



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 3744000/-

(Rupees Thirty Seven Lakhs Forty Four Thousands only)

PAID VIDE E-RECEIPT NO 202400614408 DATED :20-Aug-2024,

IN THE GOVERNMENT TREASURY.



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29/08/2024

Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

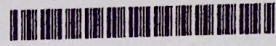
DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400050019
DOCUMENT SERIAL NUMBER	:	2024-BRZ-4741
DATE OF PRESENTATION	:	29-Aug-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4638-2024
DATE OF REGISTRATION	:	29-Aug-2024
NAME OF PRESENTER	:	Abhishek Agarwal Authorised Representative Of M/s. LIMOVIA VENTURES PRIVATE LIMITED
REGISTRATION FEES PAID	:	₹1872000/-
PROCESSING FEES PAID	:	₹2520/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202400614408

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 19-08-2024 23:25:35

Name and Address of Party : Abhishek | 9811206155
H 645 First Floor Palam Vihar Gurgaon Haryana

Service:	Stamp Duty	Amount
	Stamp Duty	₹ 3744000.00

Total Amount: ₹ 3,744,000.00

(Rs. Thirty Seven Lakh Forty Four Thousand Only)

Department Data: 202400050019 NOTARY|202400050019 NOTARY

Bank Ref No: Success
Payment Date: 20-08-2024 09:18:26

Reprint Date: 20/08/2024 10:26:04

Gr. No. 2024-BR2-474
29/08/2024
-1-

DEED OF SALE



This Deed of Sale is executed on this 20th day of the August 2024 at Mapusa.

Signature
Am/ Kumar
Agga

FOR JSPL ESTATES PVT. LTD.
Ana
Director/Authorised Signatory

For LIMOVIA VENTURES PVT. LTD.

Signature
Authorised Signatory/Director

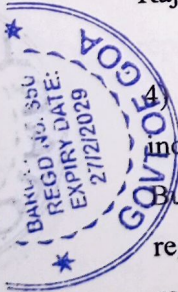
BETWEEN

1) **MR. RAJAN TARA**, son of Mr. Dharma Pal Tara, age 54 years, married, business, holder of PAN Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], resident of A-8, Subhavana Niketan, Pitam Pura, North West Delhi-110034

2) **MR. ANIL KUMAR**, son of Janak Raj Budhiraja, age 46 years, married, business, holder of PAN Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED], resident of C-9/122, First Floor, Sector B, Rohini North West Delhi 110085,

3) **MR. HIMANSHU GOGIA**, son of Nand Lal Gogia, age 38 years, married, business, holder of PAN Card bearing No. [REDACTED], Aadhar Card No. [REDACTED], Indian National, Mobile No. [REDACTED], resident of Plot No. 254, Second Floor, Near Handa Nursing Home, Raja Garden, Mansarover Garden, Ramesh Nagar, Rajouri Garden, West Delhi 110015,

M/s. JSPL ESTATES PRIVATE LIMITED, a company incorporated under the Companies Act, having its registered Office at Building No. 558P, Sector-27, Gurugram, Haryana, 122002, registered under No. 65367 PAN Card No. [REDACTED], represented by its authorized representatives Vide resolution dated 12/8/2024, **MR. INDER MOHAN ARORA**, son of KANWAR BHAN ARORA, about 54 years of age, married, Businessman, Indian National, holding Pan Card No. [REDACTED], and having Aadhaar Card No. [REDACTED], resident of H. No. 4705, First Floor, DLF Phase 4, Gurugram, Haryana - 122009, Mobile No: [REDACTED]



hereinafter called the "VENDORS" (Which expression shall unless repugnant to the context be deemed to include their executors, legal representatives, administrators and assigns) of the **FIRST PART**.

AND

M/s. **LIMOVIA VENTURES PRIVATE LIMITED**, a company incorporated under the Companies Act, having its registered Office at 418 & 419, Phase IV, Udyog Vihar, Sector-18, Gurgaon-122015, Haryana, registered under No. U68100HR2024PTC122868 PAN Card



[redacted], represented by its authorized representatives

by a resolution number dated 07.08.2024, **MR. ABHISHEK**

AGARWAL, son of Shri A. B. L. Agarwal, about 49 years of age,

married, Businessman, Indian National, holding Pan Card No.

