

9,06,000/-

Phone No: 9822161162
Sold To/Issued To:
IAG Enterprises
For Whom/ID Proof:
Pan-AABFI4029C



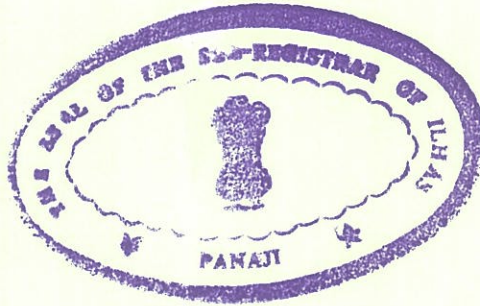
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₹ 0966000/-
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Other
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For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory



Sr No. 2022-PNJ-2846
dt 26/10/2022
P. Regn. 40215
Reg no, 2704

DEED OF SALE

THIS DEED OF SALE is made at Panaji,
Tiswadi, Goa, on this 22nd day of October, 2022;

ALPHA IMPEX PRIVATE LIMITED

DIRECTOR

Mander S. Parutekal

M/S. I.A.G. ENTERPRISES

PARTNER


BETWEEN

1. **Mr. SURESH VISHWANATH PARULEKAR**, 80 years of age, s/o Mr. Vishwanath Parulekar, businessman, holding Aadhar Card No _____, PAN Card No _____ and his wife;
2. **Mrs. MANDA SURESH PARULEKAR**, 75 years of age, d/o Mr. Bhikaji Vernekar, housewife, holding Aadhar Card No _____, PAN Card No _____; both Indian Nationals, residents of H. No. A-107, Ambekhand, Betim, Bardez, Goa, 403114 and hereinafter referred to as the '**VENDORS**' (which expression shall unless repugnant to the context or meaning shall be deemed to mean and include their heirs, successors, legal representatives, administrators and assigns) of the FIRST PART.

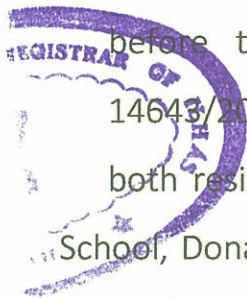


AND

M/s IAG ENTERPRISES, a partnership Firm registered under the Indian Partnership Act under No. **151/91** on **02-12-1991** with the Registrar of Firms of Bardez, at Mapusa, having its registered office at house No E-151/12, Colvale, Bardez, Goa and presently at 4th floor, '**MIDAS TOUCH**', Rua Heliodoro Salgado, Panaji, Tiswadi-Goa, holding PAN Card No. _____ and represented herein by its partners:

 **Manda S Parulekar** **ALPHA IMPEX PRIVATE LIMITED**
M/S. I.A.G. ENTERPRISE **DIRECTOR**
 **PARTNER**

1. Mr. ALLEN CARMO LOBO alias ALLEN DO PERPETUO SOCORRO DO CARMO LOBO, 62 years of age, s/o late Mr. Jose Quintino do Carmo Lobo, married, Engineer, Indian National, holding PAN Card No. _____, Aadhar Card No. _____, and his wife;
2. Mrs. JESSICA SOFIA LEITAO, 58 years of age, d/o late Mr. Antonio Simao Jose Leitao and wife Mr. Allen do Carmo Lobo, married, housewife, Canadian National of Indian Origin holding OCI Card No. _____, holding PAN Card No. _____, represented herein by her attorney-holder and husband: Mr. ALLEN CARMO LOBO alias ALLEN DO PERPETUO SOCORRO DO CARMO LOBO, partner of M/s IAG Enterprises, duly constituted vide power of attorney dated 4th September, 2009, executed before the Notary Adv Wilfred Boadita under No 14643/2009 on 07-09-2009, at Panaji; both residents of A6, Baywatch, Jetty road, Opp. Govt. School, Dona Paula, Panaji, Goa, hereinafter referred to as the 'PURCHASER' (which expression shall unless repugnant to the context or meaning shall be deemed to mean and include the respective heirs of the partners, executors, administrators, successors, legal representatives, administrators and assigns) of the SECOND PART.



ALPHA IMPEX PRIVATE LIMITED

DIRECTOR

Manda S. Parulekar

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PARTNER

AND

ALPHA IMPEX PRIVATE LTD, a Company incorporated under the Companies Act, 2013, under CIN No U15543GA1998PTC002536 on 04-03-1998, having its registered office at Plot Nos. 7, 8 & 9, Pilerne Industrial Estate, Pilerne Bardez Goa, holding PAN Card No _____ and represented by its Director: **Mr. PRASAD SURESH PARULEKAR**, 50 years of age, s/o Mr. Suresh Vishwanath Parulekar, businessman, married, Indian National, holding Aadhar Card No _____ PAN Card No _____ and resident of H. No. A-107, Ambekhand, Betim, Bardez, Goa, 403114, duly authorized vide resolution passed in the Board of Directors on 20-07-2022 hereinafter referred to as the '**CONFIRMING PARTY/DEVELOPER**' (which expression shall unless repugnant to the context or meaning shall be deemed to mean and include its successors-in-office, executors, legal representatives, administrators and assigns) of the **THIRD PART.**

WHEREAS:

1. There exists a property known as "CUMBIACHI GALLI", admeasuring 3,07,437 sq.mtrs, bearing survey No **289/0** of Village Carambolim, situated at

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Carambolim, Tiswadi, Goa, within the limits of the Village Panchayat of Carambolim, more particularly described under Schedule I hereunder and hereinafter referred to as the 'SAID PROPERTY' for brevity's sake.

2. The SAID PROPERTY originally formed part of the Larger Property described under Description No 2307, folio 129 of Book B-27(Old) in the Land Registration Office of Ilhas at Panaji was bounded as under: On or towards the EAST: by the compound wall of the extinct fort; On or towards the WEST: by the public way; On or towards the NORTH: by the enclosure of the Comunidade of Carambolim; On or towards the SOUTH: by the enclosure of the Comunidade of Carambolim.

3. The Larger Property described under Description No 2307 originally belonged to a Sociedade Familia comprising of members of Bandari family, which Sociedade Familia was established by Deed dated 25-03-1900 registered in Book No 42 at folio 4v of the Notary of the Comarca of Bicholim, Ferreira.

