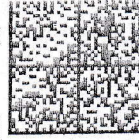


Rupees Fifteen Lacs Seventy Five (Thousand Only)

Phone No:
Sold To/Issued To:
S J CONSTRUCTIONS
For Whom/ID Proof:
30ACMPP4654R1ZY



SEP-23-2022 11:40:23

₹ 1575000/-
ONE FIVE SEVEN FIVE ZERO ZERO ZERO

Other
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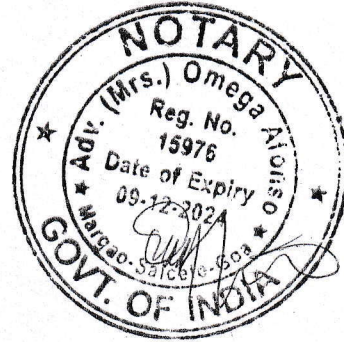
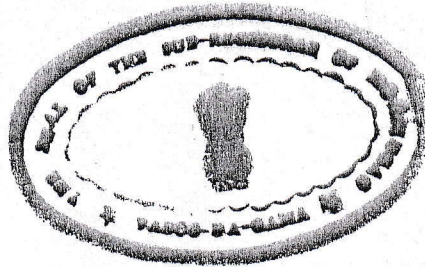
For CITIZEN CREDIT CO-OP. BANK LTD.



Diante
Authorized Signatory

Name of Purchaser... SJ Constructions

TRUE COPY



C.S. PILLAI *[Signature]*

DEED OF SALE

[Signature]
Mr. Agnelo Alcasoas

[Signature]
Mr. Suresh Kamat

[Signature]
Mr. Mahesh Behki

[Signature]
Mr. S. S. Pillai

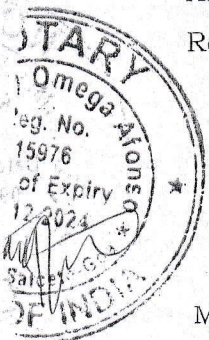
THIS DEED OF SALE is made and executed at Vasco-da-Gama, Goa, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, on this 23rd day of the month September, of the year Two Thousand and Twenty-Two (23/09/2022):

BETWEEN

QUEENY REALTY PRIVATE LIMITED also known as **M/s QUEENY REALTY PRIVATE LIMITED** a private Limited Company, registered with RoC- Goa, under Companies Act 1956 with CIN U45201GA1994PTC001567 and registered address Queeny Visions, Queeny Nagar, Velsao, Pale Cansaulim Goa 403712, with PAN [REDACTED] represented herein by its Director **Mr. AGNELO ALCASOAS**, son of Late Tomas Alcasoas, aged about 71 years, marital status married, Occupation businessman, holding Income Tax Card bearing PAN [REDACTED], Aadhar Card bearing No. [REDACTED], Contact No. [REDACTED], resident of 112, Velsao, Post Office Cansaulim, Goa, 403712, Indian National, duly authorised vide Resolution dated 09/06/2022 passed in Board Meeting and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof include its representatives, successors-in-title/interest, administrators, executors and assigns) of the **FIRST PART**.

AND

- MR. SURESH GANAPATI KAMAT**, son of Mr. Ganapati Kamat, 51 years of age, married, businessman, having PAN : [REDACTED], Aadhar Card No. [REDACTED], resident of FB/2, House No. 260, Near Last Bus Stop, New Vaddem, Vasco-Da-Gama, Goa;
- MR. MAHESH KUMAR BEHKI**, son of Mr. Madan Gopal Behki, 52 years of age, married, businessman, having PAN : [REDACTED], Aadhaar Card No. [REDACTED], resident of Flat No. G-1/1, Anand Residency, Chicalim, Goa,



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

Mr. S. S. Pillai

3. **S. J. CONSTRUCTIONS**, a sole proprietary concern, having its place of business at Plot No. S-150, Phase IIIB, Verna Industrial Estate, Verna, Salcete, Goa, having PAN bearing No. [REDACTED], represented herein by its Sole Proprietor **Mr. SHASHIDARAN SHANKARAN PILLAI**, son of late Shri. Shankaran Pillai, aged about 70 years, businessman, having Income Tax Card bearing PAN [REDACTED], Aadhar Card no. [REDACTED] residing at House No.96/1/3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa;

all Indian Nationals and all hereinafter referred to as the **"PURCHASERS"** (which expression unless repugnant to the context and meaning thereof shall mean and include their heirs, legal representative, successors, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS there exists a property known as "Dongorachem Catte" or "Cattem" or "Murdi" or "Mogulem", situated at Pale, more particularly described in SCHEDULE-A herein below and hereinafter referred to as the "SAID BIGGER PROPERTY".

AND WHEREAS the SAID BIGGER PROPERTY originally belonged to Mrs. Maria Eugenia de Souza.

AND WHEREAS Mr. Antonio do Rosario Fernandes (husband of said Mrs. Maria Eugenia de Souza) expired on 25/03/1905 leaving behind him his wife Mrs. Maria Eugenia de Souza as moiety holder and his 2 children viz. 1. Miss. Maria Sacramento Fernandes and 2. Mr. Antonio F. Santana de A. Fernandes alias Cassiano Salvador Fernandes or Cassiano Salvador, both unmarried.

AND WHEREAS said Mr. Antonio F. Santana de A. Fernandes alias Cassiano Salvador Fernandes or Cassiano Salvador expired on 07/09/1920 in the status of bachelor leaving behind him his mother, Mrs. Marla Eugenia de Souza.

