Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 13-Sep-2022 14:08:04

Date of Receipt: 13-Sep-2022

Receipt No : 2022-23/4/1566

Serial No. of the Document : 2022-PNJ-2476

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

Received the following amounts from **Deependra Gupta As Director Of Lodha Landbuild Infrastructure Private Limited** for Registration of above Document in Book-1 for the year 2022

Registration Fee	[redacted]	E-Challan	• Challan Number : 202200719954 • CIN Number : CPACAPAFR4	[redacted]
Processing Fee	[redacted]	E-Challan	• Challan Number : 202200719954 • CIN Number : CPACAPAFR4	[redacted]
Total Paid	[redacted] (Rupees [redacted] only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

13/09/2022

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 :

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **13-Sep-2022**

Signature of the person receiving the Document

Signature of the Sub-Registrar

13/09/2022

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

सत्यमेव जयते
भारतीय गैर न्यायिक

SEP-12-2022 15:27:24

₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38152371662996444133-00008668
3815237 36/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.
Authorised Signatory

Reg 2365
P.Reg 34614
Serial 2476
dt :- 13/9/22

THE SEAL OF THE SUB-REGISTRAR OF ILHAS
PANAJI

DEED OF CONVEYANCE

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

CITIZENCREDIT
CO-OPERATIVE BANK LTD.
Rua De Ourem
Panaji-Goa - 403001
GOA
गोवा

सत्यमेव जयते
भारतीय गैर न्यायिक

SEP-12-2022 16:28:10

₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38152371662996490097-00008669
3815237 36/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorised Signatory

SUB-REGISTRAR OF DELHI
SAWANT

DEED OF CONVEYANCE

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

CITIZENCREDIT
Ram De Ourem
Panaji-Goa - 403001
GOA
गोवा

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Other
38152371662996506078-00008670
3815237 35/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorised Signatory

DEED OF CONVEYANCE

REGISTRAR OF ILHAS

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

CITIZENCREDIT
Co-operative Bank Ltd.
Rua De Ourem
Panaji-Goa - 403001

सत्यमेव जयते
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₹ 2000000/-
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Other
38152371662996918065-00008671
3815237 36/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.
Authorised Signatory

DEED OF CONVEYANCE

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

CITIZENCREDIT
Ram De Gurem
Panaji-Goa - 403001
GOA
गोवा

सत्यमेव जयते
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₹ 2000000/-
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Other
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3815237 35/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorised Signator

DEED OF CONVEYANCE

STRAR OF ILAS

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

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₹ 2000000/-
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Other
38152371662996955368-00008673
3815237 36/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.
Authorised Signatory

DEED OF CONVEYANCE

REGISTRAR OF DELHI

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
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भारत INDIA
INDIA NON JUDICIAL

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Ros De Ourem
Panaji-Goa - 403001
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₹ 2000000/-
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Other
38152371662997471185-00008674
3815237 35/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorised Signatory

DEED OF CONVEYANCE

REGISTRAR OF ILLA
PANAJI

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

CITIZENCREDIT
Rua De Ourem
Panaji-Goa - 403001
GOA

सत्यमेव जयते
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Other
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3815237 36/02/01/2021-RDI

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

DEED OF CONVEYANCE

REGISTRAR OF ILHAS

Phone No:
Sold To/Issued To:
Lodha Landbuild Infr
For Whom/ID Proof:
U70109MH2021PTC37341

भारत INDIA
INDIA NON JUDICIAL

CITIZENCREDIT
Rua De Ourem
Panaji-Goa - 403001
GOA
गोवा

सत्यमेव जयते
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SEP-12-2022 15:45:50

₹ 1905300/-
ONE NINE ZERO FIVE THREE ZERO ZERO

Other
38152371662997550442-00008676
3815237 35/02/01/2021-RDI

For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorised Signatory

DEED OF CONVEYANCE

REGISTRAR OF ASSURANCES
PANAJI

This **DEED OF CONVEYANCE** ("**Deed**") is made at Panaji Goa, this 12th day of September 2022, executed by and

BETWEEN

MESSRS LANDMARK DEVELOPMENTS, a partnership firm registered under Indian Partnership Act, 1932, having its registered office at 303, Sharda Chambers, 15 New Marine Lines, Mumbai 400020, bearing PAN Card No. [redacted] comprising of its partners, **(a) Mrs. Sangita Gupta**, wife of Mr. Brij Bhushan Gupta, Indian Inhabitant, Aged 60 years, having PAN Card No. [redacted] having office at 303, Sharda Chambers, 15, New Marine Line, Mumbai, **(b) Mr. Kunj Behari Gupta**, son of late Mr. Shiv Shankar Gupta, Indian Inhabitant, aged 61 years, having PAN Card No. [redacted] resident of 91, Sujata, 8 L.D. Ruparel Cross Marg, Malabar Hill, Mumbai - 400 006, **(c) Adhiraj Constructions Private Limited**, having PAN Card No. [redacted] represented by **Mr. Brij Bhushan Gupta** as its authorised representative, aged 65 years, Son of Shiv Shankar Gupta, having PAN Card No. AAVPG1597K, having its registered office at 506, Sharda Chambers, 15, New Marine Line, Mumbai, **(d)** Sheshraj **Ventures Private Limited**, having PAN Card No. [redacted] represented by **Mr. Brij Bhushan Gupta** as its authorised representative, aged 65 years, Son of Shiv Shankar Gupta, having PAN Card No. [redacted] having its registered office at 506, Sharda Chambers, 15, New Marine Line, Mumbai and **(e) Adhiraj Ventures Private Limited,** having PAN Card No. [redacted] authorized by **Mrs.**

Minal Kunj Behari Gupta, as its authorised representative, aged 56 years, daughter of Ramshankar Agarwal, having PAN Card No. [redacted] having office at 303, Sharda Chambers, 15, New Marine Line, Mumbai; hereinafter referred to as the "**VENDOR**" (which expression shall, unless it is repugnant to the context or meaning thereof, be deemed to mean and include its partners or partner for the time being of the firm, the survivors or survivor of them and the heirs, executors, and administrators of the last surviving partner) of the **ONE PART**;

AND

LODHA LANDBUILD INFRASTRUCTURE PRIVATE LIMITED (formerly known as Varpan Land Developers Private Limited), CIN U70109MH2021PTC373418, a company registered under the provisions of the Companies Act, 2013, having its registered office at 3rd Floor, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai- 400011, Pan Card No. [redacted]CV4566D herein represented by its authorised signatory **Shri Deependra Gupta**, Son of Ramjidas Gupta, aged 50 (fifty) years, Pan under no. [redacted] authorized by board resolution dated 12th July 2022 hereinafter referred to as the "**Purchaser**" (which term or expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART**.

The Vendor and the Purchaser are individually referred to as "**the Party**" and collectively referred to as "**the Parties**".

WHEREAS:

I. The Vendor has represented to the Purchaser as under:

A. The Vendor was the owner of the property admeasuring 75,000.00 square meters, surveyed under Survey no. 20/1-A of Village Bainguinim known as "PREDIO OITERAL BONOBO" or "BANDLO" or "BONOTO" or "BONDBO", which is described in the Land Registration Office of Ilhas at Panaji under No. 17021 at Folio 53 of Book B-45 New and enrolled in the Taluka Revenue Office at Ilhas under nos. 159 and 165, situated within the limits of Village Panchayat Se Old Goa, Tiswadi Taluka, District of North Goa, hereinafter referred to as the "**Larger Property**" more particularly described in detail in **First Schedule** hereunder.

B. The Dy. collector and S. D. O. Panaji, Goa have issued Sanad bearing number CNV/TIS/72/99 dated 4th April, 2000 in respect of the Larger Property.

C. The Vendor obtained approval of a scheme for plotted development of the Larger Property by sub-division of the Larger Property into smaller plots for residential/commercial/institutional use from the Town Planner, Town and Country Planning Department, Government of Goa, Tiswadi Panji, Goa vide letter bearing no. Tis/1278/BA-/03/399 dated 13th May, 2003.

