



गोवा GOA

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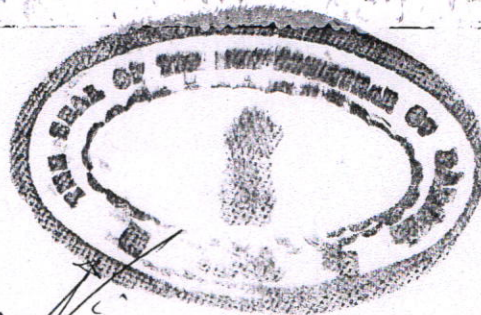


Sr No. 7425 Place of and MAPUSA Date 3/1/18
Value of stamp paper 25000/-
Name of Purchaser A.K. Realty Solutions
Residing at Delhi son of
As there is no one single stamp paper for the
value of Rs. 25000/- additional stamp
papers for the completion of the value is
attached along with.
Purpose Sale Deed Transacting Parties

Signature of Vendor

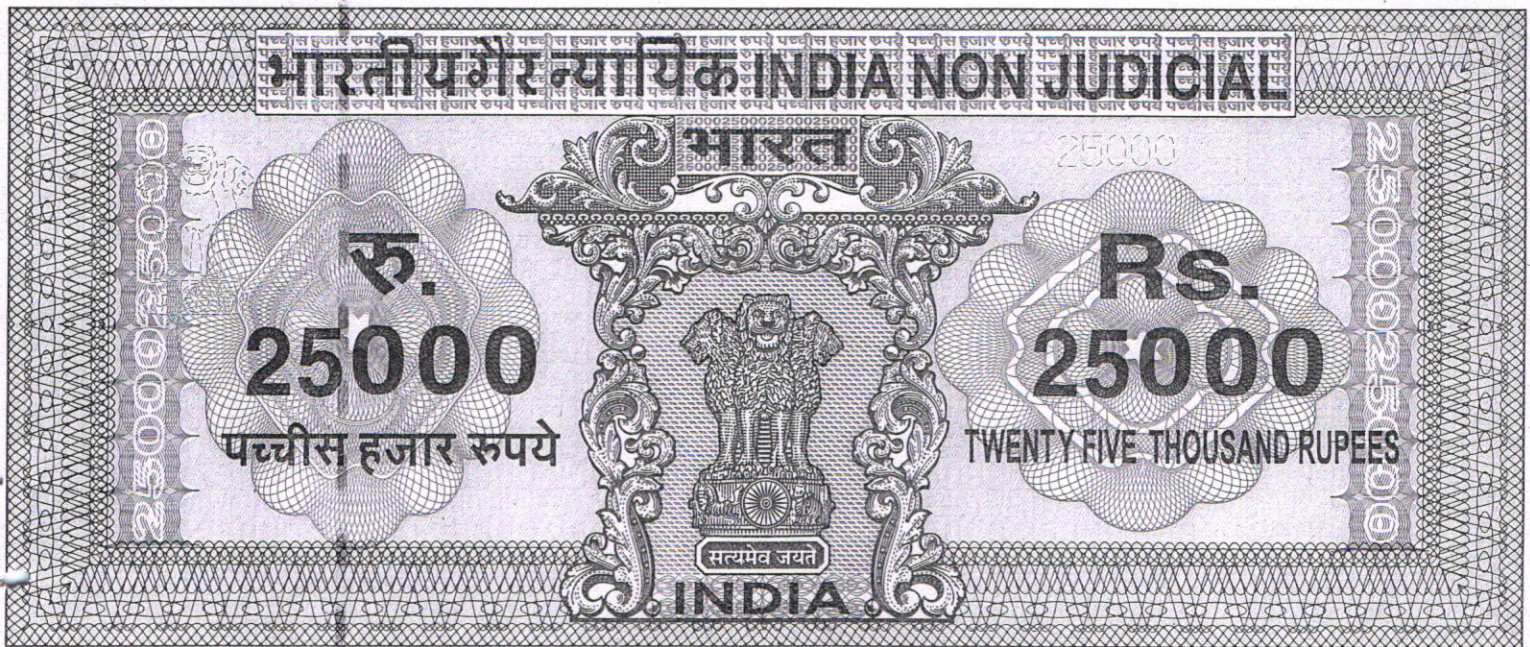
In 22/18 P. Desai Signature of Purchaser

DEED OF SALE



Shanetta

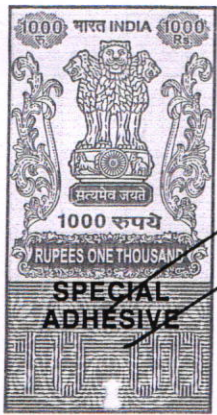
.../2/-



गोवा GOA

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Sr No. 24125 Place of and MAPUSA Date 31/1/18
Value of stamp paper 25000
Name of Purchaser A.K. Realty Solutions
Residing at Delhi son of _____
As there is no one single stamp paper for the
value of Rs. 25000 additional stamp
papers for the completion of the value is
attached along with
Purpose Sale Deed R. Noronha.
Transacting Parties



Signature of vendor
No 22 (R. P. Dossai) Signature of Purchase



- 2 -



DEED OF SALE

.....3/-

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गोवा GOA

082427



Sr No. 7475 Place of and MAPUSA Date 3/7/2018
Value of stamp paper 25000/-
Name of Purchaser A.K. Realty Solutions
Residing at Delhi son of _____
There is no one single stamp paper for the
value of Rs. 75000/- additional stamp
papers for the completion of the value is
attached along with
Purpose Sale Deed Transacting Parties
Signature of Vendor _____
Signature of Purchaser _____
Date 22/5/18 P. Deenan



- 3 -

DEED OF SALE

.....4/-



Shanette

THIS DEED OF SALE, is made and executed
at Mapusa, Bardez, Goa, on this the 2nd day of
the month of August 2018 (02.08.2018);

BETWEEN

1. SHRI.RANDOLPH NORONHA, son of Shri.
Santan Victor Noronha, age 44 years,
married, Indian National, in business,
Holder of Aadhar card bearing no.8561-
7659-0919 and PAN card bearing
No.AFWPN0717N, Email Address:
randolf_noronha@hotmail.com and Mob
No:+91-7722000762 and his wife;

2. SMT.LOWELLA BRIDGET BARRETO, d/o.
Epifanio Joao Barretto, age 39 years,
married, housewife, holder of Aadhar Card
bearing No.9133-3196-5355 and PAN card
bearing No.ANIPB3818J, Email ID:
randolf_noronha@hotmail.com and Mob
No:+91-7722000762, both residing at Flat
No.T7, Delux Apts, D Wing, Tonca,
Nr.Raikar Nursing Home, Caranzalem,
hereafter referred to as '**VENDORS**',
(which expression shall unless repugnant
the context or meaning thereof be deemed

Barretto

Randolf

by

[Signature]

to mean and include their heirs,
administrators, executors, legal
representatives and assigns) **OF THE FIRST
PART.**

The Vendor No.2, Lowella Bridget
Barreto, is herein represented by her
mother, Mrs. Emilia Paulina Barretto, d/o.
late. Remidious Marian Dsouza, age 70
years, Indian National, married, retired,
holding Pan card bearing No.ACAPB5881E
and resident of Flat No.7/F/4, Siddarth
Apartments, Nr.Raikar Nursing Home,
Caranzalem, Tonca-Goa, by virtue of Power
of Attorney dated 04-04-2018 executed
before Notary And Advocate, Shivprasad V
Manerker, under Registration no.2884.

