



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

202200848441

Echallan No. 202200848441

e-Receipt

Department: **10 - NOTARY SERVICES** Echallan Date: 28/10/2022 20:54:26

Name and Address of Party: **ZARAMOUNT | 9023579494
Molra**

Service: **Stamp Duty**

Stamp Duty	Amount
Stamp Duty	₹ 1137500.00
Total Amount:	₹ 1,137,500.00

(Rs. Eleven Lakh Thirty Seven Thousand Five Hundred Only)

Department Data: 20220000042441 NOTAR|20220000042441 NOTARY

Bank ref No: CPSPACEACT10
Status: Success
Payment Date: 28/10/2022 21:47:17
Payment Gateway: SBI_MOPS



*9022 - 112 - 5006
28/10/2022*

Print Date: 28/10/2022 21:47:31

DEED OF SALE

This DEED OF SALE is made at Mapusa, Goa, on this 28th day of October 2022.



BETWEEN

Rodriguez
[Signature]
For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

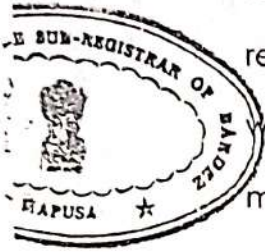
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1 (a). MR. MATIIAS LOURENCE RODRIGUES, son of Late Mr. Domingos Joaquim Rodrigues, aged about 74 years, retired, married, holding Permanent Account Number _____, Aadhaar No. _____, and his wife;

1 (b). MRS. JOANITA POLINA REBELO E RODRIGUES, daughter of late Mr. Francisco Rebello, aged about 61 years married, holding Permanent Account Number _____, Aadhaar No. _____, both Indian Nationals and resident of H. No. 223, Raint-Moira, Bardez, Goa, hereinafter referred to as the "VENDORS" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to include their legal representatives, executors, administrators, transferees, successors) of the FIRST PART.



AND

2. ZARAMOUNT HAVANA VILLAS LLP, having LLP identification No. ABC-6577, TAN-DEL702503E, Permanent Account No. _____



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For ZARAMOUNT HAVANA VILLAS LLP
Designated Partner

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, registered office at D64, Defence Colony, New Delhi, 110024, duly authorized vide resolution dated 10/10/2022 its partner **MR. AJAY BHARTI**, son of late Mr. Om Prakash Bharti, aged about 61 years, married, business, having Permanent Account Number _____, Aadhaar No. _____, mobile No. 9910068078, email address ajay.bharti@zaragroup.in, Indian National, residing at E-184, Near Bharti Eye Hospital, Greater - Kailash Part 1, South Delhi, 110048, hereinafter referred to as the "**PURCHASER**" (which expression shall wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include it successors - in - title and assigns) of the **SECOND PART.**



AND

3 (a). MR. RAJAT C. MISHRA, son of late Mr. Chandra shekhar Mishra, aged about 41 years married, Advocate, holding Permanent Account Number _____, Aadhaar No. _____, Indian National, resident of F P No. 377, C-9,



Rodrigues
Accepted
 For ZARAMOUNT HAVANA VILLAS LLP
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Mantari Manor, Lane No. 5, S. No. 24, near hotel Lolous,
Koregoan Park, Pune Maharashtra, 411001,

3 (b). MR. VEGANAND CHANDRAKANT SAUNDATIKAR, son of
Mr. Chandrakant Saundalika, aged about 60 years,
widower, self-employed, holding Permanent Account
Number , Aadhaar No. , mobile
No. 8390057921, Indian National, resident of H No. 1131,
Bammon Vaddo, near St. Anthony's Church, Siolim, Bardez,
Goa, hereinafter referred to as the "**CONFIRMING PARTY**"
(which expression shall, wherever the context requires unless
repugnant to the meaning thereof, be deemed to include
their legal representatives, executors, administrators,
transferees, successors) of the **THIRD PART**.