D. The Village Panchayat Se Old Goa vide its letter bearing no VP/SOG67/15/ 2003-04 dated 17th May, 2003 has also granted final N. O. C. for the Larger Property.

E. Pursuant to the aforesaid scheme of sub division / plotting, the Vendor sold 56 plots ("**Sold Plots**") admeasuring in the aggregate 16,968 square metres to certain customers ("**Old Customers**") and has retained 4 plots admeasuring in the aggregate 1,854 square metres. The aforesaid areas aggregately admeasuring 18,822 square metres is hereinafter referred to "**Excluded Property**", and the details whereof are provided in **Annexure "B"** hereto.

F. Accordingly, after deducting the Excluded Property, the Vendor is now seized and possessed of and well and sufficiently entitled to the balance area admeasuring 56,178 square metres of the land bearing Survey No. 20/ 1-A (hereinafter referred to as the "**said Property**") and more particularly described in the **Second Schedule** hereunder written and delineated in red colour hatched lines on the plan annexed hereto as **Annexure "A"**.

G. The Vendor has approached the Purchaser and has offered, which the Purchaser has accepted, to sell, transfer, convey and assign all its right title and interest in the said Property more particularly described in the Second Schedule hereunder written and shown on the plan annexed hereto as **Annexure "A"** along

with all the rights, entitlements and benefits of the Vendor under all the Approvals including the Approved Layout sanctioned under the plan dated 13th May 2003 sanctioned by Town Planner, Town & Country Planning Department, Government of Goa, Tiswadi, Panji Goa, with clear and marketable title and free from any encumbrance or impediments of whatsoever nature, and with the vacant and peaceful possession thereof in favour of the Purchaser for the consideration and on the term and conditions agreed between the Parties and recorded herein below.

H. The Vendor has further represented and warranted to the Purchaser as under:

a. The Vendor is seized and possessed of and absolutely entitled to the ownership and exclusive possession of the said Property;

b. The Vendor has obtained following approvals in respect of the Larger Property, and the same are valid and subsisting as on date and the Vendor has not committed breach of any of the conditions thereof:

   i. Sanad bearing number CNV/TIS/72/99 dated 4th April, 2000 issued by the office of the Deputy Collector and S.D.O. , Goa;

   ii. Layout plan dated 13th May, 2003 bearing reference no. Tis/1278/BA-/03/399 approved by the Town

Planner, Town and Country Planning Department, Government of Goa, Tiswadi Panaji, Goa.

iii. Final development certificate bearing no VP/SOG67/15/ 2003-04 dated 17th May, 2003 issued by the village Panchayat Se-Old-Goa.

iv. Town Country Planning Department NOC dated 13/05/2003 bearing reference no. TIS/1278/BAI-03/399.

The aforesaid approvals mentioned at (i) to (iv) are collectively referred to as the "**Approvals**";

c. The Vendor has a clear and marketable title to the Larger Property and save and except the Purchasers of the Sold Plots, no other entity/person has any right, title or interest into and upon the Larger Property or any part thereof;

d. Till date no society or any common organisation has been formed by the Old Customers of the Sold Plots;

e. There is no reservation or any set back which are required to be left for road widening or otherwise to the Government;

f. There are no mortgages, lien, charges, rights or any other encumbrances, adverse rights or impediments on the said Property or any part thereof;

g. All municipal taxes, land revenue, water charges, etc. payable to the State or Central Government and any other concerned authority in respect of the said Property are paid up to date and all outgoings in respect of the said Property have been paid up to date;

h. The said Property does not fall within the Archaeological Park Reservation ("**APR**") zone or APR buffer zone. The said Property is not the subject matter of any pending suit or litigation or attachment before or after judgment;

i. The Vendor confirms that as on date of this Deed, no portion of Larger Property falls under Forest area/no development zone or any other construction restrictions;

j. The said Property has necessary access road with width of 15 meters from Panaji Ponda State Highway. The Vendor confirms that there is unhindered access to the said Property and there are no litigations in respect of access road to the said Property;

k. The Vendor confirms that there are no disputes as to the boundaries of the Larger Property and there are no encroachments on the said Property;

l. The Vendor shall be solely responsible for all statutory and contractual obligations to the Purchasers in respect of the Sold Plots and the Old Customers at Vendor's own cost;

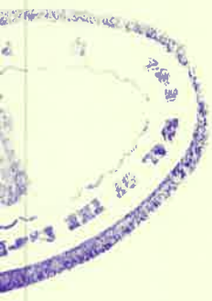
m. The Vendor shall remain responsible for any representations/commitments made to the Purchasers of the Sold Plots and/or the Old Customers;

n. No dues / amounts are outstanding / payable by third parties / customers in respect of the Sold Plots. The Vendor has sold the Sold Plots to the third parties / customers for residential purposes only and for no other use and that the Vendor has not issued / caused to be issued any permission / consent to such third parties / customers for change of use any of the Sold Plots for any purposes other than residential;

o. The Vendor shall ensure that no hindrance or obstacles of any nature shall be caused by third parties/Purchasers of the Sold Plots to the Purchaser for carrying out development on the said Property;

p. The Vendor has been in continuous occupation, possession and enjoyment of the said Property;

q. The Vendor has fenced the Larger Property with barbed wires with the area under possession matching with the



areas as per approvals and property being sold and transferred hereunder;

r. The tenure of the Larger Property is freehold;

s. The Larger Property and / or the said Property is not affected by any reservations;

t. The title documents, under which the Vendor has acquired the Larger Property and the antecedent title deeds, have been adequately stamped and duly registered and there have been no breaches in respect thereof;

u. The Vendor has not done, executed or performed any act, deed, matter or thing whereby or by means whereof the Vendor is restrained from transferring, conveying and granting their respective right, title and interest in respect of the said Property to the Purchaser or whereby the said Property is encumbered or prejudicially affected in title;

v. Neither the Vendor nor anyone on its behalf has otherwise created any adverse rights or third-party rights in respect of the said Property or any part thereof;

w. There is no violation of applicable tenancy laws or any other applicable laws;

x. The said Property falls within settlement Zone. The said Property is neither a forest nor is it situated in any eco-sensitive zone or in any zone where construction or development on the said Property is prohibited;

y. The said Property is not affected by the Coastal Regulatory Zone (CRZ). The said Property is neither affected by influence zone of archaeological site, HT/LT line nor affected by any height restrictions;

z. The said Property is not subject to any litigation or proceedings (including any proceedings under the Income Tax Act, 1961) in any court or tribunal or arbitration or revenue proceedings or quasi-judicial proceedings nor is there any attachment or injunction on the said Property either before or after judgment or in custody/symbolic or physical possession of the Court Receiver or any other Receiver appointed by an Order of a Competent Court and there is no money decree passed against the Vendor in respect of the said Property and there is no prohibitory order or order of attachment of any department of Income Tax for arrears of taxes or of any Department of the Government, Central or State or Local Body, Public Authority for taxes, levies and cesses with respect to or affecting the said Property or any part thereof;

aa. There are no trespassers or tenants or licensees nor any rights have been created in favour of the third parties with respect to the said Property or any part thereof;

bb. There are no easementary rights created under any document or any covenant or by prescription in respect of and/or upon the said Property or any part thereof;

cc. There is no temple, mosque, church or any other place of worship on the Larger Property or any portion thereof. No part of the said Property is dedicated orally or in writing to religious or charitable uses or used as a place of worship by them or is a wakf;

dd. There are no minors interested in the said Property or any part thereof;

ee. There are no encumbrances, mortgages, lis-pendens, liens, leases, licenses, notices for acquisitions or easements or outstandings on or in respect of the said Property or any part thereof;

ff. The Larger Property is / was never owned by an Adivasi;

gg. There is no agricultural tenant occupying or possessing the said Property or any part or portion thereof;

hh. Neither the Vendor 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 the title of the Vendor to the said Property or has resulted or may result in payment of any fine, penalty or premium to the Government or any other authority;

ii. No third-party consent / no objection, including from the concerned authorities, is required to be obtained for the purpose of the transaction contemplated herein; and

jj. All approvals obtained by the Vendor in respect of the Larger Property are valid and subsisting and that the Vendor has not committed breach of any of the conditions of the approvals. A list of the aforesaid approvals are more particularly set out in **Annexure "C"** hereto.