AND WHEREAS said Mrs. Maria Eugenia de Souza also expired 13/07/1940 leaving behind her only daughter, Miss. Maria Sacramento

Mr. Agnelo Alcaçoes Mr. Suresh Kamat Mr. Mahesh Behki Mr. S. S. Pillai



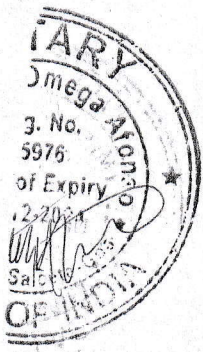
Fernandes as her legal heir which was confirmed vide Deed of Qualification of Heirs of Succession dated 04/05/1989 drawn at the Office of the Notary Public Ex-Officio, Mormugao Judicial Division at pages 147 onwards of Deed Book No.158.

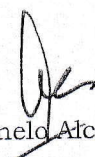
AND WHEREAS said Miss. Maria Sacramento Fernandes bequeathed her right in the SAID BIGGER PROPERTY surveyed under Survey 51/5, 52/2 and 52/10 in favour of her God Child, Maria Belinda Sacramento Pereira vide Public Will dated 20/04/1989 drawn in the Office of the Notary Public Ex-Officio Mormugao Judicial at pages 182 onwards of Will Book No. 27.

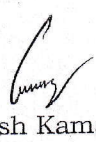
AND WHEREAS said Miss. Maria Sacramento Fernandes expired on 04/04/1993, resultant thereof her will came into force and said Maria Belinda Sacramento Pereira became owner of the SAID BIGGER PROPERTY.


AND WHEREAS said Miss. Maria Belinda Sacramento Pereira sold the SAID BIGGER PROPERTY surveyed under Survey 50/4, 50/6, 51/1 and 51/4 of Pale village, admeasuring 325.00 sq. mtrs., 50.00 sq. mtrs., 1825.00 sq. mtrs. and 1375.00 sq. mtrs. respectively, totally admeasuring 3,575.00 sq. mtrs. to VENDORS herein, M/s. Queeny Realty Pvt. Ltd., a Company vide Deed of Sale dated 31/07/1995 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama under Reg. No.389 at ages 45 to 462 of Book No. I, Vol. No.148 dated 31/07/1995.

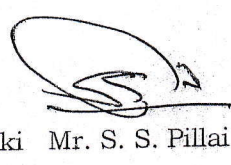
AND WHEREAS said Miss Maria Belinda Sacramento Pereira and other persons who were owners of the properties adjacent to the SAID BIGGER PROPERTY, filed applications under section 103 and 114 of the Goa Land Revenue Code, 1968, before the Dy. Collector and SDO of Mormugao Taluka, at Vasco, for resurvey and correction of land surveyed under Survey Nos. 47 /1, 48/1, 49/2, 50/2, 50/5, 49/4, 48/7, 47/4, 50/4, 51/5, 52/2, 52/5 and 52/10 alongwith adjacent boundary plots of Village Velsao-Pale due to boundary dispute in the area. The said case




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Mr. Mahesh Behki


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was registered as Case No. LEC/BOUND/20/93 and the Dy. Collector directed resurveying of the respective lands vide Order dated 01/06/2000 it was directed that the area may be corrected as per report of the IS & LR, Fatorda, Margao and that necessary corrections be made in the survey records corresponding to the SAID BIGGER PROPERTY.

AND WHEREAS accordingly, due to this Order of resurvey and correction, the area of the property surveyed under Survey No. 51/1 increased from 1825.00 sq. mts. to 1923.00 sq. mts, and also property bearing Survey 48/6 admeasuring 984.00 sq. mts. came to be included in the properties owned by the M/s. Queeny Realty Pvt. Ltd. which were the subject properties of the Deed of Sale of 31/07/1995.

AND WHEREAS in aforesaid Deed of Sale dated 31/07/1995 the property surveyed under Survey Nos. 50/4, 50/6, 51/1 and 51/4 of Pale village, admeasuring 325.00 sq. mtrs., 50.00 sq. mtrs., 1825.00 sq. mtrs. And 1375.00 sq. mtrs. respectively was resurveyed and was changed to Survey 57/5, 48/4, 48/6, 49/4, 50/2, 50/4, 50/6, 51/1, 51/4, 52/1-B and 52/2-A admeasuring 4074.00 sq. mtrs., 3071.00 sq. mtrs., 984.00 sq. mtrs., 42.00 sq. mtrs., 2339.00 sq. mtrs., 627.00 sq. mtrs., 39.00 sq. mtrs., 1923.00 sq. mtrs., 420.00 sq. mtrs, and 2280.00 sq. mtrs. by executing Deed of Rectification duly registered before the Sub-Registrar of Mormugao at Vasco-Da Gama under Reg. No.671 at ages 427 to 449 of Book No.1, Vol. No.394 dated 30/06/2003.

AND WHEREAS with intention to develop the part of the Said Bigger Property being the property surveyed under Survey No. 48/6 and 51/1 of Village Pale, said M/s. Queeny Realty Pvt. Ltd. obtained following licences, permissions and approvals:

- (a) Conversion Sanad from Office of the Collector, South Goa District, Margao under No. AC-II/SG/CONV/61/2009/21 dated 14/01/2010;
- (b) Technical Clearance Order dated 01/08/2011 under Ref. No. DH/4596/4/MTP/2011/453;

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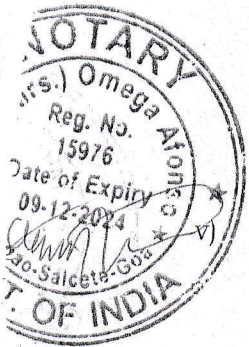






(c) Construction Licence No. VP/VP/2011-2012/17 dated 08/11/2011 read with Renewal Licence dated 17/06/2022 under Ref. No. VP/VPI/23/Renewal of Licence/2022-2023/266 together hereinafter referred to as "Said Approvals" and in pursuance to the Said Approvals commenced the development.

The property admeasuring 984.00 Sq. Metres surveyed under Survey No. 48/6 of Pale Village and property admeasuring 1923.00 Sq. meters surveyed under Survey No. 51/1 of Pale Village, both taken together are herein after referred to as "SAID PROPERTY" and are individually as also jointly better described in the SCHEDULE B herein later written.