[redacted], and having Aadhaar Card No. [redacted],

resident of H-645, First Floor, Palam Vihar, Gurgaon, Haryana -

122017, mobile No. [redacted] hereinafter called the

"PURCHASER" (which expression shall unless repugnant to the

context be deemed to include her/his/their heirs, executors, legal

representatives, administrators and assigns) of the **SECOND PART**.

All the parties to this deed are Indian nationals

WHEREAS there exists Immovable property known as "BELVACHI GALLY" or "BEVACHE GALLIECHO MATTO" admeasuring 2095 Sq. Mtrs., situated at Chapora, Anjuna, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under no.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and Surveyed for

For **LIMOVIA VENTURES PVT. LTD.**

Authorized Signatory/Director

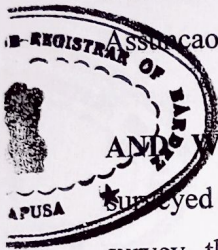
Rajiv T...
Anil Kumar
Geogia

For JSPL ESTATES Page 10 of 22

Anant
Director/Authorised Signatory

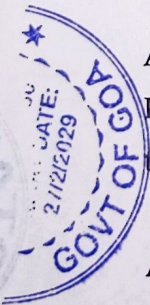
Records of Rights under survey no.378/5-B of Village Anjuna, Bardez, Goa; (hereinafter referred to as the " SAID PROPERTY" for the sake of brevity and is more particularly described in the SCHEDULE hereinafter written).

AND WHEREAS the SAID PROPERTY originally formed a portion / part of the larger immovable property belonging to one Mr. Antonio Bernardo do Rosario Aulio de Ataide Lobo and Mr. Antonio Alvito Assuncao Cruz de Ataide Lobo.



AND WHEREAS the larger immovable property came to be surveyed by the Directorate of Land Survey and by virtue of the said survey ,the said larger immovable property came to be allotted old Cadastral Survey no.591.

AND WHEREAS during promulgation of survey records, the SAID PROPERTY as a portion / part of the larger immovable property bearing Old Cadastral Survey no. 591 (part) of Village Anjuna was allotted the Survey no. 378/5-B of Village Anjuna of Bardez Taluka.



AND WHEREAS thereafter for the purpose of promulgating the Land records in the State of Goa, the Land Revenue code, 1968 came to be enacted.

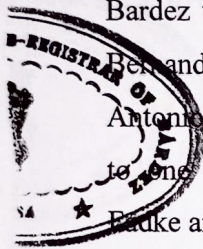
AND WHEREAS as per the Index of land Form III, the names of the said Mr. Antonio Bernardo do Rosario Aulio de Ataide Lobo and one Mr. Antonio Alvito Cruz de Ataide Lobo stand recorded under mutation entry no. 139 and 140.

Rafael Antonio Aulio de Ataide Lobo
Antonio Alvito Cruz de Ataide Lobo

For JSPL ESTATES PVT. LTD.
Ana
Director/Authorised Signatory

AND WHEREAS the pre promulgated records in form IX are currently not available to be issued as the same stand in a mutilated condition.

AND WHEREAS vide Deed of Sale executed on 26/04/1975, duly registered in the office of the Sub-Registrar of Bardez under no.334 of Book I, Volume No.94 r/w Deed of Rectification executed on 25/05/1984, duly registered in the office of the Sub-Registrar of Bardez under no.683 of Book I Vol No. 215, the said Mr. Antonio Belando Do Rosario Aulio de Ataida Lobo along with the said Mr. Antonio Alvito Assuncao Cruz de Atade Lobo sold the said property to one Mr. Pandharinath Sanvlo Fadte alias Pandharinath Sanvlo Fadke and Mrs. Caxibai Pundolica Fatte alias Kashibai Pundalik Fadte alias kashibai Pundalik Fadte.



AND WHEREAS the said Deed of Sale executed on 26/04/1975, duly registered in the office of the Sub-Registrar of Bardez under no.334 of Book I, Volume No.94 came to be further rectified between th parties vide Deed of Rectification executed on 25/05/1984, duly registered in the office of the Su-Registrar of Bardez under no.683 of Book I, Volume No. 215, dated 03/10/1985.



AND WHEREAS by virtue of the above said Deed of Sale executed on 26/04/1975, duly registered in the office of the Sub-Registrar of Bardez under no.334 of Book I, Volume No.94 r/w Deed of Rectification executed on 25/05/1984, duly registered in the office of the Sub-Registrar of Bardez under no.683 of Book I, Volume No. 215, dated 03/10/1985, the said Mr. Pandharinath Sanvlo Fadte alias Pandharinath sanvlo Fadke along with the said Mrs. Caxibai

For JSPK ESTATES PVT. LTD.

