



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



STAMP DUTY CERTIFICATE

5051

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 3666600/-
(Rupees Thirty Six Lakhs Sixty Six Thousands Six Hundred only)
PAID VIDE E-RECEIPT NO 202400714815 DATED :03-Oct-2024,
IN THE GOVERNMENT TREASURY.



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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400054866
DOCUMENT SERIAL NUMBER	:	2024-MGO-5051
DATE OF PRESENTATION	:	04-Oct-2024
DOCUMENT REGISTRATION NUMBER	:	MGO-1-4902-2024
DATE OF REGISTRATION	:	04-Oct-2024
NAME OF PRESENTER	:	Bhuvanish Sadanand Sheth, As The Director And Duly Authorized Signatory Of Jai Bhuvan Builders Private Limited
REGISTRATION FEES PAID	:	₹1833300/-
PROCESSING FEES PAID	:	₹2080/-
MUTATION FEES PAID	:	₹2000/-



Government of Goa
Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400714815

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 01-10-2024 15:51:56

Name and Address of Party: JalBhuvanBuildersPrivateLimited | 9657864444
304 Amogh Murari Chag Marg New Prabhadevi Road

Service: Stamp Duty

Amount
Stamp Duty
₹ 3666600.00

Total Amount: ₹ 3,666,600.00

(Rs. Thirty Six Lakh Sixty Six Thousand Six Hundred Only)

Department Data: 202400054866 NOTARY|202400054866 NOTARY

Bank ref No:

Status: Success

Payment Date: 03-10-2024 10:23:48

Reprint Date: 03/10/2024 11:34:19



5051/24
04/10/2024

BHUVANISH SADANAND SHETH

[Signature]

DEED OF SALE

Flavia Das Dias

VENDOR



PURCHASERS

THIS DEED OF SALE is made and executed in this City of Margao,
Taluka and Registration Sub – District of Salcete, District of South Goa,
State of Goa, on this Third day of the month of October, in the Christian
year of Two Thousand and Twenty Four, [03 - 10 - 2024];

BY



1. Mrs. AFRA XAVIERINA APOLITA VAZ, alias AFRA XAVIERINA
VAS, alias AFRA VAZ, daughter of late Mr. Joaquim St. Anna Dias, widow
of late Mr. Jose Carlos Augusto Vas, aged about 94 years, widow,
American National, Overseas Citizen of India, holding OCI Card
No. [REDACTED] and Income Tax Pan No. [REDACTED], with Cell Phone
No. +91 8390443540, resident of H. No. 297, Uddo, Quelossim, Cortalim,
Goa, hereinafter referred to as the "VENDOR" (which expression shall,
unless repugnant to the context or meaning thereof, mean and include her
legal representatives, heirs, executors, administrators, successors and
assigns etc) of the ONE PART;

IN FAVOUR OF

2. JAI BHUVAN BUILDERS PRIVATE LIMITED, a private company,
limited by shares, incorporated under the provisions of the Companies Act,
1956, with CIN No. U70101MH1991PTC061727, having its registered

José Carlos Vas
VENDOR



office at 304 Amogh Murari Chag Marg, New Prabhadevi Road, Mumbai, Maharashtra, 400025, with Income Tax Pan No. [REDACTED], represented herein by its Director and duly authorized signatory, Mr. Bhuvanish Sadanand Sheth, son of late Mr. Sadanand Sheshgiri Shet, aged about 51 years, married, business, Indian National, holding Aadhaar Card No. [REDACTED], resident of Flat No. B-13-102 (463/F2), Nova Cidade Complex, Porvorim, Bardez – Goa, so authorized vide Resolution of the Board of Directors of the Company, dated September 12, 2024;



which Company shall hereinafter be referred to as the "PURCHASERS" (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors in office and assigns etc) of the OTHER PART;

IN THESE PRESENTS, a reference to the plural shall include a reference to the singular and vice – versa, and also, a reference to the masculine gender shall include a reference to the feminine gender and vice versa;

