

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:- 09-Aug-2023 15:18:22

Date of Receipt: 09-Aug-2023

Receipt No : 2023-24/10/1154

Serial No. of the Document : 2023-MOR-1509

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

Received the following amounts from **Deependra R. Gupta Alias Deependra Ramji Das Gupta As Director Of Impactum Lands Private Limited** for Registration of above Document in Book-1 for the year 2023

Registration Fee		E-Challan(Online fee)	• Challan Number : • CIN Number : 	
Processing Fee		E-Challan(Online fee)	• Challan Number : • CIN : 	
Total Paid				

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 :

Sachin cheri

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 **09-Aug-2023**

Signature of the person receiving the Document



Signature of the Presenter

Signature of the Sub-Registrar

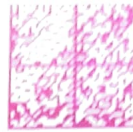
09/08/2023 ✓

MAHATMA
INDIA
TRUST & MARKETING CO. (P) LTD.

101/2

General Floor
Main Floor, Second Floor
The Ambassador Building, Connaught Place
New Delhi - 110029

समस्तभारतीय व्यापारी
भारतीय गैर व्यापारिक



₹ 9000000/-

Other
38164061001406367319-00000147
3816406 36 02 02 2022-00 1

Branch Manager
Panjim Branch

2023-MOR-1509
09/08/2023



DEED OF CONVEYANCE



FOR IMPACTUM LANDS PRIVATE LTD.

भारत INDIA
INDIA NON PROFIT

INDIA NON PROFIT
KARUN KIRAN

Grassroots Forum
Karnataka Sahitya Akademi
Dr. Atchannaidu Sahitya Akademi
Ramesh Sahitya Akademi

सहकारिता भवन
भारतीय विद्यापीठ

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Other

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hNash
Branch Manager
Panjim Branch



DEED OF CONVEYANCE



FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

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for TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

WNaall
Branch Manager
Panjim Branch



DEED OF CONVEYANCE

 FOR ULTRA DWELL REAL ESTATE LLP	 FOR IMPACTUM LANDS PRIVATE LTD.
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Other
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3816406 36-02-02-2022-RD I

for TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

Wode
Branch Manager
Panjim Branch



DEED OF CONVEYANCE

	
FOR ULTRA DWELL REAL ESTATE LLP	FOR IMPACTUM LANDS PRIVATE LTD.

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38154051691495983334-00000151
3815405 36-02-02-2022-RD 1

TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

h. Naik
Branch Manager
Panlim Branch



DEED OF CONVEYANCE



FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

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Other
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3815405 36-02-02-2022-RD 1

For **TJSB Sahakari Bank Ltd.**
Multistate Scheduled Bank

W. Nade
Branch Manager
Panjim Branch



DEED OF CONVEYANCE

 FOR ULTRA DWELL REAL ESTATE LLP	 FOR IMPACTUM LANDS PRIVATE LTD.
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Other
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For TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

Branch Manager
Panjim Branch



DEED OF CONVEYANCE



FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

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₹ 4047000/-
FOUR ZERO FOUR SEVEN ZERO ZERO ZERO

Other
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3815405 35-02-02-2022-RD I

TJSD Sahakari Bank Ltd.
Multistate Scheduled Bank

h Naell
Branch Manager
Panjim Branch



DEED OF CONVEYANCE



FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

This **DEED OF CONVEYANCE** ("Deed") is made at Vasco da Gama, Goa, this 9th day of August 2023, executed by and

BETWEEN

ULTRA DWELL REAL ESTATE LLP, CIN/[REDACTED]
[REDACTED] a limited liability partnership formed under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at Flat no. 7/T-3, 3rd Floor, Building No.7, Models Legacy, Taleigao, Panjim, North Goa, India, Pin Code: 403003 herein presented by its Authorised Partner, MR. SACHIN DATTA CHARI, Son of late Mr. Datta Chari, aged 38 years, married, businessman, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] [REDACTED] [REDACTED] Phone No. [REDACTED], resident of H. No.313, Near Vikas Workshop, Mesta Wada, Vasco da Gama, Goa-403 802, who is duly authorized by the Board Resolution dated 01-08-2023, hereinafter referred to as the "**OWNER**" (which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its partners for the time being, the survivors or the last survivor of them and legal heirs, executors, administrators or the permitted assigns of such last survivor of them) of the **ONE PART**.



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FOR IMPACTUM LANDS PRIVATE LTD.

AND

IMPACTUM LANDS PRIVATE LIMITED, CIN [REDACTED]
[REDACTED], PAN [REDACTED], a private limited company registered under the provisions of the Companies Act, 2013, having its registered office at 3rd Floor, Lodha Excellus, Apollo Mills Compound, N.M. Joshi Marg Mahalaxmi Mumbai-400011, represented by its Director, MR. DEEPENDRA R. GUPTA alias DEEPENDRA RAMJI DAS GUPTA, aged 51 years, married, Service, holder of PAN Card [REDACTED], Aadhaar Card No. [REDACTED] Phone No. [REDACTED] resident of B303 Shree Laxmi Narayan Society, near Corporation Bank, Jesal Park Bhaynder East, Mumbai (suburban) Malad West, Mumbai, 400064 who is duly authorized by Resolution of the Board of Directors dated 19-07-2023 hereinafter referred to as the **"PURCHASER"** (which expression shall, unless it is repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the **OTHER PART.**

The Owner and the Purchaser are individually referred to as **"the Party"** and collectively referred to as **"the Parties."**

Both the Parties are Indian entities incorporated under the provisions of the Indian Laws.

