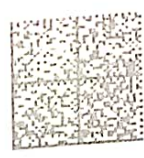


(Rupees One Lakh Forty Seven Thousand Only)

SEP-22-2021 17:23:00

Phone No: 9771000001
Sold To/Issued To:
Anand Incorporation
For Whom/ID Proof:
Pancard



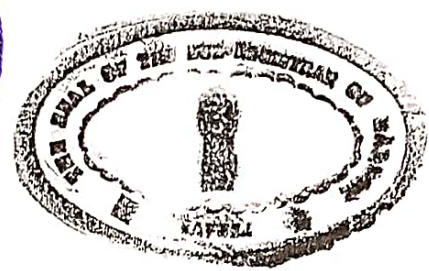
₹ 0147000/-
ZERO ONE FOUR SEVEN ZERO ZERO ZERO
38163461632313438973-00000000
3816346 36/02/06/2021-R01

For CITIZEN CREDIT™
CO-OP BANK LTD

eemands
Authorised Signatory

Name of Purchaser ANAND INCORPORATION PVT LTD

Certified to be the true
Copy of the Original



Sr. No. 2021-BR2-3485

28/09/2021.

DEED OF SALE

Anand Incorporation Pvt Ltd
[Signature]
Director

[Signature]

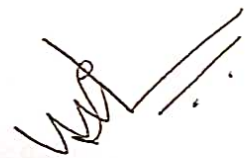


2021-1302-3485

DEED OF SALE

ANAND INCORPORATION PVT. LTD.


DIRECTOR



THIS DEED OF SALE is made and executed at Mapusa, Goa on this 28th day of September of the year 'Two thousand twenty one (28-09-2021):

BETWEEN:

Mr. LEANDER NEHRU ALVARES, son of Linclon Alvares, aged 30 years, bachelor, businessman, holding Income tax PAN- [REDACTED], Aadhaar no. [REDACTED], Mobile no. 9881141006, Email ID: leandralvares@gmail.com, Indian national, resident of House no. 492, Silvavaddo, Parra, Bardez, Goa., hereinafter referred to as 'THE VENDOR' which expression shall, unless repugnant to the context or meaning thereof, mean and include himself and his heirs, legal representatives, executors, administrators, successors and assigns, of the ONE PART;

AND

ANAND INCORPORATION PRIVATE LIMITED, a Private Limited Company incorporated under the Indian Companies Act 1956, having its registered office at Grand Apartment, 2 Floor, Above Snow White, Dakbanglow, Patna, Bihar — 800001, holding Income Tax PAN - [REDACTED], represented herein by its Director Mr. MANISH ANAND, son of late Hemant Kumar Jha, aged 50 years, bachelor, businessman, Indian national, holding Income tax PAN - [REDACTED], Aadhaar no. [REDACTED], Mobile no. 9771000001,

Email ID: manishanand26@gmail.com, resident of Anand Villa, BudhMarg, Near Udaygiri Apartment, Phulwari, Patna, Bihar - 800001, duly authorised vide Board Resolution dated :11.09.2021, hereinafter referred to as "THE PURCHASER" which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns, of the OTHERPART.

AND WHEREAS there exists a landed property denominated as Patyem' or 'Arady Sir' admeasuring 225 square metres, situated at Parra village of Bardez taluka, North Goa District,

Anand Incorporation Pvt Ltd

Director



State of Goa, neither described in Land Registration office nor enrolled in Taluka Revenue office, bearing old cadastral survey no. 2299, presently surveyed under survey no. 205/277 of Parra village;



WHEREAS there exists another landed property denominated as 'Patyem' or 'Arady Sir' measuring 950 square metres, situated at Parra village of Bardez taluka, North Goa District, State of Goa, neither described in Land Registration office nor enrolled in Taluka Revenue office, bearing old cadastral survey no. 2308, presently surveyed under survey no. 205/25 of Parra village;

AND WHEREAS both the aforesaid properties are hereinafter collectively referred to as 'THE SAID PROPERTIES' and more particularly described in the Schedule hereunder written;

AND WHEREAS the said properties were originally owned by Marcos Antonio Basilio Vila de Santa Catarina de Almeida alias Marcuzinho Almeida whose name is recorded in the Registo do Agrimensor of Parra village under old cadastral survey nos. 2308 and 2299 respectively as well as in the Index of Lands (Form III) of Parra village under the new land survey record;