FURTHER, the VENDOR is represented in these presents, by her daughter and duly constituted attorney, Mrs. MARIA FLAVIA VAS DIAS, alias MARIA FLAVIA MARGARIDA VAS DIAS, daughter of late Mr. Jose Carlos Augusto Vas, wife of Mr. John Dias, aged about 73 years, married, housewife, Indian National, holding Aadhaar Card No. [REDACTED]

Maria Flavia Vas Dias
VENDOR

Bhuvanish Sadanand Sheth
PURCHASERS

and Income Tax Pan No. [REDACTED], with Cell Phone No. +91 [REDACTED] resident of H. No. 768, St. Joaquim Road, Borda, Salcete – Goa, 403602, so constituted vide Power of Attorney dated July 30, 2022, executed before the Notary Public, Adv. Noel Parras D'Cruz, at Margao, Salcete – Goa, under Reg. No. 5789/2022, a notarized true copy of which is annexed to these presents;

WHEREAS the VENDOR herein has represented unto the PURCHASERS as under:

A. There exists the larger immovable rustic property denominated as DOVONDEM or ADICAO DE MANDUCARES, situated at Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under No. 2,398, which property originally admeasured an area of about 4,383 square meters, is surveyed under Chalta No. 6 of P. T. Sheet No. 16 of the City Survey of Margao, and was originally bounded as under:

East : by the property belonging to the Comunidade of Margao,



Flavia Mos Dias
VENDOR

[Signature]
PURCHASERS

West : by the property belonging to Joao Damasceno
Miranda and Manuel Clement,

North : by the property belonging to the Comunidade of
Margao, and,

South : by a drainage,

Which property shall hereinafter be referred to as the 'Larger
Property', and is more particularly described hereinafter in the First
Schedule;



B. The Larger Property originally belonged to Mr. Jose Carlos Vas, alias Jose Carlos Augusto Vas, who purchased the same from his predecessors in title, Mr. Teodoro Alexandrino Reginaldo Jose do Rosario Pimenta and Mrs. Maria Felecidade Filomena Esmeria da Piedade Pimenta, vide a Deed of Sale dated August 16, 1967, duly registered before the Office of the Sub Registrar of Salcete, under Reg. No. 1028, at pages 467 to 470 of Vol. 29, Book No. 1, dated 02-09-1967;

C. Mr. Jose Carlos Vas, alias Jose Carlos Augusto Vas, expired on August 18, 1971, and upon his death Inventory Proceedings were initiated before the Judicial Court of Salcete, for the partition and division of his estate, which proceedings came to bear Orphanological Inventory No. 21/1972;

Glória Vas Dias

VENDOR



D. In the Inventory Proceedings, the Larger Property came to be enlisted therein and was described at Item No. 4;

E. Vide Chart of Partition dated January 10, 1973, and Order dated January 27, 1973, passed in the aforesaid Inventory Proceedings, the Larger Property was allotted solely and exclusively to Mrs. Afra Xavierina Apolita Vaz, or Afra Vaz, the widow of late Mr. Jose Carlos Vas, i.e. the VENDOR herein;



F. As such, the VENDOR herein, was the sole and absolute owner in title to the Larger Property;

G. Subsequently, vide Judgment and Order dated April 3, 2009, passed by the Inspector of Survey and Land Records, City Survey of Margao, in Confirmation Case No.20/2009, a distinct portion of the Larger Property, admeasuring an area of 4,074 sq mts, was allotted a separate, distinct and independent Chalta No., and confirmed, exclusively in the name of the VENDOR, which distinct portion of 4,074 sq mts of the Larger Property is herein referred to as the "Said Property", is more particularly described hereinafter in the **Second Schedule**, and which property is more particularly demarcated and delineated in red ink in the plan annexed herewith at **Annexure A**;

Flavia Vas Dias

VENDOR



PURCHASERS

H. The Said Property presently, as a separate, distinct and independent entity in itself, presently admeasures an area of **4,074 sq mts**, is surveyed under **Chalta No. 21** of **P. T. Sheet No. 16** of the City Survey of Margao, and is presently bounded at site as under:

East : by the property bearing Chalta Nos. 11/2, 11/6 and 11/7 of P. T. Sheet No. 3,

West : by the property bearing Chalta Nos. 5 and 6 of P. T. Sheet No. 16 and Chalta No. 9 of P. T. Sheet No. 3,

North : by the property bearing Chalta Nos. 11/3 and 11/4 of P. T. Sheet No. 3, and

South : by the drain and the property bearing Chalta No. 14 of P. T. Sheet No. 16 and the public road.