 FOR ULTRA DWELL REAL ESTATE LLP	 FOR IMPACTUM LANDS PRIVATE LTD.
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WHEREAS:

A. The Owner has represented to the Purchaser as under:

1. The Owner is the lawful owner of the all that piece and parcel of land admeasuring 1,11,745 square meters surveyed under Survey No. 178/1-A-Q-3 of Sancoale Village, being part and parcel of larger property {corresponding to the Old Cadastral Lote (Plot) No. LXV(Part) Planta No. 14338} which comprises part and parcel of the larger property, situated at Sancoale Village, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa(hereinafter referred to as the "**Property**") marked in red on the plan annexed hereto and marked as "**Annexure A**" and more particularly described in the **First Schedule** hereunder written.

2. The Office of the Collector, South Goa District has issued Sanad bearing No.CCMOR12-22-224 dated 26th December 2022 ("**Sanad**") in respect of the Property. The Sanad is annexed hereto and marked as **Annexure "B"**.



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3. The Owner has approached the Purchaser and has offered to sell, transfer, convey and assign all its right title and interest in the Property more particularly described in the First Schedule hereunder written and marked in red on the plan annexed hereto as **Annexure "A"** along with all the rights, entitlements and benefits of the Owner with clear and marketable title and free from any encumbrance or impediments of whatsoever nature, and with the vacant and peaceful possession thereof in favour of the Purchaser, which the Purchaser has accepted, for the consideration and on the terms and conditions agreed between the Parties and recorded herein below.

4. The Owner hereby represents and warrants to the Purchaser as under:

a. The Owner is seized and possessed of and absolutely entitled to the ownership rights, title, interest and exclusive possession of the Property;

b. The Sanad bearing No.CCMOR12-22-224 dated 26th December 2022 in respect of the Property is valid and subsisting and the Owner has not committed breach of any of the conditions thereof;



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- c. The Owner has a clear and marketable title to the Property, no other entity/person has any right, title or interest into and upon the Property or any part thereof and the Owner does hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of Purchaser and at the cost of the Owner for more perfectly conveying the Property unto Purchaser;
- d. There is no reservation or any set back which is required to be left for road widening or otherwise to the Government;
- e. There are no mortgages, lien, charges, rights or any other encumbrances, adverse rights or impediments on the Property or any part thereof;
- f. All municipal taxes, land revenue, water charges, etc. payable to the State or Central Government and any other concerned authority in respect of the Property are paid up to date and all outgoings in respect of the Property have been paid up to date;
- g. The Property is neither affected by influence zone of archaeological site nor does it fall within the Archaeological Park Reservation ("APR")



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zone or APR buffer zone, Forest area/no development zone, Coastal Regulatory Zone (CRZ) and is not affected by any construction restrictions.

h. The Property has necessary access by a 15 meter wide notified ODP Road. The Owner confirms that there is unhindered access to the Property from the 15 Meter wide ODP Road to the Property and there are no litigations in respect of access road to the Property;

i. The Owner confirms that the 15 meter wide notified ODP Road belongs to the erstwhile owner i.e. Zuari Industries Limited and that the aforesaid erstwhile owner shall under no circumstances obstruct the Purchaser or any person acting on behalf of the Purchaser and the general public from using the existing 15 meters wide ODP Road;

j. The Owner confirms that there are no disputes as to the boundaries of the Property or part thereof and there are no encroachments on the Property;

k. The Owner has been in continuous occupation, possession and enjoyment of the Property;





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- l. The Owner has fenced the Property with barbed wires;
- m. The tenure of the Property is freehold;
- n. The title documents, under which the Owner has acquired the Property and the antecedent title deeds, have been adequately stamped and duly registered and there have been no breaches in respect thereof;
- o. The Owner has not done, executed or performed any act, deed, matter or thing whereby or by means whereof the Owner is restrained from transferring, conveying and granting its right, title and interest in respect of the Property to the Purchaser or whereby the Property is encumbered or the title of the Owner to the Property is prejudicially affected;
- p. Neither the Owner nor anyone on its behalf has otherwise created any adverse rights or third-party rights in respect of the Property or any part thereof and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and the Owner indemnifies the Purchaser in case of any valid and legally subsisting claim, objections from any persons with regard to the same;



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- q. There is no violation of applicable tenancy laws or any other applicable laws;
- r. The Property falls within Settlement Zone. The Property is neither a forest nor is it situated in any eco-sensitive zone or in any zone where construction or development on the Property is prohibited;
- s. The Property is not subject to any litigation or proceedings or of any pending suit or litigation or attachment (including any proceedings under the Income Tax Act, 1961) in any court or Tribunal or arbitration or revenue proceedings or quasi-judicial proceedings nor is there any attachment or injunction on the Property either before or after judgment or in custody/symbolic or physical possession of the Court Receiver or any other Receiver appointed by an Order of a Competent Court and there is no money decree passed against the Owner in respect of the Property and there is no prohibitory order or order of attachment of any department of Income Tax for arrears of taxes or of any Department of the Government, Central or State or Local Body, Public Authority for taxes, levies and cesses with respect to or affecting the Property or any part thereof;



