



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 430500/-

(Rupees Four Lakh Thirty Thousands Five Hundred only)

**PAID VIDE E-RECEIPT NO 202300763215 DATED :20-Oct-2023,
IN THE GOVERNMENT TREASURY.**



[Handwritten Signature]
Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300069682
DOCUMENT SERIAL NUMBER	:	2023-BRZ-5707
DATE OF PRESENTATION	:	13-Nov-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-5417-2023
DATE OF REGISTRATION	:	13-Nov-2023
NAME OF PRESENTER	:	ADITYA NAIK Authorized Representative For ISPRAVA VESTA PRIVATE LIMITED
REGISTRATION FEES PAID	:	₹445290/-
PROCESSING FEES PAID	:	₹2310/-
MUTATION FEES PAID	:	N.A./-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300763215

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 19/10/2023 16:23:13

Name and Address of Party :

ISPRAVESTA | 9404454798

First Floor Impression House 42A G D Ambekar Marg Wadala West
Mumbai

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 430500.00

Total Amount : ₹ 430,500.00

(Rs. Four Lakh Thirty Thousand Five Hundred Only)

Department Data:

202300069682 NOTARY|202300069682 NOTARY

Bank ref No:

CPADPXAL3

Status:

Success

Payment Date:

20/10/2023 19:19:37

Payment Gateway:

SBI_MOPS



2023-BRL-5707
13/11/23

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made at Goa, on this 09th day of November, 2023



BETWEEN

PARIPALAV PROJECT REALTY TWO LLP, LLPIN: ACA-3270, a limited liability partnership, incorporated under the provisions of the Limited Liability Partnership Act, 2008, PAN: _____ and having its registered office at First Floor, 42A, Impression House, G. D. Ambekar Marg, Wadala, Mumbai - 400031, represented by its Designated Partner, Mr. Aditya Naik, son of Mr. Ranjan Naik, aged about 34 years, Indian National, holding PAN: _____, Married, Occupation: Service, residing at Mahalaxmi Niwas, Tonca, Caranzalem Tiswadi Goa, duly authorised vide Board Resolution dated 17th October, 2023, hereinafter referred to as **“the Owner”** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners for the time being and from time to time, the last surviving partner and their/his/her heirs, administrators, executors, nominees and successors-in-interest and permitted assigns) of the One Part;

AND

ISPRAVA VESTA PRIVATE LIMITED, CIN: U74900MH1992PTC065539, a private limited company incorporated under the provisions of the Companies Act, 1956, PAN: _____ and having its registered office at First Floor, 42A, Impression House, G. D. Ambekar Marg, Wadala, Mumbai - 400031, represented by its Authorised Signatory, Legal Manager **Mr. Aditya Naik**, son of Mr. Ranjan Naik, aged about 34 years, Indian National, holding PAN: _____, Married, Occupation: Service, residing at Mahalaxmi Niwas, Tonca, Caranzalem Tiswadi Goa, duly authorised vide Board Resolution dated 07th September, 2023, hereinafter referred to as **“the Developer”** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the successors-in-interest and permitted assigns) of the Other Part.

The Owner and the Developer, wherever the context so requires, shall be hereinafter collectively referred to as **“the Parties”** and individually as **“Party”**.

WHEREAS:

- A. The Owner is seized, possessed of and well sufficiently entitled to, all that plot of land admeasuring about 3,595 sq. mts bearing Survey No.50/11-F, forming part of a larger property known by the names “Boxeachem Bata” or “Sudir Bhat” situated in the Village of Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub District Bardez, North Goa, State of Goa, registered in the Land Registration Office of Bardez, Goa under Description No. 2250 of Folio 167v of Book B 15 (old) and enrolled in the Land Revenue Records (Matriz) under no. 1, bearing Survey No. 50, Sub-Division No. 11, situated in the Village of Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub District Bardez, North Goa, State of Goa (hereinafter referred to as **“the said Property”**), and more particularly described in the **Schedule I** hereunder written The said Property is demarcated as Survey No.50/11-F on the Survey Plan marked and annexed herein.



- B. The Owner is in vacant, peaceful, unencumbered physical and legal possession of the said Property as the sole and absolute owner thereof and the name of the Owner is mutated/ reflected as the owner/ holder in the revenue records in respect of the said Property.
- C. The Owner has a clear and marketable title to the said Property, free from encumbrances and reasonable doubts of whatsoever nature, except for what is stated herein.
- D. The Developer is engaged in the business of development and construction of real estate properties and is having the expertise and experience to undertake the development of immovable properties including the said Property.
- E. The Owner has shown its willingness and interest to offer the said Property for the purposes of development and has been looking for a prospective developer. The Developer, having come to know about the Owners' intent about the development of the said Property, has approached the Owner and offered to undertake the development of the said Property.
- F. Relying on the representations, assurances and warranties of the Owner with respect to the title of the said Property and other factors, which permit and allow the development of the said Property, the Developer has agreed to enter into this Agreement with the Owner for the development of the said Property on the terms and conditions contained herein.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The Parties do hereby declare and confirm that whatever is recited hereinabove shall be treated as representations, warranties and declarations on the part of the Parties and the same shall form an integral part of the operative portion of this Agreement as if the same are reproduced herein verbatim.
2. **Development Rights and Potential of the said Property:**
 - 2.1 On execution of this Agreement, the Owner hereby agrees, declares and confirms to grant exclusive and irrevocable development rights to the Developer in respect of the said Property as per the mutual understanding and arrangement agreed and recorded between the Parties hereto.
 - 2.2 Further, in accordance with the terms hereof, the Owner has granted an exclusive license, right and absolute authority to enter upon the said Property for the purposes as stated herein, for due performance, observance and fulfillment of the obligations by the Developer as recorded herein. Such exclusive license, right and absolute authority to enter upon the said Property should not amount to or be treated as giving possession of the said Property to be developed in accordance with the terms and should not be



considered as creation of any right title and interest in respect of the said Property to and in favor of the Developer. It has been expressly clarified and agreed between the Parties hereto that this Agreement will not be contemplated to be a transfer of the said Property in accordance with section 53A of the Transfer of the Property Act, 1882.

- 2.3 Prior to execution of this Agreement, the Parties hereto have independently, evaluated all the factors for the development of the said Property and other benefits that can be availed on the development thereof.
- 2.4 The Developer at the request of the Owner has agreed to undertake the development of the said Property and the Parties hereto have mutually agreed to and arrived at an arrangement for the development of the said Property, by way of area sharing, in the manner setout herein.
- 2.5 The Parties are fully aware and conversant and hereby agree to and confirm that the total constructed area has been worked out to about 29,586.46 square feet built up area equivalent to about 2,748.67 square meters built up area, which are tentative areas subject to final/ revised approval, sanction, permission, etc. from the concerned authorities. It has been expressly clarified and agreed between the Parties hereto that the total constructed area of the said Property, approved/sanctioned by the concerned authorities (i.e. any addition, reduction or revision to any constructed area on the said Property referred to hereinabove), shall be final and binding on the Parties hereto, for the purposes of area sharing as agreed and recorded herein.

Owner's Share

- a) the Owner shall be entitled to 18% (eighteen per cent) of the total constructed area on the said Property i.e. about 5,325.56 square feet built up area, equivalent to about 494.76 square meters built up area (hereinafter referred to as the "**Owner's Share**"), out of total constructed area admeasuring 29,586.46 square feet built up area, equivalent to about 2,748.67 square meters built up area, which will be developed and constructed by the Developer, at its own cost and expense, as provided herein and more particularly described in the **Schedule II** hereunder written.
- b) the Owner hereby agrees, declares and confirms the Owner's Share as recorded herein and it will not demand any additional area, consideration, compensation and/or raise any claim, dispute, objection, etc. with the Developer with respect thereto at any time hereafter.

Developer's Share

- c) the Developer shall be entitled to the remaining balance 82% (eighty-two per cent) of the total constructed area on the said Property i.e. about 24,260.90 square feet built up area, equivalent to about 2,253.90 square meters built up area (hereinafter referred to as the "**Developer's Share**"), out of total constructed area admeasuring 29,586.46 square feet built up area, equivalent to about 2,748.67 square meters built up area, which will be developed and constructed



by the Developer, at its own cost and expense, as provided herein, and more particularly described in the **Schedule III** hereunder written.

- 2.6 For the purposes of clarity and for avoidance of doubts, the provision and construction of the balcony/ terrace area, swimming pool, pool pump rooms etc. appurtenant to the respective villas, does not form part of the FAR and have not been included in the computation for the total constructed area of about 29,586.46 square feet built up area, equivalent to about 2,748.67 square meters built up area as stated hereinabove.
- 2.7 During the subsistence of this Agreement and prior to completion of the construction/ development of the said Property i.e. completion of the Owner's Share, and Developer's Share as provided herein, if any additional construction is permitted or any benefit is made available, which can be utilized by the Developer on the said Property, the said additional construction / benefit will be shared between the Parties hereto in the same proportion / percentage as agreed and recorded herein i.e. 18% (twenty two per cent) will be the Owner's Share and 82% (seventy eight per cent) will be the Developer's Share.
- 2.8 It has been expressly clarified between the Parties hereto that any benefit or additional area available for development on the said Property, the Parties will mutually agree to such terms and conditions for the utilization of the additional benefit as provided herein.
- 2.9 The Developer shall be entitled to modify or amend the design/s, plan/s, proposed /approved layout plan/s of the said Property including for the residential premises/ villas and/or submit fresh plans for the layout of the said Property to be developed, to the concerned authorities, without any prior consent/ permission from the Owner and the Owner hereby gives its express consent / permission to the Developer to modify, alter and submit fresh plans in respect of the said Property as provided herein.
- 2.10 It is hereby expressly agreed and confirmed between the Parties hereto that the respective Party shall be entitled to receive in its own name, the proceeds from the sale of the residential premises/ villas i.e. the Owner shall be entitled to receive the proceeds from the sale of the Owner's Share and the Developer shall be entitled to receive the proceeds from the Developer's Share, without any consent or permission of the other Party. However, post execution of this Agreement, the Parties may enter into such arrangement or understanding to receive the sale proceeds, in the name of and for and on behalf of the Party, as the case may be.
- 2.11 The Parties hereto have agreed to become a confirming party to the agreement/s for sale, sale deeds, documents, writings, etc. that may be entered into between the respective Party and the prospective purchasers of the residential premises/ villas constructed or to be constructed on the said Property, if required and not otherwise.
- 2.12 At the request of the Developer, the Owner hereby agrees to execute a specific power of attorney, if required, to and in favor of the Developer and its authorized



representatives, with powers and authority to all acts, deed, things, etc. for and in connection with the development of the said Property.

2.13 The name of the entire project which comprises of residential premises/ villas, common amenities and infrastructure to be developed on the said Property shall be known as "Nachnola" or such other name that the Parties may mutually agree (hereinafter referred to as the "Project").

3. **Completion of the Development**

3.1 The Developer has agreed to complete the Project in accordance with the layout plan approved/ sanctioned by the concerned authorities and of the residential premises/ villas on or before 20th June, 2026, subject to Force Majeure Events as provided hereinbelow.

3.2 Save and except for the Force Majeure and for any reason not attributable to the Developer, if the Developer fails to deliver or delay in the completion of the Project, in particular, the Owner's Share, within the time period stipulated hereinabove, the Owner shall be entitled to grant an additional time/ grace period of 6 (six) months to the Developer to complete the development.

3.3 If the Developer fails to complete the development during the additional grace period of 6 (six) months granted by the Owner as stated hereinabove, in such eventuality, the Owner at the request of the Developer and after ascertaining the status of development of the Project, in particular, the Owner's Share, the Owner may extend or grant an additional time period to the Developer for completion of the Project.

3.4 The Developer shall, at its own cost and expense, be solely liable and responsible for obtaining all the requisite permissions, licenses, approvals, order, sanad, etc. pertaining to the Project and the occupancy certificate for the respective residential premises/ villas for the Owner's Share and also, for the Developer's Share. The Developer shall ensure that the development of the Project is completed in all respects as stated herein.

3.5 Upon completion of the construction and development of the Owner's Share or any part thereof in accordance with the terms hereof and the Developer obtaining occupancy certificate in respect of the Owner's Share or any part thereof from the concerned authorities, the Developer shall forthwith, from time to time, inform the Owner about the same in writing to take possession of the Owner's Share or any part thereof, within 30 (thirty) days from the date of intimation from the Developer, failing which it shall be deemed that the Owner has taken possession of the Owner's Share or any part thereof, as the case may be. Further, the Owner shall be liable and responsible for payment of all statutory taxes and outgoings, etc. in respect of the Owner's Share or any part thereof from the date of occupation certificate, irrespective of the handover taken from the Developer as provided herein.



- 3.6 Prior to taking the possession of the Owner's Share as stated herein, the Owner shall visit, inspect, verify and satisfy itself with respect to the quality of construction and completion thereof and any defect or deficiency shall be forthwith drawn to the attention of the Developer to enable the Developer to carry out and rectify the defects and deficiencies, if any.
4. **Representations, undertakings, assurances, covenants of the Owner:**
- 4.1 The Owner is seized, possessed of and well sufficiently entitled to the said Property, with clear and marketable title, free from encumbrances, except for what is stated herein.
- 4.2 The Owner is entitled to enter into this Agreement with the Developer and that it has full right and authority to sign and execute the same.
- 4.3 The Owner has not done any act, deed, matter or thing whereby or reason whereof, the rights of the Developer for the development of the Project or any part thereof, are prejudicially affected and the Developer is prevented from fulfilling its' obligations and compliance of the terms and conditions hereof in any manner whatsoever.
- 4.4 Prior to execution of these presents, the Owner has not agreed, committed or contracted or entered into any agreement, memorandum of understanding or writings, etc. for the sale, transfer, lease and leave and license or even otherwise of any nature whatsoever in respect of the Project or any part thereof with any person or persons other than the Developer herein.
- 4.5 The Owner shall render all assistance and co-operation that may be required by the Developer from time to time to carry out the development work in respect of the Project in accordance with the terms and conditions as may be stipulated by the concerned authorities and in respect of any other matters relating to or arising therefrom.
- 4.6 The Owner shall not object to any decision of the Developer pertaining to development of the Project and/or construction of the residential premises/ villa/s such as; design, layout, number of residential premises/ villas to be constructed, collaterals, branding, sale and the price of the residential premises/ villa/s as long as the development is in accordance with the sanctioned/ approved plans, drawings and the governing bye laws, rules and regulations, applicable laws, as the case may be.
- 4.7 There is no impediment to enter into this Agreement under any law or contract nor is there is any statutory prohibition or restriction on sale, development, transfer of the said Property and/or any part thereof and further, the said Property is not subject to any acquisition proceedings or otherwise, howsoever remote, of any kind whatsoever.
- 4.8 The Owner has not created any right of way nor granted any access, ingress or egress or otherwise to any person to the said Property in any manner whatsoever. Provided, however if any access or right of way is to be created on the said Property for the



development of the said Property and/or any part thereof, the Owner will cooperate with the Developer for the same and unconditionally execute such writings and documentation pertaining thereto.

- 4.9 There are no disputes or otherwise pending with respect to the boundaries for the said Property.
- 4.10 The Owner has paid and hereby undertakes to forthwith pay all the property/ municipal taxes, statutory outgoings, charges, expenses, etc. pertaining to the said Property till the date hereof including any arrears, outgoings, etc. due and payable for the period prior to this Agreement. Further, the Owner shall continue to pay and be liable for all the property/ municipal taxes, statutory outgoings, charges, expenses, etc. pertaining to the said Property as the owner of the said Property till the completion of the Project in all respects as provided herein.
- 4.11 The Owner has not omitted to disclose to the Developer any material fact in respect of the said Property. The Owner is fully aware and conversant that the Developer has agreed to enter into this Agreement and carry out its obligations under this Agreement, relying upon and believing the statements, representations, assurances and declarations of the Owner in this Agreement to be true, correct and accurate.
5. **Representations, undertakings, assurances, covenants of the Developer**
- 5.1 The Developer agrees to develop and/or cause to be developed the Project on the Property on the terms mentioned herein and as permitted by the concerned authorities.
- 5.2 The Developer has the expertise and experience in constructing residential properties, and the Developer shall, entirely at its own costs, solely undertake the designing, planning, construction, development, marketing and sale of residential premises/ villa being developed and constructed on the said Property.
- 5.3 The Developer shall apply for, obtain entirely at its own costs and pay for all necessary permissions, etc. for the Project from time to time including demolition of all existing structures, if any, and any other necessary clearances as may be required for the development of the said Project.
- 5.4 The Developer shall be entitled to enter into separate contracts in its own name with building contractors, architects, structural engineer, RCC consultants and other such consultants, etc. to prepare designs/plans and engage professionals for all other services that may be required for undertaking the development of the said Project, at its risk and make necessary payments /pay fees to them.
- 5.5 All the residential premises/ villas will be marketed and sold by the Developer under such brand and logo as the Developer deems fit and proper and the Owner will not object to the same at any time in any manner whatsoever.



