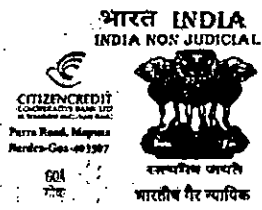


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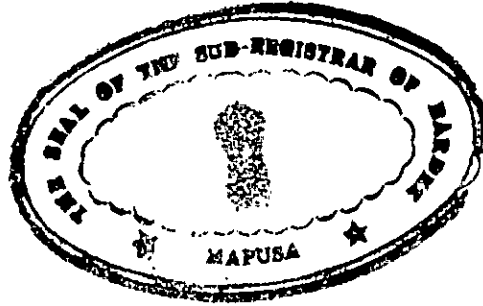
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For CITIZENCREDIT  
CO-OP BANK LTD.  
MAPUSA BRANCH

*Afoura*

Manager / Authorised Signatory



2023-BRZ-5757  
15/11/2023

## DEED OF SALE

*Debi Dhan*

*[Signature]*



**THIS DEED OF SALE** is made at Mapusa, on this 14<sup>th</sup> day of November, 2023.

**BETWEEN**

**VILLAGGIO ESTATES LLP**, A Limited Liability Partnership (LLP) constituted under the Limited Liability Partnership Act, 2008 (6 of 2009), having LLP Identification No. [REDACTED], with its registered office at Plot No. 4, Sy. No. 192, above Café Coffee Day, Botanical Garden Road, Kondapur, Hyderabad, 500084, having PAN Card No: [REDACTED], represented by its Designated Partner, **MR. AJAY HARINATH**, son of Arccot Tukuram Harinath, aged 48 years, married, businessman, PAN No. [REDACTED] and Aadhar CARD No. [REDACTED] AADHAAR No. [REDACTED] Mobile No. [REDACTED], Indian National, resident of 12-5-149/20, Vijayapuri, South Lallaguda, Secunderabad, Lallaguda, Hyderabad, Andhra Pradesh- 500017, duly authorized vide resolution dated 20-06-2023, hereinafter referred to as the '**VENDOR**' (which expression shall include its Partners, heirs, successors, executors, administrators, representatives and assigns) of the **FIRST PART**.

**AND**

**BUILDHIGH INFRA LLP**, Limited Liability Partnership, (LLPIN - [REDACTED]) having its registered office at Ground Floor, Shop No. 2, Plot No. 23, Block No. 7, Kirti Nagar, Kirti nagar Industrial Area, New Delhi, West Delhi, Delhi - 110015, holding PAN CARD bearing No. [REDACTED] herein represented through its Authorised signatory, **MR. NITIN KHANNA**, s/o. Krishan Kumar Khanna, aged 40 years, married, business, holding Aadhar card bearing No. [REDACTED] having Pan card no. [REDACTED], Indian National, and permanent



resident of C-139 Second Floor, Kirti Nagar New Delhi- 110015, being authorised by the partners of the LLP vide its resolution dated 16/10/2023 hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include Its Director, shareholder, heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the **SECOND PART**.

**AND**

**Miss. SHEEBA DHAWAN**, d/o Mr. Suresh Kumar Dhawan, about 36 years of age, spinster, Indian National, Businesswomen, holding PAN [REDACTED] holding AADHAAR Card bearing No. [REDACTED] resident of H. No. 182, Dera Mandi Road, Near Fauji Genral Store, Dera Gaon, Dera, South Delhi, Delhi 110074, hereinafter referred to as the '**CONFIRMING PARTY**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS** there exists an immovable property known as "**CUDCHEM BATA**" also known as "**KUTCHEM BHAT**", admeasuring **2600 sq.mts.**, presently surveyed in the new survey under survey No. Survey 5/4 of Village Anjuna, which property was earlier part of a larger property described in the Land Registration Office of Bardez under No. 25514 at page 192 overleaf of Book B-65, not found enrolled in the Land Revenue Office, but was surveyed in the Old Cadastral survey of Anjuna Village under No. 5432, situated in the village of Anjuna, within the jurisdiction of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, more particularly described in Schedule I hereunder written and hereinafter referred to as the **SAID LARGER PROPERTY**.



**AND WHEREAS** the **SAID LARGER PROPERTY** described in the Land Registration Office of Bardez under No. 25514 at page 192 overleaf of Book B-65 and surveyed in the Old Cadastral survey of Anjuna Village under No. 5432, was surveyed in the new promulgated survey records, as two properties bearing survey no. 5/4 and 89/1 of Anjuna Village, the property bearing survey no. 5/4 of Anjuna Village is a part of the larger property described in the Land Registration Office of Bardez under No. 25514 at page 192 overleaf of Book B-65 and surveyed in the old Cadastral survey under no. 5432 of Anjuna.

