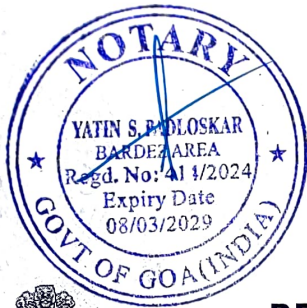




**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bardez**



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

**Stamp Duty Of : ₹ 1200000/-
(Rupees Twelve Lakhs only)**

**PAID VIDE E-RECEIPT NO 202400808934 DATED :11-Nov-2024,
IN THE GOVERNMENT TREASURY.**



[Signature]
Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400065002
DOCUMENT SERIAL NUMBER	:	2024-BRZ-6725
DATE OF PRESENTATION	:	28-Nov-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-6511-2024
DATE OF REGISTRATION	:	28-Nov-2024
NAME OF PRESENTER	:	Karan Sharma Partner Of Shanti Landbase LLP
REGISTRATION FEES PAID	:	₹720000/-
PROCESSING FEES PAID	:	₹1400/-
MUTATION FEES PAID	:	₹2000/-



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



Echallan No. 202400808934

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date : 08/11/2024 23:20:43

Name and Address of Party : Shanti | 9911219098
New Delhi

Service: Stamp Duty

Amount

Stamp Duty

₹ 1200000.00

Total Amount: ₹ 1,200,000.00

(Rs. Twelve Lakh Only)

Department Data: 202400065002 NOTARY|202400065002 NOTARY

Bank ref No: 2431667337293

Status: Success

Payment Date: 11/11/2024 15:37:37

Payment Gateway: SBI-EPAY

Ex. No. 2024-BR2-6725

28/11/2024 Print D

Print Date: 11/11/2024 15:39:28

DEED OF SALE

This Deed of Sale is made at Mapusa Goa.

Kurzgeschicht Sechender

For Shanti Landbase LLP
[Signature]
Partner



on this 11th day of November in the year 2024, **BETWEEN:-**

(1).-SHRI DURGESH PAUL SACHDEV alias DURGESH SACHDEV PAUL, of 68 years, in business, son of Kanwar Sain, married, holding PAN Card No. _____, Aadhaar Card No. _____, mobile No. _____, Indian National, resident of B-6/104, Safdarjung Enclave, New Delhi-110029 hereinafter referred to for the sake of Brevity as the “VENDOR” (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include his heirs, executors, administrators and assigns) of the **FIRST PART AND**

(2).-SHANTI LANDBASE LLP, a Limited Liability Partnership having PAN No. _____ and registered Office at G-183, 3rd floor, Prashant Vihar, Rohini, New Delhi-110085, herein represented by its Partner SHRI.KARAN SHARMA, aged 26 years, son of Shri.Pardeep Kumar Sharma, in Business, Indian National, unmarried, holding PAN Card no. _____, Aadhaar Card No. _____, Mobile No. _____,

residing at, G-183, 3rd floor, G-Block, Behind Indian Oil Petrol Pump, Prashant Vihar, Rohini, Sector-7, New Delhi-110085, as constituted vide Board Resolution dated 15-11-2024, hereinafter referred to as “THE PURCHASER” (which expression shall unless repugnant to the context meaning thereof include its representative, successors, executors and assigns) of **THE SECOND PART.**



Large Karan Sharma

For Shanti Landbase LLP
[Signature]
Partner

-3-



WHEREAS there exists all that Plot of land admeasuring 1074 sq.mts. surveyed under no.84/5-C of Village Siolim, being a part of the property known as 'KHAJAN GHAR BHAT' alias 'NAIKACHI BATI' alias 'RAICHEM BHAT', situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub District of Bardez, District North Goa, more particularly described in the Schedule I hereinbelow mentioned and hereinafter referred to as the Said Property.

WHEREAS the said portion admeasuring 1074 sq.mts. now surveyed under no.84/5-C of Village Siolim formed a part of the larger plot admeasuring 1418 sq.mts. identified as Plot C-3 out of the whole property admeasuring 5256 sq.mts. surveyed under no 84/5 of Village Siolim.