II. Based on the representations of the Vendor as set out herein and further negotiations between the Parties, the Vendor has agreed to sell, transfer and convey the said Property to the Purchaser and the Purchaser has agreed to purchase and acquire the said Property for the consideration and on the terms and conditions hereinafter recorded.

NOW THIS DEED WITNESSETH THAT

NOW THIS DEED WITNESSETH THAT

In consideration of the total consideration of [redacted] ("**Total Consideration**") subject to applicable TDS (tax deducted at source), payable by the Purchaser to the Vendor in the manner hereinafter appearing:

(a) sum of Rs.[redacted]/- (Rupees [redacted]) ("**Tranche One**") vide cheque no. 000001 dated 22/07/2022 of HDFC Bank, as and by way of part consideration / earnest money, paid on or before execution and registration hereof (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor hereby forever acquits, releases and discharges the Purchaser);

(b) sum of Rs. [redacted]/- (Rupees [redacted]) ("**Tranche Two**") vide DD no. 494364 dated 12-09-2022 of HDFC Bank on or before execution and registration hereof (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof the Vendor hereby forever acquits, releases and discharges the Purchaser);

(c) sum of Rs.[redacted]/- (Rupees [redacted])

("**Tranche Three**") payable within 6 (six) months from the date of execution and registration of this Deed vide post-dated cheque no000002 dated 12-03-2023 of HDFC Bank ("**PDC 1**") which has been handed over to the Vendor by the Purchaser, at the time of execution and registration of this Deed; and

(d) sum of Rs.[redacted]/- (Rupees [redacted]) ("**Tranche Four**") payable within 6 (six) months from the date of execution and registration of this Deed vide another post-dated cheque bearing no. 000003 dated 12-03-2023 of HDFC Bank ("**PDC 2**") which has been deposited with Mr. (Adv.) Sandeep Junnarkar as Escrow Agent, to be held in escrow at the time of execution and registration of this Deed, to be dealt with by the Escrow Agent as per the terms agreed between the Parties

(e) Rs. [redacted]/- (Rupees [redacted]) paid as TDS.

being the entire consideration payable by the Purchaser to the Vendor, **THE** Vendor hereby grants, sells, conveys, transfers, and assures unto the Purchaser, free from any encumbrances and reasonable doubts, with vacant and peaceful possession, the said Property more particularly described in the Second Schedule hereunder written and delineated in red colour hatched lines on the plan annexed hereto as **Annexure A** hereto

TOGETHER WITH all and singular the areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passage,

commons, gullies, wells, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Property or any part thereof belonging or in any way appertaining to or with the same or any part thereof now at or any time hereinbefore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereof free from any encumbrances whatsoever

AND ALSO TOGETHER WITH all the original deeds, approvals, documents, writings and other evidences of title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever, at law and in equity of the Vendor into or of or upon the said Property or any part thereof, a list whereof is annexed hereto as **Annexure "D"**

AND ALL THE ESTATE right, title, interest, claims and demand whatsoever at law and in equity of the Vendor in to out of or upon the said Property or any part thereof

AND TO HAVE AND TO HOLD all and singular the said Property hereby granted conveyed, sold, transferred and assured or intended or expressed so to be, with them and every of their rights members and appurtenances

UNTO AND TO THE USE and benefit of the Purchaser, its successors in interest and assigns, absolutely and forever **SUBJECT**

TO 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 Gram Panchayat / Municipal Corporation or any other public body or local authority in respect thereof **AND** the water and electricity connections, if any, pertaining to the said Property shall stand transferred in the name of the Purchaser

AND the Vendor does hereby covenant with the Purchaser **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, through, under or in trust for it made, done, committed, omitted or knowingly or willingly suffered to the contrary, the Vendor now has in itself good right, full power and absolute authority to grant, convey, transfer and assure the said Property hereby granted, conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid

AND THAT it shall be lawful for the Purchaser, from time to time and at all times hereafter, peaceably and quietly to hold, enter upon, occupy, possess, develop and enjoy the said Property hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendor or its successors in interest and assigns or any of them or by any person lawfully or equitably claiming or by from under or in trust for it and without being required to take any consent or approval whatsoever

from or by the Vendor or its successors in interest and assigns or any of them or by any person lawfully or equitably claiming or by from under or in trust for the Vendor

AND THAT the purchasers of the Excluded Property shall along with the purchasers of the saleable plots forming of the said Property be entitled to use the common areas such as public utility spaces, open spaces and road area as maybe permitted under the applicable laws

AND THAT the Purchaser alone shall have the right to collect any maintenance charges required for the maintenance and upkeep of the public utility spaces, open spaces and road area forming part of the said Property until such time that the same are handed over to the society / common organisation

AND THAT free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the Vendor well and sufficiently saved, defended, kept harmless and indemnified the Purchaser from and against all former and other estates, titles, charges and encumbrances whatsoever either already made or to be hereafter made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming from under or in trust for the Vendor

AND THAT the Vendor shall not have any Vendors unpaid lien on the said Property or any claim, right, title and interest in the said Property of any nature or in any manner whatsoever. The Vendor shall be entitled to monetary claim for receipt of Tranche Three and Tranche Four as set out hereinabove

AND FURTHER that the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted, conveyed, transferred and assured or any part thereof by, from, under or in trust for them, the Vendor shall and will from time to time, and at all times hereafter, at the request and costs 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, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser, in the manner aforesaid, as shall or may be reasonably required by the Purchaser or its successors in interest or assigns or nominees or their Counsel in law, for assuring the said Property and every part thereof, hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid

AND THAT the Vendor confirms and records that on execution of these presents the right, title and interest and benefit in respect of the said Property has vested in the Purchaser and that they have put the Purchaser in quiet, peaceful and vacant possession of the Property as owner thereof

AND the Vendor hereby represents and assures the Purchaser as under:

(i) The title of the said Property is clear and marketable and that it is clear from all outstanding claims /encumbrances /impediments/encroachments, in respect of Larger Property;

(ii) The Vendor confirms that there are no outstanding claims from the Old Customers of the Sold Plots under the agreements / writings (registered or unregistered) executed by the Vendor in their favour and ensure that there is no hindrance or obstacle of any nature for carrying out the development on the said Property;

(iii) All efforts will be undertaken by the Vendor to deal with any issues arising related to the development in connection with the Old Customers;

(iv) The said Property is contiguous and accessible from roads demarcated and there is no impediment to the access of the said Property;

(v) The Vendor shall settle all litigation/s, if any, relating to the said Property;

(vi) The Vendor shall provide receipts of all payments made towards revenue taxes, charges, cesses and dues in respect of the Larger Property available with the Vendor;

(vii) The Vendor shall not deal with the Retained Plots save and except in the manner as mutually agreed between the Parties

AND the Purchaser represents and confirms as follows:

(i) The Purchaser confirms and undertakes that road access, water and electricity, open spaces of the Larger Property shall be available for use by the Old Customers of the Vendor upon the same terms as may be set out for its future customers by the Purchaser subject to payment of maintenance charges as determined by the Purchaser and the rules and regulations of the common organization of the plot owners;

(ii) The Purchaser issued a public notice for the said Property and has not received any objection to the same;

(iii) The Purchaser shall develop the said Property in accordance with the Approvals obtained by the Vendor, and shall sell and transfer the plots comprised in the said Property and maintain and convey the other areas under the said Property in accordance with the layout plan approved by the Town Planner, Town and Country Planning Department, Government of Goa,

Tiswadi Panaji, Goa vide its letter bearing no. Tis/1278/BA-/03/399 dated 13th May, 2003;

(iv) The Purchaser shall ensure that the post dated cheques mentioned hereinabove are honoured when presented;