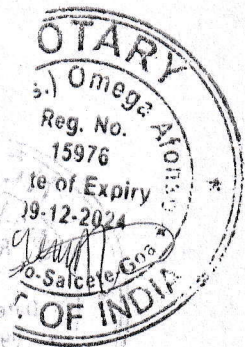
AND WHEREAS the VENDORS, however, have now instead of developing the SAID PROPERTY on its own, decided to sell the SAID PROPERTY along with the ongoing construction together with all rights and privileges under the Said Approvals and thus approached the PURCHASERS offering to sell the SAID PROPERTY along with all things situated therein and made following express representations:

- i) They have clean, clear, marketable and subsisting title to sell, convey, assign or otherwise transfer the SAID PROPERTY;
 - ii) The SAID PROPERTY or any part thereof is not subject to any lease rights or any other rights whatsoever from any other person/s whomsoever;
 - iii) The SAID PROPERTY or any part thereof is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever;
 - iv) they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease, license or any other Agreement or understanding, under whatsoever nomenclature, whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY or any part thereof;
- that they have not mortgaged the SAID PROPERTY or any part thereof to any bank or other financial institution or any other person nor there exists any charge or claim over the same;







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- vi) That there are no liabilities outstanding in respect of the SAID PROPERTY or any part thereof;
- vii) That no other person/persons other than the VENDORS mentioned hereinabove are the owners or possessors of the SAID PROPERTY or any part thereof or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever.
- viii) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.
- ix) That neither SAID PROPERTY nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- x) That neither the SAID PROPERTY nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- xi) That there does not exist any private or public access passing through the SAID PROPERTY or any part thereof
- xii) That till date there does not exist any boundary dispute and that the SAID PROPERTY is free from all type or nature of encumbrances.
- xiii) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PROPERTY, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY from the consideration determined herein and the PURCHASERS shall in no way be



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responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with any third party.

- xiv) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASERS.
- xv) That the SAID PROPERTY falls under Settlement Zone and there are no restrictions or limitations on the development of the SAID PROPERTY;
- xvi) That the SAID PROPERTY is accessible by Public road existing on the North and South of the SAID PROPERTY;
- xvii) That they wish to sell the SAID PROPERTY for a total consideration of Rs. [REDACTED] and requested to pay the same partly in money and partly in kind in the manner as detailed herein later.

AND WHEREAS considering the said offer of the VENDORS and relying on the representations made by the VENDORS, the PURCHASERS have agreed to purchase the SAID PROPERTY, for the aforesaid consideration of Rs. [REDACTED] and have agreed to pay the same as requested by the VENDORS.

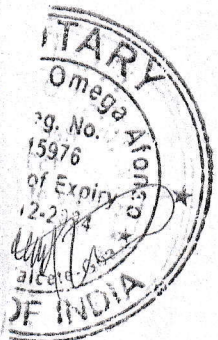
AND WHEREAS the aforesaid consideration amount of Rs. [REDACTED] (Rupees [REDACTED]) is split into monetary sum of Rs. [REDACTED] 000/- (Rupees [REDACTED] Only) being the cost of 9 shops more particularly described in the SCHEDULE D which are being constructed by the member no. 3 of the PURCHASERS herein under the project name ROYAL MAJESTIC in the property described in SCHEDULE C of this

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Mr. S. S. Pillai




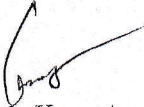


deed pursuant to Agreement for Development dated 01/02/2021 executed between the member nos. 1 and 2 of the PURCHASERS herein (as landowners of the property under Schedule C of this deed) along with their respective spouses as confirming parties thereto and the member no. 3 of the PURCHASERS herein.

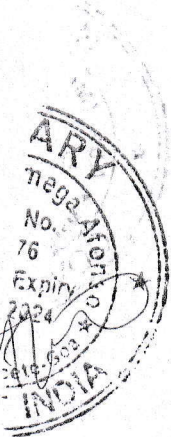
The PURCHASERS have assured and conveyed similar identical assurance of good title and free of liens, encumbrances and claims in respect of the consideration in kind which the PURCHASERS are providing for which a separate simultaneous memorandum of understanding is executed between the parties.

AND WHEREAS the parties hereto have decided to have the title and possession of the SAID PROPERTY transferred and thus the VENDORS execute the present deed thereby transferring the right, title, interest and possession of the SAID PROPERTY unto the PURCHASERS.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. [REDACTED]/- (Rupees [REDACTED] Only) paid by the PURCHASERS unto the VENDORS in the manner detailed out in clause 2 below; the VENDORS hereby against the aforesaid consideration, hereby conclusively grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, the SAID PROPERTY admeasuring 2907.00 Sq. metres (Two Nine Zero Seven decimal Zero Zero) more particularly described in the Schedule B hereunder written, along with compound wall and together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to





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be with every rights and appurtenances unto and to the use and benefit of the PURCHASERS forever.

