



**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-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 1250000/-

(Rupees Twelve Lakhs Fifty Thousands only)

PAID VIDE E-RECEIPT NO 202200987244 DATED :15-Dec-2022,

IN THE GOVERNMENT TREASURY.



Anecpa
**SUB-REGISTRAR
BARDEZ**

Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	20220000050856
DOCUMENT SERIAL NUMBER	:	2023-BRZ-813
DATE OF PRESENTATION	:	16-Feb-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-750-2023
DATE OF REGISTRATION	:	16-Feb-2023
NAME OF PRESENTER	:	Viprav Tibrewal Authorised Representative Of Action Metaliks Private Limited
REGISTRATION FEES PAID	:	₹750000/-
PROCESSING FEES PAID	:	₹2000/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

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

202200987244

Echallan No. 202200987244

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 15/12/2022 17:41:35

Name and Address of Party: ActionMetalicks | 7381118881
Uditnagar Rourkela Odisha

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 1250000.00

Total Amount: ₹ 1,250,000.00

(Rs. Twelve Lakh Fifty Thousand Only)

Department Data:

20220000050856 NOTAR|20220000050856 NOTARY

Bank ref No:

CPACHKRLG3

Status:

Success

Payment Date:

15/12/2022 17:46:10

Payment Gateway:

SBI_MOPS

Print Date: 15/12/2022 17:46:24

Sr. No. 2023 - BR2 - 813

16/02/2023

DEED OF SALE

THIS DEED OF SALE is executed on this 15th day of
December, 2022, before the office of the Sub-Registrar of Bardez, at
Mapusa.

[Signature]

[Signature]

[Signature]
[Signature]

BETWEEN

(1) Mr. AMANCIO D'SOUZA alias AMANCIO TIMOTIO D'SOUZA alias TIMOTIO AMANCIO DE SOUZA, aged 61 years, son of late Marcelino D'Souza, business, Married, holder of Pan Card No. _____, Aadhar Card No. _____, and his wife; **(2) MRS. AUGUSTA AMY D'SOUZA**, Wife of Mr. Amancio D'Souza, aged 55 years, business, Married, holder of Pan Card No. _____, Aadhar Card No. _____, both Indian National, residents of H.No. 421, Danva, Tivim, Bardez, Goa, **(3) MS. AMANDA BERTHA D'SOUZA**, aged 30 years, daughter of Mr Timotio Amancio De Souza, unmarried, Service, holder of PAN Card No. _____, holder of Aadhaar Card No. _____, resident of H.No. 421, Tivim, Bardez, Goa, represented herein by her duly constituted Power of Attorney holder, **MRS. AUGUSTA AMY D'SOUZA**, Wife of Mr. Amancio D'Souza, aged 55 years, business, Married, holder of Pan Card No. _____, Aadhar Card No. _____, Indian National, residents of H.No. 421, Tivim, Bardez, Goa, by virtue of the power of attorney



executed on 09/04/2014 before the Notary Public Y. Zuzarte, Mapusa, Bardez, Goa, **(4) MR ALDRIN MARCELINO D'SOUZA**, aged 28 years, son of Mr Timotio Amancio De Souza, unmarried, in service, holder of PAN Card No.

Holder of Aadhaar Card No. , resident of H.No. 421, Tivim, Bardez, Goa, represented herein by his duly constituted Power of Attorney holder, **MRS. AUGUSTA AMY D'SOUZA**, Wife of Mr. Amancio D'Souza, aged 55 years, business, Married, holder of Pan Card No. , Aadhar Card No. , Indian National, residents of H.No.

421, Tivim, Bardez, Goa, by virtue of the power of attorney executed on 08/09/2015 before the Notary Public Y. Zuzarte, Mapusa, Bardez, Goa, **(5) MS AMELIA PREMILA D'SOUZA**, aged 30 years, daughter of Mr Timotio Amancio De Souza, unmarried, in service, holder of PAN Card No.

