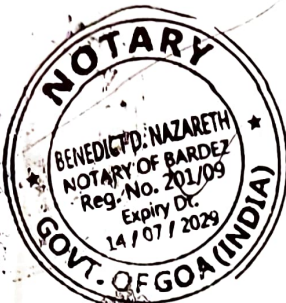
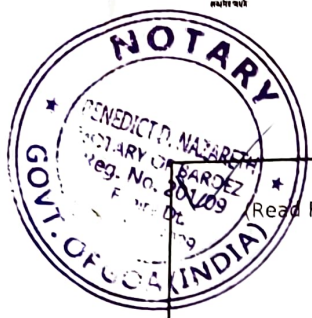


(5)



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 :₹ 6 (Thousands only)

PAID VIDE E-RECEIPT NO 202400707253 DATED :30-Sep-2024,
IN THE GOVERNMENT TREASURY.



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	:	202400057153
DOCUMENT SERIAL NUMBER	:	2024-BRZ-5448
DATE OF PRESENTATION	:	01-Oct-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-5282-2024
DATE OF REGISTRATION	:	01-Oct-2024
NAME OF PRESENTER	:	MARISHA DUTT Alias MARISHA ANN DUTT Director Of ANOKHA ESTATES PRIVATE LIMITED
REGISTRATION FEES PAID	:	
PROCESSING FEES PAID	:	
MUTATION FEES PAID	:	

Government of Goa ¹
Directorate of Accounts

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



Echallan No. 202400707253

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 28/09/2024 12:06:02

Name and Address of Party: MARISHA | 8038004162
dona paula

Service: Stamp Duty

Amount

Stamp Duty 00

Total Amount: 00

(Rs. S Lakh Eighty Five Only)

Department Data: 202400057153 NOTARY|202400057153 NOTARY

Bank ref No: 242741406870

Status: Success

Payment Date: 30/09/2024 12:23:36

Payment Gateway: SBI-EPAY

Print Date: 30/09/2024 12:24:35

Sr. No. 2024 - BR2-5448
01/10/2024.

DEED OF SALE

Anokha Estates Pvt. Ltd.

Harshad
Director



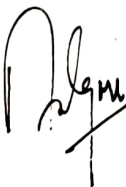
THIS DEED OF SALE is made at Mapusa, Bardez Goa, on this 30th day of the month of September of the year Two Thousand Twenty Four (2024);

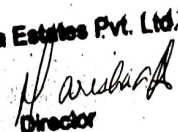
BETWEEN

HAIMISH REALTY PRIVATE LIMITED, a Private Limited Company, having its registered office at 302, Kumar Plaza, CTS No.6489, Nr. Kalina Masjid, Kalina, Kurla, Santacruz East, Mumbai - 400029, CIN NO. U45309MH2021PTC 356244^{PAN NO. 1} and represented in this Act by its authorized signatory, **MR. ASHISH DNYANESHWAR MAHAJAN**, aged 43 years, son of Dnyaneshwar Bhagwan Mahaajan, married, in business, Indian national, ^{PAN NO. 1} resident of 201, 2nd Floor Vasant Vihar, Santacruz East, Mumbai - 400055, (Mobile No. ¹) i6) duly authorized by Board Resolution No. 01 dated 1st June 2024, hereinafter called as 'THE SELLERS' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its heirs, legal representatives, successors, assigns or any other person or persons legally or equitably claiming through it) of the ONE PART.

AND

ANOKHA ESTATES PRIVATE LIMITED, holding PAN Card No. , a Company incorporated under the Companies Act, having its registered office at 711/32, Green Hill, Socorro, Porvorim, North Goa, CIN NO. U70109GA2019PTC013941 and represented herein by its


Anokha Estates Pvt. Ltd.
Director

Managing Director **MRS. MARISHA DUTT** alias **MARISHA ANN DUTT**, aged 52 years, daughter of Gautam Dutt, married, business, holder of Pan card No. C, Indian national, Aadhaar Card No.

[REDACTED], residing at House No. 13, Bay View, Dona Paula, Tiswadi, Goa, authorized by Resolution bearing No. 01 dated 6/6/2024 of the Board of Directors, hereinafter referred to as **"THE PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its legal representatives, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS in the village of Anjuna Bardez, Goa there exists the following immovable properties:-

All that immovable property known as 'BILVACHI GALLI' surveyed under survey 365/12 -D admeasuring 854 sq. mts. and bounded as follows:-

EAST - by survey Nos. 365/7, 7-D and 7-A

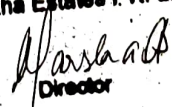
WEST - by survey no.365/11, and 13

NORTH - by survey nos.365/7 and 7-A

SOUTH - by survey no.365/12, 12-A and 12(part)

2.All that immovable property known as 'BILVACHI GALLI' surveyed under survey 365/12 -A admeasuring 825 sq. mts. and bounded as follows:-

Anokha Estates Pvt. Ltd.

Director

EAST - by survey Nos. 365/12

WEST - by survey no.365/12

NORTH - by survey nos.365/12-D

SOUTH - by 1.5 mts. access and survey no.365/12-

3.All that portion 'A' and portion 'B' admeasuring 927.48 sq.mts and 286.84 sq.mts., respectively of the larger immovable Property known as 'BILVACHI GALLI' surveyed under survey 365/12 of the village of Anjuna, Bardez, Goa

The said Plot 'A' admeasuring 927.48 sq.mts, is bounded as follows:-

EAST - by survey No. 365/7-D, 7-B and 365/7

WEST - by survey no.365/12-A

NORTH - by survey nos.365/12-D

SOUTH - by 1.5 mts., access by the property bearing survey no.365/12-C and public road

The said Plot 'B' admeasuring 286.84 sq.mts, is bounded as follows:-

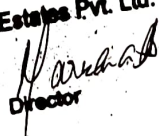
EAST - by property bearing survey No. 365/12-A

WEST - by property bearing survey no.365/13

NORTH - by property bearing survey no.365/12-D

SOUTH - by property bearing survey no.365/12-C

Anokha Estates Pvt. Ltd.

