

Phone No: 9329103777
Sold To/Issued To:
Acecon Properties Pvt
For Whom/ID Proof:
Pan-AALCA4765C



APR-26-2022 10:47:59

₹ 1116000/-

ONE ONE ONE SIX ZERO ZERO ZERO

Other
38152371650883679164-00006184
3815237 36/02/01/2021-RD1

For CITIZEN CREDIT™
CO-OP. BANK LTD.

M. J. J.
Authorised Signatory



Sr. No. 2022-BR2-1905

25/04/2022

DEED OF SALE

For, Acecon Properties Pvt. Ltd.

A. A. J.
Director

thereof be deemed to include, their heirs, executors, administrators, successors, legal heirs, representative and assigns) OF THE SECOND PART;

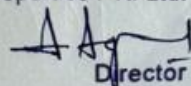
A. AND WHEREAS there exists a property known as **"SINLACHEM BATA"**, consisting of two parcels described in the Land registration Office under no. 39293 of Book No. B-100/193 and enrolled in the Taluka Revenue Office under Matriz Nos. 1250, 1318 and 1320, situated within the ward Povoacao of Village Moira, Taluka Bardez, District of North Goa, State of Goa, surveyed under survey no. 72/3 of Village Moira, totally admeasuring 9575 sq.mts and is more particularly described in the **SCHEDULE I** hereinafter and shall be referred to as the **"Said Larger Property"**.

B. That the said larger property originally belonged to Mr. Francisco Xavier Antonio da Conceicao e Souza and his brother Luis Gonzaga Albertino de Souza.

C. That said Luis Gonzaga Albertino de Souza expired as a bachelor and upon his death an inventory

For, Acecon Properties Pvt. Ltd.




Director

proceedings came to be instituted in the Judicial Division of Bardez in the year 1947 and in the said Inventory proceedings said larger property came to be allotted to Mrs. Maria Efigenia de Piedade e Souza who is the wife of late Mr. Francisco Xavier Antonio da Conceicao e Souza, said Mr. Francisco Xavier Antonio da Conceicao e Souza being the brother of Luis Gonzaga Albertino de Souza. That said Mr. Francisco Xavier Antonio da Conceicao e Souza expired on 21/06/1947. By virtue of the allotment made in the said Inventory proceedings the rights in the said larger property ultimately came to be acquired by Maria Efigenia de Piedade e Souza.

D. That upon the death of Mr. Francisco Xavier Antonio da Conceicao e Souza and his wife Mrs. Maria Efigenia de Piedade e Souza, a Deed of Succession dated 04/06/2004 came to be duly drawn before Civil Registrar Cum Sub Registrar and Notary Ex-Officio at Bardez, by virtue of which it came to be declared that said Mr. Francisco Xavier Antonio da Conceicao e Souza and his wife Maria Efigenia de Piedade e Souza expired leaving behind following 6 children's namely:




For, Acecon Properties Pvt. Ltd.

Director

This DEED of SALE is executed at Mapusa- Goa, on this day of April 2022 (25/04/2022.)

BETWEEN.

1. MR. SANDIP KRISHNA KALANGUTKAR, son of Mr.

Krishna Kalangutkar, aged about 57 years, married, Business, Indian National, holder of Pan Card bearing No. AIHPK4688D, Aadhar Card No.230531081427; and his wife

2. MRS. SHASHIKALA SANDIP KALANGUTKAR, wife of

Mr.Sandip Kalangutkar, aged about 49 years, married, businesswoman, Indian National, holder of Pan Card bearing No. AODPK5453Q, Aadhar Card No.808734158768; both Residing at HNo. 741/2, Alto Porvorim, Socorro, Bardez - Goa 403101, shall hereinafter collectively referred to as "THE VENDOR" (which expression herein used shall unless repugnant to the context or meaning thereof be deemed to include, their heirs, executors, administrators, successors, legal heirs, representatives and assigns) OF THE FIRST PART;

For, Acecon Properties Pvt. Ltd.

Director

AND

ACECON PROPERTIES PVT. LTD., a duly registered company incorporated under the provision of the Indian Companies Act, 1956 and having its Registered Office at B-56-61, Sector 9, Kamal Vihar, Devpuri, Raipur (C.G) 492001, presently having a Branch in Goa at House No. 432/27, Plot no.23, situated at Saulem, bearing survey no.57/1 of Village Pilerna, Bardez-Goa, holding having Pan Card bearing no. AALCA4765C, duly represented in its act through its Director, **MR ASHISH KUMAR AGRAWAL**, son of Mr. Mahabir Prasad Agrawal, 44 years of age, Married, Business, Indian National, holding PAN Card No.ADWPA6973H, Aadhar Card No.224751353579 and Resident of H.no.2003, Phase-2, Ama Seoni, Swamabhoomi, Ama Seoni, Raipur, Chhattisgarh-493111, who is authorized by virtue of Board Resolution dated 12/04/2022 passed by the said company. The said Company shall herein after be referred to as "THE PURCHASER" (which expression herein used shall unless repugnant to the context or meaning

For, Acecon Properties Pvt. Ltd.

Director

i. Mr. Venceslau Romualdo Antonio Rodario e Souza married to Mrs. Mariade Lourdes Ana Pais do Rosario e Souza, both expired leaving behind following 2 children's.

a. Sandra Efigenia Pais do Rosario e Souza; who as spinster relinquished her rights vide Deed of Relinquishment dated 05/04/2013 dated 05/04/2013 duly registered before the Sub-Registrar of Bardez, under no. 843 at page 37 to 38v dated 05/04/2013; and

b. Mr. Francisco Minguel Pais do Rosario e Souza alias Francisco Miguel Pais de Ataide Lobo, who was adopted by Mr. Antonio Sebastiao Gonxaaga de Lobo and his wife Mrs. Angela Matild Pais, vide Deed of Adoption dated 25/10/1983 and he was renamed as Francisco Miguel Pais de Ataide Lobo.