AND

3. M/S A K REALTY SOLUTIONS, Registered
Office :- /H-1583, 2nd Floor, C. R. Park,
New Delhi-110019, having PAN card No.
ABHFA5109Q, Corporate Office: A-
56/22, GROUND FLOOR, SECTOR -62, NOIDA -
201301, herein represented by its
Partner, **SHRI. KAMAL BHATNAGAR,** son of
Shri. Ishwari Dayal Bhatnagar, aged 47
years, married, holding Pan card

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[Signature]

[Signature]

AAAPB6920C, Aadhaar Card 731199258072,
Email Id captkbhatnagar@rediffmail.com,
Telephone No.9311175101, residing at T-
502, Parsvnath Residency, Sector 51,
Noida, hereafter referred to as the
"PURCHASER" (which expression shall,
wherever the context so requires or
admits, means and include, theirs heirs
,executors, administrators and assigns)
OF THE SECOND PART.

All the parties to this Deed are Indian
Nationals.

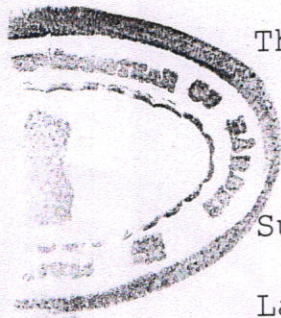
WHEREAS, there exist a Property known as
"PARRAS WADO" or "TOLLEM", admeasuring an area
of **651sq.mts**, Surveyed under Survey No.**51/17-B**,
Village **Nagao**, within the limits of Village
Panchayat of Arpora-Nagao, Taluka Bardez,
North Goa, State of Goa, described in the in
the Land-Registration Office of Ilhas under
no.18963 of Book B-49 (New) page 64V and is
enrolled in the Taluka Revenue Office under
Matriz n.174 of 1st circumscription,
hereinafter referred to as the "**Said Property**"
and is better described in "**Schedule**"
hereinderwritten;

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[Signature]

AND WHEREAS, the **SAID PROPERTY**, was originally a part and parcel of the bigger property bearing Survey No.51/17-Village Nagao.

AND WHEREAS, by a Deed of Sale dated 04-11-1986, duly registered in the Office of the Sub Registrar of Bardez, under No.542, of Book No.I, Vol No.9 dated, 4/10/1988, the original owners, Jeronimo Francisco Vincente Michelle Lobo along with his wife Smt. Agnes Purificacao Lobo sold the northern part of the said bigger property bearing Sy.No.51/17 to Theodore Francisco John D'Costa.



AND WHEREAS, pursuant to Partition in the Survey Records under Section 61 of the Goa Land Revenue code, the said Northern part of the said bigger property was allotted a New Survey Number and the said Northern part was surveyed under Survey No.51/17-B.

AND WHEREAS, the said Theodore D'costa, was married to Eugenia Victoria D'costa and out of their wedlock, the said Theodore and Eugenia had 5 children, (1)Mary Josephine D'Costa; (2)Maria Sebestana Juliana D'Costa; (3)Alfred Martin D'Costa; (4)Mario D'Costa; (5) Maria Luisa D, Costa.

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AND WHEREAS, upon the death of the said Eugenia, the said Theodore D'Costa, initiated an Inventory Proceeding before the Civil Judge at Mapusa-Bardez-Goa, wherein the **SAID PROPERTY**, was listed as Item No.1 and was allotted to the aforesaid 5 children, i.e. (1) Mary Josephine D'Costa; (2) Maria Sebastana Juliana D'Costa; (3) Alfred Martin D'Costa; (4) Mario D'Costa; (5) Maria Luisa D, Costa, in equal proportion and the said allotment was confirmed by Order dated 28-01-2008 passed in the said Inv. Pro.27/07/E.



AND WHEREAS, by a Deed of Sale dated 21-04-2010 duly registered in the Office of the Sub-Registrar under no.BRZ-BK1-01362-2010 on 21-04-2010, the said owners (1) Mary Josephine D'Costa; (2) Maria Sebastana Juliana D'Costa; (3) Alfred Martin D'Costa; (4) Mario D'Costa; (5) Maria Luisa D, Costa along with their respective spouses, sold the **SAID PROPERTY** to Assumcao D'sa and his wife, Mrs.Lourdinha D'sa.

AND WHEREAS, the said owner, Assumcao D'sa along with his wife, Mrs.Lourdinha D'sa sold the **SAID PROPERTY**, to the Vendor No.1 herein by virtue of Deed of Sale dated 31st May,

Assumcao D'sa

[Signature]

[Signature]

2011, registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-02715-2011 dated 01-06-2011.

AND WHEREAS, by virtue of the above said Deed of Sale executed on 31st May, 2011, the Vendors became the Owner in possession of the **SAID PROPERTY**.

AND WHEREAS, the Vendor No.1 is married to Vendor No.2 under the Law of Communion of Assets and therefore, the Vendor No.2 has acquired equal right in the estate of her husband.

AND WHEREAS, the Purchaser herein has approached the Vendors to purchase the **SAID PROPERTY** more fully described in the Schedule hereinunder written and the Vendors have agreed to sell the same for the total sale consideration of Rs. 31,31,961/- (Rupees Thirty One Lacs Thirty One Thousand Nine Hundred And Sixty One Rupees only) which is the present fair market value of the said property.

AND WHEREAS, the Vendors have represented to the Purchaser that they are the sole and absolute owners in possession of the **SAID PROPERTY** including the rights and benefits


[Signature]

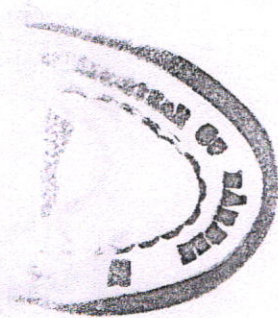
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attached thereto and no one else has any right, title or interest in the **SAID PROPERTY** and the Vendors are absolutely seized and possessed of and otherwise well and sufficiently entitled to the **SAID PROPERTY**.

AND WHEREAS, the Vendors have further represented that:-

a. They have all the rights to deal with or dispose the SAID PROPERTY and they do not require any consent, permission or No Objection Certificate from any third Party.



b. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the Vendors are prevented or prohibited from dealing with, disposing of or transferring SAID PROPERTY.

c. The SAID PROPERTY is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis-pendens and prior to the execution hereof and that, the Vendors have

Barrett *R* *[Signature]*
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not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PROPERTY.

d. The SAID PROPERTY are not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that, there is no subsisting Order under any of the applicable laws which prohibits or prevent the Vendors from dealing with or disposing of the SAID PROPERTY.

e. No notice/s is/are pending against the Vendors and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PROPERTY and the Vendors are entitled to sell and transfer the SAID PROPERTY to the Purchaser without any permission and/or consent.



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[Signature]

f. That the Vendors have not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc. with any other third party concerning the SAID PROPERTY nor have they agreed to sell or encumber or mortgage the same in any manner whatsoever.

g. No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PROPERTY or acquiring the **SAID PROPERTY** whereby VENDORS are prevented from selling the **SAID PROPERTY**.

h. That there are no outstanding taxes or any other outgoings payable in respect of the **SAID PROPERTY** as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.

i. That, the VENDORS have not mortgaged the SAID PROPERTY to any bank, financial institution or private financiers.

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NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

1. That, the aforesaid recitals are made an integral part of this sale deed.
2. That in consideration of the amount of Rs. 31,31,961/- (Rupees Thirty One Lacs Thirty One Thousand Nine Hundred And Sixty One Rupees only), being paid by the Purchaser to the Vendors, vide Bank transfer (NEFT/RTGS/IMPS). The receipt of which, the Vendors hereto do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendors as absolute Owners do hereby convey by way of sale unto the Purchaser the SAID PROPERTY i.e Property known as "ARRAS WADO" or "TOLLEM", admeasuring an area of **651sq.mts**, Surveyed under Survey No.**51/17-B**, Village **Nagao**, within the limits of Village Panchayat of Arpora-Nagao, Taluka Bardez, North Goa, State of Goa, described in the in the Land-Registration Office of Ilhas under no.18963 of Book B-49 (New) page 64V and is enrolled in the Taluka Revenue Office under Matriz n.174 of 1st circumscription,



[Handwritten signatures and initials]
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better described in "Schedule"
hereinderwritten along with access,
ingress and egress on the access road, as
well as all the easements, paths, right
of way, privileges and appurtenants,
belonging thereto, TOGETHER WITH all
trees, structures, fences, hedges,
lights, liberties, privileges, easements
and appurtenances whatsoever of and
belonging to or in any way appertaining
or usually held or occupied therewith or
reputed to belong or be appurtenant
thereto, AND ALL the estate, right,
title, interest, claim and demand
whatsoever of the said Vendors in or to
the **SAID PROPERTY**, is hereby conveyed and
every part thereof to hold the same unto
the Purchaser forever absolutely
uninterruptedly, TO HAVE AND TO HOLD the
same, in perpetuity and hereditaments or
any part thereof belonging to, anywise
appearing now or at any time hereto
before, usually held, occupied,
repudiated or enjoyed or reputed to
belong or be appurtenant thereto AND ALSO
ALL the estate, right, title, interest,
use, trust, inheritance, possession,

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benefit, claim and demand whatsoever, both at law and equity, of the Vendors in respect of the **SAID PROPERTY**.