Holder of Aadhaar Card No. , resident of H.No. 421, Danva, Tivim, Bardez, Goa, represented herein by her duly constituted Power of Attorney holder, **MRS. AUGUSTA AMY D'SOUZA**, Wife of Mr. Amancio D'Souza, aged 55 years, business, Married, holder of Pan Card No. , Aadhar



Aldrin D'Souza



Augusta Amy D'Souza

Card No. _____, Indian National, residents of H.No. 421, Tivim, Bardez, Goa, by virtue of the power of attorney executed on 09/04/2014 before the Notary Public Y. Zuzarte, Mapusa, Bardez, Goa, Mapusa, Bardez, Goa, **(6) MR ARLSTON NASCIMENTO D'SOUZA**, son of Mr Timotio Amancio De Souza, aged 25 years, unmarried, in service, holder of PAN Card No. _____ Holder of Aadhaar Card No. _____

resident of H.No. 421, Tivim, Bardez, Goa, represented herein by his duly constituted Power of Attorney holder, **MRS. AUGUSTA AMY D'SOUZA**, Wife of Mr. Amancio D'Souza, aged 55 years, business, Married, holder of Pan Card No. _____, Aadhar Card No. _____, Indian National, residents of H.No. 421, Tivim, Bardez, Goa, by virtue of the power of attorney executed on 02/01/2020 before the Notary Public Benedict D Nazareth, Mapusa, Bardez, Goa, hereinafter called as the **"VENDORS"**, (which expression shall unless repugnant to the context or meaning thereof mean and include their legal heirs, administrators, assignees etc.) of the **FIRST PART**.


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AND

"ACTION METALIKS PRIVATE LIMITED", a registered company in India, bearing CIN no. U271010R2004PTC007785, incorporated at Cuttack, Orissa on 20.09.2004, holder of PAN Card no. , having registered office at Uditnagar, Rourkela, Odisha, 769012, represented herein by **MR. VIPRAV TIBREWAL**, s/o Prabhat Kumar Tibrewal, age: 30 years, Business, Bachelor, Indian National, having Aadhar Card No. , holder of PAN Card No. , Resident of Resident of Civil Township, 7 and 8, Area Rourkela - 4, Sundargarh, Orissa, 769004, the authorised to act on behalf of the company vide Board of Directors resolution dated 30/05/2022, who shall hereinafter be referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof mean and include successors in office of partners, administrators, successors in office of directors, assignees, agents, authorised representatives, etc.) of the **SECOND PART.**



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AND

Mr. ANUP ANANT KHOBAREKAR, son of Mr Anant Krishna Khobarekar, aged 31 years, married, Business, Indian National, holder of Pan Card No. , holding Aadhar Card No.

, residing at Flat No. 003, D3 Block, Zion Square Apartment, Xelpem, Duler, Mapusa, Bardez, Goa, hereinafter called as the "**CONFIRMING PARTY**", (which expression shall unless repugnant to the context or meaning thereof mean and include their legal heirs, administrators, assignees etc.) of the **THIRD PART.**

All parties in this Deed are Indian Nationals.

AND WHEREAS Vendor No.3and 5 herein is represented by their duly constituted Power of Attorney holder their mother namely **MRS. AUGUSTA AMY D'SOUZA**, vide Power of Attorney dated 09/04/2014, executed before Shri. Y. Zuzarte, Mapusa, Bardez, Goa, registered under registration No. 5205/2014 dated 09/04/2014.



A. D. Souza



A. D. Souza

AND WHEREAS Vendor No. 4 herein is represented by his duly constituted Power of Attorney holder his mother namely **MRS. AUGUSTA AMY D'SOUZA**, vide Power of Attorney dated 08/09/2015, executed before Shri. Y. Zuzarte, Mapusa, Bardez, Goa, registered under registration No. 10354/2015 dated 11/09/2015.

AND WHEREAS Vendor No. 6 herein is represented by his duly constituted Power of Attorney holder his mother namely **MRS. AUGUSTA AMY D'SOUZA**, vide Power of Attorney dated 02/01/2020, executed before Shri. Benedict D. Nazareth, Mapusa, Bardez, Goa, registered under registration No.201/09, SR No. 1/2020 dated 02/01/2020.

WHEREAS there exists an immovable property known as 'ZAMBLEACHI ARADI', also known as 'CORMOLBOMBALE BAR' also known as 'ZAMBEACHY ADDY' also known as 'CARMALBOMBACHI BAR', situated at Duler, Mapusa, within the jurisdiction of Mapusa Municipal Council, taluka and Sub district of Bardez, District North Goa,


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A. D. Souza

admeasuring 896 sq.mts., surveyed under Chalta No. 48 of P.T. Sheet No. 25 of City Survey Mapusa, found Described in the Land Registration Office of Bardez at Mapusa under No. 6805 and 6806 at Page 122 of Book B-18 New Series 79, not found enrolled in the Taluka Revenue Office of Bardez at Mapusa, Goa, more particularly described in the **SCHEDULE I** hereinunder written and hereinafter for sake of brevity referred to as "**THE SAID PROPERTY**".