WHEREAS there exists an immovable property known as "**CATURLI**" or "**CATURLI VADDO**", within the limits of the Village Panchayat of Moira, Taluka Bardez and Registration Sub District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office and nor enrolled in the Taluka Revenue Office of Bardez, surveyed under survey No. ~~91~~ sub-division 16 of Village of **Molra**, admeasuring **2475** sq.mts., hereinafter referred to as "**THE SAID PROPERTY**" which



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For ZARAMOUNT HAVANA VILLAS LLP

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is more particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS, a Certificate of Title was duly issued by Adv. A. V. Salaty having office at Mapusa Goa and as per the title certificate and the documents produced for verification for the title the SAID PROPERTY originally belonged to Mr. Francis Coelho alias Frasis Coelho alias Faracis Coelho and Mr. Baotis Coelho alias Baulis Coelho and their possession to the SAID PROPERTY was further confirmed by virtue of their names recorded in form III, IX and I&XIV of records of right.



AND WHEREAS, vide Deed of Sale dated 28/03/1994, duly registered before the Sub Registrar of Bardez, under registration No. 1434 of Book No. 1, Volume 270, dated 03/01/1995, the said Mr. Francis Coelho alias Frasis Coelho alias Faracis Coelho and Mr. Baotis Coelho alias Baulis Coelho sold the SAID PROPERTY to the VENDOR at Serial No. 1(a) Mr. Mathias Lourence Rodrigues.



Rodrigues

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Rodrigues

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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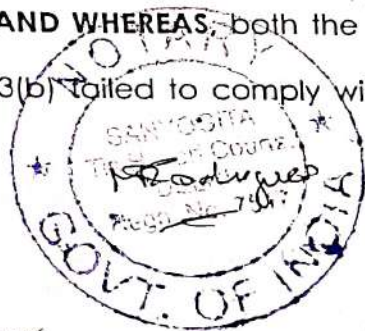
mutated records of survey No. 91 Sub Division No. 16 of Village Moira, Bardez, Goa and obtained conversion sanad for part of the SAID PROPERTY admeasuring 1880 Sq.mts. issued by the Office of Additional Collector-III, North Goa District, Mapusa, Goa, under No. 4/355/CNV/AC-III/2022/12 dated 22/02/2022.

AND WHEREAS, Mr. Mathias Lourence Rodrigues (VENDOR No.1(a)) is been married Mrs. Joanita Polina Rebelo E Rodrigues (VENDOR No. 1 (b)) under the regime of communion of assets, as such is made necessary party to the present Deed of Sale.



AND WHEREAS, CONFIRMING PARTY No. 3 (a) and 3 (b) vide Memorandum of Understanding dated 29/12/2021 with the present VENDORS thereby agreeing to purchase the SAID PROPERTY upon the terms and conditions mentioned therein.

AND WHEREAS, both the CONFIRMING PARTY No. 3 (a) and 3(b) failed to comply with the said requirements under the



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AND WHEREAS, the VENDORS along with the CONFIRMING PARTY 3 (a) and 3 (b) have approached the PURCHASER to sell the SAID PROPERTY and the PURCHASER has agreed to purchase the SAID PROPERTY for a total consideration of Rs. 2,27,50,000/- (Rupees Two Crore Twenty Seven Lakhs and Fifty Thousand Only) on the following terms and conditions;



AND WHEREAS, the VENDORS do hereby represent to the PURCHASER that:

- (i) The VENDORS hold legal, clear and marketable right, title and interest in respect of "THE SAID PROPERTY" 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 "THE SAID PROPERTY";



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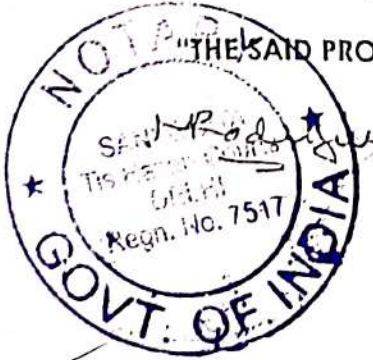
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(ii) The VENDORS are the sole owners of the "THE SAID PROPERTY" and are in possession of the "THE SAID PROPERTY". Except VENDORS no other person or persons have any right, title and interest in the "THE SAID PROPERTY";

(iii) Neither the VENDORS nor anyone on their behalf have otherwise created any adverse rights in respect of the "THE SAID PROPERTY" or any part thereof, which are subsisting as on date;

(iv) There is/are no dispute/s as to the boundaries of the "THE SAID PROPERTY".

