

Name of Purchasor MG PRAJAKTA ENGINEERING & CONSTRUCTION PRIVATE LIMITED



Reg 718 PReg 8153 seriar 731 dr: 15/3/2021

DEED OF SALE

THIS DEED OF SALE made at Ilhas at Panaji-Goa, on this $\underline{\mathcal{T}}^{k}$ day of March, 2021

BETWEEN

(1) Mr. Sandip Madanlal Chopda, son of Mr. aged 55 years, married, service, Madanlal Chopda, Indian National, PAN card No. and Aadhar , M. No.9370273487, and his card No. wife (2) Mrs. Vaishali Sandip Chopda, daughter of Mr. Vilas Pathak, aged 49 years, married, service, Indian National, PAN card No and Aadhar card No residing at flat No.4C-S1, Models Legacy, Near Skoda Showroom, St. Inez, Taleigao, Panaji Tiswadi Taluka, Goa 403002, shall be hereinafter called "The Vendors" (which expression shall unless repugnant



P. Karnik

to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the One Part.

AND

3) M/S. PRAJAKTA ENGINEERING & CONSTRUCTION **PRIVATE LIMITED**, a company registered under no. 11-69718 of 1992 having CIN. U74210MH1992PTC069718, having its registered office at A/404, Meera Apartments, Juhu Versova Link Road, Versova, Mumbai-400061, Holder of PAN Card No represented by its Executive Director Mr. PRATEEK YATINDRA KARNIK, aged 25 years, unmarried, Indian National, Holder of PAN Aadhar card Card No. No. 19 Mobile no : 9987745390, resident of

B 106 Casa Blanca Complex, Vagator Beach Road, Vagator, Anjuna, Bardez, Goa-403509,by virtue of resolution no. 02 of Board of Directors, dated 13/12/2020, shall be hereinafter called "The Developer/Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and successors) of the Second Part.

WHEREAS the Vendor No. 1 represents the vendor No.2 by virtue of Power of Attorney dated 21.12.2020, as per certified copy is presented in this deed.

p. Kaurik

WHEREAS there exists a property known as "Onem Rosad" situated at Calapur Village, Santa Cruz, Taluka and Sub-District of Ilhas, North Goa District, State of Goa, described in the Land Registration Office of Ilhas under No. 183 at Folio 111 Overleaf of Book B-I (New), originally belonged to Mr. Gopal Vishram Porob Nachinolkar and accordingly the said property was inscribed in his name under inscription No. 10102 of Book G-19 at page 88 (reverse).

WHEREAS, during the recent survey the said property was surveyed under different survey Nos. 86/1, 87/1, 88/1, 89/1 and 129/1 of Village Calapur and subsequently, Shri Gopal Vishram Porob Nachinolkar after complying all formalities got converted the said property bearing survey No.88/1 of Village Calapur vide Sanad No. CNV/TIS/70/94 and No. CNV/TIS/71/94 from the Office of Dy. Collector and Sub-Divisional Office of Panaji dated 29th October, 1997 and 23/03/1998 respectively.

WHEREAS Shri Gopal Vishram Porob Nachinolkar expired leaving behind his wife Smt. Pramilabai G. P. Nachinolkar as his widow and moiety holder his children Ulhas G. Nachinolkar, Smt. Sushila S. Salelkar and Smt Deepa Prakash Gude and their spouses and upon his death inventory proceedings were initiated in the Court of the Civil Judge senior Division of Panaji under No.64/2001/B and the plot No.4 admeasuring 520 Sq

p. Kaenik

mtr was allotted to Mrs. Pramilabai Gopal Nachinolkar by its order dated 09/10/2004 and the said consent terms in Inventory Proceedings No.64/2001/B which were registered in the Office of Sub Registrar of Ilhas under No.1892 at pages 483-558 of Book No.I Volume No.1822 dated 05/07/2007.

WHEREAS Mrs. Pramilabai G. Nachinolkar expired on 30/12/2004 and the assets left by her were drawn on 21/10/2011 and subsequently Appeal was filed in the Hon'ble High Court under Appeal from Order No.65 of 2013 with C. A. No.197 of 2013 for allotment of assets left behind by Mrs. Pramilabai Gopal Nachinolkar and thereafter the matter was settled amicably in Mega Lok Adalalt on 26/04/2014 and the plot Nos. 1, 2, 4 and 62 totally admeasuring 2393 square meters were allotted to Mr. Dr Ulhas Gopal Nachinolkar.