3. The Vendors have today put the Purchaser in unconditional exclusive, peaceful and vacant physical possession of the **SAID PROPERTY** to be held by the Purchaser without any harm or hindrance from the Vendors and or any other person claiming through the Vendors.

4. The Vendors hereby covenant with the Purchaser as under:-

a. That the **SAID PROPERTY** are free from encumbrances of any nature whatsoever.

b. That the Title of the Vendors to the **SAID PROPERTY** is clear, legal, valid and marketable and is subsisting and the Vendors are lawfully entitled to sell and alienate the same.

c. That the Vendors have not created any Third Party rights upon and to the **SAID PROPERTY**



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nor is there any notice of Land Acquisition issued against the **SAID PROPERTY**, and that they have not entered into an Agreement in respect of the **SAID PROPERTY** with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the **SAID PROPERTY**.

d. The VENDORS further declare and confirm that there is no dispute or suit pending in respect of the **SAID PROPERTY** in any Court of Law whatsoever;

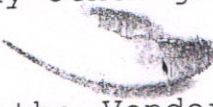
e. That the **SAID PROPERTY** hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendors or any other person whomsoever.



f. The Vendors hereby declare and confirm that there is no notice / letter/ correspondence pending in respect of the **SAID PROPERTY** from the Village Panchayat, Town and Country Planning office, Revenue office or for that matter any other office, authority, local, state or central Govt and its bodies.



5. The Vendors do hereby give their explicit and express consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record in respect of the **SAID PROPERTY** and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Vendors do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose as and when required by the Purchaser or any other govt body/ authority.



6. That the Vendors shall at all times hereinafter indemnify and keep

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indemnified the Purchaser and his/her transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title in the **SAID PROPERTY** or any breach of the covenants or claim by any other heirs in respect of the **SAID PROPERTY**.

7. The Vendors undertake to execute all documents, applications and/or transfer forms as shall be required in order to get the **SAID PROPERTY** transferred in the name of the said Purchaser.

8. The Vendors shall, at all times hereafter, whenever called upon by the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the **SAID PROPERTY** (more particularly



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described in the Schedule hereunder)
in the manner aforesaid as may be
reasonably required.

9. The Vendors hereby undertake to, and
give their consent to the Purchaser
for obtaining the change of the
relevant government records in the
Survey and other registers so as to
bring the **SAID PROPERTY** in their
name in the said records, after the
execution of the present Sale Deed.

10. That, if at any time, it is
found that any other person/s has
got right, title and/or interest in
the **SAID PROPERTY** and/or there is
any defect in the title of the said
Vendors whereby the Purchasers
right, title and interest in the
SAID PROPERTY is in any way affected
and/or at stake than the Vendor
shall be liable to cure the defect
in the title of the SAID PROPERTY at
their own cost and expenses and
ensure that the Purchasers get a
clean title to the same.



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11. The Vendors agree and render themselves liable to pay all the outgoings in respect of local and corporation taxes, and any other claims/dues in respect of the SAID PROPERTY, if any, prior to the date of execution of these presents and shall keep the interest of the Purchaser duly indemnified, held harmless, safe and unaffected in respect of the same.

12. The Vendors declare that the subject matter of this Sale Deed does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

13. The present fair Market value of the **SAID PROPERTY**, admeasuring an area of 651sq. mts is Rs. 31,31,961/- (Rupees Thirty One Lacs Thirty One Thousand Nine Hundred And Sixty One Rupees only) @ Rs.4,811/- per sq.mt and therefore, the Stamp duty to be paid thereon is Rs.94,000/- (Rupees Ninety Four Thousand Only)@ 3%. The



Signature
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Signature

cost of Stamp duty and Registration
fee is born by the Purchaser.

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SCHEDULE

(SAIDPROPERTY)



ALL THAT Property known as "ARRAS WADO" or "TOLLEM", admeasuring an area of **651**sq.mts, Surveyed under Survey No.**51/17-B**, Village **Nagao**, within the limits of Village Panchayat of Arpora-Nagao, Taluka Bardez, North Goa, State of Goa, described in the in the Land-Registration Office of Ilhas under no.18963 of Book B-49 (New) page 64V and is enrolled in the Taluka Revenue Office under Matriz n.174 of 1st circumscription. The said property bearing Sy. no.51/17-B is bounded as under:-

Towards the North :- Property bearing Sy. no.51/12 and 51/18 of Nagao;

Towards the South :- Property bearing Sy. no.57/17-C of Nagao;

Towards the East :- Property bearing Sy. no.51/18 and 51/24-A of Nagao;

Towards the West :- Property bearing Sy. no. 51/16 and 51/23 of Nagao;

IN WITNESS WHEREOF, this deed is signed
by the Vendors and by the Purchaser on the

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date above mentioned in the presence of two
attesting witnesses.

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[Signature]



SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED VENDOR No.1: SHRI.RANDOLPH NORONHA:



SHRI.RANDOLPH NORONHA

Fingerprints:

Left hand

Right hand

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

Barnett

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED Vendor No.2, LOWELLA BRIDGET BARRETO
through Power of Attorney, Mrs.Emilia Paulina
Barretto:



Barretto

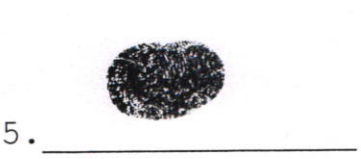
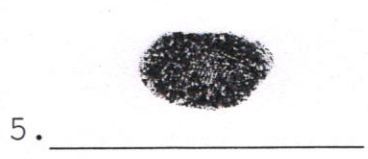
Barretto

Mrs.Emilia Paulina Barretto

Fingerprints:

Left hand

Right hand



Barretto

Raff

[Signature]

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED PURCHASER, M/S A K REALTY SOLUTIONS,
through Partner, SHRI. KAMAL BHATNAGAR:



SHRI. KAMAL BHATNAGAR

Fingerprints:

Left hand

Right hand

1.



1.



2.



2.



3.



3.



4.



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5.

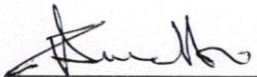


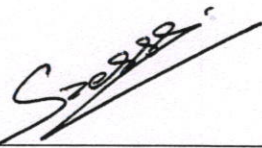
5.



Signature

WITNESSES:-

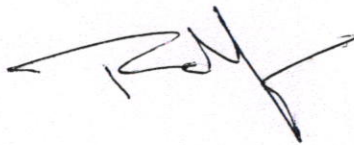
1. 
Epifanio Joao Barcelo

2. 