AND WHEREAS the Said Property originally belonged to Minguel Almeida and his wife Maria Antonia Coutinho, in whose favour the Said Property stood inscribed in the Land Registration office of Bardez under no: 4583, drawn up at partly folio 86 and partly at folio 87 of Book G-7, for having purchased the same from Mr. Fotty Gaoco and his wife Crisnam Bay.

AND WHEREAS upon the death of the said Minguel Almeida and his wife Maria Antonia Coutinho, Inventory Proceedings were initiated in the Court of law in the Judicial Division of Bardez at Mapusa which was concluded by a Decree



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dated 31st July 1965, wherein the Said Property was listed as Item No. 1 and 2 in the Description of assets of the said Inventory Proceedings. By Order passed thereon, the Said Property came to be allotted to Douglas Edmund Almeida and Narcisa Justiniana Fernandes, having purchased the same in auction in the said Inventory Proceedings.

AND WHEREAS the said Douglas Edmund Almeida and Narcisa Justiniana Fernandes expired leaving behind their heirs, namely; (a) Mrs. Arlene Maria Dias Nee Almeida, married to Antonio Rosario Dias, (b) Mr. Darryl Jerome Almeida married to Charmaine Fernandes, (c) Mr. Kevin Joseph Almeida married to Cheryl Almeida and (d) Mr. Brian Joseph Almeida married to Carol Almeida.

AND WHEREAS the Douglas Edmund Almeida executed a Will dated 17/10/1995 whereby he bequeathed the said property along with the house existing therein to his son, the said Mr. Brian Joseph Almeida.


A. D. S. Almeida


B. J. Almeida

AND WHEREAS the said Mrs. Arlene Maria Dias Nee Almeida, Antonio Rosario Dias, Mr. Darryl Jerome Almeida, Charmaine Fernandes, Mr. Kevin Joseph Almeida and Cheryl Almeida *vide* Declaration dated 9/2/2005 and 25/10/2005, have accepted the said will and have declared that they have no right, title or interest in the said property and the said house.

AND WHEREAS pursuant to the death of Douglas Edmund Almeida and Narcisa Justiniano Fernandes, an Inventory Proceedings bearing No. 150/2016/C have been initiated in the Court of Civil Judge Senior Division at Mapusa by the said Brian Joseph Almeida and the said property is allotted to said Brian Joseph Almeida *vide* Order dated 3rd November 2017.

AND WHEREAS the said Brian Joseph Almeida along with his wife, Mrs. Carol Almeida alias Carol Ann Almeida *vide* deed of sale dated 23rd March, 2016, registered under No. BRZ-BK1-0520-2016 CD Number BRZD778, dated 23/03/2016, sold the said property to Mr. Amancio D'Souza alias Amancio Timotio



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D'Souza alais Timotio Amancio De Souza and Mrs. Augusta Amy D'Souza, (i.e.), the VENDORS NO. 1 & 2 herein.

AND WHEREAS the VENDORS herein have entered into an Agreement of Family Settlement dated 3.04.2019 executed before Notary Public Benedict D. Nazareth, Mapusa, Goa wherein the ownership of the said property has been divided amongst the VENDORS in percentage of shares in the manner stated herein below:

<u>VENDOR</u>	<u>SHARE IN %</u>
VENDOR NO 1 & 2	33.34%
VENDOR NO 3	16.665%
VENDOR NO 4	16.665%
VENDOR NO 5	16.665%
VENDOR NO 6	16.665%

AND WHEREAS at present, the said property is marked as "C1" Zone in terms of the Regional Plan 2021.


Augusto


Augusta Amy

AND WHEREAS the VENDORS have obtained a Conversion Sanad for the said property in terms of Sec. 32 of the Goa Land Revenue Code, 1967.

AND WHEREAS, the CONFIRMING PARTY being desirous of developing the Said Property, had entered into a Memorandum of Understanding with the VENDORS herein, dated 12.11.2020, executed before Notary Advocate Mr. Benedict D. Nazareth, having his office at Mapusa-Goa, under Serial no:330/2020.

AND WHEREAS, the CONFIRMING PARTY has paid to the VENDORS NOS 1 & 2, an amount of Rs.50,00,000/- (Fifty Lakhs), details of which are as follows:-

- a) Rs. 10,00,000/- (Rupees ten Lakhs only) to the VENDORS by RTGS transfer on 17th October, 2020, towards part payment of the deposit.
- b) Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to the VENDORS by Cheque no.415403 on 3rd March 2021, towards part payment of the deposit.