4. The aforesaid Sociedade Familia was dissolved vide Deed of Partition of the Clerk of the 3rd Office of



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M/S. I.A.G. ENTERPRISES⁵

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Ilhas, Cristovao Maria de Menezes of the Court of the Judge Emerico de Alpoi Cerqueira Borges Cabral, together with the Deed of Conferment of Right in the Inventory Proceedings that were held on the death of one of the members of the Sociedade Familia, namely Gopica Bandarinim, in terms of which the Larger Property described under Description No 2307 came to be allotted to the said Ananta Locu Bhandari.

5. Consequently, the Larger Property described under Description No 2307 came to be inscribed in favour of the said Ananta Locu Bhandari on 17th October, 1932 vide Inscription No 7194 at folio 146v and 147 of Book G-16 of the Land Registration Office of Ilhas, at Panaji.

6. The said Ananta Locu Bhandari who expired on 19-10-1945 leaving behind his widow and moiety-holder Ramabai Locu Bhandare and as his heirs, his two sons: (a) Venctexa Ananta Bandari married to Manicabai Bandari and (b) Vassanta Ananta Bandari married to Nirmalabai Bandari who partitioned the Larger Property into two equal parts vide Deed of Declaration of Heirship and Partition dated 09-12-1945 drawn in the office of Notary of Judicial Division of Ilhas in Book No. 391 at pages 90 onwards.

ALPHA IMPEX PRIVATE LIMITED



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Manda S. Parulekar

M/S. I.A.G. ENTERPRISES



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7. Therefore, the right, title and interest in the Larger Property came to be vested in the following shares, viz:

- a. Venctexa Ananta Bandari - ½ share
married to
Manicabai Bandari
- b. Vassanta Ananta Bandari - ½ share
married to
Nirmalabai Bandari

8. Consequently, one-half share in the Larger Property came to be inscribed in favour of Vassanta Ananta Bandari and his wife Nirmalabai Bandari vide Inscription No 16892 at folio 91v of Book G-29 on 20-12-1945 and the other half share in the Larger Property came to be inscribed in favour of Venctexa Ananta Bandari and his wife Manicabai Bandari vide Inscription No 16893 at folio 92 of Book G-29 on 20-12-1945, both in the Land Registration Office of Ilhas, at Panaji.

9. The said Venctexa Ananta Bandari and his wife Manicabai Bandari then gifted their one-half (1/2) share in the Larger Property to their son Prabacora Venctexa Bandari alias Prabhakar Venkatesh

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Manda S. Parulekar

M/S. I.A.G. ENTERPRISES


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Bhandare vide the same Deed of Declaration of Heirship and Partition dated 09-12-1945 drawn in the office of Notary of Judicial Division of Ilhas in Book No. 391 at pages 90 onwards and consequently their half share in the Larger Property came to be inscribed in favour of their son Prabacar Venctexa Bandari vide Inscription No 16894 at folio 92v of Book G-29 on 20-12-1945 in the Land Registration Office of Ilhas, at Panaji.

10. The said Vassanta Ananta Bandari alias Vassant Anant Bhadari thereafter expired on 27-08-1987 leaving behind his widow and moiety holder: Nirmalabai Vasant Bhandare and as his universal heirs, the following, viz:



- a. Ananta Vassanta Bhandari alias Anant Vasant Bhadare married to Rekha Anant Bhandare
- b. Jai Pracash Vassanta Bandari alias Jayprakash Vasant Bhandare alias Prakash Vasant Bhandare married to Indira Jayprakash Bhandare
- c. Vamana Vassanta Bandari alias Vaman Vasant Bhandare and his wife Vrinda Vaman Bhandare
- d. Canta Vassanta Bandari alias Kanta Govind Kamat and her husband Govind Krishna Kamat

M/S. I.A.G. ENTERPRISES

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e. Voizn Vassanta Bandari alias Preeta Anand
Sawakar married to Anand Bhagvant Sawarkar

11. The said (i) Kanta Vassanta Bandari alias Kanta Govind Kamat and her husband Govind Krishnaji Kamat and (ii) Voizn Vassanta Bandari alias Preeta Anand Sawakar married to Anand Bhagvant Sawarkar, relinquished their share to the estate of their late father/father-in-law Vassanta Ananta Bhandari vide Termo de Repudio de Heranca dated 19th November 1987 executed before the Hon'ble Civil Judge G V Ratnam in the Court of the Civil Judge Senior Division at Panaji.



12. Consequently, the one-half share in the Larger Property of Vassanta Ananta Bandari came to be vested in the following, viz:

- a. Nirmalabai Bandari, widow and moiety-holder;
- b. Ananta Vassanta Bhandari alias Anant Vasant Bhandare married to Rekha Anant Bhandare
- c. Jai Pracash Vassanta Bandari alias Jayprakash Vasant Bhandare alias Prakash Vasant Bhandare married to Indira Jayprakash Bhandare
- d. Vamana Vassanta Bandari alias Vaman Vasant Bhandare and his wife Vrinda Vaman Bhandare

M/S. I.A.G. ENTERPRISES

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13. Therefore, the Larger Property came to be vested as under in the following shares, viz:

- a. Prabacora Venctexa Bandari alias- ½ share
Prabhakar Venkatesh Bhandare, bachelor
- b. Nirmalabai Vassant Bhandare - 1/4th share
alias Nirmalabai Bandari,
widow and moiety-holder
- c. Ananta Vassanta Bhandari - 1/12th share
alias Anant Vassant Bhandare
married to
Rekha Anant Bhandare
- d. Jai Pracash Vassanta Bandari - 1/12th share
alias Jayprakash Vassant Bhandare
alias Prakash Vasant Bhandare
married to Indira Jayprakash
Bhandare alias Indira Prakash Bhandarie
- e. Vamana Vassanta Bandari - 1/12th share
alias Vaman Vassant Bhandare
and his wife Vrinda Vaman Bhandare



14. The said (i) Prabacora Venctexa Bandari alias Prabhakar Venkatesh Bhandare, bachelor (ii) Nirmalabai Vassant Bhandare alias Nirmalabai Bandari, widow (iii) Ananta Vassanta Bhandari alias Anant Vassant Bhandare and his wife Rekha Anant

M/S. I.A.G. ENTERPRISES

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Bhandare (iv) Jai Pracash Vassanta Bandari alias Jayprakash Vassant Bhandare alias Prakash Vasant Bhandare married to Indira Jayprakash Bhandari alias Indira Prakash Bhandarie (v) Vamana Vassanta Bandari alias Vaman Vassant Bhandare and his wife Vrinda Vaman Bhandare then sold the Larger Property to the VENDORS herein vide Deed of Sale dated 06-07-2006, registered under No. 2044 at pages 278 to 389 of Book I, Volume 1670 on 07-08-2006 in the Office of Sub-Registrar of Ilhas/Tiswadi at Panaji.

