated 12.03.1980, which has become final for want of appeal or challenge;

AND WHEREAS in view said Shri. Flores Jose Agnelo Vaz becoming sole and exclusive Owner of the said Plots allotted to him and which formed part and parcel of the properties i.e. Property No.1 and Property No.2 as aforesaid , he accordingly incorporated his name in the survey records i.e. Form I and XIV in respect of the said properties i.e. surveyed under No.77/1, 108/1, 109/1 and 120/1 of Village Calapur, Taluka Tiswadi;

AND WHEREAS Vendor No.1 abovenamed and her deceased husband – Shri. Nariman Darabshaw Khan approached said Shri. Flores Jose Agnelo Vaz with a desire to purchase a Plot i.e. Plot No.129 forming part and parcel of the Property No.1 as aforesaid for a valuable consideration , which said request was accepted by said Shri. Flores Jose Agnelo Vaz;

AND WHEREAS the said Plot No.129 was earlier approved by the authorities as having an area of 561.00 sq.mts, however upon actual measurement at the site, area of the said Plot was found to be 508.00 sq.mts.;

AND WHEREAS vide Deed of Sale dated 23.10.2006 duly registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 3319 at Pages 533 to 560 of Book No.I Vol.No.1729 dated 18.12.2006 , the erstwhile Owner namely said Shri. Flores Jose Agnelo Vaz alongwith his wife namely - Smt. Severina Cheryl Fernandes e Vaz sold the said Plot No.129 to the Purchasers namely -Smt. Yasmin Nariman Khan and her

deceased husband – Shri. Nariman Darabshaw Khan for valuable consideration, who became sole and exclusive owners of the said Plot No.129 on and from the date of purchase as aforesaid;

AND WHEREAS subsequent to the purchase as aforesaid, the Purchasers namely -Smt. Yasmin Nariman Khan i.e. Vendor No.1 abovenamed and her deceased husband – Shri. Nariman Darabshaw Khan incorporated their names in the survey records i.e. Form I and XIV in respect of the said property surveyed under No.108/1 of Village Calapur;

AND WHEREAS thereafter, the said Purchasers namely -Smt. Yasmin Nariman Khan i.e. Vendor No.1 abovenamed and her deceased husband – Shri. Nariman Darabshaw Khan filed proceedings for partition of the said Plot No.129 (along with Plot No.130) from the bigger Property No.1 surveyed under No.108/1 of Village Calapur, being Case No. LND/PART/42/2018 before the Dy. Collector and Sub Divisional Officer of Tiswadi Taluka at Panaji, Goa and vide Order dated 02.11.2021 passed in the said matter, the Dy. Collector and S.D.O. , Tiswadi, Panaji, Goa was pleased to order partition of the said Plot No.129 admeasuring 508.00 sq.mts and the Inspector of Survey and Land Records was directed to effect necessary changes in records of survey No.108/1 of Calapor Village as per the Plan and Area Adjustment Statement prepared by him and further ordered that the said Plot shall bear new Sub Division No. 1-A-A and in terms of the said Order, names of said Smt. Yasmin Nariman Khan i.e. Vendor

No.1 abovenamed and her deceased husband – Shri. Nariman Darabshaw Khan were accordingly incorporated in the 'Occupants' column of the Records of Rights i.e. Form I and XIV in respect of the said Plot under new survey No.108/1-A-A of Village Calapor, Taluka Tiswadi;

AND WHEREAS in the mean time, said Shri. Nariman Darabshaw Khan expired on 16.08.2020 leaving behind his widow – Smt. Yasmin Nariman Khan i.e. Vendor No.1 abovenamed and her Son – Shri.Cyrus Nariman Khan as his sole and exclusive legal heirs/ successors;

AND WHEREAS in view of death of her husband - Shri. Nariman Darabshaw Khan as aforesaid , said Smt. Yasmin Nariman Khan instituted a Petition bearing No. 4578 of 2022 for grant of Letters of Administration of the property and credits of the deceased - Nariman Darabshaw Khan under the provisions of the Indian Succession Act,1925 , before the Hon'ble High Court of Bombay claiming to be entitled to ½ share in the estate of the deceased- Nariman Darabshaw Khan, including the said Plot No.129 as aforesaid;

AND WHEREAS after conducting the necessary inquiry, the Hon'ble High Court of Bombay through its Protho Notary and Senior Master was pleased to grant the Letters of Administration dated 19.07.2023 to said Smt. Yasmin Nariman Khan;