Page 5 of 22
Director/Authorised Signatory

For LIMOVIA VENTURES PVT. LTD.

Authorised Signatory/Director

Handwritten signatures: Pankaj, Anil Kumar, Gogga

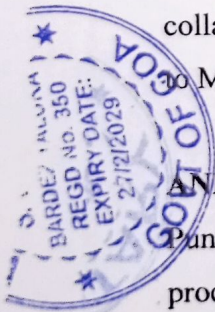
Pundolica Fatte alias Kashibai Pundalik Fadte acquired absolute ownership rights to the SAID PROPERTY.

AND WHEREAS the said Mr.Pandharinath Sanvlo Fadte alias Pandharinath Sanvlo Fadke along with the said Mrs. caxibai Pundolica Fatte alias Kashibai Pundalik Fadte on the basis of the above said Deed of Sale, got their names incorporated in the occupants Column of the first Promulgated record of right / Form I and XIV (in manual) of survey Records of the SAID PROPERTY against mutation entry no.3812.



AND WHEREAS during the promulgation of survey Records somewhere in the year 1975, the SAID PROPERTY which was bearing Old Cadastral Survey no.591 (part) came to be surveyed for records of rights under survey no.378/5-B of Village Anjuna, Bardez, Goa.

AND WHEREAS the said Mrs Caxibai Pundolica Fatte alias Kashibai Pundalik Fadte expired on 25/03/2003 as spinster without many ascendants or descendants but leaving behind her brother / collateral heir and successor i.e. Mr. Ramesh Pundalik Phatte married to Mrs.Deepali Ramesh Phatte, as her only and universal heirs.



AND WHEREAS subsequent to the death of said Mrs Caxibai Pundolica Fatte alias Kashibai Pundalik Fadte, an inventory proceeding bearing No. 335/2014/F was initiated by her brother i.e. Ramesh Pundalik Phatte, in the court of the Civil Judge Junior Division of Bardez at Mapusa.

FOR JOPL ESTATES PVT. LTD.

Anand
Director/Authorised Signatory
Page 6 of 22

For LIMOVI VENTURES PVT. LTD.

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Authorised Signatory/Director

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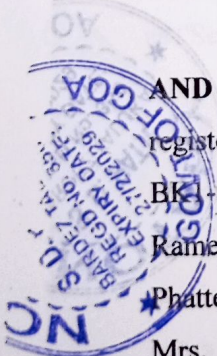
AND WHEREAS half share / right in the SAID PROPERTY was the subject matter of the said inventory proceedings.

AND WHEREAS by virtue of the Judgement dated 29/09/2014 passed in the said Inventory Proceedings bearing No. 335/2014/F, the said Mr. Ramesh Pundalik Phatte along with his wife Mrs. Deepali Ramesh Phatte acquired absolute ownership rights to the said half share / right in the SAID PROPERTY corresponding to 1047.50 Sq.



AND WHEREAS vide Agreement for Sale executed on 10/05/2014, the said Mr Ramesh Pundalik Phatte, Mr. Pandharinath Sanvlo Fadte and Mrs. Minakshi Pandharinnath Fadte alias Minakshi pandharinath Phadke agreed to sell the SAID PROPERTY for consideration to me Mr. Felix D'Souza.

AND WHEREAS the said Mr. Felix D'Souza for certain reason did not wish to complete the sale of the said property and as such offered to sell the said property to the vendor herein on the terms and conditions mutually agreed upon between them.



AND WHEREAS vide deed of sale executed on 02/05/2015 registered in the office of Sub Registrar of Bardez under No. BRZ-BK-05761-2015, CD No. BRZD 765, dated 05/05/2015 the said Mr. Ramesh Pundalik Phatte along with his wife Mrs Dipali Ramesh Phatte and the said Mr Pandharinath Sanvlo Fadte along with his wife Mrs. Minakshi Pandharinath Fadte alias Minakshi Pandharinath Phadke as vendors and the said Mr Felix D'Souza as Confirming party sold the said property to the Amarsheel Developers Private Limited, company.

For JSPL ESTATES PVT. LTD.

[Signature]
Page 7 of 22
Director/Authorised Signatory

For LIMOVIA VENTURES PVT. LTD.