- 5.6 The Developer is entitled to enter into this Agreement with the Owner and that it has full right and authority to sign and execute the same.
- 5.7 The Developer shall complete construction of the residential premises/ villa/s on or before 20th June, 2026.
- 5.8 The Developer shall be entitled to create any mortgage, charge, avail loan or financial assistance or create any other encumbrance whatsoever on the residential premises/ villas to be constructed on the said Project i.e. on the development rights granted to the Developer in accordance with the terms hereof.
- 5.9 The Developer confirms and agrees that the entire development of the said Project shall be carried out by the Developer and that the Owner shall not be responsible in any manner whatsoever either in the development/ construction activity or for any payments to the employees, contractors, consultants, agents, etc. of the Developer, as the case may be.
- 5.10 The Developer shall, at its own cost and expense, register the Project , under Real Estate Regulation Act, 2016 (“RERA”) and will comply with all the terms and conditions and rules and regulations as required to be complied with under the RERA for this project. The Owner shall be a co-promoter of the said Project in terms of RERA.

6. **Transfer/ Assignment**

- 6.1 Post execution of this Agreement, the Owner shall not assign/transfer its share, right, title or interest or create any third-party rights in the said Property or any part thereof, except with prior written consent of the Developer and not otherwise.
- 6.2 In accordance with the provisions of RERA, the Owner hereby expressly permits and consents to allow the Developer to transfer or assign the benefits of this Agreement to any of its subsidiary, affiliates, group entities, etc. or any third party on such terms and conditions as it may deem fit and proper, without any prior consent/ permission from the Owner and such consent for the transfer/assignment of this Agreement by the Developer as provided herein, shall be binding upon the prospective purchaser/s of the Owner’s Share in the Project on the said Property. Provided however, such proposed transferee/ assignee shall at all times be liable and responsible for due performance and observance of the terms and conditions contained herein.

7. **Force Majeure**

- 7.1 Neither Party shall be liable to the other for its failure to perform or fulfill any of its obligations to the extent that its performance is delayed or prevented, in whole or in part, due to any event, series of events, crisis, or state of affairs including acts of God or such other events beyond the reasonable control of the either Party:-
- a) any action of the Government, orders, terrorist activities, cyberattacks, lightening, earthquake, tempest, cyclone, flood, storm, hurricane, tornado,



- volcanic eruption or fire or other casualty or accident or landslide, natural calamity not expressly referred to therein; or
- b) war, act of terrorism, insurrection, rebellion, riots or other civil unrest/ violence, bandh or boycotts, or other violence etc.; or
 - c) epidemics, pandemics, quarantine restrictions or other public health restrictions or advisories accompanied by a Government order/ notification mandating such restrictions; or
 - d) strikes, lockouts or other labour interruptions; or
 - e) disruption to local, national or international transport service, trade embargoes directly interrupting the performance of this Agreement

and which event prevents the Developer from performing its obligations under this Agreement and which act or event is beyond the reasonable control and not arising out of the fault of the Developer and the Developer has been unable to overcome such act or event by the exercise of reasonable efforts, skill and care, including through expenditure of reasonable sums of money (each event referred to as a “**Force Majeure Event**”).

- 7.2 If the Developer is unable to perform any of its obligations hereunder as a result of Force Majeure Event, the Developer shall: (i) give a written intimation to that effect to the Owner as soon as practicable after such occurrence together with a statement setting forth reasonably full particulars concerning such occurrence, and (ii) use reasonable efforts to remedy such occurrence as quickly as possible. To the extent required, by any such occurrence of Force Majeure Event, performance hereunder by the Developer shall be suspended during the continuance of any such occurrence (but for no longer period). When such Force Majeure Event is remedied or ceased to be applicable, the Developer shall notify in writing to the Owner about the same.
- 7.3 Upon occurrence of the Force Majeure Event, the Parties will forthwith mutually assess the situation and agree to an amicable resolution with the intent to fulfil the purpose of this Agreement or termination of this Agreement, as the case may be.

8. **Termination:**

- 8.1 Save and except for a Force Majeure Event as stated hereinabove, neither Party shall be entitled to voluntarily terminate this Agreement, except for the reasons and account of, as provided herein.
- 8.2 Subject to Clause 7, the Owner shall not be entitled to terminate this Agreement, save and except for the reasons and on account of:
- a) failure on the part of the Developer to rectify/ cure the breach committed and failure to fulfill its obligations under this Agreement;
 - b) in the event of any bankruptcy or insolvency proceedings have been adjudicated and accepted by the Court of Law or concerned authorities against the Developer;



- c) any proceedings for winding up has been filed resulting into appointment of any Court Receiver or official liquidator/ insolvency resolution professional for the assets and business of the Developer;
- d) any act, deed, thing, etc. committed by the Developer which is contrary to the applicable provisions of law and the purposes of this Agreement cannot be achieved as agreed herein.

8.3 In the event of termination of this Agreement, for reasons attributable to the Developer as stated hereinabove, the Developer shall forthwith remove all its employees, contractors, representatives, contractors, personnel, equipment, machinery, etc. from the said Property and/or any part thereof and the Developer shall be liable and bound to handover original/ copy of all permissions, licenses, building plans, drawings, designs, etc. to the Owner in respect of the said Property.

8.4 Upon termination of this Agreement by the Owner as provided herein, the Owner shall be entitled to deal with, sell, transfer and assign the said Property and/or any part thereof to any person or third party in such manner as the Owner may deem fit.

8.5 Further, upon termination of this Agreement, if the Owner has agreed to or sold the Owner's Share, in that case, the Owner shall be solely liable and responsible for the fulfillment of the obligations as may be agreed and recorded between the Owner and the prospective purchaser, in the agreement for sale, deed of sale and/or any such writings, etc. as may be executed between the parties thereto.

8.6 Upon termination of this Agreement, the specific power of attorney, if any, is executed by the Owner to and in favor of the Developer and/or its representatives for the purposes of development of the said Project as stated hereinabove, shall deemed to be revoked and stand terminated with immediate effect, without any notice or intimation of such termination.

8.7 Subject to Clause 7, without prejudice to the other rights under this Agreement, the Developer shall not be entitled to terminate this Agreement, save and except for the reasons and on account of:

- a) failure on the part of the Owner to rectify/ cure the breach committed and failure to fulfill its obligations under this Agreement;
- b) in case, if any defect is found in the title of the Owner, resulting into prevention /obstruction of the development of the said Property and ultimately, the final transfer/ conveyance/ assignment of the share right title and interest of the Owner in the said Property to the owners/ purchasers of the residential premises/ villa of the Owners Share and the Developers Share, as the case may be;
- c) in the event of any bankruptcy or insolvency proceedings have been adjudicated and accepted by the Court of Law or concerned authorities against the Owner;



- d) any proceedings for winding up has been filed resulting into appointment of any Court Receiver or official liquidator/ insolvency resolution professional for the assets and business of the Owner;
 - e) any act, deed, thing, etc. committed by the Owner which is contrary to the applicable provisions of law and the purposes of this Agreement cannot be achieved as agreed herein.
 - e) the Developer is prevented from undertaking the development of the said Property in accordance with the terms hereof by any persons and/or concerned authorities for any reasons directly or indirectly attributable to the Owner;
- 8.8 In the event of any breach /default of the terms and conditions of this Agreement by either Party, in that case, the non-defaulting Party shall give a written notice of 30 (thirty) days to the defaulting Party, referring to the default/ breach committed of the terms and conditions hereof and to cure/ rectify the same within the said notice period, failing which this Agreement shall deemed to be terminated on the expiry of 30 (thirty) days' notice period, without any further notice or intimation to the defaulting Party and the consequences of termination shall follow.
- 8.9 In the event of termination of this Agreement, for reasons attributable to the Owner as stated hereinabove, the Developer shall forthwith stop the development and construction work of the Project on the said Property and remove all its employees, contractors, representatives, contractors, personnel, equipment, machinery, etc. from the Project on the said Property and/or any part thereof.
- 8.10 Upon termination of this Agreement, all the permissions, licenses, building plans, drawings, designs, etc. in respect of the development of the said Project , the Developer shall handover original/ copy of the same to the Owner, for the purposes of completion of the Project .
- 8.11 Further, upon termination of this Agreement, if the Developer has agreed to or sold any of the residential premises/ villas to any prospective purchaser or person from the Developer's Share, in that case, the Owner shall be solely liable and responsible for the fulfillment of the obligations as may be agreed and recorded between the Developer and the prospective purchaser, in the agreement for sale, deed of sale and/or any such writings, etc. as may be executed between the Parties thereto.
- 8.12 Upon termination of this Agreement, the Owner shall be entitled to deal with, sell, transfer and assign the Project and/or any part thereof to any person or third party in such manner as the Owner may deem fit and not otherwise.
- 8.13 The prospective purchasers of the residential premises/ villas in the Project, falling under the Owner's Share /Developer's Share, shall be entitled to raise a loan/ financial assistance from any person, bank, financial institution by creating a charge or security on the proportionate area of their respective residential premises/ villas, and will be solely liable and responsible for the repayment of the same, without prejudicially affecting the share, right, title and interest of the Owner in respect of the said Property



and the development rights of the Developer as contemplated herein including the Developer's Share.

8.14 It has been expressly clarified and agreed between the Parties hereto that on the termination of this Agreement, in the event the Developer has created any mortgage, charge, availed loan or financial assistance or created any other encumbrance whatsoever in the Project on the said Property and/or on the development rights granted to the Developer in accordance with the terms hereof, it shall be the sole obligation and responsibility of the Developer to forthwith pay, clear, settle, release and discharge any such mortgage, charge, loan or financial assistance or any encumbrance whatsoever in the Project on the said Property and/or any part thereof including the structures standing thereon

9. **Communications/ Notices**

9.1 Any communication or notice to be served upon any Party to these presents shall always be in writing and shall be served either by (i) speed post with acknowledgment due or (ii) by courier at the respective addresses of the Parties and within 7 (seven) days from the service thereof shall be deemed to be received by the addressee.

9.2 Any change in the address in the name clause shall be notified by the concerned Party to the other Party, in writing. Until and unless the communication of such change in address is received by the other Party the above address shall be deemed to be the valid and existing address of the Parties.

10. **Dispute Resolution**

In the event of any dispute, difference, claim or controversy arising out of or in connection with the interpretation or implementation of this Agreement, the Parties shall make an attempt to mutually resolve the dispute without intervention of any third party within a period of 30 (thirty) days from the date of occurrence of such dispute. However, if the Parties fail to resolve the dispute or difference within a period of 30 (thirty) days as stated herein, the dispute or difference arising between the Parties with respect to this Agreement or any matter in connection therewith or relating thereto shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996, or any modification or re-enactment thereof for the time being in force. The dispute shall be referred to arbitration at the written request of either Party to the sole arbitrator mutually appointed by the Parties within 15 (fifteen) days from the date of expiry of the 30 (thirty) days' notice period, and the venue of arbitration shall be Mumbai and the language of arbitration shall be English. The decision of the arbitrator shall be final and binding on the Parties. The fees for arbitration shall be borne and paid by the Parties equally.

11. **Indemnity**

11.1 Each Party mutually agrees to indemnify, defend and hold harmless the other Party (including such other Party's directors, employees, representatives and agents) from any claims, liabilities, damages, losses and judgments, including costs and expenses



incidental thereto, directly incurred by either Party as a result of breach or non-performance, or misrepresentation or declarations as herein stated or made or negligence under this Agreement by either of the Parties.

11.2 Neither Party shall be liable to the other Party for any consequential, indirect, incidental, special, exemplary or punitive damages (including, but not limited to, indirect loss of profit or future loss of profit, reputation or goodwill and damages of third parties) or expenses in connection with the performance or failure to perform any provisions of this Agreement except those arising from: -

- a) fraudulent misrepresentation or misstatement; or
- b) death or personal injury caused by negligence; or
- c) the specific terms of any indemnity in this Agreement.

11.3 This Clause shall continue without limit of time, and shall survive the termination of this Agreement.

12. **Compliance of Applicable Laws**

Both Parties shall be responsible for compliance of their respective obligations under the applicable laws.

13. **Miscellaneous**

13.1 The Parties hereto agree, declare and confirm that this Agreement does not constitute any joint venture or partnership between the Parties hereto. It is hereby agreed and declared that the Parties hereto have undertaken the obligations and have the rights specified herein on their own account as independent Parties and on a principal-to-principal basis and not on behalf of or on account of or as agent of any of them or of anyone else.

13.2 If any provision in this Agreement becomes invalid or illegal or adjudged unenforceable, the provision shall be deemed to have been severed from this Agreement and the remaining provisions of this Agreement, shall not, so far as possible, be affected by the severance.

13.3 Any alterations, modifications and supplemental writings shall be effective, valid and binding only if the same are recorded in writing and executed by both the Parties.

13.4 No failure or delay by a Party in exercising any right or remedy provided by law under or pursuant to this Agreement shall impair such right or remedy or operate or be construed as a waiver or variation of it or preclude its exercise at any subsequent time and no single or partial exercise of any such right or remedy shall preclude any other or further exercise of it or the exercise of any other right or remedy.

13.5 The stamp duty, registration fees and all other incidental expenses relating to the registration of this Agreement shall be borne and paid by the Developer. The Parties shall endeavor to attend the offices of the concerned Sub-Registrar of Assurances for



the registration of this Agreement in accordance with the provisions of The Registration Act, 1908.

- 13.6 The original registered Agreement shall be kept by the Developer and a certified true copy thereof will be provided by the Developer to the Owner.
- 13.7 The Parties hereto shall bear and pay the professional charges of their respective Advocates/Solicitors.

For the purpose of stamp duty this Agreement it is valued at Rs.1,48,42,800/- (Rupees One crore Forty Eight Lakhs Forty Two Thousand Eight Hundred Only) i.e 494.76 sq.mts (18% of the total of the total constructed area) i.e owners Share @ Rs. 30,000/- per sq.mts

SCHEDULE I REFERRED TO HEREINABOVE:
(“the said Property”)

All that plot of land admeasuring 3,595 sq. mts bearing Survey No.50/11-F, forming part of a larger plot admeasuring 17,775 sq. mts, known by the names “Boxeachem Bata” or “Sudir Bhat” situated in the Village of Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub District Bardez, North Goa, State of Goa, registered in the Land Registration Office of Bardez, Goa under Description No. 2250 of Folio 167v of Book B 15 (old) and enrolled in the Land Revenue Records (Matriz) under no. 1, bearing Survey No. 50, Sub-Division No. 11, situated in the Village of Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub District Bardez, North Goa, State of Goa
The said Property is bounded as under:

- On the East : By the public road beyond which lies the panchayat boundary of Village Aldona;
- On the West : By the proposed 10 metre road forming part of the same property bearing Survey No.50/11;
- On the North : By the remaining part of the same property bearing Survey No.50/11;
- On the South : By the remaining part of the same property bearing Survey No.50/11;

SCHEDULE II REFERRED TO HEREINABOVE:
(“Owner’s Share”)

All that 18% (eighteen per cent) of the total constructed area on the said Property (more particularly described in the Schedule I hereinabove) i.e. about 5,325.56 square feet built up area, equivalent to about 494.76 square meters built up area, out of total constructed area admeasuring 29,586.46 square feet built up area, equivalent to about 2,748.67 square meters built up area, which will be developed and constructed by the Developer, at cost and expense of the Developer.



SCHEDULE III REFERRED TO HEREINABOVE:
(“Developer’s Share”)

All that 82% (eighty-two per cent) of the total constructed area on the said Property (more particularly described in the Schedule I hereinabove) i.e. about 24,260.90 square feet built up area, equivalent to about 2,253.90 square meters built up area, out of total constructed area admeasuring 29,586.46 square feet built up area, equivalent to about 2,748.67 square meters built up area, which will be developed and constructed by the Developer, at its own cost and expense.