WHEREAS the larger plot admeasuring 1418 sq.mts. out of the whole property admeasuring 5256 sq.mts. surveyed under no 84/5 of Village Siolim was allotted to Diogo Vitorino de Souza and his wife Maura de Souza, in terms of the Commissioners Report vide Order and Final Decree dated 24-11-1997 in Sp.C.S.no.225/1992/A filed for Declaration and Partition of Immoveable Properties.

WHEREAS by a Deed of Sale dated 02-11-2007, the said Diogo Vitorino de Souza and his wife Maura Victoria de Souza sold the Plot C-3 admeasuring 1418 sq.mts. to Shri Prasad Prabhakar Narvekar, which Deed is duly registered in the Office of Sub-Registrar Bardez.

Prasad Narvekar

For Shanti Landbase LLP

[Signature]
Partner

WHEREAS by a Deed of Sale dated 15-01-2010, Shri Prasad Prabhakar Narvekar and his wife Smt. Pooja Prasad Narvekar sold the said Property to Girish Chopra and Ashima Chopra, which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS one Shri Durgesh Paul Sachdev filed a Sp.C.S. under no.72/2014/C in the Court of Civil Judge Senior Division Mapusa against Shri Girish Chopra and Smt. Ashima Chopra for Specific performance of Agreement dated 22-07-2013 executed between themselves, which Suit was decreed ex-parte vide Judgment and Order dated 22-07-2016.

WHEREAS the said Shri Durgesh Paul Sachdev filed Execution Appl. under no.7/2016, for execution of the said Judgment and Order dated 22-07-2016 in Sp.C.S. no.72/2014/C and vide Order dated 09-12-2018 of the Court of the Civil Judge Senior Division Mapusa, a Court Official was appointed to execute Deed of Sale in favour of the said Durgesh Paul Sachdev.

WHEREAS the Deed of Sale dated 24-05-2018, executed in terms of the Judgment and Order dated 22-07-2016 was confirmed by the Order dated 09-12-2018 in Execution Appl. under no.7/2016, whereby the said portion admeasuring 1074.66 sq.mts. was sold on behalf of Shri Girish Chopra and Smt. Ashima Chopra through the appointed Officer of the Court to Shri Durgesh Paul Sachdev (an area admeasuring 344 sq.mts. out of 1418.66 sq.mts. having already been sold to Mundkar), which Deed is duly registered in the Office of Sub-Registrar Bardez.

Durgesh Paul Sachdev

For Shanti Landbase LLP
[Signature]
Partner



WHEREAS the name of Durgesh Paul Sachdev is recorded as occupant in the Occupants Column of the survey form I&XIV bearing Survey no.84/5-C of Village Siolim and the area of the said property is recorded as 1074 sq.mts. in the Survey Records.

WHEREAS the Zoning Information dated 16-08-2022 under no. TPBZ/ZON/10157/S10/TCP-2022/4601, issued by the Office of the Senior Town Planner, Mapusa Goa, confirms the Zone of the said property as Settlement.

WHEREAS by Sanad dated 16-01-2024 under no.CDBARII-23-659/499 issued by the Office of the Dy. Collector and SDO Mapusa Bardez Goa, it is confirmed that an area of 500 sqmts of Survey no 84/5-C of Village Siolim is converted to residential use.

WHEREAS on 04-03-2024 the Office of the Dy. Collector and SDO Mapusa Bardez Goa issued conversion Sanad under no.CDBAR01-24-26/1725 for conversion of 500 sqmts of Survey no 84/5-C of Village Siolim to residential use.



WHEREAS on 06-08-2024 the Office of the Senior Town Planner, Mapusa Goa issued Technical Clearance Order under no.TPB/9735/S10/TCP-2024/6700, for construction of residential Villas, swimming pool and Compound wall in the Said Property.

Durgesh Paul Sachdev

For Shanti Landbase LLP

[Signature]
Partner

WHEREAS the VENDOR has declared that he has not entered into any prior Agreement or transaction with any person/persons for the sale and transfer of the Said Property.

WHEREAS the VENDOR has represented to the PURCHASER that he is the sole and absolute owner in possession of the SAID PROPERTY including the rights and benefits attached thereto and no one else has any right, title or interest in the SAID PROPERTY and the VENDOR is absolutely seized and possessed of and otherwise well and sufficiently entitled to the SAID PROPERTY.