I. The Property Card Form D of the Said Property is also founded recorded in the name of the **VENDOR**, as the sole Holder thereof;

J. The **VENDOR** herein, is thus the sole and absolute owner in title, in the exclusive, open, continuous, peaceful and vacant physical possession of the Said Property, and every part thereof;

Glavia M. Dias

VENDOR



PURCHASERS

AND WHEREAS the VENDOR has further represented unto the PURCHASERS as under:

- A. That the VENDOR is the sole and absolute owner in title, in the open, continuous, vacant and peaceful physical possession of the Said Property, and every part thereof;
- B. That the VENDOR can sell, convey, assign or otherwise transfer the Said Property, and every part thereof, in accordance with law, and that the VENDOR is in the lawful physical occupation, possession and enjoyment of the same, and every part thereof;
- C. That neither the Said Property, nor any part thereof, is subject to any tenancy rights, leasehold rights, or any other rights whatsoever, from any other person whomsoever, and that neither the Said Property, nor any part thereof, is subject to any pending litigation, or attachments, from any Court of Law, or department, or authority whomsoever;
- D. That no other person, other than the VENDOR as first mentioned hereinabove, is the owner or possessor of the Said Property, or has any right, claim, share, lien, charge or interest over the same, or any part thereof, and that the VENDOR has absolute right to dispose,



Shri. M. S. Dias

VENDOR



PURCHASERS

transfer, assign, convey and/or sell the Said Property, and/or deal with it in any manner whatsoever, subject to the provisions of law;

E. That there is no legal bar or impediment for this transaction, and that the Said Property, and every part thereof, is free from encumbrances, liens or charges of any nature;

F. That no notice from the Central or State Government, or any other local body, or authority, under any panchayat law, or municipal law, or under any Act, Scheme, Ordinance, Order or Notification, including notice or proceedings for acquisition, or requisition, has been received by or served upon the VENDOR, regarding the Said Property, or any part thereof;

G. That neither the Said Property, nor any part thereof, forms the subject matter of the Private Forests, or Potential Private Forests, as demarcated by the Government of Goa, or the Forest Department, or the relevant statutory bodies, or any other committee;

H. That neither the Said Property, nor any part thereof, is the subject matter of any attachment, or of any certificate, or other recovery proceedings, under the Income Tax Act, or under any other Act,



Glavia Has Dias

VENDOR



Statute, Law or Regulation, or under any subsisting Order, Judgment or Decree of any Court of Law;

I. That neither the Said Property, nor any part thereof, is the subject matter of any civil suit, criminal complaint/case, or any other action or proceeding, in any court or forum;

J. That the Said Property, and every part thereof, presently falls in Special Residential Zone, per the Outline Development Plan 2031, for the City of Margao, and is available for Non – Agricultural use, subject to obtaining statutory approvals for the same;

K. That there are no dues or any other liabilities outstanding in respect of the Said Property, or any part thereof;

L. That in case at any time in future, any objection is raised to the present transaction, or the present transaction is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature, by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the Said Property, or any part thereof, the VENDOR shall be fully liable and responsible to settle such claim of the third party/objectionist, and, the PURCHASERS shall in no way be responsible to settle any such share, right, title,

Flavia Has Dias
VENDOR



claim etc. of the third party, nor shall they be responsible to indemnify the VENDOR for any such settlement made by her with the third party;

M. That should there be any defect in the title of the Said Property, or any part thereof, the VENDOR shall at all times, indemnify and keep the PURCHASERS indemnified, for loss suffered on account of such defect, if any, and shall, at her own costs and expenses, clear the defect in title of the Said Property, if any.