For, Acecon Properties Pvt. Ltd.

Director

ii. Mrs. Maria Verediana Ditosa do Rosario e Souza married to Santana Diogo Cosme Pereira. That said Mrs Maria Verediana Ditosa do Rosario e Souza expired on 08/06/1991 and her husband Santana Diogo Cosme Pereira also expired leaving behind following 3 children's

- a) Mr. Dino Antonio Justinio married to Alda Pereira
- b) Mrs. Avita Higima Emilia Pereira alias Savia Fernandes married to Mervin Fernandes and
- c) Mr. Degracio Conceicao Pereira alias Degracio Pereira (which came to be confirmed by the **Deed of Succession dated 9/11/1995** duly drawn before the Sub-Registrar of Bardez found recorded at folio 42v to 45 of Book No. 781 upon the death of Maria Verediana Ditosa do Rosario e Souza

For, Acecon Properties Pvt. Ltd.

Director

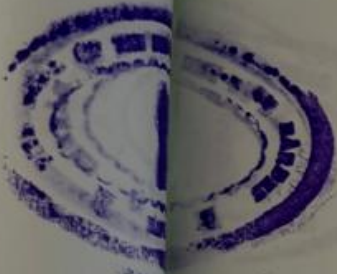
and her husband Santana
Diogo Cosme Pereira.)

- iii. Miss. Maria Emilia Tereza do Rosario e Souza expired on 28/05/1953 in the status of spinster as such her share got devolved in favour of other collateral heirs.
- iv. Mr. Octavio Zeferino Cesar Rosario e Souza married to Maria Luisa Manuela Francisca de Souza under the regime of Separation of assets and that said Mr. Octavio Zeferino expired on 09/01/2001 without issues thereby virtue Deed of Ante Nuptial Contract dated 10/02/1978 his share got devolved in favour of his other siblings.
- v. Mrs. Maria Amelia Carlota do Rosario e Souza married to Mr. Aleixo Dominico Da Costa and
- vi. Mrs. Maria Ermelinda Higina do Rosario e Souza married to Mr. Antonio Eduardo Druston Sales Do Rosasrio Fernandes.

For, Acecon Properties Pvt. Ltd.

Director

E. That said Mrs. Maria Ermelinda Higina do Rosario e Souza expired leaving behind a Will dated 30/01/1986 wherein she bequeathed 2/3rd share in the said larger property to Mr. Octavio Zeferino Cesar Rosario e Souza and Francisco Minguel Pais do Rosario e Souza and remaining 1/3rd share to Maria Ermelinda Higina do Rosario e Souza.

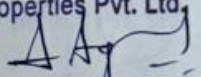


F. The said property which totally admeasures came to be jointly acquired by the VENDORS herein and Sachin Tulshidas Falari and his wife Veneeta Sachin Falari, Yogesh Tulsidas Falari and his wife Deepti Yogesh Falari, by virtue of following sale deeds:

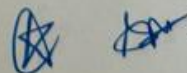
- i. Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-1 Document Registration No. BRZ-BK1-02145-2013, CD No. BRZD487 dated 22/04/2013, wherein said Mrs. Maria Ermelinda Higina Do Rosario E Souza and her husband Mr. Antonio Eduardo Druston Sales Do Rosasrio Fernandes sold an area admeasuring 797.91 sq mtrs to VENDOR No. 2 i.e Mrs. Shashikala Sandip Kalangutkar.

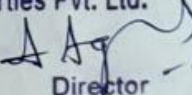
For, Acecon Properties Pvt. Ltd,


Director

- ii. Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-1 Document Registration No. BRZ-BK1-02147-2013, CD No. BRZD487 dated 22/04/2013, wherein said Mrs. Maria Amelia Carlota Do Rosario E Souza and her husband Mr. Aleixo Dominico Da Costa sold an area admeasuring 797.91 sq mtrs. to VENDOR No. 2 i.e Mrs. Shashikala Sandip Kalangutkar.
- iii. Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book-1 Document Registration No. BRZ-BK1-03051-2013, CD No. BRZD514 dated 21/06/2013, wherein said Mrs. Maria Amelia Carlota Do Rosario E Souza and her husband Mr. Aleixo n Dominico Da Costa sold an area admeasuring 797.91 sq mtrs. to VENDOR No. 1 i.e Mr. Sandip Krishna Kalangutkar.
- iv. Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of



For, Acecon Properties Pvt. Ltd.


Director

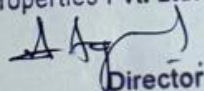
Bardez under Book-1 Document
Registration No. BRZ-BK1-02136-2013, CD
No. BRZD487 dated 22/04/2013., wherein
said Mrs. Maria Ermelinda Higina Do
Rosario E Souza and her husband Mr.
Antonio Eduardo Druston Sales Do Rosasrio
Fernandes sold an area admeasuring 797.91
sq mtrs to VENDOR No. 1 i.e Mr. Sandip
Krishna Kalangutkar

- v. Deed of Sale dated 10/04/2013 duly
registered before the Sub-Registrar of
Bardez under Book-1 Document
Registration No. BRZ-BK1-02138-2013, CD
No. BRZD486 dated 22/04/2013, wherein
said Mrs. Maria Amelia Carlota Do Rosario E
Souza and her husband Mr. Aleixo Dominico
Da Costa sold an area admeasuring 797.91
sq mtrs to VENDOR No. 1 i.e Mr. Sandip
Krishna Kalangutkar.