**AND WHEREAS** the **SAID LARGER PROPERTY** belonged to Gertrudes Joaquim Vicente Paulo Nunes, son of Boaventura Paulo Vicente Teodorio Nunes and Ana Rita Victoria Conceicao de Souza and his name is found recorded in the old cadastral survey records of the **SAID LARGER PROPERTY** under No. 5432, situated in the village of Anjuna.

**AND WHEREAS** the said Gertrudes Joaquim Vicente Paulo Nunes was married in his first nuptials to Mrs. Natividade Pedrinha de Souza Gomes Nunes who passed away on 28/03/1953 and he was married in his second nuptials to Mrs. Alice Nunes who expired on 24/10/1982, while the said Gertrudes Joaquim Vicente Paulo Nunes expired on 28/06/1975.

**AND WHEREAS** the said Gertrudes Joaquim Vicente Paulo Nunes out of his first marriage to Mrs. Natividade Pedrinha de Souza Gomes Nunes, had two children, namely (1) Teodorio Elizabeth Vicente Paulo Nunes alias Teddy Nunes married to Lourdes Nunes, and (2) Yvonne Ann Nunes and the said Gertrudes Joaquim Vicente Paulo Nunes and out of his second marriage to Mrs. Alice Nunes he had two children, namely, (1) Jennifer Philomena Nunes and (2) Kenneth Philip Nunes, who expired on 27/03/1982 in the status of bachelor.



**AND WHEREAS** upon the death of the said Gertrudes Joaquim Vicente Paulo Nunes alias Gertrocio Nunes and his First wife, Mrs. Natividade Pedrinhade Souza Gomes Nunes and his second wife, Mrs. Alice Nunes, an Inventory Proceedings bearing No. 413/2012 was initiated before the Court of the Civil Judge Senior Division at Mapusa - Goa by the said Teodorio Elizabeth Vicente Paulo Nunes alias Teddy Nunes, wherein, the **SAID LARGER PROPERTY**, which was listed at Item No.2 in the list of assets came to be allotted to Teodorio Elizabeth Vicente Paulo Nunes alias Teddy Nunes married to Lourdes Nunes, in terms of the Chart of Allotment dated 15/03/2014, which was confirmed vide Judgement and Order dated 08/04/2014 passed in the said Inventory Proceedings bearing No. 413/2012.

**AND WHEREAS** the Said Teodorio Elizabeth Vicente Paulo Nunes alias Teddy Nunes and his wife Lourdes Nunes thus came to be the sole, absolute and exclusive owners of the **SAID LARGER PROPERTY**.

**AND WHEREAS** thereafter the Said Teodorio Elizabeth Vicente Paulo Nunes alias Teddy Nunes and his wife Lourdes Nunes, on obtaining a NOC dated 27/08/2021 bearing Ref. No. NOC/49(6)/1759/ANJ/TCP-21/3589, from the Senior Town Planner, Mapusa-Goa, vide Deed of Sale dated 14/10/2021, duly registered with the sub- registrar of Bardez under registration no. BRZ-1-3685-2021, Book-1 document, on 14-10-2021 sold to the VENDOR herein, a part of the **SAID LARGER PROPERTY**, which was subsequently partitioned from the **SAID LARGER PROPERTY** vide order dated 25/03/2022, passed by the Inspector of survey and land records, Mapusa, in case no. ISLR/ANJ/538/2021, admeasuring **1535 sq. mts.**, bearing survey no. 5/4(Part) of Anjuna Village and allotted a separate, independent survey no. 5/4-A of Anjuna Village, admeasuring 1535 sq. mts., situated in the village of Anjuna, within the jurisdiction of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa,



more particularly described in Schedule II hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS the VENDOR has represented to the PURCHASER, that all the aforesaid recitals are true and correct and that the VENDOR is now the sole, absolute and exclusive owner and in absolute and exclusive possession of the **SAID PROPERTY**, bearing survey no. 5/4-A of Anjuna Village, admeasuring 1535 sq. mts, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule II herein-under written and that there is no other person/s, who can prove a better title to the SAID PROPERTY.

AND WHEREAS the VENDOR have represented to the PURCHASER that there are no tenants, occupants, claimants or any other rights holders in or to the **SAID PROPERTY**, bearing survey no. 5/4-A of Anjuna Village, admeasuring 1535 sq. mts., situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule II herein-under written.

