



Ref. no.

Date:- 23/03/2021

LEGAL OPINION ON TITLE

This Legal Opinion on Title is prepared at the instance of and in respect of the property described in the Schedule written below and this Opinion is prepared strictly on the basis of the copies of the below mentioned documents produced before me for verification and information provided in respect to the said property described in Schedule-I written below and in the following manner;

SCHEDULE-I

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as "CHIVARI" admeasuring 2140 sq. mts., bearing survey no. 413/1 of Anjuna Village, bearing old cadastral survey no.1900 recorded in the name of Maria Menezes, Goa, within the jurisdiction of the Village Panchayat of Anjuna, Sub-District of Bardez, North-Goa District, Goa and this property shall hereinafter refer to as the SAID PROPERTY and it is bounded as under;

NORTH:- by remaining portion of the property;

SOUTH:- by Anthony James de Souza;

EAST: by remaining portion of the property by Caetano de souza;

WEST:- by Village Panchayat Road.

This property bearing Survey no. 413/1 of Anjuna Village, Bardez Goa described in Schedule-I above shall hereinafter be referred to as 'SAID PROPERTY'.

LIST OF DOCUMENTS PERUSED :

1. Registered Sale deed dated 26/02/1982, bearing Registration No. 487, at page 2 to 7, Book I, Volume No. 176, dated 14/06/1982.

2. Inventory proceeding bearing no. 153/2019/B was initiated before Honourable Civil Judge Senior Division at Mapusa and order dated 8th April 2019.
3. Registered Sale Deed dated 27/09/2019, bearing registration no. BRZ-1-3107-2019, Book no.I, dated 30/09/2019 duly registered before the Sub-Registrar of Bardez at Mapusa.
4. NO OBJECTION CERTIFICATE dated 03/02/2021 bearing No.NOC/49(6)/1402/ANJ/TCP-21/523 issued by The Town & Country Planning Department, Bardez Goa.
5. Registration Certificate Issued by the Office of Registrar of Firms, Bardez to M/S Shree Infra, dated 19/02/2021, bearing Registration no. BRZ-F34-2021.
6. Manual Form I and XIV of the property bearing Survey No. 413/1 of Village Anjuna, Bardez Goa.
7. Computerized Form I and XIV of the property bearing Survey No. 413/1 of Village Anjuna, Bardez Goa.
8. Form III of the property bearing Survey No. 413/1 of Village Anjuna, Bardez Goa.
9. Survey Plan of the Said property.
10. Deed of Admission and Reconstitution of Partnership dated 02/03/2021 along with Registration Certificate issued by Registrar of Firms of Bardez, bearing Amendment no.BRZ-FA7-2021.
11. Conversion Sanad issued by the Office of Deputy Collector & Sub Divisional Officer, Mapusa, Bardez Goa, dated 15/12/2006, bearing No. CNV/BAR/42/2006/3278 for the property bearing Survey No. 413/1(part) admeasuring 500 sq. mts.

12. Conversion Sanad issued by the Additional Collector-III, North Goa District, Mapusa, Bardez Goa, dated 1/12/2020, bearing No. 4/230/CNV/AC-III/2019/1098 for the property bearing Survey No. 413/1admeasuring 1640 sq. mts.
13. N.O.C. issued by Directorate of Health Services, Primary Health Centre, Siolim dated 22/02/2021, bearing No. PHCS/NOC-Const/20-21/2673.
14. Approved plan of the project dated 23/12/2020.
15. Construction license issued by Village Panchayat of Anjuna-Caisua, Bardez Goa, bearing Construction license No. VP/ANJ-CAI/2020-2021/3827, dated 09/03/2021.
16. Payment Receipt bearing No. 63 paid to the Village Panchayat of Anjuna-Caisua, on account of proposed construction of residential cum commercial complex in Survey No. 413/1
17. Payment Receipt bearing No. 64 paid to the Village Panchayat of Anjuna-Caisua, on account of labour cess towards construction license No. VP/ANJ-CAI/2020-2021/3827 dated 09/03/2021.
18. Sale Deed dated 22/02/2021, bearing registration no. BRZ-1-791-2021, Dated 23/02/2021, duly registered before the Sub-Registrar of Bardez at Mapusa.

OPINION ON TITLE:

1). That upon perusal of the above referred documents it is seen that the said property was recorded in the name Mr. Gregorio Coutinho in the Manuel Form I and XIV of the said property bearing survey no. 413/1 of Village Anjuna Bardez Goa , who was claiming to be the owner in exclusive possession of the said Property.


Shanker P. Chodankar
Advocate
Off: D-209, Rizim Plaza,
2nd Floor, Morod,
Mapusa, Bardez - Goa.

2.) That upon perusal of the registered Sale deed dated 26/02/1982 it is seen that the said property was sold by the above said original owner Mr. Gregorio Coutinho, claiming to be the sole and exclusive owner of the said property sold the said property in favour of Ambrose Albuquerque and his wife Monica Albuquerque. In this manner the said Mr. Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque become exclusive owners in possession of the said property.

3). Upon perusal of conversion Sanad dated 15/12/2006, bearing No. CNV/BAR/42/2006/3278 obtained for the property bearing Survey No. 413/1(part) admeasuring 500 sq. mts. and the TCP approvals along with Construction license granted by the Village Panchayat of Anjuna to the Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque , it is seen that it is seen that the purchaser of the said property acted upon the above referred Sale Deed dated 26/02/1982 , has acted upon the same and has done acts in furtherance thereto and constructed a residential house therein which was existing therein pursuance to the construction license.

4). That subsequently, the said Mr. Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque, both expired on 31/03/2007 and 04/07/2016 respectively and upon their death an Inventory proceeding bearing no. 153/2019/B was initiated before Honourable Civil Judge Senior Division at Mapusa bearing Inventory proceeding no. 153/2019/B by their only son Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair married to Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque as their sole and universal heirs; wherein the said property was allotted to Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque vide an order dated 8th April 2019. In this manner the said Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque became absolute owners in possession of the said property.

- 5). Upon perusal of Conversion Sanad issued by the Additional Collector-III, North Goa District, Mapusa, Bardez Goa, dated 01/12/2020, bearing No. 4/230/CNV/AC-III/2019/1098 for the property bearing Survey No. 413/1 admeasuring 1640 sq. mts., it is seen that conversion Sanad was obtained towards the balance area of the said Property.
- 6). That upon perusal of the Registered Sale Deed dated 27/09/2019, bearing registration no. BRZ-1-3107-2019, Book no.I, dated 30/09/2019 duly registered before the Sub-Registrar of Bardez at Mapusa the said Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque, initially sold a part of the above said property admeasuring 1237 square meters to Mr. Dheeraj Chhabra, Mr. Dhieresh Chhabra and Mr. Hitesh Hasija.
- 7). It is seen that the NO OBJECTION CERTIFICATE issued by The Town & Country Planning Department, Bardez Goa was obtained for the transfer/sale of the Said Plot admeasuring 1237 sq. mts. of the said property.
- 8). That upon perusal of the Registered Sale Deed dated 22/02/2021, bearing registration no. BRZ-1-791-2021, Dated 23/02/2021, duly registered before the Sub-Registrar of Bardez at Mapusa, the said Mr. Anthony Alastair Graham Albuquerque Alias Anthony Alastair, and his Wife Mrs. Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque, sold the remaining area of the said property admeasuring 903 square metres to M/S SHREE INFRA, a Partnership Firm.
- 9). It is seen that NO OBJECTION CERTIFICATE dated 03/02/2021 bearing No.NOC/49(6)/1402/ANJ/TCP-21/523 issued by The Town & Country Planning Department, Bardez Goa was obtained for the transfer/sale of the Said Plot admeasuring 903 sq.mts. of the said property.
- 10). It is seen that based on their respective sale deeds, necessary mutation was carried out in the survey records of the said Property described in Schedule-I and the names of Mr. Dheeraj Chhabra, Mr. Dhieresh Chhabra and

Mr. Hitesh Hasija and **M/S SHREE INFRA**, whose names are duly recorded in form I and XIV of the said property.

11). That upon perusal of a Registered Partnership of Shree Infra along with a Deed of Admission and Reconstitution of Partnership dated 02/03/2021, it is seen that the said Mr. Dheeraj Chhabra, Mr. Dhieresh Chhabra and Mr. Hitesh Hasija who are the owners of part of the above said property admeasuring 1237 square meters acquired by a Registered Sale Deed dated 27/09/2019 were admitted as partners of M/S SHREE INFRA, a Partnership Firm and brought in/ introduced their part of the above said property admeasuring 1237 square meters in favour of M/S SHREE INFRA, in a Partnership Firm and accordingly M/S SHREE INFRA, a Partnership Firm came to be reconstituted. The Registrar of Firms of Bardez has duly certified that the Partnership firm registered on 19/02/2021 has been duly amended on 23/03/2021 by issuing certified extract of the Registrar of Firms of Bardez. In this manner the said M/S SHREE INFRA, a Partnership Firm who is the absolute owner in possession of the said property described in schedule written-I below.

12). Registration Certificate Issued by the Office of Registrar of Firms, Bardez to **Shree Infra**, dated 19/02/2021, bearing Registration no. BRZ-F34-2021, It is seen that the said partnership firm was duly registered.

13). Upon perusal of TCP approval, Panchayat Licence and NOC from Health department, it is seen that the said property has valid and subsisting approvals and licenses to carry out development in the Said Property.

OPINION:

I am therefore of the opinion that M/s **SHREE INFRA** has acquired ownership right pursuant to the above referred Registered Sale Deeds commencing from Sale Deed dated 26/02/1982, Sale Deed dated 27/09/2019 and Sale Deed dated 22/02/2021 and their title over all that Property known as "CHIVARI" admeasuring 2140 sq. mts., bearing survey no. 413/1 of Anjuna Village, Bardez Goa is absolutely clear and marketable.

The above mentioned documents relied upon for the preparation of this title report have been returned back to the client.



Shri. Shanker P. Chodankar

Advocate

Shanker P. Chodankar

Advocate
Off: D-209, Rizim Plaza,
2nd Floor, Morod,
Mapusa, Bardez - Goa.