(v) The Purchaser has satisfied themselves with the title of the said Property, nonetheless the Vendor agrees that Vendor shall at all times hereafter indemnify and keep indemnified the Purchaser from and against all loss, damages, costs, charges, demands and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the representation and covenants of the Vendor contained herein

AND FURTHER THAT each Party shall be liable to bear, pay and discharge their own respective Income Tax and all other direct taxes and liabilities, arising in respect of the monies and other benefits accrued, received and receivable by them respectively under and / or in pursuance to this Deed and none of them shall be liable to bear or pay the others liabilities

AND the Vendor confirms and records that on execution of these presents the right, title, interest and benefit in respect of the said Property has vested in the Purchaser solely and absolutely, and that it has put the Purchaser in quiet, peaceful and vacant possession of the said Property as owner thereof

AND the amount of stamp duty and registration charges on this Deed shall be paid by the Purchaser

AND the transfer of the said Property in favour of the Purchaser is complete and the possession of the said Property has been handed over to the Purchaser, however, in the event any dispute arises between the Parties in respect of the payment of balance consideration amount that cannot be amicably resolved between the Parties shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996 or such amendment or re-enactment in force. The arbitral tribunal shall consist of a sole arbitrator to be appointed by the Parties. The language of the arbitration shall be English, and the decision of the arbitrator shall be final and binding on the Parties. The seat and venue of the arbitration shall be Mumbai. Parties mutually agree that subject to the aforesaid, the Hon'ble Bombay High Court at Mumbai shall have exclusive jurisdiction in respect of any dispute arising out of this Deed

AND the details and particulars of the Permanent Account Number of the Vendor and the Purchaser as required under Rule 114B of the Income Tax Rules, 1962 are as under:

Vendor:	**PAN No.**
Messrs Landmark Developments	[redacted]
Purchaser:	**PAN No.**

Lodha Landbuild Infrastructure Private Limited	[redacted]

AND FURTHER THAT the market value of the said Property is **Rs.[redacted]/- (Rupees [redacted])** and accordingly stamp duty of **Rs.[redacted]/- (Rupees [redacted] Only)** is paid on this Deed.

FIRST SCHEDULE

(Description of the said Larger Property)

All that property admeasuring 75,000.00 square meters, surveyed under Survey No. 20/1-A of Village Bainguinim, known as PREDIO OITERAL BONOBO or BANDLO or BONOTO or BONDBO, which is described in the Land Registration Office of Ilhas at Panaji under No. 17021 at Folio 53 of Book B-45 New and enrolled in the Taluka Revenue Office at Ilhas under nos. 159 and 165, situated within the limits of Village Panchayat Se Old Goa, Tiswadi Taluka, District of North Goa, and bounded as follows:-

On the North: By Ella Village road;

On the South: By the property surveyed under Survey No.20/ 1;

On the East: By the property surveyed under Survey No. 19 and

On the West: By the property surveyed under Survey No. 20/1;

SECOND SCHEDULE

(Description of the said Property)

All that 95 distinct plots of land identified as Plot Nos. 3-28, 47-61, 64-80, 87-88, 90-93, 97-105, 109-122, 126-130, 132, 152-153, [being Plot number 10 admeasuring 285 square metre, 2) Plot number 7 admeasuring 285 square metre, 3) Plot number 8 admeasuring 285 square metre, 4) Plot number 9 admeasuring 285 square metre, 5) Plot number 6 admeasuring 285 square metre, 6) Plot number 5admeasuring 285 square metre, 7) Plot number 4 admeasuring 285 square metre, 8) Plot number 3 admeasuring 278 square metre, 9) Plot number 49 admeasuring 302 square metre, 10) Plot number 48 admeasuring 295 square metre, 11) Plot number 47 admeasuring 289 square metre, 12) Plot number 28 admeasuring 292 square metre, 13) Plot number 27 admeasuring 285 square metre, 14) Plot number 26admeasuring 285 square metre, 15) Plot number 25 admeasuring 285 square metre, 16) Plot number 24 admeasuring 285 square metre, 17) Plot number 23 admeasuring 285 square metre, 18) Plot number 78 admeasuring 252 square metre, 19) Plot number 79 admeasuring 335 square metre, 20) Plot number 80 admeasuring 268 square metre, 21) Plot number 87 admeasuring 323 square metre, 22) Plot number 88 admeasuring 344 square metre, 23) Plot number 90 admeasuring 455 square metre, 24) Plot number 92 admeasuring 280 square metre, 25) Plot number 93 admeasuring 279 square metre, 26)Plot number 97 admeasuring 312 square metre, 27) Plot number 98 admeasuring 314 square metre, 28) Plot number 99 admeasuring 314 square metre, 29) Plot number 100 admeasuring

314 square metre, 30) Plot number 101 admeasuring 314 square metre, 31) Plot number 102admeasuring 312 square metre, 32) Plot number 103 admeasuring 312 square metre, 33) Plot number 104 admeasuring 314 square metre, 34) Plot number 109 admeasuring 260 square metre, 35) Plot number 11 admeasuring 285 square metre, 36) Plot number 12 admeasuring 285 square metre, 37) Plot number 13 admeasuring 285 square metre, 38) Plot number 14 admeasuring 300 square metre, 39) Plot number 15 admeasuring 298 square metre, 40) Plot number 16 admeasuring 298 square metre, 41) Plot number 17 admeasuring 300 square metre, 42) Plot number 18 admeasuring 285 square metre, 43) Plot number 19 admeasuring 285 square metre, 44) Plot number 20 admeasuring 285 square metre, 45) Plot number 68 admeasuring 310 square metre, 46) Plot number 69 admeasuring 322 square metre, 47)Plot number 70 admeasuring 322 square metre, 48) Plot number 71 admeasuring 327 square metre, 49) Plot number 72 admeasuring 316 square metre, 50) Plot number 73 admeasuring 304 square metre, 51) Plot number 74 admeasuring 293 square metre, 52) Plot number 75 admeasuring 291 square metre, 53) Plot number 76 admeasuring 296 square metre, 54) Plot number 77 admeasuring 281 square metre, 55) Plot number 110 admeasuring 304 square metre, 56) Plot number 111 admeasuring 304 square metre, 57) Plot number 112 admeasuring 266 square metre, 58)Plot number 113 admeasuring 266 square metre, 59) Plot number 114 admeasuring 304 square metre, 60) Plot number 115 admeasuring 313 square metre, 61) Plot number 116 admeasuring 265 square metre, 62) Plot number 117 admeasuring 273 square metre, 63) Plot number 118 admeasuring 270 square metre, 64) Plot number 119

admeasuring 277 square metre, 65) Plot number 120 admeasuring 285 square metre, 66) Plot number 121 admeasuring 273 square metre, 67) Plot number 91 admeasuring 430 square metre, 68) Plot number 105 admeasuring 314 square metre, 69) Plot number 21admeasuring 285 square metre, 70) Plot number 22 admeasuring 285 square metre, 71) Plot number 50 admeasuring 308 square metre, 72) Plot number 51 admeasuring 308 square metre, 73) Plot number 52 admeasuring 303 square metre, 74) Plot number 53 admeasuring 300 square metre, 75) Plot number 54 admeasuring 299 square metre, 76) Plot number 55 admeasuring 299 square metre, 77) Plot number 56 admeasuring 387 square metre, 78) Plot number 57 admeasuring 300 square metre, 79) Plot number 58 admeasuring 297 square metre, 80) plot number 59 admeasuring 285 square metre, 81) Plot number 60 admeasuring 286 square metre, 82) Plot number 61 admeasuring 295 square metre, 83) Plot number 64 admeasuring 327 square metre, 84) Plot number 65 admeasuring 395 square metre, 85) Plot number 66 admeasuring 335 square metre, 86) Plot number 67 admeasuring 318 square metre, 87) Plot number 122 admeasuring 241 square metre, 88) Plot number 126 admeasuring 292 square metre, 89) Plot number 127 admeasuring 292 square metre, 90) Plot number 128 admeasuring 292 square metre, 91) Plot number 129 admeasuring 290 square metre, 92) Plot number 130 admeasuring 290 square metre, 93) Plot number 132 admeasuring 292 square metre, 94) Plot number 152 admeasuring 490 square metre, 95) Plot number 153 admeasuring 270 square metre], collectively admeasuring 28,651 square metres, along with Plot No. 156 admeasuring 1717 square metres (earmarked as community center),

Plot No. 157 admeasuring 225 square metres (earmarked as public utility), area admeasuring 11,112 square metres earmarked as area under open spaces and area admeasuring 13,500 square metres earmarked as area under roads, area admeasuring 973 square metres falling under road widening, thus aggregating to area admeasuring **56,178 square metres**, forming part of the Larger Property described herein above, bearing Survey No. 20/1-A of Village Bainguinim situated in Village Baiguinim, Taluka Tiswadi, District of North Goa, State of Goa.