AND WHEREAS the CONFIRMING PARTY had agreed to purchase from the VENDOR, the **SAID PROPERTY** bearing survey no. 5/4-A of Anjuna Village, admeasuring 1535 sq. mts, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa and towards this end had parted with a sum of Rs. 3,07,00,000/- (Rupees Three Crore and Seven Lakhs Only) in favour of VENDOR under an Agreement dated 04-03-2023.

AND WHEREAS the CONFIRMING PARTY does not desire to purchase the **SAID PROPERTY**, described in Schedule II hereunder written, and has thus approached the VENDOR with a proposal to sell the **SAID PROPERTY** to the PURCHASER her nominee, free from all claims and encumbrances and the VENDOR has agreed to sell the





**SAID PROPERTY** described in Schedule II hereunder written to the PURCHASER, free from all claims, demands and/or encumbrance and the sale consideration of the **SAID PROPERTY** is paid by the PURCHASER to the CONFIRMING PARTY who in turn had paid the same to the VENDOR and therefore CONFIRMING PARTY has been made party to this Deed.

AND WHEREAS THE CONFIRMING PARTY has agreed to convey all her rights in **SAID PROPERTY** to the PURCHASER and the CONFIRMING PARTY shall not have any right or claims against the **SAID PROPERTY**, the PURCHASER and the VENDOR, on the execution of this Deed.

AND WHEREAS based on the aforesaid specific representations of the VENDOR and the CONFIRMING PARTY and believing the same to be true, the PURCHASER has approached the VENDOR with a proposal to purchase from the VENDOR, the **SAID PROPERTY**, bearing survey no. 5/4-A of Anjuna Village, admeasuring 1535 sq. mts, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule II herein-under written, free from all, claims, demands and encumbrances, for a total consideration of **Rs. 3,27,00,000/- (Rupees Three Crore and Twenty Seven Lakhs Only)**, subject to the terms and conditions, mentioned herein below and the VENDOR have agreed to sell the SAID PROPERTY to the PURCHASER for the said consideration.

AND WHEREAS the VENDOR, PURCHASER, and CONFIRMING PARTY are now therefore executing this Deed of Sale on the following terms and conditions.

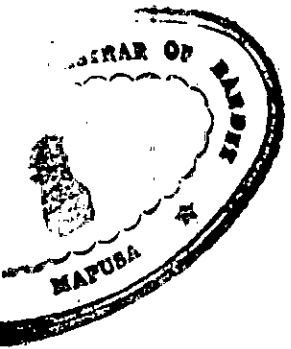
*Shree Dhawan*

*[Signature]*

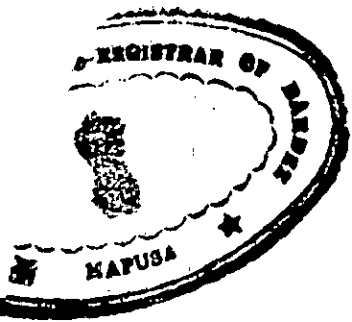


**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. IN PURSUANCE of the aforesaid agreement and in consideration of the sum of **Rs. 3,27,00,000/- (Rupees Three Crore and Twenty Seven Lakhs Only)**, paid by the PURCHASER as follows, to the CONFIRMING PARTY at the behest and request of VENDOR as follows, a sum of Rs. 50,00,000/- (Rupees Fifty Lakhs Only), vide RTGS dated 11-09-2023, bearing UTR No. KKBKR5202391200941788 of the Kotak Mahindra Bank; a sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs only), vide RTGS dated 01-11-2023, bearing UTR No. KKBKH23305949993 of the Kotak Mahindra Bank; a sum of Rs. 1,98,73,000/- (Rupees One Crore Ninety Eight Lakhs Seventy Three Thousand only) vide Demand Draft bearing no. 48460 dated 13-11-2023, of the Kotak Mahindra Bank; and a sum of Rs. 3,27,000/- (Rupees Three Lakhs and Twenty Seven thousand only) paid towards the I.T. A/c, the CONFIRMING PARTY having paid the VENDOR the said sale consideration of Rs. 3,03,93,000/- (Rupees Three Crore Three Lakhs and Ninety Three Thousand Only) and TDS of Rs. 3,07,000/- (Rupees Three Lakhs and Seven Thousand Only) [the VENDOR having received totally a sum of Rs. 3,07,00,000/- (Rupees Three Crore and Seven Lakhs Only) and to the CONFIRMING PARTY having received totally a sum of Rs. 19,80,000/- (Rupees Nineteen Lakhs Eighty Thousand Only) and a sum of Rs. 20,000/- (Rupees Twenty thousand Only) towards the TDS on the same [the receipt of which entire consideration the VENDOR and CONFIRMING PARTY do hereby admit and acknowledge and gives full discharge to the PURCHASER], the VENDOR, as the sole, absolute and exclusive owner of the **SAID PROPERTY**, bearing survey no. 5/4-A of Anjuna Village, admeasuring 1535 sq. mts., situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule II herein-under written, do hereby Sell, Grant, Convey,