- vi. Deed of Sale dated 10/04/2013 duly
registered before the Sub-Registrar of
Bardez under Book-1 Document Registration
No. BRZ-BK1-02149-2013, CD No.

(K) (S)

For, Acecon Properties Pvt. Ltd.


Director

BRZD487 dated 22/04/2013., wherein said Mrs. Maria Ermelinda Higina Do Rosario E Souza and her husband Mr. Antonio Eduardo Druston Sales Do Rosasrio Fernandes sold an area admeasuring 797.91 sq. mtrs. to VENDOR No. 1 i.e Mrs. Shashikala Sandip Kalangutkar.

- vii. Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No. 1, bearing registration no. BRZ-BK1-03052-2013, CD No. BRZD514 dated 21/06/2013; Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No. 1, bearing registration no. BRZ-BK1-02115-2013, CD No. BRZD4858 dated 19/04/2013; and Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No. 1, bearing registration no. BRZ-BK1-02137-2013, CD No. BRZD486 dated 22/04/2013 owners sold certain portion out of the said larger property to Mr. Sachin Tulshidas Falari

For, Acecon Properties Pvt. Ltd.

Director

viii. Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No. 1, bearing registration no. BRZ-BK1-02140-2013, CD No. BRZD486 dated 22/04/2013; Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No. 1, bearing registration no. BRZ-BK1-02114-2013, CD No. BRZD485 dated 19/04/2013; and by Deed of Sale dated 10/04/2013 duly registered before the Sub-Registrar of Bardez under Book No. 1, bearing registration no. BRZ-BK1-02150-2013, CD No. BRZD487 dated 22/04/2013; owners sold certain portion out of the said larger property to Mr. Yogesh Tulsidas Falari.

G. Subsequently by a Deed of Partition dated 13/09/2017, executed between VENDORS herein and Mr. Sachin Tulshidas Falari and his wife Mrs. Veneeta Sachin Falari, Mr. Yogesh Tulsidas Falari and his wife Mrs. Deepti Yogesh Falari came to be duly registered before the Sub-Registrar of Bardez under

For, Acecon Properties Pvt. Ltd.

Director

Book-1 Document, bearing registration No. BRZ-BK1-03917-2017, CD No. BRZD790 dated 25/09/2017. By virtue of the said Deed of Partition dated 13/09/2017 an area admeasuring 4788 sq mts, belonging to VENDORS came to be marked and identified as **Plot A** with exclusive ownership to the VENDROS herein and an area admeasuring 4787 sqmts ,belonging to Sachin Tulshidas Falari and Yogesh Tulsidas Falari came to be marked as and identified as **Plot B**.



H.

That pursuant to the division held by virtue of Deed of Partition dated 13/09/2017 proceedings to segregate Plot A and Plot B came to be initiated under case No. 15/113/2018/PART/LAND/II before the Deputy Collector and S.D.O Bardez-Goa by Mr Sachin Tulshidas Falari & Mr Yogesh Tulsidas Falari and as per the Order dated 04/02/2020 passed by the Dy. Collector S.D.O II Mapusa - Goa and letter No. 9/ISLR/MAP/PART/LAND/711/2018/517 dated 17/03/2020 issued by Inspector of Survey & Land Records City Survey, Mapusa, wherein the Plot B admeasuring an area of 4787 sq. mts., belonging to Sachin Tulshidas Falari and Yogesh Tulsidas Falari came to be surveyed under new survey no. 72/3-A of

For, Acecon Properties Pvt. Ltd.

Director

Village Moira and admeasuring 4788 sq. mts., belonging to VENDORS came to be retained under survey no. 72/3 of Village Moira.

I. AND WHEREAS the VENDOR have realised subsequently that by inadvertence that name of some of the original heirs, where left out and therefore to correct the same six different Ratification Deeds all dated 31/01/2022, bearing Registration No. BRZ-1-408-2022, Document Serial No. 2022-BRZ-430, bearing Registration No. BRZ-1-406-2022, Document Serial No. 2022-BRZ-421, , bearing Registration No. BRZ-1-407-2022, Document Serial No. 2022-BRZ-423, bearing Registration No. BRZ-1-390-2022, Document Serial No. 2022-BRZ-414, bearing Registration No. BRZ-1-391-2022, Document Serial No. 2022-BRZ-419, was executed before Sub Registrar of Bardez Taluka Mapusa Goa and the name of the following legal heirs were included, which are as follows:

1. Mrs. Maria Ermelinda Higina DoRosario E Souza Fernandes Alias
Maria Ermelinda Souza Fernandes,

For, Acecon Properties Pvt. Ltd.


Director

2. Mr. Antonio Eduardo Druston Sales Do Rosario
Fernandes Alias Antonio E D S Do Rosario Fernandes
3. Mr. Dino Santan Pereira Alias Dino Antonio
Justiniano Francisco Pereira
4. Mrs. AldaSardinha, Alias Alda Pereira, Alias
Maria AldaSardinha
5. Mrs. SaviaHigina Emilia Pereira, Alias
SaviaFernandes
6. MrMervyn Joseph Fernandes,
7. Mr. DegracioConceicao Pereira, Alias Degracio
Santana Pereira
8. Mrs. Loraine Pereira
9. Mr. Francisco Miguel Pais De Ataide Lobo
10. Mr. Sydney Dominguito Souza Costa
11. Mrs. Sheryl Joyce Martins
12. Mrs. Maria SevethlanaEfigenia De Costa
Braganca Alias Maria S E D Braganca,
13. Mr. David Renato Braganza
14. Mrs. Suraya Maria Costa Souza, Alias, Suraya
Maria Libania Souza Costa
15. Mr. Prachya Deb Mukherjee

J. AND WHEREAS the said area admeasuring 4788 sq.
mts., marked and identified as **Plot A** belonging to
the VENDORS is better described in detail in the

For, Acecon Properties Pvt. Ltd.

