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 :₹ 17400000/-

(Rupees One Crore Seventy Four Lakhs only)

PAID VIDE E-RECEIPT NO 202500104031 DATED :10-Feb-2025,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE SUB-REGISTRAR OF BARDEZ
MAPUSA

19.02.2025

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	:	202500006915
DOCUMENT SERIAL NUMBER	:	2025-BRZ-1006
DATE OF PRESENTATION	:	19-Feb-2025
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1055-2025
DATE OF REGISTRATION	:	19-Feb-2025
NAME OF PRESENTER	:	KUNAL RAICHANDANI
REGISTRATION FEES PAID	:	₹8700000/-
PROCESSING FEES PAID	:	₹1700/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

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

Echallan No. 202500104031

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 10/02/2025 16:15:08

Name and Address of Party : RAICHANDANIFORTUNES | 9406691200
Office 6 3 354 3rd Floor SB Towers Road No 1 Banjara Hills
Hyderabad Telangana

Service: Stamp Duty

	Amount
Stamp Duty	₹ 17400000.00
Total Amount :	₹ 17,400,000.00

(Rs. One Crore Seventy Four Lakh Only)

Department Data: 202500006915 NOTARY|202500006915 NOTARY

Bank ref No: CPAEUIYOJ8
Status: Success
Payment Date: 10/02/2025 17:09:48
Payment Gateway: SBI_MOPS

REGISTRAR OF GOA

Print Date: 11/02/2025 21:07:06

Jus. Bk. 1006
19/2/25

DEED OF SALE

M/s RAICHANDANI FORTUNES LLP

Designated Partner



This Deed of Sale is made in this city of Mapusa, *Taluka and Sub-District of Bardez District of North-Goa*, State of Goa, on this 13th day of February 2025 (13/02/2025), hereinafter referred to as **"DEED"**

BY AND BETWEEN

1)Mr. WILFRED MARIUS DE SOUZA, son of Late Mr. *Frank Michael De Souza, 80 years of age, Business*, Indian National, having PAN No. , having AADHAR NO. , Mobile No. , residing at House No. 2111, Baga Road, Cobra Vaddo, Calangute, North Goa, Goa - 403516, and his wife

2) Mrs. JEANNE MARIE DE SOUZA, daughter of Edwin Anthony Pereira, 77 years of age, Housewife, Indian National, having PAN No. , having AADHAR NO. , Indian National, Mobile No. , Residing at Flat No. 201, Casa Del Sol, Ground Floor, Miramar, North Goa, Goa – 403001, represented herein by her husband Mr. Wilfred Marius De Souza, duly authorised vide Power of Attorney dated 24/01/2025 registered under no. 19145/25 before

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Advocate and Notary Somnath Karpe, hereinafter jointly referred to as **"VENDORS,"** and individually as **"VENDOR NO. 1"** and **"VENDOR NO. 2,"** which expression shall unless repugnant to the context or meaning thereof include all their heirs, executors, administrators, successors, successors in interest, legal representatives, assignees etc, being the **PARTY OF THE FIRST PART**,

AND

RAICHANDANI FORTUNES LLP, a limited liability partnership duly registered under Limited Liability Partnership Act, 2008, having LLPIN NO.
having PAN NO. , having its registered office at 6-3-354, 3rd Floor, S.B. Towers, Road No. 1, Banjara Hills, Hyderabad, Telangana – 500034, hereinafter referred to as **"PURCHASER,"** which expression shall unless repugnant to the context or meaning thereof include all their partners, shareholders, employees, heirs, executors, administrators, successors, successors in interest, legal representatives, assignees, duly represented herein by its designated partner **Mr. KUNAL RAICHANDANI**, Son

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of Mr. Raj Kumar D Raichandani, 30 years of age, married, Indian National, having PAN NO. , AADHAR NO. , residing at House no. 1-11227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, duly authorised vide resolution dated 18.1.2025 being the **PARTY OF THE SECOND PART.**

That the VENDORS and PURCHASER are hereinafter jointly referred to as "**PARTIES**," and individually as written hereinabove.

WHEREAS there exists a Property known as "**RAUTACHEM GORBATTA**" situated in the Village of Calangute, within the jurisdiction of the Village Panchayat of Calangute, District of North Goa, Goa, which is corresponding to the old cadastral survey number 1676(part), described in the Land Registration office of Bardez under number 4196 at folio 250 reverse of Book B 28 and not enrolled in the Land Revenue Office (Matriz), but surveyed in the Survey Records of the Rights of the Village of Calangute under Survey No. 212/32 of the Village of Calangute, Bardez, Goa, approximately admeasuring 4,300 sqmtrs (hereinafter

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referred to as "**LARGER PROPERTY**") and more particularly described in the **SCHEDULE-I** hereto.

AND WHEREAS the LARGER PROPERTY was owned and possessed by one Mr. Pedro Simao Maria Gonsalves and his wife Mrs Maria Luizinha Pinto.

AND WHEREAS vide PUBLIC DEED OF PURCHASE AND SALE dated 16/05/1876, drawn up and recorded at folio number 181 of the book of notes number 43 of Notary Public Gustavo Adolpho De Frias in the Judicial Division and duly registered, Mr. Pedro Simao Maria Gonsalves and his wife Mrs Maria Luizinha Pinto sold the LARGER PROPERTY to one Mr Aleixo Miguel Pinto.

AND WHEREAS the LARGER PROPERTY came to be inscribed in the name of Mr Aleixo Miguel Pinto on 09/06/1876 in the Land Registration office of Bardez at Mapusa.

AND WHEREAS Mr Aleixo Miguel Pinto was married to one Mrs Isabel De Souza Pinto Alias Carlota Piedade De Souza under the communion of assets regime.

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AND WHEREAS Mr Aleixo Miguel Pinto passed away in the year 1891 without making any will or gift or any other disposition of last wish, leaving behind his wife Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza as his widow and moiety holder, and their children, 1) Mr. Jose Mariano Pinto, 2) Mr. Lourenco Estanislau Pinto, 3) Mr. Candido Franciso Pinto, 4) Ms. Maria Anna Paulina Pinto, and 5) Ms. Basilio Abel Venancio Pinto, as the only heirs.

AND WHEREAS Mr. Lourenco Estanislau Pinto, unmarried, passed away in the year 1897 without making any will or gift or any other disposition of last wish, leaving behind his ascendant heir, his mother, Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza.

AND WHEREAS Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza initiated inventory proceedings bearing File No. 16 of Orph. Inventory Proceedings, 1899 in the Civil Court of Bardez, upon the death of Mr Aleixo Miguel Pinto.