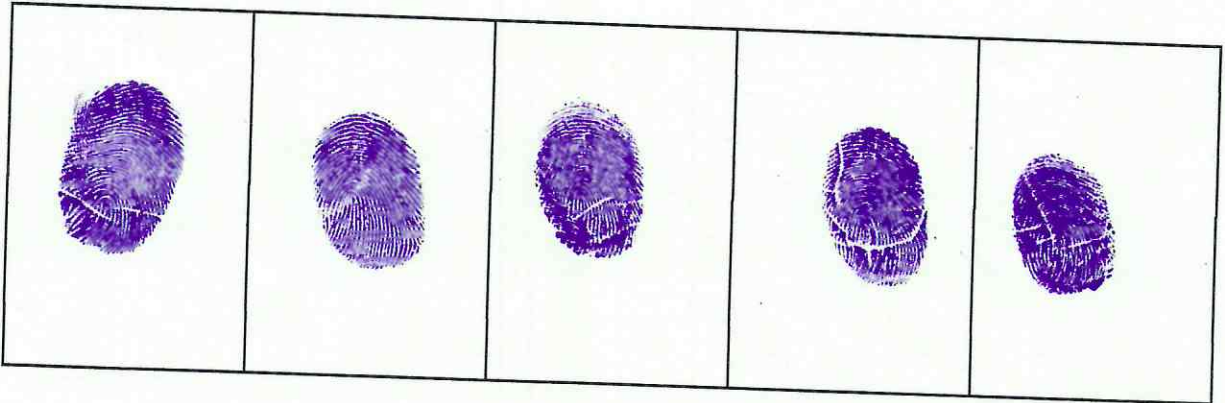
IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED AND IN THE PRESENCE OF THE WITNESSES HEREIN BELOW MENTIONED.



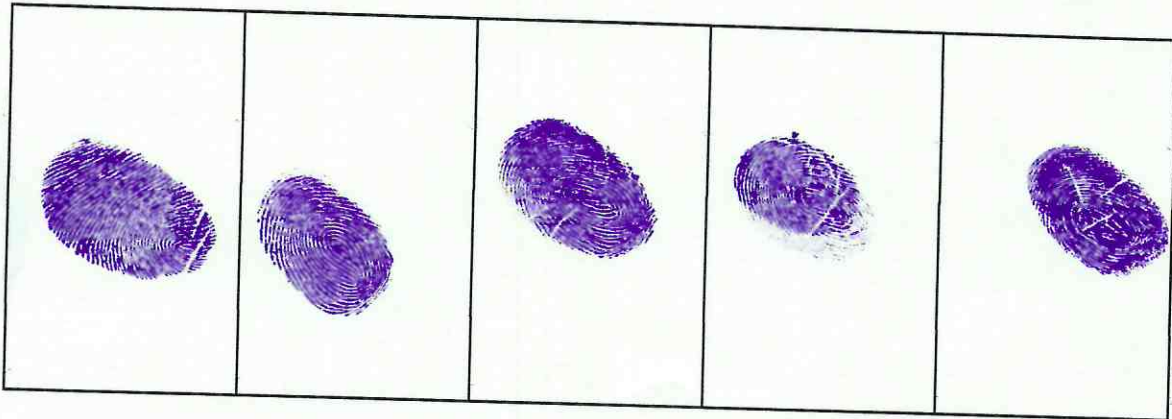
Signed and Delivered)
by the within named "the Owner")
PARIPALAV PROJECT REALTY)
TWO LLP)
Through its Authorised Signatory)
Mr. Aditya Naik)



LEFT HAND IMPRESSIONS



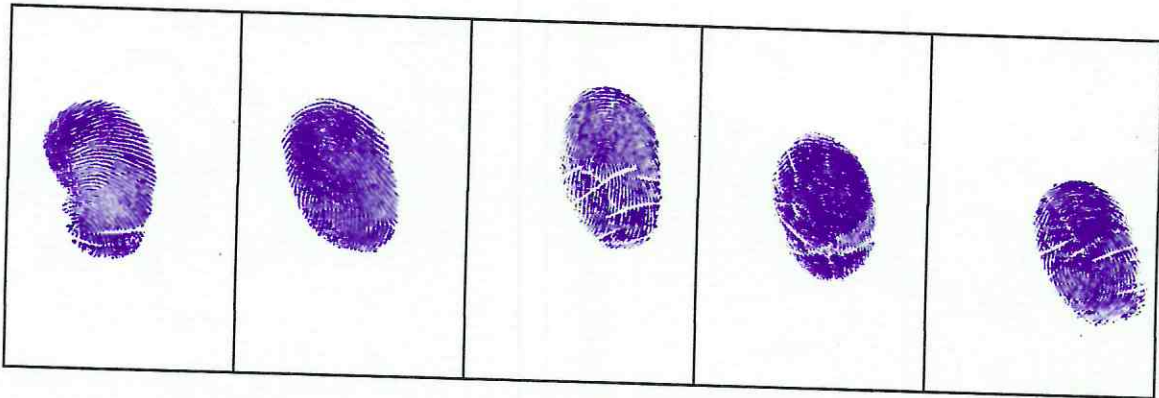
RIGHT HAND IMPRESSIONS



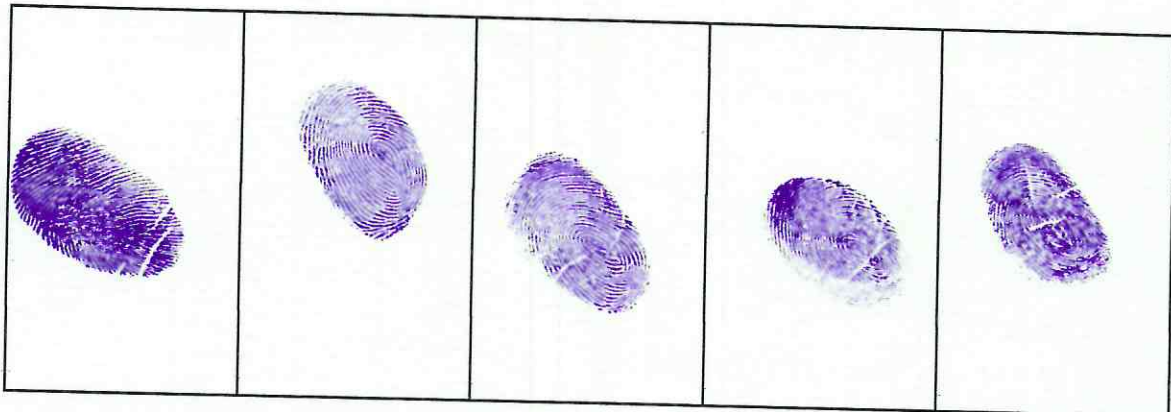
Signed and Delivered)
by the within named "the Developer")
ISPRAVA VESTA PRIVATE)
LIMITED)
Through its Authorised Signatory)
Mr. Aditya Naik)



LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



In the presence of witnesses:

1. Adv. Sheshan Prakash Rawool
R/o. H.No.287, Povacao, Moira Bardez-Goa

2. Mr. Vasudev Rauji Chopdekar

R/o. 131, Khurban Wada Chopdem, Agarvado Pernem-Goa





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Nov-2023 11:56:29 am

Document Serial Number :- 2023-BRZ-5707

Presented at 11:53:01 am on 13-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	430500
2	Registration Fee	445290
3	Tatkal appointment fee	10000
4	Processing Fee	2080
Total		887870

Stamp Duty Required :430500/-




Stamp Duty Paid : 430500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ADITYA NAIK Authorized Representative For ISPRAVA VESTA PRIVATE LIMITED ,Father Name:Ranjan Naik, Age: 34, Marital Status: , Gender:Male, Occupation: Service, Address1 - Mahalaxmi Niwas, Tonca, Caranzalem Tiswadi Goa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ADITYA NAIK Partner Of PARIPALAV PROJECT REALTY TWO LLP , Father Name:Ranjan Naik, Age: 34, Marital Status: , Gender:Male, Occupation: Service, Mahalaxmi Niwas, Tonca, Caranzalem Tiswadi Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	ADITYA NAIK Authorized Representative For ISPRAVA VESTA PRIVATE LIMITED , Father Name:Ranjan Naik, Age: 34, Marital Status: ,Gender:Male,Occupation: Service, Mahalaxmi Niwas, Tonca, Caranzalem Tiswadi Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SHESHAN PRAKASH RAWOOL, Age: 31, DOB: 1992-04-02 , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, Moira, Bardez, North Goa, Goa			
2	Name: VASUDEV RAUJI CHOPDEKAR, Age: 26, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403512, Agarvado, Pernem, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-5707

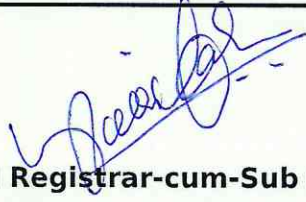


Document Serial No:-2023-BRZ-5707

Book :- 1 Document

Registration Number :- **BRZ-1-5417-2023**

Date : 13-Nov-2023



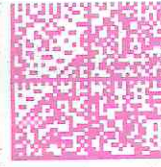
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

SUB-REGISTRAR
BARDEZ

Scanned by Nidhi Kandolkar (SEO)



Phone No: 9049969164
Sold To/Issued To:
Paripalav Project Re
For Whom/ID Proof:
Pancard-ABDFP0865G



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₹ 2000000/-
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38152371693633668895-00013688 Other
3815237 35/02/01/2021-RDI

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory



Ser. No. 2023-BR2-2540
25/05/2023

DEED OF SALE

S/S Mahambre

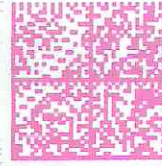
Anita V Mahambre

S/Pajadhyatsha

U. F. Mahambre



Phone No: 9049969164
Sold To/Issued To:
Paripalav Project Re
For Whom/ID Proof:
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Other
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3815237 36/02/01/2021-RDI

For CITIZEN CREDIT
CO-OP. BANK LTD.


Authorized Signatory



DEED OF SALE

Ss17ahambre

Anita V Mahambre

Sarajadhyaaksha

U. H. H. H.



THIS DEED OF SALE is executed at Mapusa, Goa, on this 25th day of May, in the year 2023.

BETWEEN

1. **MRS. RAMABAI ATMARAM MAHAMBREY ALIAS RAMABAI ATMARAM MAHAMBRE ALIAS MANGAL ATMARAM MAHAMBRE ALIAS MANGAL ATMARAM PRABHU MAHAMBRE**, widow of Late Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vasudev Mhambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey, 85 years of age, Indian National, having PAN Card No. _____ and AADHAR Card No. _____, resident of H. No. 121, Nr Poornima Hotel, Khorlim Sim, Ansabhat, Mapusa, North Goa, Goa-403507;

2. **MR. VASSUDEV A PRABHU MAHAMBRE ALIAS VASSUDEV ATMARAM PRABHU MAHAMBRE**, son of Late Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vasudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey, aged 54 years, Businessman, Indian National, having PAN CARD NO. _____ and AADHAR CARD NO. _____, resident of House No. 121, Ward No.10, Ansabhat, Mapusa, North Goa-Goa, 403507 and his wife;

3. **MRS. ANITA VASSUDEV PRABHU MAHAMBRE**, daughter of Mr. Manoharlal Dhoor, aged 52 years, married, Indian National, having PAN Card No. _____ and AADHAR Card No. _____, resident of 406,



Handwritten signature: Smt. Ramabai Mahambre

Anita V Mahambre

Handwritten signature: Smt. Anita Mahambre



Handwritten notes: 3, Smt. Ramabai, 25/5/23

Handwritten notes: 5/5/23, Smt. Ramabai



Embassy, Shastri Nagar Road No 1, Near Zulfa Dairy, Andheri (West), Mumbai, Maharashtra, 400053;

4. **MR. SADANAND SHRIRAM MAHAMBRE ALIAS SADANANDA SRIRAMA POROBO MAMBRO**, son of Late Srirama Porobo Mambro, 82 years of age, Indian National, having PAN CARD NO. [REDACTED] and AADHAR CARD NO. [REDACTED] r/o H.No. 120/3, Sim-Ansabhat, Mapusa, North Goa, Goa -403507;

5. **MRS. MEGHANA SADANAND MAHAMBRE ALIAS SHRADDHA NILESH RAJADHYAXA**, daughter of Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro and wife of Mr. Nilesh Yeshwant Rajadhyaksha, aged 47 years, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], resident of B-301, Laxmi Narayan Niwas CHS, Ganpath Jairam Road, Opp C K P Hall Kharkar Ali, Thane Maharashtra 400601;

6. **MR. NILESH YESHWANT RAJADHYAKSHA**, son of Yeshwant Dattatray Rajadhyaksha, aged 52 years, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], resident of B-301, Laxmi Narayan Niwas CHS, Ganpath Jairam Road, Opp C K P Hall Kharkar Ali, Thane Maharashtra 400601;

7. **MRS. SHUBHANGI SADANAND POROBO MAMBRO ALIAS SHUBANGI SADANANDA POROBO ALIAS NEHA MUKUND MUDRAS**,

*Office of
Nilesh Rajadhyaksha*

Shubha V Mahambre

SS Mahambre



daughter of Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro and wife of Mr. Mukund Laxmikant Mudras, aged 45 years, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], resident of B/401, Siddheshwar Arcade, Old Mumbai Pune Road, Opp. Manisha Nagar Gate No.1, Kalwa, Thane, Maharashtra, 400605;

8. **MR. MUKUND LAXMIKANT MUDRAS**, son of Laxmikant Mudras, aged 49 years, married, Indian National, having PAN Card No. [REDACTED] and AADHAR Card No. [REDACTED], resident of B/401, Siddheshwar Arcade, Old Mumbai Pune Road, Opp. Manisha Nagar, Gate No.1, Kalwa, Thane, Maharashtra-400605.

Hereinafter referred to as the "**Vendors**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, legal representatives, executors, administrators, beneficiary(ies), legatee(s), nominees and permitted assigns) of the **FIRST PART**.



The **Vendor No. 1** is duly represented herein by her duly Constituted Attorney, her son, the **Vendor No. 2** authorized vide the Specific Power of Attorney dated 6/01/2023 executed before Adv. Nishigandha N. Shet, Notary, Tiswadi-Goa, bearing Registration Serial No. 20173 dated 6/01/2023.

The **Vendor No. 6** is duly represented herein by his duly Constituted Attorney, his wife, the **Vendor No. 5** authorized vide the Specific Power of Attorney dated 17/04/2023 executed before Adv. Prachi Bhate, Notary, Alto-Porvorim, Bardez-Goa, bearing Registration Serial No. 9598 dated 17/04/2023.

The **Vendor No. 7** and the **Vendor No. 8** are duly represented herein by their duly Constituted Attorney, their father/father-in-law, the **Vendor No. 4**

Prachi B.

S. S. Mahambre

Anita V Mahambre

S. N. Shet



authorized vide the Specific Power of Attorney dated 6/01/2023 executed before Adv. Nishigandha N. Shet, Notary, Tiswadi-Goa, bearing Registration Serial No. 20967 dated 6/01/2023.

AND

PARIPALAV PROJECT REALTY TWO LLP, a Limited Liability Partnership, bearing LLP Identification No. [REDACTED], PAN Card bearing No. [REDACTED], Email ID: cs@isprava.com, Ph.: 022-40007777, and having its registered office at 1st Floor, 42A, Impression House, G. D. Ambekar Marg, Kohinoor Mill, Wadala, Mumbai-400031, represented herein by its Authorized Signatory viz., **MR. ADITYA R. NAIK**, son of Mr. Ranjan Naik, aged about 33 years, Married, Service, Indian National, holding PAN Card bearing no: [REDACTED], resident of House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa – 403 002, duly authorised vide LLP Resolution dated 18/04/2023, hereinafter referred to as the "**Purchaser**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successors, permitted assigns and nominee/s) of the **SECOND PART**;

The **Vendors** and **Purchaser** are, wherever the context so requires, hereinafter individually referred to as "Party" and collectively as "the Parties".

WHEREAS:

A. The **Vendors** have represented to the **Purchaser** as follows:

- (i) As per the Certificate of Description bearing No. 2250 drawn up at folio no. 167v of Book No. B-15 (old) in the Land Registration Office of the Judicial Division of Bardez, it is

Officer

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Anita V Mahambre



recorded that, the property known as "**BOXEACHEM BATA**" a coconut-garden on which there existed an urban property, coconut trees, jack-fruit trees, mango trees and cashew-garden, was situated in Nachinola and was bounded on the **East**, by the drain of sweet water belonging to the Comunidade of Aldona; on the **West**, by the hillock of the Comunidade of Nachinola named "Suddervadechi Muddi"; on the **South**, by the property known as "Vallanchem-gallum", of the Village of Aldona, belonging to Mateus Antonio Fernandes; and on the **North**, by the property known as "Sudirvaddo" belonging to Honorato Agostinho Coutinho (hereinafter referred to as the "**SAID ENTIRE PROPERTY**").