Director

SCHEDULE II herein below and for better identification is marked hereto in green hatched lines and shall hereinafter be referred to as the **SAID PLOT**, for the sake of brevity.

K. AND WHEREAS the names of the Vendors stands recorded as Occupant in the Occupant Column of Form I & XIV , for the said plot bearing Survey No. 72/3, admeasuring 4788.00 square meters situated at Moira- Goa.

L. AND WHEREAS The Purchasers have approached the Vendors for purchase of the "SAID PLOT" and the Vendors have agreed to sell the "SAID PLOT" to the Purchasers;

The Vendors do hereby represent to the Purchasers that:

- (a) The Vendors, have represented to the Purchasers that they hold legal, clear and marketable right, title and interest in respect of the "SAID PLOT" which is free from all encumbrances, liens, charges, mortgage, or injunctions or acquisitions or attachments from any Court of law and that the Vendors are fully entitled to transfer, convey, alienate and sell the "SAID PLOT";
- (b) The Vendors are the sole owners of the "SAID PLOT" and are in possession of the "SAID PLOT". Except Vendors no other person or persons have any right, title and interest in the "SAID PLOT";

For, Acecon Properties Pvt. Ltd.

 Director

- (c) Neither the Vendors or anyone on their behalf have otherwise created any adverse rights in respect of the "SAID PLOT" or any part thereof, which are subsisting as on date;
- (d) There is/are no dispute/s as to the boundaries of the "SAID PLOT".
- (e) There are no testamentary rights created under any document or under any covenant or by prescription in respect of and/or upon the "SAID PLOT" or any part thereof, including right of way created in favour of any adjoining owners in respect of the "SAID PLOT";
- (f) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the "SAID PLOT" any part thereof;
- (g) There are no Income Tax, Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated or pending by any taxation authorities or local authorities against the Vendors whereby the "SAID PLOT" or any part thereof is in any way affected and/or impaired;
- (h) All outgoing, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of the "SAID PLOT" are paid till the date of this Deed of Sale and there are no dues payable to any of the aforesaid authorities.

For, Acecon Properties Pvt. Ltd.

Director

- (i) The Vendors have not entered into any agreement or arrangement for sale of or otherwise transferred the "SAID PLOT" or any part thereof.
- (j) The "SAID PLOT" is/was not the subject matter of any acquisition, litigation, requisition, attachment or otherwise or before any court, tribunal and/or forum;
- (k) All compliances germane to the "SAID PLOT" have been complied with under applicable laws, rules and regulations and that there is no reason for the Vendors to believe that there is any outstanding claim or liability (crystallized or potential) that may affect the "SAID PLOT" and/or development thereof.
- (l) Neither the Vendors or any of its predecessors in title are guilty of having /not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Vendors to the "SAID PLOT" or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority.
- (m) No notice/s is/are received by the Vendors or anyone on their behalves neither by their predecessor/s in title, either from local authorities or from the Government or otherwise for requisition, acquisition and/or for road widening of/for the "SAID PLOT" or any part thereof;

For, Acecon Properties Pvt. Ltd.

Director

(n) There are no dues and/or proceedings pending against the Vendors, as contemplated under Section 281 of the Income Tax Act 1961;

(o) The Vendors have a clear, marketable and unencumbered title to the "SAID PLOT" and upon conveyance of the "SAID PLOT", the PURCHASERS will be solely, exclusively and absolutely entitled to the "SAID PLOT" without any defect in the title to the "SAID PLOT".

(p) AND WHEREAS relying upon and believing the aforesaid representations and covenants of the Vendors to be true, correct and honest, the PURCHASERS have agreed to accept conveyance of the "SAID PLOT" from the Vendors and have called upon the Vendors to transfer, convey and assure the "SAID PLOT" to the PURCHASERS by this deed.

(q) It has been agreed between the parties hereto that the Vendors shall sell in favour of the Purchasers and the Purchasers shall purchase from the Vendors the "SAID PLOT", for a total consideration of Rs.2,48,00,000 /- (Rupees Two Crore Forty Eight Lakhs Only) which represent the actual market rate of the "SAID PLOT", and "SAID PLOT" is free from any encumbrances, liens, charges and/or attachments of any kind whatsoever.

For, Acecon Properties Pvt. Ltd.

Director

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS

UNDER :

1. That in consideration of the sum Rs.2,48,00,000 /- (Rupees Two Crore Forty Eight Lakhs Only), has been paid by the PURCHASER to the Vendors,
 - a) Cheque in favor of Sandip Kalangutkar dated 07-04-2022 with cheque reference 000038 from HDFC Bank Ltd and RTGS reference HDFCR52022040759663599 of amount 49,50,000/- (Rupees Forty Nine Lakhs and Fifty Thousand only)
 - b) Cheque in favour of Sandip Kalangutkar dated 16-04-2022 with cheque reference 000048 from HDFC Bank Ltd and RTGS reference HDFCR52022041661484919 of amount 73,26,000/- (Rupees Seventy Three Lakhs and Twenty Six Thousand Only)
 - c) And an amount of Rupees 1,24,000/- (Rupees One Lakh and Twenty Four Thousand only) has been paid as Tax Deducted at Source for payment made to Sandip Kalangutkar.

For, Acecon Properties Pvt. Ltd.