Director



4. All that immovable property known as 'BILVACHI GALLI' surveyed under survey 365/13 admeasuring 875 sq. mts. and bounded as follows:-



EAST - by survey Nos. 365/12(part),

WEST - by survey no.365/3,

NORTH - by survey nos.365/12-D,

SOUTH - by survey no.365/12-C.

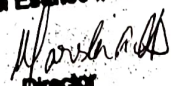
AND WHEREAS the property surveyed under survey no. 365/12 of the village of Anjuna Bardez - Goa, corresponds to old cadastral survey no. 331.



AND WHEREAS THE PROPERTIES A, B AND C above, were originally part of the larger property known as 'BILVACHI GALLI' bearing survey no.365/12 of the village of Anjuna, Bardez, Goa admeasuring 2893.32 sq.mts & the property bearing Survey no 365/13 admeasuring 875 sq.mts is a distinct and separate property, thereby making a total area of THE PROPERTIES as 3768.32 sq.mts.

AND WHEREAS the said original property surveyed under survey No.365/12 originally belonged to Vicente Mendonca and his wife Zeferina de Souza, found enrolled in the Taluka Revenue office of Bardez under Matriz No. 620 of 4th Circumscription of Vol I of village Anjuna in the name of the said Vicente Mendonsa.




Anokha Estates Pvt. Ltd.

 Director



AND WHEREAS by virtue of a Deed of Gift dated 31/3/1928 the said Vicente Mendonca and his wife Zeferina de Souza, gifted the said property to their son Antonio de Mendonca alias Pedro Antonio Mendonca, who was married to Placinda Brigida de Souza.



AND WHEREAS the said Antonio de Mendonca alias Pedro Antonio Mendonca expired on 26/5/1930, without any Will or any other disposition of his last wish, leaving behind his widow and moiety holder Mrs. Placinda Brigida de Souza and the following as his sole and universal heirs:-

- A) Joao Manoel Mendonca
- B) Vicente Joao Mendonca
- C) Pedro Nolasco Mendonca
- D) Leonor Mendonca

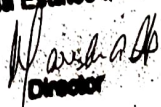


AND WHEREAS the names of Placinda Brigida De Souza along with the names of her children came to be recorded as owners/occupants in the Registo de Agrimensor in respect of Old cadastral survey no. 331.

AND WHEREAS the said Joao Manoel Mendonca expired in the status of a bachelor leaving behind his mother Placinda Brigida D'Souza as his sole and universal heir.

AND WHEREAS by virtue of a Deed of Partition dated 24/5/1972, duly executed before Sub Registrar of Bardez at Mapusa, Goa and registered under Registration Number 506 at page 169 to 186 Volume No. 62 dated 31/07/1972,



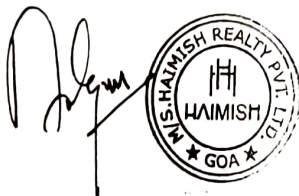

Anokha Estates Pvt. Ltd.

 Director



the said Placinda Brigida de Sousa alias Placinda Brigida Dsouza along with her said children (i) Vicente Joao Mendonca alias Vincente de Mendonca alias Vincent Mendoz, (ii) Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca and his wife (iii) Conecundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa, (iv) Leonar Mendonca E soares and her husband (v) Joao Martinho Soares, amicably partitioned all estate/immovable properties, including the Said Larger Property belonging to the said late Antonio de Mendonca alias Pedro Antonio Mendonca.

AND WHEREAS by virtue of the said Deed of Partition dated 24/05/1972, two portions/plots of the said Larger Property, one portion referred to as the "Western Part" of the "Higher Plot" admeasuring an area of 422 sq. mts and the other portion referred to as the "Northern Part" of the "Lower Plot" consisting therein the northern half part of the "Dwelling" House" admeasuring an area of 3613 sq mts were allotted to the said Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca and his wife Conecundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa with the reservation of life time usufruct for the said Vicente Joao Mendonca alias Vincente de Mendonca alias Vincent Mendoz.

AND WHEREAS the said Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca expired on 19/11/1981, without any will or other



Anokha Estates Pvt. Ltd.

 Director

disposition of his last wish, leaving behind his widow and moiety share holder the said Conecundes Carmelina Mendonca alias Conegundes Carmelina Mendes E Mendonsa and his sole and universal heirs his children:-

- (i) Pedro Antonio Mendonca married to Romaldina Cecilia Mendonca,
- (ii) Prabhu Jose Mendonca alias Prabhu Jose Mendonca married to Maria Mendonca alias Maria Fatima Docarmo Mendonca.

AND WHEREAS upon the death of the said Pedro Nolasco Mendonca, a Deed of Succession dated 16/10/2018 drawn in Office of the Notary Ex-Officio Bardez, at Mapusa Bardez-Goa, on 16/10/2018 and recorded at Folio 89V to 91 of Book No. 861 and by virtue of the said Deed of Succession, the said Conecundes Carmelina Mendonca alias Conegundes Carmelina Mendes e Mendonsa, Pedro Antonio Mendonca married to Romaldina Cecilia Mendonca, Prabhu Jose Mendonca alias Prabhu Jose Mendonca and Maria Mendonca alias Maria Fatima Do Carmo Mendonca, were declared as the sole and universal heirs of the said late Pedro Nolasco Mendonca alias Pedro Nolasco de Mendonca alias Pedro Nolosco Mendonca

AND WHEREAS the said portion/plot of the said Larger Property referred to as the "Western Part" of the "Higher Plot" admeasuring an area of 422 sq. mts is sold by the Conecundes Carmelina Mendonca and the said Vicente

Anokha Estates Pvt. Ltd.

Director



Joao Mendonca alias Vincente de Mendonca alias Vincent Mendoz, to one Mr. Francis Mendonsa alias Fransisco Mendonsa and his wife Mrs. Carmelina Gracias E Mendonsa vide Deed of Sale dated 04/07/1986 and registered under No. 1171 of Book No I , Volume No. 505 dated 25/03/1997.