15. The VENDORS are, therefore, vested with right, title and possession of the SAID PROPERTY and being married under the Regime of Communion of Assets are holding moiety shares in the SAID PROPERTY.



16. The VENDOR No. 1 subsequently mutated his name in Form I & XIV of the Larger Property and in order to develop the Larger Property applied for and obtained Conversion Sanad dated 29-11-2007 bearing No RB/CNV/TIS/55/2007 issued by the Office of the Addl Collector of North at Panaji, of a part of the Larger Property admeasuring 2,92,815 sq. mts for residential purpose.

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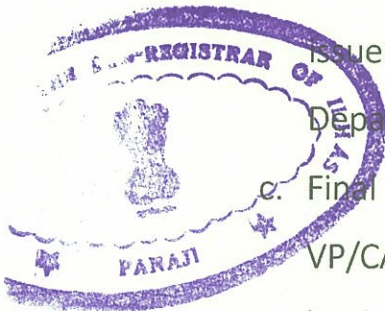
Manda S. Parulekar

17. The VENDORS then sold portions of the Larger Property and therefore the balance area constitutes the SAID PROPERTY and the VENDORS then entered into an Agreement dated 17th April, 2009, executed before the Notary D P Dabholker under No 3091/2009 with the CONFIRMING PARTY/DEVELOPER for the sale and development of the SAID PROPERTY by sub-division into plots and obtained the following permissions, viz:

a. Final No Objection Certificate dated 05-05-2016 issued by the Asst Engineer, Office of the Asst Engineer, PWD, St. Inez, Panaji, Goa.

b. Final No Objection Certificate dated 21-10-2016 issued by the Town & Country Planning Department.

c. Final No Objection Certificate bearing No VP/CAR/2016-17/1050 dated 31-10-2016 issued by the Village Panchayat of Carambolim.



18. The VENDORS and the CONFIRMING PARTY/DEVELOPER have further represented to the PURCHASER as under:

a. That the SAID PROPERTY is zoned as "settlement" in the Regional Plan which has been corroborated vide Zoning Certificate dated 27-09-2017 issued by the Deputy Town Planner.

M/S. I.A.G. ENTERPRISES

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- b. That there is no road or access through the SAID PLOT as an access to any other person, nor there is any easement right of way to any other person through the SAID PLOT.
- c. That there are no tenants and or mundkars and/or any other person who can claim any right of whatsoever nature in respect of the SAID PLOT and the VENDORS are the sole and exclusive owners of the SAID PLOT.
- d. That save and except these presents and the Agreement dated 17th April, 2009 with the CONFIRMING PARTY/DEVELOPER, the VENDORS have not entered into any Agreement, Deed, Memorandum of Understanding to convey the SAID PLOT to any other person/entity.



19. The PURCHASER has issued a public notice dated 17-07-2022 in the English Daily, the Navhind Times with respect to the present sale of the SAID PLOT and no objection/s have been received by the Advocate of the PURCHASER in respect thereto.

20. Based on the aforesaid representations of the VENDORS and the CONFIRMING PARTY/DEVELOPER, the PURCHASER has agreed to purchase a plot of land designated as Plot No Y-4, admeasuring 2,144

M/S. I.A.G. ENTERPRISES

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Manda S. Parulekar

sq.mtrs, forming part of the SAID PROPERTY described under Schedule I hereunder, bearing survey No 289/0(part) of Village Carambolim, situated at Carambolim, Tiswadi, Goa, within the limits of the Village Panchayat of Carambolim, hereinafter referred to as the 'SAID PLOT' for brevity's sake, more particularly described under Schedule II hereunder and delineated in red in the plan annexed hereto and consequently the parties entered into a Memorandum of Understanding dated 20th July, 2022.

21. In terms of the said Memorandum of Understanding dated 20th July, 2022, the PURCHASER agreed to purchase the SAID PLOT for a sum of Rs. 1,92,96,000/- (Rupees one crore, ninety-two lakhs and ninety-six thousand only), which is and constitutes the market value of the SAID PLOT and the VENDORS agree that they shall not hereinafter enhance or increase the purchase consideration of the SAID PLOT.

22. The VENDORS and the CONFIRMING PARTY/DEVELOPER have furnished Certificate of Nil Encumbrance dated 18-08-2022 bearing No 1148/2022 issued by the Office of the Civil Registrar

M/S. I.A.G. ENTERPRISES



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DIRECTOR

and Sub-Registrar of Tiswadi, at Panaji to corroborate that there are nil encumbrances on the SAID PLOT.

23. The parties hereto are executing these presents on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. IN CONSIDERATION of the sum of Rs. 1,92,96,000/- (Rupees one crore, ninety-two lakhs and ninety-six thousand only) paid on execution of these presents by the PURCHASER to the VENDORS & CONFIRMING PARTY/DEVELOPER as follows:

a. Rs.2,50,000/- (Rupees two lakhs and fifty thousand only) vide cheque bearing No 000004 dated 20-07-2022 drawn on HDFC Bank, Panaji Branch in favour of the VENDOR No 1.

b. Rs.2,50,000/- (Rupees two lakhs and fifty thousand only) vide cheque bearing No 000005 dated 20-07-2022 drawn on HDFC Bank, Panaji Branch in favour of the VENDOR No 2.

c. Rs.70,00,000/- (Rupees seventy lakhs only) vide RTGS bearing UTR No HDFCR52022083092276744 on 30-08-2022 from Account No 59209422450380, HDFC Bank, Panaji Branch to the Account No 5293201000110, Canara Bank,

M/S. I.A.G. ENTERPRISES


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Betim Branch of the CONFIRMING PARTY/DEVELOPER.