[Signature]
Authorised Signatory/Director

[Signatures]
Ramesh Pundalik Phatte
Pandharinath Sanvlo Fadte
Minakshi Pandharinath Phadke

AND WHEREAS by virtue of the said deed of sale executed on 02/05/2015 registered in the office registered in the office of Sub Registrar of Bardez under No. BRZ-BK1-05761-2015, CD No. BRDZ 765, dated 05/05/2015 the Amarsheel Developers Private Limited, company herein acquired absolute ownership right to the said property.

AND WHEREAS vide deed of sale executed on 24/11/2023 registered in the office of Sub Registrar of Bardez under Book I Document, Reg No. BRZ-1-6078-2023, dated 11/12/2023 the said Amarsheel Developers Private Limited, as vendor sold the said property to the vendors herein.



AND WHEREAS by virtue of the said deed of sale executed 24/11/2023 registered in the office of Sub Registrar of Bardez under Book I Document, Reg No. BRZ-1-6078-2023, dated 11/12/2023, the vendors herein acquired absolute ownership right to the said property.

AND WHEREAS the vendors have represented to the purchaser that the said property as per the regional plan for Goa 2021 is earmarked as "Settlement Zone".

AND WHEREAS the vendors has assured to the purchaser that there are no Mortgages, dues, charges, lien attachment from any court /authority over the said property. the vendor has assured to the purchaser that the said property is free from encumbrances and / or is not a subject matter of any Mundkarial / tenancy claim from any person what so ever and / or any legal heirs, legal representatives, successors, assign, etc. the vendor has assured to the purchaser that the vendor is in possession of the said property and that the vendor



[Signature]

[Signature]

[Signature]

has the title /right to the said property and that the vendor is entitle to convey the said property to the purchaser.

AND WHEREAS the vendor has assured to the purchaser that the vendor has not mortgage the said property to the bank/s, financial institutions/s and / or any private financier/s

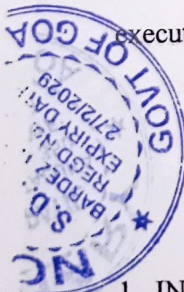
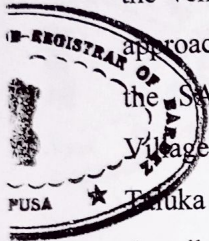
AND WHEREAS based on the aforesaid specific representations of the vendors and believing the same to be true, the purchasers has approached the vendors with a proposal to purchase from the vendors, the SAID PROPERTY, bearing survey no. 378/5-B of Anjuna Village, admeasuring 2095 sq. mts, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule herein-under written, free from all, claims, demands and encumbrances, for a total consideration of Rs. 6,24,00,000/- (Rupees Six Crore Twenty Four Lakh Only), subject to the terms and conditions, mentioned herein below and the vendors have agreed to sell the SAID PROPERTY to the purchasers for the said consideration.

ANDWHEREAS the vendors and purchasers are now therefore executing this Deed of sale on the following terms and conditions.

NOW TIHEREOBE THIS DEED OE SALE WITNESSES

AS UNDER:

1. IN PURSUANCE of the aforesaid agreement and in consideration of the sum of Rs, 6,24,00,000/- (Rupees Six Crore Twenty Four Lakh Only), paid by the PURCHASERS to the VENDORS as, a sum of Rs. 6,17,76,000/- (Rupees Six Crore Seventeen Lakh



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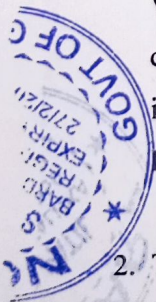
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Page 9 of 22
For JSPL ESTATES PVT. LTD.

For LIMOVIA VENTURES PVT. LTD.

Director/Authorised Signatory

Seventy Six Thousand Only) by bank transfer and sum of Rs. 6,24,000/- (Rs Six Lakh Twenty Four Thousand Only) paid towards the respective I.T. A/C of the VENDORS (the receipt of which the entire consideration the VENDOR do hereby admit and acknowledge and gives full discharge to the PURCHASERS), the VENDORS, as the sole, absolute and exclusive owner of the SAID PROPERTY, bearing survey no. 378/5-B of Anjuna Village, admeasuring 2095 sq. mts, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule herein-under written, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASERS, the SAID PROPERTY, bearing survey no. 378/5-B of Anjuna Village, admeasuring 2095 sq. mts, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the schedule herein-under written, and all trees and structures standing thereon along with all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, along with all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASERS, forever and absolutely.