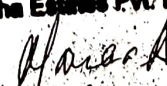


AND WHEREAS the said Vicente Joao Mendonca alias Vincente de Mendonca alias Vincent Mendoz, expired on 21/12/1987, leaving behind his widow and moiety share holder the Esperanca Casiana Fernandes alias Filomena Esperanca Mendonca and as his sole and universal heirs his children (i) Ms Violet Maria Mendonca, (ii) Mrs. Lavina Liz Mendonca alias Lavina Liz Mendonca e Fernandes married to Mr. Sydney B Fernandes;



AND WHEREAS by virtue of a Deed of Declaration, Partition and Allotment dated 10/03/2006, duly executed before Sub-Registrar of Bardez at Mapusa, Goa and registered under Registration Number 1602 at page 98 to 135 Book No. I Volume No.1588 dated 27/03/2006, the parties thereto and the successors and heirs of late Vicente Joao Mendonca alias Vincente de Mendonsa alias Vincent Mendoz, mutually partitioned the property among themselves the said "Northern Part" of the "Lower Plot" along with northern half part of the said "Dwelling House" in the said larger Property admeasuring an area of 3613 sq. mts into two portions/plots, viz (1) Plot D admeasuring an area of 1000 sq. mts. along with the northern portion of the said Dwelling House existing therein and (2) Plot E




Anokha Estates Pvt. Ltd.

 Director



admeasuring an area of 2613 sq. mts. and accordingly the said Plot E admeasuring an area of 2613 sq mts came to be allotted to the said Conecundes Carmelina Mendonca alias Conegundes Carmelina Mendes e Mendonsa, Pedro Antonio Mendonca married to Romaldina Cecilia Mendonca, Prabhu Jose Mendonca alias Prabhu Jose Mendonca and Maria Mendonca alias Maria Fatima Do Carmo Mendonca



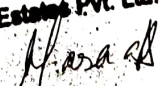
AND WHEREAS the said Plot 'E' admeasuring 2613 sq.mt., is presently surveyed under survey Nos. 365/12,365/12 (part) and 365/12-D;



AND WHEREAS The Part of the said Plot E surveyed under survey No. 365/12 (part) is divided into two parts on account of a road constructed in the said survey No. 365/12 (part) , one on the Northern side of the said road which admeasures area of 927.48 sq. mts. and is now a separate, distinct and independent plot by itself and the other part on the southern side of the said road is admeasuring 286.84 sq.mts

AND WHEREAS by virtue of a Deed of sale dated 13/10/2021 the said Conecundes Carmelina Mendonca alias Conegundes Carmelina Mendes e Mendonsa, Pedro Antonio Mendonca married to Romaldina Cecilia Mendonca, Prabhu Jose Mendonca alias Prabhu Jose Mendonca and Maria Mendonca alias Maria Fatima Docarmo Mendonca, sold the said Plots admeasuring an area of 927.48 sq. mts. and 286.84 sq.mts respectively




Anokha Estates Pvt. Ltd.

 Director

(I.E.) Property 3 above, to the Haimish Realty Private Limited and accordingly Haimish Realty Private Limited acquired right, title and interest to the said plots.

AND WHEREAS pursuant to the purchase of the said plots, the name of Haimish Realty Private Limited came to be mutated under No.79165 in respect of the property bearing survey no. 365/12 of the village of Anjuna, Bardez, Goa.

AND WHEREAS Haimish Realty Private Limited (i.e.) the SELLERS herein have acquired right, title and interest in the Property at serial no.2 (i.e.) the property bearing survey no 365/12-A of the village of Anjuna, Bardez, Goa admeasuring 825 sq.mts., by virtue of a Deed of sale dated 3/11/2021 having purchased the same from Schreiber Resorts Pvt. Ltd.

AND WHEREAS the said Company, Schreiber Resorts Pvt. Ltd., acquired right to the said property having purchased the same by virtue of a Deed of Sale dated 21/03/2006, executed before the Office of the Sub- Registrar of Bardez, Mapusa, Goa, Book No.2 Volume No. 1591 dated 28/03/2006, from Mr. Ramesh alias Ravi Ramakant Chodankar, who sold the same to the said Company in the status of bachelor.

AND WHEREAS the said Ramesh alias Ravi Ramakant Chodankar, acquired right to the said property by virtue of a Will dated 29/07/1992 drawn in the Office of the Notary Ex-Officio Bardez, at Mapusa, Bardez, Goa, recorded at



Anokha Estates Pvt. Ltd.
[Signature]
 Director

Folio 66V to 68V of Book No.171, having been bequeathed to him by one Amrutem Ramchandra Calangutkar alias Amrute Ramchandra Kalangutkar, who expired on 12/02/1996 without leaving any descendants or ascendants and upon her death, the Said Property devolved in favor of the said Ramesh alias Ravi Ramakant Chodankar.

AND WHEREAS Haimish Realty Private Limited, pursuant to the acquisition of the said property carried out mutation and accordingly the name of Haimish Realty Private Limited is found mutated under entry No. 79276.

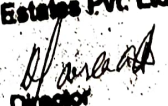
AND WHEREAS Haimish Realty Private Limited (i.e.) the SELLERS herein have acquired right, title and interest in the Property No. 1 hereinabove (i.e.) the property bearing survey No. 365/12-A admeasuring 854 sq. mts., having purchased the same by virtue of a Deed of sale dated 31/7/2023 from Carmina Mendonca, Caridade Inacio Mendonca, Mary Mendonca, James Aniceto Nicodemo Mendonca and Mrs. Jenny Mendonca

AND WHEREAS the said property originally is shown to be belonging to Marcelino Mendonca also known as Marcelina de Mendonca in whose name the said property is found enrolled in the Taluka Revenue office under Mariz No. 621 of 4th Circumscription.

AND WHEREAS the said Marcelina de Mendonca was married to Ana Regina Almeida, both of whom expired




Anokha Estates Pvt. Ltd.


 Director



leaving behind their only son Caridade Mendonca married to Assumucão De Souza.