Transfer, Assign and Assure unto the PURCHASER, the **SAID PROPERTY**, bearing survey no. 5/4-A of Anjuna Village, admeasuring 1535 sq. mts., situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa, Goa, more particularly described in the Schedule II herein-under written, and all trees and structures standing thereon alongwith all the privileges existing to the **SAID PROPERTY** or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDOR into or upon the **SAID PROPERTY**, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASER, forever and absolutely.

2. The entire sale consideration of the SAID PROPERTY, has been paid in full to the VENDOR and COFIRMIMNG PARTY as the VENDOR had received a consideration of Rs. 3,07,00,000/- (Rupees Three Crore and Seven Lakhs Only) for the sale of the SAID PROPERTY from the CONFIRMING PARTY towards the sale of the SAID PROPERTY, which did not materialize, which amount is hereby refunded by VENDOR to the CONFIRMING PARTY through the PURCHASER and the VENDOR categorically and specifically admit and acknowledge the receipt of the sale consideration of the SAID PROPERTY and gives full discharge of the same to the PURCHASER, which PURCHASER has paid sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) to the confirming party for confirming of this Deed of Sale and the VENDOR and the CONFIRMIMNG PARTY undertake not to raise any claims or demands against the PURCHASER, in this regard, at any point of time in the future.
3. The VENDOR and the CONFIRMING PARTY has on this day handed over vacant, peaceful and irrevocable possession of the



SAID PROPERTY, described in schedule II hereunder, to the PURCHASER, free from all claims, demands and encumbrances, to have, own, occupy, possess and hold the SAID PROPERTY, forever, as its own, from this day onwards, without any interferences from any persons whomsoever.

4. The VENDOR do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDOR or knowingly suffered to the contrary by them, the VENDOR do have in itself good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY, described in schedule II hereunder, hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDOR or the CONFIRMING PARTY or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.
5. The VENDOR shall indemnify and keep indemnified the PURCHASER against all penalties, claims and/or demands, if any made against the SAID PROPERTY, described in schedule II hereunder, hereby sold or any part thereof, either independently or through the VENDOR or any other person or persons and if any claims are made against the SAID PROPERTY, described in schedule II hereunder, the same shall be settled by the VENDOR alone, at its own cost, without any liability to the PURCHASER.
6. The VENDOR do hereby covenant, undertake and declare as under:





- a) That the SAID PROPERTY, described in schedule II hereunder is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the VENDOR have not done anything whereby the SAID PROPERTY, described in schedule II hereunder, may be subject to any attachment or lien of any Bank, Court or person whatsoever.
- b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY, described in schedule II hereunder.
- c) That the SAID PROPERTY, described in schedule II hereunder, is not subject matter of any acquisition or requisition or affected by any Government Notification or order under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.
- d) That the VENDOR have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PROPERTY, described in schedule II hereunder, nor have they agreed to sell or encumber the SAID PROPERTY, described in schedule II hereunder, in any manner whatsoever.
- e) That the VENDOR or its predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY, described in schedule II hereunder, hereby sold.



- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the SAID PROPERTY, described in schedule II hereunder, nor is the SAID PROPERTY, described in schedule II hereunder, affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are no tenants or any other occupants or any other right holder's of/on/to the SAID PROPERTY, described in schedule II hereunder.
- h) There are no easements, access, paths passing through the SAID PROPERTY, described in schedule II hereunder.
- i) That the SAID PROPERTY, described in schedule II hereunder is not subject matter of any attachment proceedings or attachment orders.
- j) That the title of the VENDOR to the SAID PROPERTY, described in schedule II hereunder, is clear and marketable.
- k) That the VENDOR have on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PROPERTY, described in schedule II hereunder.
- l) That the VENDOR covenant and undertake to deal with all claims or demands of any nature if raised with respect to the title of the SAID PROPERTY, described in schedule II hereunder, at their own cost, at all times, without any liability to the PURCHASER.



m) That the VENDOR covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY, described in schedule II hereunder, against all claims or demands, if any, raised with respect to the title of the SAID PROPERTY, described in schedule II hereunder.

n) That the VENDOR covenant that if any claims are made against the SAID PROPERTY, described in schedule II hereunder alone, at their own cost, without any liability to the PURCHASER.