**FORM I & XIV**

नमुना नं १ व १४

Page 1 of 1

Date : 16/03/2021

Taluka BARDEZ

Survey No. 413

तालुका

सर्वे नंबर

Village Anjuna

Sub Div. No. 1

गांव

हिस्सा नंबर

Name of the Field Chivari

Tenure

शेताचें नांव

सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.26.50	0000.00.00	0000.00.00	0000.00.00	0000.26.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.26.50

Assessment : आकार	Rs. 0.00	Fore फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Dheeraj Chhabra		71681	
2	Dhieresh Chhabra		71681	
3	Hitesh Hasija		71681	
4	M/S SHREE INFRA		75659	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

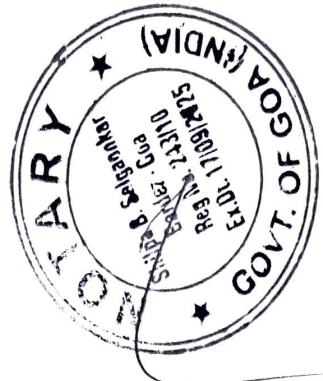
Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रित	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for Cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature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

End of Report

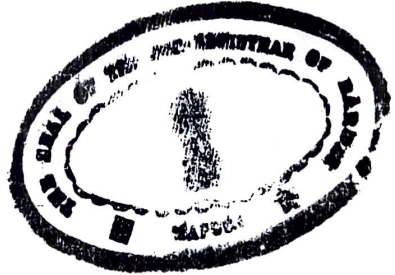
For any further inquires, please contact the Mamlatdar of the concerned Taluka.

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MIS SHREE INFRA



CERTIFIED
TRUE XEROX COPY



2021 - BRZ - 818
23/02/2021

DEED OF SALE

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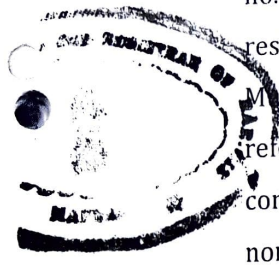
Substn Jain



This **DEED OF SALE** is made on this 22nd day of February 2021 by and between;

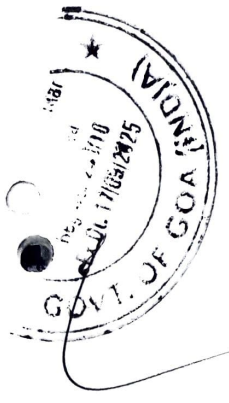
BETWEEN

(1) MR. ANTHONY ALASTAIR GRAHAM ALBUQUERQUE, son of late Mr. Ambrose Albuquerque, 53 years of age, Married, Service, Indian National, holding PAN card no. _____, Aadhar card no. _____ and his wife **(2) MRS. LIANA MARIA ALBUQUERQUE**, wife of Mr. Anthony Alastair Graham Albuquerque, 51 years of age, Married, Housewife, holding PAN card no. _____ Aadhar card no. _____, Indian National, both residents of 58, Tata Colony, G.B. Ambedkar Marg, Parel, GR. Mumbai, Greater Mumbai, Mumbai, Maharashtra-400012, both Indian National, hereinafter referred to as the '**VENDORS**' which expression shall unless repugnant to the context or meaning thereof be deemed to include their successors, heirs, nominees, assigns, executors, administrator, nominees) as Party of the **FIRST PART;**



AND

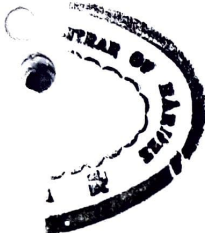
M/S SHREE INFRA, a Partnership Firm, having its registered office at PNo. 32 Sukhkarta Niwas 3, Pilerne, Appartment No.301, Pilerne Bardez Goa, having Registration no.BRZ-F34-2021, having PAN card Bearing No. _____, represented in the present deed, through its managing partners **(1) MRS. ALKA RAKESH JAIN**, Daughter of Shantilal Jain, aged 39 years, an Indian National, having PAN: _____, Aadhar card no. _____, residing at 601/602 Uttam Villa, Daulat Nagar Road No -10, Opp. D. M. High School, Borivali East, Mumbai, Maharashtra - 400066, **(2) MRS. SULSHA MEGHAL JAIN**, Daughter of Ganeshmal Chandulal Porwal aged 41 years, an




Albuq...



Indian National, having PAN:- _____, Aadhar card no _____,
residing at 601/602 Uttam Villa, Daulat Nagar Road No -10, Opp. D. M. High
School, Borivali East, Mumbai, Maharashtra - 400066, **(3). MR. BALTEJ
SINGH**, son of Mohan Singh aged 43 years an Indian National having PAN
: _____, Aadhar card no. _____ resident of H.NO.406/139/1,
Shiv Sadan, G1 Ground Floor, Plot No.172, Near Vista Do Rio, Nova Cidade,
Pilerne, Alto Porvorim, North Goa 403521 hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or
meaning thereof be deemed to include their successors, assigns, executors,
administrator, nominees) as Party of the SECOND PART;



WHEREAS the Vendor No. 2 herein is duly represented in this Act by her
husband and duly constituted power of Attorney Holder i.e Vendor No. 1 by
virtue of power of Attorney Dated 05/02/2021, registered before Notary Adv.
Tribhuwannath Sharma, Andheri East, Mumbai, Maharashtra, under
Registration no.12, sr. No. 289, dated 05/02/2021.



AND WHEREAS a managing partner no.1 of the Purchaser Partnership i.e.
M/s Shree Infra namely **Mrs. Alka Rakesh Jain** is represented herein by
her duly constituted Power of Attorney Holder and Partner no.2 namely **Mrs.
Sulsha Meghal Jain**, vide a Power of Attorney Dated 08/02/2021, registered
before Notary Adv. Tribhuwannath Sharma, Andheri East, Mumbai,
Maharashtra, under Registration no.12, sr. No. 430, dated 08/02/2021.

WHEREAS there exist a property known as "**CHIVARI**" admeasuring 2140 sq.
mts., bearing survey no. 413/1 of Anjuna Village, bearing old cadastral survey
no.1900 recorded in the name of Maria Menezes, Goa, within the jurisdiction
of the Village Panchayat of Anjuna, Sub-District of Bardez, North-Goa District,

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Goa and this property shall hereinafter refer to as the SAID PROPERTY and is described in the **Schedule-I** written below.


AND WHEREAS the Vendors declare that by virtue of a registered Sale deed dated 26/02/1982 the said property was sold by their erstwhile owner Mr. Gregorio Homen Coutinho claiming to be the sole and exclusive owner of the said property in favour of Ambrose Albuquerque and his wife Monica Albuquerque.

AND WHEREAS in this manner the said Mr. Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque become exclusive owners in possession of the said property.



AND WHEREAS the said Mr. Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque, both of whom expired leaving behind Mr. Anthony Alastair Graham Albuquerque, and Mrs. Liana Maria Vaz as their sole and universal heirs and thereby Mr. Anthony Alastair Graham Albuquerque, and Mrs. Liana Maria Vaz became the exclusive owners of the said property.

AND WHEREAS based on the said registered Sale Deed dated 26/2/1982 and acting upon the possession and ownership right over the said property, the said predecessor in title of Mr. Anthony Alastair Graham Albuquerque, and Mrs. Liana Maria Vaz, namely late Ambrose Albuquerque carried out Mutation



in the survey record of the said property and also obtained part conversion Sanad on the same.

Albuquerque

Salsola Jain

[Signature]



4



AND WHEREAS subsequently the said Ambrose Albuquerque and his wife Monica Albuquerque both expired leaving behind Mr. Anthony Alastair Graham Albuquerque as his sole , exclusive and universal legal heir who got married to Mrs. Liana Maria Vaz.

AND WHEREAS in this manner the Vendors herein have acquired absolute ownership right in the above referred property which is more particularly described in Schedule-I herein below.

AND WHEREAS the Vendors have proposed to sell a plot-B of the said property admeasuring 903 square meters to the purchasers, which area is defined herein as the Said Plot and identified in the schedule-II as well as in the plan annexed hereto.

AND WHEREAS Vendors have declared that the title of the said Plot being clear and marketable.

AND WHEREAS in this manner the Vendors have agreed to sell the said plot of 903 sq.mts. of the said property to the Purchasers for consideration and the said plot which is more particularly described in the **Schedule-II** written below and has been referred to as the **said plot**, which is the subject matter of the present **Deed of sale**.

AND WHEREAS the Vendors have represented that they have not entered into any third party rights in the said plot nor have promise to sell or assign their rights in said plot in favour of any other party.

AND WHEREAS the Vendors further specifically covenant and assure to the Purchasers as under;

A) That the title of the said plot is absolutely clear and marketable, and that there are no restrictions or limitations on the Said Plot to execute the present Deed of sale in favour of the Purchaser.

Albuquerque

Sulsha Jain

Bluff



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B) That the Vendors are the sole and absolute owners in possession of the Said Plot.

C) That the Said Plot is free and discharged from any claims, encumbrances, charges, litigation, mortgage, lien, dispute, restrictions, acquisition, requisitions, tenancy claims, mundkar claim etc.

D) That they have not received any notice for acquisition or requisition from either Government or from any local bodies in respect of the Said Plot.

E) That they have not created any third party right, title, interest in the Said Plot.

F) That the Said plot is not attached by Income Tax authority or Sales Tax authority or any other office.

G) That the Purchasers upon registration of this Sale Deed have handed over vacant and peaceful possession of the said Plot and shall be entitled to peacefully and quietly own, possess and enjoy the Said Plot therein without any subsisting claims or demand whatsoever from the Vendors or any person or persons claiming through or under them.

H) That they have not done or omitted or willingly suffered and been a party to any act, deed or thing whereby the Vendors are prevented from selling the Said Plot in the manner aforesaid.

I) That the Said Plot is not the subject matter of any court attachment or any adverse claim, demand or actions of any person whomsoever nor have the Vendors created any charge, lien, agreement, MOU, mortgage over the same in favor of any other parties.