AND WHEREAS in view of what is stated hereinabove said Smt. Yasmin Nariman Khan i.e. Vendor No.1 and her Son – Shri. Cyrus Nariman Khan i.e. Vendor No.2 are the exclusive owners in peaceful possession and enjoyment of the said Plot No.129 as aforesaid;

AND WHEREAS the Confirming Parties abovenamed had approached the Vendors with a request to sell the said Plot No.129 to them for consideration and had also paid to the Vendors abovenamed an earnest money of Rs.6,00,000/- (Rupees Six lakhs only) towards purchase of the said Plot;

AND WHEREAS before the completion of the said transaction, the Purchasers abovenamed, with the consent of the Confirming Parties, approached the Vendors with an Offer to purchase the said Plot No.129 for a total consideration of Rs. 1,07,97,600/- (Rupees One Crore seven lakhs ninety seven thousand six hundred only) with an assurance and undertaking to fully and finally settle the claim of the Confirming Parties to the extent of Rs.6,00,000/- (Rupees Six Lakhs Only) payable to the Confirming Parties and to pay balance sum of Rs. 1,01,97,600/- (Rupees One Crore one lakh ninety seven thousand six hundred only) to the Vendors abovenamed, which said Offer has been accepted to by the Vendors and the Confirming Parties;

AND WHEREAS the Purchaser has taken inspection of all the documents and is fully satisfied and accepts the title of the

Vendors to the said Plot No.129 and shall raise no requisitions on title at any stage;

AND WHEREAS the parties desire to record into writing the said terms and conditions;

NOW THEREFORE THIS DEED WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. That in consideration of the payment of an aggregate sum of sum of Rs.1,07,97,600/- (Rupees One Crore seven lakhs ninety seven thousand six hundred only) made by the Purchaser to the Vendors and the Confirming Parties in the manner stated in para 2 and 3 here below, the Vendors with the express consent of the Confirming parties, do hereby sell, transfer, grant, release, convey and assure their right, title and interest in the said Plot i.e. Plot No.129 admeasuring 508.00 sq.mts. which is independently surveyed under No.108/1-A-A of Village Calapur (Calapor), Tiswadi, Goa (-- hereinafter referred to as the "**SAID PLOT**" which said Plot for better understanding and identification is shown in the Plan annexed hereto in red colour boundary lines, which said Plan forms an integral part of the present Deed of Sale and signed by both parties and which is more particularly described in **SCHEDULE III** hereunder written, forming part and parcel of the bigger property i.e. Property No.1 which is more particularly described in **SCHEDULE I** hereunder written **TOGETHER WITH** all accesses, ways, paths, fences, plants, trees, rights, liberties, privileges, easements, advantages and appurtenances, whatsoever pertaining to the said Plot

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hereby sold, transferred and conveyed **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser forever free from encumbrances and / or any charges or lien of whatsoever nature.

2. As aforesaid, the amount payable by the Purchaser to the Vendors towards consideration is Rs.1,01,97,600/- (Rupees One Crore one lakh ninety seven thousand six hundred only). Further, an aggregate amount of Rs.1,01,976/- (Rupees One lakh one thousand nine hundred seventh six only) is deducted towards T.D.S. @1% on the said amount and after deduction, balance amount of Rs.1,00,95,624/- (Rupees One Crore ninety five thousand six hundred twenty four only) is paid to the Vendors as under:

a) a sum of Rs.50,47,812/- (Rupees Fifty lakhs forty seven thousand eight hundred and twelve only) is paid by the Purchaser to Vendor No.1 vide Demand Draft No.204722 dated 17.02.2024 drawn on Indian Bank, Dwaraka Branch, New Delhi drawn in favour of the Vendor No.1;

b) a sum of Rs.50,47,812/- (Rupees Fifty lakhs forty seven thousand eight hundred and twelve only) is paid by the Purchaser to Vendor No.2 in the following manner i.e.

a) a sum of Rs.10,49,000/- (Rupees Ten lakhs forty nine thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210504 through Indian Bank, Dwaraka Branch, New Delhi into the Bank Account of the Vendor No.2 on 24.01.2024 and

b) balance sum of Rs.39,98,812 /- (Rupees Thirty Nine lakhs ninety eight thousand eight hundred and twelve only) paid by the Purchaser to Vendor No.2 vide Demand Draft No.204721 dated 17.02.2024 drawn on Indian Bank, Dwaraka Branch, New Delhi drawn in favour of the Vendor No.2;

It is agreed that the aggregate amount of Rs.1,01,976/- (Rupees One lakh seven thousand nine hundred seventy six only) deducted towards T.D.S. @1% and paid in the manner more particularly mentioned hereunder shall form part and parcel of the total amount of consideration of Rs.1,01,97,600/- (Rupees One Crore one lakh ninety seven thousand six hundred only), payable as aforesaid.

