

Phone No:9822185575
Sold To/Issued To:
MANAS LANDMARKS LLP
For Whom/ID Proof:
Pan-ABPFM9294C



DEC-28-2021 12:14:19

₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38152371640693659590-00003871
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT
CO-OP. BANK LTD.

Anouless
Authorised Signatory

2022-BRZ-295
20-01-2022



DEED OF SALE

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

Phone No: 9822185575
Sold To/Issued To:
MANAS LANDMARKS LLP
For Whom/ID Proof:
Pan-ABPFM9294C



DEC-28-2021 12:14:35

₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38152371640693675752-00003872
3815237 35/02/01/2021-RD1

For CITIZEN CREDIT™
CO-OP. BANK, LTD.

Amarjeet
Authorised Signatory



DEED OF SALE

M/s Samatma Estates Pvt. Ltd.

[Signature]
Director

MANAS LANDMARKS LLP

[Signature]
PARTNER

Phone No: 9822185676
Sold To/Issued To:
MANAS LANDMARKS LLP
For Whom/ID Proof:
Pan-ABPFM9294C

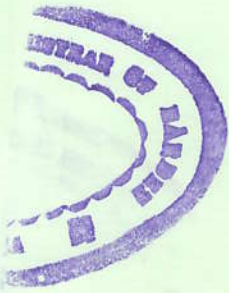


DEC-28-2021 12:14:58

₹ 1400000/-
ONE FOUR ZERO ZERO ZERO ZERO ZERO

Other
38152371640693698884-00003873
3815237 36/02/01/2021-RD1

For CITIZEN CREDITTM
CO-OP. BANK LTD.
Amulya
Authorised Signatory



DEED OF SALE

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

This **DEED OF SALE** is executed at Mapusa, Bardez – Goa on this 29th day of the month of December, 2021

Rajesh Khaunte
RKN

BETWEEN

I. M/s. SAMATMA ESTATES PRIVATE LIMITED, (PAN No. [REDACTED]), a Company incorporated under the Companies Act 1956, with the identification no. U70200GA2008PTC005738, having its registered office at A/6, First Floor, Skylark Apartments, Menezes Braganza Road, Panjim – Goa, represented herein by its Director and Authorized Signatory, **MR. RAJESH KHAUNTE**, (PAN Card No. [REDACTED], (Aadhar Card No. [REDACTED]), son of late Shri Ashok Khaunte, aged 49 years, married, Businessman, Indian National, residing at 9UG 4, Kamat Classic, Phase IV, Caranzalem, Tiswadi, Goa, email ID rajesh@shivsamarth.com, Contact no. 0832 – 2431973, duly authorized vide Resolution passed at the Board of Directors Meeting held on 10/12/2021, at the registered Office of the Company, hereinafter referred to as the **"VENDOR"** (which expression shall unless it be repugnant to the meaning or context or meaning thereof mean and include all its administrators, successors, representatives, transferees and legal assigns), of the **"FIRST PART"** ;

AND

II. MANAS LANDMARKS LLP, (PAN NO. [REDACTED]), a Limited Liability Partnership firm registered under LLP Act, 2008, having its registered office Plot No.22/B, GF-I, Happy Home Housing Society, La Campala, Miramar, Panaji, Goa-403001, represented herein by its Designated Partner, MR.

M/s Samatma Estates Pvt. Ltd.

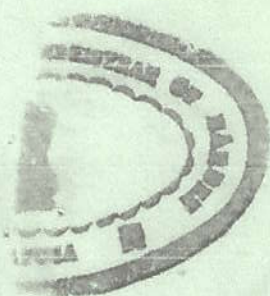
Rajesh Khaunte

Director

MANAS LANDMARKS LLP

Rajesh Khaunte

PARTNER



TANMAY ULHAS KHOLKAR alias JEVOTTAM ULHAS KHOLKAR, (PAN NO. [REDACTED]), (AADHAR CARD NO. [REDACTED]), son of Mr. Ulhas Mahabaleshwar Kholkar, aged about 44 years, married, business, Indian National, residing at Block A, Adwalpalkar Shelter, Caranzalem, Taleigao, Tiswadi, Goa, Email id: tanmaykholkar@gmail.com, Mobile No.+91-9822185575, duly authorised to sign the present Deed vide vide Resolution passed at the Board of Directors Meeting held on 08/12/2021 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 his successors and assigns) of the **OTHER PART**.