Director

- d) Cheque in favor Shashikala Sandip Kalangutkar dated 12-04-2022 with cheque reference 000033 from HDFC Bank Ltd and RTGS reference HDFCR52022041260832780 of amount 99,00,000 (Rupees Ninety Nine Lakhs Only)
- e) Cheque in favor Shashikala Sandip Kalangutkar dated 16-04-2022 with cheque reference 000050 from HDFC Bank Ltd and RTGS reference HDFCR52022041661475561 of amount 23,76,000 (Rupees Twenty Three Lakhs and Seventy Six Thousand only)
- f) And an amount of Rupees 1,24,000/- (Rupees One Lakh and Twenty Four Thousand only) has been paid as Tax Deducted at Source for payment made to Shashikala Sandip Kalangutkar;

the receipt of which amount the Vendors do hereby admit and acknowledge and from the same and every part thereof do hereby acquit, release and discharge the PURCHASER; and the Vendors do hereby confirm the same to be the whole and total consideration payable and that the Vendor do not hold any claim against the PURCHASER concerning



For, Acecon Properties Pvt. Ltd.

Director

the same; the Vendors do hereby GRANT, TRANSFER, ASSIGN, ASSURE AND CONVEY unto the PURCHASERS, all that "SAID PLOT", TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the "SAID PLOT" belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property use, possession claim and demand whatsoever of the Vendors into and upon the "SAID PLOT" and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASERS forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND the Vendors DO HEREBY COVENANT WITH THE PURCHASERS that notwithstanding any act, deed or things done or executed by the Vendors or knowingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant the "SAID PLOT" hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE




For, Acecon Properties Pvt. Ltd.


Director

PURCHASERS in the manner aforesaid AND THAT the Purchasers shall and may at all times hereafter quietly and peacefully possess and enjoy the "SAID PLOT" and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the or any person or persons lawfully or equitably claiming any estate or interest in the "SAID PLOT" or any part thereof AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendors well and sufficiently saved defended kept harmless and indemnified the PURCHASERS from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming from under or in trust for the Vendors AND FURTHER that the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in



For, Acecon Properties Pvt. Ltd.

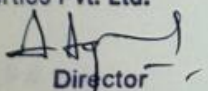
Director

equity in the "SAID PLOT" hereby granted, conveyed, transferred and assured or any part thereof by, from under or in trust for the Vendors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Vendors do and execute and cause to be done and executed all such acts, deed sand things whatsoever for further and more perfectly and absolutely assuring the "SAID PLOT" unto and to the use of the PURCHASERS in the manner aforesaid as shall or may be reasonably required.

g) In pursuance of the receipt of the entire Purchase Consideration paid by the PURCHASERS to the Vendors in the aforesaid manner, the receipt whereof is hereby admitted and acknowledged by the Vendors, the Vendors have simultaneously put the PURCHASERS in unconditional exclusive and absolute legal, peaceful, quiet and vacant possession of the "SAID PLOT" to be held by the PURCHASERS forever without any harm and/or hindrance from the Vendors and/or any person claiming through and/or under and/or on account of the Vendors and the Vendors do



For, Acecon Properties Pvt. Ltd.


Director

hereby indemnify the PURCHASERS against all/ any such Third Party claims which shall be settled by the Vendors alone without disturbing the title and/or the possession of the PURCHASER.

h) The Vendors declares, states and verifies that the representations made in this Deed of Sale including in the recitals above are true and correct and confirm that the above recitals form an integral part of this Deed of Sale as if the same have been incorporated specifically in the body of this Deed of Sale.

i) The Vendors hereby covenants with the PURCHASERS that:

- (a) Notwithstanding any act, deed, matter or thing by the Vendors or by any person or persons claiming by, under or in trust for them, made, done omitted or knowingly or willingly done or suffered to the contrary, the Vendors in themselves have good right, full power and absolute authority to grant, convey and transfer the "SAID PLOT" unto the PURCHASERS.
- (b) There are no encumbrances, charges, liens or any other liability of whatsoever nature on the "SAID PLOT" conveyed by these presents and that there has been no prior agreement with any third party in respect thereto;

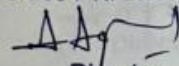
For, Acecon Properties Pvt. Ltd.

Director

- (c) The Vendors have paid all taxes and dues and there is no liability, charge or encumbrance of any nature whatsoever in respect of the "SAID PLOT" either by the Vendors and/or by the predecessors in title of the Vendors.
- (d) If any liability or dues of any nature or any disputes relating to the title to the "SAID PLOT" or if any right, title or interest or claim or demand is claimed by any person or persons in respect of the "SAID PLOT", the Vendors shall satisfy such right, title or interest or claim or demand and remove all the defects in the "SAID PLOT" and indemnify the PURCHASERS and ensure that the PURCHASERS gets a clear and marketable title to the "SAID PLOT".
- (e) On execution of this Deed of Sale the PURCHASERS will be the absolute owners of the "SAID PLOT" and will have a clear and marketable title to the "SAID PLOT" and shall be entitled to deal with and or dispose of the same at their free will and discretion.
- (f) The PURCHASERS shall hold the "SAID PLOT" freely and clearly absolutely exonerated and forever released and discharged by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estate, titles, charges and encumbrances whatsoever made occasioned or to be claimed by, from or in trust for them;

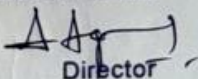



For, Acecon Properties Pvt. Ltd.