Allegue

Sulsta Jain

B. J.



AND WHEREAS taking into consideration the above representation of the vendors being true and correct and since the vendors have assured that the title of the vendors over the said plot is clear and marketable, the Purchasers have agreed to purchase the said Plot for a total consideration of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only)** and the vendors have agreed to sell, assign, transfer and sell the said plot along with all their rights acquired in the said plot upon payment of total amount of consideration subject to fulfillment of the terms and conditions of this Agreement, the parties have agreed to draw the terms and conditions of the present Sale Deed in the following manner;

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above agreement and in consideration of payment of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only)** which is paid to the Vendors vide RTGS transfer dated 25/09/2020 and also upon deducting 0.75% TDS and deposited in favour of the Vendor/Seller, which amounts they the Vendors do hereby acknowledged having received from the Purchasers as full and total consideration towards the sale of the Said Plot, they the vendors do hereby sell, transfer, convey and assign by way of sale unto the Purchasers the **Said Plot** described in Schedule-II written herein below along with all their right, title, interest, possession, lien, claim and ownership to the **Said Plot** admeasuring **903 sq.mts.**, bearing survey no. 413/1 of Village Anjuna, Bardez Goa to have and to hold forever as their own.

2. That the VENDORS do hereby sell, convey and transfer all the estate, right, title, interest, claim and demand of whatsoever of the VENDORS to the

P. B. Guvgaonkar

Sulsha Jain

B. J. J.



said plot which is hereby conveyed and every part thereof and to hold the same to the PURCHASERS its heirs, administrators or assigns absolutely from this day along with vacant and peaceful possession having handed over to the Purchasers herein.

3. That the VENDORS assure the PURCHASERS 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 which has been confirmed by the PURCHASERS thereby scrutinizing title of the said plot to their satisfaction.

4. That the VENDORS and all persons claiming through them or under them do hereby covenant with the PURCHASERS that the VENDORS are now lawfully seized and possessed of the said Plot which is free from any encumbrances or defects of whatsoever nature.

5. That the VENDORS have absolute power and authority to sell the said Plot in manner aforesaid and the PURCHASERS may hereinafter peacefully and quietly possess and enjoy the said plot in any manner without any claim or demands whatsoever from the VENDORS or person claiming through or under them or on their behalf.

6. That the VENDORS hereby agree and undertake to save harmless, indemnify and keep indemnified the PURCHASERS from and against all such title dispute, losses, charges, costs or expenses suffered or incurred, by the PURCHASERS, by reason of:

i) being any defect in title of the VENDORS to the said plot conveyed hereunder;

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Sulsa Jain *Handwritten signature*



ii) or there being any liens, charges, encumbrances on the said plot conveyed hereunder;

iii) and/or there being any litigation with any person or persons as regards the title in the said plot conveyed hereunder.

7. That the VENDORS further covenants that they shall at the request and cost of the PURCHASERS do or execute or cause to be done or executed all such lawful acts, deeds and things as may be required by the PURCHASERS for the purpose of more perfectly conveying and assuring in favour of the PURCHASERS, the said plot conveyed hereunder and / or for the purpose of recording and registering in the name of the PURCHASERS the property in respect of the said plot conveyed hereunder in all Government records including Land Revenue and Land Survey Records.

8. That the said plot is sold with ways, paths, liberties, privileges, easements and appurtenances whatsoever to the said plot or in any way appertaining or usually held, occupied and enjoyed hereinafter or reputed to be or being appertaining thereto.

9. That the PURCHASERS 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 PURCHASERS.

10. The VENDORS have delivered unto the PURCHASERS vacant and exclusive possession of the said plot and the PURCHASERS may from time to time and at all times, hereafter, peacefully and quietly enter upon, occupy and possess, enjoy and develop the said plot which is for the exclusive use, ownership and benefit of the PURCHASERS without any suit, lawful eviction

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SHRI
PORVORIM
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or interruption, claim and demand whatsoever from or by the VENDORS or their successors, heirs, assigns and all persons, executors or any of them or by any person/s claiming to or from, under or in trust for them or any of them in the said plot.

11. The VENDORS declare that their names in the occupants column of survey no. 413/1 of village Anjuna Bardez Goa is recorded as **MR. ANTHONY ALASTAIR GRAHAM ALBUQUERQUE** alias **ANTHONY ALASTAIR**, and his wife as **MRS. LIANA MARIA VAZ** alias **LIANA MARIA VAZ E ALBUQUERQUE** alias **LIANA MARIA ALBUQUERQUE**, which names are of the vendors and they have no objection to delete the same and enter the name of the purchaser. This No objection itself is sufficient to carry out mutation in the survey records of the said property based on this Registered Sale Deed by deleting the names of the vendors in the manner it is recorded in the occupants column as mentioned above and they are one and the same persons i.e. vendors.

12. That the VENDORS shall on the execution of these presents handover to the PURCHASERS notarized copies of the documents and evidence of title in their possession pertaining to the said plot and said property.

13. That the PURCHASERS have investigated the title and the declarations made by the VENDORS and after getting fully satisfied with the title of the VENDORS, the PURCHASERS have executed the present Sale Deed.

14. The Vendors shall be solely responsible to pay and clear all debts, rates and taxes due and payable, with respect to the Said Plot, till the date of execution of this Deed and the Vendors further undertakes to indemnify and keep indemnified the Purchasers against any loss, damage, claim or demand from any quarters.

15. The Town & Country Planning Department has issued its No Objection Certificate for the transfer/sale of the Said Plot, vide a NO OBJECTION CERTIFICATE dated 03/02/2021 bearing No.NOC/49(6)/1402/ANJ/TCP-

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Sulsa Jain

B. J.



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21/523 and it is mentioned therein that the Said Plot falls under the settlement Zone. A copy of the same is annexed hereto.

16. That for the purpose of Stamp duty and Registration fees the present sale Deed is valued at **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only)** which value corresponds to the present market value of the Said Plot and the appropriate stamp duty and registration fees are paid herewith.

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

SCHEDULE-I

(DISCRIPTION OF THE SAID PROPERTY)

All that property known as "CHIVARI" admeasuring 2140 sq. mts., bearing survey no. 413/1 of Anjuna Village, bearing old cadastral survey no.1900 recorded in the name of Maria Menezes, Goa, within the jurisdiction of the Village Panchayat of Anjuna, Sub-District of Bardez, North-Goa District, Goa and this property shall hereinafter refer to as the SAID PROPERTY and it is bounded as under;

NORTH:- by remaining portion of the property;

SOUTH:- by Anthony James de Souza;

EAST: by remaining portion of the property by Caetano de souza;

WEST:- by Village Panchayat Road.

P. B. G. P. G. P.



SCHEDULE-II

(SCHEDULE OF THE PLOT SOLD TO THE PURCHASER)

All that Plot of the above referred property known as "CHIVARI" admeasuring 903 sq. mts., bearing survey no. 413/1 of Anjuna Village, bearing old cadastral survey no.1900, situated within the jurisdiction of the Village Panchayat of Anjuna, Sub-District of Bardez, North-Goa District, Goa and it is bounded as under;

NORTH:-; By property bearing survey no.413/1(part) and road,

SOUTH:-; By property bearing survey no.413/1(part)

EAST:-; By property bearing survey no.413/1(part)

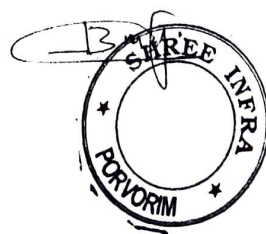
WEST:- by existing road 6.00 mts wide.

The said plot is more particularly identified in the plan annexed hereto in red colour lines and the said plan shall form part and parcel of this Deed of sale.

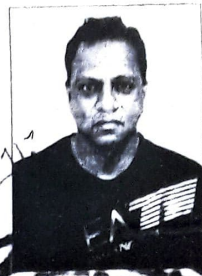
IN WITNESS WHEREOF the parties above-named have set their respective hands on the day, month and year first hereinabove written.

P. B. G. G. G.

Sales Jain

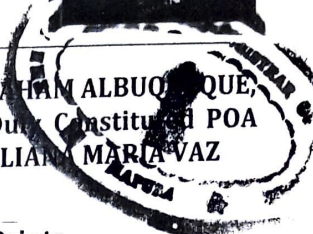


SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED VENDOR No.1



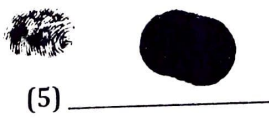
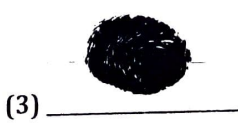
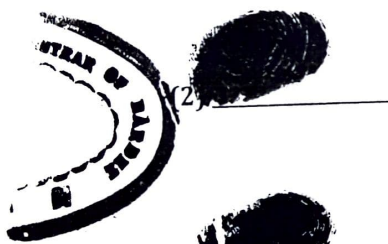
APL 12/11/11

(1) MR. ANTHONY ALASTAIR GRAHAM ALBUQUERQUE,
For Self and Duty Constituted POA
holder of MRS. LIAN MARIA VAZ



L. H. F. Prints

R. H. F. Prints



APL 12/11/11

Sushila Jain



SIGNED SEALED AND DELIVERED
BY THE WITHIN-NAMED PURCHASER
By the hand of its Managing Partners;



Sulsha Jain

M/S SHREE INFRA Represented by its Managing Partner (2). MRS. SULSHA MEGHAL JAIN for self and duly Constituted POA holder of (1) MRS. ALKA RAKESH JAIN

L. H. F. Prints

R. H. F. Prints



(1) _____



(1) _____



(2) _____



(2) _____



(3) _____



(3) _____



(4) _____



(4) _____

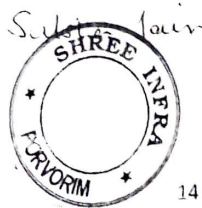


(5) _____



(5) _____

Albuquerque

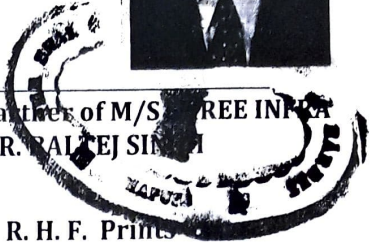


B. M. J.

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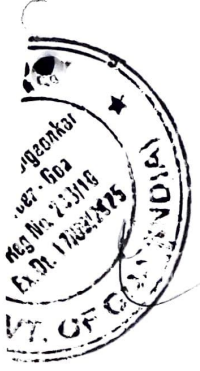
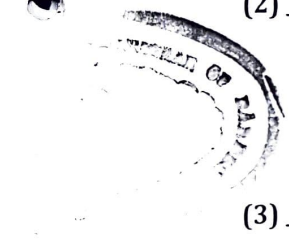
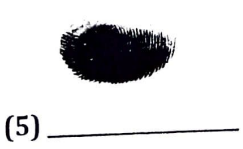
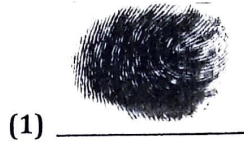