Mr. Siddhesh R. Prabhudesai

Shavetha









28

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



Inward No. 6791

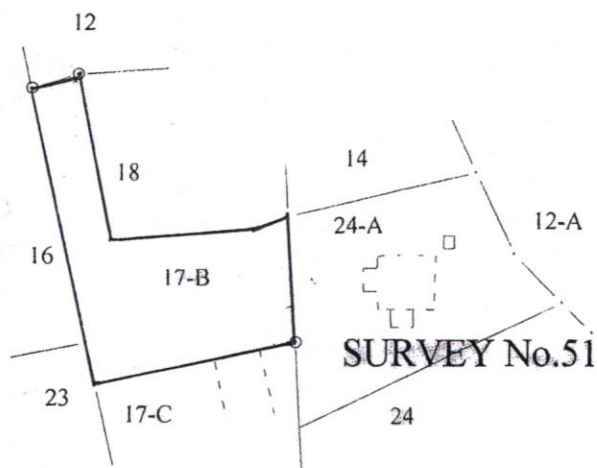
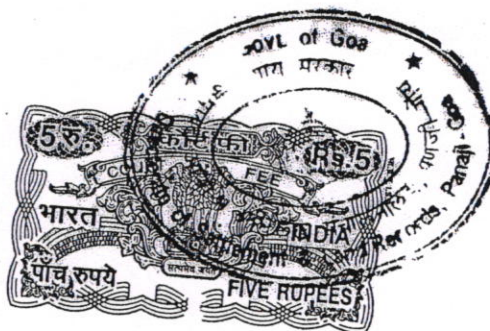
Plan Showing plots situated at

Village : NAGOA

Taluka : BARDEZ

Survey No./Subdivision No. : 51/ 17-B , 24-A.

Scale : 1:1000



Generated By : Mitali Naik.
On : 10-07-2015

Date marked
 10/07/15
 B. May
 Compared By: [Signature]

REG_1_53246_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 03-08-2018 03:25:42 PM

Document Serial Number : 3307

Presented at 02:58:00 PM on 03-08-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	67360.00
2	Processing Fees	480.00
	Total :	67840.00

Stamp Duty Required: 101040.00

Stamp Duty Paid: 120000.00

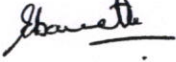
Kamal Bhatnagar presenter

Name	Photo	Thumb Impression	Signature
Kamal Bhatnagar, S/o Ishwari Dayal Bhatnagar , Married, Indian, age 47 Years, Business, r/o T-502, Parsvnath Residency, Sector 51, Noida. Partner of M/s A K Realty Solutions, having office at A-56/22, Ground floor Sector-62, Noida 201301. PAN CARD NO ABHFA5109Q			

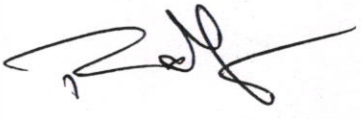
Endorsements

Executant

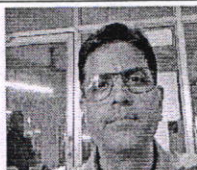
1 . Emilia Paulina Barretto, D/o Late Remidious Marian Dsouza, Married, Indian, age 70 Years, House-Wife, r/o F/4 , Delux Apts, D Wingh Tonca Nr. Raikar Nursing Home, Caranzalem, Ilhas Goa As POA holder for Vendor no 2 POA dated 4.4.2018 executed before Notary Sivprasad V manerkar at Panaji Goa vide reg no 2884/2018

Photo	Thumb Impression	Signature
		

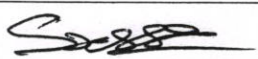
2 . Randolph Noronha, S/o Santan Victor Noronha, Married, Indian, age 44 Years, Business, r/o T-7, Delux Apts, D Wingh Tonca Nr. Raikar Nursing Home, Caranzalem, Ilhas Goa.

Photo	Thumb Impression	Signature
		

3 . Kamal Bhatnagar, S/o Ishwari Dayal Bhatnagar, Married, Indian, age 47 Years, Business, r/o T-502, Parsvnath Residency, Sector 51, Noida. Partner of M/s A K Realty Solutions, having office at A-56/22, Ground floor Sector-62, Noida 201301. PAN CARD NO ABHFA5109Q

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Siddhesh Prabhudesai , S/o Raghunath Prabhudesai,Married,Indian,age 29 Years,Advocate,r/o Ansabhat,Mapusa Bardez Goa	

Sub-Registrar

Mutation Challan Paid through SBI Bank of Rs. 1000/- vide Challan no 201800667923 dated 3.8.2018

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

SUB-REGISTRAR
BARDEZ

3307/18

Book-1 Document
Registration Number BRZ-BK1-03556-2018
CD Number BRZD801 on
Date 13-08-2018

Sub-Registrar (Bardez)

Scanned By: Shobha

SUB-REGIS
BARDEZ

Signature: 

Designed and Developed by C-DAC, ACTS, Pune



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Sr no. 7477 Place of and MAPUSA Date 3/2/18

Value of stamp paper 25000

Name of Purchaser M/s. A.K. Realty Solutions

Residing at Delhi son of

As there is no one single stamp paper for the value of Rs. 25000 additional stamp papers for the completion of the value is attached alongwith.

Purpose Sale Deed

Transacting Parties R. Noronha

Signature of Vendor P. Dossai

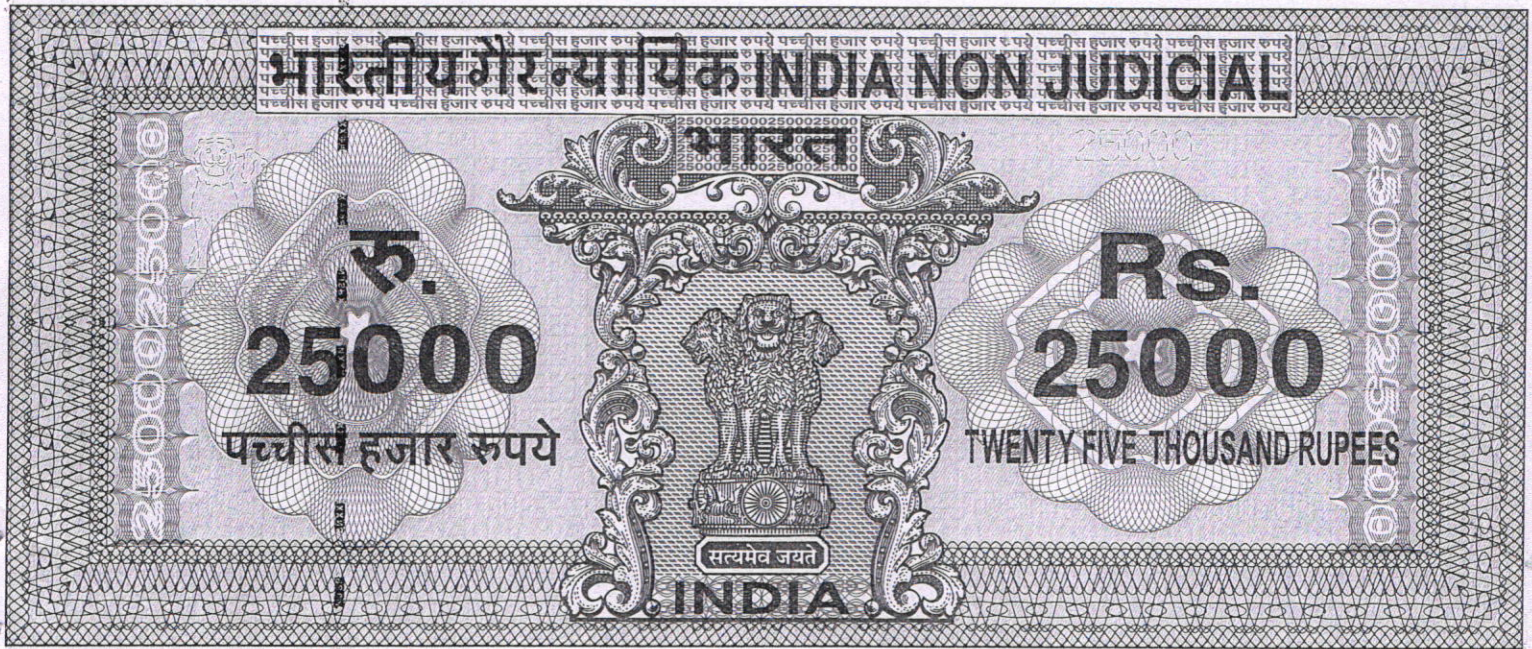
Signature of Purchase



DEED OF SALE

0002/-

Barrett



गोवा GOA

082438

082438

Sr no. 3437 Place of issue MAPUSA Date 3/7/18
Value of stamp paper 25000/-
Name of Purchaser A.K Realty Solutions
Residing at Delhi son of _____
As there is no one single stamp paper for the
value of Rs. 25000/- additional stamp
papers for the completion of the value is
attached alongwith
Purpose Sale deed K. Noronha
Transacting Parties
Signature of vendor [Signature]
In 22/18 P. Datta Signature of Purchase [Signature]