The Vendors do hereby clearly unequivocally admit and acknowledge the receipt of the entire amount of consideration of Rs.1,01,97,600/- (Rupees One Crore one lakh ninety seven thousand six hundred only) paid in the manner as aforesaid and do hereby acquit, release and discharge the Purchaser forever and shall not raise any dispute of any nature regarding the non-receipt of the said amount or claim higher amount at any time or raise any other dispute at any time in future.

3. As aforesaid, the consideration payable by the Purchaser to the Confirming Parties in full and final settlement of all their claims in respect of Plot No. 129 is Rs.6,00,000/- (Rupees Six lakh sonly). Further, an aggregate amount of Rs.6,000/- (Rupees Six thousand only) is deducted towards T.D.S. @1% on the said amount and after deduction, balance amount of Rs.5,94,000/- (Rupees Five

lakhs ninety four thousand only) is paid to the Confirming Parties as under :

a) a sum of Rs.1,98,000/- (Rupees One lakh ninety eight thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210561 through Indian Bank, Dwaraka Branch, New Delhi into the Bank Account of the Confirming Party No.1 on 24.01.2024;

b) a sum of Rs.1,98,000/- (Rupees One lakh ninety eight thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210714 through Indian Bank, Dwaraka Branch, New Delhi into the Bank Account of the Confirming Party No.2 on 24.01.2024 and

c) a sum of Rs.1,98,000/- (Rupees One lakh ninety eight thousand only) transferred by Purchaser vide RTGS UTR No.IDIBR52024012437210613 through Indian Bank, Dwaraka Branch, New Delhi into the Bank Account of the Confirming Party No.3 on 24.01.2024;

It is agreed that the aggregate amount of Rs.6,000/- (Rupees six thousand only) deducted towards T.D.S. @1% as aforesaid shall form part and parcel of the total amount of consideration of Rs.6,00,000/- (Rupees Six lakhs only), payable as aforesaid.

The Confirming Parties do hereby clearly unequivocally admit and acknowledge the receipt of the entire amount of consideration of Rs.6,00,000/- (Rupees Six lakhs only) paid in the manner as aforesaid and do hereby acquit, release and discharge

the Purchaser forever and shall not raise any dispute of any nature regarding the non-receipt of the said amount or claim higher amount at any time or raise any other dispute at any time in future.

4. The Purchaser confirms that the consideration paid to the Vendors and the Confirming Parties as aforesaid has been paid from bona fide and legitimate funds of the Purchaser and there are no claims of any nature whatsoever thereon. The Purchaser doth hereby agree and undertake to save, defend and keep harmless and indemnified the Vendors and/or the Confirming Parties against all losses, costs, damages and expenses that the Vendors and/or the Confirming Parties may incur or suffer on account of any claim being made by any person / authority in respect of the consideration paid by the Purchaser to the Vendors and/or Confirming Parties and / or by reason of untruthfulness of any of the representations hereinabove contained.

5. The physical possession of the said Plot has been handed over by the Vendors to the Purchaser today, along with all the original title deeds, associated documents, permissions, consents obtained from competent authorities in respect of the said Plot, which said possession has been duly accepted by the Purchaser.

6. The Vendors with the consent of the Confirming Parties do hereby covenant with the Purchaser that the Vendors have now in

themselves good right and absolute power to sell, transfer, grant, release, convey and assure their right, title and interest in the said Plot to the use of the Purchaser in manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly hold, possess and enjoy the said Plot hereby granted with their appurtenance without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or from or by any other person or persons lawfully or equitably claiming by, from under or in trust from the Vendors and that they are free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, sufficiently saved, defended, kept harmless and indemnified, of, from and against all estates, charges and encumbrances whatever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors or any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

7. The Vendors as well as the Confirming Parties shall, whenever required to do so at the request and reasonable costs of the Purchaser from time to time and at all times hereafter do and/or sign and/or cause to be signed all letters, papers, Affidavits, no-objections, applications and all other documents and writings, as may be reasonably and lawfully required for further and more perfectly and absolutely granting and assuring their right, title and interest in the said Plot, hereby sold, granted and to the

use of the Purchaser in manner aforesaid as shall or may be reasonably required.

8. The Vendors do hereby covenant that the right, title and interest of the Vendors in the said Plot hereby sold, transferred is free from all encumbrances, charges, claims, demands whatsoever payable by the Vendors and that the Vendors have not done anything whereby their share or interest in the said Plot may be subject to attachment or lien of any Court or person whatsoever and that no litigation of any nature is pending in any Court of law in respect of the said Plot.