WHEREAS:

1. The VENDOR herein has represented to the PURCHASER that:
 - a) There exists a property named "XENCAREACHI PANTH" alias, "SORVO" alias "BADEM", admeasuring 8500 sq. mtrs., situated at Salvador – do – Mundo, Taluka and sub-district of Bardez District of North – Goa, in the State of Goa and within the limits of village panchayat of Salvador – do – Mundo, bearing survey no. 70/0. (Hereinafter be referred to as the "**SAID PROPERTY**". which is more particularly described with boundaries in **Schedule I** hereinafter written and shown delineated in red coloured boundary line in the Plan annexed hereto.
 - b) The SAID PROPERTY originally belonged to one Mr. Cezar Caetano de Silva alias Cezar Caetano Santana da Silva, of Salvador Do Mundo.

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

- c) That, in the Inventory Proceedings initiated upon the death of said Cezar Caetano da Silva alias Cezar Caetano Santana da Silva, who died without any will but disposition by Gifts, the SAID PROPERTY described under item no.31 in the list of assets in the said Inventory was partitioned in terms of Chart of allotment dated 10/12/1925 by the Civil Judge Senior Division of Ilhas as under:
- i. To Mrs. Ana Paulina Luiza Pulqueria de Souza alias Ana Paula De Souza, Moiety Holder of the said late Cezar Caetano da Silva alias Cezar Caetano Santana da Silva – 1/2 Share;
 - ii. To Remigio Luis Alcantara Da Silva -1/6th Share;
 - iii. To Carlos Luis Alexandre Ismael Da Silva – 1/6th Share;
 - iv. To Ismael Joao Francisco Da Silva – 1/6th Share

In addition to the aforesaid share another 3/4th share each in the SAID PROPERTY to the aforesaid sons at serial no. ii, iii and iv, by virtue of Deed of Gift dated 24/09/1919 drawn before the Notary of Bardez, Jose Joaquim De Filipe Pinto De Menezes Book No.304 at pages 48v to 52v on account of the disposable quota gifted by the parents to them.

- d) That one of the aforesaid heir of late Cezar Caetano da Silva alias Cezar Caetano Santana da Silva, Remigio da Silva alias Remigio Luis Alcantara Da Silva died as a bachelor, leaving behind his mother, Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva, as his only ascendant successor and legal representative.

M/s Samatna Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

- e) That after the demise of the said Remigio da Silva alias Remigio Luis Alcantara Da Silva, his share in the SAID PROPERTY devolved on his mother, Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva.
- f) That vide Deed of Gift dated 7/10/1950, written at page 10, overleaf onwards of Book no. 506 of the Deeds of Notary of Bardez, Judicial Division Dr. Guilherme Lobothe aforesaid said Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva, gifted the share inherited from Remigio da Silva alias Remigio Luis Alcantara Da Silva upon his death in the SAID PROPERTY in favour of her son Ismael Joao Francisco da Silva alias Joao Francisco da Silva.
- g) The aforesaid Ana Paulina Luiza Pulqueria de Souza alias Ana Paula de Souza alias Ana Paula da Silva also expired leaving behind her Children :
- i. Mr. Ismael Joao Francisco Da Silva also known as Joao Francisco D Silva or Joao Francisco Esmael D'Silva or Joao Francisco Ismael Da Silva or John Francisco Silva or Joao Francisco Silva married to Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes; and
 - ii. Mr. Carlos Luis Alexandre Ismael Da Silva or Carlos Luis or Carlos Luis Alexandre Da Silva married to Mrs. Palmira Salvacao De Souza Da Cunha or Palmira Salvacao Da Cunha E Souza.

M/s Samatma Estates Pvt. Ltd.