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c) Rs. 2,00,000/- (Rupees Two Lakhs only) to the VENDORS by NEFT 25th March 2021, towards part payment of the deposit.

d) Rs. 3,00,000/- (Rupees Three Lakhs only) to the VENDORS by NEFT 26th March 2021, towards part payment of the deposit.

e) Rs. 5,00,000/- (Rupees Five Lakhs only) to the VENDORS by cheque no. 415404 on 30th March 2021, towards part payment of the deposit.

f) Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to the VENDORS by cheque no. 415401 on 30th March 2021, towards part payment of the deposit.



AND WHEREAS, in the interregnum, the VENDORS and the CONFIRMING PARTY, have now come to terms to sell the Said Property outright to a third party.

AND WHEREAS, the PURCHASER herein being desirous to construct/develop a building comprising of 15 flats, 15 shops, having Basement, Ground Plus 6 floors, and/or any other



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premises of whatsoever, over the Said Property has offered to purchase the Said Property.

AND WHEREAS, the PURCHASER being desirous of developing the Said Property has approached the VENDORS with an offer to purchase the Said Property, for a consideration of Rs.2,50,00,000/- (Two Crore Fifty Lakhs).

AND WHEREAS, in so far as the consideration to the CONFIRMING PARTY is concerned, the PURCHASER has agreed to share the profits in the ratio of 70/30, i.e. 70% to PURCHASER and 30% to CONFIRMING PARTY on the sale of the units, which are delineated and mentioned in the Agreement of Profit Sharing dated 15/12/2022 and such further terms as agreed upon in the said agreement of profit sharing. The Stamp duty and other statutory charges to be paid on the units specified in the Agreement of Profit Sharing, shall be paid at the appropriate time, as and when the such units are sold.



AND WHEREAS, in exchange for a 30% share in the sale profits of the designated units, as specified in the Agreement of Profit Sharing dated 15/12/2022, the amount of Rs. 50,00,000/- (Fifty Lakhs) which has been paid by the CONFIRMING PARTY to the VENDORS NO 1 & 2, shall be deducted and adjusted against the sale consideration mentioned in the present deed, as if the same is paid to the VENDORS NOS 1 & 2 by the PURCHASER herein. The VENDORS NOS 1 & 2 have consented to such adjustment. The CONFIRMING PARTY also have agreed to such adjustment on such terms as agreed upon in the Agreement of Profit Sharing dated 15/12/2022.



AND WHEREAS, the VENDORS have accepted the offer of the PURCHASER and have resolved to sell the Said Property to the PURCHASER for consideration of Rs.2,50,00,000/- (Two Crore Fifty Lakhs).

AND WHEREAS, the CONFIRMING PARTY has consented to the sale of the Said Property, in consideration of the



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share in the sale profits of the designated units, specified in the Agreement of Profit Sharing dated 15/12/2022.

NOW THEREFORE THIS DEED OF SALE WITNESSETH
AND IT IS HEREBY DECLARED AND AGREED BY AND
BETWEEN THE PARTIES HERETO AS UNDER: -

1. That the VENDORS have agreed to convey, transfer and sell, and the PURCHASER has agreed to purchase, all that property known as 'ZAMBLEACHI ARADI', also known as 'CORMOLBOMBALE BAR' also known as 'ZAMBEACHY ADDY also known as 'CARMALBOMBACHI BAR', situated at Duler, Mapusa, within the jurisdiction of Mapusa Municipal Council, taluka and Sub district of Bardez, District North Goa, admeasuring 896 sq.mts., surveyed under Chalta No. 48 of P.T. Sheet No. 25 of City Survey Mapusa, found Described in the Land Registration Office of Bardez at Mapusa under No. 6805 and 6806 at Page 122 of Book B-18 New Series 79, not found enrolled in the Taluka



AW 8007

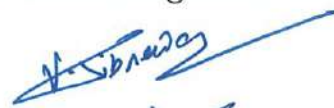


Revenue Office of Bardez at Mapusa, Goa, more particularly described in the SCHEDULE I, to the PURCHASER, absolutely, for a consideration of Rs.2,50,00,000/- (Two Crore Fifty Lakhs).

2. The VENDORS herein, do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things thereof done, executed or knowingly suffered to the contrary, the VENDORS are lawfully seized and possessed of the Said Property, free from, all/any encumbrances, attachments or defect in title whatsoever and that the VENDORS have full power and absolute authority to sell the Said Property in the manner aforesaid. The VENDORS do hereby sell and convey, all the estate, rights, interest, claim and demand whatsoever of the VENDORS into or upon the Said Property; and the same and every part thereof in law and equity "TO ENTER AND TO HAVE, HOLD, OWN and POSSESS" the same unto and to the use of the PURCHASER, absolutely and forever together with the




A. W. S. S. S.



title deeds, writings and other evidence of title. And the PURCHASER shall hereafter peaceably and quietly HOLD, POSSESS and ENJOY the Said Property without any claim or demand whatsoever from the VENDORS or any person or persons, claiming through or under them.