2. The sale consideration of the SAID PROPERTY, has been paid in full in favour of the VENDORS and the VENDORS categorically and specifically admit and acknowledge the receipt of the entire sale consideration and give full discharge of the same to the

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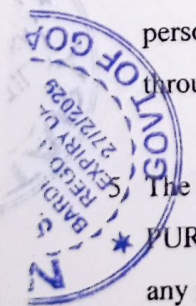
Anil Kumar

PURCHASERS and the VENDORS undertake not to raise any claims or demands against the PURCHASERS, in this regard, at any point of time in the future,

3. The VENDORS has on this day handed over vacant, peaceful and irrevocable possession of the SAID PROPERTY, described in the schedule hereunder, to the PURCHASER, free from all claims, demands and encumbrances, to have, own, occupy, possess and hold the SAID PROPERTY, forever, as their own, from this day onwards, without any interferences from any persons whomsoever,



4. The VENDORS do hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them, the VENDORS do have in himself good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY, described in the schedule hereunder, hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASERS and the PURCHASERS shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the Profits thereof without any lawful eviction, interruption, claims and demands whatsoever from or by the VENDORS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.



The VENDORS shall indemnify and keep indemnified the PURCHASERS against all penalties, claims and/or demands, if any made against the SAID PROPERTY, described in the schedule hereunder, hereby sold or any part thereof, either independently or

through the VENDORS or any other person or persons and if any claims are made against the SAID PROPERTY, described in the schedule hereunder, the, same shall be settled by the VENDORS alone, at his own cost, without any liability to the PURCHASERS.

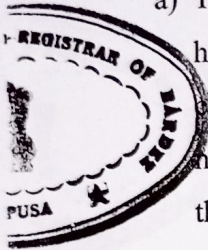
6. The VENDORS do hereby covenant, undertake and declare as under:

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

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY, described in the schedule hereunder.

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

d) That the VENDORS has not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PROPERTY, described in the schedule hereunder, nor has he



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Shri
Anil Kumar

agreed to sell or encumber the SAID PROPERTY, described in the schedule hereunder, in any manner whatsoever.

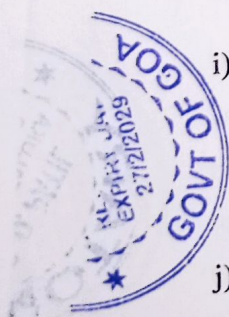
- e) That the VENDORS or his predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY, described in the schedule hereunder, hereby sold.



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

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

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



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

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

Rafique

Anil Kumar

Arjun

For LIMOVA VENTURES PVT. LTD.

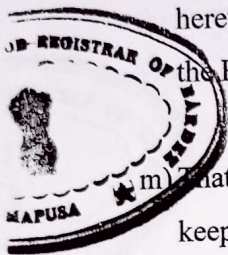
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Authorised Signatory/Director

Page 13 of 22
For JSPL ESTATES PVT. LTD.

[Signature]
Director/Authorised Signatory

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

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



the PURCHASERS

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

n) That the VENDORS covenant that if any claims are made against the SAID PROPERTY, described in the schedule hereunder alone, at their own cost, without any liability to the PURCHASERS.

7. That the VENDORS and all persons claiming through the VENDORS shall at all times, sign and execute all such act, deeds and documents, as may be required or called for by the PURCHASERS and/or any person claiming through them, with respect to the SAID PROPERTY described in the schedule hereunder and the VENDORS undertake to make itself available for registration of this Deed of sale and all/any other Deed/s and/or documents, relating to the SAID PROPERTY described in the



Rajendra Kumar
Anil Kumar

For LIMOVIA VENTURES PVT. LTD.

[Signature]
Authorised Signatory/Director

[Signature]
Page 14 of 22
For JSPL ESTATES PVT. LTD.
[Signature]

Director/Authorised Signatory

schedule hereunder, as and when called upon by the PURCHASERS without any delay or cost to the PURCHASERS.

8. The VENDORS do hereby covenant that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY bearing survey no. 378/5-B of Anjuna Village, admeasuring 2095 sq. mts, to include the name of the PURCHASERS in the occupant's column of the Form I & XIV of the SAID PROPERTY bearing survey no. 378/5-B of Anjuna Village, admeasuring 2095 sq. mts, by deleting the name of the VENDORS, appearing therein.