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AND WHEREAS the LARGER PROPERTY was listed at serial no. 13 of the List of Assets drawn up in inventory proceedings bearing File No. 16 of Orph. Inventory Proceedings, 1899, in the Civil Court of Bardez on 23/08/1899.

AND WHEREAS vide Chart of Partition dated 17/11/1899, Record of Draw dated 17/11/1899 and Final Order dated 17/11/1899, the LARGER PROPERTY was allotted to, 1) Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza, to the tune of half share of the LARGER PROPERTY, 2) Mr. Jose Mariano Pinto, to the tune of one sixth of the LARGER PROPERTY, 3) Mr. Candido Franciso Pinto, to the tune of one sixth of the LARGER PROPERTY, and 5) Mr. Basilio Abel Venancio Pinto, to the tune of one sixth of the LARGER PROPERTY.

AND WHEREAS Mr. Jose Mariano Pinto married one Mrs. Hortencia Correia Pinto under the communion of assets regime.

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AND WHEREAS Mrs. Maria Anna Paulina Pinto married Mr. Constantino Balthaser de Souza under the regime as agreed in the Deed of Pre nuptial Agreement dated 05/05/1903 drawn up partly at folio 47 reverse, folios 48, 48 reverse and partly at 49 of Book No. 64 of the Notary Public of the Judicial Division of Bardez, whereby it was agreed that had they not been survived by their children, then they would follow the regime of separation of assets, but had they been survived by children then they would be governed by the communion of assets, also further recording the payment of money to Mrs. Maria Anna Paulina Pinto by Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza as regards her father's legitime and future mother's legitime.

AND WHEREAS Mrs. Isabel De Souza Pinto Alias Carlota Piedade De Souza passed away without making any will or gift or any other disposition of last wish, leaving behind her children, 1) Mr. Jose Mariano Pinto married to Mrs. Hortencia Correia Pinto, 2) Mr. Candido Franciso Pinto (unmarried), 3) Mrs. Maria Anna Paulina Pinto married to Mr. Constantino Balthaser de Souza,

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and 5) Mr. Basilio Abel Venancio Pinto (unmarried) as the only surviving heirs.

AND WHEREAS Mrs. Hortencia Correia Pinto passed away on 09/07/1934 without making any will or gift or any other disposition of last wish, leaving behind her husband Mr. Jose Mariano Pinto as widower and moiety holder, and their children, 1) Mr. Alexandre Micael Isidoro Pinto, 2) Mrs. Maria Jose Rosie de Lourdes Pinto married to Mr. Fermino Rodrigues, 3) Ms. Carlota Clementina da Piedade Pinto alias Charlotte de Souza, 4) Ms. Maria Antonieta Pinto and 5) Ms. Gloria Edith Pinto, as the only heirs.

AND WHEREAS vide and under the DEED OF DECLARATION OF SUCCESSION AND PARTITION dated 18/10/1936, duly recorded at folio 3 reverse to folio 6 of Book No. 124 of Francisco Mercelino Mousinho Epifanio Rodrigues, Notary Public of the Judicial Division of Daman, 1) Mr. Jose Mariano Pinto, 2) Mrs. Maria Jose Rosie de Lourdes Pinto and Mr. Fermino Rodrigues, 3) Ms. Carlota Clementina da Piedade Pinto alias Charlotte de Souza, 4) Ms. Maria Antonieta Pinto and 5) Ms. Gloria Edith Pinto, out of

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free will and volition, allotted to Mr. Alexandre Micael Isidoro Pinto, all their right/share/title in the LARGER PROPERTY.

AND WHEREAS vide WILL dated 13/12/1949, duly recorded from page 17 reverse of Book No. 38 of testaments of notes of the Notary Public in the Judicial Division of Bardez, Mr. Candido Francisco Pinto alias Candido Purificaoao Francisco Pinto, unmarried, out of free will and volition, bequeathed in favour of his nephew, Mr. Alexandre Micael Isidore Pinto, all his possessions, share, rights and property.

AND WHEREAS Mr. Candido Francisco Pinto alias Candido Purificaoao Francisco Pinto, unmarried, passed away on 29/01/1956, on which date the Will dated 13/12/1949, duly recorded from page 17 reverse of Book No. 38 of testaments of notes of the Notary Public in the Judicial Division of Bardez, came into force, and all the share of Mr. Candido Francisco Pinto alias Candido Purificaoao Francisco Pinto in the LARGER PROPERTY stood transferred in favour of Mr. Alexandre Micael Isidore Pinto.

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AND WHEREAS vide WILL dated 08/11/1961, duly recorded from page 79 onwards of Book No. 56 of testaments of notes of the Notary Public in the Judicial Division of Bardez, Reverend Father Basilio Manuel Venancio Pinto alias Basilio Abel Venancio Pinto, unmarried, out of free will and volition, bequeathed in favour of his nephew, Mr. Alexandre Micael Isidore Pinto, all his possessions, share, rights and property.

AND WHEREAS Reverend Father Basilio Manuel Venancio Pinto alias Basilio Abel Venancio Pinto, unmarried, passed away on 12/03/1970, on which date the Will dated 08/11/1961, duly recorded from page 79 onwards of Book No. 56 of testaments of notes of the Notary Public in the Judicial Division of Bardez, came into force, and all the share of Reverend Father Basilio Manuel Venancio Pinto alias Basilio Abel Venancio Pinto in the LARGER PROPERTY stood transferred in favour of Mr. Alexandre Micael Isidore Pinto.

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AND WHEREAS Mr. Alexandre Micael Isidore Pinto married one Mrs Juliana Pinto under the communion of assets regime.

AND WHEREAS Mr. Alexandre Micael Isidore Pinto and his wife Mrs Juliana Pinto vide Deed of Sale dated 30/11/1988, duly registered in the Office of the Sub Registrar of Bardez, Goa under registration no. 22 on 03/01/1991, sold/conveyed/transferred a part of the LARGER PROPERTY admeasuring an area of 1560 sqmtrs, duly demarcated in the Plan annexed to the said sale deed dated 30/11/1988, (hereinafter referred to as **"OTHER PROPERTY"**) to one Mr. Chandrakant Saulo Diukar.

AND WHEREAS Mrs. Juliana Pinto passed away on 21/02/1989, having left a will dated 13/01/1989 thereby naming her brother Mr. Joe San Franciso and his wife Mrs. Patricia San Franciso as named heirs, and leaving behind her husband Mr. Alexandre Micael Isidore Pinto as a widower and moity holder, and no children or other linear heirs.

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AND WHEREAS Mr. Alexandre Micael Isidore Pinto initiated inventory proceedings bearing no. 110/90 in the Court of Civil Judge Senior Division of Mapusa with Mrs. Juliana San Franciso alias Julian Pinto as the Inventariada.