3. That the VENDORS NOS 1 & 2 have received an amount of Rs. 50,00,000/- (FIFTY lakhs) from the CONFIRMING PARTY, as mentioned hereinabove. It is hereby agreed by and between the VENDORS, the CONFIRMING PARTY and the PURCHASER that, the amount of Rs.50,00,000/- (FIFTY Lakhs) paid to the VENDORS 1 & 2 by the CONFIRMING PARTY shall be construed to have been paid by the PURCHASER and shall form part of the consideration amount due to them, proportionate to their share, pursuant to this Deed of Sale. That, the PURCHASER has paid the balance amount of Rs.2,00,00,000/- (Rupees Two Crores only), out of the total monetary consideration of proportionate to the VENDORS via the following


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transaction, the receipt of which the VENDORS do hereby acknowledge:

A) Rs.20,00,000/- (Twenty Lakhs only) to the VENDORS NOS. 1 & 2 by RTGS – FDRLR52022062700767521, dated 27/06/2022 and Rs. 13,35,000/- (Thirteen Lakhs Thirty-Five Thousand only) by RTGS – FDRLR52022101000572930 dated 10/10/2022, towards part payment of the deposit.

B) Rs.41,24,588/- (Forty-One Lakhs Twenty-Four Thousand Five Hundred and Eighty-Eight only) to the VENDOR NO 3 by RTGS – FDRLR52022121200796355, dated 12/12/2022, in Saving A/c No10068792083, IDFC FIRST Bank, MAPUSA, GOA Branch, towards payment of the consideration amount, proportionate to the share of the VENDOR NO 3 in the said property.


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D) Rs.41,66,250/- (Forty-One Lakhs Sixty-Six Thousand Two Hundred and Fifty only) to the VENDOR NO 5 by Demand Draft bearing No. 549389, dated 09/12/2022 in Saving A/c No 520101011261559, UNION BANK OF INDIA, CALANGUTE, GOA Branch, towards payment of the consideration amount, proportionate to the share of the VENDOR NO 5 in the said property.


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E) Rs.41,66,250/- (Forty-One Lakhs Sixty-Six Thousand Two Hundred and Fifty only) to the VENDOR NO 6 by RTGS - FDRLR52022121300090942, dated 13/12/2022, in Saving A/c No:520131929351104, UNION BANK OF INDIA, CALANGUTE, GOA Branch, towards payment of the consideration amount, proportionate to the share of the VENDOR NO 6 in the said property.

4. The VENDORS herein, have satisfactorily and adequately, demonstrated that they possess a clear and unequivocal title, possession and ownership of the Said Property. The VENDORS herein state that, they have handed over copies of all the title deeds, documents, record, etc. pertaining to the Said Property to the PURCHASER for his satisfaction and in the event the PURCHASER requires further documents/records pertaining the Said Property, the VENDORS shall assist



the PURCHASER or any person duly authorized by them in procuring such documents/records.

5. The VENDORS herein, do hereby declare that, the Said Property is free from any or all sort of encumbrances, charges and/or lien and that the Said Property is presently at the time of execution of the Deed of Sale not a subject matter of any civil or criminal litigation.

6. The VENDOR herein, do hereby covenant that the Said property or any part thereof is not subject to any notice or notification or proceedings under the Land Acquisition Act.

7. The VENDORS herein, do hereby covenant that, they shall be liable to compensate, indemnify and/ or reimburse the PURCHASER for any loss which the said PURCHASER may suffer or sustain due to material suppression of fact or mistake of acts or non-compliance of their obligation on the Part of the VENDORS and/or



[Signature]
A. W. Sanyal

[Signature]
A. W. Sanyal

any defect in the title and/or any encumbrance which may surface, which may have an adverse impact on the proprietary rights of the PURCHASER and/or his assignees, as purchased by way of the present Deed of Sale.

8. The VENDORS herein, do hereby covenant with the PURCHASER, to save harmless, indemnify and keep indemnified the PRUCHASER from or against all encumbrances, charges and equities whatsoever.
9. The VENDORS herein, do hereby agree and admit to modify the present Deed, if any details or documents pertaining the Said Property, have been left out/missed out due to oversight while executing this Deed. That, the VENDORS shall modify, rectify and ratify any such error that may have occurred in this instrument to the satisfaction of the PURCHASER, in the event such a necessity arises and vice versa.