- d. Rs.25,00,000/- (Rupees twenty-five lakhs only) vide RTGS bearing UTR No HDFCR52022100450432161 on 29-09-2022 from Account No 59209422450380, HDFC Bank, Panaji Branch to the Account No 5293201000110, Canara Bank, Betim Branch of the CONFIRMING PARTY/DEVELOPER.
- e. Rs.35,00,000/- (Rupees thirty-five lakhs only) vide RTGS bearing UTR No HDFCR5202210205431975 20-10-2022 from Account No 59209422450380, HDFC Bank, Panaji Branch to the Account No 5293201000110, Canara Bank, Betim Branch of the CONFIRMING PARTY/DEVELOPER.
- f. Rs.2,70,027/- (Rupees two lakhs, seventy thousand and twenty-seven only) vide cheque bearing No 000015 dated 22-10-2022 drawn on HDFC Bank, Panaji Branch in favour of the VENDOR No 1.
- g. Rs.2,70,027/- (Rupees two lakhs, seventy thousand and twenty-seven only) vide cheque bearing No 000016 dated 22-10-2022 drawn on HDFC Bank, Panaji Branch in favour of the VENDOR No 2.
- h. Rs. 50,62,986/- (Rupees fifty-two lakhs, sixty-two thousand, nine hundred and eighty-six only) vide cheque bearing No 000018 dated 22-10-2022

M/S. I.A.G. ENTERPRISES



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Manda S. Parulekar

ALPHA IMPEX PRIVATE LIMITED



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drawn on HDFC Bank, Panaji Branch in favour of the CONFIRMING PARTY/DEVELOPER.

- i. Rs 1,92,980/- (Rupees one lakh, ninety-two thousand, five hundred and thirty only) being TDS deducted @1% in terms of the mandatory provisions of the Income Tax Act, 1961 and paid vide challan No (a) 32778 dated 18-10-2022 of HDFC Bank, Net-banking Branch, (b) 33331 dated 18-10-2022 of HDFC Bank, Net-banking Branch and (c) 33664 dated 18-10-2022 of HDFC Bank, Net-banking Branch.

(the receipt whereof the VENDORS and the CONFIRMING PARTY/DEVELOPER do hereby admit and acknowledge), the VENDORS as the absolute and exclusive owners of the SAID PLOT designated as Plot No Y-4, admeasuring 2,144 sq.mtrs, forming part of the SAID PROPERTY described under Schedule I, bearing survey No 289/0(part) of Village Carambolim, situated at Carambolim, Tiswadi, Goa, within the limits of the Village Panchayat of Carambolim, more particularly described under Schedule II hereunder, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PLOT delineated in red in the plan annexed hereto and the CONFIRMING PARTY/DEVELOPER confirms the conveyance of the **M/S. I.A.G. ENTERPRISES**



PARTNER

Manda S. Parulekar

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DIRECTOR

SAID PLOT to the PURCHASER herein TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PLOT or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PLOT or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PLOT or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PLOT and rights thereto in the SAID PLOT hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT HOWEVER the PURCHASER shall make the payment of all rates, taxes, assessments, dues, duties and any other charges hereafter, which becomes payable to the Government, Village Panchayat Body or the



M/S. I.A.G. ENTERPRISES

PARTNER

Manda S. Parulekar

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Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.

2. The VENDORS and the CONFIRMING PARTY/DEVELOPER are aware of the fact that the PURCHASER has relied on the correctness of the statements set forth in this Deed of Sale and has agreed to pay the amounts in this Deed of Sale in consideration of the VENDORS and the CONFIRMING PARTY/DEVELOPER selling, conveying and transferring all their respective rights, title interest in the SAID PLOT to the PURCHASER and the parties agree that the recitals form an integral part of this Deed of Sale.



3. The VENDORS and the CONFIRMING PARTY/DEVELOPER covenant with the PURCHASER that the VENDORS have in themselves absolute right, title and interest in the SAID PLOT and that there are no other person/s or entity that have any claim or interest in the SAID PLOT and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PLOT hereby conveyed and the VENDORS and the CONFIRMING PARTY/DEVELOPER undertake to indemnify the PURCHASER against any

M/S. I.A.G. ENTERPRISES

PARTNER

Manda S. Parulekar

ALPHA IMPEX PRIVATE LIMITED

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person/s who may prove a better title to the SAID PLOT. It is also undertaken by the VENDORS and the CONFIRMING PARTY/DEVELOPER that in the event of a claim through a defect in title to the SAID PLOT, the VENDORS and the CONFIRMING PARTY/DEVELOPER shall indemnify the PURCHASER against all such losses that the PURCHASER may suffer as a consequence of such claim.

4. The VENDORS and the CONFIRMING PARTY/DEVELOPER do hereby covenant with the PURCHASER that the VENDORS and the CONFIRMING PARTY/DEVELOPER have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PLOT and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PLOT.

5. The VENDORS and the CONFIRMING PARTY/DEVELOPER have delivered unto the PURCHASER vacant and exclusive possession of the SAID PLOT and the PURCHASER may from time to

M/S. I.A.G. ENTERPRISES


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Manda S. Paul

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time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PLOT hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any person/s claiming to or from, under or in trust for them including the CONFIRMING PARTY/DEVELOPER.

6. The VENDORS and CONFIRMING PARTY/DEVELOPER also assure the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PLOT conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.

7. The PURCHASER shall hold the SAID PLOT free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and the CONFIRMING PARTY/DEVELOPER and well and sufficiently saved, defended, kept harmless and indemnified of and from and against charges and encumbrances

M/S. I.A.G. ENTERPRISES



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Manda S. Parulekar

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whatsoever made occasioned or to claim by, from or in trust for them. The VENDORS and the CONFIRMING PARTY/DEVELOPER agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS including the CONFIRMING PARTY/DEVELOPER shall keep the PURCHASER and or the respective heirs of the partners, successors, nominees, administrators, assigns or any of them including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS and the CONFIRMING PARTY/DEVELOPER shall keep the PURCHASER indemnified against any and all such contingencies all the above specifically relating to the SAID PLOT.

8. The VENDORS and the CONFIRMING PARTY/DEVELOPER and or their heirs, successors, nominees, administrators, assigns or any of them and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them including the CONFIRMING

M/S. I.A.G. ENTERPRISES



PARTNER

Manda S. Parulekar

ALPHA IMPEX PRIVATE LIMITED




DIRECTOR

PARTY/DEVELOPER shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PLOT and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER, and or the respective heirs of the partners, successors, nominees, administrators, assigns or any of them.

9. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PLOT hereby conveyed to the PURCHASER and the PURCHASER shall indemnify and keep indemnified the VENDORS and the CONFIRMING PARTY/DEVELOPER against any such liability from the date of execution of these presents and all taxes and other dues upto the date of execution of these presents shall be borne and paid by the VENDORS and the CONFIRMING PARTY/DEVELOPER herein.

M/S. I.A.G. ENTERPRISES


PARTNER


Manda S. Paulekar

ALPHA IMPEX PRIVATE LIMITED


DIRECTOR

10. The VENDORS shall on execution of these presents handover to the PURCHASER certified copies of all documents and evidence of title in their possession, pertaining to the SAID PLOT.

11. The PURCHASER shall be entitled on execution of these presents to carry out mutation/partition of the SAID PLOT in the corresponding Form I & XIV/Survey plan and the VENDORS and the CONFIRMING PARTY/DEVELOPER declare that they shall render full co-operation to the PURCHASER, without claiming any further costs, in getting the SAID PLOT demarcated and sub-divided in all the land and revenue records and physically on the SAID PROPERTY and clearing all objections thereto at the exclusive costs to be borne by the PURCHASER and shall execute all documents granting their No objection for the same.

12. The VENDORS and the CONFIRMING PARTY/DEVELOPER agree and undertake that on execution of this Deed of Sale, the VENDORS and the CONFIRMING PARTY/DEVELOPER have been left with no right, interest or title in the SAID PLOT and the PURCHASER shall have absolute right to transfer, assign, convey encumber, charge, mortgage the SAID

M/S. I.A.G. ENTERPRISES



PARTNER

Manda S. Panulekar

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DIRECTOR

PLOT to any person at such terms and conditions that it may deem fit and proper at its sole discretion and deal with the SAID PLOT in any manner whatsoever.

13. The CONFIRMING PARTY/DEVELOPER has no objection to the present sale in favour of the PURCHASER and the CONFIRMING PARTY/DEVELOPER further confirms that the VENDORS alone are the sole owners in possession of the SAID PLOT and therefore the VENDORS are entitled solely to sell the SAID PLOT and confirms the present sale for all legal purposes in favour of the PURCHASER.

14. The subject matter of the present sale is 'non-agricultural property' as the SAID PLOT has been converted vide Conversion Sanad dated 29-11-2007 bearing No RB/CNV/TIS/55/2007 issued by the Office of the Addl Collector of North at Panaji and the parties have not violated FEMA, 1999 and RBI guidelines and the Office of the Sub-Registrar of Tiswadi shall not be responsible if the parties violate FEMA and RBI guidelines.

15. For the purpose of stamp duty and valuation the present Deed of Sale is valued at Rs. 1,92,96,000/-

M/S. I.A.G. ENTERPRISES



PARTNER

Manda S. Panulekar

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DIRECTOR

(Rupees one crore, ninety-two lakhs and ninety-six thousand only) and therefore necessary stamp duty of Rs. 9,66,000/- (Rupees nine lakhs and sixty-six thousand only) is engrossed on these presents by the PURCHASER.

16. The parties hereto shall have no claim against each other hereinafter, except as hereinabove mentioned, once this deed is duly executed and its execution is admitted before the Sub-Registrar of Tiswadi, at Panaji.

17. The VENDORS shall admit execution of these presents through their attorney holder: Mr. JAYESH DEEPAK MALVANKAR, 41 years of age, s/o Mr. Deepak Vasu Malvankar, service, Indian National, married, holding Aadhar Card No 2661 5219 6048, PAN Card No AXGPM0713M and resident of 78 B1, Sonarbhat, Verem, Reis Magos, Bardez, Goa, 403114, duly constituted vide Power of attorney dated 12-11-2020, registered under No PNJ-PoA-Register-65-2020 on 12-11-2020 in the Office of the Sub-Registrar of Tiswadi, at Panaji.

M/S. I.A.G. ENTERPRISES



PARTNER

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DIRECTOR



Manda S. Parulekar

SCHEDULE I
[SAID PROPERTY]

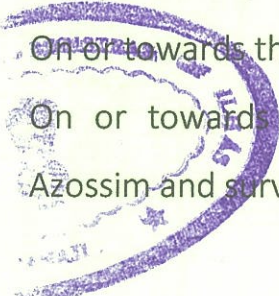
ALL THAT PROPERTY known as "CUMBIACHI GALLI",
admeasuring 3,07,437 sq.mtrs, bearing survey No **289/0** of
Village Carambolim, situated at Carambolim, Tiswadi, Goa,
within the limits of the Village Panchayat of Carambolim,
described under Description No 2307, folio 129 of Book B-
27(Old) in the Land Registration Office of Ilhas at Panaji, not
known to be registered in the Taluka Revenue Office and is
bounded as under:

On or towards the EAST : by survey no 291/1(part), 290/2
& 288/2;

On or towards the WEST : by the village boundary of
Goalim-Moula;

On or towards the NORTH: by survey no 291/1(part);

On or towards the SOUTH: by the village boundary of
Azossim and survey No. 288/2.



SCHEDULE II
[SAID PLOT]

ALL THAT PLOT of land designated as Plot No Y-4,
admeasuring **2,144 sq.mtrs**, forming part of the SAID
PROPERTY described under Schedule I above, bearing
survey No **289/0(part)** of Village Carambolim, situated at

M/S. I.A.G. ENTERPRISES

Handwritten signature

PARTNER

ALPHA IMPEX PRIVATE LIMITED

Handwritten signature

DIRECTOR

Handwritten signature

Handwritten signature
Manda S. Parulekar

Carambolim, Tiswadi, Goa, within the limits of the Village Panchayat of Carambolim, and which plot is bounded as under:

On or towards the EAST : by Plot No Y-5 of survey No 289/0 and open space;

On or towards the WEST : by Plot No Y-3 of survey No 289/0;

On or towards the NORTH: by the 15-meter road;

On or towards the SOUTH: by Plot No X-4 of survey No 289/0.

(The SAID PLOT is delineated in red in the plan annexed hereto by the parties)

IN WITNESS WHEREOF the parties hereto have executed these presents on the date hereinabove mentioned.