AND WHEREAS vide order confirming the Chart of Allotment dated 25/11/1991 passed in inventory proceedings bearing no. 110/90 in the Court of Civil Judge Senior Division of Mapusa, and in furtherance of the Agreement of Sale dated 27/09/1991 between Mr. Alexandre Micael Isidore Pinto, Mr. Joe San Franciso and his wife Mrs. Patricia San Francis, all the share, right, title and interest of Mrs. Juliana San Franciso alias Julian Pinto in the LARGER PROPERTY was allotted to Mr. Alexandre Micael Isidore Pinto, upon payment of owelty money to Mr. Joe San Franciso and his wife Mrs. Patricia San Francis.

AND WHEREAS vide WILL dated 29/10/1992, duly recorded in the Notary Book of Wills No. 89 at pages 13v to 16v in the Office of the Sub Registrar Cum Notary Ex Officio of Ilhas, Mr. Alexandre Micael Isidore

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Pinto, bequeathed all his rights/ title/ share/ interest/ possession of all his properties, (which included the LARGER PROPERTY) to the VENDOR NO. 1.

AND WHEREAS Mr. Alexandre Micael Isidore Pinto passed away on 07/03/1996, on which date the Will dated 29/10/1992, duly recorded in the Notary Book of Wills No. 89 at pages 13v to 16v in the Office of the Sub Registrar Cum Notary Ex Officio of Ilhas came into force and all the right/title/interest of Mr. Alexandre Micael Isidore Pinto in the LARGER PROPERTY stood transferred to the VENDOR NO. 1.

AND WHEREAS Mrs. Maria Anna Paulina Pinto passed away on 13/11/1936 and Mr. Constantino Balthaser de Souza passed away on 27/08/1935, leaving behind their children, namely, 1) Mr. Frank Micheal Dsouza married to Mrs. Carlota Clementina da Piedade Pinto alias Charlotte de Souza, 2) Mr. John Joseph D'Souza married to Mrs. Thereza Dsouza, 3) Mrs. Precila Dsouza Peres alias Priscilla Peres married to Mr. Bernard Peres alias Bento Peres, and 4) Mrs. Jessie Caroline De Souza married to Mr. Peter Paul Pinto.

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AND WHEREAS Mrs. Thereza Dsouza passed away without making any will or gift or any other disposition of last wish, leaving behind her husband Mr. John Joseph Dsouza as a widower and moiety holder, without leaving any children or any ascendant heirs.

AND WHEREAS Mr. John Joseph Dsouza vide INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 01/01/2001, duly registered in the office of the Sub Registrar of Bardez under registration no. 90 at pages 130 to 134 of Book No. I, Volume No. 787, registered on 09/01/2001, surrendered and/or relinquished all his rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta Piedade Pinto, as well as inheritance from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, and specifically surrendered/relinquished all rights in the LARGER PROPERTY in favour of the VENDOR NO. 1.

AND WHEREAS Mr. Bernard Peres alias Bento Peres passed away without making any will or gift or any

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other disposition of last wish, leaving behind his wife Mrs. Precila Dsouza Peres alias Priscilla Peres as his heir.

AND WHEREAS Mrs. Precila Dsouza Peres alias Priscilla Peres, through her constituted attorney, vide INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 01/01/2001, duly registered in the office of the Sub Registrar of Bardez under registration no. 91 at pages 135 to 139 of Book No. I, Volume No. 787, registered on 09/01/2001, surrendered and/or relinquished all her rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta Piedade Pinto, as well as inheritance from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, and specifically surrendered/relinquished all rights in the LARGER PROPERTY in favour of the VENDOR NO. 1.

AND WHEREAS Mrs. Carlota Clementina da Piedade Pinto alias Charlotte de Souza passed away, without making any will or gift or any other disposition of last

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wish, leaving behind her husband Mr. Frank Micheal De Souza as a widower and moiety holder and their children, including the VENDOR No. 1.

AND WHEREAS Mr. Frank Micheal De Souza, in furtherance of the Family arrangement between him and his children, vide DEED OF SURENDER dated 01/01/2001, duly registered in the office of the Sub Registrar of Bardez under registration no. 89 at pages 125 to 129 of Book No. I, Volume No. 787, registered on 09/10/2001, surrendered and/or relinquished all his rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta Piedade Pinto, as well as inheritance from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, and specifically surrendered/relinquished all rights in the LARGER PROPERTY in favour of the VENDOR NO. 1.

AND WHEREAS Mr. Winston Basil De Souza (son of Mr. Frank Micheal De Souza and Mrs. Carlota Clementina da Piedade Pinto alias Charlotte de Souza) and his wife Mrs Celeste d Desouza, in furtherance of

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the Family arrangement, vide INSTRUMENT OF SURRENDER OF RIGHTS TO INHERITANCE dated 23/07/2001 duly registered in the office of the Sub Registrar of Bardez under registration no. 1538 at pages 316 to 323 of Book No. I, Volume No. 837, registered on 24/07/2001, surrendered and/or relinquished all their rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta Piedade Pinto, as well as inheritance from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, and specifically surrendered/relinquished all rights in the LARGER PROPERTY in favour of the VENDOR NO. 1.

AND WHEREAS Mrs. Jessie Caroline Pinto passed away on 26/08/1963 and Mr. Peter Paul Pinto passed away on 17/05/1983, both without making any will or gift or any other disposition of last wish, leaving behind their children, namely, 1) Mrs. Violet Pinto e Crasto alias Violet Crasto married to Mr. John Crasto, 2) Mrs. Thereza Arathoon married to Mr. Kenneth Arathoon, 3) Mrs. Filomena Pinheiro alias Philomena Pinheiro married to Mr. Rosario Pinheiro, 4) Mrs. Cosme J Pinto

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married to Mr. Filomena Benedicta Pinto, 5) Mrs. Cecilia Dias married to Mr. Franky Dias alias Frankie Dias and 6) Mrs. Rose Pinto Vaz alias Rosalind J Vaz alias Rosy Vaz married to Mr. Herman Vaz.

AND WHEREAS vide DEED OF RENUNCIATION dated 25/08/1972, duly recorded from page no. 5 onwards of the Book number 702 of the deeds of the Judicial Division of Bardez, 1) Mrs. Violet Pinto e Crasto alias Violet Crasto and Mr. John Crasto, 2) Mrs. Thereza Arathoon and Mr. Kenneth Arathoon, 3) Mrs. Filomena Pinheiro alias Philomena Pinheiro and Mr. Rosario Pinheiro, 5) Mrs. Cecilia Dias and Mr. Franky Dias alias Frankie Dias and 6) Mrs. Rose Pinto Vaz alias Rosalind J Vaz alias Rosy Vaz and Mr. Herman Vaz, acting through their Power of Attorney Holder, Mr. Michael Santamaria, renounced gratuitously, in terms of Article 2029 of the Portuguese Civil Code, all their rights/title/claim/interest in the inheritance of their mother and mother in law, Mrs. Jessie Carolina Pinto.