(v) There are no testamentary rights created under any document or under any covenant or by prescription in respect of and/or upon the "THE SAID PROPERTY" or any part thereof, including right of way created in favour of any adjoining owners in respect of the "THE SAID PROPERTY";



Santia Rodrigues
Rodrigues
Regente
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(vi) There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the "THE SAID PROPERTY" any part thereof;

(vii) 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 "THE SAID PROPERTY" or any part thereof is in any way affected and/or impaired;

(viii) All outgoings, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of the "THE SAID PROPERTY" are paid till the date of this Deed of Sale and there are no dues payable to any of the aforesaid authorities.

(ix) The VENDORS have not entered into any agreement or arrangement for sale of or otherwise transferred the "THE SAID PROPERTY" or any part thereof.



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(x) The SAID PROPERTY is/was not the subject matter of any acquisition, litigation, requisition, attachment or otherwise or before any court, tribunal and/or forum;

(xi) All compliances germane to the "THE SAID PROPERTY" 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 "THE SAID PROPERTY" and/or development thereof.

(xii) Neither the VENDORS nor 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 "THE SAID PROPERTY" or has resulted or may result in payment of any fine, penalty or premium to the Government or any other



Rodriguez [Signature]

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(xiii) No notice/s ls/are received by the VENDORS or anyone on their behalf 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//or the "THE SAID PROPERTY" or any part thereof;

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



(xv) The VENDORS have a clear, marketable and unencumbered title to the "THE SAID PROPERTY" and upon conveyance of the "THE SAID PROPERTY", the PURCHASER will be solely, exclusively and absolutely entitled to the "THE SAID PROPERTY" without any defect in the title to the "THE SAID PROPERTY".

(xvi) AND WHEREAS relying upon and believing the aforesaid representations and covenants of the vendors to be true, correct and honest, the



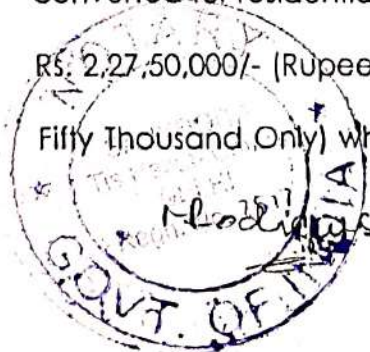
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For ZAFAR MOUNT HAVANA VILLAS LLP
Designated Partner

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PURCHASER has agreed to accept conveyance of the "THE SAID PROPERTY" from the Vendors and has called upon the Vendors to transfer, convey and assure the "THE SAID PROPERTY" to the PURCHASER by this deed.

AND WHEREAS, it has been agreed between the parties hereto that the VENDORS along with the CONFIRMING PARTY No. 3 (a) and CONFIRMING PARTY No. 3 (b) shall sell in favour of the PURCHASER and the PURCHASER shall purchase from the VENDORS and Confirming Party No. 3 (a) and Confirming Party No. 3 (b) all that immovable property known as "CATURLI" or "CATURLI VADDO", within the limits of the Village Panchayat of Moira, Taluka Bardez and Registration Sub District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office and nor enrolled in the Taluka Revenue Office of Bardez, surveyed under survey No. 91 sub division 16 of Village of Moira, admeasuring 2475 sq.mts, out of which an area of 1880 Sq.mtrs is already converted for residential purpose, for a total consideration of RS. 2,27,50,000/- (Rupees Two Crore Twenty Seven Lakhs and Fifty Thousand Only) which represent the actual market rate