- (ii) A Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928, recorded at pages 37 reverse to 45 reverse of Book No. 265, before the Interim Notary of the Judicial Division of Bardez, Goa, Gustavo Adolfo Trindade Eliodoro Coracao de Jesus Eugenio de Caridade Frias, was executed between (1) Atmarama Ananta Porobo Mambro and his wife, Xaviabai, as the "**First Declarer**" therein; (2) Chrishnanata Porobo Mambro and his wife, Ruckminibai, as the "**Second Declarer**" therein; (3) Srirama Atmarama Porobo Mambro and his wife, Kamlabai, as the "**Third Declarer**" therein; (4) Vassudeva Atmarama Porobo Mambro



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S. R. J. Acharya

Shruti V Mahambre

S. S. Mahambre



alias Vassudev Porobo Mambro and his wife, Yesodobai, as the "**Fourth Declarer**" therein; and (5) Jaganata Chrishnanata Porobo Mambro and his wife, Sitabai, as the "**Fifth Declarer**" therein.

Vide the said Deed of Dissolution of the Society, Constitution of the Society, Annulling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928, all the parties therein constituted a Familial Society and recorded all the assets in the said Deed which would belong to the ownership of the said Familial Society. Chrishnanata Porobo Mambro was appointed as the Administrator of the said Familial Society.

The **SAID ENTIRE PROPERTY** was recorded at **Serial No. 5** of the said Deed of Dissolution of the Society, Constitution of the Society, Annulling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928.

Vide the said Deed of Dissolution of the Society, Constitution of the Society, Annulling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928 it is known that, Atmarama Ananta Porobo Mambro and his wife, Xaviabai, bequeathed all their rights, title and interest with respect to the **SAID ENTIRE PROPERTY** to their sons (1)

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Shruti V Mahambre

S. S. Mahambre



Srirama Atmarama Porobo Mambro married to Kamlabai alias Comlabay or Comolabai; (2) Vassudeva Atmarama Porobo Mambro married to Yesodobai alias Essodabay or Essodabai and (3) Jaganata Chrishnanata Porobo Mambro and his wife Sitabai. The said gift was made with the reservation of lifetime usufruct with respect to the **SAID ENTIRE PROPERTY** in favour of Atmarama Ananta Porobo Mambro and his wife, Xaviabai,

- (iii) Thereafter, in the year 1940, an Inventory Proceeding amongst minors, was filed on 26/11/1940, before the Court of Judicial Division of Bardez by Chrishnanata Porobo Mambro for the purpose of partition of the assets and dissolution of the said Familial Society constituted by virtue of the Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928.

Vide the said Inventory Proceedings it is known that, the **SAID ENTIRE PROPERTY** was listed under **Item No. 168** of the List of Assets amongst various other properties listed in the said Inventory Proceedings.

Vide the said Inventory Proceedings it is known that, an auction among the family members, of all the properties listed



Office of
Sarvagya Acharya

Shruti Mahambre

S. S. Mahambre



in the said Inventory Proceedings was held on 08/07/1941, by virtue of which the **SAID ENTIRE PROPERTY** was allotted to (1) **Srirama Atmarama Porobo Mambro**; and (2) **Vassudeva Atmarama Porobo Mambro**, in equal proportion, having purchased the **SAID ENTIRE PROPERTY** in the said family auction. The household of Jaganata Chrishnanata Porobo Mambro was allotted other assets listed in the said Inventory Proceedings, having purchased the said properties in the said family auction. The said allotment was finalized vide Judgment and Order dated 4/09/1941 passed by the Court of the Judicial Division of Bardez, Goa, which became final for want of appeal.

- (iv) As per the Certificate of Inscription bearing no. 34550 dated 22/03/1947 drawn up at folio no. 150 of Book No. G-38 in the Land Registration Office of the Judicial Division of Bardez, the **SAID ENTIRE PROPERTY** was inscribed in favour of the household of (1) **Vassudeva Atmarama Porobo Mambro and his wife, Late Essodabai**; and (2) **Kamlabai and her husband, Late Srirama Atmarama Porobo Mambro**, by virtue of the aforesaid Judgment and Order dated 04/09/1941 passed in the said Inventory Proceedings.

- (v) Pursuant to the above, an Orphanological Inventory Proceeding was filed on 5/11/1951 before the Court of Judicial



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Division of Bardez by Kamlabai upon the death of her husband
Late Srirama Atmarama Porobo Mambro.

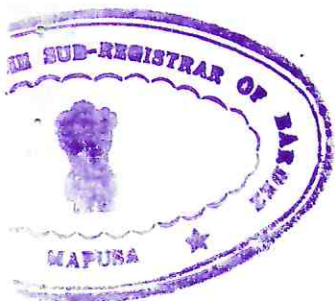
Vide the said Orphanological Inventory Proceeding it is known that, Late Srirama Atmarama Porobo Mambro alias Srirama Porobo Mamto expired on 25/01/1946 without any Will, gift or other testamentary disposition of his assets, leaving behind Kamlabai as his widow and moiety holder and the following children as his universal heirs: -

1. Gulaba (daughter) married to Vassanta Baburau Aroscar;
2. Vimala (daughter) married to Gurunata Saunlarama Aroscar;
3. Ananta Srirama Porobo Mambro alias Ananta Srirama Prabhu Mambre (son), bachelor;
4. Prabavati (daughter), spinster;
5. Mr. Sripada Siurama Porobo Mambro alias Sripada Siurama Prabhu Mambre (son), bachelor;
6. Ms. Xalanim (daughter), spinster; and
7. Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre, minor son (the **Vendor No. 4** herein).

*Office
Subj. ad by ksha*

Shruti V Mahambre

S. S. Mahambre



Vide the said Orphanological Inventory Proceeding it is known that, **one-half (½) of the SAID ENTIRE PROPERTY** was listed as Item **No. 5** of the List of Assets amongst various other properties listed in the said Orphanological Inventory Proceedings.

Vide the said Orphanological Inventory Proceeding it is known that, **one-half (½) of the SAID ENTIRE PROPERTY** was taken in the family auction held on 9/02/1954, by the guardian of Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre (the **Vendor No. 4** herein, who was then a minor).

Vide the said Orphanological Inventory Proceeding it is known that, **one-half (½) of the SAID ENTIRE PROPERTY** was allotted to **Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre** (the **Vendor No. 4** herein) as per the final chart of allotment prepared in the said Inventory Orphanological Proceedings, which final chart of allotment was made absolute and confirmed vide the Judgment and Order dated 25/08/1954. The said Judgment and Order became final for want of appeal.

By virtue of the aforesaid Judgment and Order dated 25/08/1954, **Sadananda Srirama Porobo Mambro alias**



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Sadananda Srirama Prabhu Mambre (the **Vendor No. 4** herein) became the absolute lawful owner of the one-half ($\frac{1}{2}$) undivided share in the **SAID ENTIRE PROPERTY**.

- (vi) As per a Certificate dated 17/12/1959, issued by Loximona Naique, head clerk of the third division of the Court of Judicial Division of Bardez, it is known that an Orphanological Inventory Proceeding was filed on the demise of Late Essodabai, wife of Vassudeva Atmarama Porobo Mambro and then an Inventory Proceeding among majors was filed upon the death of Late Vassudeva Atmarama Porobo Mambro (who expired on 17/03/1958) by their son, Atmarama Vassudeva Porobo Mambro

Vide the said Certificate dated 17/12/1959, it is known that, Late Essodabai and Late Vassudeva Atmarama Porobo Mambro expired, leaving behind the following children as their sole and universal heirs: -

1. Premala (daughter) married to Gurunata Govinda Bangala;
2. Indumati (daughter), spinster; and
3. Atmarama Vassudeva Porobo Mambro (son).

CG Halim
Sri Rajadhyaksha

Shruti V Mahambre

S. S. Takambre



Vide the said Certificate dated 17/12/1959, it is known that, (1) Premala; (2) Gurunata Govinda Bangala; and (3) Indumati, had ceded / relinquished all their rights, title and interest in the inheritance of their deceased parents / in-laws in favour of their brother / brother in-in-law, Atmarama Vassudeva Porobo Mambro by virtue of (1) Deed dated 03/12/1958 drawn up at folio no. 90 back onwards of the Book No. 583 before Pinto de Menezes, Notary Public of the Judicial Division of Bardez; and (2) Deed dated 10/07/1959 drawn up at folio no. 87 back onwards of the Book No. 586 before Pinto de Menezes, Notary Public of the Judicial Division of Bardez, respectively. By virtue of the said Deeds, Atmarama Vassudeva Porobo Mambro was solely entitled to the inheritance of the estate of his deceased parents, late Vassudeva Atmarama Porobo Mambro and his wife, late Essodabai.

Vide the said Certificate dated 17/12/1959, it is known that, the estate of Late Vassudeva Atmarama Porobo Mambro and late Essodabai, including their **one-half (1/2) share in the SAID ENTIRE PROPERTY** was allotted to their sole heir, their son, **Atmarama Vassudeva Porobo Mambro** by virtue of the decreedated 18/07/1959 passed in the said Inventory Proceedings.

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By virtue of the aforesaid Decree dated 18/07/1959, **Atmarama Vassudeva Porobo Mambro** became the absolute lawful owner of the remaining one-half ($\frac{1}{2}$) undivided share in the **SAID ENTIRE PROPERTY**.

(vii) In the year 1971, the **SAID ENTIRE PROPERTY** came to be surveyed under two survey holdings both known by the names "**SUDIR BHAT**", bearing Survey No. 50, Sub-Division No. 11 of Village Nachinola, admeasuring 18,500 sq. mts. and Survey No. 50/12 of the same Village, admeasuring 225 sq.mts., both situated within the local limits of the Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa. The property bearing Survey No. 50/11 of Village Nachinola, admeasuring 18,500 sq.mts. is hereinafter referred to as the "**SAID PROPERTY**" and is more particularly described in the **Schedule I** hereunder written to this Deed of Sale.

(viii) By virtue of the aforesaid Orphanological Inventory Proceedings dated 5/11/1951 and the Inventory Proceedings filed on the death of Late Essodabai and Late Vassudeva Atmarama Porobo Mambro, it is known that (1) Sadananda Srirama Porobo Mambro alias Sadananda Srirama Prabhu Mambre (the **Vendor No. 4** herein); and (2) Atmarama

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Vassudeva Porobo Mambro held one-half (½) undivided share each in the **SAID PROPERTY**.

- (ix) In the Index of Lands / Form III with respect to the **SAID PROPERTY**, issued by the office of the Talathi of Nachinola, the name of Vassudeva Atmarama Porobo Mambro (written as Vassudev Mahambray) was recorded in the Occupant's column vide mutation entry no. 318.
- (x) In the Form 9, with reference to mutation entry no. 318, with respect to the **SAID PROPERTY**, issued by the office of the Talathi of Nachinola Bardez, it is recorded that Vassudeva Atmarama Porobo Mambro (written as Vassudev Mahambray) was the occupant since before survey with respect to the **SAID PROPERTY**.
- (xi) In the Manual Form I and XIV, with respect to the **SAID PROPERTY**, issued by the office of the Talathi of Nachinola, the name of Vassudeva Atmarama Porobo Mambro (written as Vassudev Mahambray) was recorded in the Occupant's column vide mutation entry no. 318. The said entry of Vassudeva Atmarama Porobo Mambro (written as Vassudev Mahambray) continued to appear in the Occupant's Column of the recent Survey Form I & XIV (computerized) dated 09/02/2022 with respect to **SAID PROPERTY**.



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- (xii) An Inventory Proceedings bearing no. 394/2021/B was filed before the Court of Senior Civil Judge, 'B' Court, at Mapusa Goa, on the demise of Late **Atmarama Vassudeva Porobo Mambro** also known by the names, Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vassudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey, by his successor, Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre (the **Vendor No. 2** herein) who was appointed as the Head of the Family,
- In the said Inventory Proceedings bearing No. 394/2021/B, Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre (the **Vendor No. 2** herein) filed his Statement on Oath dated 26/10/2021 in the capacity of the Head of the Family, declaring that his father, Late **Atmarama Vassudeva Porobo Mambro** also known by the names, Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vasudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey expired on 01/03/2021, without any Will or any disposition of his last wish, leaving behind his wife, (1) Ramabai Atmaram Mahambrey alias Ramabai Atmaram Prabhu Mahambre alias Mangal Atmaram Mahambre alias Mangal Atmaram Prabhu Mahambre, as his



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widow and moiety holder (the **Vendor No. 1** herein) and his sole and universal heir, his son, (2) Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre (the **Vendor No. 2** herein), married to Anita Vassudev Prabhu Mahambre (the **Vendor No. 3** herein) under the regime of Communion of Assets.

That, **one-half (1/2)** of the **SAID PROPERTY**, admeasuring 9,250 sq. mts. was listed as **Item No. 1** in the Revised / Corrected List of Assets dated 20/11/2021.

Vide the Final Chart of Allotment dated 10/02/2022 filed in the said Inventory Proceedings bearing No. 394/2021/B, the share of Late Atmaram Vasudeo Prabhu Mahambre alias Atmaram Vasudev Mahambre alias Atmaram Vasudev Mahambrey alias Atmaram Vasudev Prabhu Mahambrey alias Atmaram Vasudev Prabhu Mahambrey with respect to **one-half (1/2)** of the **SAID PROPERTY** was allotted in the following manner: -

1. One-fourth (1/4th) share was allotted to Ramabai Atmaram Mahambrey alias Ramabai Atmaram Prabhu Mahambre alias Mangal Atmaram Mahambre alias Mangal Atmaram Prabhu Mahambre (the **Vendor No. 1** herein) and
2. The remaining one-fourth (1/4th) share was jointly allotted to Vassudev A Prabhu Mahambre alias

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Vassudev Atmaram Prabhu Mahambre (the **Vendor No. 2** herein) and his wife Anita Vassudev Prabhu Mahambre (the **Vendor No. 3** herein).

Vide the Final Order and Decree dated 17/02/2022 passed in the said Inventory Proceedings bearing No. 394/2021/B, the aforesaid Final Chart of Allotment dated 10/02/2022 was confirmed and made absolute and the said Inventory Proceedings bearing No. 394/2021/B came to be closed.

Thus, by virtue of the aforesaid Final Order and Decree dated 17/02/2022, said (1) Ramabai Atmaram Mahambrey alias Ramabai Atmaram Prabhu Mahambre alias Mangal Atmaram Mahambre alias Mangal Atmaram Prabhu Mahambre (the **Vendor No. 1** herein); and (2) Vassudev A Prabhu Mahambre alias Vassudev Atmaram Prabhu Mahambre (the **Vendor No. 2** herein) married to Anita Vassudev Prabhu Mahambre (the **Vendor No. 3** herein), became the co-owners of the **SAID PROPERTY** to the extent of each holding 1/4th undivided share in the **Said Property**.

- (xiii) A Deed of Qualification of heirs dated 17/05/2022 drawn up at folio nos. 01v to 03v, of Book No. 879, was drawn before Mrs. Prachi S. Naik, Joint Civil Registrar cum Sub-Registrar II and Special Notary Ex Officio Bardez at Mapusa, Goa, by Sadanand Shriram Mahambre alias Sadananda Srirama

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Porobo Mambro (the **Vendor No. 4** herein), upon the death of his wife, Late Vibhavari Sadanand Mahambre alias Vibhawari Sadananda Porobo Mambro alias Vibhavari S Mahambre. It has been declared in the said Deed of Qualification of heirs dated 17/05/2022 that Late Vibhavari Sadanand Mahambre alias Vibhawari Sadananda Porobo Mambro alias Vibhavari S Mahambre expired on 28/02/2010 without a Will or any testamentary disposition of her last wishes, leaving behind her widower, Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro (the **Vendor No. 4** herein) as her moiety holder and their following children as her universal heirs: -

1. Meghana Sadanand Mahambre alias Shraddha Nilesh Rajadhyaxa (daughter - the **Vendor No. 5** herein) married to Nilesh Yeshwant Rajadhyaksha (the **Vendor No. 6** herein) under the regime of the Communion of Assets ; and
2. Shubhangi Sadanand Porobo Mambro alias Shubangi Sadananda Porobo alias Neha Mukund Mudras (daughter - the **Vendor No. 7** herein) married to Mukund Laxmikant Mudras(the **Vendor No. 8** herein) under the regime of the Communion of Assets.