7. That the VENDOR and the CONFIRMING PARTY and all persons claiming through the VENDOR and the CONFIRMING PARTY shall at all times, sign and execute all such acts, deeds and documents, as may be required or called for by the PURCHASER and/or any person claiming through them, with respect to the SAID PROPERTY, described in schedule II hereunder and the VENDOR and the CONFIRMING PARTY undertake to make itself available for registration of this Deed of Sale and all/any other Deed/s and/or documents, relating to the SAID PROPERTY, described in schedule II hereunder, as and when called upon by the PURCHASER without any delay, at the cost of the PURCHASER.

8. The VENDOR do hereby covenant that it has NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY bearing survey no. 5/4-A of Anjuna Village, to include the name of the PURCHASER in the Occupant's Column of the Form I & XIV of the SAID PROPERTY bearing survey no. 5/4-A of Anjuna Village, by deleting the name of the VENDOR, appearing therein.

9. The VENDOR covenant that the PURCHASER, shall, from this day onwards hold, own and possess the SAID PROPERTY, bearing



survey no. 5/4-A of Anjuna Village, more particularly described in the Schedule II herein-under written as its own, as its sole, absolute and exclusive owner.

10. The CONFIRMING PARTY do hereby covenant that she has not done any act, deed, or thing which could affect the SAID PROPERTY described under schedule II hereunder and the CONFIRMING PARTY does hereby assure the PURCHASER that she has not entered into any agreement, deed, instrument or understanding with any third party with respect to the SAID PROPERTY nor has she created any encumbrance on the SAID PROPERTY.
11. The CONFIRMING PARTY do hereby covenant that she confirms the sale of the SAID PROPERTY described in Schedule II hereunder written, by the VENDOR to the PURCHASER and this Deed of Sale for all legal purposes and the CONFIRMING PARTY and undertakes not to raise any claims or demands of whatsoever nature against the VENDOR, the PURCHASER and the SAID PROPERTY, on and after the execution of this Deed.
12. The VENDOR hereby declare that the SAID PROPERTY, in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.
13. The parties hereto covenant that on the singing of this Deed of Sale all agreements, understanding, deeds, documents, letters, instruments, etc., with respect to the SAID PROPERTY, shall stand cancelled and void and the sale and transfer made by this Deed of Sale shall be final.
14. The PURCHASER has deducted an amount of a sum of Rs. 3,27,000/- (Rupees Three Lakhs and Twenty Seven thousand only) @ 1% towards the TDS on this transaction and the same is



*Anesh Dhan*

*[Signature]*



credited towards the Income Tax Account of the CONFIRMING PARTY, the confirming party already paid the 1% TDS on the amount which has paid to the VENDOR.

15. The SAID PROPERTY is valued at **Rs. 3,27,00,000/- (Rupees Three Crore and Twenty Seven Lakhs Only)**, which is the true and correct market value of the SAID PROPERTY and appropriate stamp duty and registration fee is paid on this De

**SCHEDULE-I**

**(DESCRIPTION OF THE SAID BIGGER PROPERTY)**

ALL THAT PROPERTY known as "**CUDCHEM BATA**" also known as "**KUTCHEM BHAT**", situated in the Village of Anjuna, within the area of Village Panchayat of **Anjuna**, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No.25514 at page 192 overleaf of Book B-65, not enrolled in the Land Revenue Office, surveyed in the Old Cadastral Survey under no. 5432 and part of which was Surveyed under Survey No.5/4 of Village Anjuna, admeasuring **2600 sq. mts.**, the said Survey No.5/4 of Village Anjuna is bounded as under:-

On the East: By the property bearing Survey No.5/3 and 5/10 of Village Anjuna.

On the West: By the property bearing Survey No.5/26 of Village Anjuna and Road.

On the North: By the property bearing Survey Nos. 5/2, 5/3 and 5/26 of the Village Anjuna.

On the South: By the property bearing Survey no.5/11 and 5/18 of Village Anjuna and Road.