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of the "THE SAID PROPERTY", and "THE SAID PROPERTY" is free from any encumbrances, liens, charges and/or attachments of any kind whatsoever.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

1. That a total consideration of Rs. 2,27,50,000/- (Rupees Two Crore Twenty Seven Lakhs and Fifty Thousand Only) has been paid by the PURCHASER to the VENDORS and CONFIRMING PARTY No. 3 (a) and 3 (b) in the manner mentioned herein below.

a. Rs. 1,26,72,000/- (Rupees One Crore Twenty Six Lakhs and Seventy Two Thousand Only) paid to the VENDORS.

i. Rs. 40,59,000/- (Rupees Forty Lakhs and Fifty Nine Thousand Only) paid vide RTGS vide UTR-IOBAR52022102700169029.

ii. Rs. 86,13,000/- (Rupees Eighty Six Lakhs and Thirteen Thousand Only) paid vide Demand Draft drawn on Indian Overseas bank, bearing No: 860423621 dated 27/10/2022.



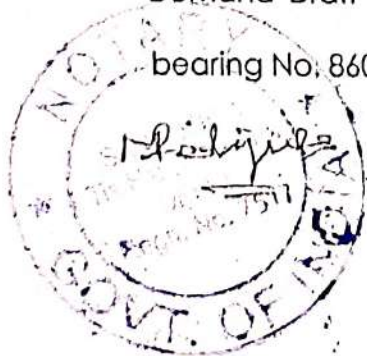
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- b. Rs. 1,28,000/- (Rupees One Lakh and Twenty Eight Thousand Only) paid TDS dated 29/10/2022 on behalf of VENDORS.
- c. Rs. 71,28,000/- (Rupees Seventy One Lakhs and Twenty Eight Thousand Only) paid to the CONFIRMING PARTY No. 3 (a) vide Demand Draft drawn on Indian Overseas bank, bearing No. 860423614 dated 27/10/2022.
- d. Rs. 72,000/- (Rupees Seventy Two Thousand Only) paid TDS dated 29/10/2022 on behalf of the CONFIRMING PARTY No. 3 (a).
- e. Rs. 27,22,500/- (Rupees Twenty Seven Lakhs Twenty Two Thousand and Five Hundred Only) paid to the CONFIRMING PARTY No. 3 (b) as follows;
- Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) paid vide RTGS vide UTR-IOBAR52022072100500772 dated 21/07/2022.
 - Rs. 12,22,500/- (Rupees Twelve Lakhs Twenty Two Thousand and Five Hundred Only) paid vide Demand Draft drawn on Indian Overseas bank, bearing No. 860423639 dated 27/10/2022.



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g. Rs. 27,500/- (Rupees Twenty Seven Thousand and Five Hundred Only) paid TDS on behalf of CONFIRMING PARTY No. 3 (b),

The receipt of which amount the Vendors and the Confirming Party No. 3 (a) and Confirming Party No. 3 (b) do hereby admit and acknowledge and of 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 VENDORS do not hold any claim against the PURCHASER concerning the same; the VENDORS do hereby GRANT, TRANSFER, ASSIGN, ASSURE AND CONVEY unto the PURCHASER, all that SAID PROPERTY, TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY 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



Madhupratap Singh

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

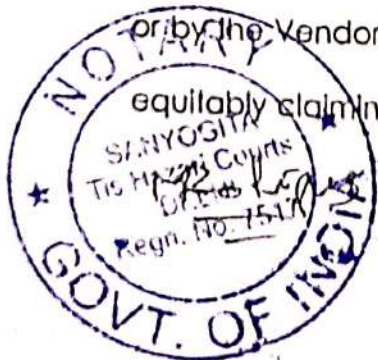
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whatsoever of the VENDORS into and upon the SAID PROPERTY and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever, SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and 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 PURCHASER 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 PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PROPERTY 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



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For ZARAIMOUNT HAVANA VILLAS LLP

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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 PROPERTY 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 PURCHASER 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 equity in the SAID PROPERTY 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



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For ZAFAMOUNT HAVANA VILLAS LLP