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By virtue of the said Deed of Qualification of heirs dated 17/05/2022, the remaining **one-half (½) undivided share in the SAID PROPERTY** jointly owned by Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro (the **Vendor No. 4** herein) and his wife, Late Vibhavari Sadanand Mahambre alias Vibhawari Sadananda Porobo Mambro alias Vibhavari S Mahambre, devolved in the following manner: -

1. One-fourth (1/4th) undivided share in the **SAID PROPERTY** devolved upon Sadanand Shriram Mahambre alias Sadananda Srirama Porobo Mambro (the Vendor No. 4 herein);
2. One-eighth (1/8th) undivided share in the **SAID PROPERTY** devolved jointly upon Meghana Sadanand Mahambre alias Shraddha Nilesh Rajadhyaxa (the **Vendor No. 5** herein) and her husband Nilesh Yeshwant Rajadhyaksha (the **Vendor No. 6** herein);
3. One-eighth (1/8th) undivided share in the **SAID PROPERTY** devolved jointly upon Shubhangi Sadanand Porobo Mambro alias Shubangi Sadananda Porobo alias Neha Mukund Mudras (the **Vendor No. 7** herein) and her husband Mukund Laxmikant Mudras (the **Vendor No. 8** herein).



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- (xiv) A Regular Civil Suit bearing No. 201/2022/G was filed before the Court of Civil Judge Junior Division 'G' Court at Mapusa by (1) Vassudev A Prabhu Mahambre (the **Vendor No. 2** herein); and (2) Sadananda Porobo Mambro (the **Vendor No. 4** herein), as the "**Plaintiffs**" therein, against (1) Late Manohar Balo Parab, through his legal heirs, as the "**Defendants**" therein, for obtaining a Mandatory Injunction under Section 39 of the Specific Relief Act, 1963 and directing the Defendants to demolish the illegal structures constructed on the **SAID ENTIRE PROPERTY** and to permanently restrain the "**Defendants**" from interfering with or disturbing the possession of the **Vendors** to the **SAID ENTIRE PROPERTY** and/or obstructing the **Vendors** from enjoying the **SAID ENTIRE PROPERTY** in any manner whatsoever.

The said Regular Civil Suit No. 201/2022/G came to be decreed vide the Final Order and Consent Decree dated 20/01/2023 based upon the Consent Terms dated 07/01/2023 filed by the parties to the said Regular Civil Suit No. 201/2022/G by virtue of which the **Vendors** therein ceded in favour of the Defendants, an area admeasuring 725 sq. mts. out of the **SAID PROPERTY** and the entire property bearing Survey No. 50/12 of Village Nachinola admeasuring 225 sq.mts.. along with a three meters access and the Defendants further declared and acknowledged that they shall not claim



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any rights / title / interest to the remaining portion admeasuring of the **SAID PROPERTY**. The said area of 725 sq.mts. and the total area of the property bearing Survey No. 50/12 of Village Nachinola, has been collectively referred to as "**PLOT A**" aggregately admeasuring 950 sq.mts. on the Plan annexed to the said Consent Terms.

After deducting the aforesaid area of 725 sq.mts., the remaining portion of the **SAID PROPERTY** admeasures an area of 17,775 sq.mts.. The said portion of the **SAID PROPERTY**, admeasuring 17,775 sq. mts. is hereinafter referred to as the "**SAID PLOT**" and is more particularly described with its present boundaries in the **Schedule II** hereunder written and is delineated in red boundary line on the Survey Plan of the **SAID PROPERTY** annexed hereto as "**Annexure A**".

- (xv) The **Vendors** are the absolute owners in lawful and physical possession of the **SAID PLOT** admeasuring an area of 17,775 sq.mts..
- (xvi) As per the Zoning Information dated 28/08/2020 bearing Ref No. TPBZ/ZON/7475/NACHINOLA/TCP-20/3231 issued by the office of the Town & Country Planning Department, the **SAID PROPERTY**, has been earmarked as "**Settlement**

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Zone, and a proposed 10.00 mts. wide road is passing through the plot as per the Regional Plan for Goa 2021.

(xvii) As per the Zoning Information dated 30/01/2023 bearing Ref No. TPBZ/ZON/10993/NAC/TCP-2023/595 issued by the office of the Town & Country Planning Department, the **SAID PROPERTY**, has been earmarked as "**Settlement Zone, and a proposed 10.00 mts. wide road is passing through the property**" as per the Regional Plan for Goa 2021.

(xviii) Upon perusal of the Nil Encumbrance Certificate bearing No. 421 dated 22/02/2022 issued by the Office of the Sub-Registrar of Bardez at Mapusa, it appears that no encumbrances are affecting the **SAID PROPERTY** i.e. Survey No. 50/11, admeasuring 18,500 sq. mts., for a period of fifteen (15) years i.e. from the period 01/01/2007 till 21/02/2022.



B. The **Vendors** herein are now desirous of selling and transferring to the **Purchaser** herein, all their right, title and interest in a distinct plot of land, delineated as **PLOT C-2**, admeasuring 3,595 sq.mts. forming part of the **SAID PLOT** admeasuring 17,775 sq.mts., which **SAID PLOT** in turn forms part of the **SAID PROPERTY** known by the names "**BOXEACHEM BATA**" or "**SUDIR BHAT**", surveyed under No.50/11 of Village Nachinola, totally admeasuring 18,500 sq. mts., situated at Village Nachinola, Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa.

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The aforesaid **PLOT C-2**, admeasuring 3,595 sq.mts., is hereinafter referred to as "**SAID PLOT C-2**" and is more particularly described with its present boundaries in the **Schedule III** hereunder written and is delineated in blue boundary line on the Survey Plan of the **SAID PROPERTY** annexed hereto as "**Annexure A**".

C. Pursuant to the negotiations between the **Vendors** and the **Purchaser** and relying on the representations, assurances and warranties of the **Vendors** as stated herein and believing the same to be true and correct, the **Purchaser** has agreed to purchase and acquire all the right, title and interest of the **Vendors** in the **Said Plot** free from all or any encumbrances, claims and demands of whatsoever nature for the aggregate consideration of **Rs. 4,95,41,251/- (Rupees Four Crore Ninety Five Lakh Forty One Thousand Two Hundred and Fifty One Only)** which is its present fair market value and on the terms and conditions hereinafter stated.

D. The **Vendors** have further represented, assured and warranted to the **Purchaser** as follows:

1. The title of the **Vendors** to the **SAID PLOT/ SAID PLOT C-2** is clear, marketable and free from any encumbrances whatsoever; and
2. The **Vendors** are collectively in exclusive use, occupation and possession of the **SAID PLOT/ SAID PLOT C-2** and have not parted with the possession of the **SAID PLOT/ SAID PLOT C-2** or any part thereof to any other person; and

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3. The **SAID PLOT/ SAID PLOT C-2** or any part thereof is not reserved for any public or acquired by any government authority, judicial, quasi-judicial authority or by any local / state / central bodies for any purpose; and
4. The tenure of the **SAID PLOT/ SAID PLOT C-2** is freehold;
5. Neither the **Vendors** nor anyone on their behalf have otherwise entered into any agreement or arrangement whether oral or written for sale or otherwise transferred or dealt with the **SAID PLOT C-2** or any part thereof or created any right or interest in favour of any third party in respect of the **SAID PLOT C-2**;
6. Neither the execution nor the delivery of this Deed of Sale nor the consummation of the transactions contemplated herein conflict with or will result in a breach of any of the terms, conditions and provisions of any documents, agreements, instruments, permissions, approvals, consents to which the **Vendors** are a party or by which they are bound;
7. There are no prohibitory orders or any attachment orders passed by any judicial, quasi-judicial authority or by any local / state / central bodies, or otherwise any liabilities in respect of the **SAID PLOT/ SAID PLOT C-2** or any part thereof;
8. There are no claims, demands etc., including but not limited to the income tax, wealth tax, sales tax authority or any other taxation proceedings, whether for recovery or otherwise, initiated by any taxation authorities or local authorities pending, with respect to the **SAID PLOT/ SAID PLOT C-2** or any part thereof;



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9. The **Vendors** have further assured the **Purchaser** that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending or threatened against or with respect to the **SAID PLOT/ SAID PLOT C-2**;
10. There are no suits, revenue proceedings or any other proceedings or arbitrations under any law for the time being in force filed by and / or against the **Vendors** before any person, court, authority or tribunal, in which an award, order, decree or injunction has been passed, which may result in the attachment and / or sale of the **SAID PLOT/ SAID PLOT C-2** and / or any part thereof and / or the right, title, share and interest of the **Vendors** in the **SAID PLOT/ SAID PLOT C-2** nor do the **Vendors** have any reasonable apprehension of any event or circumstance likely to give rise to or result in such suit, proceeding or arbitration;
11. The **Vendors** are entitled to all the proceeds of sale from the **SAID PLOT C-2**;
12. There are no claims, actions or judicial proceedings which would affect and, or, obstruct the peaceful ownership, use and occupation by the **Purchaser** of the **SAID PLOT C-2** or would affect the enforceability or performance of this Deed of Sale or the completion of the transaction contemplated herein;
13. The **Vendors** undertake that the **SAID PLOT/ SAID PLOT C-2** is unencumbered and free from any mortgage, charge, lien, claims or demand in or over the same or any part thereof either by way of

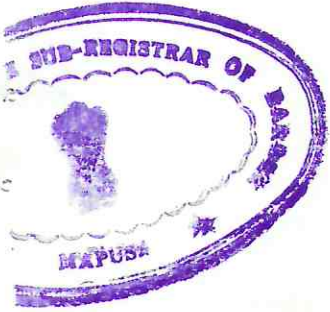


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sale, gift, will, exchange, mortgage, trust, lease, tenancy, sub-tenancy, leave and license, lis-pendens, inheritance, hypothecation, loan surety, security lien, lien of any court or person, litigations, stay order, notices, charges, family or religious disputes, acquisition, decree, injunction, Income Tax or Wealth Tax attachments, or any other registered or unregistered encumbrances whatsoever or otherwise and that there are no third parties on the **SAID PLOT** either as trespassers or squatters;

14. There are no easementary rights granted or agreed to be granted on the **SAID PLOT/ SAID PLOT C-2** or any part thereof;
15. The **SAID PLOT/ SAID PLOT C-2** (or any part thereof) is not adivasi land, forest land, defence land, related to any devasthan, temple, religious charitable institution, wakf;
16. No notice from any Government, Village Panchayat or any other public body or authority or any notice under any law including the Indian Land Acquisition Act, 1894, the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Goa Town and Country Planning Act, 1974, the Goa Panchayat Raj Act, 1994, the Income Tax Act, 1961 or any other statute has been received or served through registered post or hand delivery upon the **Vendors** in respect of the right, title and interest in the **SAID PLOT/ SAID PLOT C-2** or any part thereof which affects the **SAID PLOT/ SAID PLOT C-2** in any manner and / or restricts or may restrict the execution of these presents;



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 In Charge, Mapusa



17. That (i) the **SAID PLOT C-2** has no Mundkarial houses existing thereon; or (ii) no person/s have claimed or claim, any right or title under the laws presently in force including the Goa, Daman and Diu Mundkars (Protection from Eviction) Act, 1975, either as mundkars or otherwise with respect to the **SAID PLOT C-2** or any part thereof;
18. There is no injunction or any other prohibitory order or any attachment order from any Court, Tribunal, Collector, Revenue Authority, Village Panchayat, etc. thereby restraining or disentitling the **Vendors** from dealing with and / or disposing their right, title, interest and share in the **SAID PLOT C-2** or entering into these presents;
19. Neither the **Vendors** nor any person/s claiming by, through or under them have created any adverse rights and / or entered into any agreement for sale, arrangement for sale or otherwise created any adverse rights in respect of their right, title and interest in the **SAID PLOT C-2** or any part thereof or otherwise parted with the possession of the **SAID PLOT C-2** or any part thereof in part performance of any agreement or executed any power of attorney in favour of any person/s to deal with the **SAID PLOT C-2** or any part thereof or authorizing sale of their right, title, interest in the **SAID PLOT C-2** or any part thereof or taken any deposit in the form of earnest money deposit or otherwise whereby the **Vendors** are prevented from entering into these presents with the **Purchaser**;
20. No loans or financial assistance is availed by the **Vendors** from any Banks and other financial institutions or any person / individual,



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against their right, title and interest in the **SAID PLOT/ SAID PLOT C-2** or any part thereof;

21. Till date no formal possession of the **SAID PLOT/ SAID PLOT C-2** or any part thereof has been taken over by any local authorities or authorities of Central or State Government and no benefits or compensation in lieu thereof has been received / obtained by the **Vendors** herein;
22. All the taxes, rates, assessments, duties, land revenue, etc., payable by the **Vendors** to the Village Panchayat, State or Central Government and any other concerned authority / entity in respect of the **SAID PLOT/ SAID PLOT C-2** have been paid till the date of execution of these presents. In the event, any amounts are found to be due on the date of execution of the present Deed, the payment of the same shall be the sole responsibility of the **Vendors**, irrespective of when the bill or notice for such payment has been issued or received;
23. The **Vendors** have the necessary approvals and permissions required by the Town & Country Planning Department, Inspector of Survey and Land Records and the appropriate Courts of Law, to enter into this Deed and are otherwise entitled to enter into this Deed and perform all the obligations and do all such acts as may be necessary for the conveyance of all their right title and interest in and to the **SAID PLOT C-2** in favour of the **Purchaser** and that no further approvals or permissions are required from any authority under the Applicable Laws.



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24. There are no disputes with any of its neighbours with regard to the boundary of **SAID PLOT/ SAID PLOT C-2** and no improvements on adjoining properties encroaching upon the **SAID PLOT C-2** or any part thereof, and no easements or other encumbrances are created in respect of the **SAID PLOT C-2** or through adjoining portions of land encroached upon any part of the **SAID PLOT C-2** so as to affect the value or marketability of the **SAID PLOT C-2**;
25. The **Vendors** have in their possession all the original documents of title in respect of the **SAID PROPERTY/ SAID PLOT** as listed in **Annexure B** and the **Vendors** shall, simultaneously with or upon the execution and registration of these presents, hand over the possession to the **Purchaser** of all original documents as listed in **Annexure B** along with all receipts / records / correspondence exchanged by the **Vendors** with any third party, government authorities, regulatory authorities, in relation to the **SAID PROPERTY/ SAID PLOT**;
26. Neither the **Vendors** nor any person/s claiming by, through or under them have parted with the possession or control of the original title documents to any third party with an intention to create any mortgage or charge or encumbrance or other interest or third party rights of any nature whatsoever in respect of the same;
27. The **Vendors** hereby confirm that there is no fact about the **SAID PROPERTY/ SAID PLOT** or any part thereof which remains concealed or undisclosed to the **Purchaser** and / or which may discourage the **Purchaser** from completing the purchase of the



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SAID PLOT C-2 or which may lead the **Purchaser** to further investigate the title of the **Vendors** to the **SAID PLOT/ SAID PLOT C-2** or any part thereof;

28. Neither the **Vendors** nor any of its predecessors in title are guilty of having / not having done any act, deed or thing, which can be construed as a breach of any law, regulations, rules, which affects its title to the **SAID PLOT** or any part thereof, or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;
29. The documents supplied by the **Vendors** are true and correct in all respects;
30. All the money, as were due and payable by the **Vendors** in respect of the **SAID PLOT/ SAID PLOT C-2**, and its predecessors-in-title, have been paid upto date and that no amount is due and payable and / or no action / demand has been initiated / raised either against the **Vendors** or its predecessors in title in respect of the **SAID PLOT/ SAID PLOT C-2** for any reasons whatsoever;
31. There is no restriction for the transfer of the **SAID PLOT C-2** under The Goa, Daman and Diu Land Revenue Code, 1968 and / or The Transfer of Property Act, 1882, Code of Comunidades, and / or any local, state, central acts currently in force;
32. The **SAID PLOT C-2** is an open plot of land. There are no structure/s standing on the **SAID PLOT C-2** or any part thereof;
33. The **SAID PLOT C-2** has an access from its east;



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34. There are no right of ways, passages and other easement rights that exist on the **SAID PLOT C-2** hereby transferred, sold and conveyed by the **Vendors**.

E. Pursuant to issuance of the Public Notice dated 14/04/2023 issued by the Advocates of the **Purchaser** and published in the local daily newspapers, namely, "The Navhind Times"(English) and "Gomantak" (Marathi) both dated 15/04/2023, with respect to the proposed purchase of the **SAID PROPERTY**, no claims and / or objections and / or Notice and / or Letters and / or any written correspondence were received by them.

F. The **Purchaser** has inspected all the relevant documents regarding the ownership and possession of the **Vendors** to the **SAID PLOT** and it is fully satisfied that the **Vendors** have a clear, legal and marketable title to the **SAID PLOT**;

G. The **Purchaser** has also inspected all the relevant survey records and land zoning of the **SAID PLOT** as per the Regional Plan for Goa, 2021 as applicable and all documents of title in relation to the **SAID PLOT** and are satisfied with the same.