*Suba Dhawan*

*Handwritten signature*



**SCHEDULE-II**

**DESCRIPTION OF THE SAID PROPERTY**

ALL THAT PROPERTY bearing survey No. 5/4-A of Anjuna Village admeasuring 1535 square meters, now a Separate independent distinct property, which was earlier a part of Survey No. 5/4 of Anjuna Village and was forming part of the larger property known as "CUDCHEM BATA" or "KUTCHEM BHAT" described in the Land Registration Office of Bardez under No.25514, at page 192, overleaf of Book B-65, not found enrolled in the Taluka Revenue Office, but was recorded in the Old Cadastral Survey under no. 5432 of Anjuna Village, situated at Anjuna within the limits of Village Panchayat of Anjuna Taluka, and Sub-District of Bardez District of North Goa, in the State of Goa, which property bearing Survey no.5/4-A of Anjuna is presently bounded as under:

On the **North**: By the property bearing survey No. 5/4, Survey no. 5/2 and 5/3 of Anjuna Village.

On the **South**: By the property bearing survey No. 5/4 of Anjuna Village and a Public road.

On the **East**: By the property bearing Survey No. 5/3, 5/10 and 5/4 of Anjuna Village.

On the **West**: By the property bearing survey No. 5/4 of Anjuna Village and a Public Road.

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

**IN WITNESS WHEREOF** the parties hereto have set their hands on the day and year hereinabove written.



*Shree Dhanan*

A handwritten signature in black ink, consisting of a circle followed by a horizontal line and a vertical stroke.

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

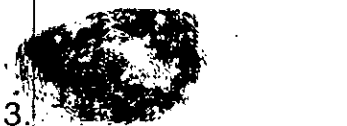


VILLAGGIO ESTATES LLP  
Through its Designated Partner  
MR. AJAY HARINATH



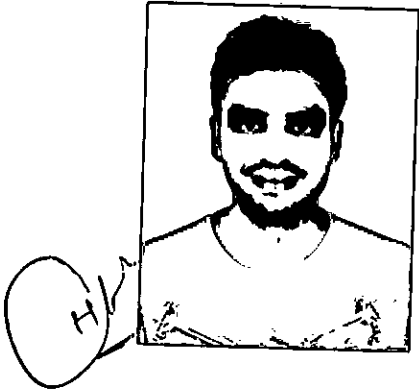
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*Deek Dhanan*

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

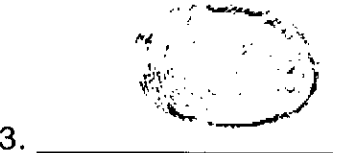
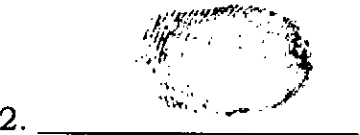
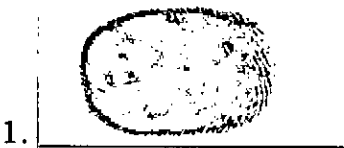


**BUILDHIGH-INFRA LLP**  
Through its Authorised signatory  
**MR. NITIN KHANNA.**



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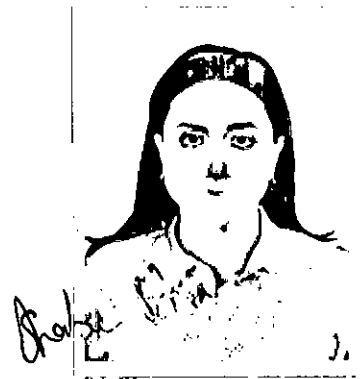
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*Shree Dhawan*