Director

MANAS LANDMARKS LLP


PARTNER

- h) The aforesaid Mr. Ismael Joao Francisco Da Silva also known as Joao Francisco D Silva or Joao Francisco Esmael D'Silva or Joao Francisco Ismael Da Silva or John Francisco Silva or Joao Francisco Silva expired intestate on 23/01/1973 without any will or disposition of estates in the status married to Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes, as his moiety holder and half sharer and his only son Mr. Remedio Agnelo D'Silva or Remigio Agnelo Da Silva.
- i) That the aforesaid said Remedio Agnelo da Silva or Remigio Agnelo Da Silva also expired on 18/11/1990 as a Bachelor leaving behind him his mother Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes,, as his only successor and legal representative.
- j) The other son Mr. Carlos Luis Alexandre Ismael Da Silva or Carlos Luis or Carlos Luis Alexandre Da Silva also expired intestate on 13/09/1978 without any will or disposition of estates in the status married to Mrs. Palmira Salvacao De Souza Da Cunha or Palmira Salvacao Da Cunha E Souza as his moiety holder and half Sharer and his two sons namely:
- i. Mr. Nelson Thomas De Silva and
 - ii. Mr. Clifford Antonio Brigido De Silva.

The facts as stated herein above in recital paragraphs (g) to (j) hereinabove are duly confirmed vide Deed of Succession dated 03/11/2010 drawn before the Notary Ex-Officio of Pernem, in Book No.15 at page 42 (v) onwards.

AND WHEREAS ;

M/s Samatma Estates Pvt. Ltd.



Director

MANAS LANDMARKS LLP



PARTNER

- k) The SAID PROPERTY came to devolved in equal shares unto unto :
- i. Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes to extent of half share ; and the balance half share devolved unto
 - ii. Mrs. Palmira Salvacao De Souza Da Cunha or Palmira Salvacao Da Cunha E Souza and her sons :
 - Mr. Nelson Thomas De Silva and
 - Mr. Clifford Antonio Brigido De Silva
- l) That one of the co-owners Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes, vide Deed of Sale dated 13/11/1991, registered under serial no.1736, in Book No. I, Vol. 180, on 30/10/1992, before Sub-Registrar of Bardez-, Mapusa, Goa, sold the SAID PROPERTY to one Shri Anant Vithu Naik.
- m) That by a Deed of Rectification dated 15/06/92, executed between the aforesaid Mrs. Marcelia D'Silva or Marcilia Cristalina Fernandes and Shri Anant Vithu Naik, before the Sub Registrar of Bardez At Mapusa, Goa, registered underteh no. 1339 of Book No. I, Volume no. 169, dated 11/08/1992, the Schedule of the SAID PROPERTY was rectified.

AND WHEREAS ;

- n) The said Shri Anant Vithu Naik and his wife Mrs. Laxmi Anant Naik sold the SAID PROPERTY to "Sai Developers", a sole proprietorship concern of one Mr. Rajiv K. Shirodkar in terms of Deed of Sale dated 18/06/1992, registered under serial

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

no.1368, in Book No. I, Vol. 169, on 12/08/1992, before Sub-Registrar of Bardez, Mapusa Goa.

- o) In terms of the Deed of Sale dated 18/06/1992, the said Sai Developers took possession of the SAID PROPERTY and to develop the SAID PROPERTY, obtained Conversion Sanad dated 17/09/1992 under no. CNV/BAR/18/1992 and converted the use of the SAID PROPERTY for residential purpose.
- p) The aforesaid M/s Sai Developers also entered in to an agreement dated 14/01/2011 executed before Notary Mrs. Kishori N. Fugro found registered in her book under no. 511408 on 14/01/2011 at Panaji Goa for 8 meters access to the SAID PROPERTY through survey no. 184/2 of Penha De Franca and Survey No.69/1 of Salvador Do Mundo, Bardez, Goa with Mr. Dhirajlal Damodar Rajani and others as per the terms and conditions stated therein.