AND WHEREAS vide DEED OF RENUNCIATION dated 06/11/1987, duly recorded from page no. 5 onwards of

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the Book number 733 of the deeds of the Judicial Division of Bardez, 1) Mrs. Violet Pinto e Crasto alias Violet Crasto and Mr. John Crasto, 2) Mrs. Thereza Arathoon and Mr. Kenneth Arathoon, 3) Mrs. Filomena Pinheiro alias Philomena Pinheiro and Mr. Rosario Pinheiro, 5) Mrs. Cecilia Dias and Mr. Franky Dias alias Frankie Dias and 6) Mrs. Rose Pinto Vaz alias Rosalind J Vaz alias Rosy Vaz and Mr. Herman Vaz, acting through their Power of Attorney Holder, Mr. Albert Fernandes, renounced gratuitously, in terms of Article 2029 of the Portuguese Civil Code, all their rights/title/claim/interest in the inheritance of their father and father in law, Mr. Pedro Paulo Pinto alias Peter Paul Pinto.

AND WHEREAS Mr. Cosme J Pinto and Mrs. Filomena Benedicta Pinto vide DEED OF SURRENDER dated 07/05/2001, duly registered in the office of the Sub Registrar of Bardez under registration number 1022 of Book No. 1, Volume No. 820 dated 11/05/2001, surrendered and/or relinquished all their rights/title/interest/share in any and all inheritance from Late Mr. Alexio Miguel Pinto and Mrs. Carlotta

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Piedade Pinto, through/from Mrs. Maria Anna Paulina Pinto and Mr. Constantino Balthaser de Souza, in favour of the VENDOR NO. 1.

AND WHEREAS thereupon the VENDOR NO. 1 became the sole and absolute owner in possession of the LARGER PROPERTY, except for the portion of the OTHER PROPERTY.

AND WHEREAS the VENDOR NO.1 is married to the VENDOR NO. 2 under the communion of assets regime.

AND WHEREAS the VENDOR NO. 1 filed Partition proceedings bearing no. 15/206/2019/PART/LAND for partition of the LARGER PROPERTY before the Deputy Collector and Sub Divisional Officer, Bardez, Goa.

AND WHEREAS vide order dated 23/06/2021, the Deputy Collector and Sub Divisional Officer, Bardez, Goa was pleased to partition the LARGER PROPERTY, thereby confirming a newly formed land holding in favour of the VENDOR NO. 1, admeasuring an area of 2630 sqmtrs and surveyed under Survey No. 212/32-A

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Ms RAICHANDANI FORTUNE LLP

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of the Village of Calangute, Bardez, Goa, having an existing house bearing House No. 6/90 having built up area of approximately 1017 sqmtrs, (hereinafter referred to as **"SAID PROPERTY"**), more particularly described in **SCHEDULE II** hereto and demarcated in RED in the **PLAN** annexed to this DEED at **ANNEXURE A.**

AND WHEREAS the VENDORS are the sole, exclusive and absolute owners in possession of the SAID PROPERTY.

AND WHEREAS the VENDORS have represented that there are no Mundkars or tenants under any law, or lessees or Khotis, claiming or declared under any law in force as regards the SAID PROPERTY or any claim or title of whatsoever nature by any third party or person either against the VENDORS or the SAID PROPERTY.

AND WHEREAS the VENDORS have not entered into any Agreement, Understanding, Lease, License, Deed, Gift or any other instrument of whatsoever nature for sale and/or license, lease, use, mortgage, charge or any other right of whatsoever nature, of the SAID

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PROPERTY or any part thereof, with any person or party or entity.

AND WHEREAS the VENDORS have represented that the SAID PROPERTY is not subject matter of any litigation and/or any proceedings before any Court of law and/or quasi-judicial authorities and/or before any other autonomous, statutory authority or body or officer or arbitration tribunal.

AND WHEREAS the VENDORS have represented that the SAID PROPERTY is not the subject matter of any notices and/or proceedings under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and/or any Requisition Act or any other Act.

AND WHEREAS the VENDORS have represented that there are no pending Suits, Appeals, Applications, Petitions, litigation or any proceedings of whatsoever nature in any Court of Law or Tribunal or Authority or Officer or any other forum/Court/Tribunal/Authority relating and/or concerning directly or indirectly the

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SAID PROPERTY or any parties thereof relating to the title of the VENDORS thereto or having any connection whatsoever with the SAID PROPERTY or the rights, title, interest of the VENDORS as regards the SAID PROPERTY.

AND WHEREAS the VENDORS have represented that no other party or person or entity other than the VENDORS have any right, title or interest of whatsoever nature in the SAID PROPERTY or any right of Preemption or any other right of like nature in respect of the SAID PROPERTY by virtue of which such person or party or entity can challenge or in any manner question the present sale.

AND WHEREAS the VENDORS have represented that they have clear and marketable title of the SAID PROPERTY and are the exclusive owners in possession of the SAID PROPERTY.

AND WHEREAS the VENDORS have offered to the PURCHASER to buy the SAID PROPERTY and in furtherance of the same have given inspection and

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copies of the documents relating to the title flow of the SAID PROPERTY and the plans, specifications, permissions, revenue records etc pertaining to the SAID PROPERTY.

AND WHEREAS the PURCHASER after having inspected the documents handed over, visited the SAID PROPERTY and conducted due diligence and title verification of the VENDORS as regards the SAID PROPERTY.

AND WHEREAS the PURCHASER after conducting of due diligence, are satisfied that the VENDORS have clear, good and marketable title over the SAID PROPERTY.

AND WHEREAS the PURCHASER, through its advocate, had published on 14/12/2024, a Notice of Intention to purchase the SAID PROPERTY from the VENDORS in two English newspaper i.e. Navhind Times and Herald, as well as two local dailies i.e. Gomantak and Tarun Bharat, calling upon the general public, to within 15 (Fifteen) days therefrom raise objection/s, if

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any, to the purchase of the SAID PROPERTY from the VENDORS.

AND WHEREAS till date no objection of whatsoever nature has been received in furtherance to the Public Notice from any person and/or entity.

AND WHEREAS having inspected the documents handed over, visiting the SAID PROPERTY and upon receipt of copies of certain documents, the PURCHASER is satisfied that the VENDORS have title to convey the SAID PROPERTY in accordance with the terms and conditions agreed upon hereinunder.