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

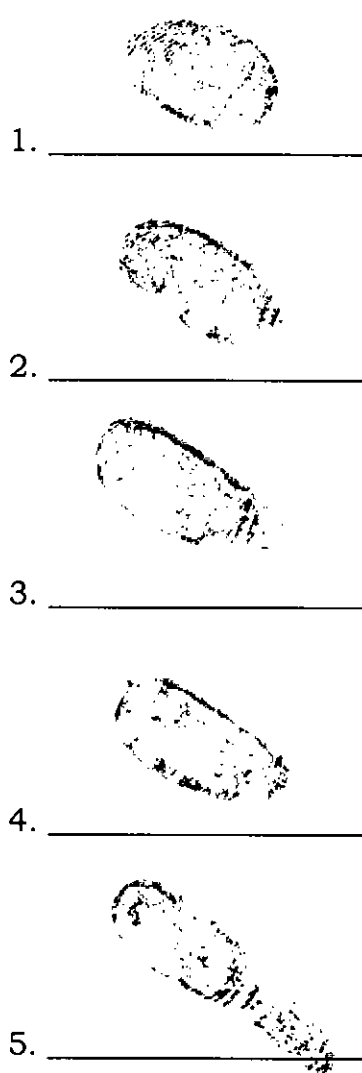
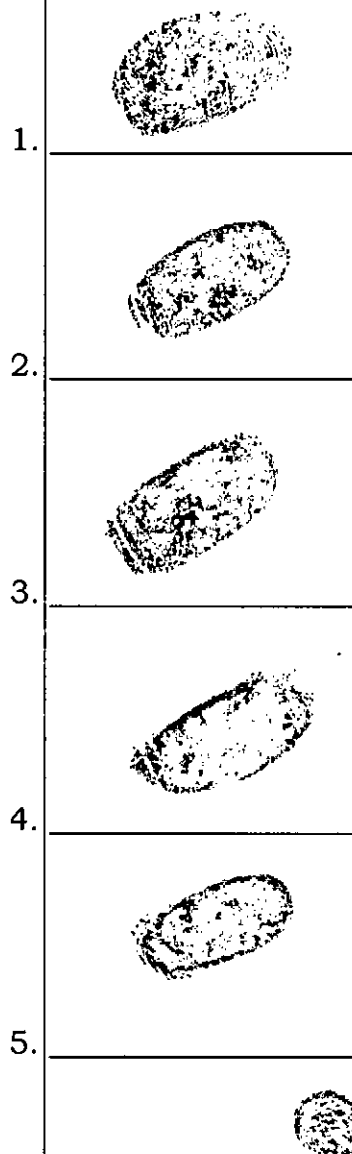


Sheeba Dhawan  
Miss. SHEEBA DHAWAN



L.H.F. Prints

R.H.F. Prints

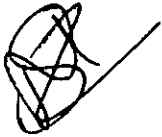


**WITNESSES :**



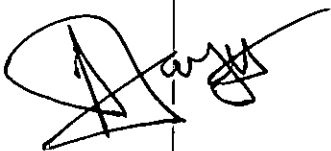
1. Prathamesh Shetgaonkar

Hs.No:- 973/A, Kanchilem wada,  
Morim, Pernem - Goa.

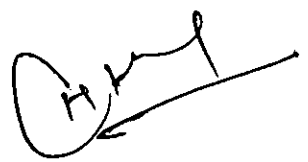


2. Nitesh Shiva Parab

H.No.101, Madhalwado,  
Vinnoda, Pernem,  
Vinnona, Pernem  
Goa - 403512.



Sheba Dhanu





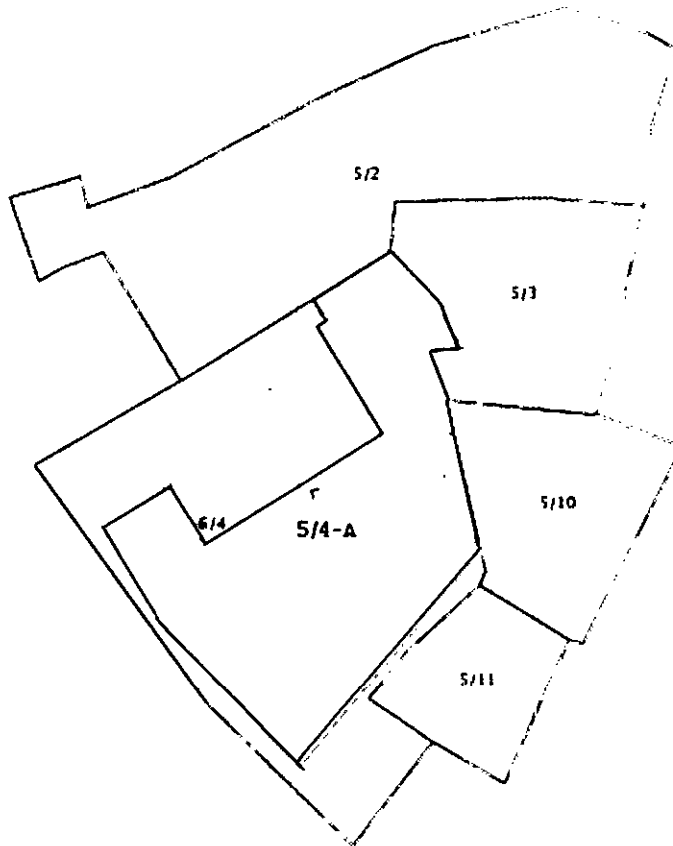


**Government of Goa**  
**Directorate of Settlement and Land records**  
**Survey Plan**  
**Bardez Taluka, Anjuna Village**  
**Survey No.: 5 , Subdivision No.: 4-A**