9. The Vendors do hereby agree and undertake to save, defend and keep harmless and indemnify the Purchaser against all losses, costs, damages and expenses that the Purchaser may sustain or incur by reason of any lawful claim being made by any person / authority or any defect in ownership and title of the Vendors to the said Plot and / or by reason of untruthfulness or any of the representations hereinabove contained.

10. The said Plot is presently surveyed in the name of Vendor No.1 in the survey records i.e. Form I and XIV in respect of survey No. 108/1-A-A of Village Calapur (Calapor), Taluka Tiswadi. The Vendors and the Confirming Parties do hereby further covenant that the Purchaser is at liberty to apply for and obtain mutation entry relating to the said Plot hereby sold, transferred

and conveyed in its name in the relevant survey records i.e. Form I and XIV in respect of survey No. 108/1-A-A of Village Calapur (Calapor), Taluka Tiswadi after execution and registration of the present Deed of Sale and further agree and declare that they have no objection of whatsoever nature for deletion of the said name and further agree that this covenant shall itself be construed as NOC from the Vendors and no separate notice in that regard to them shall be necessary. In any event, the Vendors further agree to sign , execute necessary documents, No objections, consents , Affidavits, declarations etc. for effecting mutation of the said Plot in the name of the Purchaser in the survey records.

11. The Vendors and the Confirming Parties further covenant that no loans and/or advances have been obtained by them from any person or persons, banks, financial institutions or any other third party by mortgaging or creating a security interest in respect of the said Plot at any time till date and there are no pending dues of whatsoever nature in respect of the said Plot at any time till date.

12. The Vendors and the Confirming Parties covenant that no other person(s) has any claim, share, right title, or interest of whatsoever nature including by way of sale, exchange, lease, mortgage, equitable or otherwise, gift, trust, inheritance, tenancy, licence, lien, or otherwise howsoever in respect of the said Plot at any time till date and that that they are competent

and entitled to sell and transfer the same in the manner provided in these presents.

13. It is agreed by and between the parties that Vendors have paid to all concerned authorities all the outgoings in respect of the said Plot up to the date of execution of this Deed of Sale and there is nothing due and payable to the concerned authorities as on the date hereof and that upon execution of this Deed and handing over of the possession of the said Plot to the Purchaser, it shall be the duty and responsibility of the Purchaser to bear and pay full all the outgoings in respect of the said Plot including payment of local taxes as also such other charges, levies to be paid to the concerned Village Panchayat and/or other Government Authorities.

14. It is stated that Purchasers have paid to the Confirming Parties, an aggregate sum of Rs.6,00,000/- (Rupees Six lakhs only) towards refund of the earnest money paid by them to the Vendors, which is paid/refunded to them in the manner stated in Para 3 hereinabove, receipt whereof is duly admitted and acknowledged by each of the Confirming Parties. It is clearly agreed and understood between the parties that in view of receipt of the said amount in the manner as aforesaid, all the claims, demands of the Confirming Parties of all and whatsoever nature in respect of said Plot No.129 and/or against the Vendors and the Purchaser are fully and finally settled and that they shall not make any other and further claim of whatsoever nature,

directly or indirectly against the Purchaser at any time in future. In any event, Confirming Parties vide present Deed surrender, convey, transfer by way of sale all their rights, if any created in their favour in relation to the said Plot for valid consideration as stated hereinabove. Further, in view of what is stated hereinabove, it is clearly agreed and understood by the Confirming Parties that they do not have any subsisting right, title and interest of whatsoever nature in the said Plot No.129 nor shall claim any such right at any time in future and confirm the sale of the said Plot No.129 by the Vendors in favour of the Purchaser.

15. That the Vendors and the Confirming Parties do hereby declare that they are aware of the Notification No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No.16/04/2011-RD dated 06.06.2011 issued by the Government of Goa and accordingly declare that they do not belong to the Scheduled Caste and/ or Scheduled Tribe category and as such there is no restriction of whatsoever nature on the sale of the said Plot , which is the subject matter of this Deed of Sale.