Designated Partner

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such acts, deeds and things whatsoever for further and more perfectly and absolutely assuring the SAID PROPERTY unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. In pursuance of the receipt of the entire Purchase Consideration paid by the PURCHASER to the VENDORS and Confirming Party No. 3 (a) and Confirming Party No. 3 (b) in the aforesaid manner, the receipt whereof is hereby admitted and acknowledged by the VENDORS and Confirming Party No. 3 (a) and Confirming Party No. 3 (b), the VENDORS have simultaneously put the PURCHASER in unconditional exclusive and absolute legal, peaceful, quiet and vacant possession of the SAID PROPERTY to be held by the PURCHASER 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 along with and Confirming Party No. 3 (a) and Confirming



Rodriguez
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For ZARAMOUNT HAVANA VILLAS,LLP
Designated Partner

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Party No. 3 (b) do hereby indemnify the PURCHASER against all/ any such third Party claims, which shall be settled by the VENDORS and Confirming Party No. 3 (a) and Confirming Party No. 3 (b) themselves without disturbing the title and/or the possession of the PURCHASER.

3. 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.

4. The VENDORS hereby covenants with the PURCHASER 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



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Designated Partner

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and absolute authority to grant, convey and transfer the SAID PROPERTY unto the PURCHASER.

- (b) There are no encumbrances, charges, liens or any other liability of whatsoever nature on the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect thereto
- (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 PROPERTY 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 PROPERTY or if any right, title or interest or claim or demand is claimed by any person or persons in respect of the SAID PROPERTY, the VENDORS shall satisfy such right, title or interest or claim or demand and remove all the defects in the SAID PROPERTY and indemnify the PURCHASER and ensure that the PURCHASER gets a clear and marketable title to the SAID PROPERTY.



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For ZARAMOUNT HAVANA VILLAS LLP

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Designated Partner

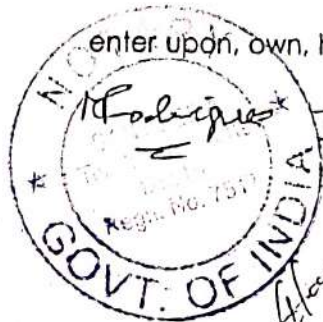
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- (e) On execution of this Deed of Sale the PURCHASER will be the absolute owners of the SAID PROPERTY and will have a clear and marketable title to the SAID PROPERTY and shall be entitled to deal with and or dispose of the same at their free will and discretion.
- (f) The PURCHASER shall hold the SAID PROPERTY 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;
- (g) The SAID PROPERTY hereby conveyed, transferred and assured unto the PURCHASER, 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 PURCHASER, from time to time and at all times hereafter to peaceably and quietly enter upon, own, hold, possess, occupy and enjoy the



Rodriguez
Associate

[Signature]
 For ZARAMOUNT HAVANA VILLAS LLP
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SAID PROPERTY 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 PROPERTY 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 PROPERTY to the appropriate authority and any liability during the tenure of the person or persons from whom the Vendors have purchased the SAID PROPERTY or their predecessors in title;
- (ii) The VENDORS and Confirming Party No. 3 (a) and Confirming Party No. 3 (b) shall indemnify and keep the PURCHASER indemnified for any acts or omission or commission of the VENDORS in violation of the



Rodrigues

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For ZARAMOUNT HAVANA VILLAS LLP

[Signature]

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Statutory Provisions that may threaten the possession and title of the PURCHASER to the SAID PROPERTY.

- (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 PROPERTY to the PURCHASER.
- (l) The VENDORS shall indemnify and keep the PURCHASER 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 PURCHASER to the SAID PROPERTY.
- (m) The SAID PROPERTY 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.



Rodriguez



For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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5. The Vendors do hereby give their exclusive consent and no objection to the PURCHASER to get Mutation Proceedings conducted in the survey cum records of rights and to delete the names of the VENDOR No 1 (a) Mr. **MATHIAS LOURENCE RODRIGUES** against Mutation entry No. 2531 and get the name of the PURCHASER recorded in Form I & XIV under the provisions of Land Revenue Code in respect of the SAID PROPERTY.