[Signature page follows]

IN WITNESS WHEREOF, the Parties have executed this Deed of Conveyance as of the date written herein above.

SIGNED AND DELIVERED]
by the within named "VENDOR"]
Messrs Landmark Developments]
Through its partners

1) **Mr. KUNJ BEHARI GUPTA**
   PAN Card No. [redacted]
   For self and as Attorney for
   a) **Mrs. SANGITA GUPTA**
      PAN Card No. [redacted]
      Through Mr. Kunj Behari Gupta

Pursuant to Letter of Authority dated 05/09/2022 and Power of Attorney dated April 28, 2022, registered with the Sub-Registrar of Assurances under Serial No. 7033 of 2022

b) **ADHIRAJ CONSTRUCTIONS PVT. LTD.**,
PAN Card No. [redacted],
Through its authorised partner, Mr. Kunj Behari Gupta
Pursuant to Letter of Authority dated 05/09/2022 and Power of Attorney dated April 28, 2022, registered with the Sub-Registrar of Assurances under Serial No. 7033 of 2022

c) **SHESHRAJ VENTURES PVT. LTD.,**
PAN Card No. [redacted]
Through its authorised partner Mr. Kunj Behari Gupta
Pursuant to Letter of Authority dated 05/09/2022 and Power of Attorney dated April 28, 2022, registered with the Sub-Registrar of Assurances under Serial No. 7033 of 2022

d) **ADHIRAJ VENTURES PVT. LTD.**,
PAN Card No.- [redacted]
Through its authorised partner Mr. Kunj Behari Gupta
Pursuant to Letter of Authority dated 05/09/2022 and Power of Attorney dated April 28, 2022, registered

with the Sub-Registrar of Assurances under Serial No.

7033 of 2022

1.-_____ 1._____

2.-_____ 2._____

3.-_____ 3.-_____

4.-_____ 4._____

5.-_____ 5.-_____

Witness:

SIGNED AND DELIVERED]

by the within named "PURCHASER"]

Lodha Landbuild Infrastructure Private Limited]

By the hands of its Director,

Shri. Deependra Gupta authorised in that behalf]

by a Board Resolution dated 12th July, 2022 ___]

1.-_____ 1._____

2.-_____ 2._____

3.-_____ 3.-_____

4.-_____ 4.-_____

5.-_____ 5.-_____

Witness:

1. M. Bhosle

Manoj Bhosle

2. _____

Kedar Shukla.

RECEIPT

RECEIVED of and from the withinnamed Purchaser, a sum of Rs.[redacted] /- (Rupees [redacted] Only) on or before execution of these presents vide details mentioned below:

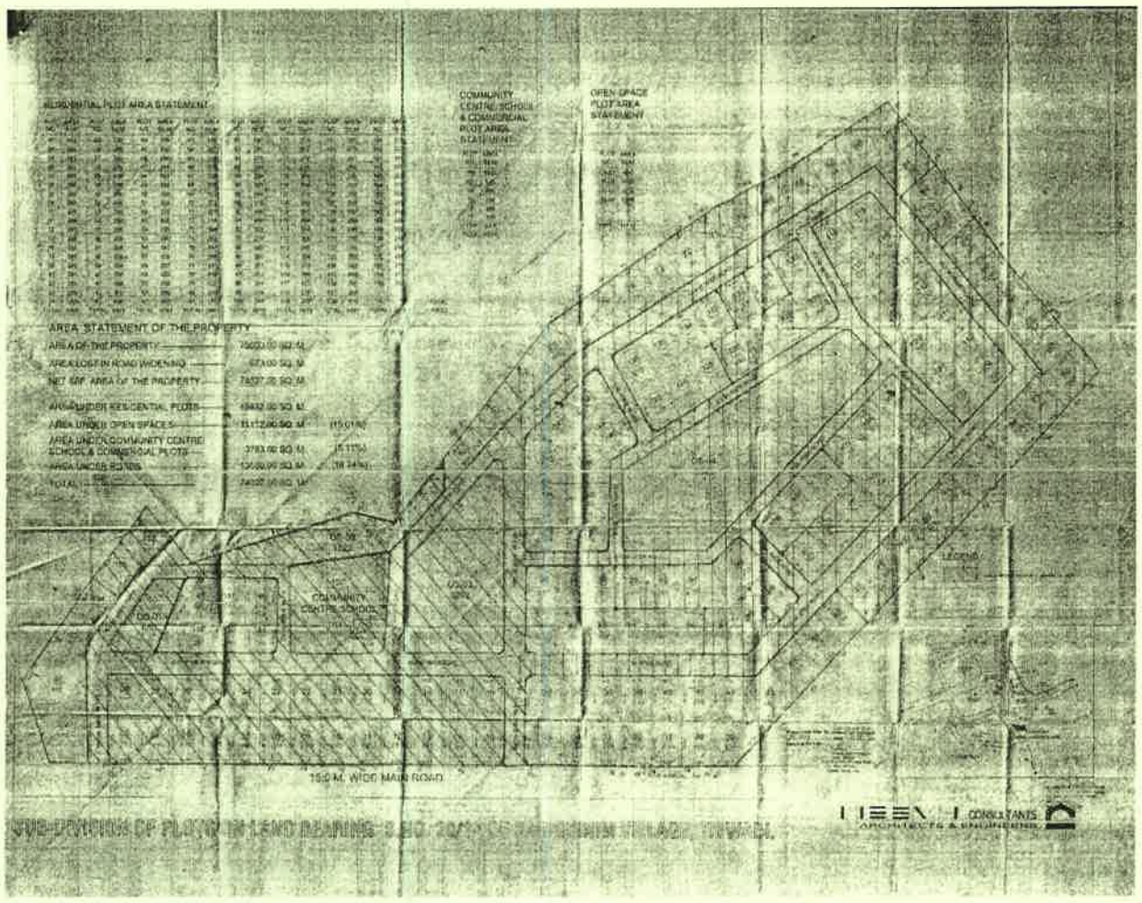
Particulars	Amount (Rs.)	Cheque / D/D No.	Date	Drawn on
Tranche One	[redacted]	000001	29/07/2022	HDFC Bank, Mumbai
Tranche Two	[redacted]/-	494364	12/09/2022	HDFC Bank, Mumbai
TDS	[redacted]	-	12/09/2022	-

WE SAY RECEIVED

For Messrs Landmark Developments

AUTHORISED PARTNER

Annexure A- Plan showing the said Property



Annexure B- Excluded Property details

Sr. No.	Plot No	Area (Sq.Mtrs.)	Status
SOLD PLOTS			
1	29	418	Sold
2	30	286	Sold
3	31	286	Sold
4	32	286	Sold
5	33	286	Sold
6	34	286	Sold
7	35	335	Sold
8	36	335	Sold
9	37	286	Sold
10	38	286	Sold
11	39	286	Sold
12	40	286	Sold
13	41	286	Sold
14	42	300	Sold
15	43	480	Sold
16	44	309	Sold
17	45	305	Sold