 Director

- (g) The "SAID PLOT" hereby conveyed, transferred and assured unto the Purchasers, was until the transfer hereby effected, in the absolute ownership of the Vendors and the same was not subject to any tenancy or easement or any other rights in whatsoever or howsoever;
- (h) It shall be lawful for the PURCHASERS, from time to time and at all times hereafter to peaceably and quietly enter upon, own, hold, possess, occupy and enjoy the "SAID PLOT" without any interruption, claim or demand whatsoever by the Vendors or any one claiming through or under them;
- (i) All rates, taxes and outgoing due and payable in respect of the "SAID PLOT" and every part thereof have been paid regularly and no amount of any nature or under any head is due and/or payable by the Vendors and/or by any person or persons claiming through the Vendors. Till the date of execution hereof, the Vendors shall be responsible and liable to pay all or any outgoing charges including premium, penalty, interest, dues and expenses, in respect of the "SAID PLOT" to the appropriate authority and any liability during the tenure of the person or persons from whom the Vendors have purchased the "SAID PLOT" or their predecessors in title;

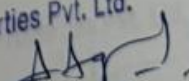
For, Acecon Properties Pvt. Ltd.


Director

- (j) The Vendors shall indemnify and keep the PURCHASERS indemnified for any acts or omission or commission of the Vendors in violation of the Statutory Provisions that may threaten the possession and title of the PURCHASERS to the "SAID PLOT".
- (k) That the Vendors shall and will from time to time, and at all times hereafter at the request and at the cost of the Vendors, do and execute or cause to be done or executed, all such reasonable acts, deeds and assurances, as may be lawfully required for better and more perfectly assuring and conveying the "SAID PLOT" to the PURCHASERS.
- (l) The Vendors shall indemnify and keep the PURCHASERS indemnified for and against any losses, claims or damages arising out of any act omission or commission of the Vendors in violation of the statutory provisions that may affect the possession, right, title or interest of the PURCHASERS to the "SAID PLOT".
- (m) The "SAID PLOT" is not subject matter of any lien, trust, mortgage, tenancy charges, encumbrances, liability, litigation, adverse, claim by way of sale, gift, trust, inheritance or otherwise howsoever or attachment or lis-pendens.



For, Acecon Properties Pvt. Ltd.


Director

n) The Vendors do hereby give their exclusive consent and no objection to the PURCHASERS to get Mutation Proceedings conducted in the survey cum records of rights and to delete the names of the Vendors and get the name of the PURCHASERS recorded in Form I & XIV under the provisions of Land Revenue Code in respect of the "SAID PLOT".

o) The PURCHASERS and VENDORS declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Scheduled Caste and Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

p) The Vendors, have today handed over the legal, vacant, peaceful and physical possession of the "SAID PLOT" to the Purchasers.

q) The "SAID PLOT" is valued and purchased for Rs. Rs.2,48,000,00 /- (Rupees Two Crore Forty Eight Lakhs Only), accordingly, the present Deed of Sale is executed on a Paper franked with Stamp Duty of Rs.11,16,000/-

For, Acecon Properties Pvt. Ltd.
Director

(Rupees. Eleven Lakhs sixteen Thousand only) calculated @ 4.5% being the correct stamp duty payable under the law and registration fee of Rs.7,44,000/- (Rupees Seven Lakhs forty four thousand only) calculated @ 3% is paid herewith along with the Mutation Fees is borne and paid by the purchasers.

SCHEDULE I OF THE ENTIRE PROPERTY

All that A Hilly Property Known as "SINLACHEM BATA" bearing land Description and old registration no. 39293 of Book No B-100/193, old Matriz No. 1250, 1318 and 1320, situated within the ward Povoacao of Village Moira, Taluka Bardez, North Goa District of Goa State, consisting of two parcels, being the first parcel bounded on the East with a road which from the Church which leads to Povoacao, on the West by the road, on the North by Comunidade and on the South with the property of Caridade Mendes and THE SECOND PARCEL, bounded on the East by the Paddy Field of Comunidade, on the West with the road, on the North with the property of Santana de Souza and on the South by that of Simplicio Pereira. This property consisting of two parcels hereinafter referred to as said "SAID ENTIRE PROPERTY."

For, Acecon Properties Pvt. Ltd.

Director

SCHEDULE II

All THAT PLOT HEREIN ABOVE CALLED AS "SAID PLOT" is admeasuring an area of 4788 sq mtrs, thereabout being part of the bigger property known as "SINLACHEM BATA", bearing land description and old registration No 39293 of Book No, B-100/93, Old Matriz No 1250, 1318 and 1320, situated within the Ward of Povoacao of Village Moira Taluka Bardez North Goa, bearing new survey no 72/3 situated within the Village Panchayat of Moira, Taluka Bardez, District of North Goa of Goa State, now of Moira Village and bounded as under:

On the East: By the paddy field of Comunidade,

On the West: By the Road, and remaining part of the same property.

On the North: By the road

On the South: By Survey no. 72/3-A

For, Acecon Properties Pvt. Ltd.
Director

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, year and place first above written.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
OF THE FIRST PART.

Sandip Kalangutkar
MR. SANDIP KRISHNA KALANGUTKAR



Right Hand Finger Prints



Left Hand Finger Prints



For, Acecon Properties Pvt. Ltd.
Director

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, year and place first above written.