6. The PURCHASER 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.

7. The VENDORS, have today handed over the legal, vacant, peaceful and physical possession of the SAID PROPERTY to the PURCHASER.



Rodrigues 

For ZARAMOUNT HAVANA VILLAS LTD

For

Designated Partner

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8. The SAID PROPERTY is valued and purchased for 2,27,50,000/- (Rupees Two Crore Twenty Seven Lakhs and Fifty Thousand Only) and the stamp duty of Rs. 11,37,500/- (Rupees Eleven Lakhs Thirteen Thousand Seven Hundred and Five Hundred Only) @ 5% along with necessary registration fees is paid herewith along with the Registration and processing fees of Rs. 684620/- (Rupees Six Lakhs Eighty Four Thousand Six Hundred and Twenty Only) and Mutation Fees of Rs. 2500/- (Rupees Two Thousand and Five Hundred Only) is borne and paid by the PURCHASER.

9. On the written request made by the co sharer -Vendor No 1 (b) MRS. JOANITA POLINA REBELO E RODRIGUES, the entire sale consideration is paid to her husband Vendor No 1 (a) MR. MATHIAS LOURENCE RODRIGUES.

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immovable property known as "CATURLI" or "CATURLI VADDO", within the limits of the Village Panchayat



Rodrigues

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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of Moira, Taluka Bardez and Registration Sub District of Bardez, District of North Goa, State of Goa, neither described in the Land Registration Office and nor enrolled in the Taluka Revenue Office of Bardez, surveyed under survey No. 91 sub division 16 of Village of Moira admeasuring 2475 sq.mts., hereinafter referred to as "THE SAID PROPERTY" and bounded as follows:

EAST: By property bearing Survey No. 91/1 of Village Moira;

WEST: By property bearing Survey No. 90/1-B and 90/1 of Village Moira;

NORTH: By property bearing Survey No. 91/1 of Village Moira; and

SOUTH: By Public Road.

Survey Plan and form 1 & XIV of Survey No. 91/16 of Village Moira is annexed to this Deed of Sale, which shall form the part and parcel of the present Deed of Sale.

In witness thereof, the present deed is executed on the day, month and year as herein above stated.



Rodrigues

[Signature]

For ZARAMOUNT HAVANA VILLAS LLP

[Signature]

Designated Partner

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SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE VENDOR No. 1 (a)"

OF THE ONE PART



Rodrigues

Mathias Rodrigues



MR. MATHIAS LOURENCE RODRIGUES

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Mathias Rodrigues
Attest

Mathias Rodrigues

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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27 FEB 2023

SIGNED AND DELIVERED

BY THE WITHINNAMED

"THE VENDOR No. 1 (b)"

OF THE ONE PART



Rodrigues

Rodrigues



MRS. JOANITA POLINA REBELO E RODRIGUES

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Rodrigues

[Signature]

[Signature]

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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27 FEB 2023

SIGNED AND DELIVERED

BY THE WITHIN NAMED

"PURCHASER"

OF THE OTHER PART

ZARAMOUNT HAVANA VILLAS LLP

represented herein by its Partner

and authorized signatory



[Handwritten signature]

MR. AJAY BHARTI

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Rodriguez

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE CONFIRMING PARTY 3 (a)"

OF THE ONE PART



[Handwritten signature]

MR. RAJAT C. MISHRA



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Rodrigues *[Signature]*

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE CONFIRMING PARTY 3 (b)"

OF THE ONE PART



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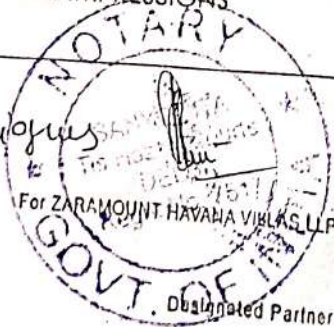
MR. VEGANAND CHANDRAKANT SAUNDATIKAR

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

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[Handwritten signature]

[Handwritten signature]



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IN PRESENCE OF WITNESSES

1. Adv. Samida Machiv,

H No. 4/8/1, Porba Vaddo,

Near Shivam Resort, Calangule,

Bardez, Goa, 403516,

Aadhaar No

2. Dr. Jay Sangodker,

H No. 10/24, Ganesh Chowk,

Khorlim, Mapusa, Bardez, Goa, 403507.