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- t. There are no trespassers or tenants or licensees nor any rights have been created in favour of the third parties with respect to the Property or any part thereof;
- u. There are no easementary rights created under any document or any covenant or by prescription in respect of and/or upon the Property or any part thereof;
- v. There is no temple, mosque, church or any other place of worship on the Property or any portion thereof. No part of the Property is dedicated orally or in writing to religious or charitable uses or used as a place of worship by them or is a wakf;
- w. There were / are no minors' interested in the Property or any part thereof;
- x. There are no encumbrances, mortgages, lis-pendens, liens, leases, licenses, notices for acquisitions or easements or outstanding on or in respect of the Property or any part thereof;
- y. The Property is / was never owned by an Adivasi;
- z. There is no agricultural tenant occupying or possessing the Property or any part or portion thereof;



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bb. No third-party consent / no objection, including from the concerned authorities, is required to be obtained for the purpose of the transaction contemplated herein.

Base
out
Part
and
Pur

of the total consideration of Rs. [REDACTED]-
 ([REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
 [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
 [REDACTED]) subject to deduction of



a. sum of [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] ("Tranche One") vide cheque
no. 000006 dated 09/08/2023 of HDFC Bank, as and by
way of part consideration paid on execution and
registration hereof (the payment [REDACTED] [REDACTED]
whereof the Owner doth hereby admits and
acknowledges and of and from the same and every
part thereof the Owner hereby forever acquits,
releases and discharges the Purchaser);

b. sum of [REDACTED] - (Rupees [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED]) ("Tranche Two") vide cheque
No. 000007 dated 09/02/2024 drawn on HDFC Bank
which shall be paid by the Purchaser to the Owner
within a period of 6 (six) months from the date of
execution and registration of these presents
subject to there being no claim, notice or
complaint of any nature whatsoever having being
raised / received from any person / authority in
respect to only the Title of the Property till the
date of payment of Tranche Two.

c. [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]) has
been deducted in respect of the Total Consideration
and paid to the Income Tax department as and by way
of TDS;



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The above sums being the entire consideration payable by the Purchaser to the Owner, **THE** Owner hereby grants, sells, conveys, transfers, and assures unto the Purchaser, free from any encumbrances and reasonable doubts, with vacant and peaceful possession, the Property more particularly described in the **First Schedule** hereunder written and delineated in red on the plan annexed hereto as **Annexure "A"** hereto **TOGETHER WITH** all and singular the areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage, commons, gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the Property or any part thereof belonging or in any way appertaining to or with the same or any part thereof now at or any time hereinbefore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereof free from any encumbrances whatsoever **AND ALL THE ESTATE** right, title, interest, claims and demand whatsoever at law and in equity of the Owner in to out of or upon the Property or any part thereof **AND TO HAVE AND TO HOLD** all and singular the Property hereby granted conveyed, sold, transferred and assured or intended or expressed so to be, with them and every of their rights members and appurtenances;



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UNTO AND TO THE USE and benefit of the Purchaser, its successors in interest and assigns, absolutely and forever **SUBJECT TO** payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Gram Panchayat / Municipal Corporation or any other public body or local authority in respect thereof **AND** the water and electricity connections, if any, pertaining to the Property shall stand transferred in the name of the Purchaser alongwith the Provisional Sub-Division approval obtained from the Mormugao Planning and Development Authority vide Ref No. MPDA/7-U-10/2023-24/494 dated 04/08/2023 and the Village Panchayat of Sancoale vide Ref No.VP/S/21/2023-24/38 dated 04/04/2023.

AND the Owner does hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Owner or any person or persons lawfully or equitably claiming by, from, through, under or in trust for it made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Owner now has in itself good right, full power and absolute authority to grant, convey, transfer and assure the Property hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid **AND THAT** it shall



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be lawful for the Purchaser, from time to time and at all times hereafter, peaceably and quietly to hold, enter upon, occupy, possess, develop and enjoy the Property hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Owner or its successors in interest and assigns or any of them or by any person lawfully or equitably claiming or by from under or in trust for it and without being required to take any consent or approval whatsoever from or by the Owner or its successors in interest and assigns or any of them or by any person lawfully or equitably claiming or by from under or in trust for the Owner.

AND THAT the Purchaser shall be free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Owner well and sufficiently saved, defended, kept harmless and indemnified from and against all former and other estates, titles, charges and encumbrances whatsoever either already made or to be hereafter made, executed, occasioned or suffered by the Owner or by any other person or persons lawfully or equitably claiming from under or in trust for the Owner.



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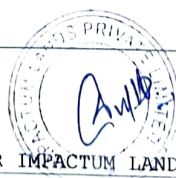
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AND THAT the Owner shall ensure that confirms that the erstwhile owner i.e. Zuari Industries Limited shall under no circumstances obstruct the Purchaser or any person acting on behalf of the Purchaser and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Property and the general public from using the existing 15 meters wide ODP Road giving access to the Property;

AND FURTHER that the Owner and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Property hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them, the Owner shall and will from time to time, and at all times hereafter, at the request and costs of the Purchaser, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser, in the manner aforesaid, as shall or may be reasonably required by the Purchaser or its successors in interest or assigns or nominees or their Counsel in law, for assuring the Property and every part thereof, hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.