ALPHA IMPEX PRIVATE LIMITED


DIRECTOR

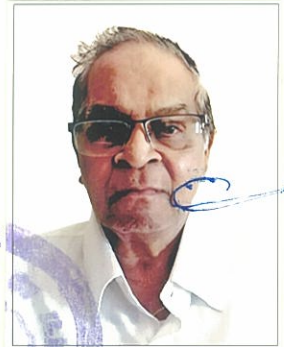
M/S. I.A.G. ENTERPRISES


PARTNER



Manda S. Paultekar

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDORS]



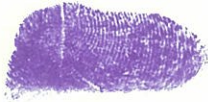
1.

Mr. SURESH VISHWANATH PARULEKAR

L. H.

R. H.

(i)



(i)



(ii)



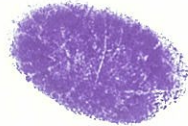
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(iii)



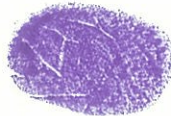
(iii)



(iv)



(iv)



(v)

PARTNER

ALPHA IMPEX PRIVATE LIMITED

DIRECTOR

29

M/S. I.A.G. ENTERPRISES

Manda S. Parulekar



2. Manda S. Parulekar

Mrs. MANDA SURESH PARULEKAR



L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



ALPHA IMPEX PRIVATE LIMITED

DIRECTOR

Manda S. Parulekar
M/S. I.A.G. ENTERPRISES

PARTNER

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]



Allen



Mr. ALLEN CARMO LOBO alias ALLEN DO
PERPETUO SOCORRO DO CARMO LOBO
for self and as attorney-holder of
Mrs. JESSICA SOFIA LEITAO
PARTNERS
M/s IAG ENTERPRISES

L. H.

R. H.

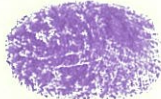
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(i)



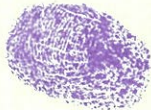
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(ii)



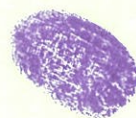
(iii)



(v)



(v)



ALPHA IMPEX PRIVATE LIMITED

Manda S. Parulekar

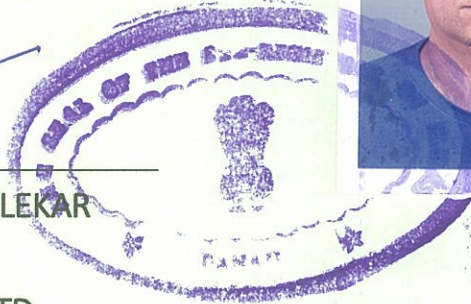
Manda S. Parulekar
M/S. I.A.G. ENTERPRISES

Manda S. Parulekar

PARTNER

[Signature]
DIRECTOR

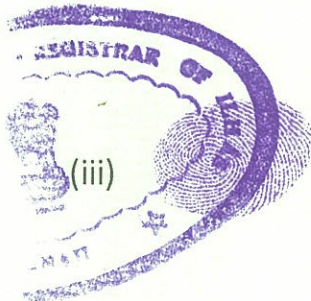
SIGNED SEALED AND DELIVERED BY THE]
WITHIN-NAMED CONFIRMING PARTY]