AND WHEREAS:

- q) The other co-owners of the SAID PROEPRTY namely Mr. Nelson Thomas D' Silva and his wife Mrs. Catherine Rose D' Silva filed a a Special Civil Suit bearing no. 45/93/A before the Civil Judge Senior Division, Panjim, against the said Mr. Anant Vithu Naik, Sai Developers and other co-owners of the SAID PROPERTY.
- r) That the said Special Civil Suit registered under no. SCS No. 45/1993/A before the Civil Judge Senior Division was decreed vide order dated 09/08/1995, passed by the Civil

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

Judge Senior Division, in terms of consentas mutually agreed between the partiesto the suit.

- s) In terms of the said decree in the Special Civil Suit no.45/1993/A, the SAID PROPERTY was divided into two plots Plot A and Plot B both admeasuring 3,820 sq.mts each. The said Plot A and Plot B was separated by a common 6 meters wide road admeasuring an area of 860 sq. mtrs. as per the plan attached and prepared in the Decree dated 09/08/1995 in the said Special Civil Suit no.45/1993/A.
- t) In accordance with the aforesaid Decree dated 09/08/1995 passed by the Civil Judge Senior Division;
- i. The Plot A admeasuring 3820.00 sq.mts. of the SAID PROPERTY was allotted to Mr. Rajiv Sirodkar , sole proprietor of M/s Sai Developers alongwith 50% share in the common 6 meters road dividing the property and admeasuring 860.00 sq.mts.; and
 - ii. The Plot Badmeasuring 3820.00 sq.mts. of the SAID PROPERTY was allotted to Mr. Nelson Thomas D'Silva and Mrs. Catherine Rose D' Silva and others, after paying out the share of the other co-owners in the SAID PROPERTY, alongwith 50% share in the common 6 meters road dividing the property and admeasuring 860.00 sq.mts.

AND WHEREAS:

- u) The aforesaid Mr. Nelson Thomas D'Silva in the year 2017 filed an Inventory Proceedings registered under the no. 318/2017/B before the Civil Judge Senior Division to confirm

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

the heirship and partition the shares of the surviving heirs of;
 (i) Late Cesar Caetano De Silva and his wife Late Ana Paula Pulqueria De Souza Alias Ana Paulina Luiza Pulqueria De Souza, (ii) late Joao Francisco D'Silva and his wife Late Marcelia D'Souza, (iii) Late Remigio Agnelo De Silva Alias Remedio Agnelo D'Silva and (iv) Mr. Carlos Luis Alexandre Ismael Da Silva and his wife Mrs. Palmira Salvacao De Silva in the said Plot B of the SAID PROPERTY.

- v) In terms of the Final order dated 27/10/2017 passed by the Civil judge Senior Judge, Mapusa Goa in Inventory Proceeding no. 318/2017/B, the Plot No. B of the SAID PROPERTY was allotted to Mr. Nelson Thomas D'Silva and his wife Mrs. Catherine Rose D'Silva, after he having purchased the property and paid the owelty money to the other co-owners of the Plot B of the SAID PROPERTY.

AND WHEREAS :

- w) The VENDOR herein has purchased the SAID PROPERTY from:
- i. Mr. Rajiv K. Shirodkar as sole proprietor of M/s Sai Developers and his wife Mrs. Swati Rajiv Shirodkar all that Plot A admeasuring 3820.00 sq.mts. alongwith 50% share in the common 6 meters road dividing the property and admeasuring 860.00 sq.mts. vide Deed of Sale dated 20/04/2017 registered before the Sub registrar of Bardez, Mapusa, Goa, under no. BRZ-BK1-01309-2017, CD NO.BRZD786 on 20/04/2017. This Deed of Sale is read with Deed of Rectification dated 12/04/2018 registered before the Sub registrar

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

of Bardez, Mapusa, Goa, under no. BRZ-BK1-01703-2018, CD NO.BRZD787 on 12/04/2018.

- ii. Mr. Nelson Thomas D' Silva and his wife Mrs.Catherine Rose D'Silva all that Plot B admeasuring 3820.00 sq.mts. alongwith 50% share in the common 6 meters road dividing the property and admeasuring 860.00 sq.mts. vide Deed of Sale dated 09/04/2018 registered before the Sub Registrar of Bardez at Mapusa, Goa under the no. BRZ-BK1-01651-2018, CD NO.BRZD797 on 09/04/2018.