2. The said sum of Rs. [REDACTED] [REDACTED]ly) is paid in the following manner:

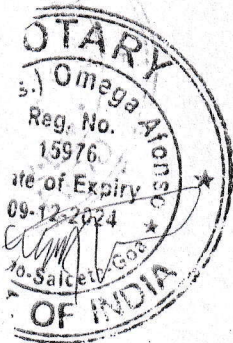
(A) a sum of Rs. [REDACTED] in the following manner:

(I) a sum of Rs. [REDACTED] paid by the member no. 1 of the PURCHASERS to the VENDORS in the following manner:

- (a) a sum of Rs. [REDACTED] (Five Hundred Only) vide Cheque No. 000036 drawn on Canara Bank handed over on 04/06/2022;
- (b) a sum of Rs. [REDACTED] vide RTGS made on 06/07/2022;
- (c) a sum of Rs. [REDACTED] vide RTGS made on 06/07/2022;
- (d) a sum of Rs. [REDACTED] Thousand Only) vide RTGS made on 17/09/2022;
- (e) a sum of Rs. [REDACTED] (Five Hundred Only) vide Cheque No. 000148 drawn on Kotak Mahindra Bank handed over on 23/09/2022;
- (f) a sum of Rs. [REDACTED] (Five Hundred Only) paid on behalf of the VENDORS as and by way of Tax Deducted at Source;

(II) a sum of Rs. [REDACTED] paid by the member no. 2 of the PURCHASERS to the VENDORS in the following manner:

- (a) a sum of Rs. [REDACTED] vide RTGS made on 07/06/2022;
- (b) a sum of Rs. [REDACTED] vide



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Mr. Suresh Kamat

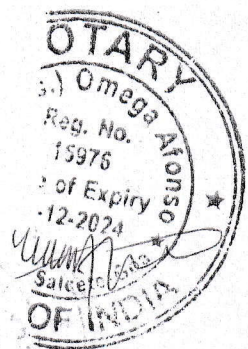
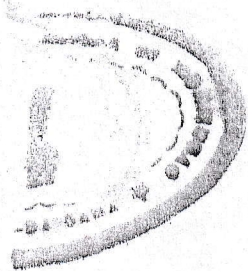
Mr. Mahesh Behki

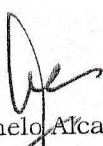



Mr. S. S. Pillai

- RTGS made on 16/06/2022;
- (c) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide RTGS made on 12/07/2022;
- (d) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide RTGS made on 19/09/2022;
- (e) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide Cheque No. 627333 drawn on Indian Bank handed over on 23/09/2022;
- (f) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) paid on behalf of the VENDORS as and by way of Tax Deducted at Source;

(III) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) paid by the member no. 3 of the PURCHASERS to the VENDORS in the following manner:

- (a) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide Cheque No. 420947 drawn on State Bank of India handed over on 04/06/2022;
- (b) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide RTGS made on 07/06/2022 bearing UTR No. SBINR52022060787765200;
- (c) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide RTGS made on 30/06/2022 bearing UTR No. SBINR52022063091225426;
- (d) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide RTGS made on 22/09/2022 bearing UTR No. SBINR12022092205851581;
- (e) a sum of Rs. [REDACTED] (Rupees [REDACTED] Thousand Only) vide Cheque No. 014243 drawn on State Bank of India handed over on 23/09/2022;



Mr. Agnelo Alcasoas Mr. Suresh Kamat Mr. Mahesh Behki Mr. S. S. Pillai

(f) a sum of Rs. [REDACTED] ty
Five Thousand Only) paid on behalf of the VENDORS
as and by way of Tax Deducted at Source;

(B) a sum of Rs. [REDACTED] y)
paid adjusting the cost of and by allotting nine commercial
premises of equivalent value being Shop No. SH-01 to SH-09 (as
described herein later) located on the Ground Floor of the Building
Complex known as Royal Majestic, which Complex Royal Majestic
is in the property surveyed under Survey No. 50/3 of Village
Cuelim, Cansaulim, Mormugao Goa as described in SCHEDULE C,
of which each shop admeasuring various sizes but the total carpet
area of said 9 shops is 263.52 Sq. Meters corresponding to Super
Built up area of 342.53 Sq. Meters.

(C) That simultaneously and along with this sale Deed, the
PURCHASERS have executed the Memorandum of Understanding
of the said 9 shops to the **VENDORS** herein.

3. The VENDORS have today at the time of execution of this deed
delivered exclusive, vacant, lawful and peaceful possession of the "SAID
PROPERTY" unto the PURCHASERS and the PURCHASERS have taken
actual and physical possession of the same and shall henceforth be
entitled to possess and use the same as the absolute owner thereof and
in the manner they wish to.

4. The VENDORS hereby declare that they have absolute right and
title to convey the SAID PROPERTY to the PURCHASERS and that it shall
be lawful for the PURCHASERS from time to time and at all-times
hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY
hereby granted with their appurtenances and receive benefits thereof
without any suit, lawful eviction, interruption, claim and demand
whatsoever from or by the said VENDORS and/or any persons
from/under them and to use the same for any residential and or
commercial purpose.

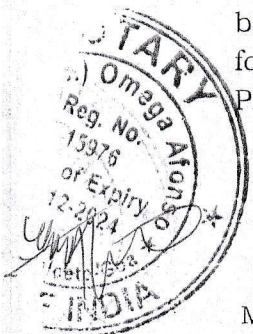
5. The VENDORS covenant with the PURCHASERS that they and all
persons claiming through or under them shall and will from time to time,
at their own cost and expense, at the request of the PURCHASERS or
their successor/s in title or nominee/s shall do and execute or cause to
be done and execute all such lawful acts, deeds and things, whatsoever
for further and more perfectly conveying and assuring the SAID
PROPERTY unto the PURCHASERS or their successor/s in title or

Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

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their successor/s in title or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASERS or their successor/s in title or nominee/s and placing them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

The VENDORS further convent that all the representations and declarations made by the VENDORS unto the PURCHASERS and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

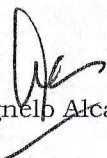
6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.

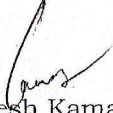
7. That all taxes if any such as land tax etc. or otherwise in regard to the SAID PROPERTY shall be borne and paid by the VENDORS upto the date of registration of this sale deed and thereafter by the PURCHASERS.