AND WHEREAS the said Caridade Mendonca expired on 09/06/1954 without any Will or other disposition leaving behind his widow, the said Assumcao D'Souza as his Moiety holder and his three children namely:-

A) Agnelo Militao Marcelina Mendonca married to Mary Angela Fernandes alias Mary Angela Mendonca,

The said Mary Angela Mendonca expired issueless on 14/01/1992 leaving behind Agnelo Militao Mendonca as a moiety holder.

B) Francis Mendonca married to Carmina Mendonca



C) John Baptista Xavier Mendonca married to Julie Mendonca

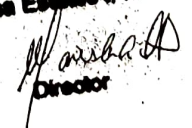
AND WHEREAS the said Assumucão D'Souza by virtue of a Will dated 29/06/1992 bequeathed in favor of her son the said Francis Mendonca and wife Carmina Mendonca, all her right, title and interest in the said property.

AND WHEREAS the said Agnelo Militao Marcelina Mendonca expired on 09/09/2011 leaving behind his co-laterals,

a) Francis Mendonca married to Carmina Mendonca

b) John Baptist Xavier Mendonca married to Julie Mendonca.




Anokha Estates Pvt. Ltd.

 Director



AND WHEREAS as the said property was mistakenly shown as being part of the property bearing survey no. 365/12 the said Francis Mendonsa and his wife Carmina Mendonsa filed a Suit bearing No. 101/2005/C in the Court of the Civil Judge Senior Division at Mapusa against Conegundes Carmelina Mendes e Mendonca and others, seeking declaration from the Court that they the plaintiffs in the Suit are the owners of the an area of 854 sq.mts which was shown as being part of survey No. 365/12

AND WHEREAS by virtue of a Judgment and Decree dated 26/10/2006 passed in the said Suit, the suit came to be decreed and the area of 854 sq.mts, from the then survey no. 365/12 came to be confirmed in favour of Francis Mendonsa and his wife.



AND WHEREAS pursuant to the said Order, mutation proceedings were carried out and thereafter partition proceedings were initiated before the deputy Collector and SDO of Bardez at Mapusa under Case No. 15/24/2008/PART/Land and by order dated 9/3/2009, partitioned the said area of 854 sq.mts., from the survey no. 365/12 and a distinct and separate survey No.365/12-D came to be allotted to the newly partitioned portion for an area of 854 sq.mts.

AND WHEREAS the said Francis Mendonsa expired on 12/1/2022 without any Will or any other disposition of his last Will, leaving behind his widow and moiety holder the



Anokha Estates Pvt. Ltd.

 Director

said Carmina Mendonsa and the following as his sole and universal heirs:-

A) Caridade Inacio Mendonca married to Mary Mendonsa

B) James Aniceto Nicodemo Mendonsa married to Jenny Mendonsa

AND WHEREAS pursuant to the death of Marcelino Mendonsa and 7 others Inventory proceeding bearing No. 392/2022/A came to be initiated in the Court of the Civil Judge Senior Division and the said property which was listed at Item No. 1 in the said inventory proceedings came to be allotted to Carmina Mendonsa and her children vide Consent Decree dated 27/4/2023 passed thereon.

AND WHEREAS pursuant to the purchase of the said property by virtue of a Deed of sale dated 31/7/2023 from Carmina Mendonca, Caridade Inacio Mendonsa, Mary Mendonsa, James Aniceto Nicodemo Mendonsa and Mrs. Jenny Mendonsa, the SELLER herein has carried out mutation proceedings and accordingly the name of Haimish Realty Private Limited came to be mutated under entry No. 89825.

AND WHEREAS the property D above is known as "BILVACHI GALLI" or "BILVANCHY GALLY" also known as "CAISSUA" and admeasures an area of 875 sq. mts. and situated in the village of Anjuna, of Bardez, Goa, and is found described in the Land Registration Office of Bardez under No. 22398 at folio 8 of Book B 58 New and enrolled




Anokha Estates Pvt. Ltd.

 Director

in the Taluka Revenue Office of Bardez under Matrix No.2148 and is surveyed in the Records of Right under Survey No.365 Sub -Division No.13 of Anjuna Village, which is corresponding to the Old Cadastral Number 333 (Part)

AND WHEREAS the said Property originally belonged to one Tatulo Sinai Sansguiri also known as Sadassiva Trimbocha Sinia Sansguiri, in whose name the said Property stands recorded in the Registo do Agrimensor, as well as the Numerical Index of Bardez, in respect of the Old Cadastral Survey bearing No.333 as owner /occupant of the Said Property.

AND WHEREAS the corresponding certificate issued by the Supt. Of Survey and Land Records Panaji, reveals that the Old Cadastral Survey bearing No.333 corresponds to the new Survey No.365 Sub -Division No.13 of the village of Anjuna, Bardez, Goa.

AND WHEREAS in the manually maintained Form I & XIV, Index of Lands in Form III, the name of Ramnath V. Shirodkar was found recoded therein, however the same is bracketed

AND WHEREAS by virtue of an Orphanological Inventory Proceedings bearing No.49/72 which was initiated in the Civil Court of the Judicial Division of Ilhas Goa, upon the death of the said Sadassiva Sinai Sansguiri alias Sadassiva Trimbocha Sinai Sansguiri also known as Tatulo Sinai Sansguiri, who expired on 10/02/1966 and Esventa



Anokha Estate Pvt. Ltd.
Director

Trimboca Sinai Sansguiri, who died on 06/06/1963, as bachelors, which inventory came to be filed by their nephew Vinaica Vamona Sinai Gantcar.

AND WHEREAS the said persons expired in the status of bachelors without any Will or any other disposition of their last wishes, leaving behind as their heirs, their nephew namely Vinaica Vamona Sinai Gantcar married to Durgabai Gantcar and niece Radabai Gantcar, widow of Nariana Vamona Sinai Gantcar, who expired leaving behind his widow Radabai Gantcar and his following children:-

A) Atmarama Naraina Sinai Gantcar married to Rekha Gantcar

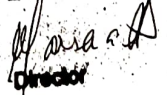
B) Arron Naraina Sinai Gantcar, bachelor

AND WHEREAS in the said Inventory proceedings, the Said Property was listed under Item No.7 in the list of Assets filed in the said Inventory Proceedings and came to be allotted to the said Vinaica Vamona Sinai Ghantkar also known as Vinayak Vaman Sinai Gantkar vide Order dated 05/03/1973 passed in the Orphanological Inventory Proceedings bearing No. 49/72, having purchased the same in auction proceedings in the said inventory proceedings.