WHEREAS the VENDOR being of Non-Goan origin his marriage is not governed by the regime of Communion of assets as applicable in the State of Goa and hence his wife is not a necessary party to this Deed.

WHEREAS at the offer of the VENDOR the PURCHASER does hereby purchase the SAID PROPERTY for a total consideration of Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs only) on the terms and conditions detailed hereinunder:-

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs only) out of which an amount of Rs.2,40,000 /- (Rupees Two lakhs Forty Thousand Only) is deducted towards TDS @1%, and the balance amount of Rs.2,37,60,000/- (Rupees Two Crores Thirty seven Lakhs sixty thousand Only) is paid by the PURCHASER to the VENDOR on execution of this Deed of Sale , as under

Largenchi Sancher

For Shanti Landbase LLP

[Signature]
Partner

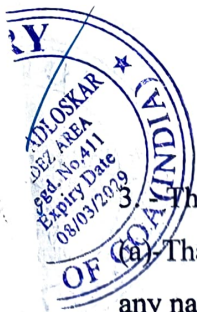
(i) Rs.1,00,00,000/- (Rupees One Crore Only) paid via RTGS on 16-10-2024 under UTR no SAK414258021 ,

(ii) Rs.1,37,60,000/- (Rupees One Crore Thirty seven Lakhs sixty thousand Only) paid via RTGS , the receipt of which amounts the VENDOR does hereby admit and acknowledge having received, and discharge the PURCHASER of the same in full, and the VENDOR as absolute Owner of the said PROPERTY does hereby convey by way of sale unto the PURCHASER Together with all trees, fences, hedges, structures, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging to or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said VENDOR in or to the SAID PROPERTY hereby conveyed and every part thereof to have and to hold the same by the PURCHASER forever absolutely uninterruptedly.

2.- The VENDOR has today put the PURCHASER in unconditional exclusive peaceful vacant possession of the SAID PROPERTY, to be held by the PURCHASER in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the VENDOR and/or any other person claiming through the VENDOR and/or the predecessors-in-title of the VENDOR. The VENDOR further covenant with the PURCHASER that the SAID PROPERTY hereby sold is free from tenants, mundkars, or any other person/s having any right of possession or obligation therein.

Lujaschul Sachdev

For Shanti Landbase LLP
[Signature]
Partner



The VENDOR hereby covenant with the PURCHASER as under:-

(a) That the SAID PROPERTY is free from encumbrances and claims of any nature whatsoever.

(b)-That the Title of the VENDOR to the SAID PROPERTY is clear, valid and marketable and is subsisting and the VENDOR is lawfully entitled to sell and alienate the same.

(c)-That the VENDOR has not created any encumbrances and/or Third Party rights upon and to the SAID PROPERTY nor the SAID PROPERTY is the subject matter of any lis-pendens or Order of attachment or Order of Injunction or any Execution Proceedings under any Judicial Order nor is there any notice of Land Acquisition issued against the SAID PROPERTY, nor there are any dues, taxes and cess payable against the SAID PROPERTY which can be recovered as the arrears under Land Revenue Act.

(d)-That the SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the PURCHASER peacefully and quietly without any claim or demand whatsoever from the VENDOR or any other person whomsoever.

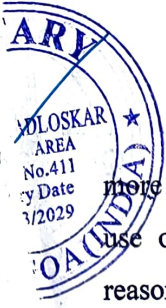


4. - The VENDOR shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and

Surinder P. Singh

For Shanti Landbase LLP

[Signature]
Partner



more perfectly assuring the SAID PROPERTY hereby sold to and unto the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

5.-The VENDOR does hereby give his explicit consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Record of Village Panchayat Siolim and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The VENDOR does hereby further agree and assure the PURCHASER to sign and execute all such other documents and give NOC for the above purpose.

6.-The VENDOR does hereby indemnify the PURCHASER against any claims if made to the SAID PROPERTY by any person claiming through the VENDOR and/or his predecessors-in-title and the VENDOR shall settle the said claim and rectify the defect to the title, if any, at his own cost without disturbing the title and possession of the PURCHASER.