AND WHEREAS the PURCHASER, pursuant to the discussions and negotiations between the PARTIES has accepted the offer of the VENDORS and agreed to purchase the SAID PROPERTY on an outright sale basis in the manner and as per the terms and conditions enumerated hereinbelow.

AND WHEREAS the PARTIES relying on the confirmations, representations, warranties and

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assurances of each other to faithfully abide and oblige all the terms, conditions and stipulations contained in this DEED and applicable laws, are now willing to enter into this DEED for purchase of the SAID PROPERTY by the PURCHASER, on the terms and conditions contained hereinafter.

AND WHEREAS the PURCHASER by execution of this DEED has purchased and the VENDORS by execution of this DEED have sold, conveyed and transferred all their rights, title, claim and interest of whatsoever nature on the SAID PROPERTY in favour of the PURCHASER, in the manner and as per the terms and conditions enumerated hereinbelow.

NOW THEREFORE IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES OF THE DEED AND WITNESSETH AS UNDER:

1) In pursuance to the aforesaid and in consideration of **Rs 29,00,00,000 (Rupees Twenty Nine Crore Only)** (hereinafter referred to as "**CONSIDERATION**"), subject to the deduction of TDS as per the provisions

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of the Income Tax Act, 1961, paid by the PURCHASER to the VENDORS, the payment and receipt of whereof the VENDORS hereby admit and acknowledge, and of from and from the same forever acquit, release and discharge the PURCHASER, the VENDORS do hereby sell, grant, convey, transfer, release, assure and assign to the PURCHASER, free from all encumbrances, all that piece and parcel of land admeasuring 2,630 square meters along with an existing house bearing House No. 6/90, having built up area of 1017 smtrs, surveyed in the record of Rights of the Village Panchayat of Calangute under Survey No. 212/32-A of the Village of Calangute, Bardez, Goa, earlier forming part of Property known as **"RAUTACHEM GORBATTA"** situated in the Village of Calangute, within the jurisdiction of the Village Panchayat of Calangute, District of North Goa, Goa, which is corresponding to the old cadastral survey number 1676(part), described in the Land Registration office of Bardez under number 4196 at folio 250 reverse of Book B 28 and not enrolled in the Land Revenue Office (Matriz), but surveyed in the Survey Records of the Rights of the

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Village of Calangute under Survey No. 212/32 of the Village of Calangute, Bardez, Goa, but presently partitioned as a separate land holding under Survey No. 212/32-A i.e. SAID PROPERTY, more particularly described in the SCHEDULE-II hereto and demarcated, written and shown in RED on the PLAN at ANNEXURE A, **TOGETHER WITH** all the present and future estate, right, title and interest which exists or may accrue to the benefit of the VENDORS in relation to the SAID PROPERTY or any part thereof, whether by change in law, policy or in any other manner howsoever, whereby any additional floor area is permitted to be built-up and constructed on the Subject Land or any part thereof **TOGETHER WITH** the benefit of the entire floor space index and the present and future development potential of the SAID PROPERTY or any part thereof **TOGETHER WITH** all and singular areas, ways, compounds, sewers, drains, ditches, shrubs, trees, plants, paths, passages, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members, furniture, fixtures, movables and appurtenances whatsoever (as available) to the SAID

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PROPERTY or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto **AND TOGETHER WITH** all interests, title, entitlements, privileges or any other right of whatsoever nature related or connected, linked or allied or associated, either directly or indirectly, to the SAID PROPERTY or any part thereof and **TO HAVE AND TO HOLD** all and singular the SAID PROPERTY hereby granted, conveyed, sold, transferred and assured so to be with their and every of their rights members and appurtenances unto and to the use of the benefit of the PURCHASER.

2) The PURCHASER has paid the CONSIDERATION in its entirety to the VENDORS as under:

a. A sum of Rs.8,00,00,000/- (Rupees Eight Crore Only) is paid by Demand Draft No. 789184 dated 12.02.2025 drawn on Kotak Mahindra Bank, 0554- Secunderabad Branch issued in favour of to the Second VENDOR No.1.

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b. A sum of Rs.8,00,00,000/- (Rupees Eight Crore Only) is paid by Demand Draft No. 789185 dated 12.02.2025 drawn on Kotak Mahindra Bank, 0554- Secunderabad Branch issued in favour of to the Second VENDOR No.1.

c. A sum of Rs.8,00,00,000/- (Rupees Eight Crore Only) is paid by Demand Draft No. 789186 dated 12.02.2025 drawn on Kotak Mahindra Bank, 0554- Secunderabad Branch issued in favour of to the Second VENDOR No.1.

d. A sum of Rs.4,71,00,000/- (Rupees Four Crore Seventy One Lakhs Only) is paid by Demand Draft No. 789187 dated 12.02.2025 drawn on Kotak Mahindra Bank, 0554- Secunderabad Branch issued in favour of to the Second VENDOR No.1.

e. A sum of Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only) being 1% of the Sale consideration is deducted as TDS under section 194-1A of Income Tax Act and same is remitted in the name of the VENDOR No.1 to the Income Tax Authorities vide

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Challan Identification No.25021000600049KKBK, Acknowledgment No. AL23513615 dated 13.2.2025.

upon receipt of the same, the VENDORS hereby admit, acknowledge and declare, the PURCHASER as the full and complete owner in possession of the SAID PROPERTY together with all the interests, claim, title or any other right as regards the SAID PROPERTY as agreed in CLAUSE 1 hereinabove.

3) The VENDORS hereby jointly and severally state, declare, assure, represent, warrant and covenant, with the PURCHASER as follows:

(a) The VENDORS as absolute owners in possession do hereby grant, convey, sell, transfer, assign and assure to the PURCHASER free from all encumbrances, the SAID PROPERTY along with all the privileges, rights, liberties, amenities, easements and appurtenances whatsoever, either belonging to or in any way appertaining on usually held on occupied therewith or reputed to belong, estate, title, right, claim and demands to whatsoever of VENDORS unto the same every part

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thereof TO HAVE AND TO HOLD the same unto the use of the PURCHASER absolutely and forever together with the title deeds, writing and other ordinance of title as ordinarily passes against such sale and no other person or party has any title or claim over the SAID PROPERTY.