AND WHEREAS by virtue of a Conveyance on the Sale dated 14/06/1974, registered in the Office of the Sub-registrar of Bardez, Goa, under Registration No. 451/74 at pages 324 to 329 of Book No.1 the said Vinaica Vamona Sinai Ghantkar also known as Vinayak Vaman Sinai

Anokha Estates Pvt. Ltd.


Director

Gantkar and his wife Smt. Durgabai Gantkar, conveyed/sold the Said Property to the Smt. Draupadi Pundalik Malvankar.

AND WHEREAS the name of the Ramnath Shirodkar which was wrongly entered in the Occupant's column of the Form I & XIV of the Said Property, based on the said Conveyance on the Sale dated 14/06/1974, the said Smt. Draupadi Pundalik Malvankar filed an application for entering her name as occupant in the Form I & XIV in respect of the Said Property and to delete the existing name of the said Ramnath Shirodkar from the Occupant's column and accordingly the name of the said Ramnath Shirodkar was deleted from the Occupant's column and the name of the said Smt. Draupadi Pundalik Malvankar was entered in the Occupant's column in the survey records of Survey No. 365 Sub -Division No.13 of Village Anjuna under mutation entry No.3127

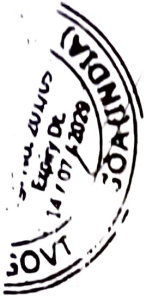
AND WHEREAS the said Draupadi Pundalik Malvankar was married to Pundalik Balkrishna Malvankar, both of whom expired on 19/02/1998 and 19/12/1980 respectively, leaving behind the following as their sole and universal heirs:-

- A) Mr. Datta Pundalik Malvankar married to Geeta Datta Malvankar
- B) Urmila Vasant Malvankar, widow of late Vasant Pundalik Malvankar, who expired leaving behind him



Anokha Estates Pvt. Ltd.

 Director



widow and Poojan Vasant Malvankar, as his sole and universal heir

C) Mr. Vikrant Pundalik Malwankar alias Vikrant Pundalik Malvankar married to Mrs, Vishakha Vikrant Malwankar alias Vishakha Malvankar,

D) Jagdish Malwankar alias Jagdish Pundalik Malvankar, married to Mrs. Smita Jagdish Malwankar alias Smita Jagdish Malvankar

E) Anita Anil Chodankar married to Anil Chodankar

F) Uma Ramesh Valvekar married to Ramesh Valvekar

G) Anuradha Bhagwan Prabhu married to Bhagwan Prabhu

H) Anjali Satish Chodankar married to Satish Chodankar

I) Pratima Pravin Shirodkar married to Pravin Shirodkar.

AND WHEREAS pursuant to the death of the above persons, Inventory Proceedings came to be initiated in the Court of the Civil Judge Senior Division of Bardez at Mapusa, Goa, being Inventory Proceedings No.365/2008//A and the Said Property was listed under Item No.5 in the List of Assets came to be allotted in three equal shares (i.e.) (1/3 share each) to Mr. Datta Malwankar married to Geeta Datta Malvankar, Mr. Vikrant Pundalik Malwankar alias Vikrant Pundalik Malvankar married to Mrs, Vishakha Vikrant Malwankar alias Vishakha Malvankar, Mr. Jagdish



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Director

Malwankar alias Jagdish Pundalik Malvankar, married to Mrs. Smeeta Jagdish Malwankar alias Smita Jagdish Malvankar, by Order dated 04/09/2009 passed in the said Inventory Proceedings No. 336/2008/A.

AND WHEREAS the said persons thereafter filed Mutation proceedings and the name of said Smt. Draupadi Pundalik Malvankar came to be deleted and the names of Datta Pundalik Malvankar, Jagdish Pundalik Malvankar and Vikrant Pundalik Malvankar came to be included in the Survey records as the Occupants in respect thereof, under mutation entry No. 70911

AND WHEREAS by virtue of a Deed of sale dated 3/11/2023 the said Mr. Datta Malwankar and his wife Geeta Datta Malvankar, Mr. Vikrant Pundalik Malwankar alias Vikrant Pundalik Malvankar and his wife Mrs, Vishakha Vikrant Malwankar alias Vishakha Malvankar, Mr. Jagdish Malwankar alias Jagdish Pundalik Malvankar, and his wife Mrs. Smeeta Jagdish Malwankar alias Smita Jagdish Malvankar, sold the said property to the Sellers herein Haimish Realty Private Limited, however, mutation has not yet been carried out by the said Company.

AND WHEREAS the SELLERS have accordingly acquired right, title and interest in the said properties by virtue of said 4 Deeds of sale viz, Deed of sale dated 03/11/2023, 31/7/2023, 3/11/2021 and 13/10/2021, having purchased the same from the predecessors in title.



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 Director



AND WHEREAS at the time of registration of the said Deeds of sales, the Town & Country Planning Department, had confirmed vide letter dated 27th June 2024 that there is no requirement of NOC under Sec. 49(6) for registration of the sale deed owing to the fact that the portion admeasuring 927.48 sq.mts and portion admeasuring 286.84 sq.mts., of the larger property surveyed under survey 365/12 of the village of Anjuna, Bardez, Goa, was allotted as a part of share in the inheritance.

AND WHEREAS The SELLERS pursuant to the purchase of the said properties/plots have obtained technical approvals from the Town and Country Planning Department for the purpose of carrying out construction of residential Houses A, B, Servant quarter and Swimming pool by amalgamating THE PROPERTIES, although the process of formal amalgamation in terms of the Land Revenue Code, still remains to be completed



AND WHEREAS pursuant to securing the technical approval order from the Town & Country Planning Department, the Village Panchayat of Anjuna-Caisua, has been pleased to issue construction license dated 11/07/2022, which is valid for a period of 3 years.