Managing Partner of M/S SHREE INFRA
(3). MR. RAJESH SINGH



L. H. F. Prints

R. H. F. Prints




B. M. J.

Sulshan Jain

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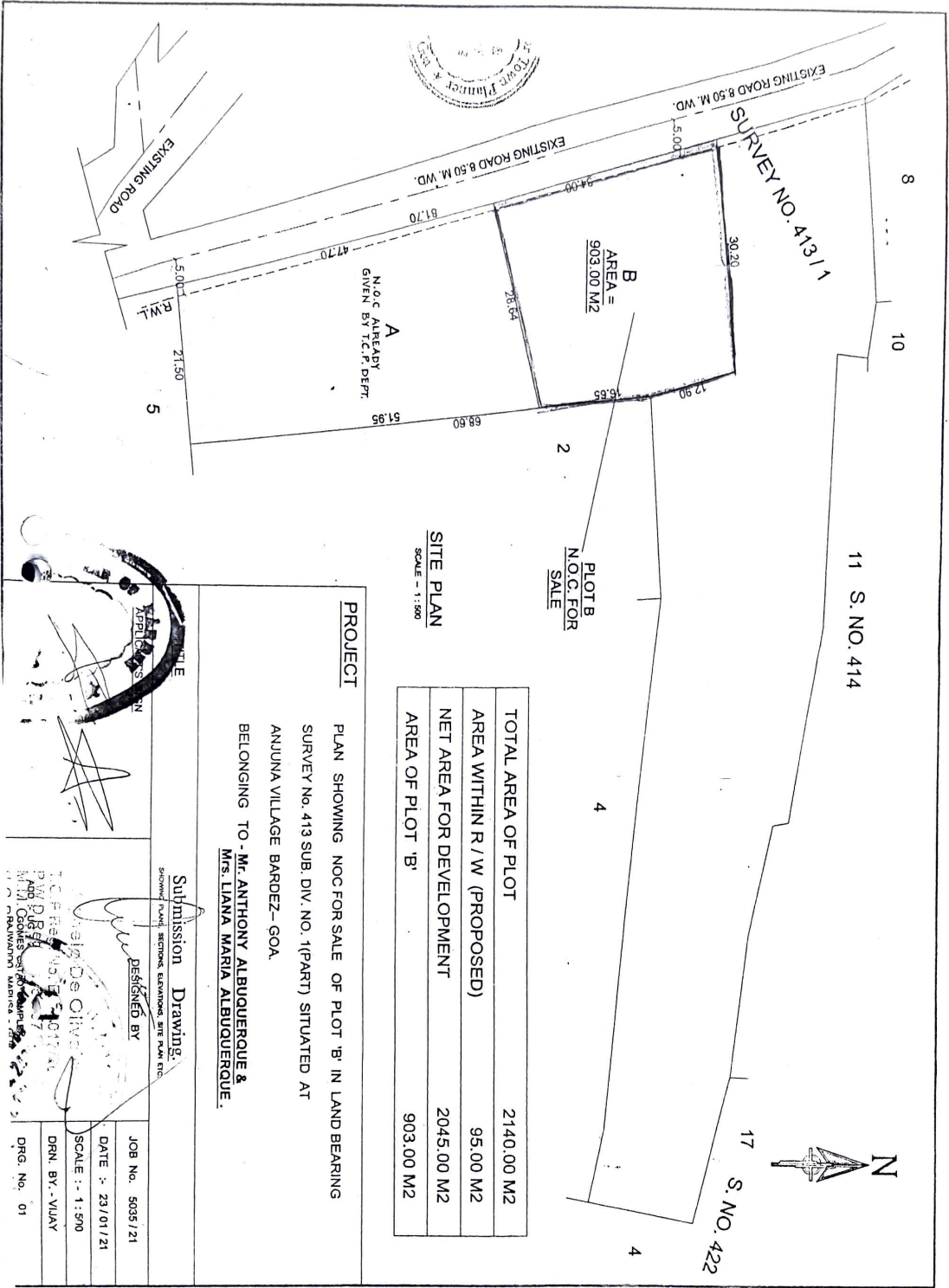
WITNESSES:

1. Mr. Ganesh Pawar 

2. Ashok madhwarakar ASM

P/bvgrg Sulsa Jain Bif





SITE PLAN
SCALE - 1:500

TOTAL AREA OF PLOT	2140.00 M2
AREA WITHIN R/W (PROPOSED)	95.00 M2
NET AREA FOR DEVELOPMENT	2045.00 M2
AREA OF PLOT 'B'	903.00 M2

PROJECT

PLAN SHOWING NOC FOR SALE OF PLOT 'B' IN LAND BEARING SURVEY No. 413 SUB. DIV. NO. 1(PART) SITUATED AT ANJUNA VILLAGE BARDEZ-GOA. BELONGING TO - **Mr. ANTHONY ALBUQUERQUE & Mrs. LIANA MARIA ALBUQUERQUE.**

Submission Drawing

DESIGNED BY

JOB No. 5035/21

DATE :- 23/01/21

SCALE :- 1:500

DRN. BY - VIJAY

DRG. No. 01



Albuquerque



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Feb-2021 11:02:03 am

Document Serial Number :- 2021-BRZ-818

Presented at 11:02:55 am on 23-Feb-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	540000
2	Registration Fee	420000
	Mutation Fees	1000
	Processing Fee	860
Total		961860

Stamp Duty Required :540000/-



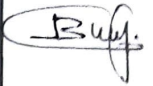


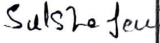
Stamp Duty Paid : 540000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Baltej Singh ,Father Name:Mohan Singh, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Hno.406-139-1, Shiv Sadan, G1, Ground Floor, Plot no.172, Near Vista Do Rio, Nova Cidade, Pilerne, Alto Porvorim, North Goa 403521, Address2 - , PAN No.			







Executer

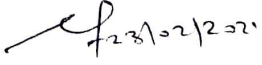
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anthony Alastair Graham Albuquerque , Father Name:Ambrose Albuquerque, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Service, 58, Tata Colony, G.B. Ambedkar Marg, Parel, Mumbai, Greater Mumbai- Maharashtra 400012, PAN No.:			
2	Anthony Alastair Graham Albuquerque , Father Name:Ambrose Albuquerque, Age: 53, Marital Status: ,Gender:Male,Occupation: Service, 58, Tata Colony, G.B. Ambedkar Marg, Parel, Mumbai, Maharashtra, PAN No.: , as Power Of Attorney Holder for Liana Maria Vaz			
3	Sulsha Meghal Jain , Father Name:Ganeshmal Chadulal Porwal, Age: 41, Marital Status: ,Gender:Female,Occupation: Advocate, 601-602, Uttam Villa, Daulat Nagar Road no.10, Opp. DM School, Borivali Eats Mumbai Maharashtra 400066,			

4	<p>Baltej Singh , Father Name:Mohan Singh, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, Hno.406-139-1, Shiv Sadan, G1, Ground Floor, Plot no.172, Near Vista Do Rio, Nova Cidade, Pilerne, Alto Porvorim, North Goa 403521. PAN No.:</p>			
5	<p>Sulsha Meghal Jain , Father Name:Ganeshmal Chandulal Porwal, Age: 41, Marital Status: ,Gender:Female,Occupation: Business, 601-602, Uttam Nagar, Daulat Nagar Road no.10, opp. DM school, Borivali East, Mumbai Maharashtra 400066, PAN No.: , as Power Of Attorney Holder for Alka Rakesh Jain</p>			

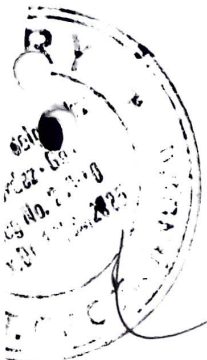
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Ashok Sangram Madhawadkar, Age: 39, DOB: , Mobile: 9529494163 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Mapusa, Bardez, NorthGoa, Goa</p>			
2	<p>Name: Gautesh Pawar, Age: 26, DOB: , Mobile: 7798614137 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, Mapusa, Bardez, NorthGoa, Goa</p>			


 23/02/2021
Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-818

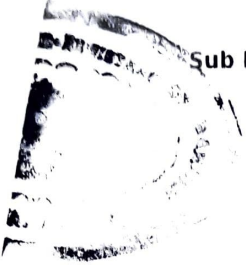


Book :- 1 Document
Registration Number :- **BRZ-1-791-2021**
Date : 23-Feb-2021

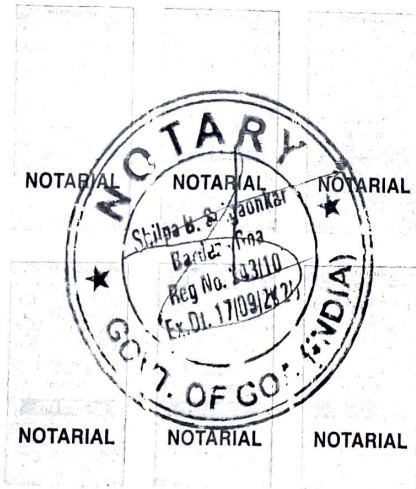
27/02/2021

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

SUB-REG.
BARDEZ



CERTIFIED
TRUE XEROX COPY
shilpa



Shilpa B. Salgaonkar
27/02/2021

SHILPA B. SALGAONKAR
NOTARY AT BARDEZ - GOA
STATE OF GOA-INDIA
REG. NO. 243/10

789/2021
27/02/2021

CITIZEN CREDITTM
CO-OP. BANK LTD.