- x) The VENDOR is now the owner in possession of the SAID PROPERTY totally admeasuring 8500.00 sq.mts. and therefore the name the VENDOR is recorded in the occupants column in the Form I and XIV of the survey no.70/0 of the Village Salvador Do Mundo, Bardez, Goa.

AND WHEREAS :

- y) The PURCHASER have now approached the VENDOR with a request to purchase the SAID PROPERTY and the VENDOR has agreed to sell to the PURCHASER the SAID PROPERTY for a total consideration of **Rs. 12,00,00,000/- (Rupees Twelve Crore Only)** subject to terms and conditions herein below mentioned.

NOW THIS DEED OF SALE WITNESSES AS UNDER :

1. In consideration of a sum of **Rs. 12,00,00,000/- (Rupees Twelve Crore Only)** which the PURCHASER shall pay to the

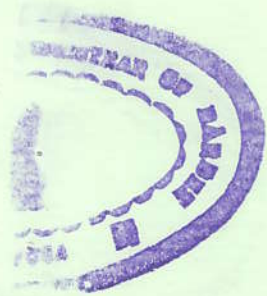
M/s Samatma Estates Pvt. Ltd.

 Director

MANAS LANDMARKS LLP

 PARTNER

VENDOR as detailed in Clause 2 hereinbelow within the stipulated time and in pursuance to the agreement between the parties hereto, the VENDOR as the lawful and exclusive owner, does hereby transfer, convey and assign in favour of the PURCHASER, the SAID PROPERTY i.e. the VENDORS' right title and interest to the SAID PROPERTY admeasuring 8,500.00 sq.mts. "XENCAREACHI PANTH" alias, "SORVO" alias "BADEM", admeasuring 8500.00 sq. mtrs., surveyed under survey no. 70/0 of the Village Panchayat Salvador Do Mundo, situated within the limits of the Village Panchayat of Salvador do Mundo, Taluka of Bardez, District of North Goa, State of Goa, described in detail in the Schedule I hereafter written and shown and delineated in red coloured boundary line on the plan annexed hereto, together with all areas, ways, compounds, parks, passages, water sources, plants, trees, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances, whatsoever to the SAID PROPERTY belonging or in any wise appertaining to or with the SAID PROPERTY or any part thereof now or at any time heretofore usually held, used occupied or enjoyed or reputed or known as part or member thereof be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand, whatsoever both at law and in equity of the VENDOR into, out of, or upon the SAID PROPERTY, TO HAVE AND TO HOLD the SAID PROPERTY hereby sold, assigned, assured and confirmed or intended to the use and benefit of the PURCHASER forever.



M/S Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

2. It is agreed between the VENDOR and the PURCHASER that the consideration for the purchase of the SAID PROPERTY shall be paid to the VENDOR as is detailed herein under:-
- a) On signing of this Deed today, the PURCHASER has paid an amount of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only) to the VENDOR as detailed herein under:
- i. Rs.50,00,000/- (Rupees Fifty Lakh Only) vide Cheque bearing no. 000019, dated 27/12/2021, drawn on HDFC Bank , Panjim Branch. The receipt whereof the VENDOR does hereby admit and acknowledge.
 - ii. The PURCHASER has today remitted a sum of Rs.12,00,000/- (Rupees Twelve Lakh Only), deducted and paid by the PURCHASER as TDS @1% as required under section 194-IA of the Income Tax Act, 1961 and the copy of the Challan for the same is hereby furnished by the PURCHASER to the Sub-Registrar and the TDS Certificate shall be furnished to the VENDOR as is required by law.
 - iii. Rs. 88,00,000/- (Rupees Eighty Eight Lakh Only) to the VENDOR vide Cheque bearing no. 000023, dated 03/01/2022, drawn on HDFC Bank , Panjim Branch.