AND WHEREAS The Office of the Deputy Conservator of Forest has been pleased to grant permission to fell 19 trees from the said property and the said permission has been given to the SELLERS herein



Anokha Estates Pvt. Ltd.

[Signature]
Director



AND WHEREAS The Medical Officer, Directorate of Health Services has been pleased to grant NOC from Sanitary point of view for the proposed construction in the amalgamated plots for which approval has been accorded by the Town and Country Planning.

AND WHEREAS the said properties surveyed under survey 365/12 -D admeasuring 854 sq. mts. property surveyed under survey 365/12 -A admeasuring 825 sq. mts., the portion 'A' and portion 'B' admeasuring 927.48 sq.mts and 286.84 sq.mts., respectively of the larger property surveyed under survey 365/12 of the village of Anjuna, Bardez, Goa and the property surveyed under survey 365/13 of the village of Anjuna, Bardez, Goa, admeasuring 875 sq. mts., are the subject matter of this Deed of Sale and shall hereinafter be referred to as **'THE SAID PROPERTIES'** for sake of brevity and is more specifically found described in the **SCHEDULE** appearing hereinafter and identified in the Plan/sketch annexed to this Deed of Sale



AND WHEREAS the office of the Town & Country Planning Department vide NOC bearing No. NOC/ 49(6)/4182/ANJ/ TCP-24/5341 dated 27/6/2024 and NOC/49(6)/4183/ANJ/ TCP-24/5337 dated 27/6/2024, has been pleased to grant its NOC under Sec. 49(6) for registration of the sale deed in respect of survey No.365/12(Plot -A) and survey No.365/12(Plot-B) of village Anjuna, Bardez, Goa, respectively.



Anokha Estates Pvt. Ltd.

Director



AND WHEREAS the SELLERS being desirous of selling THE SAID PROPERTIES and being given to understand that THE PURCHASER is desirous of purchasing properties in the village of Anjuna, Bardez - Goa, approached THE PURCHASER and offered to sell THE SAID PROPERTIES to THE PURCHASER herein for a price and consideration calculated at Rs. 23,50,00,000/- (Rupees Twenty three crores fifty lakhs only).

AND WHEREAS THE PURCHASER after having perused the documents and after having confirmed the title of the properties, offered to purchase THE SAID PROPERTIES for the said price and consideration calculated at Rs. 23,50,00,000/- (Rupees Twenty three crores fifty lakhs only).



AND WHEREAS by virtue an Agreement to Sell dated 10/09/2024 found registered in the office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-1-4991-2024, Book-1, dated 17/9/2024 executed by and between the SELLERS, and the PURCHASER herein, the PURCHASER herein agreed to purchase THE SAID PROPERTIES for the said price and consideration of Rs.23,50,00,000/- (Rupees twenty three Crores fifty lakhs only) on the terms and conditions appearing therein.

AND WHEREAS the PURCHASER therein at the time of executing the said Agreement to Sell dated 10/9/2024 had paid part stamp duty amounting to Rs.68,15,000/-



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Director



In terms of the Indian Stamp (Goa Amendment Ordinance) 2006 and Notification bearing No.8/4/ 2006-LA dated 10/5/2006 and also paid the applicable registration fees calculated at 3% of the consideration amount and on execution of this Deed of Sale has paid the balance stamp duty.

AND WHEREAS the PURCHASER has now approached the SELLERS and has requested the SELLERS to execute a Deed of Sale for the purpose of conveying/ transferring the SAID PROPERTIES, in favour of the PURCHASER.

AND WHEREAS THE SELLERS have agreed to transfer the SAID PROPERTIES in favour of the PURCHASER herein by executing this Deed of Sale.



AND WHEREAS THE SAID PROPERTIES are valued at Rs. 23,50,00,000/- (Rupees twenty three crores fifty lakhs only) which is its true and correct market value thereof.

AND WHEREAS THE SELLERS shall sell and THE PURCHASER shall purchase THE PROPERTIES on the terms and conditions appearing hereinafter.

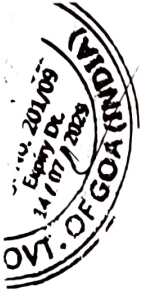
NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. THAT In pursuance of the said Agreement to sell dated 10/09/2024 found registered in the office of the Sub-Registrar of Bardez at Mapusa under No. BRZ-1-4991-



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[Signature]
Director



2024, Book-1, dated 17/9/2024 and in consideration of Rs. 10/- (Rupees 10/- lakhs only) paid before the execution of this DEED OF SALE by the PURCHASER to the SELLERS in the following manner:-

- a) A sum of Rs. 10/- (Rupees 10/- lakhs only) paid by the PURCHASER prior to the execution of the Agreement to Sell, the SELLERS vide cheque no. 000033 of HDFC Bank dated 1st March 2024.
- b) A sum of Rs. 10/- (Rupees 10/- lakhs only) on the date of execution of the Agreement to Sell vide DD bearing No. 011625 dated 17/09/2024 issued by HDFC Bank
- d) A sum of Rs. 10/- (Rupees 10/- lakhs only) paid at the time of execution of this Deed of sale vide Demand Draft bearing No. 275918 dated 29/9/2024 issued by HDFC Bank the receipt of which the SELLERS do hereby admit and acknowledge.
- e) A sum of Rs. 10/- (Rupees 10/- lakhs only) deducted as and by way of 1% TDS in terms of Sec. 194(I)(A) of the Income Tax Act

the receipt of which the SELLERS do hereby admit and acknowledge, the SELLERS do hereby grant, sell, convey, transfer and assure unto the PURCHASER, THE SAID PROPERTIES and all trees standing therein, ways, paths, passages, easements, privileges existing therein appurtenances whatsoever to THE PROPERTIES and/or



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Director



any part thereof now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, and all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the SELLERS into or out of THE SAID PROPERTIES hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be UNTO AND TO THE USE of the PURCHASER forever and absolutely.

2. THE SELLERS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the SELLERS or knowingly suffered to the contrary by it, the SELLERS now do have in it good right, full power and absolute authority to grant, convey, sell, transfer and assure THE SAID PROPERTIES hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the SELLERS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through it.



Anokha Estates Pvt. Ltd.