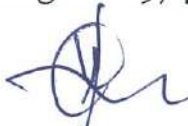


10. The VENDORS herein, do hereby consent and give their no objection to mutate the name of the PURCHASER and/or his assignee in the Record of Rights/Occupants column of Form I & XIV of the Said property in terms of Sec.96 of the Goa Land Revenue Code, 1968.

11. That the following permission/licenses and/or permits have been obtained in respect of the Said Property for construction of a residential cum commercial buildings within the same in the name of the VENDORS. The present Deed of Sale, conveys to the PURCHASER the authority to utilise the same for the development of the Said Property as per the permission obtained, as if the same were procured in the name of the PURCHASER.

i. Conversion Sanad no:4/164/CNV/AC-III/2018/1357, dated 23.11.2018.

ii. Development Permission bearing no: NGPDA/M/1848/29/2022, dated 11.01.2022 issued under Section 44 of the Goa Town and Country Planning Act 1974.


A. W. S. S. S.


A. W. S. S. S.

iii. Construction License no: 1 dated 22.04.2022 issued by the Mapusa Municipal Council.

iv. N.O.C. dated 15.03.2022 from Urban Health Centre, Mapusa.

v. N.O.C. dated 13.01.2022 from Electricity Department, Sub-Division I(U), Mapusa, Goa.

vi. Permission dated 19.02.2022 from Directorate of Fire and Emergency Services.

vii. Approved Development Plan under No. NGPDA/M/1848/1291/2022.

12. That, the total market consideration for the present Deed of Sale has been computed at Rs.2,50,00,000/- (Two Crore Fifty Lakhs). Accordingly, the PURCHASER herein, has paid the requisite Stamp Duty @ 5% and the requisite registration charges @ 3%, and the receipts of the same are presented herewith. The PURCHASERS has further paid, the TDS charges @1% on Rs.2,50,00,000/- (Rupees Two Crore Fifty Lakhs Only) i.e., Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand


A. W. Souza


A. W. Souza

Only) identified by E-Tax Acknowledgement no:BJ2572964, BJ2574493, BJ2574574, in terms of Sec.194IA of the Income Tax Act, 1961, and certificate in Form 26QB is attached herewith.

13. The Said Property in the present transaction does not belong to any person belonging to the Schedule Caste/Schedule Tribe and the present transaction is not prohibited by the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 issued by The Secretary, Revenue Department, Government of Goa.

14. That the VENDORS herein, do hereby declare that they do not have any subsisting loan or loans on the above Said property nor is there any mortgage against the said property to any bank or banks or to any Financial Institutions or Individuals and therefore they have absolute power and authority to enter into a sale or like transaction with respect to the above Said Property. So


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also, there are no other liabilities or encumbrances on the same.

15. A Government Survey Plan of the Said Property, delineating and demarcating the outline and boundary of the Said property is hereto attached as Annexure A, to this Deed of Sale and Conveyance for better identification and demarcation of the same.

IN WITNESS THEREOF, the parties hereto have set their hands and signed this Deed of Sale, on this day, month, year and place, as first mentioned herein above.

SCHEDULE I

(Description of Property)

Immovable property known as 'ZAMBLEACHI ARADI', also known as 'CORMOLBOMBALE BAR' also known as 'ZAMBEACHY ADDY also known as 'CARMALBOMBACHI BAR', situated at Duler, Mapusa, within the jurisdiction of Mapusa



A. W. Souza



H. B. Azevedo

Municipal Council, taluka and Sub district of Bardez, District North Goa, admeasuring 896 sq.mts., surveyed under Chalta No. 48 of P.T. Sheet No. 25 of City Survey Mapusa, found registered in the Land Registration Office of Bardez at Mapusa under No. 6805 and 6806 at Page 122 of Book B-18 New Series 79, not found enrolled in the Taluka Revenue Office of Bardez at Mapusa, Goa and is bounded as under:

EAST : By lane/passage

WEST : By Municipal Road

NORTH : By Chalta No. 47 of PTS No. 25

SOUTH : By water drain.