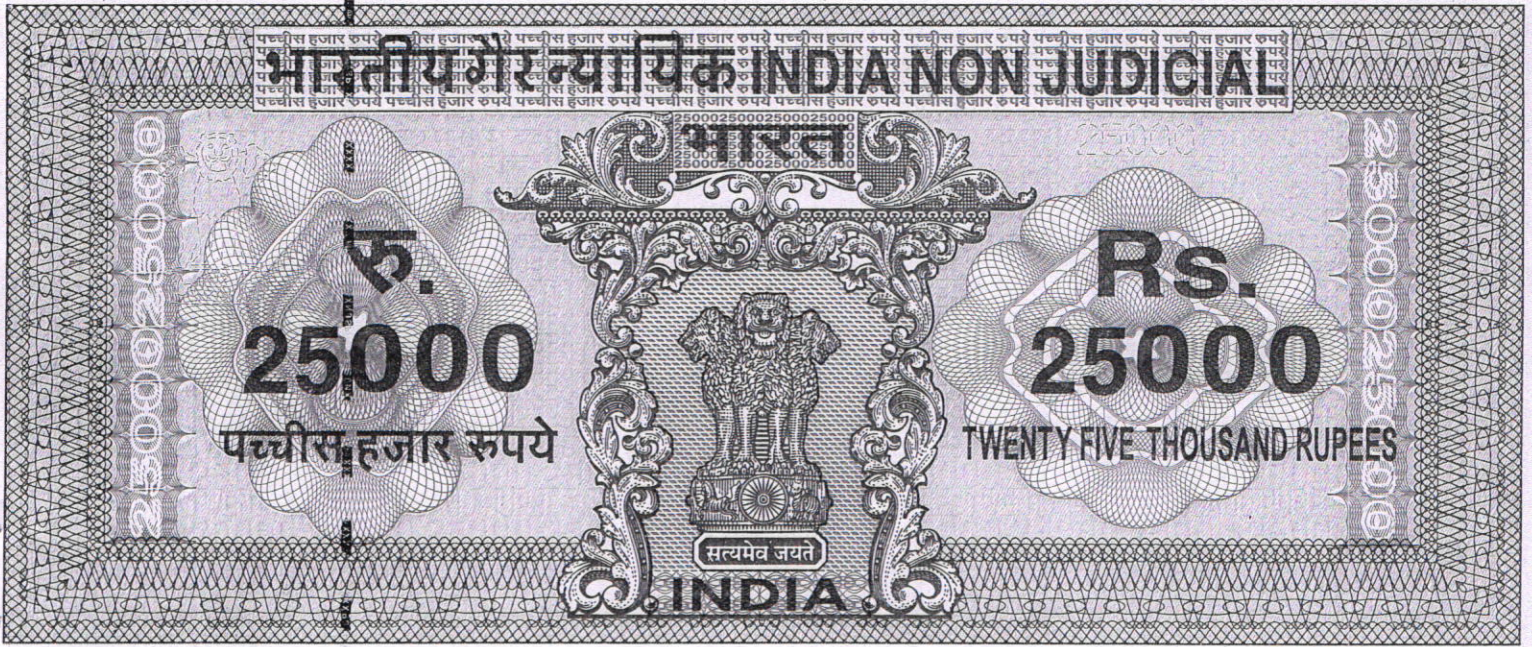
- 2 -

DEED OF SALE

0003/-

[Signature]

[Signature]



गोवा GOA

082434

082434

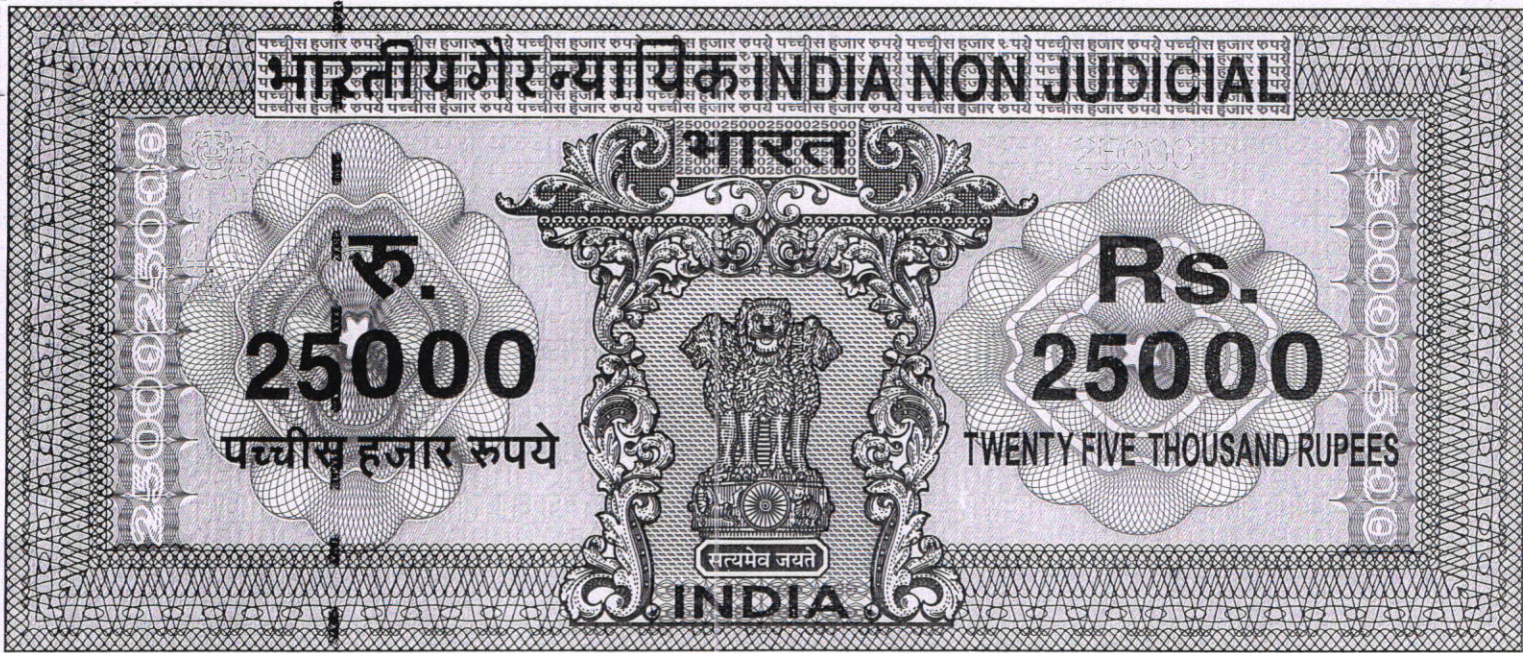
Sr no. 7477 Place of and MAPUSA Date 3/7/2018
Value of stamp paper 25000/-
Name of Purchaser Mrs. A.K. Realty Solutions
Residing at Delhi son of _____
As there is no one single stamp paper for the
value of Rs. 75000/- additional stamp
papers for the completion of the value is
attached along with.
Purpose Deed of Sale h. Noronha
Transecting Parties
Signature of vendor [Signature]
In 22/18 P. Datta Signature of Purchaser [Signature]



-3-

DEED OF SALE

[Signature] 000.4/-
[Signature] [Signature]



गोवा GOA

082553

082553

Sr no. 5628 Place of and MAPUSA Date 1/8/2018

Value of stamp paper 25000/-

Name of Purchaser M/s. A.K. Realty Solutions

Residing at Delhi son of

As there is no one single stamp paper for the value of Rs. 50000/- additional stamp papers for the completion of the value is attached alongwith.