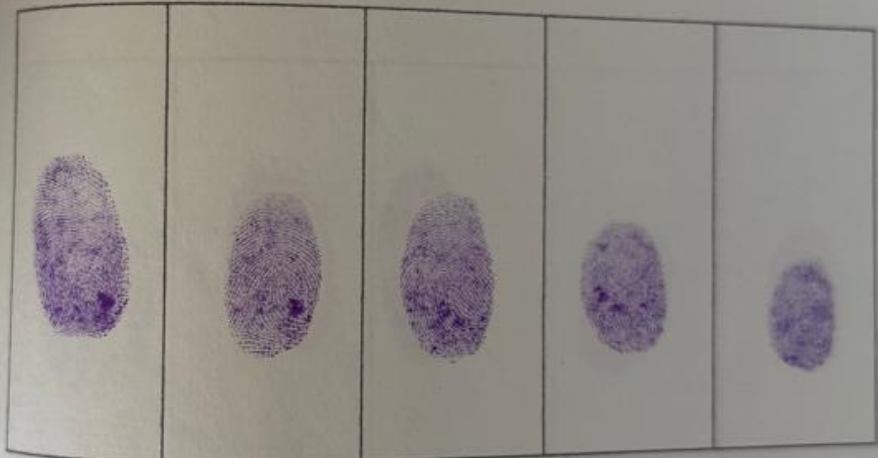
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR
OF THE FIRST PART.



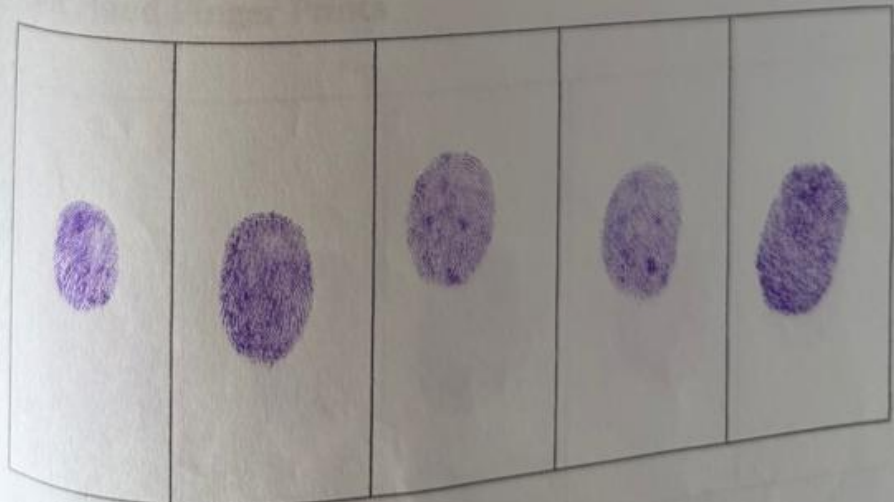
Shashikala Kalangutkar

MR. SHASHIKALA SANDIP KALANGUTKAR

Right Hand Finger Prints

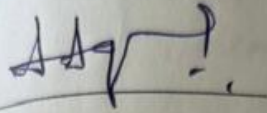


Left Hand Finger Prints



For, Acecon Properties Pvt. Ltd.
Director

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
OF THE SECOND PART:



ACEON PROPERTIES PVT.LTD

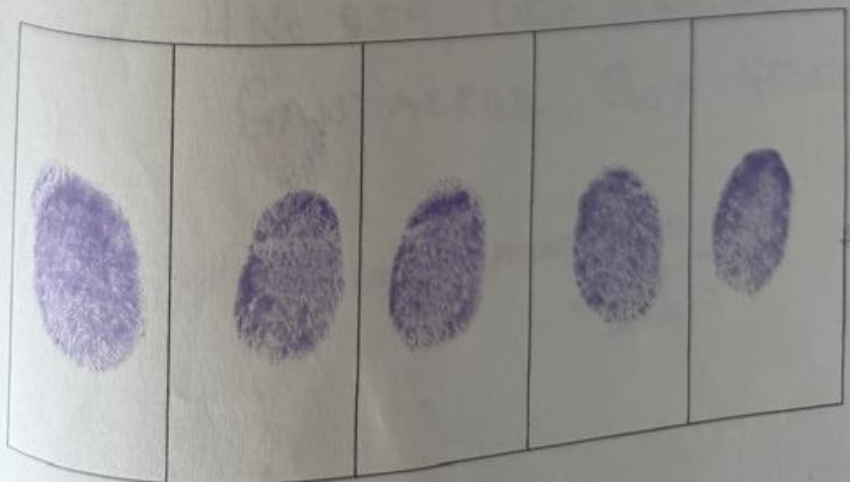
REPRESENTED BY ITS DIRECTOR

MR.ASHISH KUMAR AGRAWAL.

Right Hand Finger Prints



Left Hand Finger Prints



For, Acecon Properties Pvt. Ltd.

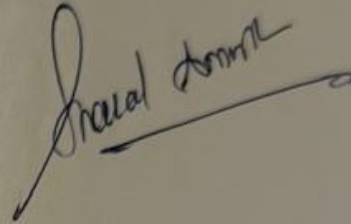
Director

In the presence of:

1) Name: -

Prasud kamalakant Amnkar
27/1/84 / Suryakishan Rastogi
Odlem Bhat, Santacruz

Signature: -



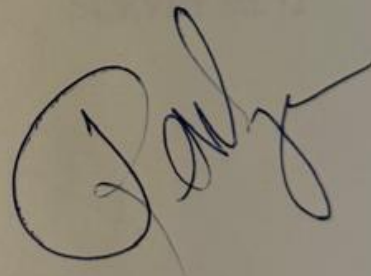
Address: -

Odlem Bhat
Santacruz
11has Goa

2) Name:-

RYAN BOSCO DESOUZA

Signature:-



Address :-

H No 559, URB DANDU
SANTACRUZ, GOA 403005

For, Acecon Properties Pvt. Ltd.