1	46	294	Sold
1	62	303	Sold
2	63	314	Sold
2	81	277	Sold
2	82	280	Sold
2	83	280	Sold
2	84	279	Sold
2	85	280	Sold
2	86	280	Sold
2	89	278	Sold
2	94	280	Sold
2	95	280	Sold
3	96	277	Sold
3	106	314	Sold
3	107	314	Sold
3	108	312	Sold
3	123	290	Sold
3	124	292	Sold
3	125	292	Sold
3	131	292	Sold
3	133	292	Sold
3	134	292	Sold
4	135	292	Sold
4	136	290	Sold
4	137	308	Sold
4	138	310	Sold

4	139	316	Sold
4	140	332	Sold
4	141	381	Sold
4	142	357	Sold
4	143	365	Sold
4	144	310	Sold
5	145	308	Sold
5	146	246	Sold
5	147	249	Sold
5	148	280	Sold
5	149	395	Sold
5	150	249	Sold
5	151	246	Sold
RETAINED PLOTS			
1	1	442	Retained
2	2	645	Retained
3	154	377	Retained
4	155	390	Retained
	Total	18822	

Annexure C

List of Approvals

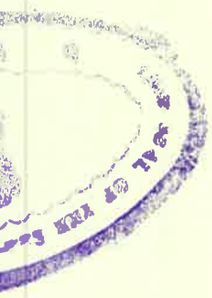
1. Sanad bearing number CNV/TIS/72/99 dated 4th April, 2000 issued by the office of the Deputy Collector and S.D.O. , Goa;
2. Layout plan dated 13th May, 2003 bearing reference no. Tis/1278/BA-/03/399 approved by the Town Planner, Town and Country Planning Department, Government of Goa, Tiswadi Panaji, Goa;
3. Final development certificate bearing no VP/SOG67/15/ 2003-04 dated 17th May, 2003 issued by the village Panchayat Se-Old-Goa;
4. Town Country Planning Department NOC dated 13/05/2003 bearing reference no. TIS/1278/BAI-03/399.

Annexure D

Sr. No.	Document	Original / Certified True Copy / Photocopy
1.	Deed of Sale and Mortgage dated 12/8/1976, duly registered under No. 773 at pages 151 to 160 of Book No. I, Volume No. 108 on 4/11/1976, before the Sub Registrar of Ilhas at Panaji, Goa between Maria Ilda Amanda & Carmo Gregorio De Souza and Venceslau Jose Vitorino Gonsalves	Original
2.	Deed of Release dated 10/10/1980 duly registered with the Sub-Registrar of Ilhas, Panaji, Goa under No 478 at pages 387 to 391 of Book No. 1, Volume No. 159 on 5/12/1981 between Maria Ilda Amanda & Carmo Gregorio De Souza and Venceslau Jose Vitorino Gonsalves	Original
3.	Agreement for Development dated 8/08/1992 executed before Adv. Ashok Mashelkar, Notary, Panaji,Goa, between	Original

	Venceslau Jose Vitorino Gonsalves & Anan Alexandrinha Fernandes e Gonsalves and M/s. Agrotek Enterprises	
4.	Agreement of Assignment of Rights dated 10/05/1994, between M/s. Agrotek Enterprises and Landmark Developments	Original
5.	Deed of Sale and Mortgage dated 16/05/1994 duly registered with the Sub-Registrar of Ilhas, Goa, under No. 1960/94 recorded at pages 260 to 463 of Book I-between Venceslau & Anan and Landmark Developments	Original
6.	Irrevocable Power of Attorney dated 16/05/1994 in favour of the partners of Landmark Developments	Original
7.	Deed of Partial Release dated 8/06/1995 duly registered with the Sub-Registrar of Ilhas, Panaji-Goa, under No. 1029/95 between Venceslau & Anan and Landmark Developments	Original

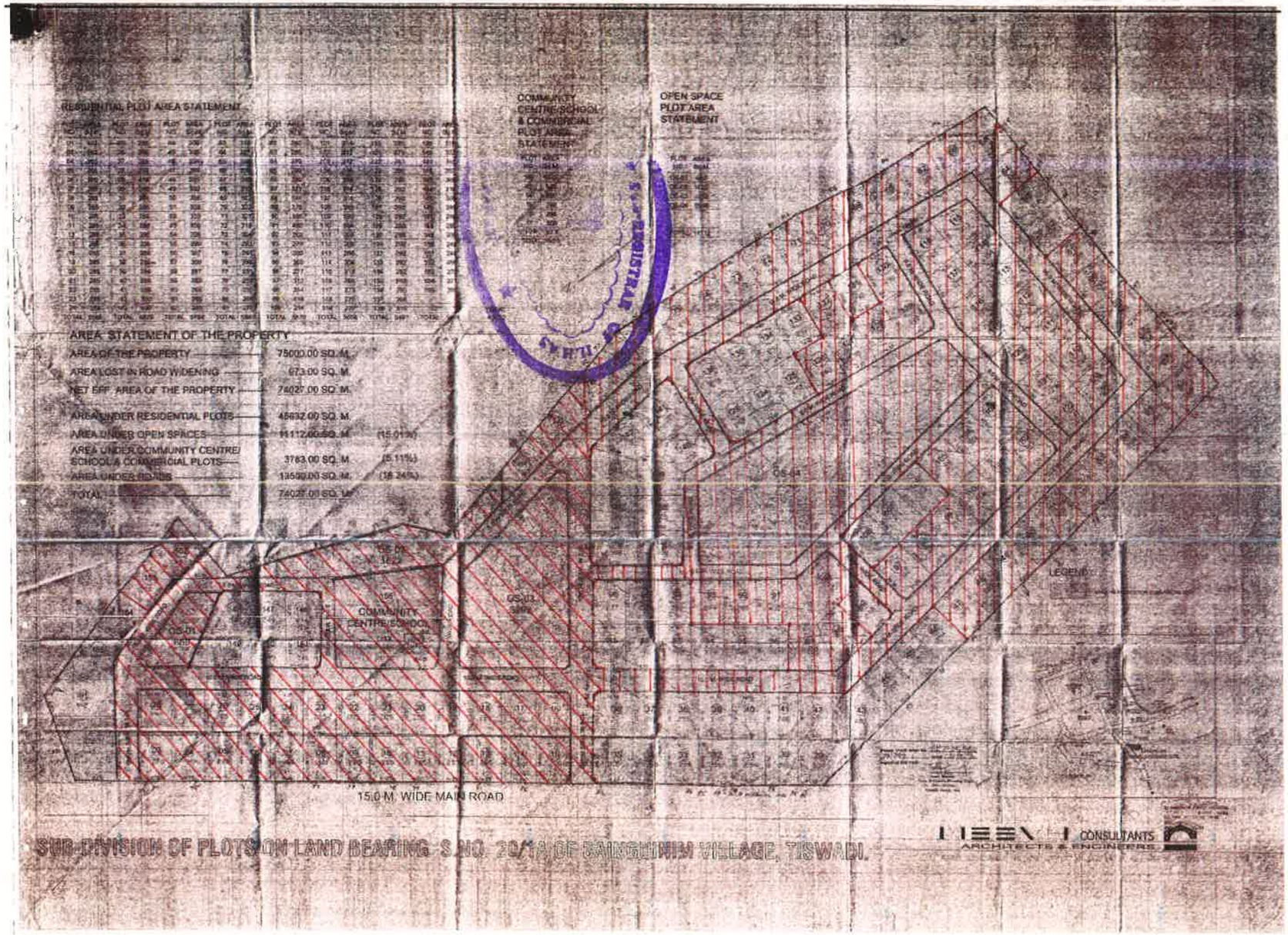
8.	Deed of Release dated 11/06/1996, duly registered with the Sub-Registrar of Ilhas, Panaji-Goa, under No. 1951 recorded at pages 424 to 444 of Book I, Volume No. 559 between Venceslau & Anan and Landmark Developments	Original
9.	Sanad bearing No. CNV/TIS/72/99 dated 4/04/2000 issued by the Office of the Deputy Collector, Government of Goa, whereby permission has been granted for change of use of the larger property bearing Survey No. 20/1-A of Village Bainguinim, totally admeasuring an area of 75,000 sq.mts. from agricultural to residential use	Copy issued under RTI Act bearing the stamp thereof
10.	Letter bearing No. TIS/1278/BAI-03/399 dated 13/05/2003 issued by the Town and Country Planning Department, North Goa District, vide its granted Final No Objection for sub-division of the aforesaid plots of the larger property along with the approved plan	True Copy