The receipt whereof the VENDOR does hereby admit and acknowledge.

- b) The balance consideration amounting to Rs. 10,50,00,000/- (Rupees Ten Crore Fifty Lakh Only) shall be paid by the PURCHASER to the VENDOR within the period of 3 years from the date of execution of the present Deed in the manner mentioned under the PAYMENT SCHEDULE annexed under Schedule II hereinunder. This amount also includes 1% TDS i.e. Rs.12,00,000/- (Rupees Twelve Lakh Only) paid by the vendor on the total consideration.

M/s Samatma Estates Pvt. Ltd.



Director

MANAS LANDMARKS LLP



PARTNER

c) Upon the receipt of the entire consideration the VENDOR does hereby agree to execute Deed of Receipt to this Deed of Sale that shall be read as a part and Parcel of this deed.

3. The VENDOR does hereby covenant with the PURCHASER that notwithstanding any act, deed or thing whatsoever by the VENDOR or any persons lawfully and equitably claiming by, from, through, under or in trust for it, made, done, committed or knowingly or willingly suffered to the contrary, the VENDOR has good right, full power and absolute authority to grant, sell, assign, release, convey, transfer and assure the SAID PROPERTY hereby sold, assigned and conveyed to the use of the PURCHASER in the manner aforesaid.

4. The VENDOR does hereby confirm that its title to the SAID PROPERTY is and has always been clear and marketable and free from all encumbrances and charges of any nature whatsoever and that the VENDOR has neither raised any loan against the SAID PROPERTY nor has created any charge, lien, mortgage or any other encumbrance on the SAID PROPERTY.

5. The PURCHASER shall and may at all times hereafter peaceably and quietly enter upon, own, hold, occupy, possess and enjoy the SAID PROPERTY and, receive the rents, issues and profits, thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the VENDOR, the

M/s Samatma Estates Pvt. Ltd.



Director

MANAS LANDMARKS LLP



PARTNER

VENDOR or any person/s, lawfully and equitably claiming, by, from, under or in trust from it and that freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDOR well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, done, executed, occasioned or suffered by the VENDOR or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under, or in trust for them. And further that they the VENDOR and all the person/s having or lawfully or equitably claiming any state or interest, whatsoever in the SAID PROPERTY or any part thereof from, under, or in trust for the VENDOR or their respective heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter at the request and the cost of the PURCHASER do and execute or cause to be done or executed all such further and other acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the SAID PROPERTY unto and to the use of the PURCHASER, their successors and assigns as shall be reasonably required.

6. The VENDOR shall and will from time to time and all times hereafter at the cost and request of the PURCHASER do or execute any such documents, deed/s of Rectification/ Ratification etc and cause to be done and executed all such further acts, deeds, things, conveyance and assurance in law whatsoever for the better and more perfectly conveying, securing, possessing and enjoying the SAID PROPERTY, to the use of the PURCHASER in the aforesaid matter.

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

7. The VENDOR has today put the PURCHASER in unconditional, exclusive and absolute possession of the SAID PROPERTY, to be held by the PURCHASER forever without any harm and/or hindrance from the VENDOR and/or any person claiming through and/or on account of the VENDOR, and the VENDOR do hereby indemnify the PURCHASER against all/any such claims of heirship or otherwise, if made, shall be settled by the VENDOR alone, at their cost, without disturbing the possession of the PURCHASER.
8. This Deed shall attain finality upon the condition that PURCHASER shall pay the total consideration as stipulated in the Clause 2 (c) hereinabove.
9. The VENDOR nor the PURCHASER are governed under the Government of Goa Notification No. RD/LAND/LRC/318/77 dated 21/08/1998 issued under Sub section (2) of Section 24 of the Goa, Daman and Diu Land Revenue Code, 1968 (9 of 1969).
10. The above said value of Rs. 12,00,00,000/- (Rupees Twelve Crore Only) is the present market value of the SAID PROPERTY and a stamp duty of Rs. 54,00,000/- (Rupees Fifty Four Lakh Only) @4.5% is affixed to this Deed. The Registration Fees @ 3% i.e. Rs.36,00,000/- (Rupees Thirty Six Lakh Only) is paid herewith.