Mr. PRASAD SURESH PARULEKAR
Director
ALPHA IMPEX PRIVATE LTD

L. H.

R. H.



M/S. I.A.G. ENTERPRISES


PARTNER

ALPHA IMPEX PRIVATE LIMITED

DIRECTOR

Manda S. Parulekar

WITNESSES

1. 
Mr. MENINO SILVEIRA
House No 37/6, Dandi, Agassaim,
St Laurence, Tiswadi, Goa, 403204

2. 
Mr. TAMIL SELVAN RAJAPANDIAN
House No 151/3, Ferry Point,
Palmar, Pomburpa, Bardez, Goa 403523



M/S. I.A.G. ENTERPRISES



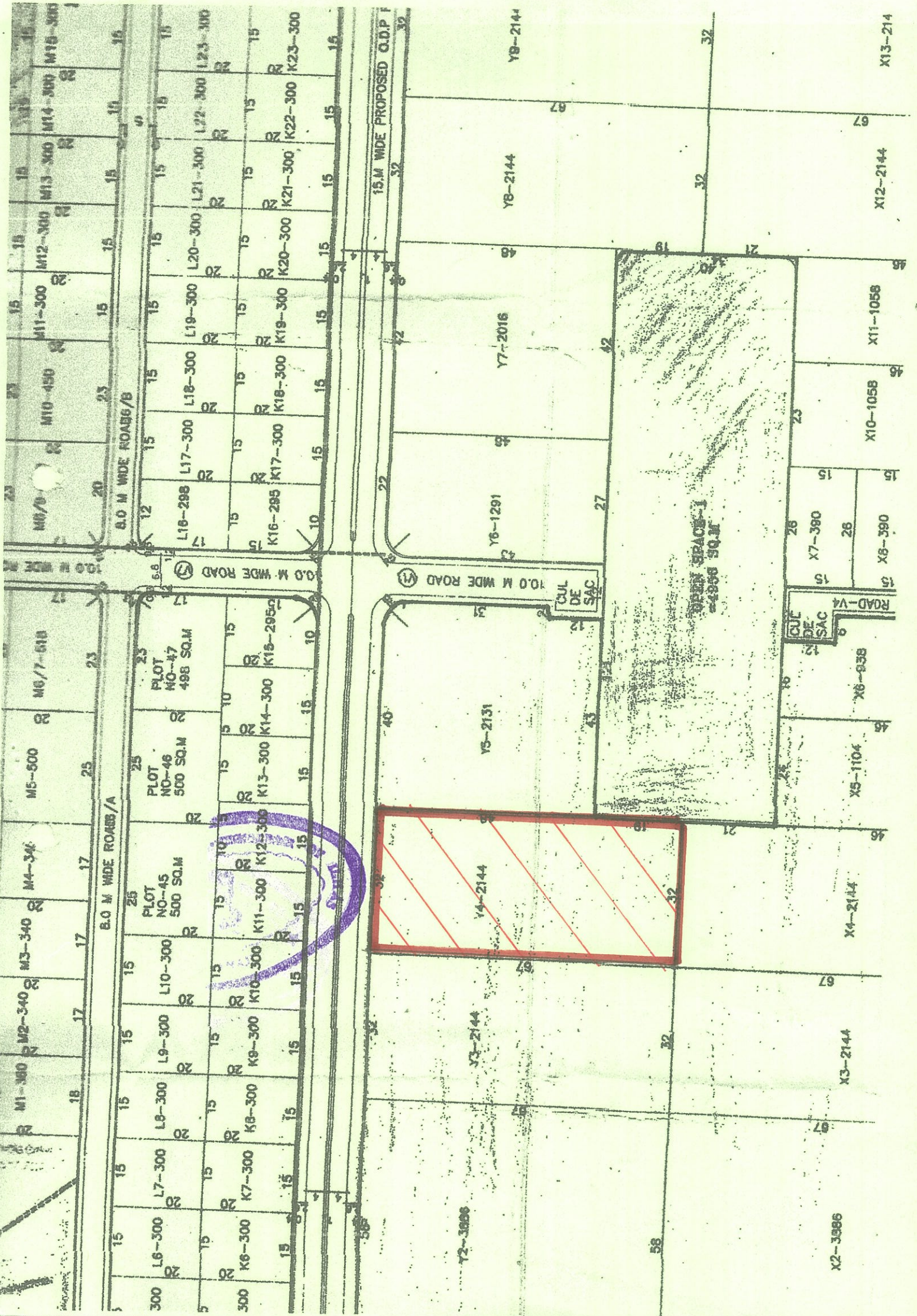
PARTNER

ALPHA IMPEX PRIVATE LIMITED



DIRECTOR


Manda S. Parulekar



M/S. I.A.G. ENTERPRISES

ALPHA IMPEX PRIVATE LIMITED

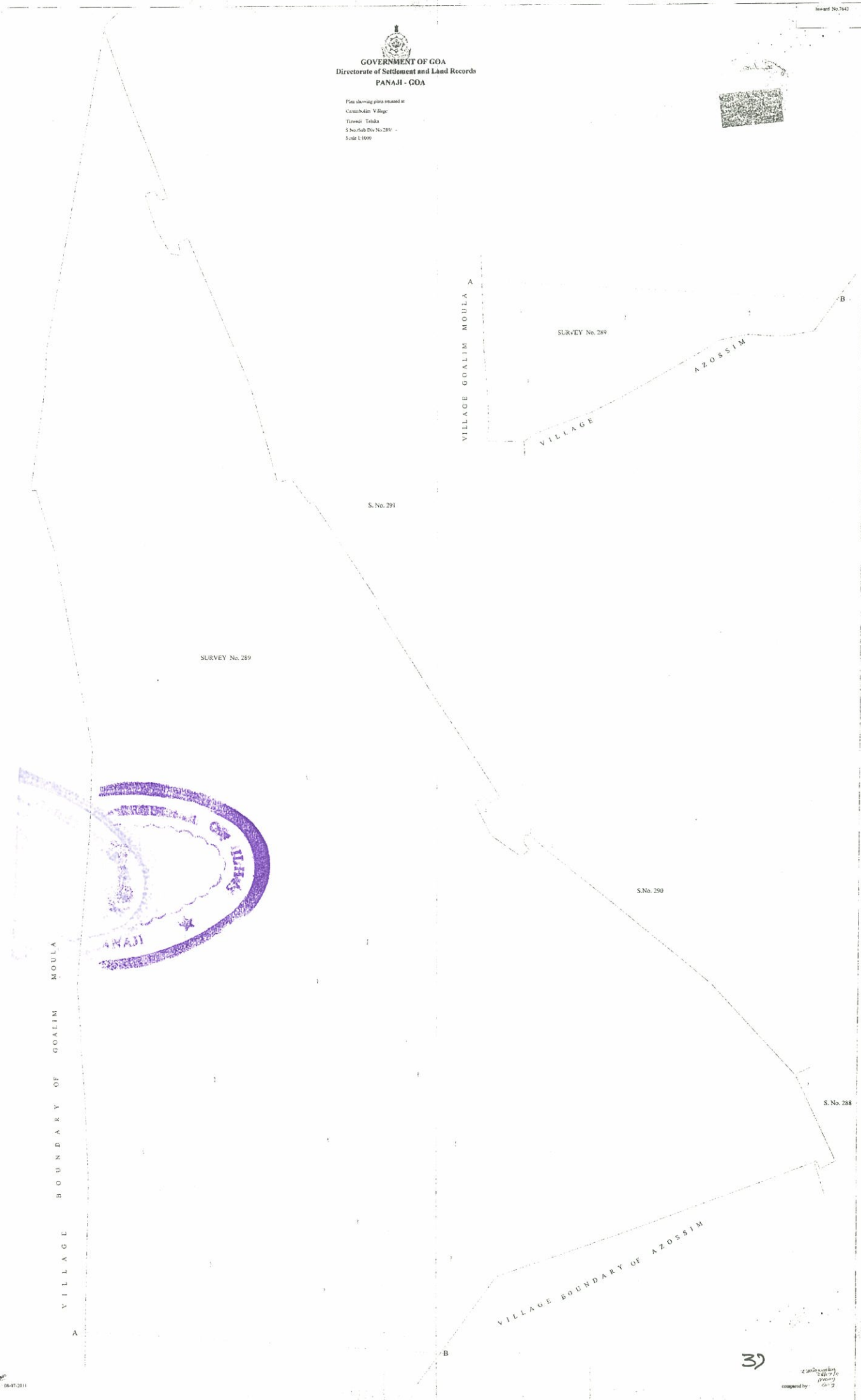
Manda S. Patil
Manda S. Patil

[Signature]
PARTNER

[Signature]
DIRECTOR

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

Plan showing plots situated at
Carambolim Village
Tiswadi Taluka
S.No./Sub Div No. 289
Scale: 1:1000





Office of the Village Panchayat
Carambolim,
Tiswadi - Goa.

Ph. 2284964

Ref. No.: VP/CAR/2016-17/1050

Date 31/10/2016

FINAL N.O.C FOR SUB-DIVISION OF LAND

Whereas an application has been made by Suresh V. Parulekar. r/o F-3, Landscape, Mendes Plaza, Opp. Goa State Cooperative Bank, Caranzalem Goa is hereby granted final N.O.C for the proposed final Sub. Division of plan (part plots) in the property bearing survey No. 289/0 of Carambolim Village for plots no. U1 TO U10, D34, Y1 TO Y5 X 1 to X6, L1 TO L10, K1 TO K15 & Plot No. 45, 46, & 47 (Total 50 nos of plots) shown on layout plan in terms of resolution No. 3(3) taken in the fortnightly meeting dated 27/10/2016. On the terms and condition as indicated by the office of town and Country Planning Department, Tiswadi Taluka vide letter no Tis/5056/CAR/TCP/16/1416 dated 21/10/2016.

- 1) The permission is recommended as per the plans hereby annexed
 - 2) The permission is liable to be revoked if it is based on the false information or writing of plans' calculation' Document or any other accompaniment of the application are found to be incorrect or wrong at any stage.
 - 3) Any change to be corrected to the approved plans, prior permission has to be obtained from this office
 - 4) There should not be any drinking water well within 15meters of septic tank
 - 5) All internal roads shall be treated as public roads
 - 6) License for construction should be issued after obtaining approval for the structural drawing from Assistant Engineer, PWD.
 - 7) Traditional access/drain water if any, passing through the plot should not be blocked
 - 8) This NOC is only for plots Nos. U1 TO U10, D34, Y1 TO Y5 X1 to X6, L1 TO L10, K1 TO K15 & Plot No. 45, 46, & 47 (Total 50 nos of plots as shown in layout plan.
 - 9) If any cutting of sloping land is involved during the secondary development permission under section 17-A should be obtained from chief town planner.
 - 10) This NOC is issued based on Conversion Sanad under Ref. No.(1) No.RB/CNV/TIS/55/2007 dated 29/11/2007.
- 11) Arrangement for "garbage Disposal" should be made at your end.

This certifies the embossed Seal of this Village Panchayat of Carambolim Goa.

To.
Mr. Suresh V. Parulekar
F-3, Landscape, Mendes Plaza
Opp. Goa State Cooperative Bank
Caranzalem-Goa.



Secretary
V. P. Carambolim



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 26-Oct-2022 12:28:05 pm

Document Serial Number :- 2022-PNJ-2846

Presented at 12:19:40 pm on 26-Oct-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	964800
2	Registration Fee	578880
3	Mutation Fees	2500
4	Processing Fee	2620
Total		1548800

Stamp Duty Required :964800/-













Stamp Duty Paid : 966000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Allen Carmo Lobo Alias Allen Do Perpetuo Socorro Do Carmo Lobo As Partner Of Ms IAG Enterprises ,Father Name:Jose Quintino Do Carmo Lobo, Age: 62, Marital Status: ,Gender:Male,Occupation: Engineer, Address1 - A6, Baywatch, Jetty road, Opp. Govt. School, Dona Paula, Panaji, Goa, Address2 - , PAN No.: [REDACTED]			






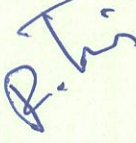
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Allen Carmo Lobo Alias Allen Do Perpetuo Socorro Do Carmo Lobo As Partner Of Ms IAG Enterprises , Father Name:Jose Quintino Do Carmo Lobo, Age: 62, Marital Status: ,Gender:Male,Occupation: Engineer, A6, Baywatch, Jetty road, Opp. Govt. School, Dona Paula, Panaji, Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Allen Carmo Lobo Alias Allen Do Perpetuo Socorro Do Carmo Lobo , Father Name:Jose Quintino Do Carmo Lobo, Age: 62,</p> <p>Marital Status: ,Gender:Male,Occupation: Engineer, A6, Baywatch, Jetty road, Opp. Govt. School, Dona Paula, Panaji, Goa,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for Jessica Sofia Leitao As Partner Of MS IAG Enterprises</p>			
3	<p>Prasad Suresh Parulekar As Director Of Alpha Impex Pvt Ltd , Father Name:Suresh Vishwanath Parulekar, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, H. No. A-107, Ambekhand, Betim, Bardez, Goa, 403114, PAN No.:</p>			 ALPHA IMPEX PRIVATE LIMITED DIRECTOR
4	<p>Jayesh Deepak Malvankar , Father Name:Deepak Vasu Malvankar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, 78 B1, Sonarbhat, Verem, Reis Magos, Bardez, Goa, 403114, PAN No.:</p> <p>, as Power Of Attorney Holder for Manda Suresh Parulekar</p>			
5	<p>Jayesh Deepak Malvankar , Father Name:Deepak Vasu Malvankar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, 78 B1, Sonarbhat, Verem, Reis Magos, Bardez, Goa, 403114, PAN No.:</p> <p>, as Power Of Attorney Holder for Suresh Vishwanath Parulekar</p>			

Witness:

I/We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Menino Silveira, Age: 52, DOB: , Mobile: 9823262124, Email: , Occupation: Business , Marital status : Married , Address: 403204 House No 37-6 Dandi Agassaim St Lourence Tiswadi Goa, House No 37-6 Dandi Agassaim St Lourence Tiswadi Goa, Mercurim, Tiswadi, NorthGoa, Goa</p>			
2	<p>Name: Tamil Selvan Rajapandian, Age: 62, DOB: , Mobile: 9422450380 , Email: , Occupation: Service , Marital status : Married , Address: 403523, House No 151-3 Near Ferry Point Palmar Pomburpa Bardez Goa, House No 151-3 Near Ferry Point Palmar Pomburpa Bardez Goa, Pomburpa, Bardez, NorthGoa, Goa</p>			

Apparaothay
26/10/22
Sub Registrar

SUB - REGISTRAR
NGDRS

Document Serial No:-2022-PNJ-2846

Book :- 1 Document
Registration Number :- **PNJ-1-2704-2022**
Date : 26-Oct-2022

Aparanthes
26/10/2022

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

IB - REGISTERED
LEAS



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 26-Oct-2022 12:45:28

Date of Receipt: 26-Oct-2022

Receipt No : 2022-23/4/1936

Serial No. of the Document : 2022-PNJ-2846

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

Received the following amounts from **Allen Carmo Lobo Alias Allen Do Perpetuo Socorro Do Carmo Lobo As Partner Of Ms IAG Enterprises** for Registration of above Document in Book-1 for the year 2022

Registration Fee	578880	E-Challan	• Challan Number : 202200837181 • CIN Number : CPACDWATS5	578880
Processing Fee	2620	E-Challan	• Challan Number : 202200837181 • CIN Number : CPACDWATS5	3120
Total Paid	582000 (Rupees Five Lakh Eighty Two Thousands only)			

Probable date of issue of Registered Document: / /

Apparvata
26/10/2022
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 : *Adv. L. Emmanuel*

Emmanuel

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 **26-Oct-2022**

Signature of the person receiving the Document

Alto

Signature of the Presenter

Chandrasekh
26/10/22

Signature of the Sub-Registrar