A. D. Souza


A. M. Souza

SIGNED AND DELIVERED BY THE
THE VENDOR No.1



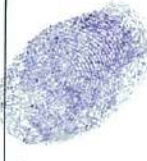







In the presence of witnesses hereof

[Handwritten signature]



[Handwritten signature]

Mr. AMANCIO D'SOUZA alias AMANCIO TIMOTIO
D'SOUZA alias TIMOTIO AMANCIO DE SOUZA,

	THUMB	FINGER NO.1	FINGER NO.2	FINGER NO.3	INDEX FINGER
L.H.S					
R.H.S					

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]
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SIGNED AND DELIVERED BY THE
VENDOR No.2

In the presence of witnesses hereof













AW Souza

AW Souza

MRS. AUGUSTA AMY D'SOUZA

**(For Self and Duly constituted Power of Attorney holder
of the Vendor No.3, 4, 5 and 6)**

	THUMB	FINGER NO.1	FINGER NO.2	FINGER NO.3	INDEX FINGER
L.H.S					
R.H.S					

[Signature]

AW Souza

[Signature]

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SIGNED AND DELIVERED BY THE
PURCHASER

In the presence of witnesses hereof



Viprav Tibrewal

ACTION METALIKS PRIVATE LIMITED, through its
authorised representative, **MR. VIPRAV TIBREWAL**,
authorised to act on behalf of the company vide Board of
Directors resolution dated 30/05/2022.



	THUMB	FINGER NO.1	FINGER NO.2	FINGER NO.3	INDEX FINGER
L.H.S					
R.H.S					

[Signature]
A. D. Sen

Viprav Tibrewal
A. D. Sen











SIGNED AND DELIVERED BY THE
CONFIRMING PARTY

In the presence of witnesses hereof



A. Khobarekar

Mr. ANUP ANANT KHOBAREKAR

	THUMB	FINGER NO.1	FINGER NO.2	FINGER NO.3	INDEX FINGER
L.H.S					
R.H.S					

[Signature]

A. Khobarekar

[Signature]

A. Khobarekar

WITNESSES:-

1. Akash Ashok Salgaonkar,

AS

Resident of 25 Nigir Waddo Near

Trick Soda Factory Mapusa

Paliem Ucassiam Bardez North Goa,

403507.

2. Avita Amit Toraskar,

Avita

Resident of FX-4, Moonrakar Apt,

Altinho behind Pailo garage, feira Alto,

Bardez Goa, 403507.









Sr. No. 2023-BRZ-813
16/02/23

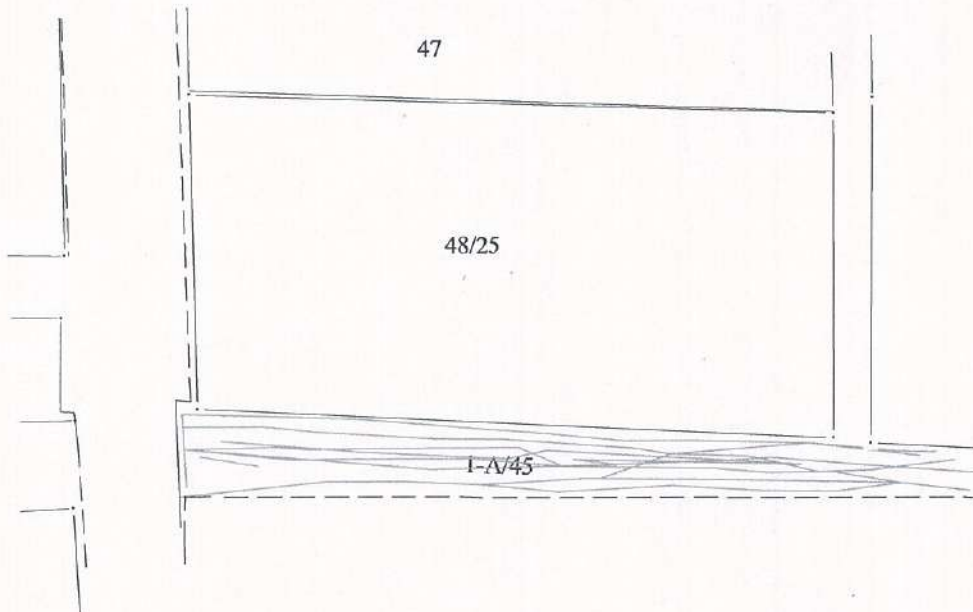
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA



Inward No: 7347

Plan Showing plots situated at
CITY : MAPUSA
Taluka : BARDEZ
P.T. SHEET No. 25 / CHALTA No. 48
Scale :1:500

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 13-07-2018

Compared By: *Chau*



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Mapusa city

Page No. 1

Date 24/07/2018

Sr No 2023-BR2-813
16/02/2023
3001/2398

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
25	48	896.00	OCCUP. CLASS I		Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