16. The said Plot No.129 admeasuring 508.00 sq.mts. situated at Village Calapur (Calapor) of Taluka Tiswadi forming part of the Upper portion of 'FILOMENA HOUSING COLONY' is independently surveyed under No.108/1-A-A of Village Calapur (Calapor) and is as per the Survey Plan maintained by the Government authorities . Further the said Plot No.129 was duly

partitioned vide Order dated 02.11.2021 passed in Partition Case No. LND/PART/42/2018 by the Dy. Collector and Sub Divisional Officer of Tiswadi Taluka at Panaji, Goa in Partition proceedings filed under Sec.61 of the Goa Land Revenue Code,1968 and the same was allotted a separate survey No. 108/1-A-Aof Village Calapur (Calapor) and hence N.O.C. from Town and Country Planning Department under Sec.49(6) of the Town and Country Planning Act,1974 for registration of the present Deed of Sale is not required.

17. The Purchaser has deducted and deposited T.D.S.@1% totally amounting to Rs.1,07,976/- (Rupees One lakh seven thousand nine hundred seventh six only) on the entire amount of consideration of Rs. 1,07,97,600/- (Rupees One Crore seven lakhs ninety seven thousand six hundred only) paid to the parties in the manner as aforesaid, as per the provisions of Sec.194-IA of the Income Tax Act,1961 as applicable and in force till date as under.

a) Challan No.01504 dated 18.02.2024 [Acknowledgement No.AK19441262, CIN 24021800024019HDFC, Bank Reference No. N2404914949341] evidencing deduction and deposit of T.D.S. @1% amounting to Rs.50,988/- (Rupees Fifty thousand Nine hundred and eighty eight only) on the amount of consideration of Rs.50,98,800/- (Rupees Fifty lakhs ninety eight thousand eight hundred only) paid by the Purchaser to Vendor No.1 is produced herewith;

b) Challan No.01580 dated 18.02.2024 [Acknowledgement No.AK19441262, CIN 24021800024579HDFC, Bank Reference No. N2404914949351] evidencing deduction and deposit of T.D.S. @1% amounting to Rs.50,988/- (Rupees Fifty thousand Nine hundred and eighty eight only) on the amount of consideration of Rs.50,98,800/- (Rupees Fifty lakhs ninety eight thousand eight hundred only) paid by the Purchaser to Vendor No.2 is produced herewith;

c) Challan No. 01653 dated 18.02.2024, [Acknowledgement No.AK19441262, CIN 24021800025128HDFC, Bank Reference No. N2404914949183] evidencing deduction and deposit of T.D.S. @1% amounting to Rs.2,000/- (Rupees Two thousand only) on the amount of consideration of Rs.2,00,000/- (Rupees Two lakhs only) paid by the Purchaser to Confirming Party No.1, is produced herewith.

d) Challan No. 01728 dated 18.02.2024 [Acknowledgement No.AK19443200, CIN 24021800025729HDFC, Bank Reference No. N2404914949202] evidencing deduction and deposit of T.D.S. @1% amounting to Rs.2,000/- (Rupees Two Thousand only) on the amount of consideration of Rs.2,00,000/- (Rupees Two lakhs only) paid by the Purchaser to Confirming Party No.2, is produced herewith.

e) Challan No. 01702 dated 18.02.2024 [Acknowledgement No.AK19442802, CIN 24021800025453HDFC, Bank Reference No. N2404914949441], evidencing deduction and deposit of T.D.S. @1% amounting to Rs.2,000/- (Rupees Two thousand only) on

the amount of consideration of Rs.2,00,000/- (Rupees Two lakhs only) paid by the Purchaser to Confirming Party No.3, is produced herewith.

18. All costs, charges and incidental expenses for preparing the present Deed of Sale including Stamp duty, Registration charges in respect of the present Deed of Sale shall be borne and paid by the Purchaser exclusively.

19. The said Plot No.129 has been converted for non agricultural use i.e. Residential purpose by the Vendors vide Conversion Sanad obtained from the Office of the Dy. Collector & S.D.O., North Goa under No. CDTIS09-23-145 dated 09.01.2024, a copy whereof along with Plan is produced herewith.

20. For the purpose of stamp duty, the said Plot admeasuring 508.00 sq.mts. is totally valued at Rs.1,07,97,600/- (Rupees One Crore seven lakhs ninety seven thousand six hundred only) which is its fair market price. As such, ad-valorem Stamp duty @5% payable amounts to Rs.5,40,000/- (Rupees Five lakhs forty thousand only) which is paid herewith.