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AND the Owner hereby further represents and assures the Purchaser as under:

(i) The title of the Property is clear and marketable and that there are no outstanding claims/encumbrances/impediments/encroachments, in respect of the Property;

(ii) The Property is contiguous and accessible from roads demarcated on the plan annexed hereto and marked as Annexure A and there is no impediment to the access of the said Property;

(iii) The Owner shall provide receipts of all payments made towards revenue taxes, charges, cesses and dues in respect of the Property.

AND FURTHER THAT each Party shall be liable to bear, pay and discharge their own respective Income Tax and all other direct taxes and liabilities, arising in respect of the monies and other benefits accrued, received and receivable by them respectively under and / or in pursuance to this Deed and none of them shall be liable to bear or pay the others' liabilities.

AND the Owner confirms and records that on execution of these presents the right, title, interest and benefit of the Owner in respect of the



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Property has vested in the Purchaser solely and absolutely, and that it has put the Purchaser in quiet, peaceful and vacant possession of the Property as owner thereof and notwithstanding the balance consideration to be paid to the Purchaser under Tranche Two as set out above **AND** the Vendor shall have no unpaid seller's lien on the Property and/or any surviving claim, right, title or interest in the Property of any nature or in any manner whatsoever and shall be entitled only to monetary claim only to the extent of balance consideration payable to the Owner by the Purchaser under the terms of this Deed of Conveyance.



That based on the representations and documents submitted till date by the Owner to the Purchaser and after conducting detailed due diligence including title search of the Property, that there is no hindrance to the peaceful possession and enjoyment of the Property noticed, the Purchaser hereby represents that it is satisfied with the title of the Owner to the Property. However, the title diligence done by the Purchaser does not in any manner qualify or affect the representations and indemnities given by the Owner to the Purchaser.

AND the amount of stamp duty and registration charges on this Deed shall be paid by the

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Purchaser **AND** the transfer of the Property in favour of the Purchaser is complete and the possession of the Property has been handed over to the Purchaser including all the original documents in respect of the Property as more particularly set out in the **Second Schedule** hereunder written.

The Owner and the Purchaser hereby declare that the Property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

AND the details and particulars of the Permanent Account Number of the Owner and the Purchaser as required under Rule 114B of the Income Tax Rules, 1962 are as under:

Owner:	PAN No.
Ultra Dwell Real Estate LLP	
Purchaser:	PAN No.
Impactum Lands Private Limited	

AND FURTHER THAT the true and correct market value of the Property is Rs. /- (Rupees
), accordingly, the present Deed of Sale is executed on a Paper franked with Stamp Duty

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of Rs [REDACTED] /- (Rupees [REDACTED]) being the correct stamp duty payable under the law, as applicable in the State of Goa. All expenses towards payment of stamp duty, registration charges, etc. for execution and registration of this Deed of Conveyance has been borne and discharged by the Purchaser herein.

FIRST SCHEDULE

(Description of the Property)

All that piece and parcel of land, admeasuring an area of 1,11,745 sq. mts., surveyed under Survey No.178/1-A-Q-3 of Sancoale Village, being part and parcel of larger property (corresponding to the Old Cadastral Lote (Plot) No. LXV(Part) Planta No. 14338) situated at Sancoale Village within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, not described in the Land Registration Office nor enrolled in the Taluka Revenue Office but surveyed under Survey No. 178/1 of Village Sancoale and is bounded as under:

North : By the Survey No.194/1-A
South : By the Survey No.178/1(Part)
 and the existing road
East : By the Survey No.192
West : By the survey No.178/1-A-Q
 and the existing road



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SECOND SCHEDULE

(list of original documents handed over to the Purchaser)

1. Board Resolution of Zuari Industries Limited of August 13, 2022;
2. NOC dated November 10, 2022 issued by the Senior Staff Officer (Aviation) for Flag Officer Commanding issued to the Planning Authority for height clearance;
3. SANAD dated December 26, 2022 issued by the Office of the Collector, South Goa District;
4. Memorandum of Understanding dated January 13, 2023 executed between Zuari Industries Limited of the one part and Ultra Dwell Real Estate LLP of the other part;
5. Zoning Remark dated March 1, 2023 bearing Ref. No.MPDA/Zoning Information/2022-23/1710;
6. MPDA NOC u/s. 49(6) dated March 6, 2023 bearing Ref. No. MPDA/7-Z-66/2022-23/1727;
7. Letter of Authority dated March 23, 2023 issued by Athar Shahab (MD) and Laxman Agarwal (CS) authorising Jaskaran Singh;



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8. Letter of Authority dated March 15, 2023 issued by Ultra Dwell Real Estate LLP authorising Sachin Datta Chari;
9. No Objection Certificate dated March 16, 2023 issued by the Sub-Divisional Engineer-II (Tech), Government of Goa to Zuari Industries Limited for proposed plot development at Sancoale. (Electricity Permission);
10. Resolution of Ultra Dwell Real Estate LLP passed in the meeting held on March 30, 2023 authorising Sachin Datta Chari;
11. Development Permission dated April 3, 2023 issued by the Mormugao Planning and Development Authority in favour of Zuari Industries Limited;
12. Provisional NOC dated April 4, 2023 bearing Ref No.VP/S/21/2023-24/38 dated 04/04/2023 issued by the Office of the Village Panchayat, Sancoale for Sub-Division of land along with receipt of payment bearing No. 41;
13. Receipt dated May 15, 2023 issued by Zuari Industries Limited confirming payment of Rs [REDACTED] /-;



FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

14. Indemnity Cum Undertaking dated June 27, 2023 issued by Zuari Industries Limited in favour of Ultra Dwell Real Estate LLP;

15. 281 Certificate issued in favour of Zuari Industries Limited;



16. Deed of Sale dated July 3, 2023, registered with the Sub-Registrar of Assurances under Serial No. 1206 of 2023 executed between Zuari Industries Limited and Ultra Dwell Real Estate LLP;

17. Receipt dated July 3, 2023 issued by Zuari Industries Limited confirming payment of Rs. [REDACTED] /-;

18. Letter dated July 3, 2023 issued by Zuari Industries Limited in favour of Ultra Dwell Real Estate LLP confirming no charge is pending and the property is not the subject matter of any litigations;

19. Nil Encumbrance Certificate downloaded on July 3, 2023;

20. Partition Order dated 31/07/2023 bearing Case No. PIMR07-23-249;

 FOR ULTRA DWELL REAL ESTATE LLP	 FOR IMPACTUM LANDS PRIVATE LTD.
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21. MPDA NOC u/s 49(6) dated August 1, 2023 bearing Ref. No. MPDA/7-U-10/2023-24/476;
22. Latest updated Form I and XIV;
23. Latest Survey Plan;
24. 281 Certificate issued in the name of Ultra Dwell Real Estate LLP
25. Original Receipts of fees paid MPDA dated 20/07/2023 and 04/08/2023 together with Form F and Assessment Order of the MPDA;
26. Development Permission dated August 4, 2023 issued by the Mormugao Planning and Development Authority in favour of Ultra Dwell Real Estate LLP bearing Ref. No. MPDA/7-U-10/2023-24/494;



FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

IN WITNESS WHEREOF, the Parties have executed this Deed of Conveyance as of the date written herein above.

SIGNED AND DELIVERED

by the within named "OWNER"

ULTRA DWELL REAL ESTATE LLP

through its Authorised Partner,

MR. SACHIN DATTA CHARI,

Authorised in that behalf by

A Board Resolution dated

01-08-2023



LEFT HAND FINGER TIP IMPRESSIONS				
RIGHT HAND FINGER TIP IMPRESSIONS				

 FOR ULTRA DWELL REAL ESTATE LLP	 FOR IMPACTUM LANDS PRIVATE LTD.
-------------------------------------	-------------------------------------

SIGNED AND DELIVERED

by the within named

"PURCHASER"

IMPACTUM LANDS PRIVATE LIMITED]

by the hands of its Director,]

Mr. Deependra R. Gupta alias]

Deependra Ramji Das Gupta]

Authorised in that behalf]

by a Board Resolution dated]

19-07-2023]



Signature

LEFT HAND FINGER TIP IMPRESSIONS				
RIGHT HAND FINGER TIP IMPRESSIONS				



FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

WITNESSES :

1. MRS.SAKSHI S.SHIRODKAR

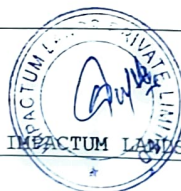


2. MR.BAPPADITYA BASU





FOR ULTRA DWELL REAL ESTATE LLP



FOR IMPACTUM LANDS PRIVATE LTD.

RECEIPT

RECEIVED of and from the withinnamed Purchaser, a
sum of Rs [REDACTED] /- (Rupees [REDACTED])

Only) on or before execution of these presents vide
details mentioned below:

Particulars	Amount (Rs.)	Cheque No.	Date	Drawn on
Tranche One	Rs [REDACTED]	000006	09/08/2023	HDFC Bank
Tranche Two	[REDACTED]	000007	09/02/2024	HDFC Bank

Subject to realisation of the above Cheques.