[Signature]
Director



3. THE SELLERS further covenant with the PURCHASER to save it harmless indemnify and keep it indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever and at all times hereafter at the request of the PURCHASER to execute, make or perfect or cause to be executed, made or perfected, all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring THE SAID PROPERTIES as aforesaid, and every part thereof; UNTO AND TO THE USE OF The PURCHASER as shall be reasonably required.

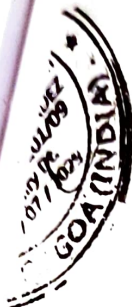
4 THE SELLERS or any one claiming through the SELLERS shall consent and shall not have any objections to any construction of whatsoever nature if carried out by the PURCHASER or any one claiming through the PURCHASER, in the subject matter of this Deed of Sale.



6. The SELLERS do hereby further declare that it has NO OBJECTION for the mutation of the survey record of rights, pertaining to THE SAID PROPERTIES to include the name of the PURCHASER in the Record of Rights and consequently authorize and permit the said PURCHASER to apply for the mutation in the said survey Record of Rights, and thereby to enter the name of the PURCHASER therein, by deleting the names of THE SELLERS found recorded therein



Anokha Estates Pvt. Ltd.
[Signature]
 Director



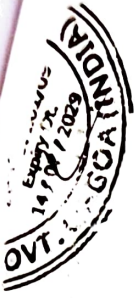
7. THE SELLERS do hereby covenant, undertake and declare as under:-

- a) That THE SAID PROPERTIES are free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the SELLERS have not done anything whereby THE SAID PROPERTIES may be subject to any attachment or lien of any Bank, Court or person whatsoever.
- b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to THE SAID PROPERTIES.
- c) That THE SAID PROPERTIES are not subject matter of any acquisition or requisition or affected by any Government Notification or Order under any Ordinance Act, Defence of India Act or C.A.D.A. area initiated or pending in respect of the said THE PLOT by the Government or Central Government or any other authority or local body.
- d) That there are no agricultural tenants, protected or otherwise or lease holders or mundkars under the provision of Goa, Daman and Diu Tenancy Act, 1964, Mundkar Act or under any other law in force in this State, in respect of THE SAID PROPERTIES which were never tenanted lands.



Anokha Estates Pvt. Ltd.

 Director



e) That it has not entered into any Agreement for sale, transfer, arrangement document or Instrument with any other third party concerning THE SAID PROPERTIES nor has it agreed to sell or encumber the same in any manner whatsoever.

f) That the SELLERS or its predecessors have not granted any right of way, easement or licence or created any other right, to or in favour of, any person in over or in respect of the said THE SAID PROPERTIES hereby sold;

g) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the said THE SAID PROPERTIES affected by any prohibitory order of injunction or attachment either before or after judgment.



8. THE SELLERS and the PURCHASER hereby declare that THE SAID PROPERTIES in transaction do not belong to Schedule Caste/Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/ 318/77 dated 21/8/1978.

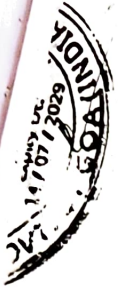
SCHEDULE OF THE SAID PROPERTIES

A) All that immovable property known as 'BILVACHI GALLI' surveyed under survey 365/12 -D of the village of Anjuna, Bardez, Goa admeasuring 854 sq. mts. and bounded as follows:-

EAST - by survey Nos. 365/7, 7-D and 7-A



Anokha Estates Pvt. Ltd.
Director



WEST - by survey no.365/11, and 13

NORTH - by survey nos.365/7 and 7-A

SOUTH - by survey no.365/12, 12-A and 12(part)

B. All that immovable property known as 'BILVACHI GALLI' surveyed under survey 365/12 -A of the village of Anjuna, Bardez, Goa admeasuring 825 sq. mts. and bounded as follows:-

EAST - by survey Nos. 365/12

WEST - by survey no.365/12

NORTH - by survey nos.365/12-D

SOUTH - by 1.5 mts. access and survey no.365/12



C) All that portion 'A' and portion 'B' admeasuring 927.48 sq.mts and 286.84 sq.mts., respectively of the larger immovable Property known as 'BILVACHI GALLI' surveyed under survey 365/12 of the village of Anjuna, Bardez, Goa

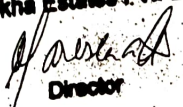
The said Plot 'A' admeasuring 927.48 sq.mts, is bounded as follows:-

EAST - by survey No. 365/7-D, 365/7-B and 365/7

WEST - by survey no.365/12-A

NORTH - by survey nos.365/12-D

Anokha Estates Pvt. Ltd.

Director

SOUTH - by 1.5 MTS., access by the property bearing survey no.365/12-C and public road

The said Plot 'B' admeasuring 286.84 sq.mts, is bounded as follows:-

EAST - by property bearing survey No. 365/12-A

WEST - by property bearing survey no.365/13

NORTH - by property bearing survey no.365/12-D

SOUTH - by property bearing survey no.365/12-C

D).All that immovable property known as 'BILVACHI GALLI' surveyed under survey 365/13 of the village of Anjuna, Bardez, Goa admeasuring 875sq. mts. and bounded as follows:-

EAST - by survey Nos. 365/12(part),

WEST - by survey no.365/3,

NORTH - by survey nos.365/12-D,

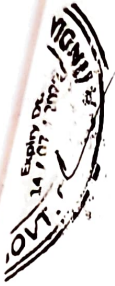
SOUTH - by survey no.365/12-C.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective signatures on this Agreement on the day, month and year hereinabove mentioned.

Anokha Estates Pvt. Ltd.


Director



SELLERS

HAIMISH REALTY PRIVATE LIMITED

Through its Authorized Signatory

MR. ASHISH DNYANESHWAR MAHAJAN

L.H.F.I.	R.H.F.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 



Anokha Estates Pvt. Ltd.
Director

[Signature]
PURCHASER

ANOKHA ESTATES PRIVATE LIMITED

Through its Managing Director

MRS. MARISHA DUTT alias MARISHA ANN DUTT



L.H.F.I.	R.H.F.I.
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

WITNESSES:-

1. Mrs. Sonali J. Raikar,
r/o. H.No. 408, Madung Vaddo
Assagao, Bardez, Goa 403507

2. Mr. Harsh Harishchandra Parwar
r/o. H.no. 496, Hatalwada,
Corjuem, Bardez, Goa 403523.



Anokha Estates Pvt. Ltd.