SCHEDULE I

(DESCRIPTION OF THE "PROPERTY No.1")

ALL THAT Immovable property known as "**SEGUNDA ADICAO QUE FICA PELO SUL DA ESTRADA**" which is the upper portion of the property known as **"CABECA"** (also known as **"PALLERAN"** also known as **"PALERAN"**) situated at Village Calapur (St.Cruz), Taluka Tiswadi, Sub-District of Ilhas, District North Goa, within the limits of Village Panchayat of St.Cruz, described in the Land Registration Office of Ilhas under No.17250 at Page 178 of Book B-45, (New) and surveyed under No. 108/1 and 120/1 of Village Calapur , Tiswadi Taluka , which in turn is the sixth glebe (part) of the Plot B of the property earlier described under No.7324 at Page 152 of Book B-19, New, annoted under No.3 to the same/said description and represents 2/8th of the property registered in the Taluka Revenue Office (Matriz) under No.328 which is bounded on the East by fifth glebe (part) of Plot 'B' and distillery, on the West by Aforamento belonging to Sebastiao Fernandes of St.Cruz and hilly part of the property "Gonem Bata" belonging to Rego, on the North by a public road preceeding from Panjim to S. Lourenco and on the South by the path which leads to Nauxim, with the exclusion of the property bearing new Survey No.78 of Calapur Village, Tiswadi Taluka, Goa.

SCHEDULE II

(DESCRIPTION OF THE "PROPERTY No.2")

ALL THAT immovable property i.e. property known as **'CABECA'** (lower portion) consisting of hilly land and cultivated with coconut trees of Calapur Village, Tiswadi Taluka Sub-District of Ilhas, District North Goa, situated within the limits of Village Panchayat of St.Cruz, which property is the fifth glebe (part) of the Plot B of the property previously described under No.7324 at Page 152 of Book B-19 new and forms a separate part with two glebes (parts) separated by the road Panjim – S.Lourence , which is surveyed under new survey Nos. 77/1 and 109/1 of Village Calapur, which is described in the Land Registration Office of Ilhas under No.17795 at Page 70 Overleaf and 71 of the Book B-47 New and represents part of the property registered in Taluka Revenue Office at Panaji as 1/4th under No.328 and is part of the Old Cadastral Survey No.631. The said property is bounded on the East by the hilly part of the Plot A, on the West by the said road and sixth glebe (part) of the Plot B, on the North by the fourth glebe (part) of the Plot B and on the South by the said Road.

PANAJI

SCHEDULE III

(DESCRIPTION OF "SAID PLOT ")

ALL THAT PLOT No.129 admeasuring 508.00 sq.mts. situated at Village Calapur (Calapor) of Taluka Tiswadi, forming part of the Upper portion of **'FILOMENA HOUSING COLONY'** which said Plot in turn forms part and parcel of the bigger property known as "**SEGUNDA ADICAO QUE FICA PELO SUL DA ESTRADA**" which is the upper portion of the property known as **"CABECA"** (also known as **"PALLERAN"** also known as **"PALERAN"**) and surveyed under No. 108/1 and 120/1 of Village Calapur , Tiswadi Taluka i.e. 'Property No.1' which is more particularly described in **SCHEDULE I** hereinabove. The said Plot is independently surveyed under No.108/1-A-A of Village Calapur (Calapor) , Tiswadi Taluka and is bounded as under:

On the East : By Plot No.128,

On the West : By Plot No.130 ,

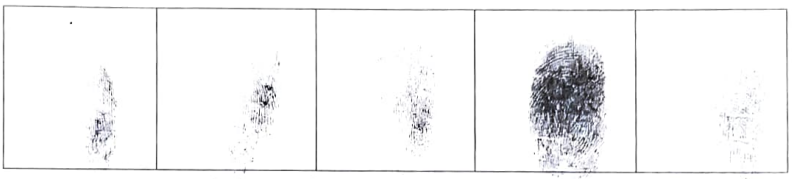
On the North : By property surveyed under No.78 and

On the South : by 8.00 mts. wide road.

IN WITNESS WHEREOF the parties hereto have executed this Deed on the day, month, year and place first herein above mentioned.

VENDORS: 1. _____

SMT. YASMIN NARIMAN KHAN



(Left hand finger print impressions)

(Right hand Finger Print Impressions)

VENDORS:

2. _____

SHRI. CYRUS NARIMAN KHAN

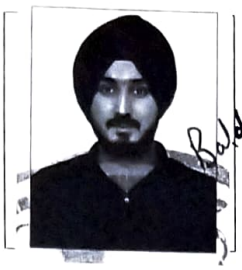
(Left hand finger print impressions)

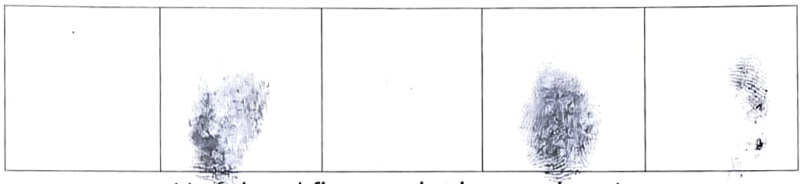
(Right hand Finger Print Impressions)