WE SAY RECEIVED



For ULTRA DWELL REAL ESTATE LLP
MR. SACHIN DATTA CHARI
AUTHORISED PARTNER



FOR ULTRA DWELL REAL ESTATE LLP



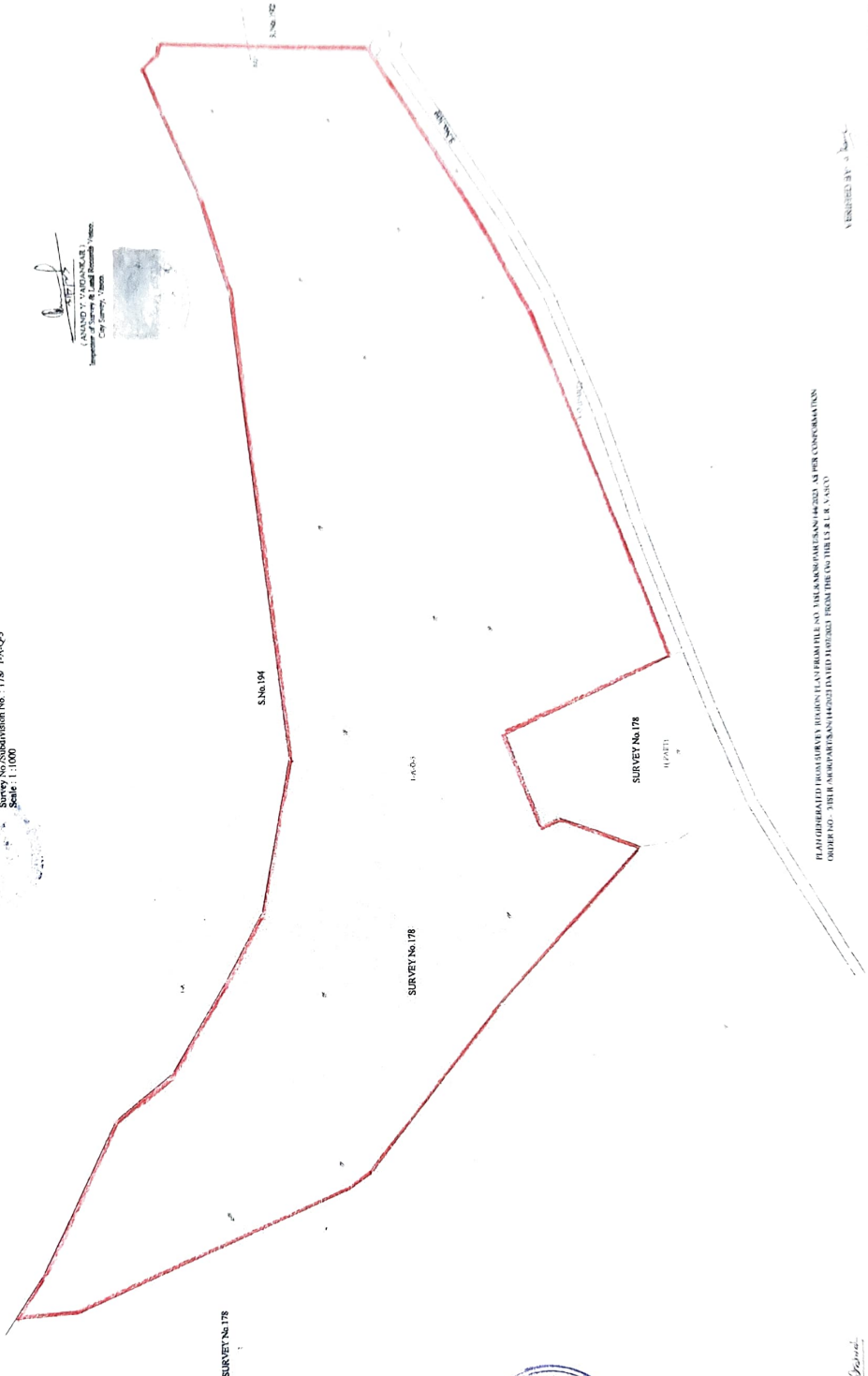
FOR IMPACTUM LANDS PRIVATE LTD.

"ANNEXURE A"



Village: [illegible]
Taluk: [illegible]
District: [illegible]
Survey No. Subdivision No. 17B/1-AQ-3
Scale: 1:1000

(SIGNED BY) [Signature]
[illegible]
[illegible]
[illegible]



PLAN GENERATED FROM SURVEY DATA FROM FILE NO. 1316660/04/2023 AS PER CONFORMATION ORDER NO. 338R/04/2023 DATED 14/03/2023 FROM THE LAND REVENUE DEPT.

PREPARED BY: [Signature]

VERIFIED BY: [Signature]



OFFICE OF THE COLLECTOR, SOUTH GOA DISTRICT

Room No: 449, Fourth Floor,

Matanhy Saldanha Administrative Complex, Margao- Goa.

Phone No: 0832-2794431

Fax No: 0832- 2794402

No: CCMOR12-22-224 / 182

Date: 26 /12 /2022.

READ: Application U/s 32 of Land Revenue Code, 1968

S A N A D

S C H E D U L E - II

See Rule 7 of the Goa, Daman & Diu Land Revenue

(Conversion of Use of Land non-agricultural Assessment Rules, 1969)

Whereas, an Application has been made to the Collector of South Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his duties and powers under this grant) under Section 32 of the Goa, Daman & Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the Rules and Orders there under **Zuari Industries Limited, Jaikisaan Bhawan, Zuarinagar**, being the occupant of the plot registered under Survey No. 178/1-A-Q Sancoale village of Mormugao Taluka, admeasuring an area 111745.00 sq.mts (hereinafter referred to as the "applicant" which expression shall, where the context so admits include his heirs, executors, administrators and assigns) for the permission to use the plots of Land (hereinafter referred to as the " said plot") described in the Appendix I hereto, forming under Survey No . 178/1-A-Q Sancoale village of Mormugao Taluka, admeasuring area 111745.00Sq.mts., be the same a little more or less for the purpose of **Residential** use only.

AND WHEREAS, the Inspector of Surveys & Land Records, Vasco da Gama, has submitted six copies of plan and copy of details in appendix I to schedule-II of Survey No. 178/1-A-Q(Part) Sancoale village of Mormugao Taluka vide letter NO.2/ISLR/MOR/CONV/29/2022/854 dated 15/12/2022.