Director



1905/22

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

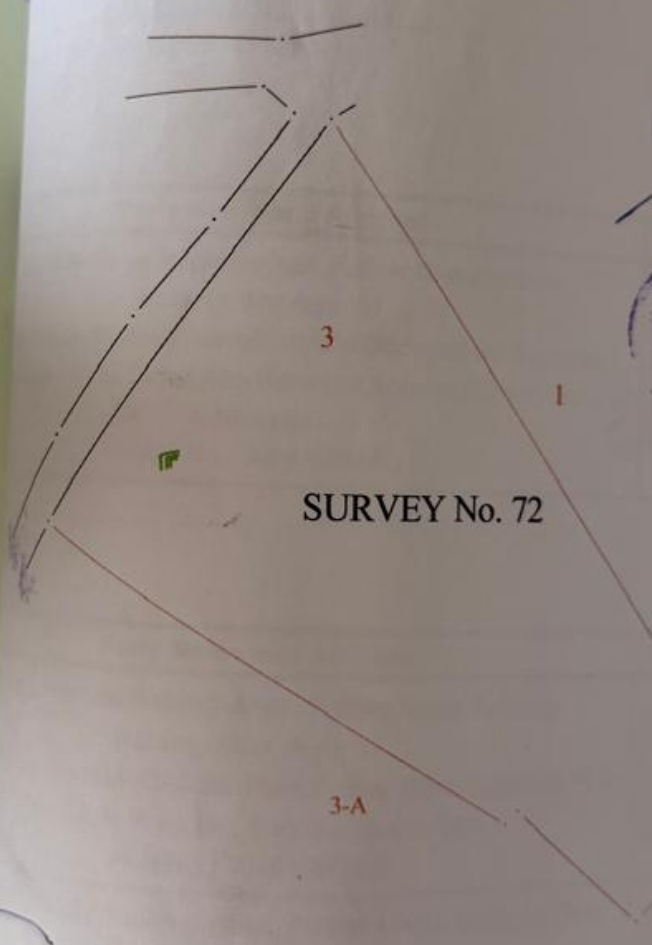
Plan Showing plots situated at
Village : MOIRA

Taluka : BARDEZ

Survey No./Subdivision No. : 72/ 3

Scale : 1:1000

CBAR 121-23973



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



SURVEY No. 72

For, Acon Properties Pvt. Ltd.
Director

By: Swapnil B. Bhonsle (D' Man Gr. II)
2021

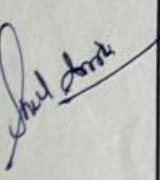
Compared By: Baskar

2, Ama Seoni, Swamabhoum, Ama
Seoni, Raipur, Chhatitsgarh,
PAN No.: ADWPA6973H

Collectively recognize the Vendor, Purchaser,



Thumb Signature

Name and Address		Photo	Thumb	Signature
Name: Ryan Bosco De Souza, Age: 46, DOB: , Mobile: 9422386916 Email: , Occupation: Engineer , Marital status : Married , Address: 403005, 559 Ubo Dando Santa cruz Tiswadi North Goa, 559 Ubo Dando Santa cruz Tiswadi North Goa, Calapor, Tiswadi, North Goa, Goa				
Name: Prasad Kamkant Amonkar, Age: 42, DOB: , Mobile: 9923106639 , Email: , Occupation: Business , Marital status : Married , Address: 403005, 272-1 block A2-SF1 Suryakiran Residency Odlem Bhat near Shantadurga Temple Road Santa Cruz Goa, 272-1 block A2-SF1 Suryakiran Residency Odlem Bhat near Shantadurga Temple Road Santa Cruz Goa, Calapor, Tiswadi, North Goa, Goa				



Sub Registrar
 - Sub Registrar

HUB-REGISTRAR
GADEZ

Document Serial Number :- 2022-BRZ-1905



Government of Goa

Document Registration Summary 2

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

Date & Time : - 25-Apr-2022 03:20:32 pm

Document Serial Number :- 2022-BRZ-1905

Presented at 03:16:05 pm on 25-Apr-2022 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	1116000
2	Registration Fee	744000
3	Mutation Fees	2500
4	Processing Fee	1580
Total		1864080

Stamp Duty Required : 1116000/-

Stamp Duty Paid : 1116000/-

Sender

NO	Party Name and Address	Photo	Thumb	Signature
	Sandip Krishna Kalangutkar , Father Name: Krishna Kalangutkar, Age: 57, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H No 741-2, Alto Porvorim, Socorro, Bardez Goa, Address2 - , PAN No.: AIHPK4688D			

Recorder

NO	Party Name and Address	Photo	Thumb	Signature
	Sandip Krishna Kalangutkar , Father Name: Krishna Kalangutkar, Age: 57, Marital Status: Married , Gender: Male, Occupation: Business, H No 741-2, Alto Porvorim, Socorro, Bardez Goa, PAN No.: AIHPK4688D			
	Shashikala Sandip Kalangutkar , Father Name: Narayan Rao, Age: 49, Marital Status: Married , Gender: Female, Occupation: Business, H no 741-2, Alto Porvorim, Socorro, Bardez Goa, PAN No.: AODPK5453Q			
	Ashish Kumar Agrawal Director Of ACECON PROPERTIES PVT LTD , Father Name: Mahabir Prasad Agrawal, Age: 44, Marital Status: , Gender: Male, Occupation: Business, H No 2003, Phase-2, Ama Seoni, Swamabhoomi, Ama Seoni, Raipur, Chhatitgarh, PAN No.: ADWPA6973H			

Individually/Collectively recognize the Vendor, Purchaser,

Party Name and Address	Photo	Thumb	Signature
------------------------	-------	-------	-----------

Document Serial No:-2022-BRZ-1905

Book :- 1 Document

Registration Number :- **BRZ-1-1844-2022**

Date : 25-Apr-2022

Alarant
25/04/2022

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

SUB-REGISTRAR
BARDEZ