M/s. VELASA BUILDTECH LLP

PURCHASER :

SHRI. BALDEEP SINGH
(DESIGNATED PARTNER &
AUTHORISED SIGNATORY)





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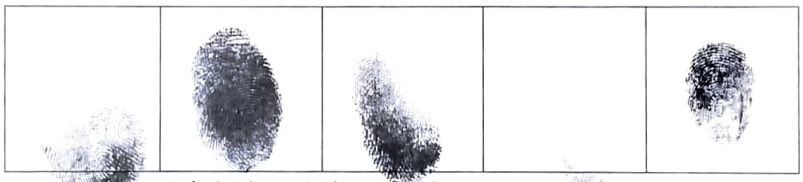
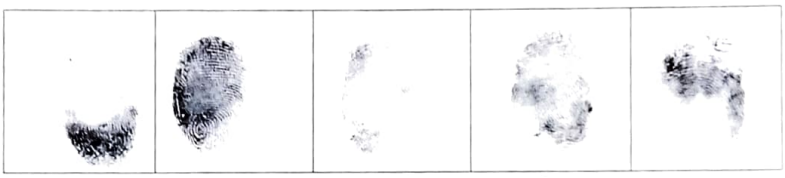


(Right hand Finger Print Impressions)

CONFIRMING PARTIES : 1. _____

SMT. RUPA AMITKUMAR DUBLAY



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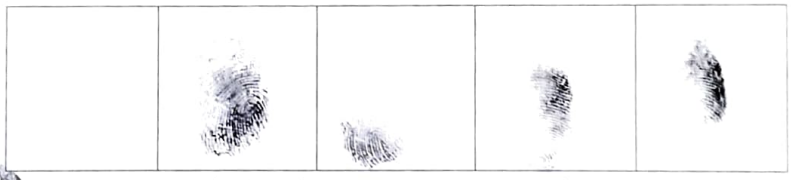
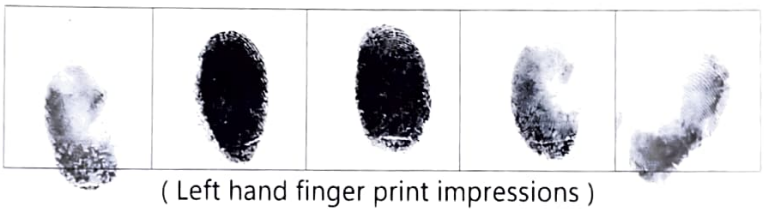


(Right hand Finger Print Impressions)

CONFIRMING PARTIES : 2. _____

SMT. POOJA RAJESH KUNDE



(Left hand finger print impressions)

(Right hand Finger Print Impressions)

CONFIRMING PARTIES : 3. _____

SHRI. PARAG MORLIDHAR CHAUHAN
ALIAS PARAG MURLIDHAR CHAUHAN

(Left hand finger print impressions)

(Right hand Finger Print Impressions)

WITNESSES :

1. Adv.Gourish B.Kamat,
(having Aadhar Card No.)
Son of late. Balaji G.Kamat,
aged 48 years, Advocate, Indian National,
residing at Flat No.B-3, 2nd Floor,
Nisarga Apartments,
Fatorda, Salcete, Goa. 403 602.
(Mobile No.)

2. Shri. Uday Jairam Kamat,
(having Aadhar Card No.)
son of late. Jairam P. Kamat,
aged 46 years, Advocate, Indian National,
residing at House No.3, Parwada,
Assonora, Bardez, Goa. 403 503.
(Mobile No.)

Government of Goa

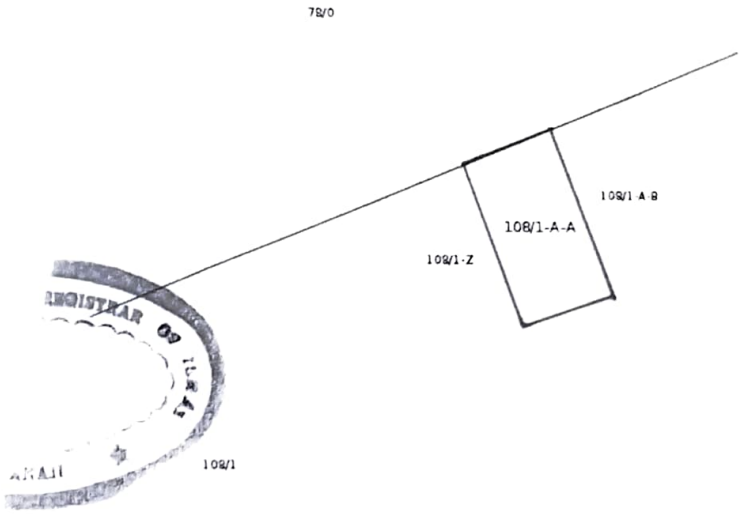
Directorate of Settlement and Land Records