M/s Samatma Estates Pvt. Ltd.


Director

MANAS LANDMARKS LLP


PARTNER

SCHEDULE I
(DESCRIPTION OF THE SAID PROPERTY)

All that property known as "XENCAREACHI PANTH" alias, "SORVO" alias "BADEM", admeasuring 8500 sq. mtrs., situated at Salvador – do – Mundo, Taluka and sub-district of Bardez District of North – Goa, in the State of Goa and within the limits of village panchayat of Salvador – do – Mundo, described in the land registration office of Ilhas under no. 14005 of Book B – 37 new, but not enrolled in the taluka Revenue Office, presently surveyed under survey no. 70/0 which is delineated in red colour boundary on the plan annexed herewith and bounded as under:-

On the East: By property surveyed under no. 78/24, 24-A, 69/1 of village of Salvador do Mundo and boundary of village Penha de Franca.

On the West: By property under survey no. 71/1 of village of Salvador do Mundo.

On the North: By property under survey no. 71/1 and 78/24-A of village of Salvador do Mundo.

On the South: By property under survey no. 71/1 and 71/1-A of village of Salvador do Mundo and boundary of village Penha de Franca.

(That the SAID ENTIRE PROPERTY is marked in red colour boundary line on the Plan A annexed hereto)

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

SCHEDULE IV
(Payment schedule)

SR.NO.	DATE	PAYMENT (INR)	PARTICULARS
1	27/12/2021	1,50,00,000.00	On execution of this deed
2	31/03/2022	3,50,00,000.00	-----
3	30/06/2022	50,00,000.00	-----
4	30/09/2022	50,00,000.00	-----
5	31/12/2022	50,00,000.00	-----
6	31/03/2023	50,00,000.00	-----
7	30/06/2023	50,00,000.00	-----
8	30/09/2023	50,00,000.00	-----
9	31/12/2023	50,00,000.00	-----
10	31/03/2024	50,00,000.00	-----
11	30/06/2024	50,00,000.00	-----
12	30/09/2024	50,00,000.00	-----
13	31/12/2024	50,00,000.00	-----
14	31/03/2025	50,00,000.00	-----
15	30/06/2025	50,00,000.00	-----
16	30/09/2025	50,00,000.00	-----
	TOTAL	12,00,00,000.00	

**RUPEES TWELVE CRORE ONLY INCLUSIVE OF TDS @
1%**

M/s Samatma Estates Pvt. Ltd.


Director

MANAS LANDMARKS LLP


PARTNER

IN WITNESS WHEREOF THE PARTIES HEREIN HAVE SIGNED AND EXECUTED THE PRESENT ON THE DATE, MONTH AND YEAR HEREIN ABOVE WRITTEN.

SIGNED, EXECUTED AND DELIVERED BY THE WITHINANMED VENDOR At Mapusa, Goa in the presence of Witnesses

)M/S. SAMATMA)ESTATES PVT. LTD.
)
)



MR. RAJESH KHAUNTE
Through its Director
and
Authorized Signatory

PHOTOGRAPH OF MR. RAJESH KHAUNTE

L.H.F.I

R.H.F.I



M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINANMED PURCHASER
At Mapusa, Goa in the presence of
Witnesses

) **MANAS LANDMARKS**
) **LLP**

)
)



**MR. TANMAY ULHAS
KHOLKAR alias
JEVOTTAM ULHAS
KHOLKAR
Designated Partner**

**PHOTOGRAPH OF MR. TANMAY ULHAS KHOLKAR alias
JEVOTTAM ULHAS KHOLKAR**

L.H.F.I

R.H.F.I



M/s Samatma Estates Pvt. Ltd.