AND WHEREAS said Marcos Antonio Basilio Vila de Santa Catarina de Almeida alias Marcuzinho Almeida died intestate at Parra, Bardez, Goa on 26-09-1992 and his wife Robertina Lobo e Almeida died intestate at Parra, Bardez, Goa on 2-10-1980, leaving behind their son Napoleao Antonio Piedade Francisco Hilario de Almeida alias Napoleao Almeida and their daughter Lucinda Filomena Sabas Almeida, who was married to Felix Cajetan Theodosio D'Mello, as their only heirs;

AND WHEREAS said Napoleao Antonio Piedade Francisco Hilario de Almeida alias Napoleao Almeida died intestate at Fareham on 6-01-2009 in the status of bachelor and said Felix Cajetan Theodosio D'Mello died intestate at Southampton on 24-03-2014 without any issue leaving behind said Lucinda Filomena Sabas Almeida as their sole and universal heir;

ANAND INCORPORATION PVT. LTD.

DIRECTOR

AND WHEREAS upon the death of said Marcos Antonio Basilio Vila de Santa Catarina de Almeida alias Marcuzinho Almeida, his wife Robertina Lobo e Almeida, his son Napoleao Antonio Piedade Francisco Hilario de Almeida alias Napoleao Almeida and his son-in-law Felix Cajetan Theodosio D'Mello.

Inventory Proceeding no. 534/2014/C was instituted in the Court of the Civil Judge, Senior Division at Mapusa wherein the said properties were listed under Item nos. VII & VIII respectively and were allotted to said Lucinda Filomena Sabas Almeida e D'Mello vide Judgment dated 29-01-2015 of the Senior Civil Court, 'C' Court, Mapusa, which confirmed the allotment of the assets left behind by the Estate leavers to the sole legal heir viz. Mrs. Lucinda Filomena Sabas Almeida e D'Mello;

AND WHEREAS said Mrs. Lucinda Filomena Sabas Almeida e D'Mello sold the said properties to Francisco Gabriel Lobo by Deed of Sale dated 14-12-2015, duly registered in the office of the Sub Registrar of Bardez under Registration no. BRZ-BK1-09189-2015 dated 14-12-2015;

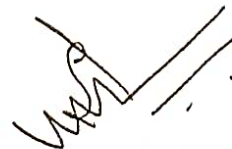
AND WHEREAS by Deed of Sale dated 02-06-2020, duly registered in the office of the Sub Registrar of Bardez under Registration no. BRZ-BK1-1418-2020 dated 2-06-2020, said Francisco Gabriel Lobo and his wife Suzie Placida Lobo sold the said properties to Mr. Leander Nehru Alvares, the Vendor herein, whose name is recorded as the sole occupant in the survey Form I & XIV of the said properties;

AND WHEREAS the Vendor agreed to sell the said properties to the Purchaser who agreed to purchase the same for the sale price of Rs.49,00,000/- (Rupees Forty Nine Lakhs Only) which is its fair market value;

NOW THEREFORE THIS DEED OF SALE WITNESSETH as follows:-

ANAND INCORPORATION PVT. LTD.


DIRECTOR





1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.49,00,000/- (Rupees Forty Nine Lakhs only) paid by the Purchaser to the Vendor, receipt whereof the Vendor hereby admits and acknowledges and of and from the same forever acquit, release and discharge the Purchaser, He, the Vendor above named as the beneficial owner, does hereby sell, assign, transfer, convey, grant and assure unto the Purchaser the said properties described in the Schedule hereunder written and depicted in the two Plans annexed hereto, free from all encumbrances, charges and demands whatsoever, TOGETHER with all and singular courts, yards, trees, ways, privileges, rights, members and appurtenances whatsoever to the said properties belonging or appertaining to the same or any part thereof AND all the estate, right, interest, title, use, inheritance, possession, benefit and demand whatsoever both at law and in equity of the Vendor in, to or upon the said properties, TO HAVE AND TO HOLD the same unto and in favour of the Purchaser absolutely and forever.



2. The sale price of the said properties is paid by the Purchaser to the Vendor in the following manner:-

Rs.49,00,000/- (Rupees Forty Nine Lakhs Only) vide DD bearing no. 170479, dated : 11/02/2024 drawn by the KOTAK MAHINDRA BANK.