11.	Final Development Certificate bearing No. VP/SOG 67/15/2003-2004 issued by the Village Panchayat Se-Old-Goa dated May 17, 2003	Original
12.	The Nil Encumbrance certificates of 95 plots dated July/ August 2022	Original
13.	Land Zoning Information bearing Ref No. TIS/1/2/ZON/2343/BAI/TCP-2022/1894 dated 6/09/2022 issued by the Deputy Town Planner, Office of the Town Planner, Town and Country Planning Department, Taluka Tiswadi, Panaji-Goa	Original
14.	Description Certificate bearing No. 17021 recorded at page no. 53 reverse of Book B-45(N) maintained in the Land Registration Office of Ilhas, Goa	Certified True Copy of Portuguese / Photocopy
15.	Inscription Certificate bearing No. 24420 recorded at pages 31 to 31 reverse of Book G-38 maintained in the Land Registration Office of Ilhas, Goa	Certified True Copy of Portuguese / Photocopy

16.	Matriz Certificates bearing Nos. 159 and 165 enrolled in the Taluka Revenue Office of Ilas, Goa, maintained in the Land Registration Office of Ilhas, Goa	Certified True Copy of Portuguese / Photocopy
17.	Manual (handwritten) Survey Form I & XIV of the larger property bearing Survey No. 20/1-A of Village Bainguinim, admeasuring an area of 75,000 sq.mts.	Original
18.	Survey Form I & XIV of the land bearing Survey No. 20/1-A of Village Bainguinim, admeasuring an area of 73,273 sq. mts and its Plan issued by Directorate of Settlment and Land records;	Original
19.	Deed of Partnership dated 16/9/1993 of M/s. Landmark Developments, between Mr. Raj Nangrani, member of R. F. Nangrani HUF, as the First Part, Mrs. Sangeeta Gupta, as the Second Part and Mr. Kunj Behari, as the third part	Notarised True Copy
20.	Deed of Retirement dated 14/08/2008 whereby one of the partners of the present owner, R. F. Nangrani HUF had retired	Notarised True Copy

	from the partnership Firm, M/s Landmark Developments	
21.	Deed of Partnership dated 14/08/2008, executed between Smt. Sangeeta Gupta, as the First Part, Shri. Kunj Behari, as the Second Part and M/s. Adhiraj Constructions Pvt. Ltd., as the Third Part and M/s. Sheshraj Investment & Trading Private Ltd. As the Fourth Part and M/s. Adhiraj Investments & Finance Pvt. Ltd., as the Fifth Part has been furnished for scrutiny	Notarised True Copy
22.	Memorandum and Articles of Association of M/s. Adhiraj Constructions Pvt. Ltd., Sheshraj Ventures Private Ltd. And M/s. Adhiraj Ventures and their respective Certificates of Incorporation	Notarised True Copies



AREA STATEMENT OF THE PROPERTY

AREA OF THE PROPERTY	75000.00 SQ. M.	
AREA LOST IN ROAD WIDENING	973.00 SQ. M.	
NET EFF. AREA OF THE PROPERTY	74027.00 SQ. M.	
AREA UNDER RESIDENTIAL PLOTS	45632.00 SQ. M.	
AREA UNDER OPEN SPACES	11112.00 SQ. M.	(15.01%)
AREA UNDER COMMUNITY CENTRE/ SCHOOL & COMMERCIAL PLOTS	3783.00 SQ. M.	(5.11%)
AREA UNDER ROADS	13500.00 SQ. M.	(18.24%)
TOTAL	74027.00 SQ. M.	

SUB-DIVISION OF PLOTS ON LAND BEARING S.NO. 20/1A OF BAINGUINIM VILLAGE, TISWADI.

FORM I & XIV
नमुना नं १ व १४

Date : 23/08/2022

100015493070

Taluka तालुका: TISWADI

Village गांव: Bainguinim

Name of the Field शेताचें नांव:

Survey No. सर्वे नंबर: 20

Sub Div. No. हिस्सा नंबर: 1-A

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
0000.00.00	0007.00.58	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0007.00.58

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 जागीन
0000.02.15	0000.30.00	0000.32.15

Grand Total एकूण
0007.32.73

Remarks शेरा

Assessment : आकार Rs. 0.00 | Foro फोर Rs. 0.00 | Predial पेदियाल Rs. 0.00 | Rent रेंट Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Landmark Developments.		138	
2	Soma Chandro Gawas		16051	
3	Omu Mahadev Kunkolkar		16593	
4	Maria Ernestina Rodrigues E Gomes		16855	
5	Vincente Jose Romualdo Gomes		16855	
6	Vardhan G. Masurkar		16775	
7	Bharati Vishal Sawant		16943	
8	Damodar Babulal Zaveri		17181	
9	Pankaj Damodar Jhaveri		17214	
10	Madhav Dattatray Bhide (292 sq.mts)		17651	
11	Madhav Dattatray Bhide (292 sq.mts)		17652	
12	Dwarkesh Vishnu Sawant		16862	
13	Coimbatore Sreenivasan Krishnamurthy		21546	277.00 sq. mtrs.
14	Rajesh Chunilal Thakkar		22027	308.00 sq. mtrs.

FORM I & XIV
नमुना नं १ व १४

100015493070

Date : 23/08/2022

Taluka / तालुका: TISWADI

Village / गांव: Bainguinim

Name of the Field / शेतार्चे नांव:

Survey No. / सर्वे नंबर: 20

Sub Div. No. / हिस्सा नंबर: 1-A

Tenure / सत्ता प्रकार:

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
15	Kirit Prakash Ladhani		22102	310.00 sq. mtrs.
16	Manoj Manohar Naik		29246	308.00 sq. mtrs.
17	Prateek Menezes Memorial Foundation		33932	4248.00 sq. mtrs.

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

The record is computer generated on 23/08/2022 at 11:27:02 as per Online Reference Number - 100015493070. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021.
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CERTIFIED TRUE COPY
Date issued on 24/8/2022
Fees Rs. 60/-
Rs. Sixty only
By Reg No. 034

VILLAGE PANCHAYAT SE-OLD-GOA

Old Goa, Tiswadi - Goa

Date : 23/3/98 No. VP/SOG 580 / 3 / 1997-98

Provisional No objection Certificate

The Provisional 'No objection Certificate' is hereby granted to you under resolution No.3(1) approved in the second forthnight meeting of the Panchayat, held on 23.3.98 for sub-division of land, surveyed under survey No.20/1-A of Bainguinim village in Tiswadi Taluka, on the terms and conditions laid down by the Senior Town Planner under their letter No.TIS/1278/BAI/97/857 dtd.11.12.97 are complied with.

The sanad copy of conversion of land may be submitted before final N.O.C. for sub-Division of land.

(J.D. KUNKOLIENKAR)
SECRETARY
V. P. SE - OLD - GOA

To,
M/S, Land Mark Developers,
Raya Chambers,
Dr. Atmaram Borkar Road,
Panaji - Goa.

No. CNV/TIS/72/99

Government of Goa, Daman and Diu
OFFICE OF THE DEPUTY COLLECTOR GOA
Panaji - Goa.

Read: Application of Shri Kunjebehari Gupta (for Landmark Developments) dated 8/12/99, under Sub-section(1) of Section 32 of the Goa, Daman Diu Land Revenue Code, 1968.

SANAD

SCHEDULE—II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969].

Whereas an application has been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the rules and orders thereunder) by Shri/~~Smt~~ Kunjbehari Gupta (for Landmark Developments) C/o. Sandesh K.P. Chodnekar, Neeuh Consultants, 10, Bambolim Bldg., Pottais Wala Panaji - Goa. being the occupant of the plot registered under ..... known as ..... " situated at BAINGUINIM-TISWADI registered under ~~No.~~ Survey No. 20/1-A, ... (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part of Survey No. 20/1-A, ... admeasuring 75000.00 ..... square metres be the same a little more or less for the purpose of RESIDENTIAL.....