WHEREAS Dr. Ulhas Gopal Nachinolkar alongwith his wife Mrs. Swarupa Ulhas Nachinolkar sold the plot No. 4 having an area of 520.00 Square meters forming part of the said property surveyed under survey No.88/1 of Village Calapur to Mr. Sandip Madanlal Chopda and his wife Mrs. Vaishali Sandip Chopda in terms of deed of sale dated 09/02/2016 duly registered in the Office of Sub Registrar of Ilhas under Book-1 Document Registration Number PNJ-BK1-00305-2016 C D Number PNJD44 on 09/02/2016.

p. Kainik

WHEREAS Mr. Sandip Madanlal Chopda and Mrs. Vaishali Sandip Chopda, having equal Shares in the property, after complying all formalities as required under the law in force got recorded their names in the occupants column in survey No.88/1 of Village Calapur alongwith other occupants and subsequently got the said plot of land admeasuring 520 square meters separated from the entire property bearing survey No.88/1 and the said plot of land surveyed under distinct survey No.88/1-C of Village Calapur in which Mr. Sandip Madanlal Chopda and Mrs. Vaishali Sandip Chopda, having their equal Shares, vide mutation no.32859, are shown as occupants.

WHEREAS the purchaser before completion of sale deed had given public notice published in local daily "Navhind Times" on 23/12/2020 inviting objection if any from the public having any right or interest in the said plot within stipulated period mentioned therein and as there was no objections of any person or persons in the matter thereof and considering therein that it is the only Mr. Sandip Madanlal Chopda and Mrs. Vaishali Sandip Chopda who are the absolute owners in joint Ownership are in enjoyment and possession of the said plot.

WHEREAS the Vendors are the absolute owners in enjoyment and possession or otherwise well and sufficiently entitled to all that plot No. 4 having an area of

1 Jours

P. Kamik

5

520.00 Square meters, better described herein below as schedule-I of the plot and the Vendors have agreed with the Purchaser to sell the said plot and the Purchaser has agreed to purchase the said plot from the Vendors, free from all encumbrances, at or for the price of Rs.96,00,000/- (Rupees ninety six lakhs only) which is its market price.

NOW THIS DEED OF SALE WITNESSESTH AS FOLLOWS:-

- 1) That in pursuance of the agreement and in consideration of the sum of Rs.96,00,000/- (Rupees ninety six lakhs only) out of which Rs.95,28,000/-(Rupees ninety five lakhs twenty eight thousand only) paid in the following manner by the Purchaser to the Vendors by deducting total TDS of 0.75% to the extent of Rs.72000/-:
 - a. An amount of Rs. 06,00,000/- (Rupees Six Lakh Only) has been paid by the purchaser vide cheque no. 167069 dated 27.02.2021 drawn on The Saraswat Co-op Bank Ltd.
 - b. Balance amount of Rs.89,28,000/- (Rupees Eighty Nine Lakh Twenty Eight Thousand Only) has been paid by the purchaser vide Demand Draft no. 005329 dated 08.03.2021 drawn on The Saraswat Co-op Bank Ltd; the payment

P. Kaenik

and the receipt whereof the vendors doth hereby admit and acknowledge; they the vendors as absolute joint owners do hereby grant, sell, release, convey, transfer and assure unto the Purchaser free from all encumbrances, all that Plot No.4 admeasuring 520.00 square meters forming part of the property known as "Onem Rosad" situated at Calapur Village, Santa Cruz, within the local limits of Village Panchayat of Santa Cruz, Taluka Tiswadi and Registration Sub-District of Ilhas, State of Goa, better described herein below as schedule-I of the plot along with easements, appurtenant to it absolutely and forever for its own use and benefit without any suit or interference of any nature whatsoever.

2) The vendors do hereby covenant with the purchaser, its executors, administrators and successors: -

ISTRAR Q

a) That notwithstanding any act, deed, matter or thing whatsoever by the vendors or by any person or persons claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they the Vendors, have in themselves whilst executing this deed good right, full power,

Jan & p-Kainik

7

lawful title and absolute authority to execute this deed and granted, released, conveyed, assured and intended or expressed so to be with it and every of its right and appurtenances unto and to the use and benefit of the Purchaser forever and absolutely subject to the payment by vendors of any taxes to the public body in respect thereof.