7.-The VENDOR and PURCHASER do hereby declare that they do not belong to scheduled caste/schedule tribe as required to be declared in terms of notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

8.-That the market value of the SAID PROPERTY is Rs.2,40,00,000/- (Rupees Two Crores Forty Lakhs only) and the Stamp Duty of Rs.12,00,000/- (Rupees Twelve lakhs Only) is affixed hereto, which is borne by the PURCHASER.

Signature of Shanti Landbase LLP

For Shanti Landbase LLP
Signature
Partner

SCHEDULE

All that property admeasuring 1074 sq.mts. surveyed under no.84/5-C of Village Siolim, being a part of the property known as 'KHAJAN GHAR BHAT' alias 'NAIKACHI BATI' alias 'RAICHEM BHAT', situated at Siolim, within the limits of Village Panchayat of Siolim, Taluka and Registration Sub District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land Registrar Bardez under no.2038 at folio F of Book no.E (New) sixth but not enrolled in the Taluka Revenue Office.

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

Towards the North:- By property bearing Sy.no.169/15 and 169/16 of Village Siolim.

Towards the South:-By property bearing Sy.no.84/5 of Village Siolim.

Towards the East :- By portion of the property bearing Sy.no.84/5 of Village Siolim.

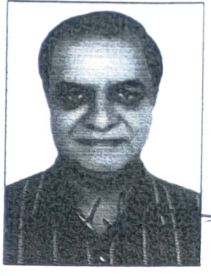
Towards the West :-By Sy.no.84/4-B of Village Siolim.

IN WITNESS WHEREOF this Deed of Sale is signed on the 11th day of November 2024.

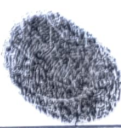
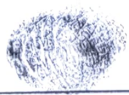
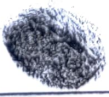
Largesth Seshdu

For Shanti Landbase LLP
[Signature]
Partner

SIGNED AND DELIVERED
BY THE VENDOR



Durgesh Paul Sachdev
SHRI DURGESH PAUL SACHDEV
alias **DURGESH SACHDEV PAUL**
VENDOR

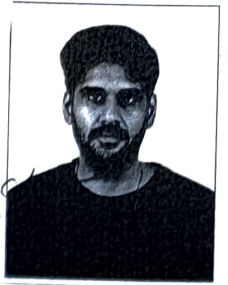
1.  1. 
2.  2. 
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5.  5. 



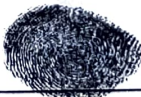
Durgesh Paul Sachdev

For Shanti Landbase LLP
[Signature]
Partner

SIGNED AND DELIVERED
BY THE PURCHASER



[Signature]
SHANTI LANDBASE LLP
represented by its Partner
SHRI.KARAN SHARMA
PURCHASER

1.  1. 
2.  2. 
3.  3. 
4.  4. 
5.  5. 



in the presence of :-

1. **Shri.Sanju Jha:-**

R/o:- Block-H, Flat No.203, Maria Rosa II, Naika Vaddo, near Dolfin circle,
Calangute, Bardez Goa-403516

2. **Shri.Chandan Chandrakant Gadekar:-**

R/o:- 350/5, Shetyewada, Suler Mapusa, Bardez Goa-403507.

[Signature]

For Shanti Landbase LLP
[Signature]
Partner



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Siolim Village
Survey No.: 84 , Subdivision No.: 5-C



Scale 1:1000

Reference No.: REV192346997

169/15

169/16

84/6-A

84/5-C

84/4-B

84/5



For Shanti Landbase LLP
 Partner

This record is computer generated on 08-11-2023 02:46:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV

100018140827

Date : 08/11/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Siolim
गांव
Name of the Field Khazan Ghar Bhat
शेताचे नांव

Survey No. 84
सर्वे नंबर
Sub Div. No. 5-C
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोर्ड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.10.74	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.74

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.10.74

Remarks शेरा

Dy. Coll. Order No. 15/218/2019/Part/Land dtd.

20/12/2021 and Letter No.

9/ISLR/MAP/PART/LAND/444/2021/573 dtd.