8. From today, the PURCHASERS become the absolute owner of the SAID PROPERTY and everything standing therein.


9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

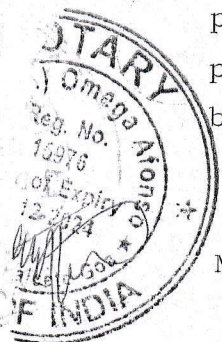
10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or


Mr. Agnelo Alcaçsoas


Mr. Suresh Kamat


Mr. Mahesh Behki

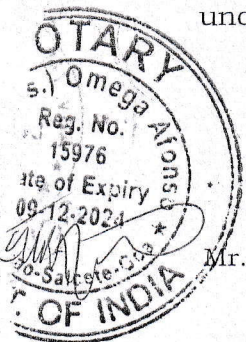

Mr. S. S. Pillai



any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in the SAID PROPERTY from the consideration determined herein and the PURCHASERS shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

11. The VENDORS undertake to indemnify and keep indemnified the PURCHASERS for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY and or where for reasons of any prohibition or restrictions or limitations, the SAID PROPERTY or part thereof cannot be used for development and or in case any of the representations and or covenants made by the VENDORS to the PURCHASER and as detailed out in the recital part of this deed are false. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASERS by any third party or against the VENDORS and in which the PURCHASERS is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

12. The VENDORS hereby authorize the PURCHASERS to get transferred in their names the "SAID PROPERTY", purchased by them by the present deed and the VENDORS specifically give No Objection for carrying out mutation by deleting the names of the VENDORS and by including the name of the PURCHASERS in survey records of the Survey No. 48/6 and 51/1 of Pale Village of Mormugao Taluka and further hereby waives any notice that may be required to be addressed to them under any law in force.



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

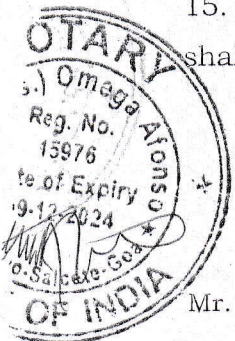
Mr. Mahesh Behki

Mr. S. S. Pillai

13. With the transfer of the SAID PROPERTY, the rights under the Conversion Sanad from Office of the Collector, South Goa District, Margao under No. AC-II/SG/CONV/61/2009/21 dated 14/01/2010; Technical Clearance Order dated 01/08/2011 under Ref. No. DH/4596/4/MTP/2011/453; Construction Licence No. VP/VP/2011-2012/17 dated 08/11/2011 and Renewal Licence dated 17/06/2022 under Ref. No. VP/VPI/23/Renewal of Licence/2022-2023/266 also stands transferred and assigned unto the PURCHASERS and the PURCHASERS shall be at liberty to continue the development of the SAID PROPERTY in the basis of the Said Approvals and or to have the same renewed or revised or deal with the same in the manner they deem fit and proper and the VENDORS hereby communicate no objection for transferring the Said Approvals in the name of the PURCHASERS or any person of their choice.

14. It is clearly agreed between the parties hereto, that with the execution and registration of this deed, the title and possession of the SAID PROPERTY has been conclusively transferred to the PURCHASERS and the VENDORS ceases to have any title, interest, right or claim over the SAID PROPERTY and further that the understanding of parties to adjust the part consideration in kind and or pending of payment of part consideration and or allotment of agreed premises being consideration in kind, shall have no influence and or restriction on the title, possession, enjoyment and occupation of the PURCHASERS to the SAID PROPERTY and to the construction that shall be raised therein and the PURCHASERS are at liberty to deal with the same in the manner they deems fit and proper as absolute owner thereof and no consent ever of the VENDORS shall be required to be obtained for any reason whatsoever. The VENDORS right continuing from this deed shall be limited only to the premises as detailed out in clause 2 above.

15. They also undertake to join the Co-operative Housing Society that shall be formed as also undertake to contribute monies towards its



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

Mr. S. S. Pillai

formation and monthly maintenance as may be decided by the said society/promoter.

16. The PURCHASERS shall have no objection to the sale or assignment of the said nine shops in the project Royal Majestic and any transaction, agreement, contract or dealings by the VENDORS with third parties in respect of the said nine shops shall not require the prior consent, concurrence or approval of the PURCHASERS and if it is deemed necessary that the PURCHASERS shall join in such instruments or confirming parties.

17. The PURCHASERS hereafter shall alone be responsible with any third party that they the PURCHASERS transact with in respect of all such development and or construction in or upon the SAID PROPERTY.

18. For the purpose of stamp duty the value of the Said Property hereby sold is Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakh Only) which is the fair market value.

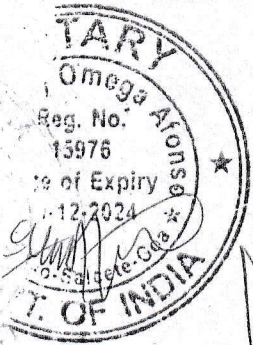
SCHEDULE-A

(OF THE SAID BIGGER PROPERTY)

ALL THAT property known as "Dongorachem Cattedem" or "Cattedem" or "Murdi" or "Mogulem", situated at Pale, within the Jurisdiction of Village Panchayat of Velsao Pale, Taluka and Registration Sub-District of Mormugao, District of South Goa, State of Goa not described in the Land Registration Office but enrolled in the Land Revenue Office under Matriz No. 391, 395 and 398, surveyed under Survey Nos. 47/5, 48/4, 48/6, 49/4, 50/2, 50/4, 50/6, 51/1, 51/4, 52/1-B, and 52/2-A as admeasuring 4074.00 sq. mtrs., 3071.00 sq. mtrs., 984.00 sq. mtrs., 42.00 sq. mtrs., 2339.00 sq. mtrs., 627.00 sq. mtrs., 39.00 sq. mtrs., 1923.00 sq. mtrs., 420.00 sq. mtrs. and 2280.00 sq. mtrs, respectively.