AND WHEREAS, the Mormugao Planning and Development Authority of Mormugao Taluka, reported that the land under Survey No. 178/1-A-Q Sancoale village of Mormugao Taluka, as per the Outline Development Plan for Vasco Da

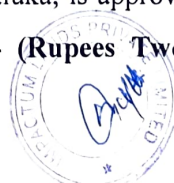


Gama Planning area 2030, the area proposed for conversion is recommended for Residential (S1/R1) Zone having permissible F A R 100 admeasuring area 111745.00 sq mts vide report no: DH/21/MTP/Sancoale dated 14/12/2022.

AND WHEREAS, the Mamlatdar of Mormugao has submitted report vide no: MAM/MOR/CONV/2022/ dated 16/12/2022, wherein he has stated the applicant is Private owner and land situated in village area, such use will not affect public health, safety and convenience, the market value of the land is about Rs.15,000/- per sq.mts., The property is accessed by 15.00mts wide tar road, there was no Tenants on the land proposed for conversion, there was no Mundakars on the land proposed for conversion, there was no any tenancy on the proposed land for conversion as on till date, the land proposed is originally Comunidade/Aframento As per the title document submitted by the applicant i.e Conveyance deed submitted by the applicant it is seen that Comunidade of Sancoale was the Vendor, There is no specific NOC from Administrator provided by the applicant. However the applicant has relied upon all the documents in view of which the conveyance deed was executed, the proposed land does not fall under Command area, the proposed land does not fall in national highway, the land proposed for conversion is not low lying nor water bodies exists in the land proposed for conversion, there is no violation of any provision of Goa Land Use Act 1991, there is no structure in the proposed land, the proposed for conversion is surveyed under survey No. **178/1-A-Q Sancoale village of Mormugao Taluka**, There are 15 Electrical Poles and 02 Electrical Tower in the plot sought for conversion, there is no any electrical line passing through proposed land, it is not coming under C.R.Z. Regularization either 200 mts. or 500 mts. HTL, the proposed conversion may be recommended.

The Asst. Conservator of Forests, South Goa Division, Margao - Goa, vide letter No. 5/SGF/CONV/921/22-23 dated 22/12/2022, has informed that the said Sy.No178/1-A-Q Sancoale village of Mormugao Taluka does not falls under the private forest land as identified by the forest department as per the Sawant Karapurkar and Araujo Committee. The said conversion does not attract any contravention of Court Orders. The Forest Conservation Act, 1980 is not applicable and the conversion is recommended.

AND WHEREAS, after obtaining NOC/report for proposed conversion of land from the above mentioned authorities, the conversion of land under Survey No. **178/1-A-Q Sancoale village of Mormugao Taluka**, is approved & applicant has deposited conversion fees of **Rs.2,68,18,800/- (Rupees Two Crore Sixty**



Eight Lakh Eighteen Thousand Eight Hundred only) vide e-Challan No.COL/220/2022-23 dated 23/12/2022, in the State Bank of India, Margao.

Now, this is to certify that the permission to use for the said plot is hereby granted subject to the provisions of the said Code and Rules there under and on the following conditions namely:

1. **Leveling and clearing of the Land:** The Applicant shall be bound to level and clear the Land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted and to prevent non-sanitary conditions.

2. **Assessment:** The Applicant has paid the non-agricultural assessment when fixed by the Collector under the said Code and Rules there under with effect from the date of this Sanad.

3. **Use:** The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than granted purpose, without the previous sanction of the Collector.

4. **Liability for rates:** The applicant shall pay all taxes, rates and cesses leviable on the said land.

5. **Penalty Clause:** (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in Sub-Clause (a) above, also it shall be Lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as arrears of land revenue.

6. **Code provisions applicable:** Save as herein provided the grant shall be subject to the provisions of the said Code and Rules there under.

7. The Applicant shall comply with the provisions of Town and Country Planning Act in force in Goa. Any violations of these provisions shall be solely at the cost of the Applicant at his own peril.

8. If any person claims ownership right and succeeds in it, the conversion shall stand automatically revoked.



9. Sanad shall not take away Mundcarial/Tenancy rights of any individual, if any, existing in the said property.

10. NOC is to be obtained from the Flag Officer Commanding Goa Area, (For Staff Officer 'Aviation'), Headquarters Goa Naval Area, Vasco-da-Gama, Goa, prior to undertaking any construction in the land so converted.

11. Any further development in the plot shall be strictly as per the rules in force.

12. No hill cutting or filling of low-lying area shall be undertaken without prior permission from the Chief Town Planner under section 17A of TCP Act.

13. This Sanad is issued only for change of use of land and shall not be used for any other purpose like proof of ownership of land etc. the applicant shall not use the Sanad for pursuing any illegal or antinational activities on this converted land.

14. Traditional access, passing through the plot, if any shall be maintained.

15. The further development/construction in the plot shall be governed as per prevailing rules & regulations in force.

16. The Applicant should obtain prior permission for cutting of trees in the said plot from the Forest Department.

17. If Sanad is obtained by suppression of any vital information, it shall be revoked any time after knowledge of such fact from date of issue.

18. N.O.C from the concerned authority shall be obtained before the commencement of any secondary development work in the said land.

19. Adequate arrangement shall be made so as not to affect any drainage portion in the area and flow of natural water.

20. Low lying land, water bodies be protected and should not be harmed due to any activity

21. If this Sanad is inconsistent with any law in force in the state of Goa or any decision of Hon'ble Supreme Court or Hon'ble High Court of Bombay, this Sanad shall be ineffective to extent of such inconsistency.

22. In case inadvertently if there is any mistake in calculating the fees for conversion payable or there is revision of fees after issuance of Challan then the applicant hereby undertakes to pay the difference along with simple interest of 12% per annum calculated from the date of issuance of original Challan till the date of payment thereof. The failure or refusal on part of the applicant or successor interest thereof in affecting the payment shall give the liberty to the undersigned to revoke the said Sanad and/or recover the balance as arrears of land Revenue from Applicant



23. In case of violation of any of the conditions or in case any N.O.C. etc. issued by any Department for effecting conversion is withdrawn, revoked or otherwise, the conversion Sanad shall also stand cancelled from such date of withdrawal, revocation or otherwise.

24. In future if any dispute arises regarding the ownership, title, etc, then the applicant shall be solely responsible and the Collector or any other authorized officer on his behalf shall be at liberty to revoke the Conversion Sanad granted without giving any notice/reasons.

25. This sanad is issued to the occupant of the land bearing Sy No. 178/1-A-Q Sancoale village as per Section 32 of Goa Land Revenue Code, 1968 and does not confer any right, title or interest in favour of any person including the applicant in respect of the land under reference.

Appendix-I

Length & Breadth		Total Super-ficial Area	Forming (part of) Survey no: & Sub Div number	BOUNDARIES
North to South	East to West			
442.00	731.24 Mts.	111745.00 sq.mts.	Sy No. 178/1-A-Q Sancoale village of Mormugao Taluka	North: Sy.No.194/1-A South : Sy. No.178/1(Part) and the existing road East: Sy.No. 192 West : Sy. No.178/1-A-Q and the existing road

Conversion is Sanctioned for Residential purpose with permissible F.A.R 100 based on above mentioned reports/NOC at page 1 & 2.

In witness whereof the Collector of South Goa District, Margao, has hereunto set her hand and seal of her Office on behalf of the Government of Goa and the Applicant **Zuari Industries Limited, Jaikisaan Bhawan, Zuarinagar**, hereunto set her hand this 26th day of December 2022.


Mr. Anand Rajadhyaksha authorised Signatory for **Zuari Industries Limited** (applicant)

Signature and designation of the witnesses:

1. Joachim Anthony Barros

2. Sachin Chav





Jyoti Kumari
(Jyoti Kumari, I.A.S.,)
Collector,
South Goa District,
Margao- Goa.

We declare, **Mr. Anand Rajadhyaksha** authorised Signatory for **Zuari Industries Limited** who has signed this sanad is, to our personal knowledge, the person he represents himself to be, and that he has affixed his signature hereto in our presence.

1. Joachim Anthony Barros *Abma*

2. Sachin Chari *[Signature]*

Copy to:

1. The Inspector of Survey and Land Records, Vasco da Gama-Goa..
2. The Mamlatdar of Mormugao, Goa.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Aug-2023 03:19:17 pm

Document Serial Number :- 2023-MOR-1509

Presented at 03:08:55 pm on 09-Aug-2023 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 Require -

Stamp Duty Paid -/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Deependra R. Gupta Alias Deependra Ramji Das Gupta As Director Of Impactum Lands Private Limited ,Father Name:Ramji Das Purushottam Das Gupta, Age: 51, Marital Status: , Gender:Male, Occupation: Service, Address1 - B303 Shree Laxmi Narayan Society, near Corporation Bank, Jesal Park Bhaynder East, Mumbai (suburban) Malad West, Mumbai, 400064, Address2 - , PAN No			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sachin Datta Chari As Partner Of Ultra Dwell Real Estate LLP , Father Name:Mr. Datta Chari, Age: 38, Marital Status: , Gender:Male, Occupation: Business, H. No.313, Near Vikas Workshop, Mesta Wada, Vasco da Gama, Goa-403 802, PAN No			
2	Deependra R. Gupta Alias Deependra Ramji Das Gupta As Director Of Impactum Lands Private Limited , Father Name:Ramji Das Purushottam Das Gupta, Age: 51, Marital Status: , Gender:Male, Occupation: Service, B303 Shree Laxmi Narayan Society, near Corporation Bank, Jesal Park Bhaynder East, Mumbai (suburban) Malad West, Mumbai, 400064, PAN No			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Siddesh Laxmikant Sinai Navelkar , Age: 40, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403101, Behind Manmohan residency Perigol Quela North Goa Ponda Goa, Behind Manmohan residency Perigol Quela North Goa Ponda Goa, Ponda, Ponda, South Goa, Goa			
2	Name: Sakshi Sahish Shirodkar , Age: 37, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403802, 59 , 59 , Sasmollem near our lady of Candelaria school Baina Vasco Da Gama South Goa Goa, Vasco Da Gama, Mormugao, South Goa, Goa			

Sub Registrar

OF - MORMUGAO
MORMUGAO

Document Serial Number :- 2023-MOR-1509



Document Serial No:-2023-MOR-1509

Book :- 1 Document

Registration Number :- **MOR-1-1462-2023**

Date : 09-Aug-2023

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

Sub - REGISTRAR
MORMUGAO