[Handwritten signature]
Anand Incorporation Pvt Ltd

3. The Vendor hereby covenants with the Purchaser as follows:

- (a) That He, the Vendor, has in himself good right, full power and absolute authority to sell the said properties to the Purchaser in the manner aforesaid and that he has clear, marketable and subsisting title thereto;
- (b) That the Vendor has not conveyed or entered into Agreement for conveyance of the said properties to any other person whomsoever and that no litigation is pending in any Court of law in respect of the same;

ANAND INCORPORATION PVT. LTD.

[Handwritten signature]
DIRECTOR

[Handwritten signature]

(c) That the Purchaser may hereafter peaceably and quietly enter upon, possess, hold, use and enjoy the said properties as its own property without any interruption or claim or demand on the part of the Vendor or any person or persons claiming through or under him;

(d) That all statutory dues payable to the concerned authorities are paid up to date and that there are no outstanding dues payable in respect of the said properties;

(e) That the Vendor undertakes to indemnify and save harmless the Purchaser, its executors, successors and assigns from or against all encumbrances, charges or equities and suitably compensate it for any losses, damages, costs and expenses that may be suffered or incurred by it / them by reason of any defect in the title of the Vendor in respect of the said properties or any part thereof;

(f) That the Vendor, shall at the request and cost of the Purchaser, do or execute or cause to be done or executed all such lawful acts, deeds, matters and things for further and more perfectly conveying and assuring the said properties and every part thereof unto the Purchaser as may be reasonably required.

4. The Vendor hereby grants his No objection for effecting mutation of the name of the Purchaser and deletion of the name of the Vendor in the Record of Rights (Form I & XIV) of the said properties bearing survey nos. 205/25 and 205/27 of Parra village.

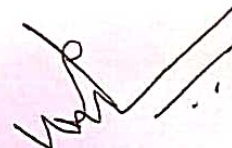
5. The subject matter of this sale does not belong to any Scheduled caste or Scheduled tribe community.

6. The plans depicting the said properties hereby sold are annexed hereto and the same form an integral part of this Deed.



ANAND INCORPORATION PVT. LTD.


DIRECTOR



SCHEDULE HEREINABOVE REFERRED TO:
(Description of the Said Properties)

- (i) ALL THAT landed property known as 'Patyem' or 'Arady Sir'' admeasuring 950 square metres, situated at Parra village, within the area of Village Panchayat of Parra, Taluka and Sub District of Bardez, District of North Goa District, State of Goa, neither described in Land Registration office of Bardez nor enrolled in the Bardez Taluka Revenue office, bearing old cadastral survey no. 2308, presently surveyed under survey no. 205/25 of Parra village and bounded:

On the East: by the properties bearing survey no. 205, sub division nos. 17, 18,

19, 20, 21 & 22;

On the West: by the properties bearing survey nos. 205/24 & 192/8;

On the North: by the property bearing survey no. 192/5; and

On the South: by nallah.

- (ii) ALL THAT landed property known as 'Patyem' or 'Arady Sir'' admeasuring 225 square metres, situated at Parra village, within the area of Village Panchayat of Parra, Taluka and Sub District of Bardez, District of North Goa District, State of Goa, neither described in Land Registration office of Bardez nor enrolled in Bardez Taluka Revenue office, bearing old cadastral survey no. 2299, presently surveyed under survey no. 205/27 of Parra village and bounded:

On the East: by the properties bearing survey nos. 205/22 & 205/23;

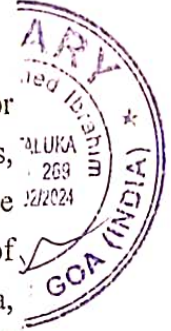
On the West: by the properties bearing survey nos. 205/24 & 205/26;

On the North; by nallah; and

On the South: by the property bearing survey no. 205/28.

ANAND INCORPORATION PVT. LTD.

DIRECTOR



Sr. No. 2021/BP-24
28/5/21

-8-

IN WITNESS WHERE OF the Parties hereto have hereunto set and subscribed their respective hands on the day, month, year and place first hereinabove written.