(b) The VENDORS have paid all the dues, taxes, water, electricity charges, property taxes, house tax, premiums, statutory dues and such other charges and expenses payable in relation to the SAID PROPERTY and there are no dues outstanding with respect to the SAID PROPERTY;

(c) All the revenue and statutory records with respect to the Land reflect the name of the VENDORS as the owner thereof and upon the execution and registration of these presents, the PURCHASER shall be entitled to cause his name to be recorded in the occupant's column of the Form I and XIV pertaining to the Land or any other survey or revenue record as deemed fit and proper by the PURCHASER;

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(d) The SAID PROPERTY is freely transferrable and no consent is required from any person or authority or any premium or other charge or fee is payable to any Government authority on any such sale or transfer;

(e) The SAID PROPERTY is freehold land and the VENDORS are in sole and exclusive possession of the SAID PROPERTY and there are no encroachments or trespassers or tenants or mundkars of whatsoever nature on any part of the SAID PROPERTY;

(f) The VENDORS have neither created any right, title or interest in favour of any person in respect of the SAID PROPERTY nor have the VENDORS entered into any memorandum of understanding, Letters of Intent, agreement for sale, or arrangement or understanding or agreement of whatsoever nature, whether oral or written, with any third party including for or by way of sale, development, lease, transfer, license, gift, lien, pledge, easement,

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charge, mortgage or for creation of third party rights or interest of whatsoever nature relating to the SAID PROPERTY or any part thereof;

(g) The SAID PROPERTY does not belong to any scheduled caste/scheduled tribe pursuant to Notification No.RD/LAND/LRC/318/77 dated 21st August, 1978 and does not form part of the Goa Commission of Scheduled Castes and Scheduled Tribes Act, 2010 Rules, amendments and regulations made thereunder;

(h) No notice/s/has/have been received by the VENDORS from any local authorities or from the State Government or under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Defence of India Act, Land Revenue Code, or any environmental laws, or any other legislative enactments, government ordinances, orders or notifications for requisition and /or acquisitions of the SAID PROPERTY or any part thereof;

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(i) The SAID PROPERTY or any part thereof, is not declared as a surplus vacant land in excess of the ceiling limit and no orders have been passed under the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the Subject Land or any part thereof, including under Section 20 thereof. There is no condition or restriction relating to the use or transfer of the Subject Land or any part or portion thereof under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 or any orders passed thereunder;

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(j) There are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other revenue proceedings, claims, actions or governmental investigations or investigations by the Special Investigating Team, of any nature pending or, threatened against, with respect to the SAID PROPERTY or any part thereof and there is no order passed in any legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings restraining the

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VENDORS from transferring the SAID PROPERTY or in any manner restricting or questioning the title, right, claim and interest of the VENDORS in the SAID PROPERTY;

(k) The SAID PROPERTY or any part thereof is not subject to any easements or any restrictive covenants in the nature of easements or otherwise.

(l) There is no injunction or any other order from any Court, Revenue Authority, Municipal Corporation or any other authority/officer for any taxation or other dues restraining the VENDORS from dealing with the SAID PROPERTY or entering into this DEED and there are no income tax dues or proceedings pending against the VENDORS as specified under Section 281 of the Income Tax Act, 1961 and the SAID PROPERTY or any part thereof is not subject to any attachment;

(m) Neither the VENDORS nor anyone on their behalf has committed or omitted to do any act,

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deed, matter or thing whereby any rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner;

(n) There is no circumstance, fact or act or any impediment affecting the right and authority of the VENDORS to sell, assign and transfer the SAID PROPERTY to the PURCHASER and upon the execution of these presents, such sale, the PURCHASER shall be entitled to the vacant, peaceful and physical possession of the SAID PROPERTY;



(o) The SAID PROPERTY is physically partitioned/sub-divided, demarcated and bounded with a compound wall and there is no dispute with any of the owners of the adjoining properties as to boundaries or areas of the SAID PROPERTY or any part thereof.

(p) The SAID PROPERTY or any part thereof is not and was never a tenanted land and no person ever

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claimed or has claimed any tenancy or Mundcarial right over the SAID PROPERTY.

(q) The VENDORS are the absolute owners in possession of the SAID PROPERTY with no other person or party having any right, title, interest or claim of whatsoever nature on the SAID PROPERTY.

(r) The VENDORS with the registration of the DEED have handed over peaceful, free, vacant and exclusive possession of the SAID PROPERTY to the PURCHASER, and the PURCHASER shall have a right and be entitled to enjoy the ownership and possession without any interference or disturbances either by the VENDORS or any other person or persons or entity or entities claiming through or under them or without any unlawful disturbance or interruption from any person whatsoever.

(s) In the event any part or any share or any title or any interest or any right in the SAID PROPERTY

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being lost by the VENDORS, on account of any claim made thereto by any person or persons or entity as against the title of the VENDORS or by any person claiming under Late Mr. Alexio Miguel Pinto and/or Mrs. Carlotta Piedade Pinto or any of their heirs successors, beneficiaries, assigns etc. shall recoup the PURCHASER for such loss together with all litigation expenses that may be incurred by the PURCHASER to protect its title with regards to the SAID PROPERTY, to the extent of refunding the CONSIDERATION paid under this DEED, and hereby unconditionally, wholly and perpetually indemnify the VENDORS fully.



(t) The VENDORS agree to indemnify and save harmless the PURCHASER and any other persons claiming through or under it, from and against all costs, expenses (including any litigation expenses and fees of attorney/advocates), charges, losses, damages, litigation claims, demands and actions of whatsoever nature that maybe made and/or raised due to any material defect in the title of the VENDORS over the SAID PROPERTY or any legal proceeding affecting the PURCHASER's right over

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the SAID PROPERTY due to a defect on the title of the VENDORS on the SAID PROPERTY.

(u) The SAID PROPERTY hereby transferred is free from all encumbrances, charges, equities, claims or demands of whatsoever nature and that the VENDORS have not done anything, whereby the SAID PROPERTY is made subject to any attachment or lien by any Court of law, quasi-judicial authorities, before any other autonomous authority or body or any statutory authority or body or officers, and the VENDORS covenant to keep harmless, indemnify and keep indemnified the PURCHASER from or against all or any encumbrances, damage, challenge, expenses (including litigation), equities, claim, defects in title or demands of whatsoever nature.

(v) The VENDORS and all persons claiming through or under them further covenant that they shall from time to time, at the request and cost of the PURCHASER, do or execute or cause to be done or executed, all such acts, deeds, agreements, and

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things of whatsoever nature for furthermore perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER in the manner agreed upon by this DEED and placing the PURCHASER in possession of the SAID PROPERTY in accordance with the true intent and meaning of this DEED.

(w) The VENDORS hereby declare that from the date of registration of the DEED, the VENDORS have no right, title, interest or claim of whatsoever nature in the SAID PROPERTY or any part thereof or in connection therewith.

(x) The VENDORS hereby declare that from the date of registration of the DEED, the VENDORS have handed over peaceful, vacant and free possession of the SAID PROPERTY to the PURCHASER.

(y) The VENDORS hereby declare that from the date of execution of the DEED, the PURCHASER is the owner in possession of the SAID PROPERTY and no other person, except nominated or assigned by

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the PURCHASER, shall have any right, interest or title in the SAID PROPERTY.