5757  
15/11/23

Scale 1:1000

Reference No.: REV192347133



*[Handwritten signatures]*  
Shubh Dhanu  
Chhaya

This record is computer generated on 10-11-2023 09:36:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE





## FORM I &amp; XIV

नमुना नं १ व १४

Date: 10/11/2023

Page 1 of 2

Taluka BARDEZ  
तालुका  
Village Anjuna  
गांव  
Name of the Field Kutchem Bhat

Survey No. 5  
सर्वे नंबर  
Sub Div. No. 4-A  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.15.35	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.15.35

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

Pot-Kharab पोट खराब

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

Grand Total एकूण
0000.15.35

Remarks शेरा

Letter No. ISLR/PART/BAR/ANJ/538/2021/715  
dated 21/04/2022, issued in the Office of the  
Inspector of Survey and Land Records, City

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Survey, Mapusa Goa 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	VILLAGGIO ESTATES LLP		81992	

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

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

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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





**FORM I & XIV**

100018149381

Date : 10/11/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ

तालुका

Village Anjuna

गांव

Name of the Field Kutchem Bhat

शेताचें नांव

Survey No. 5

सर्वे नंबर

Sub Div. No. 4-A

हिस्सा नंबर

Tenure

सत्ता प्रकार



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Shedde Dhavan





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Nov-2023 12:06:11 pm

Document Serial Number :- 2023-BRZ-5757

Presented at 12:00:47 pm on 15-Nov-2023 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	1635000
2	Registration Fee	981000
3	Mutation Fees	2000
4	Processing Fee	1900
Total		2619900

Stamp Duty Required :1635000/-

Stamp Duty Paid : 1635000/-






Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NITIN KHANNA Authorized Signatory Of BUILDHIGH INFRA LLP ,Father Name:Krishan Kumar Khanna, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - C-139 Second Floor, Kirti Nagar New Delhi- 110015, Address2 - , PAN No. [REDACTED]			

Executer






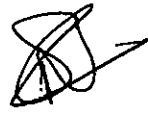
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AJAY HARINATH Designated Partner Of VILLAGGIO ESTATES LLP , Father Name:Arccot Tukuram Harinath, Age: 48, Marital Status: ,Gender:Male,Occupation: Business, 12-5-149/20, Vijayapuri, South Lallaguda, Secunderabad, Lallaguda, Hyderabad, Andhra Pradesh- 500017, PAN No. [REDACTED]			
2	NITIN KHANNA Authorized Signatory Of BUILDHIGH INFRA LLP , Father Name:Krishan Kumar Khanna, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, C-139 Second Floor, Kirti Nagar New Delhi- 110015, PAN No. [REDACTED]			




Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	SHEEBA DHAWAN , Father Name:Suresh Kumar Dhawan, Age: 36, Marital Status: Spinster ,Gender:Female,Occupation: Business, H. No. 182, Dera Mandi Road, Near Fauji Genral Store, Dera Gaon, Dera, South Delhi, Delhi 110074, PAN No. [REDACTED]			

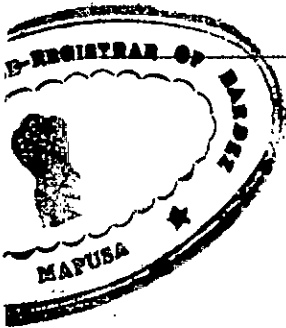
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: PRATHAMESH SHETGAONKAR, Age: 32, DOB: 1991-02-13 , Mobile: [REDACTED], Email: , Occupation: Business , Marital status : Unmarried , Address: 403512, H NO 973/A KANCHOLE WADA, H NO 973/A KANCHOLE WADA, Morgim, Pernem, NorthGoa, Goa			
2	Name: NITESH SHIVA PARAB, Age: 31, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403512, H NO 101 MADHALAWADA, H NO 101 MADHALAWADA, Virnora, Pernem, NorthGoa, Goa			

  
Sub Registrar  
SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2023-BRZ-5757



Document Serial No:-2023-BRZ-5757

Book :- 1 Document Registration Number :- <b>BRZ-1-5485-2023</b> Date : 15-Nov-2023
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15/11/2023

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

SUB-REGISTRAR  
BARDEZ

Scanned by Vailancia Costa (DEO)  
Costa