SIGNED AND DELIVERED by the within named Vendor
Mr. Leander Nehru Alvares:

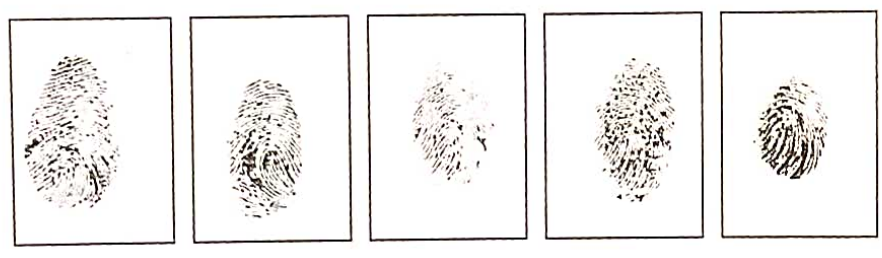
VENDOR



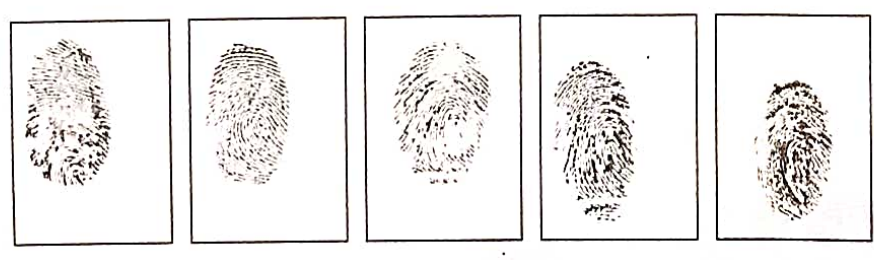
(Mr. Leander Nehru Alvares)



Left hand Finger prints:

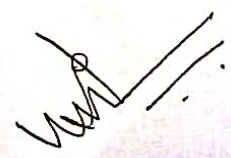


Right hand Finger prints:



ANAND INCORPORATION PVT. LTD.


DIRECTOR



2021 - Bar - 2485
28/7/24

-9-

SIGNED AND DELIVERED for and on behalf of the within named Purchaser Anand Incorporation Private Limited by its Director Mr. Manish Anand:

PURCHASER



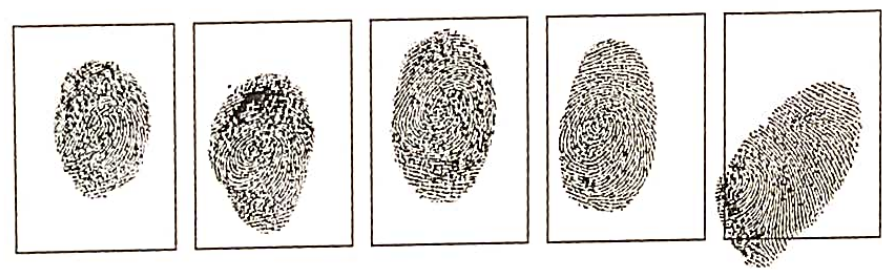
ANAND INCORPORATION PVT. LTD.

M DIRECTOR N

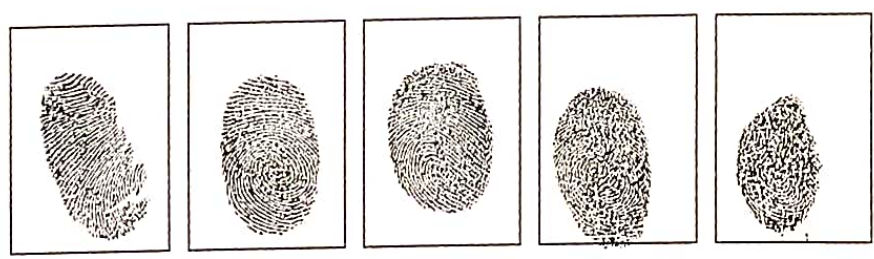


M/S ANAND INCORPORATION PRIVATE LIMITED
Represented by its Director Mr. Manish Anand.

Left hand Finger prints:



Right hand Finger prints:




ANAND INCORPORATION PVT. LTD.


M DIRECTOR N

2001-BAR-3485
28/9/21

WITNESSES:

1. ELOY RODRIGUES
BAUNTA VADDO, ASSAGADON - 403507.
R/O - 532,




Anand Incorporation Pvt Ltd
Director


2. 