(z) The VENDORS hereby declare that from the date of registration of the DEED, the VENDORS will have no claims of whatsoever nature against the PURCHASER or the SAID PROPERTY.

4) It is further agreed and confirmed by the PARTIES that upon the execution of this DEED, they will attend the office of the jurisdictional Sub-Registrar for the purpose of registration of this DEED. Immediately, upon the registration of this DEED, the PURCHASER shall be entitled to apply for mutation to be effected for reflecting the change of ownership of the SAID PROPERTY and for change in any other survey or revenue record or any record before any authority, for which purpose, the VENDORS have duly endorsed a No Objection Letter, and is willing to execute/issue any other documents as required for the mutation of the survey and/or revenue records in the name of the PURCHASER as well as for transfer of the electricity meter, water connection etc in the name of the PURCHASER.

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5) It is further agreed and confirmed by the PARTIES that if any house taxes/property taxes or any other taxes/outgoings in respect of the SAID PROPERTY and/or penalties levied on such outstanding taxes and other outgoings or on account of violations of the provisions of any applicable law are found to be outstanding or unpaid or any demands or claims are made for any amount or penalty after the execution of this DEED, in relation to a period prior to the execution of this DEED, then the VENDORS alone shall be liable and responsible for payment of the same and shall make payment of the same forthwith and without any delay, and in such regard indemnify and save harmless the PURCHASER.

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6) It is further agreed and confirmed by the PARTIES that in the event any claim or demand is made or any penalty or interest is made/levied by the income tax authority on the VENDORS with respect to the sale and transfer of the SAID PROPERTY and/or by any other governmental authority in respect of any past liability in respect of the SAID PROPERTY, then the same will be paid and borne solely by the

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VENDORS and the PURCHASER shall not be responsible for the same and the VENDORS shall indemnify and agrees to defend and keep the PURCHASER indemnified and saved harmless against any loss or damage suffered or sustained by the PURCHASER or any other person claiming through or under the PURCHASER, or any charges, loss, damages, claims, demands or actions of whatsoever nature on account of any such claim.

7) It is further agreed and confirmed by the PARTIES that the representations mentioned herein shall form an integral and operative part of this DEED as if incorporated verbatim and the VENDOR shall be bound, and shall further indemnify and keep harmless the PURCHASER, in case of any error in the representation made by the VENDOR to the PURCHASER.

8) It is further agreed and confirmed by the PARTIES that the VENDORS have on execution hereof handed over to the PURCHASER quiet, vacant and peaceful possession of the SAID PROPERTY together with all

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the original documents of title, permissions, licenses, or whatsoever documents in respect of the SAID PROPERTY in possession of the VENDORS, **AND THAT** the VENDORS hereby further covenant that in the event any additional documents in respect of the SAID PROPERTY are found in the custody of the VENDORS, the VENDORS shall handover the same to the PURCHASER immediately upon the request so made.

9) That for the purpose of Stamp Duty, the SAID PROPERTY is valued at Rs 29,00,00,000 (Rupees Twenty Nine Crore Only) and accordingly the stamp duty of 6% i.e Rs. 1,74,00,000/- (Rupees One Crore Seventy Four Lakhs Only) is affixed to this DEED and Registration fees of 3% i.e Rs. 87,00,000/- (Rupees Eighty Seven Lakhs Only) and Processing Fee of Rs.1,700/- (Rupees One Thousand Seven Hundred Only) are paid and borne by the PURCHASER alone.

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10) It is further agreed and confirmed by the PARTIES that the original of this DEED shall remain only with the PURCHASER.

11) It is further agreed and confirmed by the PARTIES that this DEED shall supersede all earlier arrangements, including any Agreement, Memorandum of Understanding, or instrument of whatsoever nature, either oral or written, between the VENDORS and the PURCHASER or the PARTIES.

12) It is further agreed and confirmed by the PARTIES that upon execution of this DEED, the VENDORS have given a No objection Letter for carrying out mutation of the revenue and survey records in favour of the PURCHASER, by removal of the names of the VENDORS and addition of the name of the PURCHASER in its stead, and also covenants to give written no objections, in such form, number and manner to be determined by the PURCHASER for transfer of electricity meter or water connection or before any other authorities.

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SCHEDULE I

DESCIPTION OF LARGER PROPERTY

ALL THAT landed Property known as **"RAUTACHEM GORBATTA,"** admeasuring approximately 4,300 sqmtrs, situated in the Village of Calangute, within the jurisdiction of the Village Panchayat of Calangute, District of North Goa, Goa, which is corresponding to the old cadastral survey number 1676(part), described in the Land Registration office of Bardez under number 4196 at folio 250 reverse of Book B 28 and not enrolled in the Land Revenue Office (Matriz), but surveyed in the Survey Records of the Rights of the Village of Calangute under Survey No. 212/32 of the Village of Calangute, Bardez, Goa.

On or towards the EAST: By Public Road

On or towards the WEST: Properties bearing Survey Nos 210/8, 210/9 and 210/10 of the Village of Calangute.

On or towards the NORTH: By the Properties bearing Survey Nos 212/30, 212/19, 212/20, 212/21, 212/22, and 212/23 of Village Calangute.

On or towards the SOUTH: By Property bearing Survey No. 213/1 of the Village of Calangute.

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SCHEDULE II

DESCIPTION OF SAID PROPERTY

All that Property admeasuring 2,630 square meters, along with the existing house bearing House No. 6/90 having built up area of approximately 1017 square meters, an independent landholding, presently surveyed under Survey No. 212 Sub Division No.32-A of Village Calangute, Taluka Bardez, which property is bounded as under: -

On or towards the NORTH:By Property bearing Survey Nos. 212/20, 212/21, 212/22, and 212/23 of Village Calangute.

On or towards the SOUTH: By Property bearing Survey No. 213/1 of Village Calangute

On or towards the EAST: By Road

On or towards the WEST:By Property bearing Survey no. 212/32 of Village Calangute.

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective signatures on the day of the month and year first hereinabove written;

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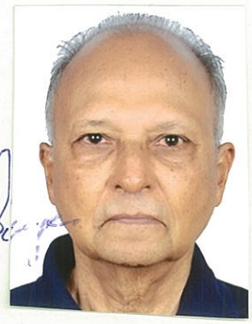
M/s RAICHANDANI FORTUNES LLP

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SIGNED AND DELIVERED

BY THE WITHINAMED VENDOR NO. 1

Mr. WILFRED MARIUS DE SOUZA.



L.H.F Prints **R.H. F Prints**

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SIGNED AND DELIVERED

BY THE WITHINAMED VENDOR NO. 2

MRS. JEANNE MARIE DE SOUZA

THROUGH HER POWER OF ATTORNEY HOLDER

MR. WILFRED MARIUS DE SOUZA.