Survey Plan

TISWADI Taluka **CALAPOR Village**

N

Scale 1:1000 Reference No.: 1000000528974



Government of Goa

Document Registration Summary 2

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

Print Date & Time : **22-Feb-2024 01:11:16 pm**

Document Serial Number : **2024-PNJ-615**

Presented at **01:04:31 pm** on **22-Feb-2024** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	539900
2	Registration Fee	323930
3	Mutation Fees	1500
4	Processing Fee	1920
	Total	**867250**

Stamp Duty Required : **539900/-** Stamp Duty Paid : **540000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALDEEP SINGH AS DESIGNATED APRTNER AND AUTHORISED SIGNATORY ,**Father Name**:Inderjeet Singh,**Age**: 33, **Marital Status**: **Gender**:Male,**Occupation**: Business, **Address1** - W7-274 E 2-2 NavyugBlock Vishnu Garden Tilak Nagar Delhi West 110018 ,**Address2** - , **PAN No.**:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	YASMIN NARIMAN KHAN , **Father Name:Homi Rattanshaw Mistry**, **Age**: 63, **Marital Status**: Widow ,**Gender**:Female,**Occupation**: Other, 3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai, **PAN No.**:			
2	CYRUS NARIMAN KHAN , **Father Name:Nariman D.Khan**, **Age**: 27, **Marital Status**: Bachelor ,**Gender**:Male,**Occupation**: Business, 3-A, Sonawala Building, 3rd Floor, Tardeo, Grant Road, Mumbai, **PAN No.**:			
3	RUPA AMITKUMAR DUBLAY , **Father Name:Babi Kotkar**, **Age**: 45, **Marital Status**: Married ,**Gender**:Female,**Occupation**: Advocate, Flat No.F-2, Buddaseth Manor, Behind Hotel Goa International, , Tonca, Caranzalem, Panaji, Tiswadi, Goa, **PAN No.**:			
4	POOJA RAJESH KUNDE , **Father Name:Ashok Kamat**, **Age**: 43, **Marital Status**: Married ,**Gender**:Female,**Occupation**: Business, House No.F-41, Chamunda Residency, 1st Floor, Caranzalem, Panaji, Tiswadi, Goa, **PAN No.**:			

5	PARAG MORLIDHAR CHAUHAN ALIAS PARAG MORLIDHAR CHAUHAN , **Father Name:Morlidhar Kalyanchand Chavan**, **Age:** 46, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Plot No.29, Kamat Tarcar Colony, Tonca, Miramar, Panaji, Caranzalem, Panaji, Tiswadi, Goa, **PAN No.:**			
6	**BALDEEP SINGH AS DESIGNATED APRTNER AND AUTHORISED SIGNATORY** , **Father Name:Inderjeet Singh**, **Age:** 33, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, WZ-274-E-2-2 NavyugBlock Vishnu Garden Tilak Nagar Delhi West 110018, **PAN No.**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Adv Uday Kamat,Age: 47,DOB: 1976-09-26 ,Mobile: ,Email: kamatgb@gmail.com ,Occupation:Advocate , Marital status : Unmarried** , Address:403503, House No.3 Parwada Assonora Bardez Goa , House No.3 Parwada Assonora Bardez Goa , Assonora, Bardez, NorthGoa, Goa			
2	Name: **Adv Gourish Kamat,Age: 49,DOB: 1974-10-28 ,Mobile: ,Email: kamatgb@gmail.com ,Occupation:Advocate , Marital status : Married** , Address:403602, Flat No.B-3 2nd Floor , Flat No.B-3 2nd Floor , Nisarga Apartments , Above Goa Cane Corporation Near Citi Cafe , Margao, Salcete, SouthGoa, Goa			

22/2/2024

Sub Registrar

SUB-REGISTRAR
GOA

Document Serial Number :- **2024-PNJ-615**

Document Serial No:-2024-PNJ-615

Book :- 1 Document
Registration Number :- **PNJ-1-594-2024**
Date : 22-Feb-2024

22/2/2024

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