Purpose Sale Deed Transacting Parties

Signature of Vendor

Signature of Purchase

- 4 -

DEED OF SALE

... 5/-

Signature

Signature

THIS DEED OF SALE, is made and executed
at Mapusa, Bardez, Goa, on this the 2nd day of
the month of August 2018 (02.08.2018);

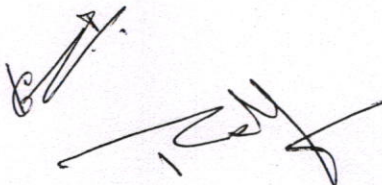
BETWEEN

1. **SHRI.RANDOLPH NORONHA**, son of Shri.
Santan Victor Noronha, age 44 years,
married, Indian National, in business,
Holder of Aadhar card bearing no.8561-
7659-0919 and PAN card bearing
No.AFWPN0717N, Email Address:
randolf_noronha@hotmail.com and Mob
No:+91-7722000762 and his wife;



2. **SMT.LOWELLA BRIDGET BARRETO**, d/o.
Epifanio Joao Barretto, age 39 years,
married, housewife, holder of Aadhar Card
bearing No.9133-3196-5355 and PAN card
bearing No.ANIPB3818J, Email ID:
randolf_noronha@hotmail.com and Mob
No:+91-7722000762, both residing at Flat
No.T7, Delux Apts, D Wing, Tonca,
Nr.Raikar Nursing Home, Caranzalem,
hereafter referred to as '**VENDORS**',
(which expression shall unless repugnant
the context or meaning thereof be deemed

Barretto

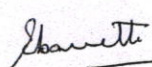
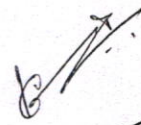
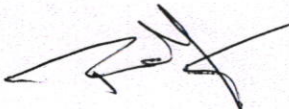


to mean and include their heirs,
administrators, executors, legal
representatives and assigns) **OF THE FIRST
PART.**

The Vendor No.2, Lowella Bridget
Barreto, is herein represented by her
mother, Mrs. Emilia Paulina Barretto,
d/o. late. Remedious Marian Dsouza, age 70
years, Indian National, married, retired,
holding Pan card bearing No. ACAPB5881E
and resident of Flat No. 7/F/4, Siddarth
Apartments, Nr. Raikar Nursing Home,
Caranzalem, Tonca-Goa, by virtue of Power
of Attorney dated 04-04-2018 executed
before Notary And Advocate, Shivprasad V
Manerker, under Registration no. 2884.

AND

3. M/S A K REALTY SOLUTIONS, Registered
Office :- /H-1583, 2nd Floor, C. R. Park,
New Delhi-110019, having PAN card No.
ABHFA5109Q, Corporate Office: A-
56/22, GROUND FLOOR, SECTOR -62, NOIDA -
201301, herein represented by its
Partner, **SHRI. KAMAL BHATNAGAR,** son of
Shri. Ishwari Dayal Bhatnagar, aged 47
years, married, holding Pan card

AAAPB6920C, Aadhaar Card 731199258072,
Email Id captkbhatnagar@rediffmail.com,
Telephone No.9311175101, residing at T-
502, Parsvnath Residency, Sector 51,
Noida, hereafter referred to as the
"PURCHASER" (which expression shall,
wherever the context so requires or
admits, means and include, theirs heirs
,executors, administrators and assigns)
OF THE SECOND PART.

All the parties to this Deed are Indian
Nationals.



WHEREAS, there exist a Property known as
"ARRAS WADO" or "TOLLEM", admeasuring an area
of 700sq.mts, Surveyed under Survey No.51/24-
A, Village **Nagao**, within the limits of Village
Panchayat of Arpora-Nagao, Taluka Bardez,
North Goa, State of Goa, described in the in
the Land-Registration Office of Ilhas under
no.18963 of Book B-49 (New) page 64V and is
enrolled in the Taluka Revenue Office under
Matriz no.174 of 1st circumscription,
hereinafter referred to as the **"Said Property"**
and is better described in **"Schedule"**
hereinderwritten;

Shaneth

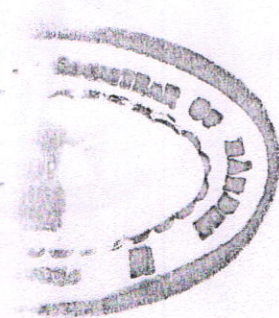
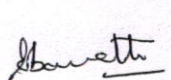


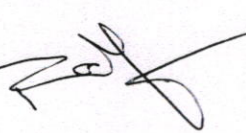
AND WHEREAS, the **SAID PROPERTY** was originally a part and parcel of the bigger property surveyed under Survey No.51/24, Village Nagao-Bardez-Goa and was originally owned and possessed by Marcus Fernandes and his wife, Esmeralda Fernandes.

AND WHEREAS, the said Marcus Fernandes and his wife, Esmeralda Fernandes sold the **SAID PROPERTY**, to Lina Fernandes, vide Deed of Sale dated 7th April, 1995, registered in the Office of the Sub Registrar of Bardez under registration No.2211, Book I Vol 344, registered on 28th November, 1995.

AND WHEREAS, the said Lina and her husband, Thomas Fernandes sold the **SAID PROPERTY** to Assumcao D'sa, vide Deed of Sale dated 6th January, 1997, registered in the Office of the Sub Registrar of Bardez under Serial No.31/97.

AND WHEREAS, the said owner, Assumcao D'sa along with his wife, Mrs.Lourdinha D'sa sold the **SAID PROPERTY**, to the Vendor No.1 herein by virtue of Deed of Sale dated 31st May, 2011, registered in the Office of the Sub-Registrar of Bardez under No. BRZ-BK1-02715-2011 dated 01-06-2011.

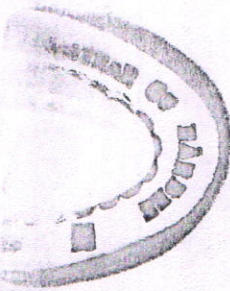
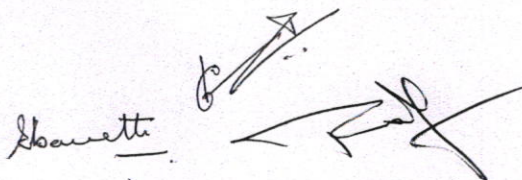


AND WHEREAS, by virtue of the above said Deed of Sale executed on 31st May, 2011, the Vendors became the Owner in possession of the **SAID PROPERTY**

AND WHEREAS, the Vendor No.1 is married to Vendor No.2 under the Law of Communion of Assets and therefore, the Vendor No.2 has acquired equal right in the estate of her husband.

AND WHEREAS, the Purchaser herein has approached the Vendors to purchase the **SAID PROPERTY** more fully described in the Schedule hereinunder written and the Vendors have agreed to sell the same for the total sale consideration of Rs. 33,67,700/- (Rupees Thirty Three Lacs Sixty Seven Thousand Seven Hundred only) which is the present fair market value of the said property.

AND WHEREAS, the Vendors have represented to the Purchaser that they are the sole and absolute owners in possession of the **SAID PROPERTY** including the rights and benefits attached thereto and no one else has any right, title or interest in the **SAID PROPERTY** and the Vendors are absolutely seized and

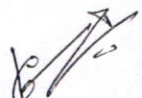
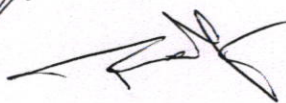
possessed of and otherwise well and sufficiently entitled to the **SAID PROPERTY**.