[Signature]
Director



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Oct-2024 04:09:55 pm

Document Serial Number :- 2024-BRZ-5448

Presented at 03:57:16 pm on 01-Oct-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	
2	Registration Fee	
3	Tatkal appointment fee	
4	Mutation Fees	
5	Processing Fee	
Total		

Stamp Duty Required : 7

Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	MARISHA DUTT Alias MARISHA ANN DUTT Director Of ANOKHA ESTATES PRIVATE LIMITED , Father Name:Gautam Dutt, Age: 51, Marital Status: , Gender:Female, Occupation: Business, Address1 - House No. 13, Bay View, Dona Paula, Tiswadi, Goa, Address2 - , PAN No.:			

Executer

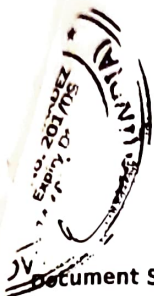
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARISHA DUTT Alias MARISHA ANN DUTT Director Of ANOKHA ESTATES PRIVATE LIMITED , Father Name:Gautam Dutt, Age: 51, Marital Status: , Gender:Female, Occupation: Business, House No. 13, Bay View, Dona Paula, Tiswadi, Goa, PAN No.: C			
2	ASHISH DNYANESHWAR MAHAJAN Authorized Signatory Of HAIMISH REALTY PRIVATE LIMITED , Father Name:Dnyaneshwar Bhagwan Mahajan, Age: 43, Marital Status: , Gender:Male, Occupation: Business, resident of 201, 2nd Floor Vasant Vihar, Santacruz East, Mumbai - 400055, PAN No.:			
3	ASHISH DNYANESHWAR MAHAJAN Authorized Signatory Of HAIMISH REALTY PRIVATE LIMITED , Father Name:Dnyaneshwar Bhagwan Mahajan, Age: 43, Marital Status: , Gender:Male, Occupation: Business, resident of 201, 2nd Floor Vasant Vihar, Santacruz East, Mumbai - 400055, PAN No.:			

Party Name and Address		Photo	Thumb	Signature
5	ASHISH DNYANESHWAR MAHAJAN Authorized Signatory Of HAIMISH REALTY PRIVATE LIMITED , Father Name:Dnyaneshwar Bhagwan Mahajan, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, resident of 201, 2nd Floor Vasant Vihar, Santacruz East, Mumbai - 400055, PAN No.:			
6	ASHISH DNYANESHWAR MAHAJAN Authorized Signatory Of HAIMISH REALTY PRIVATE LIMITED , Father Name:Dnyaneshwar Bhagwan Mahajan, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, resident of 201, 2nd Floor Vasant Vihar, Santacruz East, Mumbai - 400055, PAN No.:			
7	MARISHA DUTT Alias MARISHA ANN DUTT Director Of ANOKHA ESTATES PRIVATE LIMITED , Father Name:Gautam Dutt, Age: 51, Marital Status: ,Gender:Female,Occupation: Business, House No. 13, Bay View, Dona Paula, Tiswadi, Goa, PAN No.:			
8	MARISHA DUTT Alias MARISHA ANN DUTT Director Of ANOKHA ESTATES PRIVATE LIMITED , Father Name:Gautam Dutt, Age: 51, Marital Status: ,Gender:Female,Occupation: Business, House No. 13, Bay View, Dona Paula, Tiswadi, Goa, PAN No.:			
9	MARISHA DUTT Alias MARISHA ANN DUTT Director Of ANOKHA ESTATES PRIVATE LIMITED , Father Name:Gautam Dutt, Age: 51, Marital Status: ,Gender:Female,Occupation: Business, House No. 13, Bay View, Dona Paula, Tiswadi, Goa, PAN No.:			
10	MARISHA DUTT Alias MARISHA ANN DUTT Director Of ANOKHA ESTATES PRIVATE LIMITED , Father Name:Gautam Dutt, Age: 51, Marital Status: ,Gender:Female,Occupation: Business, House No. 13, Bay View, Dona Paula, Tiswadi, Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: HARSH HARISHCHANDRA PARWAR, Age: 23, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403508, H.no 496 Hatal Waddo Aldona Bardez Goa , H.no 496 Hatal Waddo Aldona Bardez Goa , Aldona, Bardez, NorthGoa, Goa			
2	Name: SONALI RAIKAR, Age: 31, DOB: 1993-05-17 , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, Mardung waddo Near Panchayat Assagao , Mardung waddo Near Panchayat Assagao , Assagao, Bardez, NorthGoa, Goa			



Document Serial No:-2024-BRZ-5448

Book :- 1 Document
Registration Number :- **BRZ-1-5282-2024**
Date : 01-Oct-2024

[Signature]

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

**SUB-REGISTRAR
BARDEZ**

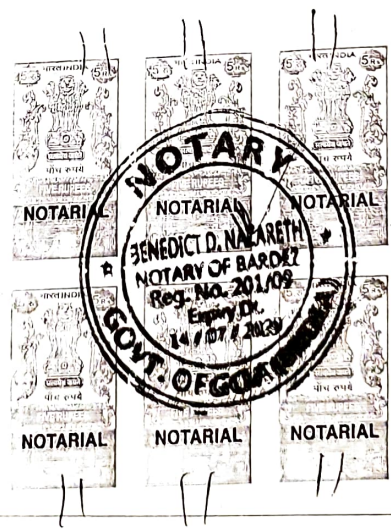
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Certified to be the
true copy of the original

**BENEDICT D. NAZARETH
NOTARY OF BARDEZ**

Sr No: 7008/2024
Dated: 16/10/2024



Certified to be the
true copy of the original

BENEDICT D. NAZARETH
NOTARY OF BARDEZ

Sr No : 8355/0004

Dated : 4/10/0004