- b) That it shall be lawful for the purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, possess, occupied and enjoy the said plot hereby granted with its appurtenances and of every part thereof to and for its own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from the vendors or their heirs or any of them or from or by any person/s claiming or to claim by, from, under or in trust for them or any of them.
- TRAR OF T

c) That the said plot is free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors well and sufficiently saved, defended, kept harmless and indemnified or, from and against all former and other estates, title, charge and encumbrances whatsoever either already or to be hereafter hold, made, executed, occasioned or suffered by the vendors or by any person or

p. Kamik

persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

d) And that they the vendors shall and will from time to time and at all times hereafter at the request of the purchaser and cost of the purchaser sign such further documents or papers and/or to do and execute or cause to be done and executed by other persons, if any found to be having or claiming any estate, right, title or interest into the said plot or any part thereof, all such further and acts, deed, things, lawful matters, other conveyances or assurances in law whatsoever as the purchaser or its executors, administrators and successors may from to time require to do for the purposes of perfecting the purchaser title to the said plot and for the purpose of having the ownership and possession thereof recorded in the name of the purchaser in all Government records the record of right and record (including mentioned in the Land Registration Office and Land Revenue Office). The vendors do hereby give and declare their no objection for deletion of their names and/or any of them or the name of their predecessors in title in all government records relating to the said plot and substituting thereof

GISTRAR

P.Kainik

without any further notice or reference to the vendors.

e) That they, the vendors, have not at any time heretofore made, done executed, omitted and knowingly and willingly permitted, or been party or party to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the said plot in the manner hereby done or whereby or means whereof the same or any part thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

f) That the said plot and every part thereof hereby conveyed, transferred and assured unto the purchaser is not subject to any tenancy or other right whatsoever nature, easement or rights in the nature of easements except those in favour of the purchaser.

g) That all rates and taxes due in respect of the said plot and every part thereof have been paid up to the date of sale and that in the event of any public charges or other dues have found to have remained unpaid or to be due in respect of the said plot or any part thereof, the same shall be paid by the vendors directly to the authorities

Jan & Jan M.

p.Kainik

concerned or reimbursed to the purchaser against receipt for payments of such dues, if any, effected by the purchaser.

- h) And further that should any defect in title of the vendors to the said plot or any part thereof or of any kind whatsoever be found at any time hereafter, they, the vendors their heirs, executors, administration, successors and assignees or any of them shall indemnify the purchaser or its executors, administrators and successors or any of them in full in respect of any loss sustained by reason thereof.
- i) That the vendors shall at all times hereafter and keep indemnified the purchaser, its executors, administrators and successors or any of them and have them or any of them harmless against of or any loss, damages, cost, charges or expenses, if any, suffered/incurred by reason of any defect in title of the vendors or any breach of the covenants herein contained or by reason of any misrepresentation herein, if any, made by the vendors.

CHSTRAR OF

- j) That the purchaser has paid 0.75% TDS of Rs.72,000/- and Forms 26QB is annexed hereto.
- k) That the vendors have no objection to record the name of the purchaser in the Occupants column

p.Kainile

of Survey No.88/1-C of Village Calapur by deleting our names appearing therein.

- The vendors hereby declare that the said plot does not belong to the Schedule caste and schedule tribes' community in pursuant to notification No.Rd/Land/LRC/318/77 dated 21st August, 1978.
- m) The market value of the said plot hereby sold is Rs.96,00,000/- (Rupees ninety six lakh only) and therefore stamp of Rs.03,84,000/- (Rupees Three Lakh Eighty Four Thousand Only) being 4% of the total consideration is affixed accordingly.

RECISTRAL

SCHEDULE-I

ALL THAT Plot No.4 admeasuring 520.00 square meters forming part of the property known as "Onem Rosad" situated at Calapur of Village Santa Cruz, within the local limits of Village Panchayat of Santa Cruz, Taluka Tiswadi and Registration Sub-District of Ilhas, State of Goa, which property bears Land

P. Kaunik

Registration No. 183 of Book B-I (New), presently survey under Survey No.88/1-C of Village Calapur and bounded as follows:-

On the East : - By 10 meters wide road;

On the West : - By plot No.53;

On the North: - By 8 meters wide road;

On the South: - By 6 meters wide road.

IN WITNESS WHEREOF the Vendor No. 1 for self and as attorney of the vendor No. 2 and the Purchaser set and subscribed their respective hands on the day, month and the year first above written.

p. Kainik



SIGNED AND DELIVERED BY THEWITHINNAMED VENDORMRS. VAISHALI SANDIP CHOPDATHROUGH HER CONSTITUTEDATTORNEYMR. SANDIP MADANLAL CHOPDA



STELLING STR

15

SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PURCHASER M/s. PRAJAKTA ENGINEERING & CONSTRUCTION PVT. LTD. THROUGH IT'S EXECUTIVE DIRECTOR MR. PRATEEK YATINDRA KARNIK

FOR PRAJAKTA ENGG. & CONSTRUCTION PVT. LTD. P. Kauik EXECUTIVE DIRECTOR



In presence of WITNESSES:

1. Mr. Mortu H. Hadfadkar - Signature <u>Madfadka</u>

2. Mr. Param U. Warty. - Signature

p. Kaunik





GOVERNMENT OF GOA Directorate of Settlement and Land Records





Date :	08/01/2021				तानं १		1		Page	1 0	f 1		
Taluka	TISWA	DI			5		-			ey N			_
तालुका									सर्वे नं				
Village	Calapo	or							21.10.10	Div. N	No. 1-	c	
गांव गांव	Ouldpe								27.0.7.607.20	। नंबर			
	of the Field Onolem								Ten				
शेताचें नां	eneren								सत्ता	प्रकार			
	e Area (Ha.Ars.Sq.Mtrs)	-	पेन (ने आप	न् जी गी।					-				
) लागण द	নন (চ. আ	(. पा. मा.)		_	_	_	_	_	Total	Cultivable A	rea
Dry Cro जिरायत	op Garden बागायत		Rice	Khaj		1000	Cer		Mora	d	te te serve	लागण क्षेत्र	ica
	CANARU CHIS		तरी	खाजन	A COMPLETE AND AND A		र		मोरड	00.00	143		
0000.00		1967	0000.00.0		0.00.00	0	000.0	00.00	0000.	.00.00	UC	000.05.20	
	able Area (Ha.Ars.Sq.N	ltrs) नापि	क क्षेत्र (हे.	आर. चौ. मी	ī.)								
	<u>Pot-Kharab</u> पोट ख (a) Class (b) To		Cultivable	Area	Cran	d Tota		R	emarks 🧋	शेरा			
Class वर्ग (अ)	(a) Class (b) । वर्ग (ब)		Julivable ापिक जामीन		एकूण	u Tole		LN	D/PART/289/2	2016 DA	TED 17/04/2	2018	
0000.00.			0.00.00		0000.	05.20	-						
				- 0.00					0.00	_		D 0/	00
Asses आकार	ssment : Rs. ^{0.00}		Foro फोर	Rs. 0.00			redia देयाल	al R	s . 0.00		Rent रेंट	Rs . 0.0	00
S.No.	Name of the Occu	ipant				Khata	No.		Mutation No.		Remark	.s शेर	π
	कब्जेदाराचे नांव		_	-	_	खाते नं		_	फेरफार नं				200
1	Sandip Madanlar Cho	oda							32859				
2	Vaishali Sandip Chop	da a bh							32859				
		10 mil 1											
S.No.	Name of the Tena	ant aport	नाव				ta N		Mutation		Remarks		
		16	7			खा	ते नंबर		फेरफार	नं	शेरा		
1	1				_		-	_					
Other	Rights इतर हक	THE REAL						Muta	ation No.	Rema	arks		
Name	of Person holding rights a		of rights:					फेरफ	तर नं	शेरा			
इतर हु	ह धारण करणा-याचे नांव व ह	क्ष प्रकार											
-		Nil											
		De	tails of C	cropped Ar	rea पिव	काखाली	ल क्षेत्र	शाचा	तापशील				
Year	Name of the	Mode	Season	Name	Irrigate	ed	Unir	rigat				Source of	Remarks
वर्ष	Cultivator	रीत	मौसम	of Crop	बागायत		जिराय	त	cultivatio	1	1000	irrigation	शेरा
	लागण करणा-याचे			पिकाचे	Ha.Ars.	Sq.Mts	Ha.Ars	s.Sq.Mt	Nature	1000	rea क्षेत्र .Ars.Sq.Mts	सिंचनांचा प्रारि	
	नांव			नांव	हे. आर.	चौ. मी.	हे. आर	. चौ. म	्रकार _{ो.}		आर. चौ. मी.	AIIC	
	Nil								-	TOUT	COPY		
					End of	Repor	t	CE	RTIFIED	moc	1	1000	1
For any f	further inquires, please con	ntact the M	lamlatdar o	f the concern	ed Taluk	a.	Co	o a	oplied on		YI	Inc	-1
							Co	PA I	eady on_	n	DH		
							Co	P:	elivered o			-	
									es Rs.	18	OK		
5			FOR	PRAJAK	-	<u></u>	R	upe	es			_ only)	
To		7	CON	STRUCTI	ON PV	T. LTD.	5		ceipt No	1	267		
Jung		$\langle \rangle$		-	.1	and the second second	0	yie	oo p	٢		/ .	
you .	12 (P. Lae	noe					X	1/		
1			EX	ECUTIVE	DIREC	TOR			Mamiet	dar &	Tisward		
									Pa	naji-(515		

RECEIPT

RECEIVED with thanks a sum of Rs.6,00,000/- (Rupees Six Lac Only) from M/s Prajakta Engineering & Construction Pvt. Ltd. vide Cheque No. 167069 dated 27.02.2021 drawn on The Saraswat Co-op Bank Panjim Branch, Goa on account of Part Consideration for Sale of our property bearing Plot No.4, presently surveyed under no. 88/1C, Village Calapor, Taluka Tiswadi, North Goa.