Chhis
Authorised Signatory

(Rupees Nine lakh five hundred only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STPV/C.R./35/34/2011-RD



INDIA

भारत 24842 NON JUDICIAL
100939 SEP 27 2019

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R.0900500/- PB7147

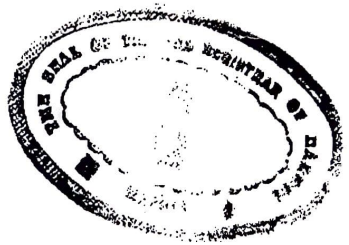
STAMP DUTY

GOA

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Name of Purchaser Dhireshi Chhabra

117) 2019-BRZ-3168
30-09-2019



DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa on this 27th day of the month of September of the year 2019. (27-09-2019).

Albuquerque

Bardez

Chhabra

Sulsha. Jain

Jain

Albuquerque

BETWEEN;

1. **MR. ANTHONY ALASTAIR** alias **ANTHONY ALASTAIR GRAHAM ALBUQUERQUE**, son of late Mr. Ambrose Albuquerque alias Ambrose Timothy Albuquerque, aged 53 years, married, service, Indian National, holding PAN Card No. _____, holding Aadhar Card No. _____, Phone No. 9820722331 and his wife;

2. **MRS. LIANA MARIA VAZ** alias **LIANA MARIA VAZ E ALBUQUERQUE** alias **LIANA MARIA ALBUQUERQUE**, daughter of Mr. Joseph Philip Vaz, aged 49 years, married, service, Indian National, holding Pan Card no. _____, holding Aadhar Card No. _____, Phone No. 9821436458 and both resident of 58, Tata Colony, G. D. Ambedkar Marg, Parel, Gr. Mumbai, Maharashtra 400 012. Hereinafter

Albuquerque

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Sulsha Jain

Albuquerque

called "**THE VENDORS**" (Which expression shall unless repugnant to the context or meaning there of be deemed to include their heirs executors, administrators and assigns) OF **THE FIRST PART.**

AND

3. **MRS. SULSHA MEGHAL JAIN**, daughter of Ganeshmal Chandulal Porwal, aged 40 years, married, housewife, Indian National, holding PAN Card No. _____, holding Aadhar Card bearing no. _____, Mob. No. 9004313895, resident of Flat no. 303, B-wing Devashri Gardens, Porvorim, Bardez, Goa;
4. **MR. BALTEJ SINGH**, son of Mohan Singh, aged 42 years, married, business, Indian National, holding Pan Card no. _____, holding Aadhar Card No. _____, Mob. No. _____

Kalbhogya

Prasad Chandra

Subhra
Subhra

Jain

Abhaya

9822161321, resident of Sukhakarta Niwas, 3rd Floor, Plot no. 32, Near Gyanvikas School, Nova Cidade Colony, Porvorim, Bardez - Goa. Hereinafter referred to as **"THE CONFIRMING PARTY"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs executors, administrators and assigns) OF THE **SECOND PART;**

AND

5. **MR. DHEERAJ CHHABRA**, son of Mr. Jagdish Kumar Chhabra, aged 37 years, married, business, Indian National, holding PAN card no. _____, holding Aadhar Card no. _____, Phone No. 9810320009 and residing at House No. 43/10-11. Ashok Nagar, Tilak Nagar, S.O. West Delhi, Delhi 110018;

Nalbhay...

JB

*Chhabra - Jyoti Chhabra
Sulsha Jain*

Jimm

Nalbhay...

6. **MR. DHIERESH CHHABRA**, son of Mr. Jagdish Kumar Chhabra, aged 34 years, married, business, Indian National, holding PAN card no.

, holding Aadhar Card no. 1

, Phone No. 9999918131 and

resident of House No. 43/10-11, Ashok Nagar, Tilak Nagar, S.O. West Delhi, Delhi 110018;

7. **MR. HITESH HASIJA**, son of Mr. Raj Kumar Hasija, aged 36 years, married, business, Indian National, holding PAN card no.

, holding Aadhar Card no.

, Phone No. 9999272996 and

resident of House No. 6/53, Near Jindal Furniture House, Shivaji Nagar, Gurgaon, Haryana- 122001. Hereinafter called as **"THE**

PURCHASERS" (Which expression shall unless repugnant to the context or meaning there of be deemed to include their heirs executors,



Subhash Jain

[Signature]

Subhash Jain
Subhash Jain

[Signature]

[Signature]

administrators and assigns) OF THE **THIRD**
PART.

WHEREAS; there exist a property known as "CHIVARI"
also known as "PANVELICHEM BATTI" also known as
"DIVALECHEM TEMBHA" admeasuring 2140 sq. mtrs.,
bearing survey no. 413/1 of Anjuna Village, bearing old
cadastral survey no.1900, situated within the
jurisdiction of the Village Panchayat of Anjuna, Sub-
District of Bardez, North-Goa District, in the state of
Goa. (This property belonging to the VENDORS are
hereinafter referred to the "said property" and is more
particularity described in the Schedule I hereunder
written)

AND WHEREAS; the "said property" originally belonged
to Mr. Gregorio Homen Coutinho who by virtue of a
registered Sale Deed dated 26/02/1982 duly executed
in the Office of the Sub-Registrar of Bardez at Mapusa

Ralbuquerque

[Signature]

[Signature]
[Signature]
Sulsha Jain

[Signature]

[Signature]

under Registration no. 487 at pages 2 to 17 of Book No. I, Vol. No. 126, the said property came to be sold in favour of Ambrose Albuquerque and his wife Monica Albuquerque.

AND WHEREAS; the said Mr. Ambrose Albuquerque and his wife Mrs. Monica Ambrose Albuquerque, in view of the aforesaid Deed of Sale in their favour became exclusive owners in possession of the said property describe in the Schedule - I hereinunder.

AND WHEREAS; the said Mr. Ambrose Albuquerque expired on 31/03/2007 and his wife Mrs. Monica Ambrose Albuquerque also expired on 04/07/2016, leaving behind their only son Mr. Anthony Alastair Graham Albuquerque, married to Mrs. Liana Maria Vaz as their sole and universal heirs.

AND WHEREAS; by virtue of order dated 8th April 2019 passed in Inventory Proceeding bearing No.

Albuquerque

[Signature]

*Ambrose
Sulsha Fein*

*Monica
Albuquerque*

153/2019/B which was initiated upon the demise of late parents of the VENDORS No. 1 Mr. Ambrose Albuquerque and Mrs. Monica Ambrose Albuquerque which, concluded before the Court of the Civil Judge, Senior Division at Mapusa, the VENDORS herein Mr. Anthony Alastair Graham Albuquerque and Mrs. Liana Maria Vaz has been declared as sole and universal heirs and successor to the "said property".

AND WHEREAS; the VENDORS herein on the basis of order dated 8th April 2019 passed in Inventory Proceeding bearing No. 153/2019/B passed by the Court of the Civil Judge, Senior Division at Mapusa, got the property mutated in their names by deleting the names of their late parents Mr. Ambrose Albuquerque and Mrs. Monica Ambrose Albuquerque.

AND WHEREAS; the "CONFIRMING PARTY" hereinabove do hereby confirm that they do not have any objections for the execution of the present Sale

Albuquerque

13/4/19

Monica Ambrose Albuquerque
Sulona Jain

Monica

Albuquerque

Deed, as plot "A" is subject matter of the MOU dated 15th February, 2019, between the "VENDORS" and the "CONFIRMING PARTY", which is duly registered before the Notary Public Shri D. S. Petkar, at Mapusa-Goa on 18/02/2019 under Serial No. 3165.

AND WHEREAS; the "CONFIRMING PARTY" after having received back earnest amount of Rs. 10,00,000/- (Rupees ten lakhs only) paid under the M.O.U dated 15th February, 2019 together with premium of Rs. 5,00,000/- (Rupees Five Lakhs only) from the "PURCHASERS" herein, the CONFIRMING PARTY do hereby give their consent to the present Deed of Sale and undertakes that they shall not raise any claims in respect of the MOU dated 15th February, 2019 with the VENDORS or the PURCHASERS herein and the said M.O.U shall be deemed to be cancelled for all legal purposes.

Albuquerque

13/11

Sulha Fein

Albuquerque

Jim

AND WHEREAS; the VENDORS herein have sub divided the "said property" into Plot "A" and "B" and have decided to sell Plot "A" admeasuring an area 1237 square meters to the present PURCHASERS and have accordingly obtained the necessary No Objection Certificate from the Office of the Senior Town Planner, Town & Country Planning Department, Mapusa, Bardez Goa. (The "said Plot A" sold herein is more particularly described in schedule-II written below.)

AND WHEREAS; the VENDORS being the lawful owners in possession of the "said plot A" admeasuring an area of 1237 square meters, being part of the property known as "CHIVARI" also known as "PANVELICHEM BATTI" also known as "DIVALECHEM TEMBHA" bearing survey no. 413/1 of Anjuna Village, as described in Schedule - II hereinunder written and delineated in red colored boundary line in the plan annexed to this Deed (hereinafter referred to as the

Kalbhogendra

BY

Sulsha Jain

[Signature]

[Signature]

"SAID PLOT A") at or for a total sale consideration of Rs. 2,00,00,000/- (Rupees Two Crores Only) which is equivalent to the present market value of the "said plot A" free from all encumbrances, charges and lien.

NOW THEREFORE THIS DEED OF SALE

WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of the sum of Rs. 2,00,00,000/- (Rupees Two Crores Only) being the sale consideration and the market value of the "said Plot A" hereby sold, paid by the PURCHASERS to the VENDORS and the CONFIRMING PARTY (as described in the Schedule - III of Payment) the said payment is made after deducting TDS at the prevailing rate of 1% on the sale consideration and market value of the property as per provisions of Section 194 IA of the Income Tax Act, 1961 (the

Kalbhaynagar

[Signature]

Sulsha Jain

[Signature]

[Signature]

receipt of which sum, the VENDORS/CONFIRMING PARTY do hereby acknowledge and give full discharge of the same to the PURCHASERS) the VENDORS as absolute owners hereby sell, convey, transfer and assigns by way of sale unto PURCHASERS, the "said Plot A" admeasuring an area of 1237 square meters, being part of property bearing survey no. 413/1 Village Anjuna, situated at Village Anjuna, situated within the limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa more particularly described in Schedule - II hereunder written and shown in red colored boundary line in the plan annexed to this deed along with singular rights, liberties, privileges, easements, rights and appurtenances, whatsoever to the "said Plot A" described in Schedule II below or any part thereof belonging to or in anywise appertaining to or with



Valbuquerque

[Signature]

Subha Jain

[Signature]

[Signature]

the same or any part thereof usually held, used occupied or enjoyed therewith or reputed or known 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 A" or any part thereof TO HAVE AND TO HOLD the said Plot A described in Schedule II hereby granted conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the PURCHASERS forever SUBJECT HOWEVER TO THE payment of all taxes, rates, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or to the Panchayat Authorities or any other public body.