SCHEDULE-B

(OF THE SAID PROPERTY hereby sold)



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

Mr. S. S. Pillai

(A) All that landed property admeasuring 984.00 Sq. Meters without any special name but commonly known as Dhakle Bhat, forming an independent and separate property in itself surveyed under Survey No. 48/6 of Pale Village, erstwhile formed part of the SAID BIGGER PROPERTY described in SCHEDULE A above and this property under Survey No. 48/6 is bounded as under:

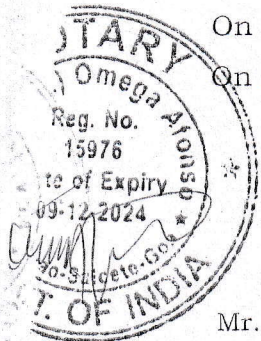
On the East : By property under Survey 51/1 of Pale Village described below;
 On the West : By property under Survey 48/5 of Pale Village;
 On the North : By Public Road; and
 On the South : By Public Road.

(B) All that landed property admeasuring 1923.00 Sq. Meters identified by name DHAKLE BHAT in the survey records, forming an independent and separate property in itself surveyed under Survey No. 51/1 of Pale Village, erstwhile formed part of the SAID BIGGER PROPERTY described in SCHEDULE A above and this property under Survey No. 51/1 is bounded as under:

On the East : By property under Survey 51/2 and 51/3 of Pale Village;
 On the West : By property under Survey 48/6 of Pale Village described above;
 On the North : By Public Road; and
 On the South : By Public Road.

Both the properties described in (A) and (B) together admeasures 2907.00 Sq. Meters and taken together are bounded as under:

On the East : By property under Survey 51/2 and 51/3 of Pale Village;
 On the West : By property under Survey 48/5 of Pale Village;
 On the North : By Public Road; and
 On the South : By Public Road.



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

Mr. S. S. Pillai

Both the above described properties are better identified in the PLAN attached hereto and the same forms integral part of this deed.

SCHEDULE - C

All that property known as 'MURDIM', admeasuring 5425.00 Sq. Meters. Surveyed under Survey no. 50 Sub-division No. 3, Situated in the Village of Cuelim- Cansaulim, within the Jurisdiction of Village Panchayat of Cansaulim- Arossim- Cuelim, Taluka and Sub-District of Mormugao, District of South Goa, in the State of Goa, enrolled in the Taluka Revenue office under Matriz No. 115 and is bounded as under :-

On the North : By property surveyed under Survey No. 50/2;
On the South : By property surveyed under Surveyed NO. 48/1;
On the East : By Cansaulim- Colva road; and
On the West : By field and Village Pale.

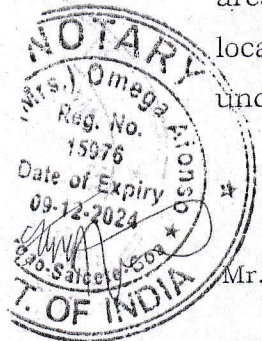
SCHEDULE D

(DESCRIPTION OF THE SHOP NO. SH-01 to SH-09 BEING THE PART CONSIDERATION OF THE SAID PROPERTY PAID IN KIND)

All that Shop bearing No. SH-01 admeasuring 29.20 Sq. Meters of Carpet area corresponding to 38.22 Sq. Meters of Super Built-up Area to be located on the Ground Floor in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
On the West :- By Open Space
On the North :- By Shop A-SH-02; and
On the South :- By Open Space

All that Shop bearing No. SH-02 admeasuring 29.19 Sq. Meters of Carpet area corresponding to 37.41 Sq. Meters of Super Built-up Area to be located on the Ground Floor in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above



Mr. Agnelo Alcasoas Mr. Suresh Kamat Mr. Mahesh Behki Mr. S. S. Pillai

along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Open Space
 On the North :- By Shop A-SH-03; and
 On the South :- By Shop A-SH-01.

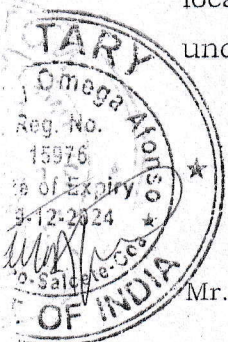
All that Shop bearing No. SH-03 admeasuring 32.19 Sq. Meters of Carpet area corresponding to 41.23 Sq. Meters of Super Built-up Area, to be located on the Ground Floor, in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Open Space
 On the North :- By Shop A-SH-04; and
 On the South :- By Shop A-SH-02

All that Shop bearing No. SH-04 admeasuring 27.14 Sq. Meters of Carpet area corresponding to 35.46 Sq. Meters of Super Built-up Area, to be located on the Ground Floor in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Open Space
 On the North :- By Shop A-SH-05; and
 On the South :- By Shop A-SH-03.

All that Shop bearing No. SH-05 admeasuring 14.32 Sq. Meters of Carpet area corresponding to 19.78 Sq. Meters of Super Built-up Area to be located on the Ground Floor, in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

Mr. S. S. Pillai

along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Staircase
 On the North :- By Shop A-SH-06; and
 On the South :- By Shop A-SH-04

All that Shop bearing No. SH-06 admeasuring 26.14 Sq. Meters of Carpet area corresponding to 35.46 Sq. Meters of Super Built-up Area to be located on the Ground Floor, in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Staircase
 On the North :- By Shop A-SH-07; and
 On the South :- By Shop A-SH-05

All that Shop bearing No. SH-07 admeasuring 32.20 Sq. Meters of Carpet area corresponding to 41.10 Sq. Meters of Super Built-up Area to be located on the Ground Floor, in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Staircase
 On the North :- By Shop A-SH-08; and
 On the South :- By Shop A-SH-06

All that Shop bearing No. SH-08 admeasuring 33.58 Sq. Meters of Carpet area corresponding to 42.77 Sq. Meters of Super Built-up Area to be located on the Ground Floor, in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

Mr. S. S. Pillai

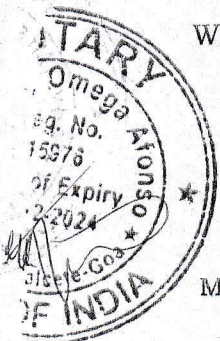
along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Staircase
 On the North :- By Shop A-SH-09; and
 On the South :- By Shop A-SH-07

All that Shop bearing No. SH-09 admeasuring 51.10 Sq. Meters of Super Built-up Area to be located on the Ground Floor, in the building project "ROYAL MAJESTIC" under construction in the property described in SCHEDULE C above along with proportionate undivided share in land, and the SAID PREMISES is bounded as under:-

On the East :- By Main Road
 On the West :- By Staircase
 On the North :- By Shop B-SH-10; and
 On the South :- By Shop A-SH-08

IN WITNESS WHEREOF this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.



Mr. Agnelo Alcasoas

Mr. Suresh Kamat

Mr. Mahesh Behki

Mr. S. S. Pillai

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

QUEENY REALTY PRIVATE LIMITED

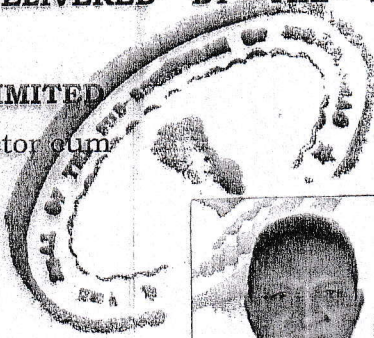
Represented herein by its Director cum

Authorised Signatory

Mr. AGNELO ALCASOAS

The party of the First Part

In the presence of.....



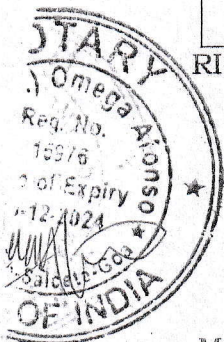
Handwritten signature of Mr. Agnelo Alcasoas

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. AGNELO ALCASOAS

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. AGNELO ALCASOAS



Handwritten signature of Mr. Agnelo Alcasoas

Handwritten signature of Mr. Suresh Kamat

Handwritten signature of Mr. Mahesh Behki

Handwritten signature of Mr. S. S. Pillai

Mr. Agnelo Alcasoas Mr. Suresh Kamat Mr. Mahesh Behki Mr. S. S. Pillai

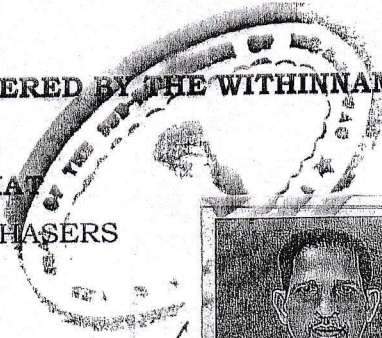
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS:

MR. SURESH GANAPATI KAMAT

The member no. 1 of the PURCHASERS

The party of the Second Part

In the presence of.....



[Handwritten signature]

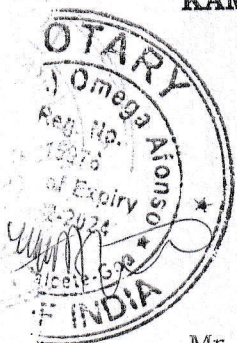
[Handwritten signature]

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MR. SURESH GANAPATI KAMAT

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MR. SURESH GANAPATI KAMAT



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Mr. Agnelo Alcasoas Mr. Suresh Kamat Mr. Mahesh Behki Mr. S. S. Pillai

MR. MAHESH KUMAR BEHKI

The member no. 2 of the PURCHASERS

The party of the Second Part

In the presence of.....



Behki

Behki

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF MR. MAHESH KUMAR BEHKI

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF MR. MAHESH KUMAR BEHKI



[Signature]

[Signature]

Behki

[Signature]

Mr. Agnelo Alcasoas Mr. Suresh Kamat Mr. Mahesh Behki Mr. S. S. Pillai

S. J. CONSTRUCTIONS,

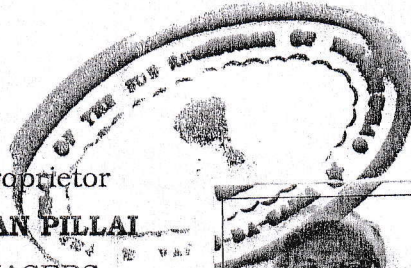
a sole proprietary concern,
represented herein by its Sole Proprietor

Mr. SHASHIDARAN SHANKARAN PILLAI

The member no. 3 of the PURCHASERS

The party of the Second Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

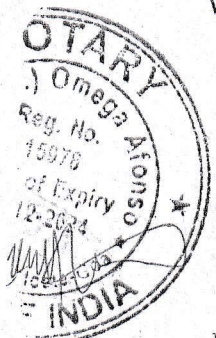
LEFT HAND FINGER PRINT IMPRESSION OF **Mr. SHASHIDARAN SHANKARAN PILLAI**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. SHASHIDARAN SHANKARAN PILLAI**

Witnesses:

1. Nitin Bapat
2. Lynette Fernandes



Mr. Agnelo Alcasoas Mr. Suresh Kamat Mr. Mahesh Behki Mr. S. S. Pillai



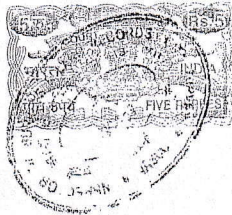
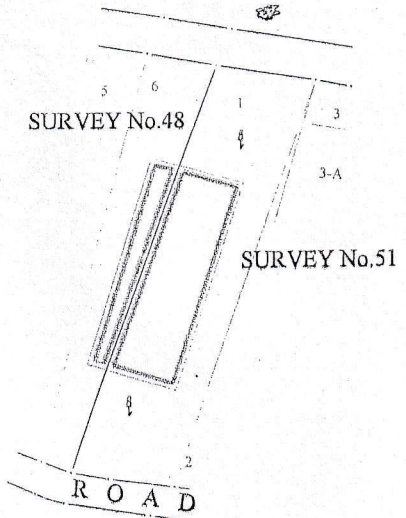
GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 VASCO-GOIA

Inward No.903



Plan Showing plots situated at
 Village : Pale
 Taluka : MORMUGAO
 Survey No./Subdivision No. : 48/ 6
 Survey No./Subdivision No. : 51/ 1
 Scale :1:1000

Omhe
 (A. Motondkar)
 Inspector of Survey and Land
 Records, Vasco -Goa

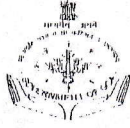



Generated By : RUCHITA MADKAIKAR
 On :14-05 -2019

Compared By: *[Signature]*

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 5976
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 2019

[Signatures]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 29-Sep-2022 11:15:07 am

Document Serial Number :- 2022-MOR-1691

Presented at 11:01:35 am on 29-Sep-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required : 1

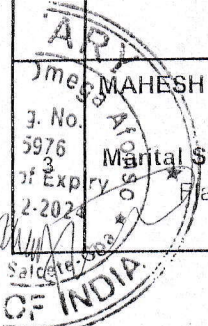
Stamp Duty Paid :




Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHASHIDARAN SHANKARAN PILLAI Sole Proprietary OF S J CONSTRUCTIONS ,Father Name:Late Shri Shankaran Pillai, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No.96-1-3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa, Address2 - , PAN No.:			

Executer






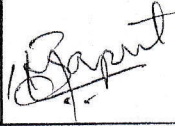
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AGNELO ALCASOAS AS Director OF QUEENY REALTY PRIVATE LIMITED Also Known As Ms QUEENY REALTY PRIVATE LIMITED , , Age: , Marital Status: ,Gender:,Occupation: , Queeny Visions, Queeny Nagar, Velsao, Pale Cansaulim Goa 403712, PAN No.:			
2	SURESH GANAPATI KAMAT , Father Name:Ganapati Kamat, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, FB-2, House No. 260, Near Last Bus Stop, New Vaddem, Vasco-Da-Gama, Goa, PAN No.:			
	MAHESH KUMAR BEHKI , Father Name:Madan Gopal Behki, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No. G-1-1, Anand Residency, Chicalim, Goa,, PAN No.:			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	SHASHIDARAN SHANKARAN PILLAI Sole Proprietary OF S J CONSTRUCTIONS , Father Name:Late Shri Shankaran Pillai, Age: 70, Marital Status: Married ,Gender:Male,Occupation: Business, House No.96-1-3, Ambadi House, Near M.E.S college, Vidyanagar, Zuarinagar, Goa, PAN No.: [REDACTED]			

Witness:

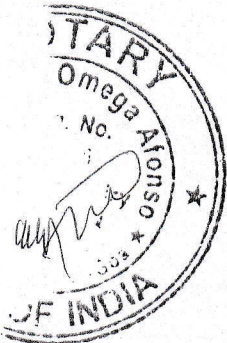
I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: LYNETTE BIBIANA FERNANDES, Age: 36, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate , Marital status : Unmarried , Address:403720, Raia, Salcete, SouthGoa, Goa			
2	Name: NITIN MADHAV BAPAT, Age: 51, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Service , Marital status : Married , Address:403710, Cortalim, Mormugao, SouthGoa, Goa			

Sub Registrar

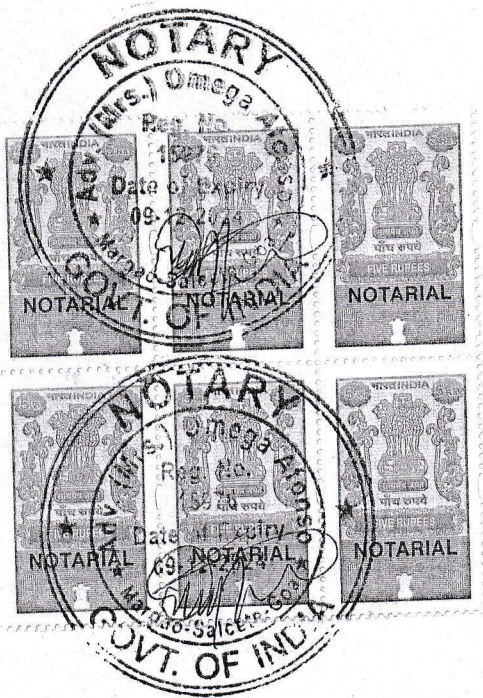
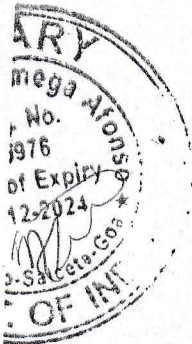
REGISTRAR
MORMUGAO

Document Serial Number :- 2022-MOR-1691



Book :- 1 Document
Registration Number :- MOR-1-1622-2022
Date : 29-Sep-2022

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



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

Adv. (Mrs.) Omega Afonso
NOTARY
(GOVT. OF INDIA)
SALCETE-GOIA

Reg. No. 14819 hon
Date: 13/10/2022

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 29-Sep-2022 11:14:08

Date of Receipt: 29-Sep-2022

Receipt No : 2022-23/10/1135

Serial No. of the Document : 2022-MOR-1691

Nature of, Document : **Conveyance - 22**

Received the following amounts from **SHASHIDARAN SHANKARAN PILLAI Sole Proprietary OF S J CONSTRUCTIONS** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1050000	E-Challan	• Challan Number : 202200750784 • CIN Number : CKU8375139	1050000
Processing Fee	1480	E-Challan	• Challan Number : 202200750784 • CIN Number : CKU8375139	1980
Total Paid	1051980 (Rupees Ten Lakhs Fifty One Thousands Nine Hundred And Eighty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Nitin M. Baysat

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **29-Sep-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

12-10-24