9. The VENDORS covenant that the PURCHASERS, shall, from this day onwards hold, own and possess the SAID PROPERTY, bearing survey no. 378/5-B of Anjuna Village, admeasuring 2095 sq. mts, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the schedule herein-under written as their own, as its sole, absolute and exclusive owner.

10. The VENDORS hereby declare that the SAID PROPERTY, in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 11/08/1978.



11. The PURCHASERS has deducted an amount of Rs. 6,24,000/- (Rupees Six Lakh Twenty Four Thousand Only) 1% towards the TDS on this transaction and the same is credited towards the Income Tax Account of the VENDORS.

Rajesh

Anil Kumar

Chogia

Page 15 of 22

For JSPL ESTATES PVT. LTD.

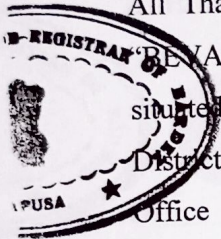
Director/Authorised Signatory

For LIMOYA VENTURES PVT. LTD.

[Signature]
Authorised Signatory

12. The SAID PROPERTY is valued, at Rs. 6,24,00,000/- (Rupees Six Crore Twenty Four Lakh Only), which is the true and correct market value of the SAID PROPERTY and appropriate stamp duty and registration fee is paid on this Deed.

**SCHEDULE
(SAID PROPERTY)**



All That Property known as known as "BELVACHI GALLY" or "BELVACHE GALLIECHO MATTO" admeasuring 2095 Sq. Mtrs., situated at Chapora, Anjuna, Taluka Bardez, Sub District Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under no.9942 at Folio 60 of Book B 26 New, enrolled in the Taluka Revenue Office under Matriz No.835 of the 4th Circumscription and Surveyed for Records of Rights under survey no.378/5-B of Village Anjuna, Bardez, Goa is presently bounded as follows:-

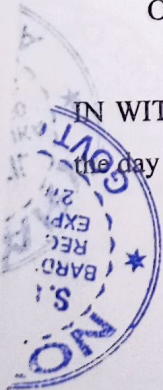
On the NORTH : by 2 mtrs passage of the same property

On the SOUTH : by the Chapora Road,

on the EAST : by the Plot/Lot No. 6 of the whole property

On the WEST : by the Plot/Lot No. 4 of the whole property.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned in presence of witness.



[Signature]

[Signature]

For JSPL ESTATES PVT. LTD.

Page 16 of 22
Director/Authorised Signatory

For LIMOVIA VENTURES PVT. LTD.

[Signature]
Authorised Signatory/Director

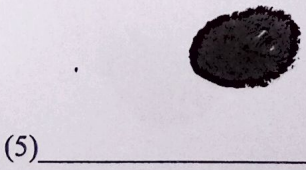
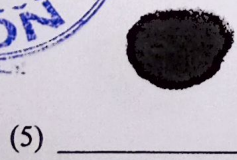
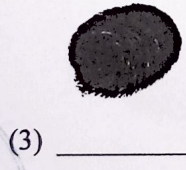
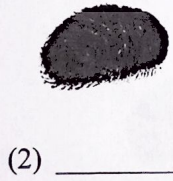
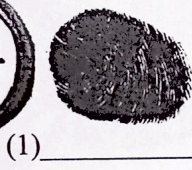


Rajan

MR. RAJAN TARA
"SELLER NO. 1"

L. H. F. Prints

R. H. F Prints

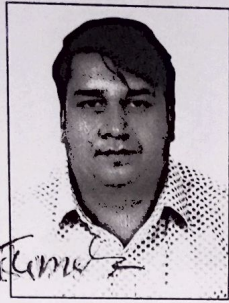


For LIMOVIA VENTURES PVT. LTD.

[Signature]
Authorized Signatory/Director

Rajan *Anu/Kumar* *[Signature]*

Page 17 of 22
ESTATES PVT. LTD.
Anu
Director/Authorised Signatory



Anil Kumar

Anil Kumar

MR. ANIL KUMAR
"SELLER NO. 2"

L. H. F. Prints

R. H. F Prints



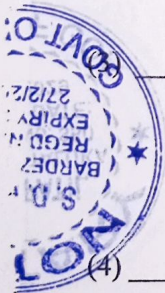
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(2)



(2)



(3)



(4)



(4)



(5)



(5)

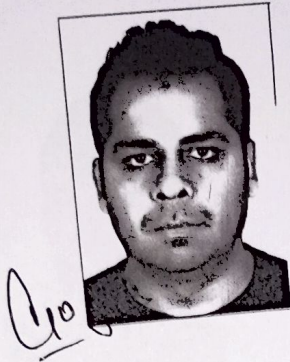


For LIMOVIA VENTURES PVT. LTD.