N. That in the event, any other person, claims any right, title and/or interest of whatsoever nature, due to which the PURCHASERS' possession, rights and interests over the Said Property or any part thereof is disturbed, or the PURCHASERS are dispossessed from the Said Property, the VENDOR shall refund to the PURCHASERS the entire consideration amount received by the VENDOR towards the present transfer, and compensate the PURCHASERS for the entire costs/expenditure incurred in executing the present instrument, (including but not limited to the stamp duty, registration fees and advocates fees etc).

O. That all the outgoings pertaining to the Said Property, and payable to the Municipality, Revenue Department etc. are paid fully, and there are no arrears pending in respect of the same;

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VENDOR



PURCHASERS

P. That the tenure of the Said Property, and every part thereof, is freehold;

Q. That neither the VENDOR, nor the predecessors in title of the VENDOR, have otherwise entered into any agreement for sale, or development, or permitted any person to consume any development rights thereon, or otherwise transferred, or agreed to transfer the Said Property, or any part thereof, nor has the VENDOR, or the predecessors in title of the VENDOR created any encumbrances over the Said Property, in respect of any person, which continue to subsist as on the date of these presents, and that no part of the Said Property, is the subject matter of any previous agreement, understanding or MOU, whether in oral or in writing, of whatsoever nature, by the VENDOR, her predecessors in title, or the lawful representatives of the VENDOR, or any other persons, by which the right, title or interest of the VENDOR in the Said Property, or the right of the VENDOR to execute this Deed, or to sell, transfer and convey the Said Property to the PURCHASERS, is affected in any manner whatsoever;

R. That the devolution of the title set out in the recitals hereinabove is true and correct, and the title of the VENDOR to the Said Property, is clean, clear, marketable and free from all doubts, encumbrances, claims,

Flavia dos Reis

VENDOR

[Signature]
PURCHASERS

demands, liens or charges whatsoever, and is properly constituted by documents of title in possession and control of the VENDOR;

S. That the VENDOR has not deposited the original title deeds or copies thereof, in respect of the Said Property, or any part thereof, nor is any money borrowed, or loan raised, by giving the Said Property, or any part thereof, as collateral or security, and that the VENDOR has not dealt with the Said Property, or any part thereof, and/or the said title deeds, in any manner whatsoever, nor is any third party entitled to any option, right over, interest in, right of pre-emption, first refusal, surrender or determination, relating to the Said Property, or any part thereof;



T. That neither the VENDOR, nor anyone on her behalf, has otherwise created any adverse rights in respect of the Said Property, or any part thereof;

U. That upon the conveyance of the Said Property unto the PURCHASERS, the PURCHASERS may, from time to time, and at all times thereafter, peaceably and quietly enter upon, occupy and possess and enjoy the same, and all that is existing thereon, hereby conveyed, without any interruption or disturbance, either by the VENDOR, or any other person claiming through or under her, and

Flavia Has Dias
VENDOR



without any unlawful disturbance or interruption from any person whatsoever;

V. That there are no easementary rights created under any document, or by any covenant or by prescription, in respect of/or upon the Said Property, or any part thereof, nor does there exist any traditional access, footpath, thoroughfare or right of way existing through or upon the Said Property, or any part thereof;

W. That neither the Said Property, nor any part thereof, is under any reservation, or set back, under the development plan, nor reserved for any public purpose;

X. Notwithstanding any act, omission, deed or thing done whatsoever, or executed, or knowingly suffered to the contrary, by the VENDOR, or by any of her predecessors in title, or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now, has a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property, and every part thereof, unto and to the use of the PURCHASER;



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VENDOR



PURCHASERS

Y. That the instrument of Power of Attorney of the VENDOR, in favour of the aforesaid Mrs. MARIA FLAVIA VAS DIAS, alias MARIA FLAVIA MARGARIDA VAS DIAS, referred to first hereinabove, has been executed in accordance with law, and is still in force and subsisting, and has not been revoked till date. That further, the VENDOR is aware of and has agreed to the present transaction, and the sale of the Said Property in favour of the PURCHASERS, for the consideration amount as agreed herein. That further, the VENDOR is unable to execute these presents in person, due to certain physical restrictions, and has thus, instructed her daughter, the aforesaid Mrs. MARIA FLAVIA VAS DIAS, alias MARIA FLAVIA MARGARIDA VAS DIAS to execute the same on her behalf, on the strength of the aforesaid Power of Attorney, and further, to present and lodge the same for registration and admit the execution thereof, on behalf of the VENDOR herein;