MR. SANDIP MADANLAL CHOPDA



RECEIPT

RECEIVED with thanks a sum of Rs.42,00,000/- (Rupees Forty Two Lac Only) from M/s Prajakta Engineering & Construction Pvt. Ltd vide Demand Draft No. **005329** dated **08.03.2021** drawn on The Saraswat Co-op Bank Panjim Branch, Goa on account of balance part Consideration for Sale of our property bearing Plot No.4, presently surveyed under survey no. 88/1C, Village Calapor, Taluka Tiswadi, North Goa alongwith due deduction and payment of Rs.36,000/- (Rupees Thirty Six Thousand only) being Income Tax Deducted @ Source @ 0.75%.



MR. SANDIP MADANLAL CHOPDA



RECEIPT

RECEIVED with thanks a sum of Rs.48,00,000/- (Rupees Forty Eight Lac Only) from M/s Prajakta Engineering & Construction Pvt. Ltd vide Demand Draft No. 005329 dated 08.03.2021 drawn on The Saraswat Co-op Bank, Panjim Branch, Goa on account of balance part Consideration for Sale of our property bearing Plot No.4, presently surveyed under survey no. 88/1C, Village Calapor, Taluka Tiswadi, North Goa alongwith due deduction and payment of Rs.36,000/- (Rupees Thirty Six Thousand only) being Income Tax Deducted @ Source @ 0.75%.



MR. SANDIP MADANLAL CHOPDA (Constituted Attorney to Mrs. Vaishali Sandeep Chopda)





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Mar-2021 01:06:12 pm

Document Serial Number :- 2021-PNJ-731

Presented at 12:56:13 pm on 15-Mar-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	384000
2	Registration Fee	288000
3 .	Mutation Fees	1000
4	Processing Fee	750
	Total	673750

Stamp Duty Required :384000/-

Stamp Duty Paid : 384000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Prateek Yatindra Karnik ,Father Name:Yatindra Karnik,Age: 25, Marital Status: ,Gender:Male,Occupation: Service, Address1 - B 106 Gasa Blanca Complex Vagator Beach Road Anjuna Bardez Goa., Address2 - , PAN No.:			p.b.

Executer

Sr.NO	ALC: NO	Party Name and Address	Photo	Thumb	Signature
1	Marital Status: N	anlal Chopda , Father Name:Madanlal Chopda, Age: 55, Married ,Gender:Male,Occupation: Service, egacy, Nr. Skoda Showroom, st.inez, panaji, PAN No.:			Jonnal
2	Marital Status: ,	anlal Chopda , Father Name:Madanlal Chopda, Age: 55, Gender:Male,Occupation: Service, 4C-S1, y Near Skoda Showroom St Inez Panaji, , as Power Of Attorney Holder for Vaishali Sandip Chopda	2		Janne

https://ngdrsgoa.gov.in/Registration/document_final

1/2

3/15/2021

NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Prateek Yatindra Karnik , Father Name:Yatindra Karnik, Age: 25, Marital Status: ,Gender:Male,Occupation: Service, B 106 Casa Blanca Complex Vagator Beach Road Anjuna Bardez Goa., PAN No.:	-		pt-t-

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Param Ulhas Warty,Age: 31,DOB: 1989-07-22 ,Mobile: 9158216661 ,Email: paramwarty@gmail.com ,Occupation:Business , Marital status : Unmarried , Address:403509, B 107 Casa Blanca Complex Vagator Beach Road Anjuna Bardez Goa, B 107 Casa Blanca Complex Vagator Beach Road Anjuna Bardez Goa, Anjuna, Bardez, NorthGoa, Goa	R		Ruw -
2	Name: Mortu Hadfadkar,Age: 40,DOB: 1980-10-29 ,Mobile: 9923634997 ,Email: hmortu@yahoo.com ,Occupation:Service , Marital status : Married , Address:403523, House no 23/5 gholna waddo pomburpa, House no 23/5 gholna waddo pomburpa, Pomburpa, Bardez, NorthGoa, Goa	2		Madfedton



Document Serial Number :- 2021-PNJ-731

Document Serial No:-2021-PNJ-731

Book :- 1 Document Registration Number :- **PNJ-1-718-2021** Date : 16-Mar-2021

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