[Signature]
Authorised Signatory/Director

[Signature] *Anil Kumar* *[Signature]*

Page 18 of 22
LIMOVIA VENTURES PVT. LTD.
[Signature]
Director/Authorised Signatory



MR. HIMANSHU GOGIA
"SELLER NO. 3"

L. H. F. Prints

R. H. F. Prints



(1)



(2)

(2)



(3)

(3)



(4)

(4)



(5)

(5)

Director/Am Kumar Gogia
For JSPL ESTATES PVT. LTD.
Page 19 of 22
Director/Authorised Signatory

For LIMOVIA VENTURES PVT. LTD.

[Signature]
Authorised Signatory



Arora


MR. INDER MOHAN ARORA
Authorized representative of
M/s. JSPL ESTATES PRIVATE LIMITED
"SELLER NO. 4"

L. H. F. Prints

R. H. F Prints




(1) 

(1) 

(2) 

(2) 




(3) 

(3) 

(4) 

(4) 

(5) 

(5) 

Arora *Anil Kumar* *Arora*

For JSPL ESTATES PVT. LTD.

Page 20 of 22

Director/Authorised Signatory

For LIMOVIA VENTURES PVT. LTD.

Arora
Authorised Signatory/Director



For LIMOVIA VENTURES PVT. LTD.


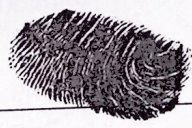
Authorized Signatory/Director



MR. ABHISHEK AGARWAL
Authorized Representative of
M/s. LIMOVIA VENTURES
PRIVATE LIMITED
"PURCHASER"


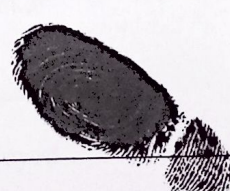
R. H. F Prints



H. F. Prints





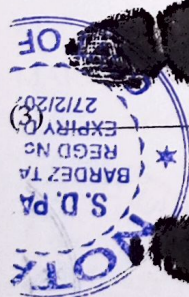
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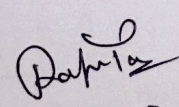
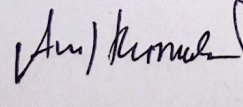
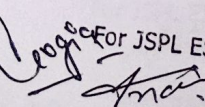
(2)  (2) 

(3)  (3) 

(4)  (4) 

(5)  (5) 



  
For LIMOVIA VENTURES PVT. LTD. Page 21 of 22
Director/Authorised Signatory For JSPL ESTATES PVT. LTD.

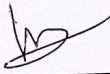
Authorized Signatory/Director

IN THE PRESENCE OF WITNESSES:

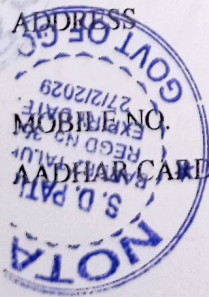
1. NAME :- Laxman B Parab
FATHER'S NAME :- Bhaskar Parab
AGE :- 52 years
MARITAL STATUS :- married
OCCUPATION :- self-employed
ADDRESS :- H. No. 132/A Varchawada Varkhand
Pernem Goa. 403512




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STATE IDENTITY CARD NO. :- GA03 20010040493

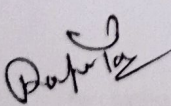
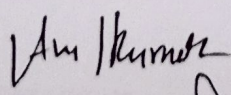
SIGNATURE :- 

2. NAME :- Rajesh L Gaonkar
FATHER'S NAME :- Ladu Gaonkar
AGE :- 52 years
MARITAL STATUS :- married
OCCUPATION :- Self-Employed
ADDRESS :- H. No. 126/1, Deulwado, Sirigao,
Bicholim Goa 403504



MOBILE NO. :- [REDACTED]
AADHAR CARD NO. :- [REDACTED]

SIGNATURE :- 

For LIMOVA VENTURES PVT. LTD.