Director

MANAS LANDMARKS LLP


PARTNER

WITNESSES:

1. Name: Tejaswini Naik

Address: Above Hotel Sea View, Opp. N10,
Dona Paula-Tiswadi GoaSignature: 

2. Name: Rajesh A. Kamat

Address: Satt Adhar Basilios Complex, H-101,
2,nd floor St. Inez Panaji Goa.Signature: M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP


PARTNER



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 PANAJI - GOA

Inward No: 5528



Plan Showing plots situated at
 Village : SALVADOR DO MUNDO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 70/
 Scale : 1:1000

Anha
 Anisha Matondkar
 Asst. Survey & Settlement Officer
 Panaji-Goa



S. No.71

24-A

24

S. No.78

SURVEY No.70

S. No.69

1-A

VILLAGE PENHA-DE-FRANCA

Mitai

Generated By : Mitai Naik. (D/Man Gr. II)
 On : 29-03-2018

M/s Samatma Estates Pvt. Ltd.

Director

Dilip Tamoskar
 29/03/2018

Compared By: Dilip Tamoskar (D/Man Gr. I)

MANAS LANDMARKS LLP

PARTNER



100013930541

FORM I & XIV

नमुना नं १ व १४

Date : 20/01/2022

Page 1 of 1

Taluka BARDEZ Survey No. 70
 तालुका सर्वे नंबर
 Village Salvador-do-Mundo Sub Div. No. 0
 गांव हिस्सा नंबर
 Name of the Field Badem Tenure
 शेताचें नांव सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.85.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.85.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.85.00

Assessment : Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00
 आकार फोर प्रेदियाल रेंट

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	M/S. SAMATMA ESTATES PRIVATE LIMITED		64080	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

M/s Samatma Estates Pvt. Ltd.

Director

MANAS LANDMARKS LLP

PARTNER



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Jan-2022 12:18:13 pm

Document Serial Number :- 2022-BRZ-295

Presented at 12:03:08 pm on 20-Jan-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	5400000
2	Registration Fee	3600000
3	Mutation Fees	2500
4	Processing Fee	1040
Total		9003540

Stamp Duty Required :5400000/-

Stamp Duty Paid : 5400000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Tanmay Ulhas Kholkar Alias Jevottam Ulhas Kholkar ,Father Name:Ulhas Mahabaleshwar Kholkar, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Block A Adwalpalkars shelter Caranzalem Taleigao Tiswadi Goa, Address2 - , PAN No.: [REDACTED]			MANAS LANDMARKS LLP PARTNER

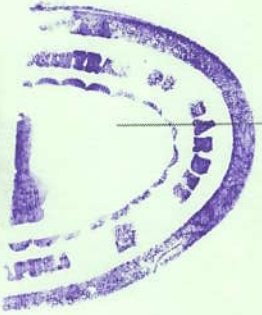
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Rajesh Khaunte , Father Name:Mr Ashok Khaunte, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, 9UG 4 Kamat Classic Phase IV Caranzalem Tiswadi Goa, PAN No.: [REDACTED]			M/s Samatma Estates Pvt. Ltd. Director
2	Tanmay Ulhas Kholkar Alias Jevottam Ulhas Kholkar , Father Name:Ulhas Mahabaleshwar Kholkar, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, Block A Adwalpalkars shelter Caranzalem Taleigao Tiswadi Goa, PAN No.: [REDACTED]			MANAS LANDMARKS LLP PARTNER

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rajesh Anant Kamat ,Age: 52 ,DOB: ,Mobile: 9422060304 ,Email: ,Occupation: Service , Marital status : Married , Address: 403002, F-1 Heritage Madhuban, F-1 Heritage Madhuban, Opp Hill View Madhuban, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Tejaswini Ashwin Naik ,Age: 34 ,DOB: ,Mobile: 9689554856 ,Email: ,Occupation: Advocate , Marital status : Married , Address: 403004, H.No.423 Hotel Sea View Next to Police Station Dona Paula, H.No.423 Hotel Sea View Next to Police Station Dona Paula, Taleigao, Tiswadi, NorthGoa, Goa			




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-295

Document Serial No:-2022-BRZ-295

Book :- 1 Document

Registration Number :- **BRZ-1-284-2022**

Date : 20-Jan-2022



Handwritten signature

**SUB-REGISTRAR
BARDEZ**

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