2. The VENDORS do hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing whatsoever, by the VENDORS or by any of

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Subsha Jain

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their predecessors in title or ancestors executed or knowingly suffered to the contrary, the VENDORS had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "said Plot A" described in Schedule II hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the PURCHASERS.

3. That there is no other person/s lawfully entitled to the "said Plot A" and further the "said Plot A" is free from any Encumbrances, Mortgage, Tenancy, Lien, Charges or any other claim/s or liability of whatsoever nature affecting the clear and marketable title of the "said Plot A" hereby sold .
4. The VENDORS do hereby agree with the PURCHASERS that notwithstanding any act, deed

Kalyan Singh

B. J. Singh

Susha Jain

Abhaya Singh

or thing whatsoever done by them or any persons claiming by or through or under them, the VENDORS have in themselves good right, full possession and title and absolute power and authority to convey and transfer the "said Plot A" to the PURCHASERS by this instrument and the VENDORS do hereby declare that they have not done or omitted or knowingly or willingly suffered and been party to any act, deed or thing whereby, they are prevented from selling the "said Plot A" or whereby the "said Plot A" has been charged, encumbered or prejudicially affected.

5. The VENDORS have not entered into any Agreement and/or sale Agreement or Sale Deed with any other person/s and/or received from them any earnest money deposit, advance or deposit in respect of the "said Plot A" hereby sold.

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6. That the VENDORS have not prior to the execution hereof, received any notice of acquisition, requisition or reservation from the Government, Village Authorities or any other Public Body or authorities, in respect of the "said Plot A" described in Schedule - II nor the same is a subject matter of any litigation.

7. The PURCHASERS may at all the time hereafter, enjoy the "said Plot A" as absolute owners without any claim, demand, suit, interruption or disturbance of any kind whatsoever by the VENDORS or any person claiming from or under the VENDORS and against any lawful disturbance or claim by any person whatsoever.

8. The VENDORS further covenants that they shall at the request of the PURCHASERS do or execute or cause to be done or execute or execute all such

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lawful acts, deeds and things, whatsoever for further and more perfectly conveying the "said Plot A" being part of the entire property for the possession and enjoyment of the PURCHASERS according to the true intent and meaning of this deed.

9. The VENDORS have agreed with the PURCHASERS that if for any defect in title of the VENDORS, the PURCHASERS is deprived of the whole or any part of the "said Plot A" and VENDORS hereby undertake to compensate the PURCHASERS, their heirs and successors in interest.

10. All claims, taxes, land revenues and other dues of any authority, if any, payable in respect of the "said Plot A" up to the date of the SALE DEED shall be the responsibility of the VENDORS and thereafter of the PURCHASERS.

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11. That the PURCHASER No. 1 & 2 has contributed 45% each towards the sale consideration and the balance of 10% of the sale consideration is borne by the PURCHASER No. 3. The Share of the PURCHASERS in respect of the "said plot A" as mentioned in schedule II hereunder written shall be in proportion of the sale consideration contributed. i.e. That PURCHASER NO. 1 will hold 45% of the undivided share; PURCHASER NO. 2 will hold 45% of the undivided share and PURCHASER NO. 3 will hold 10% of the undivided share.

12. The VENDORS and the PURCHASERS hereby declare that the property in transaction does not belong to Schedule Caste/ Schedule Tribes pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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13. That the VENDORS hereby give their NOC to the PURCHASERS to carry out necessary mutation proceedings in order to get the name of the PURCHASERS in the Records of Rights i.e. Form I & XIV after the execution of the Sale deed.

14. That the Town & Country Planning Department, Bardez at Mapusa, Goa has issued No Objection Certificate dated 22/07/2019 under Ref. No. NOC/49(6)/642/ANJ/TCP-19/3448, for the sale of the said plot A along with the plan and No Objection certificate which shall form an integral part of the present Deed.

15. That the sale consideration and market value of the "said Plot A" hereby sold is Rs. 2,00,00,000/- (Rupees Two Crores Only) and accordingly, an amount of Rs. 9,00,500/- (Rupees Nine Lakhs Five Hundred Only) is paid in the form of stamp duty

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which is calculated @ 4.5% on the market value including an addition of Rs. 500 for the CONFIRMING PARTY.

SCHEDULE-I
(OF THE "SAID ENTIRE PROPERTY" OF THE VENDORS)

All that property known as "**CHIVARI**" also known as "**PANVELICHEM BATTA**" also known as "**DIVALECHEM TEMBHA**" admeasuring 2140 square meters bearing survey no. 413/1 of Anjuna Village, bearing old cadastral survey no.1900, situated within the jurisdiction of the Village Panchayat of Anjuna, Sub-District of Bardez, North-Goa District, State of Goa. The said property is not described in the Land Registration office of Bardez nor enrolled in the Taluka Revenue Office for the purpose of Matriz Predial and the same is bounded as under:

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Shri. Sushila Jain

[Signature]

[Signature]

NORTH : By remaining portion of the property;
SOUTH : By Anthony James de Souza;
EAST : By remaining portion of the property by
Caetano de Souza;
WEST : By Village Panchayat Road.

SCHEDULE-II

(OF THE "SAID PLOT A" HEREBY SOLD)

All that "said Plot A" being part and parcel of the above referred property known as "**CHIVARI**" also known as "**PANVELICHEM BATT**A" also known as "**DIVALECHEM TEMBHA**", admeasuring 1237 sq. mtrs., bearing survey no. 413/1 of Anjuna Village, bearing old cadastral survey no. 1900, situated within the jurisdiction of the Village Panchayat of Anjuna, Sub-District of Bardez, North-Goa District, Goa, and the SAID PLOT "A" is bounded as under:-

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Sulha Jacin

[Signature]

[Signature]

NORTH : By remaining part of property bearing
survey no. 413/1;
SOUTH : By property bearing survey no. 413/5;
EAST : By property bearing survey no. 413/2; and
WEST : By Road.

SCHEDULE-III

**(OF THE PAYMENT MADE TO THE VENDORS
AND CONFIRMING PARTY)**

**AMOUNT PAID TO VENDORS No. 1 & 2 and
CONFIRMING PARTY No. 3 ABOVE:**

TOTAL AMOUNT OF Rs. 2,00,00,000/- (Rupees Two
Crores only) paid in the following manner:

1. By Demand Draft dated 23/09/2019 bearing no.
264457 of State Bank of India, Azadpur (Delhi)
branch, in favour of the **VENDOR No. 1** for the

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Ambar

*Prasanna Kumar
Sulsha Jain*

[Signature]

[Signature]

amount of Rs. 61,50,000/- (Rupees Sixty One Lakhs Fifty Thousand Only).

2. By Demand Draft dated 23/09/2019 bearing no. 204011 of State Bank of India, Jail Land Complex branch, in favour of the **VENDOR No. 1** for the amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only).

3. By Cheque dated 01/08/2019 bearing no. 979727 of State Bank of India of New Delhi in favour of the **VENDOR No. 1** for the amount of Rs. 20,00,000/- (Rupees Twenty Lakhs Only).

4. By Demand Draft dated 23/09/2019 bearing no. 264458 of State Bank of India, Azadpur (Delhi) branch, in favour of the **VENDOR No. 2** for the amount of Rs. 61,50,000/- (Rupees Sixty One Lakhs Fifty Thousand Only).

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Sulsha Jain

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[Signature]

[Signature]

5. By Demand Draft dated 23/09/2019 bearing no. 204012 of State Bank of India, Jail Land Complex branch, in favour of the **VENDOR No. 2** for the amount Rs. 10,00,000/- (Rupees Ten Lakhs Only).

6. By Cheque dated 29/07/2019 bearing no. 956440 of State Bank of India of New Delhi in favour of the **VENDOR No. 2** for the amount of Rs. 20,00,000/- (Rupees Twenty Lakhs Only).

7. By Cheque dated 27/05/2019 bearing no. 979724 of State Bank of India of New Delhi in favour of the **Confirming Party at Sr. No. 3** for the amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).

8. By Cheque dated 29/07/2019 bearing no. 979726 of State Bank of India of New Delhi in favour of the **Confirming Party at Sr. No. 3** for the amount of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only).

Subhash Chandra

B. S. S.

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Subhash Chandra

9. By Cheque dated 29/07/2019 bearing no. 956439
of State Bank of India of New Delhi in favour of the
Confirming Party at Sr. No. 3 for the amount of
Rs. 7,50,000/- (Rupees Seven Lakhs Fifty
Thousand Only).

IN WITNESS WHEREOF the parties hereto have signed
this Deed of Sale on the Day, Month and Year first
hereinabove mentioned in the presences of two
attesting witnesses.

Kalbhogwani

[Signature]

[Signature]

[Signature]
Sutsha Jain

[Signature]

[Signature]

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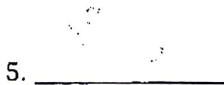
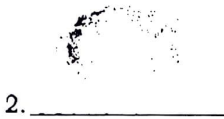
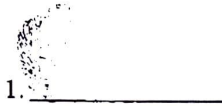
**MR. ANTHONY ALASTAIR alias
ANTHONY ALASTAIR GRAHAM
ALBUQUERQUE**

VENDOR NO. 1



**FINGER IMPRESSIONS
OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**



Albuquerque

[Signature]

Alhabra

*Precious Cousins
Sulsha Jain*

Jim

Albuquerque

Albuquerque

MRS. LIANA MARIA VAZ alias
LIANA MARIA VAZ E ALBUQUERQUE
alias **LIANA MARIA ALBUQUERQUE**
VENDOR No. 2



Albuquerque

**FINGER IMPRESSIONS
OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**

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Sulsha Jain






MRS. SULSHA MEGHAL JAIN
CONFIRMING PARTY No.1



**FINGER IMPRESSIONS
OF LEFT HAND**

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- 3. 
- 4. 
- 5. 