Authorised Signatory/Director

For JSPL ESCATES PVT LTD

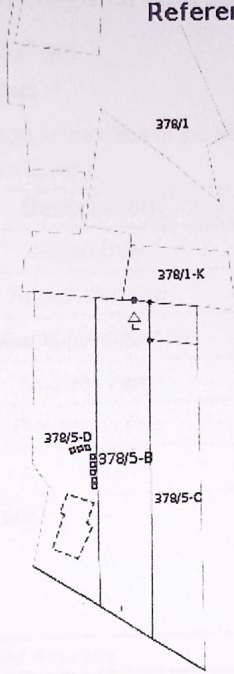
Director/Authorised Signatory



Government of Goa
 Directorate of Settlement and Land records
 Survey Plan
 Bardez Taluka, Anjuna Village
 Survey No.: 378 , Subdivision No.: 5-B

Scale 1:2000

Reference No.: REV192469899



This record is computer generated on 09-08-2024 10:06:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

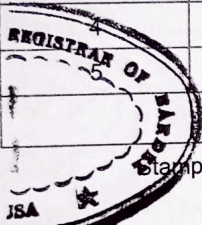
Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 29-Aug-2024 03:00:27 pm

Document Serial Number :- 2024-BRZ-4741

Presented at 02:50:01 pm on 29-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3744000
2	Registration Fee	1872000
3	Tatkal appointment fee	50000
	Mutation Fees	2000
	Processing Fee	2520
	Total	5670520



Stamp Duty Required :3744000/-



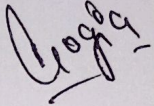


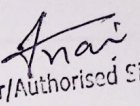


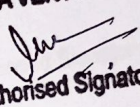
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Presenter



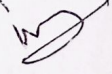



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abhishek Agarwal Authorised Representative Of M/s. LIMOVIA VENTURES PRIVATE LIMITED ,Father Name:Shri A. B. L. Agarwal, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H-645, First Floor, Palam Vihar, Gurgaon, Haryana, Address2 - , PAN No.: L			 For LIMOVIA VENTURES PVT. LTD. Authorised Signatory/Direct

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAVAN TARA Father Name:Dharma Pal Tara, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, A-B, Subhavana Niketan, Pitam Pura, North West Delhi, PAN No.:			
2	ANIL KUMAR , Father Name:Janak Raj Budhiraja, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, C-9/122, First Floor, Sector B, Rohini North West Delhi, PAN No.:			

Sl.No	Party Name and Address	Photo	Thumb	Signature
3	HIMANSHU GOGIA , Father Name:Nand Lal Gogia, Age: 38, Marital Status: Married ,Gender:Male,Occupation: Business, Plot No. 254, Second Floor, Near Handa Nursing Home, Raja Garden, Mansarover Garden, Ramesh Nagar, Rajouri Garden, West Delhi, PAN No.: [REDACTED]			
4	INDER MOHAN ARORA Authorised Signatory Of M/s. JSPL ESTATES PRIVATE LIMITED , Father Name:KANWAR BHAN ARORA, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, H. No. 4705, First Floor, DLF Phase 4, Gurugram, Haryana, PAN No.: [REDACTED]			 For JSPL ESTATES PVT. LTD. Director/Authorised Signatory
5	Abhishek Agarwal Authorised Representative Of M/s. LIMOVIA VENTURES PRIVATE LIMITED , Father Name:Shri A. B. L. Agarwal, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, H-645, First Floor, Palam Vihar, Gurgaon, Haryana, PAN No.: [REDACTED]			 For LIMOVIA VENTURES PVT. LTD. Authorised Signatory Director

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

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Name: Laxman B Parab, Age: 52, DOB: , Mobile , Email: , Occupation: Self Employed , Marital status : Married , Address: 403512, H. No. 132/A Varchawada Varkhand Pernem Goa, H. No. 132/A Varchawada Varkhand Pernem Goa, Varconda, Pernem, NorthGoa, Goa			
2	Name: Rajesh L Gaonkar, Age: 52, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403504, H. No. 126/1 Deulwado Sirigao Bicholim Goa, H. No. 126/1 Deulwado Sirigao Bicholim Goa, Sirigao, Bicholim, NorthGoa, Goa			



Bardez
29/08/2024
Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-4741

Document Serial No:-2024-BRZ-4741

Book :- 1 Document
Registration Number :- **BRZ-1-4638-2024**
Date : 29-Aug-2024

Sub Registrar
29/08/2024

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

**SUB-REGISTRAR
BARDEZ**



Certified True Copy

S. D. Patil
Advocate & Notary
Mapusa, Bardez, Goa
Reg. No. _____



Certified True Copy

S. D. Patil
Advocate & Notary
Mapusa, Bardez, Goa
Reg. No. _____
13/7/2024
13/1/2024