Aadhaar No. _____



Rodrigues

floral

For ZARAMOUNT HAVANA VILLAS LLP

Designated Partner

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Government of Goa
Directorate of Settlement and Land records

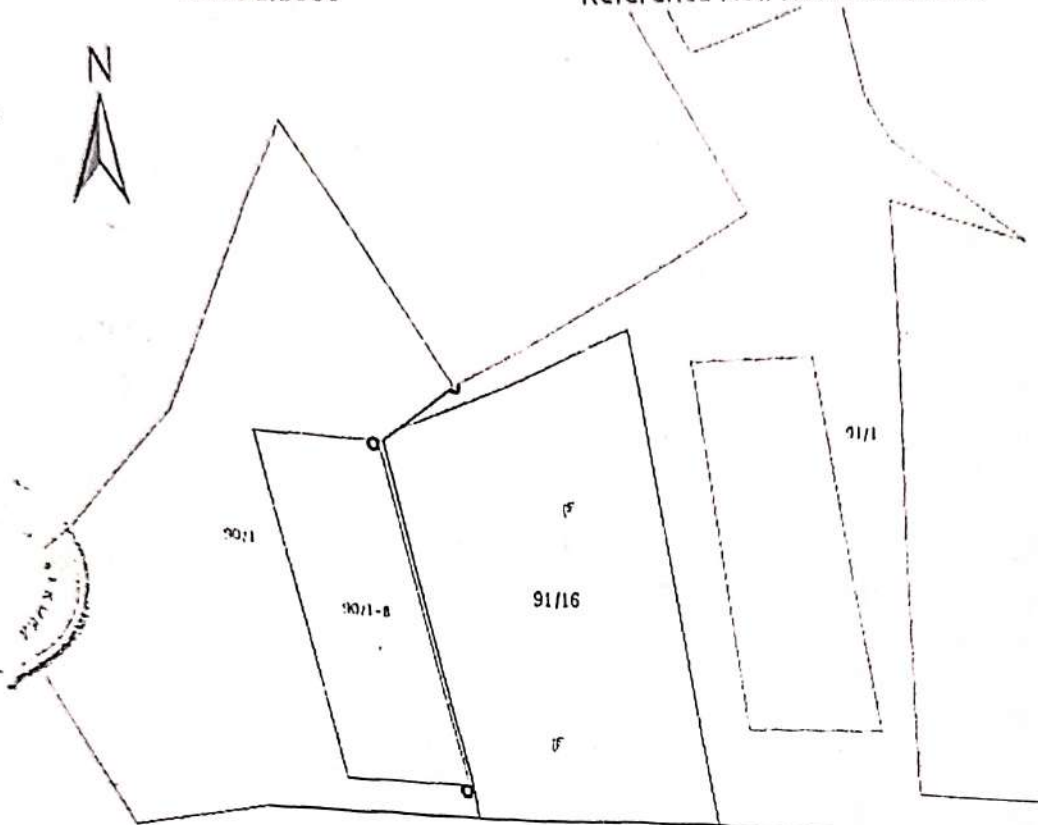
Survey Plan

Bardez Taluka, Moira Village

Survey No.: 91, Subdivision No.: 16

Scale 1:1000

Reference No.: REV192221850



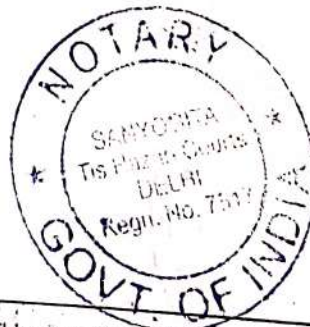
For ZAR MOUNT HAVA:

Rodriguez *Rodrigues*

Part

[Signature]

Designated Partner



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Nov-2022 02:43:57 pm

Document Serial Number :- 2022-BRZ-5000

Presented at 02:34:10 pm on 02-Nov-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	1137500
2	Registration Fee	682500
3	Talkal appointment fee	10000
4	Mutation Fees	2500
5	Processing Fee	2120
Total		1834620

Stamp Duty Required :1137500/-

Stamp Duty Paid : 1137500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AJAY BHARTI Partner Of Zaramount Havana Villas LLP Father Name:Late Mr Om Prakash Bharti,Ago: 61, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - E104 Near Bharti Eye Hospital Greater Kailash Part 1 South Delhi 110048, Address2 - , PAN No.:		For ZA	 Designated Partner

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MATHIAS LOURENCE RODRIGUES , Father Name:Late Domingos Joaquim Rodrigues, Ago: 74, Marital Status: Married ,Gender:Male,Occupation: Other, H NO 223, Raint Molra Bardez Goa, PAN No.:			
2	JOANITA POLINA REBELO E RODRIGUES , Father Name:Late Mr Francisco Rebello, Ago: 61, Marital Status: Married ,Gender:Female,Occupation: Other, H NO 223 Raint Molra Bardez Goa, PAN No.:			



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27 FEB 2022

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	AJAY BHARTI Partner Of Zaramount Havana Villas LLP , Father Name:Late Mr Om Prakash Bharti, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, E184 Near Bharti Eye Hospital Greater Kailash Part 1 SouthDelhi 110048, PAN No.:			For ZARAMOUNT HAVANA VILAS LLP, Designated Partner
4	RAJAT C MISHRA , Father Name:Mr Chandra Shekhar Mishra, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Advocate, FP No 377 c 9 Mantari Manor Lane No 5 S no.24 near Hotel Lotous Koregoan Park Pune Maharastra 411001, PAN No.:			
5	VEGANAND CHANDRAKANT SAUNDATIKAR ; Father Name:Mr Chandrakant Saundatkar, Age: 60, Marital Status: Widower ,Gender:Male,Occupation: Self Employed, H NO 1131 Bammon Vaddo near St Anthonys Church Siolim Bardez Goa, PAN No.:			

Witness:
I/We individually/Collectively recognize the Purchaser, Confirming Party, Vendor,

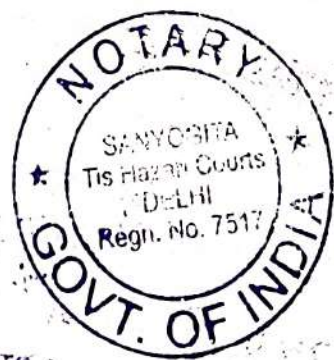
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Samida Tukaram Machiv, Age: 28, DOB: 1994-10-16 , Mobile: 8698971298 ,Email: advmsamida@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address:403516, H.No. E4-8-1 Porba Vaddo Calangute Bardez Goa, H.No. E4-8-1 Porba Vaddo Calangute Bardez Goa, Calangute, Bardez, NorthGoa, Goa			
2	Name: JAY DIGAMBER SANGODKAR, Age: 29, DOB: 1993-07-03, , Mobile: 8698971298 ,Email: , Occupation: Doctor , Marital status : Unmarried , Address:403507, H No 10/24, H No 10/24, h no 10/24 Ganesh Chowk Khorlim Mapusa North Goa, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

Sub-REGISTRAR

BARDEZ

Document Serial Number :- 2022-BRZ-5006



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Registration Number :- BRZ-1-4829-2022
Date : 02-Nov-2022

[Signature]
SUB-REGISTRAR
BARDEZ

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

Scanned by Deepika Hait (LDC)
[Signature]

REGISTRAR
BARDEZ
GOVT. OF INDIA



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