**FINGER IMPRESSIONS
OF RIGHT HAND**

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

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Sulsha Jain
Sulsha Jain

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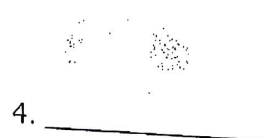
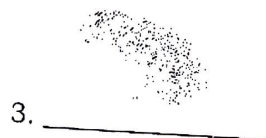
MR. BALTEJ SINGH
CONFIRMING PARTY No. 2



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**FINGER IMPRESSIONS
OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**



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Sushra Jain

Alkhabra Jain

Diom

Balbuquerque



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MR. DHIERESH CHHABRA
PURCHASER No.1




**FINGER IMPRESSIONS
OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**


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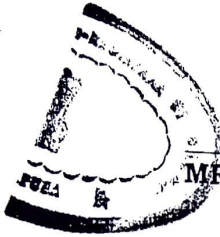
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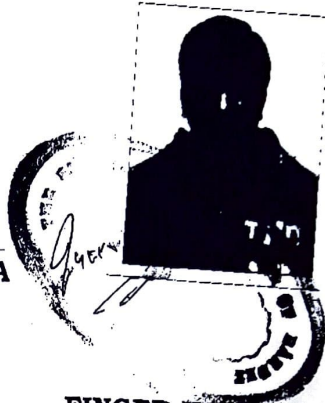
Kalbargue

Chhabra


From
Sulata Jain
Kalbargue



Pooja Gans
MR. DHEERAJ CHHABRA
PURCHASER No. 2



**FINGER IMPRESSIONS
OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**



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Chhabra

Pooja Gans
Susla Jain

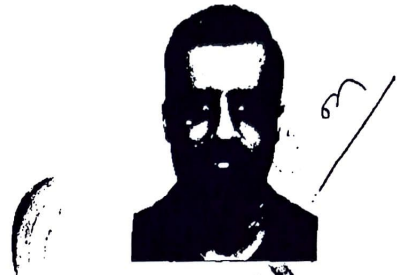
Pooja

Kalbhayegone



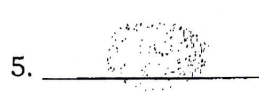
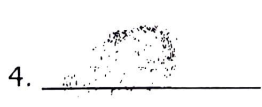
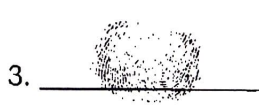
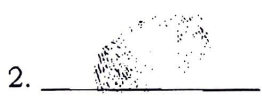
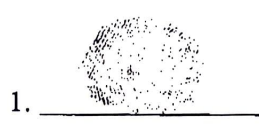
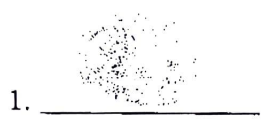
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MR. HITESH HASIJA
PURCHASER No. 3



**FINGER IMPRESSIONS
OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**



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Sulsha Jain

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Witnesses:

1. ~~_____~~ (Meghal Jain) .

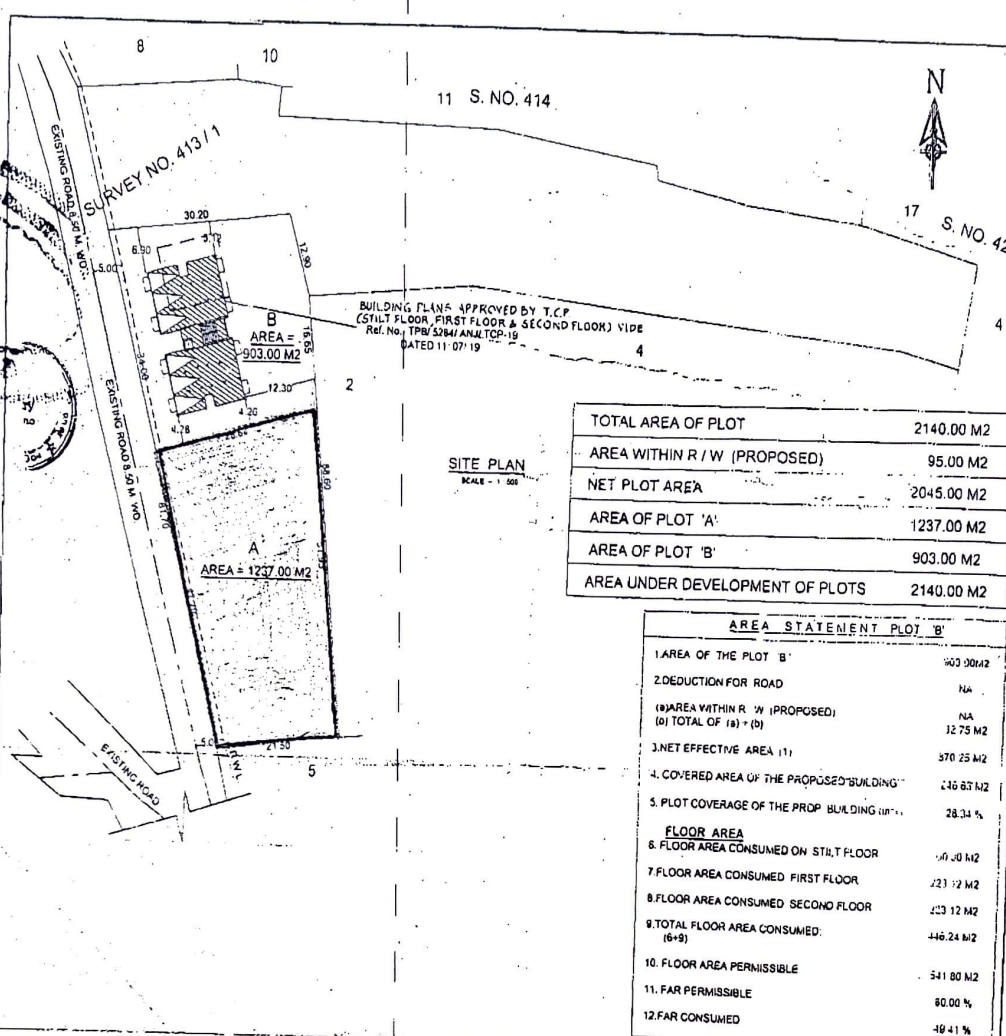
2. ~~_____~~ (Adv. M. Adimko) / -

Ralbuquerque

Ambar Jain

Shambhu
Sulsha Jain

Ralbuquerque



TOTAL AREA OF PLOT	2140.00 M2
AREA WITHIN R / W (PROPOSED)	95.00 M2
NET PLOT AREA	2045.00 M2
AREA OF PLOT 'A'	1237.00 M2
AREA OF PLOT 'B'	903.00 M2
AREA UNDER DEVELOPMENT OF PLOTS	2140.00 M2

AREA STATEMENT PLOT 'B'	
1. AREA OF THE PLOT 'B'	903.00 M2
2. DEDUCTION FOR ROAD	NA
(a) AREA WITHIN R / W (PROPOSED)	NA
(b) TOTAL OF (a) + (b)	12.75 M2
3. NET EFFECTIVE AREA (1)	970.25 M2
4. COVERED AREA OF THE PROPOSED BUILDING	246.87 M2
5. PLOT COVERAGE OF THE PROP. BUILDING (4/3)	28.34 %
FLOOR AREA	
6. FLOOR AREA CONSUMED ON STILT FLOOR	16.00 M2
7. FLOOR AREA CONSUMED FIRST FLOOR	223.12 M2
8. FLOOR AREA CONSUMED SECOND FLOOR	223.12 M2
9. TOTAL FLOOR AREA CONSUMED: (6+7)	446.24 M2
10. FLOOR AREA PERMISSIBLE	541.80 M2
11. FAR PERMISSIBLE	80.00 %
12. FAR CONSUMED	49.41 %

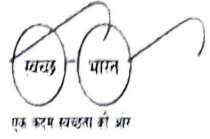
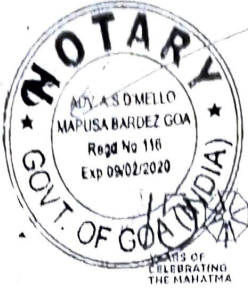
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT
 PLAN SHOWING NOC FOR SALE OF PLOT 'A' IN LAND BEARING SURVEY No. 413 SUB. DIV. NO. 3(PART) SITUATED AT ANJUNA VILLAGE BARDEZ- GOA BELONGING TO - Mr. ANTHONY ALBUQUERQUE & Mrs. LIANA MARIA ALBUQUERQUE.

TITLE
 Submission Drawing
 APPLICANT'S SIGN: Albuquerque
 DESIGNED BY: Agnelo De Oliveira
 T.C.P. Reg. No. ER/0017/2010
 P.W.D. Reg. No. 62/67
 M.M.C.N. No. 1111
 N.G.P.D.A. No. 19

JOB No.	4900 19
DATE	03-07-19
SCALE	1:500, 1:50
DRN. BY	VILAY
DWG NO.	01

Albuquerque
Albuquerque
Sulista Jain
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OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref.No.: NOC/49(6)/642/ANJ/TCP/19/ 3448

Dated: 22/07/2019

Ref. No.4296

Dated: 11/07/2019

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of **Sale Deed** in respect of property bearing Sy. No.413/1(part) **Plot A** of village **Anjuna** Taluka Bardez. The plot/property falls within **Settlement Zone** as per and **Regional Plan for Goa 2021**, admeasuring an area **1237.00** Sq. mts Known as "**Chivari**".

The property/plot falls beyond 500mts. From High Tide Line **NO**.

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH BY: By remaining part of property bearing sy no 413/1.

SOUTH BY: By property bearing sy no 413/5.

EAST BY: By property bearing sy no 413/2.

WEST BY: By road.