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR herein above, and believing the above representations as true, and declarations as trustworthy, the PURCHASERS have agreed to purchase from the VENDOR, and the VENDOR has agreed to sell to the PURCHASERS, the Said Property first described hereinabove, for a total consideration of **Rs.6,11,10,000.00**

Flavia Vas Dias

VENDOR



PURCHASERS

(Rupees Six Crore Eleven Lakh Ten Thousand Only) which is its fair market value;

AND WHEREAS the PURCHASERS had also got published, on a local daily newspaper, i.e. 'O Herald', a Public Notice, dated August 24, 2024, inviting any person/persons or institutions, having any and whatever right, title, interest, possession, charge, easement or claim, whether by way of ownership, tenancy, prior sale or development agreement, or any other claim whatsoever, relating to the Said Property, or who may have any objection to the proposed sale of the Said Property, to make it known to the PURCHASERS in writing, within 15 days from the publication of the said notice, failing which any such claim of any party would be deemed to have been waived for all legal and practical purposes, and would not be entertained thereafter, and the PURCHASERS thereafter, would be free to proceed with the proposed purchase of the Said Property;

AND WHEREAS till date, the PURCHASERS have not received any objection, in writing or otherwise, to the sale of the Said Property, or any part thereof, as contemplated herein;

Flavia Abes Dias

VENDOR



PURCHASERS

AND WHEREAS the PURCHASERS, basis the above, has paid to the VENDOR, the entire consideration amount as mentioned hereinabove, and now the Parties hereto, execute this Deed to transfer, convey, assign, sell and assure the Said Property of the VENDOR, and every part thereof, unto and in favour of the PURCHASERS;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:



1. That in pursuance of the agreement as stated hereinabove, and in consideration of the sum of Rs.6,11,10,000.00 (Rupees Six Crore Eleven Lakh Ten Thousand Only), out of which a sum of Rs.1,58,88,600.00 (Rupees One Crore Fifty Eight Lakh Eighty Eight Thousand Six Hundred Only), calculated @ 26%, has been remitted towards TDS as per Section 195 of the Income Tax Act, 1961, and the balance amount of Rs.4,52,21,400.00 (Rupees Four Crore Fifty Two Lakh Twenty One Thousand Four Hundred Only) has been paid by the PURCHASERS unto the VENDOR, vide Demand Draft bearing No. 914323, drawn on Bank of Maharashtra, Mumbai Service Branch, dated 03-10-2024, the payment and receipt of the entire sum of which the VENDOR does hereby admit and acknowledge to have received in full, and discharges the

Flavia Has Dias
VENDOR



PURCHASERS of the same and every part thereof, the VENDOR does hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASERS, ALL THAT distinct portion of the rustic property denominated as DOVONDEM or ADICAO DE MANDUCARES, situated at Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under No.2,398, which portion, as a separate, distinct and independent entity, admeasures an area of about 4,074 square meters, is presently surveyed under Chalta No. 21 of P. T. Sheet No. 16 of the City Survey of Margao, and is bounded at present on the East by the property bearing Chalta Nos. 11/2, 11/6 and 11/7 of P. T. Sheet No. 3, on the West by the property bearing Chalta Nos. 5 and 6 of P. T. Sheet No. 16 and Chalta No. 9 of P. T. Sheet No. 3, on the North by the property bearing Chalta Nos. 11/3 and 11/4 of P. T. Sheet No. 3, and on the South by the drain and the property bearing Chalta No. 14 of P. T. Sheet No. 16 and the public road, which property is herein referred to as the "Said Property", and is more particularly described in the Second Schedule appended hereinafter, and which property is more particularly demarcated and delineated in red ink in the plan annexed herewith at Annexure A, along with all her liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the Said Property and/or every part thereof,



Flavio M. Dias
VENDOR



and all her estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law, of or upon the VENDOR, into, out of or upon the Said Property, and/or every part thereof, TO HAVE AND TO HOLD all and singular all the Said Property hereby granted, released, conveyed and intended, and assured or expressed, so to be with her and every of her rights, members and appurtenances, unto and to the use and benefit of the PURCHASERS forever, so as to constitute the PURCHASERS as the sole, absolute and exclusive owners thereof.



2. As mandated under Section 195 of the Income Tax Act, 1961, the PURCHASERS have also deducted from the consideration due to the VENDOR, the requisite amounts, as Tax Deducted at Source, as mentioned in the preceding clause, and have paid the same, on account of the said VENDOR, the receipt whereof the VENDOR does hereby admit and acknowledge, and forever discharges the PURCHASERS of the same and every part thereof. The VENDOR declares and covenants that her legitimate rights, title, share and interest in the Said Property, have been duly and adequately compensated for in the manner as agreed upon herein.



Flavia das Reis
VENDOR

PURCHASERS

3. The VENDOR has today delivered the vacant, open, lawful, exclusive and peaceful physical possession of the Said Property unto the PURCHASERS, and the PURCHASERS have taken the possession of the same.

4. The VENDOR hereby declares that she has absolute right and title to convey the Said Property to the PURCHASERS, and that it shall be lawful for the PURCHASERS, from time to time, and at all time hereafter, peaceably and quietly, to hold, enter upon, have, occupy, possess and enjoy the Said Property, hereby granted, as absolute owners of the same, with appurtenances and receive benefits thereof, without any suit, lawful eviction, interruption, claim and demand whatsoever, from or by the VENDOR, and/or any persons acting from/under her.

5. The VENDOR covenants with the PURCHASERS that the VENDOR, and all persons claiming through or under her, shall and will, from time to time, upon the request and at the costs of the PURCHASERS, do and execute or cause to be done and executed, all such lawful acts, deeds and things, whatsoever, for further and more perfectly conveying and assuring the Said Property unto the PURCHASERS, and placing them in possession of the same, according to



Flavio Has Dias
VENDOR



PURCHASERS

the true intent and meaning of these presents, that shall or may be reasonably required;

6. The VENDOR further covenants unto the PURCHASERS that the representations and declarations made by the VENDOR unto the PURCHASERS herein above, and as mentioned in the recital clauses, relying upon which the PURCHASERS have agreed to purchase the Said Property, shall be deemed to have been specifically incorporated herein for all purposes, and to avoid repetition.



7. The VENDOR hereby declares that she has not done, omitted or knowingly or willingly suffered, or been party, or privy, to any act, deed or things, whereby she is prevented from granting and conveying the Said Property, in the manner aforesaid and hereinafter.

8. That all the outgoings and taxes in regard to the Said Property, shall be borne and paid by the VENDOR, upto the date of registration of this Deed of Sale, and thereafter by the PURCHASERS.

Flavio Mas Dias
VENDOR



PURCHASERS

9. The VENDOR hereby authorizes the PURCHASERS to get transferred in its name, the Said Property, purchased by them by the present deed, with the competent authorities, and the revenue Record of Rights, including carrying out the necessary mutation, by deleting the name of the VENDOR at as appearing in the Form D records of the Said Property, and the VENDOR specifically gives her No Objection for carrying out the same.



10. The VENDOR undertakes to indemnify and keep the PURCHASERS indemnified, for any defect in title, against all persons claiming and demanding any rights, title and interest in the Said Property. Further, the VENDOR hereby agrees to indemnify and keep the PURCHASERS indemnified, against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made, or brought, or commenced, against the PURCHASERS, by any third party, or against the VENDOR, and in which the PURCHASERS are subject to any loss, damage etc., in respect of the Said Property hereby sold.

11. The VENDOR herein declares and covenants that the Said Property is the ancestral property of the VENDOR herein, and that she

Shavir Das Dias
VENDOR



PURCHASERS

has acquired absolute rights to the same via the inheritance of her late husband, Mr. Jose Carlos Augusto Vas, inter alia, vide the aforementioned Chart of Partition dated January 10, 1973, and Order dated January 27, 1973, drawn up in Inventory Proceedings No. 21/72, before the Court of the Judicial Division of Salcete, Goa. As such, no separate permission from the Reserve Bank of India under the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, is required for the purpose of the present transaction.



12. Without prejudice to the above, the VENDOR herein declares that, vide Section 6(5) of the Foreign Exchange Management Act, (FEMA) 1999, even a person resident outside India, may hold, own, transfer, or invest in any immovable property situated in India, if such property was acquired, held or owned by such person, when he/she was resident in India, or inherited from a person who was resident in India.

13. The VENDOR further covenants and states that the Said Property is a Non – Agricultural Property, as evidenced by the Land Use / Zoning Certificate issued by the South Goa Planning and Development Authority under Ref. No. SGPDA/ZON-199/1750/23-24 dated March 4, 2024 annexed to these presents.

Flavia Vas Dias

VENDOR



PURCHASERS

14. The VENDOR further covenants and states that this document and transaction is complying with the Foreign Exchange Management Act, 1999, and Reserve Bank of India guidelines. Further the VENDOR declares that she has complied with, and undertakes and covenants to continue to comply with the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, as also the Reserve Bank of India regulations, wherever applicable. The Office of the State Registrar cum Head of Notary Services and the Office of the Sub – Registrar of Salcete at Margao shall not be responsible, if the VENDOR hereto violates the above referred to provisions of the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, as also the Reserve Bank of India regulations. Further the VENDOR owns the responsibility for the said averments that the present transaction is in compliance of FEMA / RBI guidelines.



15. The VENDOR further indemnifies and forever keeps the PURCHASERS indemnified against any violation, non – compliance or default, past or future, on the part of the VENDOR, in performing and adhering strictly to the provisions of the Foreign Exchange Management Act, 1999, and Rules and Regulations made thereunder, as also the Reserve Bank of India regulations, as applicable to the present transaction and the Said Property.

Flavio Dias

VENDOR



PURCHASERS

16. The fair market value of the subject matter of the present instrument is Rs.6,11,10,000.00 (Rupees Six Crore Eleven Lakh Ten Thousand Only) calculated at the rate of Rs.15,000.00 (Rupees Fifteen Thousand Only) per sq mtr, being more than the minimum base rate fixed under the Goa Stamp Rules and Determination of Property Fair Market Value Rules for the City of Margao. Accordingly, appropriate Stamp Duty on the said amount @ 6% amounting to Rs.36,66,600.00 (Rupees Thirty Six Lakh Sixty Six Thousand Six Hundred Only) is affixed hereto by the PURCHASERS. Further, the appropriate Registration Fee @ 3% amounting to Rs.18,33,300.00 (Rupees Eighteen Lakh Thirty Three Thousand Three Hundred Only) shall be paid by the PURCHASERS at the time of registration of the present instrument before the Sub – Registrar of Salcete, at Margao – Goa.



First Schedule

[The Larger Property]

ALL THAT larger immovable rustic property denominated as DOVONDEM or ADICAO DE MANDUCARES, situated at Margao, within the limits of the Margao Municipal Council, Taluka and Registration Sub – District of Salcete, District of South Goa, State of Goa, which property is

Glavin M. Dias
VENDOR



PURCHASERS

not found described in the Land Registration Office of Salcete, but is found enrolled in the Land Revenue Office for Matriz under No. 2,398, which property originally admeasured an area of about 4,383 square meters, is surveyed under Chalta No. 6 of P. T. Sheet No. 16 of the City Survey of Margao, and was originally bounded as under:

East : by the property belonging to the Comunidade of Margao,
West : by the property belonging to Joao Damasceno Miranda
and Manuel Clement,
North : by the property belonging to the Comunidade of Margao,
and,
South : by a drainage.



Second Schedule

[The Said Property]

ALL THAT distinct portion of the immovable property more particularly described in the First Schedule hereinabove, which portion, as a separate, distinct and independent entity, admeasures an area of about **4,074** square meters, is presently surveyed under **Chalta No. 21** of P. T. Sheet **No. 16** of the City Survey of Margao, and is bounded at site as follows:

Flavia das Reis
VENDOR



PURCHASERS

East : by the property bearing Chalta Nos. 11/2, 11/6 and 11/7 of
P. T. Sheet No. 3,

West : by the property bearing Chalta Nos. 5 and 6 of P. T. Sheet
No. 16 and Chalta No. 9 of P. T. Sheet No. 3,

North : by the property bearing Chalta Nos. 11/3 and 11/4 of P. T.
Sheet No. 3, and

South : by the drain and the property bearing Chalta No. 14 of P.
T. Sheet No. 16 and the public road.



The Said Property is more particularly depicted and demarcated in red ink
in the plan annexed herewith at **Annexure A**.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO
SUBSCRIBED THEIR RESPECTIVE HANDS AND SIGNATURES ON
THE DAY MONTH AND YEAR FIRST HEREINABOVE MENTIONED.

Flavio dos Dias
VENDOR



PURCHASERS

A. Signed and delivered by the

Within named VENDOR:-



Flavia Vas Dias

Mrs. MARIA FLAVIA VAS DIAS, alias MARIA FLAVIA MARGARIDA
VAS DIAS, as the duly constituted attorney of the VENDOR, Mrs. AFRA
XAVIERINA APOLITA VAZ, alias AFRA XAVIERINA VAS, alias AFRA
VAZ.



Flavia Vas Dias

VENDOR



PURCHASERS

B. Signed and delivered by the

Within named PURCHASER:-

For JAI BHUVAN BUILDERS PRIVATE LIMITED



Mr. BHUVANISH SADANAND SHETH.



(L.H.)



(R.H.)

Flavio Dias

VENDOR



PURCHASERS

C. In Witness of:

1. Name: Richiding Estibeira

Fathers Name: John Estibeira

Address: Baga Velim

Salcete South - Goa

Signature: Estibeira

ID Document: SES0407171

2. Name: Alisha Fernandes

Fathers Name: Francisco Fernandes

Address: Raia

Salcete Goa

Signature: [Signature]

ID Document: DL-GA-0820170002198



Flavia Mas Dias
VENDOR





Government of Goa

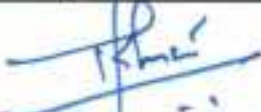
Document Registration Summary 2

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

Print Date & Time : - 04-Oct-2024 03:18:25 pm



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Paloma Antao, Age: 27, DOB: , Mobile: 9423201604 Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403717, H No 27 E-2 Olvaddo Carmona, H No 27 E-2 Olvaddo Carmona, Carmona, Salcete, South Goa, Goa			
2	Name: Jonathan Costa, Age: 39, DOB: , Mobile: 9673626460 Email: , Occupation: Advocate , Marital status : Married , Address: 403602, 742, 742, Borda Margao Salcete , Margao, Salcete, South Goa, Goa			


Sub Registrar
Cum
Sub Registrar
Salcete

Document Serial Number :- 2024-MGO-5051



Book :- 1 Document

Registration Number :- **MGO-1-4902-2024**

Date : 04-Oct-2024



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

Civil Registrar
-Cum-
Sub Registrar
Salcete



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 04-Oct-2024 15:19:37

Date of Receipt: 04-Oct-2024

Receipt No : 2024-25/2/5323

Serial No. of the Document : 2024-MGO-5051

Nature of Document : **Conveyance - 22**

Received the following amounts from **Bhuvanish Sadanand Sheth, As The Director And Duly Authorized Signatory Of Jal Bhuvan Builders Private Limited** for Registration of above Document in Book-1 for the year 2024

Registration Fee	1833300	E-Challan(Online fee)	• Challan Number : 202400714806 • CIN Number : 20241003683959	1833300
Processing Fee	2080	Payment to ITG	• Bank Reference No. : pay_P4St3iSfZa6qdE • NGDRS Transaction No. : 1ffde90d31c6619497b8	2080
Total Paid	1835380 (Rupees Eighteen Lakhs Thirty Five Thousands Three Hundred And Eighty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Adv. Paloma Antao
Antao

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **04-Oct-2024**

[Signature]
Signature of the Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar

Antao