H. The parties to this Deed of Sale hereby declare that they do not belong to the Scheduled Caste / Scheduled Tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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Smt. Rajadhyaksha

Anita V Mahambre

Smt. Mahambre



I. Considering the undivided shares of the **Vendors** in the **SAID PLOT** as stipulated in the recitals (xii) and (xiii) hereinabove, the **Vendors** hold the following undivided shares in the **SAID PLOT C-2**:

- a. The **Vendor No. 1**- 1/4th;
- b. The **Vendor No. 2** and the **Vendor No. 3** - 1/4th collectively (and individually hold 1/8th);
- c. The **Vendor No. 4**- 1/4th;
- d. The **Vendor No. 5** and the **Vendor No. 6** - 1/8th collectively (and individually hold 1/16th) and
- e. The **Vendor No. 7** and the **Vendor No. 8** - 1/8th collectively (and individually hold 1/16th).

J. Vide "No Objection" Certificate bearing Ref No. NOC 149(6)/3120/NACH/TCP/2023/3708 dated 9/05/2022 issued by the Deputy Town Deputy Town Planner, Office of the Senior Town Planner, Town and Country Planning Department, North-Goa District Office, Mapusa-Bardez, Goa, permission has been granted under Section 49(6) of the Goa, Daman and Diu Town and Country Planning Act, 1974, for the registration of the Deed of Sale in respect of the **SAID PLOT C-2**.

K. The **Vendors** are all deemed Residents in India and hence, TDS @ 1% in terms of Section 194IA of the Income Tax Act, 1961, is required to be deducted from their respective shares in the aforesaid total consideration corresponding to their undivided rights in the **SAID PLOT C-2** as stipulated in Clause (I) hereinabove.

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L. The Parties hereto are now desirous of recording the terms and conditions agreed between them in the manner hereinafter appearing.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of the aforesaid and relying upon the representations and declarations of the **Vendors**, the **Purchaser** hereby purchases the **SAID PLOT C-2** from the **Vendors** and has paid to the **Vendors** in relation to the said purchase an aggregate consideration of **Rs. 4,95,41,251/- (Rupees Four Crore Ninety Five Lakh Forty One Thousand Two Hundred and Fifty One Only)**, being the full and final consideration payable by the **Purchaser** to the **Vendors**, which has been paid by the **Purchaser** to the **Vendors**, as more particularly described hereunder:

a. Upon deducting a sum of Rs. 1,23,853/- (Rupees One Lakh Twenty Three Thousand Eight Hundred and Fifty Three Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 1,22,61,460/- (Rupees One Crore Twenty Two Lakh Sixty One Thousand Four Hundred and Sixty Only) has been paid by the **Purchaser** to the **Vendor No. 1**, vide Demand Draft bearing no. 034888 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 1**, corresponding to her 1/4th undivided share in the **SAID PLOT C-2** as stipulated in the Clause



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(l)(a) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.

(The payment and receipt whereof the **Vendor No. 2** as the duly Constituted Attorney of the **Vendor No. 1** does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**);

b. Upon deducting a sum of Rs. 61,927/- (Rupees Sixty One Thousand Nine Hundred and Twenty Seven Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 61,30,730/- (Rupees Sixty One Lakh Thirty Thousand Seven Hundred and Thirty Only) has been paid by the **Purchaser** to the **Vendor No. 2**, vide Demand Draft bearing No. 034889 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 2**, corresponding to his 1/8th undivided share in the **SAID PLOT C-2** as stipulated in the Clause (l)(b) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.

(The payment and receipt whereof the **Vendor No. 2** does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**)

c. Upon deducting a sum of Rs. 61,927/- (Rupees Sixty One Thousand Nine Hundred and Twenty Seven Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 61,30,730/-



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(Rupees Sixty One Lakh Thirty Thousand Seven Hundred and Thirty Only) has been paid by the **Purchaser** to the **Vendor No. 3**, vide Demand Draft bearing no. 034890 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 3**, corresponding to her 1/8th undivided share in the **SAID PLOT C-2** as stipulated in the Clause (I)(b) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.

(The payment and receipt whereof the **Vendor No. 3** does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**).

d. Upon deducting a sum of Rs. 1,23,853/- (Rupees One Lakh Twenty Three Thousand Eight Hundred and Fifty Three Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 1,22,61,460/- (Rupees One Crore Twenty Two Lakh Sixty One Thousand Four Hundred and Sixty Only) has been paid by the **Purchaser** to the **Vendor No. 4**, vide Demand Draft bearing no. 034891 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 4**, corresponding to his 1/4th undivided share in the **SAID PLOT C-2** as stipulated in the Clause (I)(c) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.



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(The payment and receipt whereof the **Vendor No. 4** does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**);

e. Upon deducting a sum of Rs. 30,963/- (Rupees Thirty Thousand Nine Hundred and Sixty Three Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 30,65,365/- (Rupees Thirty Lakh Sixty Five Thousand Three Hundred and Sixty Five Only) has been paid by the **Purchaser** to the **Vendor No. 5**, vide Demand Draft bearing no. 034892 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 5**, corresponding to her 1/16th undivided share in the **SAID PLOT C-2** as stipulated in the Clause (I)(d) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.

(The payment and receipt whereof the **Vendor No. 5** does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**);

f. Upon deducting a sum of Rs. 30,963/- (Rupees Thirty Thousand Nine Hundred and Sixty Three Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 30,65,365/- (Rupees Thirty Lakh Sixty Five Thousand Three Hundred and Sixty



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Five Only) has been paid by the **Purchaser** to the **Vendor No. 6**, vide Demand Draft bearing No. 034893 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 6**, corresponding to his 1/16th undivided share in the **SAID PLOT C-2** as stipulated in the Clause (I)(d) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.

(The payment and receipt whereof the **Vendor No. 5** as the duly Constituted Attorney of the **Vendor No. 6** does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**);

g. Upon deducting a sum of Rs. 30,963/- (Rupees Thirty Thousand Nine Hundred and Sixty Three Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 30,65,365/- (Rupees Thirty Lakh Sixty Five Thousand Three Hundred and Sixty Five Only) has been paid by the **Purchaser** to the **Vendor No. 7**, vide Demand Draft bearing no. 034894 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 7**, corresponding to her 1/16th undivided share in the **SAID PLOT C-2** as stipulated in the Clause (I)(e) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.

(The payment and receipt whereof the **Vendor No. 4** as the duly Constituted Attorney of the **Vendor No. 7** does hereby admit,

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acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**);

h: Upon deducting a sum of Rs. 30,963/- (Rupees Thirty Thousand Nine Hundred and Sixty Three Only) as TDS @ 1% in terms of Clause(K) hereinabove, an amount of Rs. 30,65,365/- (Rupees Thirty Lakh Sixty Five Thousand Three Hundred and Sixty Five Only) has been paid by the **Purchaser** to the **Vendor No. 8**, vide Demand Draft bearing no. 034895 dated 8/05/2023, drawn on ICICI Bank, Mahim Branch, Mumbai, in the name of the **Vendor No. 8**, corresponding to his 1/16th undivided share in the **SAID PLOT C-2** as stipulated in the Clause (I)(e) hereinabove, on the execution hereof. The said TDS amount has been paid from ICICI Bank, Mahim Branch, Mumbai.

(The payment and receipt whereof the **Vendor No. 4** as the duly Constituted Attorney of the **Vendor No. 8** does hereby admit, acknowledge and confirm and of and from the same and every part thereof forever acquits, releases and discharges the **Purchaser**);

In view of the above, the **Vendors** hereby admit and acknowledge of having received the aforesaid total consideration of **Rs. 4,95,41,251/- (Rupees Four Crore Ninety Five Lakh Forty One Thousand Two Hundred and Fifty One Only)** from the **Purchaser**.

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Upon receipt of the Total Consideration as aforesaid, the **Vendors** do hereby irrevocably grant, sell, convey, assign, transfer and assure unto the **Purchaser** to have and to hold as an absolute and exclusive owner, without any interruption or disturbances by the **Vendors** or any persons claiming through or under the **Vendors**, free from all encumbrances, court attachments, litigations, maintenance, charges, claims and demands, all their right, title, interest, claim and possession of the **SAID PLOT C-2**, admeasuring 3,595 sq.mts., more particularly described in the **Schedule III** hereunder written to this Deed of Sale and is delineated as "**PLOT C-2**" and shown in blue boundary line on the Survey Plan of the **SAID PROPERTY** annexed to this Deed of Sale as "**Annexure A**", forming part of the **SAID PLOT** admeasuring 17,775 sq.mts., more particularly described in the **Schedule II** hereunder written to this Deed of Sale and is delineated as "**PLOT B**" and shown in red boundary line on the Survey Plan of the **SAID PROPERTY** annexed to this Deed of Sale as "**Annexure A**", which **SAID PLOT** in turn forms part of the **SAID PROPERTY** known by the names "**BOXEACHEM BATA**" or "**SUDIR BHAT**", surveyed under No.50/11 of Village Nachinola, totally admeasuring 18,500 sq. mts., situated at Village Nachinola, within the limits of the Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa, registered in the Land Registration Office of the Judicial Division of Bardez under Description No. 2250 at folio no. 167v of Book No. B-15 (old) and found enrolled in the Taluka Revenue Office under Matriz no. 1, more particularly described in the **Schedule I** hereunder written to this Deed of **Sale**, **TOGETHER WITH** all the rights, title, interest, ownership, possession, share, claim, demand and all the rights, benefits, privileges, and advantages in and to the **SAID PLOT C-2** and every part thereof,



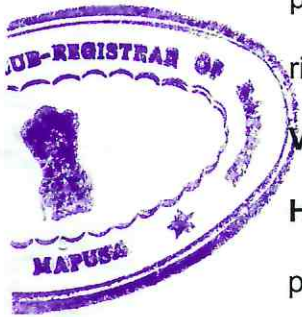
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including but not limited to the entire present and future Floor Area Ratio, transferable development rights and development potential in respect of the **SAID PLOT C-2** and / or arising therefrom of whatsoever nature and by whatsoever name called and all the benefits in lieu of the reservations / set-back area that are available or shall become available in future, with respect to the **SAID PLOT C-2, TOGETHER WITH** all structures, fencing, compound walls, edifices, court yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, common gullies, wells, waters, water courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the **SAID PLOT C-2** or land or ground hereditaments or any part thereof belonging or in any wise appurtenant to or with the same or any part thereof now or at any time hereto before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or to be appurtenant thereto and to exclusively be entitled to all benefits and privileges with right to exclusive appropriation thereof **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the **Vendors** into out of or upon the **SAID PLOT C-2** or any part thereof **AND TO HAVE AND TO HOLD** all and singular the **SAID PLOT C-2**, hereditaments and premises hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with their rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the **Purchaser**, its partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns, absolutely forever to possess, use and enjoy by the **Purchaser**, its partners or partner for the time being of the said limited liability partnership, the survivors or



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survivor of them, the heirs, executors and administrators of the last survivor and / or their assigns, freely and absolutely with full right of enjoyment and possessing the **SAID PLOT C-2** free from all encumbrance, charges, lien, right or demand of any kind whatsoever **SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or to the Panchayat or any other public body or local authority in respect thereof by the **Vendors** for the period upto the date of these presents.

2. **AND** the **Vendors** do hereby acknowledge that the **Purchaser** is now the owner of the **SAID PLOT C-2 AND THE Vendors** do hereby covenant with the **Purchaser THAT** notwithstanding any act, deed, matter or thing whatsoever by the **Vendors** or any person or persons lawfully or equitably claiming by from through under or in trust for them made, done, committed, omitted or knowingly or willingly suffered to the contrary **AND THAT** the **Vendors** now have in themselves good right, full power and absolute authority to grant, release, convey, assign, transfer and assure the **SAID PLOT C-2** hereby granted, conveyed, assigned, transferred and assured or intended so to be unto and for the use of the **Purchaser AND THAT** it shall be lawful for the **Purchaser** from time to time at all times hereafter to peacefully and quietly hold, enter upon, have, use, occupy, possess and enjoy the **SAID PLOT C-2** hereby granted, conveyed, transferred and assured every part thereof with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by the **Vendors** or its executors, successors, assigns and administrators or any of them from or by any person lawfully or equitably claiming



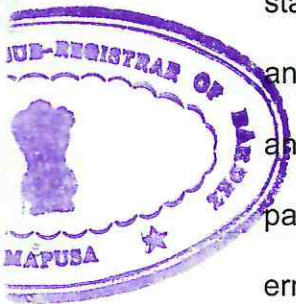
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or to claim by from under or in trust for them **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the **Purchaser**, the **Vendors**, their successors, assigns, executors and administrators shall keep sufficiently saved, defended, held harmless and shall keep indemnified the **Purchaser** including its partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns and / or its successors in-title of from and against all claims, actions, suits, proceedings, dues including any outstanding government or statutory dues, demands, disputes, losses, damages, costs, expenses, estates, title, charge and encumbrances whatsoever either already or hereafter made, executed, occasioned or suffered by the **Vendors** or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for them in respect of the **SAID PLOT C-2** or otherwise in the event of (i) any representative statements, warranties and covenants of the **Vendors** being inaccurate, incorrect and untrue and / or on account of the negligent acts or omission by the **Vendors**; and (ii) any defect in title of the **SAID PLOT C-2** or any part thereof or any third party claims relating to the title of the **Vendors**; and (iii) any breach, inaccuracy, error or omission in any of the representations, warranties, covenants, assurances and other terms and conditions (including but not limited to those contained under these presents or contained in any certificate, document or instrument delivered pursuant to these presents) of this Deed of Sale; (iv) any liabilities of any nature whatsoever in respect of the **SAID PLOT C-2** pertaining to the period prior to the date of this Deed of Sale; (v) any misrepresentation by the **Vendors** withholding any material fact or information from the **Purchaser** that



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would have been critical to the **Purchaser's** evaluation of this sale transaction and also for concluding on clear title and marketability of the **SAID PLOT C-2** (vi) any interference with the quiet and peaceful possession and use of the **SAID PLOT C-2** by the **Purchaser**; (vi) non-payment of any statutory dues, levies, taxes, assessments, duties, charges, costs, any other claims, etc. till the date of the execution of this Deed of Sale i.e. payment of statutory dues, levies, taxes, assessments, duties, charges, costs, etc. in respect of the **SAID PLOT C-2**, falling in arrears till the date of execution of this Deed of Sale; (viii) pendency of any acquisition proceedings, litigation, existence of rival claim, minor's interest or any charge, mortgage, maintenance charges or leasehold right over the **SAID PLOT C-2**, if any, created by **Vendors** and / or its predecessors in title; (ix) in consequence of any breach, default or violation committed by the **Vendors** or its agents, in the due compliance or observance of any law, rule or regulation of the Government or any statutory authority or local body concerning the purchase, holding, occupation, renting or any matters incidental thereto or otherwise howsoever in relation to the **SAID PLOT C-2** and (x) any default in statutory / regulatory compliances in respect of the **SAID PLOT C-2**.

3. The **Vendors** are aware of the fact that the **Purchaser** has relied on the correctness of the statements set forth in this Deed of Sale and has paid the Total Consideration as recorded in this Deed of Sale in consideration of the **Vendors** selling, conveying and transferring all their right, title interest in the **SAID PLOT C-2** to the **Purchaser**. The Parties agree that the Recitals form an integral part of this Deed of Sale and have not been repeated herein in order to avoid duplicity.

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4. The **Vendors** assure the **Purchaser** that if the **Purchaser** is deprived of the **SAID PLOT C-2** or any part thereof arising out of the defect in title of the **Vendors** to the **SAID PLOT C-2**, then the **Vendors** will be liable and responsible to make good the loss suffered by the **Purchaser** and shall keep the **Purchaser** fully indemnified, saved and harmless against all such losses, costs and expenses accruing thereby to the **Purchaser**.

5. The **Vendors** agree and undertake that on execution of this Deed of Sale the **Vendors** have been left with no right, interest or title in the **SAID PLOT C-2** and the **Purchaser** shall have the absolute right to transfer, assign, convey encumber, charge, mortgage the **SAID PLOT C-2** to any person at such terms and conditions they deem fit and proper at its sole discretion and deal with the **SAID PLOT C-2** in any manner whatsoever.



6. **AND FURTHER** the **Vendors**, their respective legal heirs, administrators, assigns and executors shall and will from time to time and at all times hereafter at the request and cost of the **Purchaser**, do and execute or cause to be done and executed, all such further and other lawful and reasonable acts, deeds, matters and things, conveyance and assurances in law whatsoever for the better, further and more perfectly and absolutely granting conveying and assuring the **SAID PLOT C-2** and every part thereof unto and to the use of the **Purchaser** in the manner aforesaid and as shall be required by the **Purchaser**.