Assessment : Rs. 0.00
आकार

Foro Rs. 0.00
फोर

Predial
प्रेडियाल

29/03/2022 issued by Inspector of Surveys and
Land Records, City Survey, Mapusa Goa
Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Durgesh Paul Sachdev		81524	

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

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारक/धारकाचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

Durgesh Paul Sachdev

For Shanti Landbase LLP

Partner

For Shanti Landbase LLP

Partner



FORM I & XIV

100018140827

Date: 08/11/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Siolim
 गांव
 Name of the Field Khazan Ghar Bhat
 शेताचें नांव

Survey No. 84
 सर्वे नंबर
 Sub Div. No. 5-C
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार



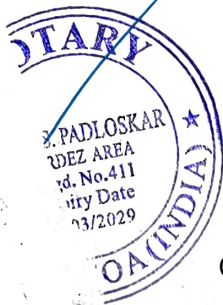
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Lurgesh Lal Sene



For Shanti Landbase LLP
[Signature]
 Partner

For Shanti Landbase LLP
[Signature]
 Partner



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Nov-2024 10:42:46 am

Document Serial Number :- 2024-BRZ-6725

Presented at 10:37:39 am on 28-Nov-2024 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	1200000
2	Registration Fee	720000
3	Mutation Fees	2000
4	Processing Fee	1380
Total		1923380

Stamp Duty Required :1200000/-

Stamp Duty Paid : 1200000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Karan Sharma Partner Of Shanti Landbase LLP ,Father Name:Pardeep Kumar Sharma, Age: 26, Marital Status: ,Gender:Male,Occupation: Business, Address1 - G-183 3rd floor G-block Behind Indian Oil Petrol Pump Prashant Vihar Rohini New Delhi, Address2 - , PAN No.: :			For Shanti Landbase LLP Partner

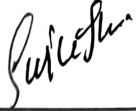
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Durgesh Paul Sachdev Alias Durgesh Sachdev Paul , Father Name:Kanwar Sain, Age: 68, Marital Status; Married ,Gender:Male,Occupation: Business, B-6/104 Safdarjung Enclave New Delhi, PAN No.:			
2	Karan Sharma Partner Of Shanti Landbase LLP , Father Name:Pardeep Kumar Sharma, Age: 26, Marital Status: ,Gender:Male,Occupation: Business, G-183 3rd floor G-block Behind Indian Oil Petrol Pump Prashant Vihar Rohini New Delhi, PAN No.:			For Shanti Landbase LLP Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Chandan Chandrakant Gadekar, Age: 38, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403507, 350/5, 350/5, Shetyewada Duler Mapusa Goa, Mapusa, Bardez, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Sanju Jha, Age: 40, DOB: 1984-01-01, Mobile: 7350285876, Email: , Occupation: Service, Marital status : Married, Address: 403516, Flat no 203 Block H, Flat no 203 Block H, Maria Rosa II, Naika Vaddo Near Dolphin Circle Calangute Bardez Goa, Calangute, Bardez, North Goa, Goa			




Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-6725



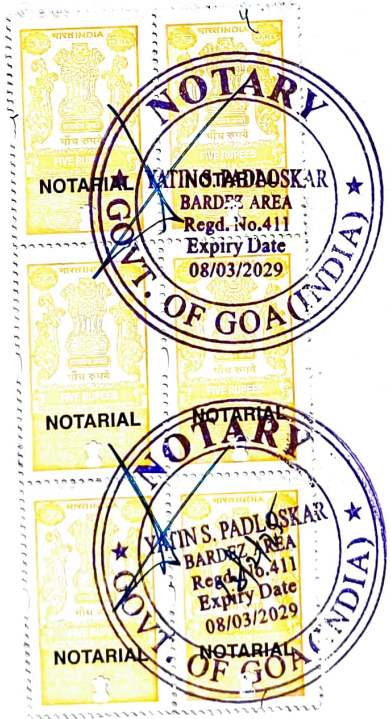


Document Serial No:-2024-BRZ-6725

Book :- 1 Document
Registration Number :- **BRZ-1-6511-2024**
Date : 28-Nov-2024

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

**SUB-REGISTRAR
BARDEZ**



Certified to be a true copy
of the original
Reg. No. 347 dt 18/02/2025

Yatin S. Padloskar
YATIN S. PADLOSKAR
NOTARY
BARDEZ TALUKA
STATE OF GOA (INDIA)