[POSSESSION OF SHRI. DOUGLAS ALMEIDA]

OF MAPUSA

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
30/04/2018	212464	Deed of Sale	Mr AMANCIO D SOUZA alias AMANCIO TIMOTIO D SOUZA alias TIMOTIO AMANCIO DE SOUZA and Mrs AUGUSTA AMY D SOUZA by virtue of Deed of Sale on Book 1 Document under registration no. BRZ-BK1-01520-2016, CD No BRZD778 on Date 23/03/2016 in the office of the sub registrar of Bardez-Goa.	H	896.00

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Print Generated by:

NIRMALA G. BAGKAR(F.S)

Bagkar
27/7/18



(RAJESH R. PAI KUCHELKAR)

Inspector of City Survey and Land Records

Mapusa Bardez Goa.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Feb-2023 12:31:18 pm

Document Serial Number :- 2023-BRZ-813

Presented at 12:24:17 pm on 16-Feb-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	1250000
2	Registration Fee	750000
3	Mutation Fees	1500
4	Processing Fee	1960
Total		2003460

Stamp Duty Required :1250000/-






















Stamp Duty Paid : 1250000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Viprav Tibrewal Authorised Representative Of Action Metaliks Private Limited ,Father Name:Prabhat Tibrewal,Age: 30, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Civil Township 7 and 8 Area Rourkela 4 Sundargarh Orissa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Amancio Dsouza Alias Amancio Timotio DSouza Alias Timotio Amancio De Souza , Father Name:Marcelino Dsouza, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Business, H No 421 Danva Tivim Bardez Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Augusta Amy Dsouza , Father Name:Zacharias Eugenio Paixao Dsouza, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Business, H No 421 Danva Tivim Bardez Goa, PAN No.:			
3	Augusta Amy Dsouza , Father Name:Zacharias Eugenio Paixao Dsouza, Age: 55, Marital Status: ,Gender:Female,Occupation: Business, H No 421 Danva Tivim Bardez Goa, PAN No.: , as Power Of Attorney Holder for Amelia Premila Dsouza			
4	Augusta Amy Dsouza , Father Name:Zacharias Eugenio Paixao Dsouza, Age: 55, Marital Status: ,Gender:Female,Occupation: Business, H No 421 Danva Tivim Bardez Goa, PAN No.: , as Power Of Attorney Holder for Amanda Bertha Dsouza			
5	Viprav Tibrewal Authorised Representative Of Action Metaliks Private Limited , Father Name:Prabhat Tibrewal, Age: 30, Marital Status: ,Gender:Male,Occupation: Service, Civil Township 7 and 8 Area Rourkela 4 Sundargarh Orissa, PAN No.:			
6	Anup Anant Khobarekar , Father Name:Anant Krishna Khobarekar, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No 003 D3 Block Zion Square Apartment Xelpem Duler Mapusa Bardez Goa, PAN No.:			
7	Augusta Amy Dsouza , Father Name:Zacharias Eugenio Paixao Dsouza, Age: 55, Marital Status: ,Gender:Female,Occupation: Business, H No 421 Danva Tivim Bardez Goa, PAN No.: , as Power Of Attorney Holder for Arlston Nascimento Dsouza			
8	Augusta Amy Dsouza , Father Name:Zacharias Eugenio Paixao Dsouza, Age: 55, Marital Status: ,Gender:Female,Occupation: Business, H No 421 danva Tivim Bardez Goa, PAN No.: , as Power Of Attorney Holder for Aldrin Marcelino Dsouza			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Akash Ashok Salgaokar, Age: 24, DOB: , Mobile: 7875045436 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, 25 Nigir Waddo Near Trick Soda Factory Mapusa Goa, 25 Nigir Waddo Near Trick Soda Factory Mapusa Goa, Ucassaim, Bardez, North Goa, Goa			
2	Name: Avita Amit Toraskar, Age: 29, DOB: , Mobile: 8805412928 , Email: , Occupation: Service , Marital status : Married , Address: 403507, FX 4, FX 4, Moonrakar Apt, Althino Behind Paulo Garage Feira Alto, Mapusa-i, Bardez, North Goa, Goa			


Sub Registrar

~~SUB REGISTRAR~~
BARDEZ

Document Serial Number :- 2023-BRZ-813



Document Serial No:-2023-BRZ-813

Book :- 1 Document

Registration Number :- **BRZ-1-750-2023**

Date : 16-Feb-2023

Sub Registrar

**SUB-REGISTRAR
BARDEZ**

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

Scanned by Deepika Naik (LDC)

Naik