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:—

1. *Levelling and clearing of the land.*—The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.

2. *Assessment.*—The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this sanad.

3. *Use.*—The applicant shall not use the said land and building erected or to be erected thereon for any purpose other than residential/~~Industrial~~/any other non-agricultural purpose, without the previous sanction of the Collector.

4. *Building time limit.*—The applicant shall within one year from the date hereof, commence on the said plot construction of building of a substantial and permanent description, failing which unless the said period is extended by the Collector from time to time, the permission granted shall be deemed to have lapsed.

5. *Liability for rates.*—The applicant shall pay all taxes, rates and cesses leviable on the said land.

6. *Penalty clause.*—(a) if the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

7. *Code provisions applicable* — Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

APPENDIX — I

Length and Breadth		Total Superficial Area	Forming (part of) Survey No. or Hissa No.	BOUNDARIES	Remarks
North to South	East to West			North, South, East and West	
1	2	3	4	5	6
338.0mts	488.50	75000.00 sq. mts.	Survey No. 20/1-A	North:- Village Ella South:- Survey No.20/1 East :- Survey No.19/1&2 & village Ella. West:- Village Ella &Survey No.20/1	There are nearly 55 mango plants two tamarine trees coconut seelding in the converted area.

REMARKS:-

1. The development of land should be carried out as per guidlines of Town & Country Planning Department & Local Panchyat.
2. The gradiant of the land shall be preserved and no hill cutting to be done. The layout/development plan of the pripposed site.
3. The existing trees shall not be cut unless prior authority concerned i.e. the permission from the Forest Department obtained and double number of trees shall be planted in the area applied for conversion.
4. Applicant has paid the conversion fees amounting Rs.11,25000/-(Eleven Lakhs Twenty five thousan only) under Chalan No.50/99-2000 dated18-3-2000 also fine paid imposed by Collector of North Goa, District amounting Rs. 25,000/-(Twenty Five thousand only)under Chalan No. 51/99-2000dtated 16/3/
5. Conversion has been approved by the Town Planner under letter No. Tis/1278 [illegible] Sanad is issued in view of Govt.Circular No. 16-11-90-RD dated 4/7/1996.

In witness whereof the Collector of Goa has hereunto set his hand and the seal of his Office

on behalf of the Administration of Goa, Daman and Diu and the applicant Shri Kunjbehari Gupte (for Landmarks Developments) C/o Sandesh K. P. Chodnekar, Neeth Consultants 10, Bamboliwar Bldg, Portais Mala, Panaji - Goa.

were also hereunto set his hand this 4th day of ~~March~~ April, 2000 ~~tax~~

(Signature of the applicant)

(Power of Attorney Holder)

Signature and designation of Witnesses

1 (NATESH K. ASHARYA)

2 (Suresh A. Salankar)

(P. Krishnamurthy)

Signature and designation of Witnesses

1 (NATESH K. ASHARYA)

2 (Suresh A. Salankar)

We declare that Shri/Smt. Shri Kunjbehari Gupta(for Landmark Developments) C/o Sandesh K. P. Chodnekar, Consultants, 10, Bamboliwar Bldg. Portais Mala to/has signed this Sanad is, to our personal knowledge, the person he/she represents himself to and that he/she has affixed his/her signature hereto in our presence.

1 (NATESH K. ASHARYA)

2 (Suresh A. Salankar)

Copy to:-

1. The Mamlatdar of Tiswadi Taluka Panaji - Goa.
2. The Town & Country Planning Department Panaji - Goa.
3. The Director of Land Records, Panaji - Goa.
4. The Sarpanch of villvey & Panchyat, Ella, Tiswadi Goa.
5. Etc.

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **13-Sep-2022 02:02:39 pm**

Document Serial Number :- **2022-PNJ-2476**

Presented at **01:27:59 pm** on **13-Sep-2022** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	17905300
2	Registration Fee	11936850
3	Mutation Fees	15000
4	Processing Fee	3040
	Total	**29860190**

Stamp Duty Required :**17905300/-** Stamp Duty Paid : **17905300/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Deependra Gupta As Director Of Lodha Landbuild Infrastructure Private Limited ,Father Name**:Ramjidas Gupta,**Age:** 50, **Marital Status: ,Gender:**Male,**Occupation:** Business, **Address1 -** 3rd Floor, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai- 400011, **Address2 -** , **PAN No.:** [redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Kunj Behari Gupta As Partner Of Landmark Developments , Father Name:Shiv Shankar Gupta, Age:** 61, **Marital Status: ,Gender:**Male,**Occupation:** Business, 91, Sujata, 8 L.D. Ruparel Cross Marg, Malabar Hill, Mumbai - 400 006, **PAN No.:** [redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**Kunj Behari Gupta , Father Name:Shiv Shankar Gupta, Age:** 61, **Marital Status: ,Gender:**Male,**Occupation:** Business, 91, Sujata, 8 L.D. Ruparel Cross Marg, Malabar Hill, Mumbai - 400 006, **PAN No.:** [redacted] **, as Power Of Attorney Holder for Sangita Gupta As Partner Of Landmark Developments**			
3	**Kunj Behari Gupta , Father Name:Shiv Shankar Gupta, Age:** 61, **Marital Status: ,Gender:**Male,**Occupation:** Business, 91, Sujata, 8 L.D. Ruparel Cross Marg, Malabar Hill, Mumbai - 400 006, **PAN No.:** [redacted] **, as Power Of Attorney Holder for Brij Bhushan Gupta As A Authorised Signatory Of Sheshraj Ventures Private Limited**			
4	**Kunj Behari Gupta , Father Name:Shiv Shankar Gupta, Age:** 61, **Marital Status: ,Gender:**Male,**Occupation:** Business, 91, Sujata, 8 L.D. Ruparel Cross Marg, Malabar Hill, Mumbai - 400 006, **PAN No.:** [redacted] **, as Power Of Attorney Holder for Brij Bhushan Gupta As Authorized Signatory Of Adhiraj Constructions Private Limited As Partner Of Landmark Developments**			
5	**Kunj Behari Gupta , Father Name:Shiv Shankar Gupta, Age:** 61, **Marital Status: ,Gender:**Male,**Occupation:** Business, 91, Sujata, 8 L.D. Ruparel Cross Marg, Malabar Hill, Mumbai - 400 006, **PAN No.:** [redacted] **, as Power Of Attorney Holder for Minal Kunj Behari Gupta As Authorized Signatory Of Adhiraj Ventures Private Limited As Partner Of Landmark Developments**			
6	**Deependra Gupta As Director Of Lodha Landbuild Infrastructure Private Limited , Father Name:Ramjidas Gupta, Age:** 50, **Marital Status: ,Gender:**Male,**Occupation:** Business, 3rd Floor, Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai- 400011, **PAN No.:** [redacted]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature

1	Name: **Akshay Volvaikar,Age: 30,DOB: ,Mobile: [redacted],Email: ,Occupation:Other , Marital status : Unmarried** , Address:403523, Pomburpa Golna Bardez -Goa, Pomburpa Golna Bardez -Goa, Aldona, Bardez, NorthGoa, Goa			
2	Name: **Siddesh Navelkar,Age: 40,DOB: ,Mobile: [redacted],Email: ,Occupation:Advocate , Marital status : Married** , Address:403401, Behind Manmohan residency Perigol Queula Ponda Goa , Behind Manmohan residency Perigol Queula Ponda Goa , Queula, Ponda, SouthGoa, Goa			

Sub Registrar

Sub-Registrar
Ponda

Document Serial Number :- **2022-PNJ-2476**

Sub-Registrar of Ponda

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Date : 13-Sep-2022

13/09/2022

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

SUB - REGISTRAR
ILHAS

SUB - REGISTRAR OF ILHAS
PANAJI