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. No further secondary development in the plot shall be considered till final NOC for sub-division is obtained.
6. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs.1000/- (Rupees One Thousand Only) vide challan No. 114 dtd. 11/07/2019.

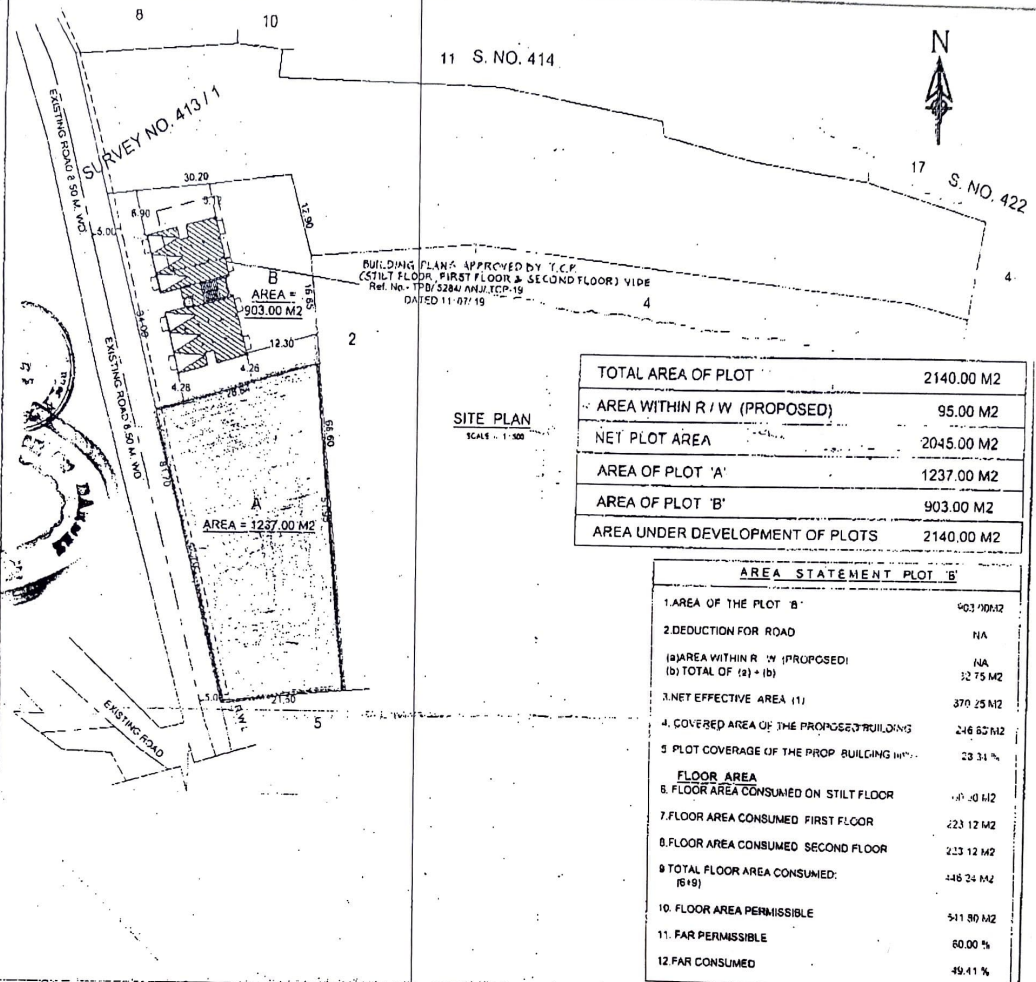
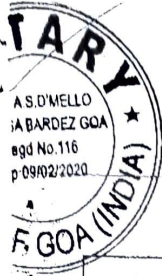

(S. P. Surtakar)
Dy. Town Planner

To,

Mr. Anthony Albuquerque &
Mrs. Liana Maria Albuquerque
c/o. Mr. Agnelo de Oliveira

UG-27, Gomes Catao Complex, Rajwaddo, Mapusa Bardez Goa.

Pc1



TOTAL AREA OF PLOT	2140.00 M2
AREA WITHIN R / W (PROPOSED)	95.00 M2
NET PLOT AREA	2045.00 M2
AREA OF PLOT 'A'	1237.00 M2
AREA OF PLOT 'B'	903.00 M2
AREA UNDER DEVELOPMENT OF PLOTS	2140.00 M2

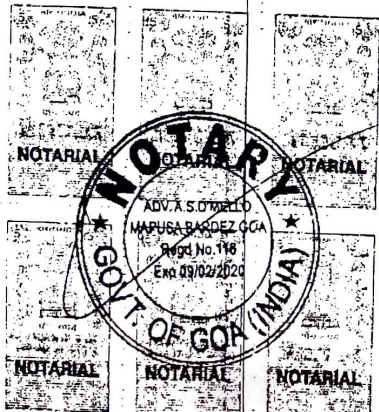
AREA STATEMENT PLOT 'B'	
1. AREA OF THE PLOT 'B'	903.00 M2
2. DEDUCTION FOR ROAD	NA
(a) AREA WITHIN R / W (PROPOSED)	NA
(b) TOTAL OF (a) + (b)	32.75 M2
3. NET EFFECTIVE AREA (1)	370.25 M2
4. COVERED AREA OF THE PROPOSED BUILDING	246.62 M2
5. PLOT COVERAGE OF THE PROP. BUILDING	33.31 %
FLOOR AREA	
6. FLOOR AREA CONSUMED ON STILT FLOOR	47.30 M2
7. FLOOR AREA CONSUMED FIRST FLOOR	223.12 M2
8. FLOOR AREA CONSUMED SECOND FLOOR	223.12 M2
9. TOTAL FLOOR AREA CONSUMED: (6+7+8)	446.24 M2
10. FLOOR AREA PERMISSIBLE	370.25 M2
11. FAR PERMISSIBLE	60.00 %
12. FAR CONSUMED	49.41 %

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PROJECT
 PLAN SHOWING NOC FOR SALE OF PLOT 'A' IN LAND BEARING SURVEY No. 413 SUB. DIV. NO. 1(PART) SITUATED AT ANJUNA VILLAGE BARDEZ- GOA. BELONGING TO - Mr. ANTHONY ALBUQUERQUE & Mrs. LIANA MARIA ALBUQUERQUE.

TITLE Submission Drawing		DESIGNED BY Agnelo De Oliveira	
APPLICANT'S SIGN Albuquerque	APPLICANT'S NAME Valbuquerque	JOB No	4180-19
		DATE	03-07-19
		SCALE	1:500, 1:50
		DRN BY	VIJAY
		DRG No	01

T.C.P. Reg. No. ER/0017/2010
 P.W.D. Reg. No. 5548/PK
 N.M.C. No. 130, N.P.C.S. 204
 N.G.P.D.A. No. 19



CERTIFIED TO BE TRUE COPY
Agnelo
 ADV. A. S. D'MELLO 30/09/19
 NOTARY
 REG. NO. ...5496/19



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 30-Sep-2019 12:09:50 pm

Document Serial Number :- 2019-BRZ-3168

Presented at 10:09:29 am on 30-Sep-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	900000
2	Registration Fee	700000
3	Mutation Fees	2500
4	Processing Fee	710
Total:		1603210

Stamp Duty Required :900000

Stamp Duty Paid : 900000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dheeraj Chhabra ,S/o - D/o Jagdish Kumar Chhabra Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 43-10-11, Ashok Magar, Tilak Nagar, S.O. West Deihi, Delhi, Address2 - , PAN No.:			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anthony Alastair Alias Anthony Alastair Graham Albuquerque ,S/o - D/o Ambrose Albuquerque Alias Ambrose Timothy Albuquerque Age: 53, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - 58, Tata Colony, G. D. Ambedkar Marg, Parel, Gr. Mumbai, Maharashtra, Address2 - , PAN No.:			

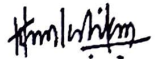
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Liana Maria Vaz Alias Liana Maria Vaz E Albuquerque Alias Liana Maria Albuquerque ,S/o - D/o Joseph Phillip Vaz Age: 49, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - 58, Tata Colony, G. D. Ambedkar Marg, Parel, Gr. Mumbai, Maharashtra, Address2 - , PAN No.:			
3	Sulsha Meghal Jain ,S/o - D/o Ganeshmal Chandulal Porwal Age: 40, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - Flat No. 303, B-Wing, Devashri Gardens, Porvorim, Bardez - Goa, Address2 - , PAN No.:			
4	Baltej Singh ,S/o - D/o Mohan Singh Age: 42, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Sukhakarta Niwas, 3rd Floor, Plot No. 32, Near Gyanvikas School, Nova Cidade Colony, Porvorim, Bardez - Goa, Address2 - , PAN No.:			
5	Dheeraj Chhabra ,S/o - D/o Jagdish Kumar Chhabra Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 43-10-11, Ashok Magar, Tilak Nagar, S.O. West Delhi, Delhi, Address2 - , PAN No.:			
6	Dhieresh Chhabra ,S/o - D/o Jagdish Kumar Chhabra Age: 34, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 43-10-11, Ashok Nagar, Tilak Nagar, S.O. West Delhi, Delhi, Address2 - , PAN No.:			
7	Hitesh Hasija ,S/o - D/o Raj Kumar Hasija Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 6-53, Near Jindal Furniture House, Shivaji Nagar, Gurgaon, Haryana., Address2 - , PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	Santoshi D Surlikar, 29 ,1990-03-03 ,8698623481 , ,Service , Marital status : Unmarried 403504, H. No. 188/A Kumbharwada Mayem Bicholim Goa , H. No. 188/A Kumbharwada Mayem Bicholim Goa Maem, Bicholim, NorthGoa, Goa			
2	Savita Chandrakant Salelkar, 27 ,1992-03-13 ,9168396651 , ,Service , Marital status : Unmarried 403504, H. No. 2 Bagwada Piligao Bicholim Goa, H. No. 2 Bagwada Piligao Bicholim Goa Piligao, Bicholim, NorthGoa, Goa			


Sub Registrar

Document Serial No:-2019-BRZ-3168

Book :- 1 Document Registration Number : BRZ-1-3107-2019 Date : 30-Sep-2019
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Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