PRAMOD GOPAL HALDANKAR.
R/O - 505 AGNI VADDO,
GUJIM BARDEZ, G.O.A - 403507.



ANAND INCORPORATION PVT. LTD.
DIRECTOR






FORM I & XIV

नमूना नं 1 व 14

Page 1 of 1

Date : 27/09/2021

Taluka BARDEZ

तालुका

Village Parra

गांव

Name of the Field Patyem

शेताने नांव

Survey No. 205

सर्वे नंबर

Sub Div. No. 27

हिस्सा नंबर

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 मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.02.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.02.25

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

Pot-Kharab पोट खराब

Remarks शेर

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.02.25

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कळेंदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
	Leander Nehru Alvares		73318	
S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

Anand Incorporation Pvt Ltd

Director

Anand Incorporation Pvt Ltd

Director





100013768981

Date: 27/09/2021

FORM 1 & 1IV

पृष्ठ सं 1 व 14

Page: 1 of 1

Taluka: BARDEZ
 नक्षत्र
 Village: Patta
 गांव
 Name of the Field: Palyon
 क्षेत्राचे नाव

Survey No. 206
 सर्वे क्रमांक
 Sub Div. No. 26
 उपविभाग क्रमांक
 Taluqa
 जिल्हा
 Patta No.



Cultivable Area (Ha/Are/Sq.Mtr) सांख्यिक क्षेत्र (हे, आर, चौ, मी.)

Dry Crop	Garden	Fico	Khajan	Kor	Morad	Total Cultivable Area
खरीप	बागबाग	फी	खजन	कोर	मोराद	एकूण सांख्यिक क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

Un-cultivable Area (Ha/Are/Sq.Mtr) सांख्यिक क्षेत्र (हे, आर, चौ, मी.)

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
वर्ग (अ)	वर्ग (ब)	एकूण सांख्यिक क्षेत्र	एकूण	
0000.00.00	0000.00.00	0000.00.00	0000.00.00	

Assessment	Total	Paid	Remd
आवक	एकूण	आवक	रक
Rs. 0.00	Rs. 0.00	Rs. 0.00	Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	Landlord Nehru Alvaroz		73319	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1	Nil			

Other Rights		Mutation No.	Remarks
Name of Person holding rights and nature of rights.		क्रमांक	टीप
Nil			

Details of Cropped Area (विकसनीय क्षेत्राचा सांख्यिक)

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	and not available for cultivation		Source of Irrigation	Remarks
					Ha/Are/Sq.Mtr	Ha/Are/Sq.Mtr	Water	Area not available		
	Nil									

End of Report

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

Anand Incorporation Pvt Ltd

Director

Anand Incorporation Pvt Ltd

Director





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

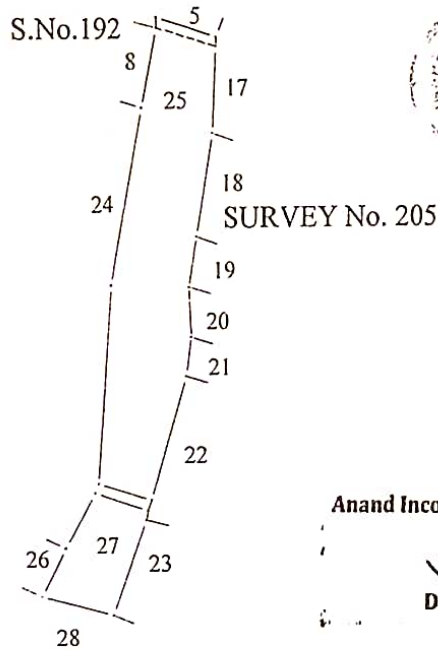
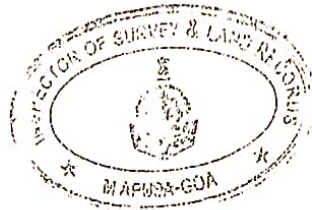


CBAR 121-24699



Plan Showing plots situated at
 Village : PARRA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 205/25 & 27
 Scale : 1:1000

(Signature)
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



Anand Incorporation Pvt Ltd

(Signature)
 Director

(Signature)
 Generated By : Mitali M. Naik (D'MAN GR. II)
 On : 24-09-2021
 Anand Incorporation Pvt Ltd

Compared By: *(Signature)*

Director



2021-2022
28/9/21



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

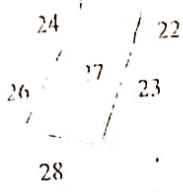
CBAR 121-24700



Plan Showing plots situated at
Village : PARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 205/ 27
Scale : 1 :1000



Rajesh
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



SURVEY No. 205

Mitali

Generated By : Mitali M. Naik (D'MAn GR. II)
On : 24-09-2021 Anand Incorporation Pvt Ltd

Compared By: *Basheer*

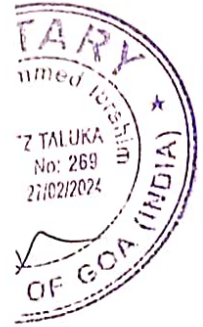
M
Director



Government of Goa

Document Registration Summary 2

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



Print Date & Time : - 28-Sep-2021 12:49:05 pm

Document Serial Number :- 2021-BRZ-3485

Presented at 12:40:21 pm on 28-Sep-2021 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	147000
2	Registration Fee	147000
3	Mutation Fees	2000
4	Processing Fee	1120
Total		297120

Stamp Duty Required :147000/-

Stamp Duty Paid : 147000/-







Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Manish Anand Director Of Anand Incorporation Private Limited, Father Name:Hemant Kumar Jha, Age: 50, Marital Status: , Gender:Male, Occupation: Business, Address1 - Anand Villa BudhMarg Phulwari Patna Bihar 800001, Address2 - , PAN No.: [REDACTED]			 Anand Incorporation Pvt Ltd Director

Executer

Slr.NO	Party Name and Address	Photo	Thumb	Signature
1	Loandor Nehru Alvares , Father Name:Lincoln Alvares, Age: 30, Marital Status: Bachelor , Gender:Male, Occupation: Business, Hno.492, Silva vaddo, Parra Bardez Goa, PAN No.: [REDACTED]			
2	Loandor Nehru Alvares , Father Name:Lincoln Alvares, Age: 30, Marital Status: Bachelor , Gender:Male, Occupation: Business, Hno.492, Silva vaddo, Parra Bardez Goa, PAN No.: [REDACTED]			
3	Manish Anand Director Of Anand Incorporation Private Limited , Father Name:Hemant Kumar Jha, Age: 50, Marital Status: , Gender:Male, Occupation: Business, Anand Villa BudhMarg Phulwari Patna Bihar 800001, PAN No.: [REDACTED]			 Anand Incorporation Pvt Director
4	Manish Anand Director Of Anand Incorporation Private Limited , Father Name:Hemant Kumar Jha, Age: 50, Marital Status: , Gender:Male, Occupation: Business, Anand Villa BudhMarg Phulwari Patna Bihar 800001, PAN No.: [REDACTED]			 Anand Incorporation Pvt Director

Witness:

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Eloy Rodrigues, Age: 31, DOB: 2021-09-22, Mobile: 9764226437, Email: , Occupation: Business, Marital status: Unmarried, Address: 403507, Hno. 532 Bauntawaddo Assagao Bardez Goa, Hno. 532 Bauntawaddo Assagao Bardez Goa, Assagao, Bardez, North Goa, Goa			
	Name: Pramod Gopal Haldankar, Age: 35, DOB: 2021-09-22, Mobile: 7517839882, Email: , Occupation: Business, Marital status: Unmarried, Address: 403507, Hno. 505 agni waddo gulrim bardez goa, Hno. 505 agni waddo gulrim bardez goa, Guirim, Bardez, North Goa, Goa			



Hammad Khan
 Sub Registrar
 SUB-REGISTRAR
 BARDEZ

Document Serial Number - 2021-BRZ-3485
 Anand Incorporation Pvt Ltd

[Handwritten signature]

[Handwritten signature]
 Director



Document Serial No:-2021-BRZ-3485

Book :- 1 Document
Registration Number :- **BRZ-1-3395-2021**
Date : 28-Sep-2021



Mohammed Ibrahim

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

SUB-REGISTRAR
BARDEZ

TRUE-COPY

I do hereby certify that this is the true copy of the Original which I have returned to the presenter on verification.
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Mohammed Ibrahim

Adv. Mohammed Ibrahim
Notary Bardez (Taluka),
State of Goa, India.
Regn. No. 4060 Date 04/10/2021