AND WHEREAS, the Vendors have further represented that:-

a. They have all the rights to deal with or dispose the SAID PROPERTY and they do not require any consent, permission or No Objection Certificate from any third Party.

b. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the Vendors are prevented or prohibited from dealing with, disposing of or transferring SAID PROPERTY.

c. The SAID PROPERTY is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis-pendens and prior to the execution hereof and that, the Vendors have not entered into any contract, agreement or any other arrangement creating right, title, interest or



Shaneth 19

otherwise in respect of the SAID PROPERTY.

d. The SAID PROPERTY are not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that, there is no subsisting Order under any of the applicable laws which prohibits or prevent the Vendors from dealing with or disposing of the SAID PROPERTY.

e. No notice/s is/are pending against the Vendors and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PROPERTY and the Vendors are entitled to sell and transfer the SAID PROPERTY to the Purchaser without any permission and/or consent.

f. That the Vendors have not entered into any Agreement for sale, transfer, lease or any other

A large, stylized handwritten signature in black ink, possibly reading 'R. J. ...'.

Barrett

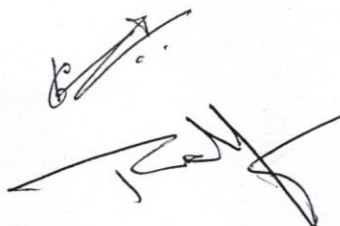
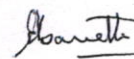
agreement/ MOU etc. with any other third party concerning the SAID PROPERTY nor have they agreed to sell or encumber or mortgage the same in any manner whatsoever.

g. No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PROPERTY or acquiring the **SAID PROPERTY** whereby VENDORS are prevented from selling the **SAID PROPERTY**.

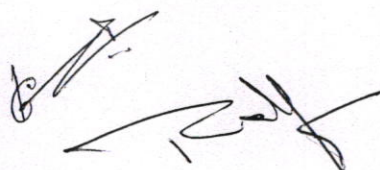
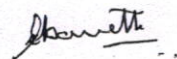
h. That there are no outstanding taxes or any other outgoings payable in respect of the **SAID PROPERTY** as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.

i. That, the VENDORS have not mortgaged the SAID PROPERTY to any bank, financial institution or private financiers.

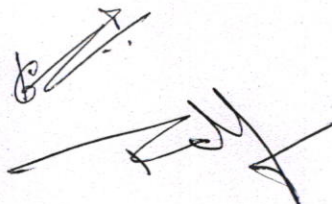
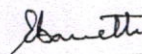
NOW THIS CONVEYANCE WITNESSETH AS UNDER:-



1. That, the aforesaid recitals are made an integral part of this sale deed.
2. That in consideration of the amount of Rs. 33,67,700/- (Rupees Thirty Three Lacs Sixty Seven Thousand Seven Hundred only), being paid by the Purchaser to the Vendors, vide Bank transfer (NEFT/RTGS/IMPS). The receipt of which, the Vendors hereto do hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Vendors as absolute Owners do hereby convey by way of sale unto the Purchaser the SAID PROPERTY i.e (a) Property known as "ARRAS WADO" or "TOLLEM", admeasuring an area of 700sq.mts, Surveyed under Survey No. 51/24-A, Village Nagao, within the limits of Village Panchayat of Arpora-Nagao, Taluka Bardez, North Goa, State of Goa, described in the in the Land-Registration Office of Ilhas under no.18963 of Book B-49 (New) page 64V and is enrolled in the Taluka Revenue Office under Matriz n.174 of 1st circumscription, better described in "Schedule" hereinderwritten along with access,



ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenants, belonging thereto, TOGETHER WITH all trees, structures, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Vendors in or to the **SAID PROPERTY**, is hereby conveyed and every part thereof to hold the same unto the Purchaser forever absolutely uninterruptedly, TO HAVE AND TO HOLD the same, in perpetuity and hereditaments or any part thereof belonging to, anywise appearing now or at any time hereto before, usually held, occupied, repudiated or enjoyed or reputed to belong or be appurtenant thereto AND ALSO ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever,



both at law and equity, of the Vendors in respect of the **SAID PROPERTY**.

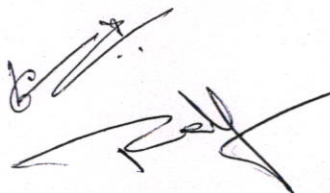
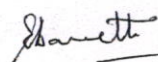
3. The Vendors have today put the Purchaser in unconditional exclusive, peaceful and vacant physical possession of the **SAID PROPERTY** to be held by the Purchaser without any harm or hindrance from the Vendors and or any other person claiming through the Vendors.

4. The Vendors hereby covenant with the Purchaser as under:-

a. That the **SAID PROPERTY** are free from encumbrances of any nature whatsoever.

b. That, the Title of the Vendors to the **SAID PROPERTY** is clear, legal, valid and marketable and is subsisting and the Vendors are lawfully entitled to sell and alienate the same.

c. That the Vendors have not created any Third Party rights upon and to the **SAID PROPERTY** nor is there any notice of Land

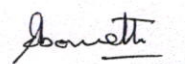


Acquisition issued against the **SAID PROPERTY**, and that they have not entered into an Agreement in respect of the **SAID PROPERTY** with anybody and that there are no tenants, sub-tenants or any other person holding any title, interest and/or rights of whatsoever nature in the **SAID PROPERTY**.

d. The VENDORS further declare and confirm that there is no dispute or suit pending in respect of the **SAID PROPERTY** in any Court of Law whatsoever;

e. That the **SAID PROPERTY** hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Vendors or any other person whomsoever.

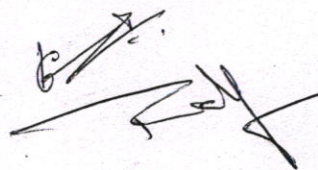
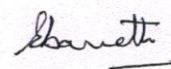
f. The Vendors hereby declare and confirm that there is no notice



/ letter/ correspondence pending
in respect of the **SAID PROPERTY**
from the Village Panchayat, Town
and Country Planning office,
Revenue office or for that
matter any other office,
authority, local, state or
central Govt and its bodies.

5. The Vendors do hereby give their
explicit and express consent to the
Purchaser to get the name of the
Purchaser recorded in the Survey
Record in respect of the **SAID**
PROPERTY and for that purpose to
conduct Mutation Proceedings before
the Appropriate Authority. The
Vendors do hereby further agree and
assure the Purchaser to sign and
execute all such other documents and
give NOC for the above purpose as
and when required by the Purchaser
or any other govt body/ authority.

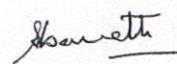
6. That the Vendors shall at all times
hereinafter indemnify and keep
indemnified the Purchaser and
his/her transferees against any



loss, damages, costs, charges, expenses, if any suffered by reason of defect of title in the **SAID PROPERTY** or any breach of the covenants or claim by any other heirs in respect of the **SAID PROPERTY**.

7. The Vendors undertake to execute all documents, applications and/or transfer forms as shall be required in order to get the **SAID PROPERTY** transferred in the name of the said Purchaser.

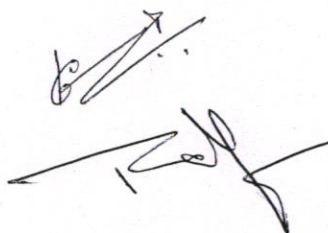
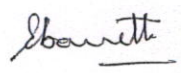
8. The Vendors shall, at all times hereafter, whenever called upon by the Purchaser, do execute or cause to be done and executed all such further lawful and reasonable acts, deeds, matters, things and assurances whatsoever for further and more perfectly and absolutely granting and assuring the **SAID PROPERTY** (more particularly described in the Schedule hereunder)



in the manner aforesaid as may be reasonably required.