7. **AND** further the **Vendors**, their respective legal heirs, administrators, assigns and executors do hereby indemnify and keep indemnified the **Purchaser**,

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its partners or partner for the time being of the said limited liability partnership, the survivors or survivor of them, the heirs, executors and administrators of the last survivor and their or his assigns and / or its successors in-title, in respect of any claim or demand made or which may hereafter be made on or in respect of the **SAID PLOT C-2** or in respect of the title of the **Vendors** to the **SAID PLOT C-2** on account of non-availability of the original or copies of the title deeds of the **SAID PLOT C-2** or on account of any representations made by the **Vendors** being found to be misleading and incorrect and / or on account of the negligent acts or omission by the **Vendors** and / or in the event the title of the **Vendors** to the **SAID PLOT C-2** being defective and / or not clear.

8. **AND THAT** the **Vendors** confirm and record that on execution of these presents the **SAID PLOT C-2** and all the benefits, right title and interest therein have vested in the **Purchaser** and that they have put the **Purchaser** in quiet, peaceful and vacant possession of the **SAID PLOT C-2** as owner thereof.

9. **AND** the **Vendors** do hereby agree and undertake to sign and execute such Deeds, Documents, Agreements, Forms, Affidavits, Applications, letters, NOC's, etc. as the **Purchaser** may require for effectively transferring the right title and interest in the **SAID PLOT C-2** in favour of and in the name of the **Purchaser** in the revenue records and in such other Government and Semi Government records, the Panchayat Tax and as may be required and to do all other acts, deeds matters and things in relation thereto solely at the cost of the **Purchaser**.

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10. **AND THE Vendors** do hereby covenant with the **Purchaser** that the **Vendors** shall simultaneously with the execution hereof hand over to the **Purchaser** all the original / certified / certified true copies of the title deeds and documents in respect of the **SAID PROPERTY/ SAID PLOT**, more particularly listed out in **Annexure B**.

11. **AND THE Vendors** further declare that they shall render full co-operation to the **Purchaser**, without claiming any further costs, in getting the **SAID PLOT C-2** demarcated and sub-divided in all the land and revenue records and physically on the **SAID PLOT C-2** and clearing all objections thereto and shall execute all documents granting their No objection for the same.

12. **AND THE Purchaser** hereafter shall be the exclusive, legal and absolute owner of the **SAID PLOT C-2** and the **Vendors** further declare that they have No Objection for the inclusion of the name of the **Purchaser** in the Survey Form I and XIV with respect to the **SAID PROPERTY** in respect of its acquisition of title to the **SAID PLOT C-2** and shall execute all documents granting their no objection for the same.



13. The market value of the **SAID PLOT C-2** hereby sold and transferred is **Rs. 4,95,41,251/- (Rupees Four Crore Ninety Five Lakh Forty One Thousand Two Hundred and Fifty One Only)** and **Stamp Duty of Rs. 24,77,100/- (Rupees Twenty Four Lakh Seventy Seven Thousand One Hundred Only)** and **Registration Fee of Rs. 14,86,240/- (Rupees Fourteen Lakh Eighty Six Thousand Two Hundred and Forty Only)** is paid on this Deed of Sale. The said

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market value constitutes the entire sale consideration ("**Total Consideration**") amount payable in respect of the **SAID PLOT C-2**.

14. **AND THAT** the parties shall immediately upon the execution hereof, present the Original (duly stamped) copy of these presents for registration at the Office of the Sub-Registrar of Bardez at Mapusa and respectively admit execution hereof in accordance with the Indian Registration Act, 1908.

15. **AND THAT** the original registered copy of these presents shall be retained by the **Purchaser** and the notarized copy of the same shall be retained by and be the property of the **Vendors**.

16. **AND THAT** the transaction has taken place at Goa and as such courts at Goa shall have exclusive jurisdiction to entertain any dispute arising out of or in any way concerning this Deed of Sale.



Schedule I

Description of the "SAID PROPERTY"

All that property known by the names "**BOXEACHEM BATA**" or "**SUDIR BHAT**", situated in the Village of Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa, registered in the Land Registration Office of Bardez, Goa, under Description No. 2250 at folio 167v. of Book B 15 (old) and enrolled in the Land Revenue Records (Matriz) under no. 1, bearing Survey No. 50, Sub-Division No. 11, totally admeasuring an area of 18,500 sq. mts. or thereabouts.

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The **SAID PROPERTY** is bounded as under:

On the East: By the public road beyond which lies the panchayat boundary of Village Aldona;

On the West: By the property bearing Survey No. 51/1 of the same Village;

On the North: By the property bearing Survey No. 50/10 of the same Village;

On the South: By the panchayat boundary of Village Aldona and the property Bearing Survey No. 50/13 (part) of the same Village.

Schedule II

Description of the "SAID PLOT"

All that plot of land admeasuring 17,775 sq.mts. forming part of the **SAID PROPERTY** known by the names "**BOXEACHEM BATA**" or "**SUDIR BHAT**", situated in the Village of Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa, registered in the Land Registration Office of Bardez, Goa, under Description No. 2250 at folio 167v. of Book B 15 (old) and enrolled in the Land Revenue Records (Matriz) under no. 1, bearing Survey No. 50, Sub-Division No. 11, totally admeasuring an area of 18,500 sq. mts. or thereabouts as described in the **Schedule I** hereinabove.

The **SAID PLOT** is bounded as under:

On the East: By the property bearing Survey No. 50/12 of the same Village, the portion of land admeasuring 725 sq.mts. forming part of the **SAID PROPERTY**, which has been allotted to the heirs of late Manohar Balo Parab and his wife, Smt. Satyawati Manohar Parab and the public road;

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Sri Rajadhyaksha

Anita V Mahambre

SS Mahambre



On the West: By the property bearing Survey No. 51/1 of Village Nachinola and the public road;

On the North: By the property bearing Survey No. 50/10 of Village Nachinola;

On the South: By the panchayat boundary of Village Aldona and the property Bearing Survey No. 50/13 (part) of the same Village.

Schedule III

Description of the "THE SAID PLOT C-2"

All that plot of land delineated as "PLOT C-2" admeasuring 3,595 sq.mts., forming part of the SAID PLOT admeasuring 17,775 sq.mts. described in the Schedule II hereinabove, which SAID PLOT in turn forms part of the SAID PROPERTY known by the names "BOXEACHEM BATA" or "SUDIR BHAT", situated in the Village of Nachinola, within the limits of Village Panchayat of Nachinola, Taluka and Registration Sub-District of Bardez, North Goa, State of Goa, registered in the Land Registration Office of Bardez, Goa, under Description No. 2250 at folio 167v. of Book B 15 (old) and enrolled in the Land Revenue Records (Matriz) under no. 1, bearing Survey No. 50, Sub-Division No. 11, totally admeasuring an area of 18,500 sq. mts. or thereabouts as described in the Schedule I hereinabove.

The SAID PLOT C-2 is bounded as under:

On the East: By the public road beyond which lies the panchayat boundary of Village Aldona;

On the West: By the proposed 10 meters road forming part of the same property bearing survey no. 50/11;

On the North: By the remaining part of the same property bearing survey no. 50/11 and

On the South: By the remaining part of the same property bearing survey no. 50/11.

Sukajadhyalsha
5577 abombay
U. H. Chavan



Anita V Mahambke

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first hereinabove written.

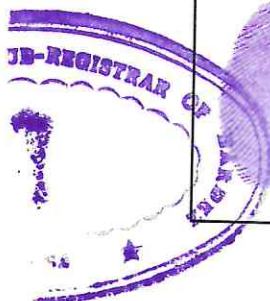
SIGNED AND DELIVERED)
BY THE WITHIN NAMED VENDORS)
MR. VASSUDEV A PRABHU)
MAHAMBRE ALIAS VASSUDEV)
ATMARAM PRABHU MAHAMBRE)
IN HIS PERSONAL CAPACITY AND AS THE)
DULY CONSTITUTED ATTORNEY OF THE)
VENDOR NO. 1, MRS. RAMABAI ATMARAM)
MAHAMBRE ALIAS RAMABAI ATMARAM)
PRABHU MAHAMBRE ALIAS MANGAL)
ATMARAM MAHAMBRE ALIAS MANGAL)
ATMARAM PRABHU MAHAMBRE)



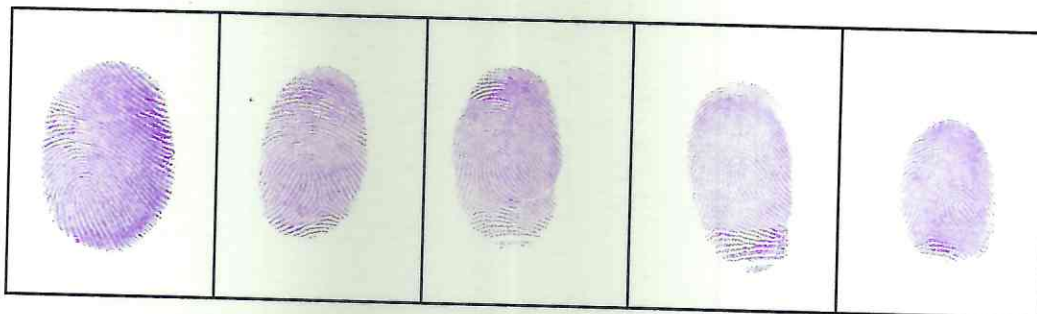
557
VJH
S. Rajadhyaksha
VJH

VJH Mahambre

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



VJH Mahambre
S. Rajadhyaksha

Whita V Mahambre

557 Mahambre



SIGNED AND DELIVERED
BY THE WITHIN NAMED VENDORS
MRS. ANITA VASSUDEV PRABHU
MAHAMBRE

)
)
)
)



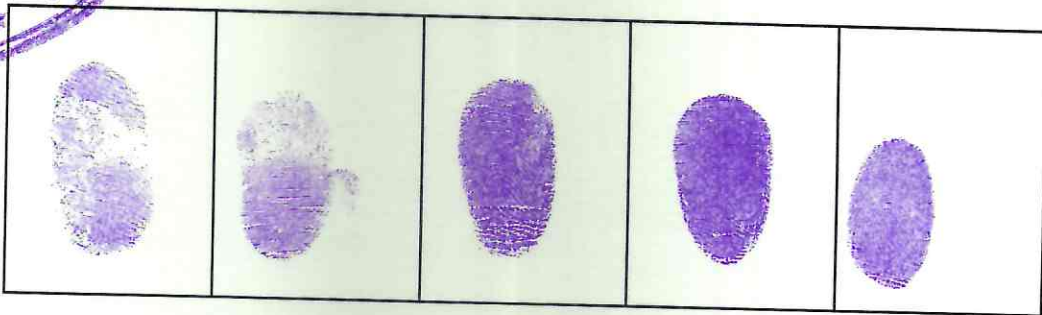
Anita V Mahambre

Anita Mahambre

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



G. H. H. H.
S. Rajadhyaksa

Anita V Mahambre

555 Mahambre



SIGNED AND DELIVERED)
 BY THE WITHIN NAMED VENDORS)
 MR. SADANAND SHRIRAM)
 MAHAMBRE ALIAS SADANANDA)
 SRIRAMA POROBO MAMBRO IN HIS)
 PERSONAL CAPACITY AND AS THE)
 DULY CONSTITUTED ATTORNEY)
 OF THE VENDOR NO.7, MRS. SHUBHANGI)
 SADANAND POROBO MAMBRO ALIAS)
 SHUBANGI SADANANDA POROBO ALIAS)
 NEHA MUKUND MUDRAS AND)
 THE VENDOR NO. 8,)
 MR. MUKUND LAXMIKANT MUDRAS.)



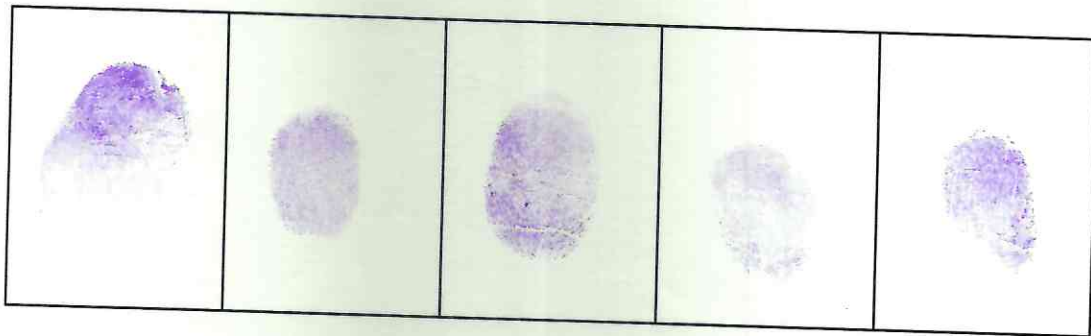
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S. S. Mahambre

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



S. S. Mahambre

S. S. Mahambre

S. S. Mahambre

Amita V Mahambre

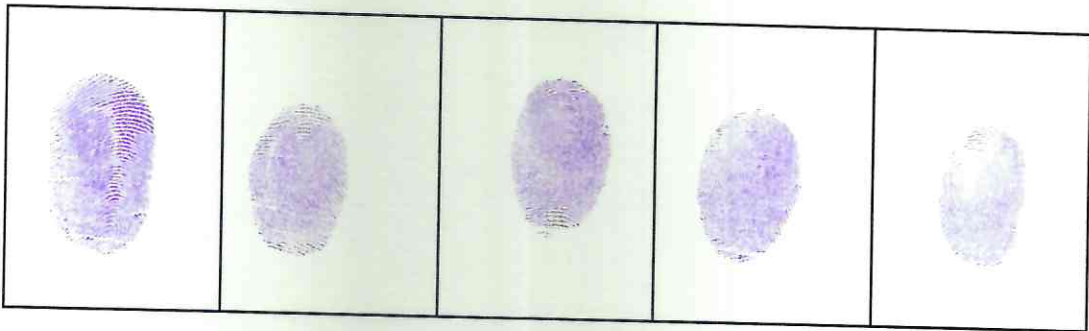


SIGNED AND DELIVERED)
BY THE WITHIN NAMED VENDORS)
MRS. MEGHANA SADANAND)
MAHAMBRE ALIAS SHRADDHA NILESH)
RAJADHYAXA IN HER PERSONAL)
CAPACITY AND AS THE DULY)
CONSTITUTED ATTORNEY OF THE)
VENDOR NO. 6,)
MR. NILESH YESHWANT RAJADHYAKSHA)

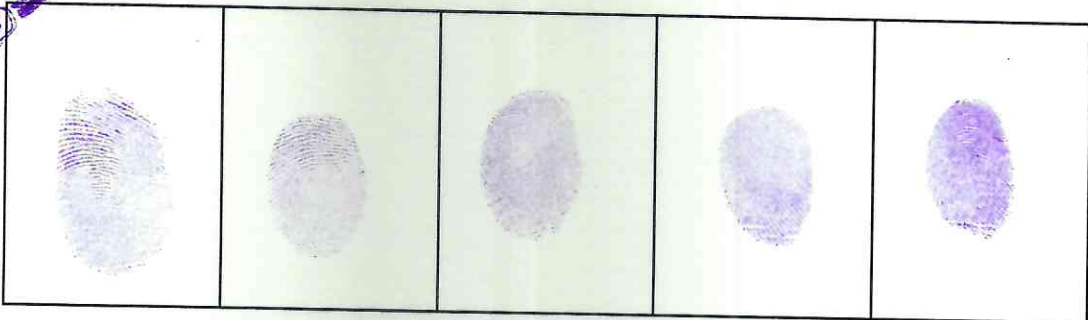


Sri Rajadhyaksha

LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



G. H. H. H. H.
S.S.M. Mahambre

Sri Rajadhyaksha

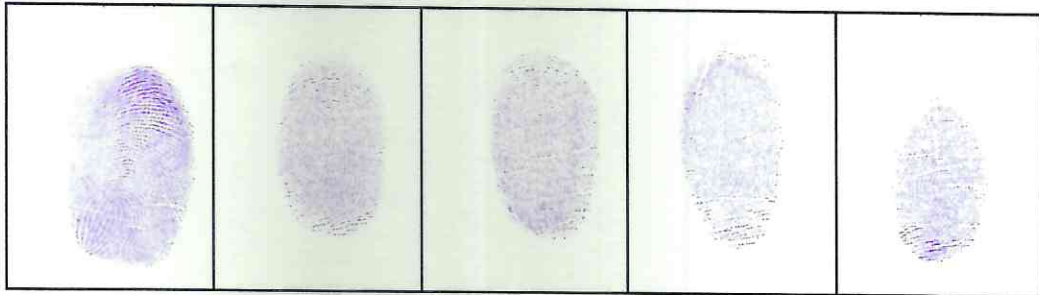
Anita V Mahambre



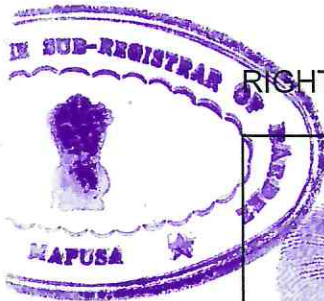
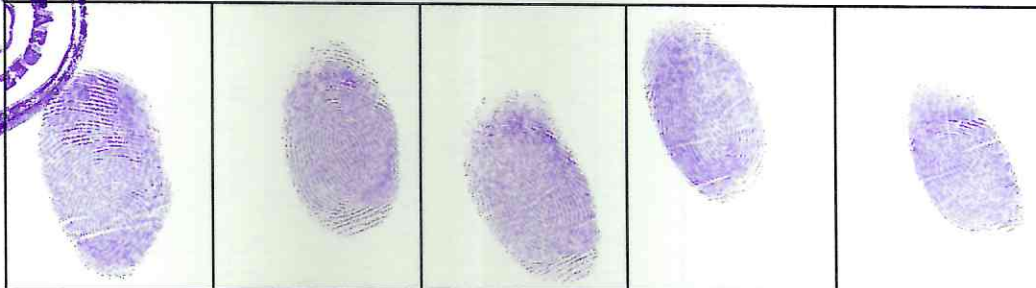
SIGNED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER)
PARIPALAV PROJECT REALTY TWO LLP)
THROUGH ITS AUTHORIZED SIGNATORY)
MR. ADITYA R. NAIK)



LEFT HAND IMPRESSIONS



RIGHT HAND IMPRESSIONS



WITNESS:

V. Palyekar

1. Miss. Vinita V. Palyekar,
House No. 16/476, Posrem Bhat,
Taleigao, Tiswadi, Goa,

V. Palyekar

2. Mr. Vasudev Rauji Chopedkar,
R/o. 131, Khurban Wada Chopdem, Agarvado, Pernem-Goa.

CG Hachar
S. Rajadhyaksha

Vinita V Mahambre

SS Mahambre



RECEIPT

RECEIVED from the within named Purchaser the sum of Rs. 4,90,45,839/- (Rupees Four Crore Ninety Lakh Forty Five Thousand Eight Hundred and Thirty Nine Only) (Less TDS) paid vide aforementioned Demand Drafts, being the total consideration payable by the Purchaser to the Vendors as within mentioned.

Rs. 4,90,45,839/-

WE SAY RECEIVED



U7 Palani
 MR. VASSUDEV A PRABHU MAHAMBRE ALIAS VASSUDEV ATMARAM PRABHU MAHAMBRE IN HIS PERSONAL CAPACITY AND AS THE DULY CONSTITUTED ATTORNEY OF MRS. RAMABAI ATMARAM MAHAMBRE ALIAS RAMABAI ATMARAM PRABHU MAHAMBRE ALIAS MANGAL ATMARAM MAHAMBRE ALIAS MANGAL ATMARAM PRABHU MAHAMBRE.

Anita V Mahambre

MRS. ANITA VASSUDEV PRABHU MAHAMBRE

SS Mahambre

MR. SADANAND SHRIRAM MAHAMBRE ALIAS SADANANDA SRIRAMA POROBO MAMBRO IN HIS PERSONAL CAPACITY AND AS THE DULY CONSTITUTED ATTORNEY OF THE VENDOR NO. 7, MRS. SHUBHANGI

U7 Palani

SS Mahambre

Srinivasacharya

Anita V Mahambre



SADANAND POROBO MAMBRO ALIAS SHUBANGI SADANANDA POROBO
 ALIAS NEHA MUKUND MUDRAS AND THE VENDOR NO. 8, MR. MUKUND
 LAXMIKANT MUDRAS

Sankajadhya

MRS. MEGHANA SADANAND MAHAMBRE ALIAS SHRADDHA NILESH
 RAJADHYAXA IN HER PERSONAL CAPACITY AND AS THE DULY
 CONSTITUED ATTORNEY OF MR. NILESH YESHWANT RAJADHYAKSHA

(VENDORS)

WITNESS:

Meha

1. Miss. Vinita V. Palyekar,
 House No. 16/476, Posrem Bhat,
 Taleigao, Tiswadi, Goa,



Vasudev

2. Mr. Vasudev Rauji Chopedkar,
 R/o. 131, Khurban Wada Chopdem, Agarvado,
 Pernem-Goa.

U. Mahambre
Sankajadhya
Sankajadhya

Anita Mahambre





Plan Showing plots situated at
Village : NACHINOLA
Taluka : BARDEZ
Survey No./Subdivision No. : 50/ 11
Scale : 1:1000



S. No. 51

SURVEY No. 50

PLOT C-2

ALDONA VILLAGE

-  17,775 SQM
-  725 SQM
-  3,595 SQM
-  Sy. No. 50/ 12 = 225 SQM

U. Halani

Shruti V Mahambre

S. S. Mahambre
S. Rajanthyaksha



ANNEXURE B

LIST OF DOCUMENTS

1. Certified copy of the Certificate of Description bearing no. 2250 drawn up at folio no. 167v of Book No. B-15 old in the Land Registration Office of the Judicial Division of Bardez.
2. Certified copy of the Deed of Dissolution of the Society, Constitution of the Society, Annuling, Acquittance, Bequeathal and Appointment of Administrator dated 28/07/1928, executed before Gustavo Adolfo Trinidad Eliodoro Coracao de Jesus Eugino de Caridade Frias, Interim Notary of the District of Bardez.
3. Certified copy of the records and proceedings of the Inventory Proceedings filed in the year 1940 before the Court of Judicial Division of Bardez.
4. Certified copy of the Certificate of Inscription bearing no. 34550 dated 22/03/1947 drawn up at folio no. 150 of Book No. G-38 in the Land Registration Office of the Judicial Division of Bardez.
5. Certified copy of the records and proceedings of the Orphanological Inventory Proceedings filed in the year 1951 before the Court of Judicial Division of Bardez.



W. F. Lakshmi
S. S. Mahant

S. Rajadhyaksa

Anita V Mahambre



6. Certified copy of the Certificate dated 17/12/1959, issued by Loximona Naique, head clerk of the third division of the Court of Judicial Division of Bardez.
7. Certified copy of the Index of Lands / Form III issued by the office of the Talathi of Nachinola, Bardez, Goa, with respect to property bearing Survey No. 50, Sub-Division No. 11.
8. Certified copy of the Manual Form I & XIV issued by the office of the Talathi of Nachinola, Bardez, Goa, with respect to property bearing Survey No. 50, Sub-Division No. 11 admeasuring 18,500 sq. mts.
9. Certified copy of the Form 9 issued by the office of the Talathi of Nachinola, Bardez, Goa, with respect to property bearing Survey No. 50, Sub-Division No. 11.
10. Original Land Use Zoning Information dated 28/08/2020 bearing Ref. No. TPBZ/ZON/7475/NACHINOLA/TCP-20/3231 issued by the office of the Town & Country Planning Department, Bardez, Goa.
11. Notarized Copy of the Zoning Information dated 30/01/2023 bearing Ref No. TPBZ/ZON/10993/NAC/TCP-2023/595 issued by the office of the Town & Country Planning Department;



G. F. Almeida

S. S. Chembur

S. Rajadhyaksha

Anita V Mahambke



12. Certified copy of the records and proceedings of the Inventory Proceedings bearing no. 394/2021/B filed before the Court of Senior Civil Judge, 'B' Court, at Mapusa Goa.
13. Original Nil Encumbrance Certificate dated 22/02/2022 issued by the office of the Civil Registrar Cum Sub-Registrar, Bardez, Mapusa, with respect to the property bearing Survey No. 50, Sub-Division No. 11, situated at Village Nachinola, Bardez Taluka.
14. Certified copy of the Deed of Qualification dated 17/05/2022 drawn up at folio nos. 01v to 03v, of Book No. 879, before the office of the Civil Registrar Cum Sub-Registrar, Bardez, Goa.
15. Certified copy of the records and proceedings of the Regular Civil Suit bearing No. 201/2022/G filed before the Court of Civil Judge Junior Division 'G' Court at Mapusa.
16. Notarized Copy of the Specific Power of Attorney dated 6/01/2023 executed before Adv. Nishigandha N. Shet, Notary, Tiswadi-Goa, bearing Registration Serial No. 20173 dated 6/01/2023 and
17. Notarized Copy of the Specific Power of Attorney dated 17/04/2023 executed before Adv. Prachi Bhate, Notary, Alto-Porvorim, Bardez-Goa, bearing Registration Serial No. 9598 dated 17/04/2023.
18. Certified Copy of the recent Survey Form I & XIV and the Survey Plan of the **SAID PROPERTY**.

Chalica
 5517. kumbhar
 Srikajadhyaaksha
Whita V Mahambie



**FORM I & XIV**

100017105043

Date : 24/05/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Nachinola
गांव
Name of the Field Sudir Bhat
शेताचें नांव

Survey No. 50
सर्वे नंबर
Sub Div. No. 11
हिस्सा नंबर
Tenure
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
18500.00	0.00	0.00	0.00	0.00	0.00	18500.00

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	Grand Total एकूण
0.00	0.00	0.00	18500.00

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro 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	Vassudey Mahambray		318	

S.No.	Name of the Tenant कुळ्याचे 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 रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars Sq Mts हे. आर. चौ. मी.	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.

Surekajalpatsha
5577010250

97/10/2023

Anita V Mahambree



FORM I & XIV

100017105043

Date : 24/05/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Nachinola
गांव
Name of the Field Sudir Bhat
शेताचें नांव

Survey No. 50
सर्वे नंबर
Sub Div. No. 11
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 24/05/2023 at 12:48:33PM as per Online Reference Number - 100017105043. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Sukajadhyaksha
SSD - Talimby
V. Mahambic

Anita V Mahambic



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-May-2023 10:48:02 am

Document Serial Number :- 2023-BRZ-2540

Presented at 10:34:43 am on 25-May-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	2477100
2	Registration Fee	1486240
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	3260
Total		3978600















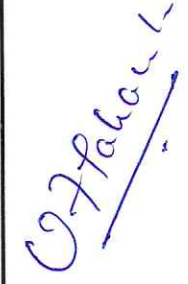
Stamp Duty Required :2477100/-

Stamp Duty Paid : 2477100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>ADITYA R. NAIK Authorized Signatory For PARIPALAV PROJECT REALTY TWO LLP ,Father Name:Ranjan Naik, Age: 33, Marital Status: , Gender:Male, Occupation: Service, Address1 - House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa – 403 002, Address2 - , PAN No.: [REDACTED]</p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VASSUDEV A PRABHU MAHAMBRE ALIAS VASSUDEV ATMARAM PRABHU MAHAMBRE , Father Name:Atmaram Vasudeo Prabhu Mahambre Alias Atmaram Vasudev Mahambre Alias Atmaram Vasudev Mahambrey Alias Atmaram Vasudev Prabhu Mahambrey Alias Atmaram Vasudev Prabhu Mahambrey, Age: 54, Marital Status: Married , Gender: Male, Occupation: Business, House No. 121, Ward No.10, Ansabhat, Mapusa, North Goa-Goa, 403507, PAN No.: [REDACTED]			
2	ANITA VASSUDEV PRABHU MAHAMBRE , Father Name:Manoharlal Dhoor, Age: 52, Marital Status: Married , Gender: Female, Occupation: Housewife, 406, Embassy, Shastri Nagar Road No 1, Near Zulfa Dairy, Andheri (West), Mumbai, Maharashtra, 400053, PAN No.: [REDACTED]			
3	SADANAND SHRIRAM MAHAMBRE ALIAS SADANANDA SRIRAMA POROBO MAMBRO , Father Name:Srirama Porobo Mambro, Age: 82, Marital Status: Widower , Gender: Male, Occupation: Other, H.No. 120/3, Sim-Ansabhat, Mapusa, North Goa,Goa -403507, PAN No.: [REDACTED]			
4	MEGHANA SADANAND MAHAMBRE ALIAS SHRADDHA NILESH RAJADHYAXA , Father Name:Sadanand Shriram Mahambre Alias Sadananda Srirama Porobo Mambro, Age: 47, Marital Status: Married , Gender: Female, Occupation: Housewife, B-301, Laxmi Narayan Niwas CHS, Ganpath Jairam Road, Opp C K P Hall Kharkar Ali, Thane Maharashtra 400601, PAN No.: [REDACTED]			
5	VASSUDEV A PRABHU MAHAMBRE ALIAS VASSUDEV ATMARAM PRABHU MAHAMBRE , Father Name:Atmaram Vasudeo Prabhu Mahambre Alias Atmaram Vasudev Mahambre Alias Atmaram Vasudev Mahambrey Alias Atmaram Vasudev Prabhu Mahambrey Alias Atmaram Vasudev Prabhu Mahambrey, Age: 54, Marital Status: , Gender: Male, Occupation: Business, House No. 121, Ward No.10, Ansabhat, Mapusa, North Goa-Goa, 403507, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAMABAI ATMARAM MAHAMBREY ALIAS RAMABAI ATMARAM PRABHU MAHAMBRE ALIAS MANGAL ATMARAM MAHAMBRE ALIAS MANGAL ATMARAM PRABHU MAHAMBRE			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
6	MEGHANA SADANAND MAHAMBRE ALIAS SHRADDHA NILESH RAJADHYAXA , Father Name:Sadanand Shriram Mahambre Alias Sadananda Srirama Porobo Mambro, Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, B-301, Laxmi Narayan Niwas CHS, Ganpath Jairam Road, Opp C K P Hall Kharkar Ali, Thane Maharashtra 400601 , PAN No.: [REDACTED] , as Power Of Attorney Holder for NILESH YESHWANT RAJADHYAKSHA			
7	ADITYA R. NAIK Authorized Signatory For PARIPALAV PROJECT REALTY TWO LLP , Father Name:Ranjan Naik, Age: 33, Marital Status: ,Gender:Male,Occupation: Service, House No. 39, Tonca, Near Sewage Treatment Plant, Caranzalem, Tiswadi, Panaji, North Goa, Goa – 403 002, PAN No.: [REDACTED]			
8	Sadanand Shriram Mahambre Alias Sadananda Srirama Porobo Mambro , Father Name:Late Srirama Porobo Mambro, Age: 82, Marital Status: ,Gender:Male,Occupation: Other, H No 120-3 Sim Ansabhat Mapusa Bardez Goa 403507, PAN No.: [REDACTED] , as Power Of Attorney Holder for MUKUND LAXMIKANT MUDRAS			
9	Sadanand Shriram Mahambre Alias Sadananda Srirama Porobo Mambro , Father Name:Late Srirama Porobo Mambro, Age: 82, Marital Status: ,Gender:Male,Occupation: Other, H No 120-3 Sim Ansabhat Mapusa Bardez Goa 403507, PAN No.: [REDACTED] , as Power Of Attorney Holder for SHUBHANGI SADANAND POROBO MAMBRO ALIAS SHUBANGI SADANANDA POROBO ALIAS NEHA MUKUND MUDRAS			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: VINITA VISHRAM PALYEKAR, Age: 36, DOB: [REDACTED], Mobile: 9545063077 , Email: [REDACTED], Occupation: Service , Marital status : Unmarried , Address: 403002, Taleigao, Tiswadi, North Goa, Goa			
2	Name: VASUDEV RAUJI CHOPDEKAR, Age: 26, DOB: [REDACTED], Mobile: 8007531329 , Email: [REDACTED], Occupation: Service , Marital status : Unmarried , Address: 403512, Agarvado, Pernem, North Goa, Goa			

Sub Registrar

Book :- 1 Document

Registration Number :- **BRZ-1-2423-2023**

Date : 25-May-2023

Gurudas

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

**SUB-REGISTRAR
BARDEZ**

Scanned by Gurudas Parab (MTS)

Parab



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 25-May-2023 10:48:55

Date of Receipt: 25-May-2023

Receipt No : 2023-24/9/1097

Serial No. of the Document : 2023-BRZ-2540

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

Received the following amounts from **ADITYA R. NAIK Authorized Signatory For PARIPALAV PROJECT REALTY TWO LLP** for Registration of above Document in Book-1 for the year 2023

Registration Fee	1486240	E-Challan(Online fee)	• Challan Number : 202300333928 • CIN Number : CPACRUXIS7	1486240
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300334862 • CIN Number : CPACRVBRN4	10000
Processing Fee	3260	E-Challan(Online fee)	• Challan Number : 202300333928 • CIN Number : CPACRUXIS7	3260
Total Paid	1499500 (Rupees Fourteen Lakhs Ninety Nine Thousands Five Hundred 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 :

Vasudev choudhary

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 **25-May-2023**

Signature of the person receiving the Document



Signature of the Presenter



Signature of the Sub-Registrar