L.H.F Prints **R.H.F Prints**



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M/s RAICHANDANI FORTUNES

Proprietor

SIGNED, SEALED AND ACCEPTED

BY *THE WITHINAMED PURCHASER*

RAICHANDANI FORTUNES LLP,

THROUGH ITS DESIGNATED PARTNER,

MR. KUNAL RAICHANDANI.



M/s RAICHANDANI FORTUNES LLP

Designated Partner

L.H.F Prints **R.H.F Prints**



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IN THE PRESENCE OF:

1) Witness No. 1

Name: Mr. Mithun Sarkar

Address: 23/1L Jairam Nagar Dabolim, Near NSD A.P. *Dabolim, South Goa.*

SIGNATURE

2) Witness No. 1

Name: Mr. Om Prakash Prasad Dnyanchand

Address: 422/12, Goan Browni, Dulapir Corlim, Goa

SIGNATURE

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M/s RANCHANDANI FORTUNES LLP

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ANNEXURE-A (54)

Government of Goa

Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Calangute Village

Survey No.: 212 , Subdivision No.: 32-A

Scale 1:2000

Reference No.: REV192582563

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This record is computer generated on 03-01-2025 06:36:27. 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

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(55)

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

Ref No : TPBZ/ZON/18845/CAL/TCP-25/ 1136 **Dated: 03 /02 /2025**

ZONING INFORMATION

Inward no.**1017** Dated: **27.01.2025**

The Zoning of the property bearing **Survey No.212/32-A of Calangute** Village **Bardez** Taluka total admeasuring **2630.00 m2** is as follows.

As per **Outline Development Plan for Calangute - Candolim Planning Area-2025,** the plot under reference falls in **"Residential zone" (S2) with FAR 80 and part of the plot falls within 500mts of High Tide Line FAR will be governed as per the CRZ Regulations.**

This information is issued based on the application received from **Mr. Wilfred Marius De Souza dated 27/01/2025** to be read with note given below:

This information is valid only for **three years or till the Outline Development Plan for Calangute – Candolim Planning Area – 2025** is in force, whichever is earlier from the date of issue of this letter.

Processing fees of **Rs. 2000/-** paid vide challan No. **ZON/5391 dated 27/01/2025.**

Verified by

(Ranjan U. Shirodkar)
Planning Assistant

30/1/2025
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Mr. Wilfred Marius De Souza
H-2111, Khobra Vaddo, Calangute,
Bardez – Goa.

NOTE:-

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

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

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FORM I & XIV

नमुना नं १ व १४

100019582431

Date : 03/01/2025

Taluka तालुका: BARDEZ

Village गांव: Calangute

Name of the Field शेताचें नांव: .

Survey No. सर्वे नंबर: 212

Sub Div. No. हिस्सा नंबर: 32-A

Tenure सत्ता प्रकार:

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.22.05	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.22.05

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.04.00	0000.00.25	0000.04.25

Grand Total एकूण
0000.26.30

Remarks शेरा: Dy. Coll. Order No. 15/206/2019/Part/Land dtd. 23/06/2021 and Letter No. 9/ISLR/MAP/PART/LAND/377/2020/2356 dated 20/10/2021, issued by Inspector of Surveys and Land Records, City Survey, Margao Goa

Assessment : आकार	Foro फोर	Predial प्रेडियाल	Rent भाटे
Rs. 0.00	Rs. 0.00	Rs. 0.00	Rs. 0.00

S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Mr. Wilfred Mario De Souza		78948	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तपशील

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

End of Report

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


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(37)

FORM I & XIV

नमुना नं १ व १४

100019582431

Date : 03/01/2025

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	212
Village गांव	Calangute	Sub Div. No. हिस्सा नंबर	32-A
Name of the Field शेताचें नांव	.	Tenure सत्ता प्रकार	

The record is computer generated on 03/01/2025 at 17:04:50 as per Online Reference Number - 100019582431. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in

SUB-REGISTRAR OF BARDEZ
MAPUSA


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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **19-Feb-2025 12:24:05 pm**

Document Serial Number :- **2025-BRZ-1006**

Presented at **12:19:38 pm** on **19-Feb-2025** 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	17400000
2	Registration Fee	8700000
3	Mutation Fees	2000
4	Processing Fee	1700
	Total	**26103700**

Stamp Duty Required :**17400000/-** Stamp Duty Paid : **17400000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**KUNAL RAICHANDANI** ,**Father Name**:Raj Kumar D Raichandani,,**Age:** 30, **Marital Status:** , **Gender:**Male,**Occupation:** Business, **Address1 -** 1-11227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, **Address2 -** , **PAN No.:**			M/s RAICHANDANI FORTUNES LLP Designated Partner

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**WILFRED MARIUS DE SOUZA** , **Father Name:Late Mr. Frank Michael De Souza**, **Age:** 80, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, House No. 2111, Baga Road, Cobra Vaddo, Calangute, North Goa, Goa, **PAN No.:**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**Wilfred Marius De Souza** , **Father Name:Late Frank Michael De Souza**, **Age:** 80, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, House No. 2111, Baga Road, Cobra Vaddo, Calangute, North Goa, Goa , **PAN No.:** , **as Power Of Attorney Holder for JEANNE MARIE DE SOUZA**			
3	**KUNAL RAICHANDANI** , **Father Name:Raj Kumar D Raichandani**, **Age:** 30, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, 1-11227/1/4, Guru Murthy Lane, Begumpet, Hyderabad, Telangana, **PAN No.:**			M/s RAICHANDANI FORTUNES LLP Designated Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Mithun Sarkar,Age: 37,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married** , Address:403801, Survye No 23/1L Jairam Nagar Dabolim Near NSd A.P. Dabolim South Goa, Survye No 23/1L Jairam Nagar Dabolim Near NSd A.P. Dabolim South Goa, Dabolim, Mormugao, SouthGoa, Goa			
2	Name: **Om Prakash Prasad Dnyanchand,Age: 42,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married** , Address:403110, 422/12 Goan Browni Dulapir Corlim Goa, 422/12 Goan Browni Dulapir Corlim Goa, Corlim, Tiswadi, NorthGoa, Goa			

REGISTRAR OF BARDEZ PUSA

19.07.2025

Sub Registrar

SUB-REGISTRAR BARDEZ

Document Serial Number :- **2025-BRZ-1006**

Document Serial No:-2025-BRZ-1006

Book :- 1 Document

Registration Number :- **BRZ-1-1055-2025**

Date : 19-Feb-2025

19.02.2025

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

SUB-REGISTRAR
BARDEZ

REGISTRAR OF BARDEZ
GOA