9. The Vendors hereby undertake to, and give their consent to the Purchaser for obtaining the change of the relevant government records in the Survey and other registers so as to bring the **SAID PROPERTY** in their name in the said records, after the execution of the present Sale Deed.

10. That, if at any time, it is found that any other person/s has got right, title and/or interest in the **SAID PROPERTY** and/or there is any defect in the title of the said Vendors whereby the Purchasers right, title and interest in the **SAID PROPERTY** is in any way affected and/or at stake than the Vendor shall be liable to cure the defect in the title of the SAID PROPERTY at their own cost and expenses and ensure that the Purchasers get a clean title to the same.



11. The Vendors agree and render themselves liable to pay all the outgoings in respect of local and corporation taxes, and any other claims/dues in respect of the SAID PROPERTY, if any, prior to the date of execution of these presents and shall keep the interest of the Purchaser duly indemnified, held harmless, safe and unaffected in respect of the same.

12. That, the house structure existing on the said property bearing H.No.37 as shown on the Survey Plan annexed herewith, is presently in and ruined/ dilapidated condition .

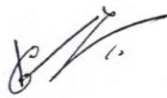
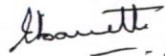
13. The Vendor declares that the subject matter of this Sale Deed does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

14. The present fair Market value of the **SAID PROPERTY**, admeasuring an area of 700 sq.mts is Rs. 33,67,700/- (Rupees Thirty Three Lacs Sixty


Sanetti



Seven Thousand Seven Hundred only) @
Rs.4,811/- per sq.mt and therefore,
the Stamp duty to be paid thereon is
Rs.1,02,000/- (Rupees One Lac Two
Thousand Only)@ 3%. The cost of
Stamp duty and Registration fee is
born by the Purchaser.

SCHEDULE

(SAID PROPERTY)

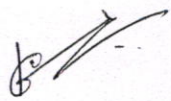
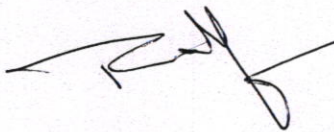
ALL THAT Property known as "ARRAS WADO" or "TOLLEM", admeasuring an area of 700sq.mts, along-with an old house presently bearing H.No.37, presently in ruined/dilapidated condition, Surveyed under Survey No.51/24-A, Village Nagao, within the limits of Village Panchayat of Arpora-Nagao, Taluka Bardez, North Goa, State of Goa, described in the in the Land-Registration Office of Ilhas under no.18963 of Book B-49 (New) page 64V and is enrolled in the Taluka Revenue Office under Matriz n.174 of 1st circumscription and bounded as hereunder:-

Towards the North:- By property bearing Sy. no.51/14 of Nagao

Towards the South:- By property bearing Sy. No.51/24 of Nagao;

Towards the East:- By property bearing Sy. no.51/12 of Nagao

Towards the West:- By property bearing Sy. no.51/17(B) & (C) of Nagao


Shantappa 

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED VENDOR No.1: SHRI.RANDOLPH NORONHA:




SHRI.RANDOLPH NORONHA

Fingerprints:

Left hand

Right hand

1. 

1. 

2. 

2. 

3. 

3. 

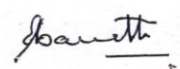
4. 

4. 

5. 

5. 





Plan Annexed herewith shows the Said
property delineated in the red Colour
Boundary Line.

IN WITNESS WHEREOF, this deed is signed by the
Vendors and by the Purchaser on the date above
mentioned in the presence of two attesting
witnesses.



J. B. Smith



SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED Vendor No.2, LOWELLA BRIDGET BARRETO
through Power of Attorney, Mrs.Emilia Paulina Barretto
Barretto:



Barretto

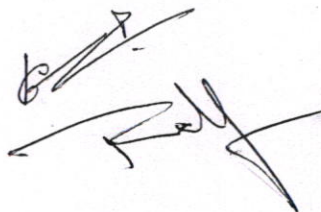
Mrs.Emilia Paulina Barretto

Fingerprints:

Left hand

Right hand





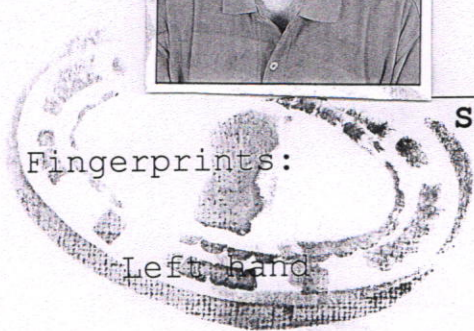
Barretto

SIGNED, SEALED AND DELIVERED BY THE WITHIN
NAMED PURCHASER, M/S A K REALTY SOLUTIONS,
through Partner, SHRI. KAMAL BHATNAGAR:



SHRI. KAMAL BHATNAGAR

Fingerprints:



Left hand

Right hand

1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



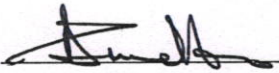
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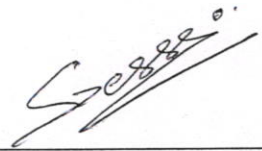


5. _____



WITNESSES:-

1. 
Epifanio Soao Barreto

2. 

Mr. Siddhesh R. Prabhudesai



Shaneth



REG_1_53248_6

Office of Sub-Registrar Bardez

Government of Goa

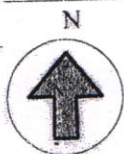
PSTP-32266



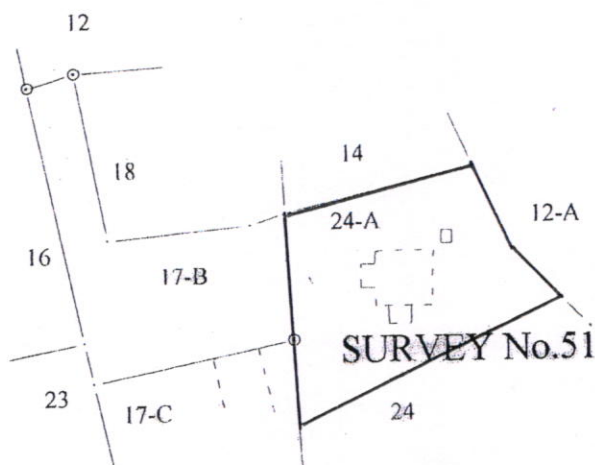
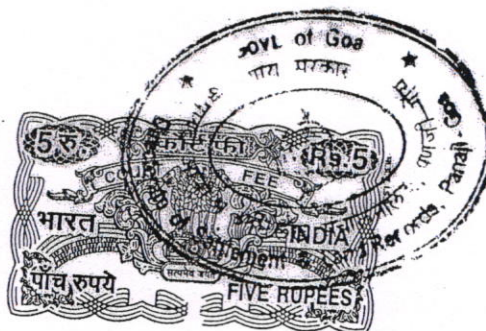
28.

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

Inward No. 6791



Plan Showing plots situated at
 Village : NAGOA
 Taluka : BARDEZ
 Survey No./Subdivision No. : 51/ 17-B, 24-A.
 Scale : 1:1000



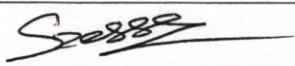
Mitali Naik
 Generated By : Mitali Naik.
 On : 10-07-2015

Doota mokan
 10/07/15
 Bimay
 Compared By: *Bimay*

Bardez

Bardez

Identification

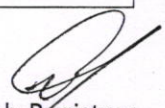
Sr No.	Witness Details	Signature
1	Siddhesh Prabhudesai , S/o Raghunath Prabhudesai,Married,Indian,age 29 Years,Advocate,r/o Ansabhat,Mapusa Bardez Goa	

Mutation Challan Paid through SBI Bank of Rs. 1000/- vide Challan no 201800667934 dated 3.8.2018

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar

Sub-Registrar
BARDEZ

3309/18

Book-1 Document
Registration Number BRZ-BK1-03557-2018
CD Number BRZD801 on
Date 13-08-2018

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune