

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 22-Jan-2025 13:11:38

Date of Receipt: 22-Jan-2025

Receipt No : 2024-25/4/4860

Serial No. of the Document : 2025-PNJ-206

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

Received the following amounts from **.RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA** for
Registration of above Document in Book-1 for the year 2025

Registration Fee	2100000	E-Challan(Online fee)	• Challan Number : 202400829578 • CIN Number : CPAELVOWI3	2100000
Processing Fee	1840	Payment to ITG	• Payment Reference : pay_PmOkAckdnYrEN3 • Receipt Number : 940c2948091a451d17e9	1840
Total Paid	2101840 (Rupees Twenty One Lakhs One Thousand Eight Hundred And Forty only)			

Probable date of issue of Registered Document: / /

APP
22/1/2025
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

R. Khandelwal
Signature of the Presenter

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **22-Jan-2025**

Signature of the person receiving the Document

APP
23/1/2025
Signature of the Sub-Registrar



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 4200000/-

(Rupees Forty Two Lakhs only)

PAID VIDE E-RECEIPT NO 202400829561 DATED :18-Nov-2024,

IN THE GOVERNMENT TREASURY.



[Signature]
22/01/2025
Sub Registrar

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

**SUB - REGISTRAR
ILHAS**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400066352
DOCUMENT SERIAL NUMBER	:	2025-PNJ-206
DATE OF PRESENTATION	:	22-Jan-2025
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-198-2025
DATE OF REGISTRATION	:	22-Jan-2025
NAME OF PRESENTER	:	.RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA
REGISTRATION FEES PAID	:	₹2100000/-
PROCESSING FEES PAID	:	₹1840/-
MUTATION FEES PAID	:	₹1500/-





**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa

Phone: 0832-2225548/21/31



Echallan No. 202400829561

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 18-11-2024 12:36:35

Name and Address of Party : SuryaYagna | 9000681100

Vagator

Service:

Stamp Duty

Stamp Duty

Amount

₹ 4200000.00

Total Amount : ₹ 4,200,000.00

(Rs. Forty Two Lakh Only)

Department Data:

202400066352 NOTARY|202400066352 NOTARY

Bank ref No:

Status:

Success

Payment Date:

18-11-2024 13:56:54

Reprint Date: 19/12/2024 09:14:27



2025-PNJ-206
22/01/2025

DEED OF SALE

SHREE MAXIMO BUILDCON

PARTNER

For SURYA YAGNA INFRA

Partner

This DEED OF SALE is entered into on this 22nd day of January, of the year 2025, at Panaji, Tiswadi-Goa.

BETWEEN

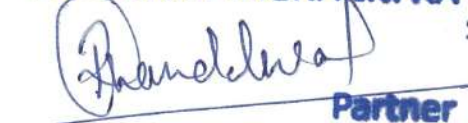
SHREE MAXIMO BUILDCON, a Partnership Firm constituted under Indian Partnership Act registered with the Registrar of Firms, Bardez, Goa, on 12/08/2024 under No. _____ and having PAN Card No. _____, having its Principal place of business at Shukhkarta Niwas 3 Plot No.32, Sy No.77/1, Pilerne, Bardez, North Goa, 403521, India and represented herein by its Partners (1) **MR. AMARJEET**, married, business, 65 years of age, son of Roop Singh, holder of PAN Card No. _____ and Aadhar Card No. _____, Indian National, residing at 615, Faridabad Sector 29, Faridabad, Haryana 121008, (2)**MR. RAKESH DHAM**, married, business, 57 years of age, son of Tilak Raj Dham, holder of PAN Card No. _____ and Aadhar Card No. _____, Indian National, residing at E-63, Second Floor, Kirti Nagar, Ramesh Nagar, West Delhi 110015, (3)**MR.HARDEEP SINGH**, married, business, 54 years of age, son of Roop Singh, holder of PAN Card No. _____ and Aadhar Card No. _____, Indian National, residing at House No. 6, Block Q Lain 1, DLF Phase 2, near Sikanderapur Metro Station, Sikanderapur Ghosi, (68), Orgaon Haryana 122002, (4)**MR.MEGHAL BHABUTMAL**



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

JAIN, married, business, 45 years of age, son of Bhabutlal Lubchand Jain, holder of **PAN Card No.** and Aadhar Card No.

, Indian National, residing at 601/602, Uttam villa, Daulat Nagar Road no. 10, opp. D. M. High School, Borivali East, Mumbai, Maharashtra 400066 and **(5)MR.BALTEJ SINGH**, married, business, 47 years of age, son of Mohan Singh, having **PAN Card No.** and Aadhar Card No. , Indian National, residing at 406/139/1, Shiv Sadan, G1 ground floor, Plot No. 172, near Vista do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa 403521, hereinafter referred to as "**THE VENDOR**" (which shall mean and include its successors-in-title, administrators, executors, legal representatives, assigns nominees of the said Firm) of the **FIRST**

PART.

AND




SURYA YAGNA INFRA, a Partnership Firm constituted under Indian Partnership Act registered with the Registrar of Firms, Bardez, Goa, on 18/10/2024 under No. and having **PAN Card No.**

, having its Principal place of business at H.No.1574/4, Flat No.06, Near Vagator HP Petrol Pump, Vagator, Bardez-Goa, 403509 and represented herein by its Partners **(1) YAGNA INFRA PRIVATE LIMITED**, a Private Limited Company bearing CIN U45100GA2004PTC003386, duly incorporated under the Companies

SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

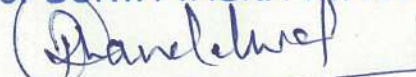
Act and having its Registered Office at Survey No. 248/6, Near St. Michael School, Anjuna, Bardez Goa, 403509, having PAN Card No. [REDACTED], represented by its Director Mr. Rajeev Khandelwal, married, Business, 50 years of age, son of late Shri. Krishan Murari Khandelwal, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, resident of Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, duly authorized vide Board Resolution dated 02/11/2024, (2) MR. RAJESH KUMAR AGARWAL, married, business, 52 years of age, son of Shri. Rameshchand Agarwal, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, residing at Plot No. 50, Road, No. 2 Dhanlaxmi Society, Sri Krishna Matt, Mahendra Hills, Secunderabad, Hyderabad, Telangana, 500 026, (3) MR. HRIDAY AGARWAL, married, business, 25 years of age, son of Shri. Sushil Kumar Agarwal, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, residing at 10-2-335, Flat No. 201, 3rd Floor Shangrilla Apartments, Street No. 3, Near MCH Park, West Marred Pally, Secunderabad, Hyderabad, Andhra Pradesh, 500 026, (4) MR. SURAJ KANDA, married, business, 26 years of age, son of Shri. Deepak Kanda, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Indian National, residing at House No. 1-B-6, Tehsil Road, Jawahar Nagar, Ganganagar, Rajasthan 335001



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

and (5) **MR. RAJEEV KHANDELWAL**, married, Business, 50 years of age, son of late Shri. Krishan Murari Khandelwal, holder of PAN Card No. [redacted] and Aadhar Card No. [redacted], Indian National, resident of Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, hereinafter referred to as **"THE PURCHASER"** (which shall mean and include its successors-in-title, administrators, executors, legal representatives, assigns nominees of the said Firm) of the **SECOND PART**.

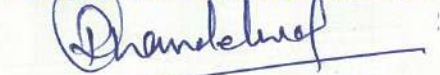
WHEREAS the Partner Nos. 1, 2, 3 and 4 of the VENDOR has given a Specific Power of Attorney to represent them in this Deed to their Partner No.5 **MR. BALTEJ SINGH**, married, business, 47 years of age, son of Mohan Singh, having PAN Card No. [redacted] and Aadhar Card No. [redacted], Indian National, residing at 406/139/1, Shiv Sadan, G1 ground floor, Plot No. 172, near Vista do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa 403521, vide Specific Power of Attorney dated 04/11/2024, registered before Notary Advocate Ms. Ashvina U. Valadares, registered under Notary Register No. 2647/2024 dated 07/11/2024.

AND WHEREAS the Partner Nos. 1, 2, 3 and 4 of the PURCHASER has given a Specific Power of Attorney to represent them in this Deed to their Partner No.5 **MR. RAJEEV KHANDELWAL**,

SHREE MAXIMO BUILDCON


PARTNER

For **SURYA YAGNA INFRA**


Partner

married, Business, 50 years of age, son of late Shri.Krishan Murari Khandelwal, holder of PAN Card No. _____ and Aadhar Card No. _____, Indian National, resident of Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, vide Specific Power of Attorney dated 04/11/2024, registered before Advocate & Central Notary Mr. P. V. Raghava Reddy, having office at Hyderabad, and registered under Notary Register Sr. No. 917 on 04/11/2024.

AND WHEREAS the VENDOR has represented to the PURCHASER as follows:

- a. There exists an immovable property known as "PALMAR CACARA", admeasuring 2,48,204 sq. mts., situated at Calapur Village (Santa Cruz), within the limits of Village Panchayat of Santa Cruz of Tiswadi Taluka, Ilhas Sub-District of Registration of North Goa, State of Goa, described in Land Registration Office of Ilhas under No. 20575 at folio 29 reverse of Book B- 55 new and enrolled in Taluka Revenue office of Tiswadi under Matriz No. 338, bearing Old Cadastral Survey No. 687 (part) and surveyed under Survey Nos. 207, 208, 209, 210, 211, 212, 213, 214 and 216 of Calapor Village, which is hereinafter referred to as the "Said Property" and is more particularly described in the SCHEDULE-A hereinunder;



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

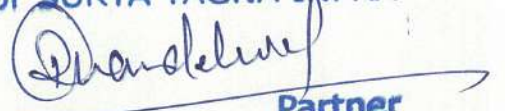
- b. The Said Property is inscribed under Inscription No.24252 at page 191V of Book G-37 in the said office of the Land Registrar of Ilhas in favour of Madeva Upendra Sinai Talaulicar having purchased the same vide Deed of Sale and Discharge dated 20/05/1959 drawn up at folio 41 reverse onwards of the Notarial Record Book No. 519 of the Notary of Ilhas-Goa Crisna Porob Tamba;
- c. Vide Deed of Partition dated 12/02/1973 registered in the Office of Sub-Registrar of Ilhas, Panaji, Goa under No. 277 of Book 1 Volume 76 at pages 2 to 15 dated 31/05/1973, the Said Property was divided into three parts for each of the HUF's of (i) Vithal M. S. Malaulicar, (ii) Pramod M. S. Talaulicar and (iii) Pradeep M. S. Talaulicar, who were members of original HUF of which the said Madeva Upendra Sinai Talaulicar was a Karta;
- d. By an Agreement dated 15/12/1986 the HUF's of (i) Vithal M. S. Talaulicar, (ii) Pramod M. S. Talaulicar and (iii) Pradeep M. S. Talaulicar through their respective Kartas entered into an Agreement with Alcon Real Estates Pvt. Ltd., entrusting to the said Alcon Real Estates Pvt. Ltd. the work of developing and arranging sale of



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

developed sub-divided plots of the Said Property described in Schedule A hereunder written;

e. The said Vithal M. S. Talaulicar expired on 12/04/1988 leaving behind his wife and moiety holder Usha V. S. Talaulicar and as his legal heirs his children namely Vijesh V. S. Talaulicar and Vaishali V S Talaulicar, which has been confirmed in the Inventory Proceedings among the minors No. 60/88 filed in the Court of Civil Judge Senior Division at Panaji Goa;

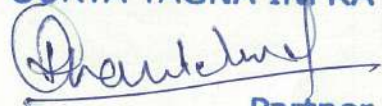
f. The said Developer Alcon Real Estates Pvt. Ltd. has developed the Said Property described in Schedule A hereunder written except the part of the Said Property admeasuring approximately 23,325 square meters, which part of the property consists of a part of the Survey No.209 admeasuring approximately 5,500 square meters, the entire Survey No.210 admeasuring 13,825 square meters and part of the Survey No.214 admeasuring 4,000 square meters and has sub-divided the Said Property into developed plots after obtaining Conversion Sanad bearing no. CNV/TIS/23/89 dated 05/04/1990 from Deputy Collector & S. D. O. Panaji, Goa and development permission bearing No. PDA/T/8453/207/91 dated



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

30/12/91 from Planning and Development Authority, Panjim Goa and the project of developed plots with infrastructure like roads etc., is named as "SAMUDRA DARSHAN";

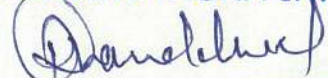
- g. Vide Deed of Sale dated 29/03/1993, registered in the Office of Sub-Registrar of Ilhas at Panaji under No. 1562/93, filed in Book No. I, Volume No. 265 dated 14/12/1993, (hereinafter referred to as "the said Deed of Sale dated 29/03/1993"), the said Mrs. Usha Vithal Sinai Talaulicar, Mr. Vijesh Vithal Sinai Talaulicar, Ms. Vaishali Vithal Sinai Talaulicar, Dr. Pramod M. S. Talaulicar as Karta of his H.U.F. and Mr. Pradeep M. S. Talaulicar as Karta of his H.U.F., as the Vendors therein, and the said Alcon Real Estates Pvt. Ltd., as the Developer therein, sold, transferred and conveyed to Mr. Konda Mohan Rao alias Mohan Konda, one sub-divided plot bearing Plot No. 57 admeasuring 907 square meters, which is a part of the Said Property known as "PALMAR CACARA", situated at Calapur Village (Santa Cruz), which Plot shall hereinafter referred to as the "Said Plot" and is more particularly described in SCHEDULE-B written under;



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

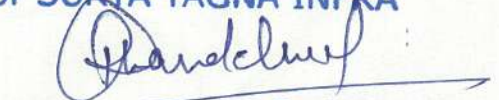
- h. Vide Deed of Rectification dated 03/06/2013 registered in the office of Sub-Registrar of Ilhas at Panaji under Registration Number PNJ-BK1-01682-2013 Book-1 Document CD Number PNJD23 on 18/06/2013, the said Deed of Sale dated 29/03/1993 was rectified by the parties therein to mention the correct survey number of the Said Plot namely Survey No. 211 Sub-Division No. 1 of Village Calapor;
- i. Pursuant to the said Deed of Sale dated 29/03/1993, the said Mr.Konda Mohan Rao alias Mohan Konda entered his name in the Occupant's column of the Form I & XIV of Survey No. 211/1 of Calapor Village with respect to the Said Plot;
- j. Vide Deed of Sale dated 06/08/2024 duly registered in the office of Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-2471-2024 Book 1 Document dated 20/08/2024, (hereinafter referred to as "the said Deed of Sale dated 06/08/2024"), the said Mr.Konda Mohan Rao alias Mohan Konda along with his wife Mrs.Konda Anuragini Mohan Rao sold, transferred and conveyed to the VENDOR herein the Said Plot bearing Plot No. 57 admeasuring 907 square meters, which is a



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

part of the Said Property known as "PALMAR CACARA", situated at Calapur Village (Santa Cruz), surveyed under Survey No.211/1 of Village Calapor;

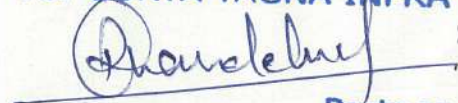
- k. Vide Deed of Rectification dated 11/12/2024 registered in the office of Sub-Registrar of Tiswadi at Panaji-Goa under Registration Number PNJ-1-3745-2024 Book-1 Document dated 23/12/2024 (hereinafter referred to as "the said Deed of Rectification dated 11/12/2024"), the said Deed of Sale dated 06/08/2024 was rectified by the parties mentioned therein.
- l. The said Deed of Sale dated 06/08/2024 shall always be read with the said Deed of Rectification dated 11/12/2024 and the said Deed of Rectification dated 11/12/2024 shall be treated as forming a part of the said Deed of Sale dated 06/08/2024.
- m. In pursuance to the said Deed of Sale dated 06/08/2024 and the said Deed of Rectification dated 11/12/2024 the VENDOR is the sole, absolute, lawful and exclusive owner in title and in possession of the Said Plot and has full and absolute right to sell, transfer and convey the Said Plot to any prospective purchaser;



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

- n. The Said Plot is free from all encumbrance and or defect in title and the VENDOR has a clean, clear and marketable title to the Said Plot;
- o. Except for the VENDOR, there are no other person or persons who can have right, title, claim and or interest in respect of the Said Plot;
- p. There are no tenants and or mundkars or caretakers and/or any other person who can claim any right of whatsoever nature in respect of the Said Plot.



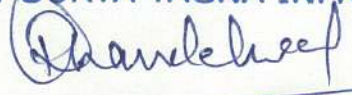
AND WHEREAS the VENDOR confirms and reiterates the correctness and accuracy of the representations and assurances made by it hereinabove and the PURCHASER, relying upon the above representations made by the VENDOR and believing that to be true and correct, has agreed to purchase the Said Plot from the VENDOR.

AND WHEREAS the PURCHASER has, in exercise of due diligence, published through its Lawyer a Public Notice in the daily newspaper namely "The Navhind Times" editions of Thursday 10/10/2024 inviting for objections, if any, from the general public to the proposed purchase.

SHREE MAXIMO BUILDCON


PARTNER

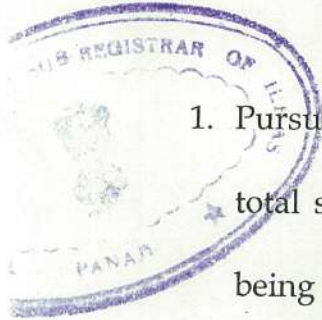
For SURYA YAGNA INFRA


Partner

AND WHEREAS no objections were received from any person within 15 days of the Public Notice period and thereafter till date and as such it is confirmed that no other person has any claim or objection to the proposed sale of the Said Plot.

AND WHEREAS the VENDOR has agreed to sell, convey and transfer the Said Plot to the PURCHASER and the PURCHASER has agreed to purchase the Said Plot more particularly described in the SCHEDULE-B hereinunder from the VENDOR for a total consideration of Rs.7,00,00,000/- (Rupees Seven Crore Only) which is the current fair market rate and value of the Said Plot.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-



1. Pursuant to the aforesaid agreement and in consideration of the total sale price of Rs.7,00,00,000/- (Rupees Seven Crore Only) being paid by the PURCHASER to the VENDOR after deducting 1% TDS on the said consideration amount as per the provisions of the Income Tax Act, 1961, in the manner as stated in Clause No. 2 hereunder, the payment and receipt of which the VENDOR does hereby admit, acknowledge and confirm having received of and from the same and the VENDOR does hereby forever acquit, release and discharge the PURCHASER from every liability thereof and the VENDOR as the sole,

SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

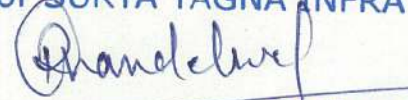
absolute and lawful Owner in possession of the Said Plot bearing Plot No. 57 surveyed under Survey No.211/1 of Village Calapor, admeasuring an area of 907 square meters, which is a part of the Said Property known as "PALMAR CACARA", situated at Calapur Village (Santa Cruz), the Said Plot is more particularly described in the SCHEDULE-B hereunder written and delineated in the plan annexed hereto, does hereby convey, transfer, grant, assign and assure by way of SALE unto and to the use of the PURCHASER, free from all the encumbrances, all that Said Plot TOGETHER WITH all the trees, fences, hedges, ditches, soils, rocks, ways, waters, water courses, rights, liberties, privileges, accesses, easements and all other appurtenances whatsoever to the Said Plot belonging or any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estate, right, title, share, interest, property claim and demand whatsoever of the VENDOR and every part thereof TO HAVE AND TO HOLD the Said Plot hereby granted, conveyed, release and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER as absolute Owner thereof, free from any charge or encumbrances, to be held and enjoyed by the PURCHASER



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

forever peacefully without any disturbance and/or hindrance from the VENDOR or any person claiming through it.

2. It is agreed, admitted and acknowledged by the VENDOR that it has received the entire said consideration amount of Rs.7,00,00,000/- (Rupees Seven Crore Only) as under:-

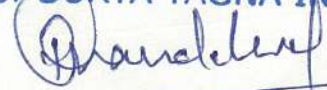
- (i) An amount of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) vide Cheque No. 000362 drawn on ICICI Bank, Mandrem Branch, dated 22/10/2024;
- (ii) An amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) vide Cheque No. 000364 drawn on ICICI Bank, Mandrem Branch, dated 24/10/2024;
- (iii) An amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) vide Cheque No. 000365 drawn on ICICI Bank, Mandrem Branch, dated 24/10/2024;
- (iv) An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) through Online transfer from ICICI Bank, Mandrem Branch, on 26/11/2024;
- (v) An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) through Online transfer from ICICI Bank, Mandrem Branch on 28/11/2024;



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

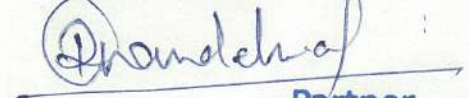
- (vi) An amount of Rs.50,00,000/- (Rupees Fifty Lakhs Only) through Online transfer from ICICI Bank, Mandrem Branch, on 29/11/2024;
- (vii) An amount of Rs.40,00,000/- (Rupees Forty Lakhs Only) through Online transfer from ICICI Bank, Mandrem Branch, on 29/11/2024;
- (viii) An amount of Rs.35,00,000/- (Rupees Thirty-Five Lakhs Only) through Online transfer from ICICI Bank, Mandrem Branch, on 29/11/2024;
- (ix) An amount of Rs.1,00,00,000/- (Rupees One Crore Only) through Online transfer from ICICI Bank, Mandrem Branch, on 07/12/2024;
- (x) An amount of Rs.68,00,000/- (Rupees Sixty Eight Lakhs Only) vide Cheque No. 000380 drawn on ICICI Bank, Mandrem Branch, dated 23/12/2024;
- (xi) An amount of Rs.7,00,000/- (Rupees Seven Lakhs Only) as 1% TDS towards the consideration amount of Rs.7,00,00,000/- (Rupees Seven Crore Only) in terms of the provisions of The Income Tax Act, vide Challan Serial No. 04392 from ICICI Bank on 09/11/2024.



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

3. The VENDOR does hereby covenants with the PURCHASER that:-

a. Notwithstanding any agreement, act, deed, thing done, executed or knowingly or willingly suffered to the contrary by the VENDOR or any person claiming by, through or for it, the VENDOR now does have in itself good right, a clean, clear, valid and marketable title and full power and absolute authority to grant, convey, sell, transfer, release, assure and assign the Said Plot by way of sale unto and to the use of the PURCHASER in the manner aforesaid.

b. It shall be lawful for the PURCHASER to peacefully and quietly enter upon, own, hold, possess, occupy and enjoy the Said Plot hereby conveyed as absolute owner and receive the profits thereof without any obstruction, interruption, claim and demand whatsoever from or by the VENDOR or by any other person claiming through or under it.

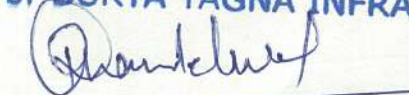
4. The VENDOR does hereby further covenants and declares with the PURCHASER as under:

(i) The Said Plot hereby sold and conveyed is free from all encumbrances, claims, charges, mortgages, litigation or demands and/or any other interest whatsoever of

SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner



any third party in respect of the Said Plot and the VENDOR shall indemnify and keep indemnified the PURCHASER from and against all claims, encumbrances, charges, demands whatsoever in respect of the Said Plot hereby sold and conveyed.

(ii) The VENDOR has not entered into any agreement, arrangement, understanding, deed, document or instrument of any nature whatsoever concerning the Said Plot nor has agreed to sell or otherwise transferred its rights, share or interest in the Said Plot in any manner whatsoever to any person other than the PURCHASER.



(iii) No other person apart from the VENDOR herein has any right, title, interest, share or claim of whatsoever nature in or to the Said Plot hereby sold and conveyed, whether by way of prior agreement, inheritance, testamentary succession, kinship, tenancy, sale, exchange, lease, mortgage, gift, trust, licence, lien or otherwise howsoever and further that the VENDOR is fully competent and entitled by itself to convey, sell and transfer the Said Plot to the PURCHASER free from any encumbrances whatsoever.

SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

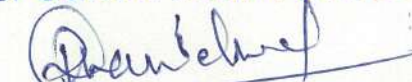
- (iv) There are no tenants and or mundkars or caretakers and/or any other person who can claim any right of whatsoever nature in respect of the Said Plot, the VENDOR being the sole and exclusive owner and occupant of the Said Plot.
- (v) There are no suits, proceedings or litigation pending in any Court as on date concerning, touching and affecting the Said Plot.
- (vi) There are no attachment or prohibitory orders issued by any competent authority or court prohibiting the sale or transfer of the Said Plot or prohibiting the construction in the Said Plot.
- (vii) There is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the Said Plot.
- (viii) The Said Plot is not declared as Private Forest by the concerned Government Authorities.
- (ix) There are no legal/ statutory restrictions to develop residential/ commercial premises on the Said Plot.



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

- (x) There are no arrears of any taxes or dues payable on the Said Plot to the Village Panchayat of Calapur or any other local or Government Body.

5. The VENDOR does hereby also covenants, declares and undertakes to the PURCHASER that in case of any dispute or defect in respect of the VENDOR'S right, title or interest as regards to the Said Plot hereby sold and/or conveyed or any claim made in respect of the Said Plot by any other person and/or the PURCHASER is deprived of the Said Plot or any part thereof or the PURCHASER is required to face any litigation or claims, then the VENDOR shall at all times fully compensate and indemnify and keep the PURCHASER compensated and indemnified, as against such claims, dispute, litigation, any injury, damage, loss and expenses, as the case may be, arising out of or directly or indirectly from such defect, claims, dispute or litigation and the VENDOR shall be solely liable and responsible to such other persons for the claims made, if any, and shall, at its own costs and expenses, clear the defect in title of the Said Plot, failing which the VENDOR shall refund to the PURCHASER double/two times the entire consideration amount received by it along with the entire costs/expenditure incurred in executing the present Deed of Sale with interest thereon till the full and final payment thereof.



SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

6. The VENDOR hereby further undertakes with the PURCHASER that it shall and will from time to time and at all times hereafter, at the request and cost and expenses of the PURCHASER, do execute and cause to be done, performed and executed all such lawful and reasonable acts, deeds and things whatsoever which may be lawfully required to be done, made and executed for better and more perfectly conveying and assuring the Said Plot and every part thereof unto and to the use of the PURCHASER and placing the PURCHASER in possession of the same according to the true intent and meaning of this Deed as shall or may be necessary or reasonably required.



7. The VENDOR agrees that it shall cooperate with the PURCHASER to execute all the necessary papers for mutation in the Record of Rights to include the name of the PURCHASER as occupants in the Form I & XIV of Village Calapor. This Deed shall be construed as a no objection of the VENDOR for mutation of the name of the PURCHASER in survey records in respect of the Said Plot.

8. The VENDOR shall in all manner cooperate fully with the PURCHASER to obtain all such licenses, permissions, clearances, No Objection Certificates, consents or such other

SHREE MAXIMO BUILDCON


PARTNER

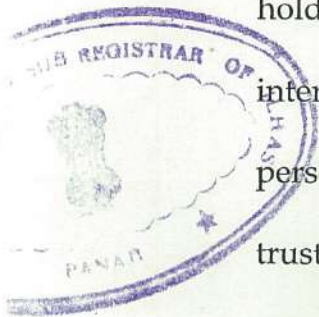
FOR SURYA YAGNA INFRA


Partner

documents as may be required to be obtained from the concerned authorities/ persons, statutory or otherwise, as the case may be, in order to fully convey the Said Plot unto the PURCHASER herein.

9. The VENDOR agrees, declares and confirms that from the moment of execution of this Deed of Sale all the rights, title and interest of the VENDOR in the Said Plot shall stand transferred and assigned in favour of the PURCHASER.

10. The VENDOR has, on execution of the present Deed, handed over the quiet and peaceful possession of the Said Plot to the PURCHASER and the PURCHASER shall hereafter peacefully hold, possess and enjoy the Said Plot without any hindrance, interruption, claim or demands by the VENDOR or any other person/s, lawfully or equitably claiming through, under or in trust for the VENDOR.

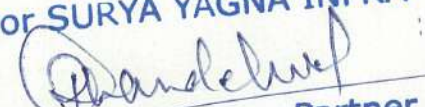


11. The VENDOR has handed over to the PURCHASER the original Deed of Sale dated 29/03/1993, original Deed of Rectification dated 03/06/2013, original Deed of Sale dated 06/08/2024 and original Deed of Rectification dated 11/12/2024.

SHREE MAXIMO BUILDCON


PARTNER

FOR SURYA YAGNA INFRA


Partner

12. All the legal expenses inclusive of stamp duty, registration charges, legal fees and other miscellaneous incidental expenditure in respect of the purchase of Said Plot and execution of the Deed of Sale shall be borne by the PURCHASER.

13. The VENDOR does hereby declare that the Said Plot do not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

14. The present fair market value of the Said Plot is Rs.7,00,00,000/- (Rupees Seven Crore Only) and accordingly the stamp duty of Rs.42,00,000/- (Rupees Forty Two Lakhs Only) is paid herewith.



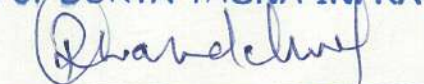
SCHEDULE-A
(Description of the Said Property)

All that immovable property known as "PALMAR CACARA" situated at Calapur village (Santa Cruz), within the limits of Village Panchayat of Santa Cruz, Tiswadi Taluka, Ilhas Sub-District of Registration of North Goa, State of Goa admeasuring 2,48,204 sq. mts., described in Land Registration Office of Ilhas under No. 20575 at folio 29 reverse of Book B-55 New and enrolled in Taluka Revenue office of Tiswadi under Matriz No. 338, bearing old cadastral survey no. 687 (part) and

SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner

surveyed under Survey Nos. 207, 208, 209, 210, 211, 212, 213, 214 and 216 of Calapor Village and bounded as under:-

On the East: By Bambolim Village;

On the West: By the property belonging to Quencro family;

On the North: By the Comunidade of Calapur (Santa Cruz);

On the South: By the river Zuari.

SCHEDULE-B
(Description of the Said Plot)

ALL THAT PLOT NO. 57, surveyed under Survey No.211 Sub-Division No.1 of Village Calapor, North Goa District, Tiswadi Taluka, State of Goa, admeasuring 907 square meters, which is a part of an immovable property known as "PALMAR CACARA" situated at Calapur Village (Santa Cruz) described in Schedule-A above. The Said Plot is bounded as under:-

On the East: By Plot No. 58;

On the West: By ten meter wide road of colony Samudra Darshan;

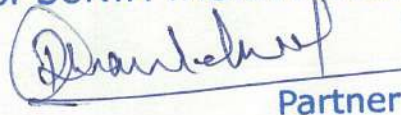
On the North: By property belonging to Goa University;

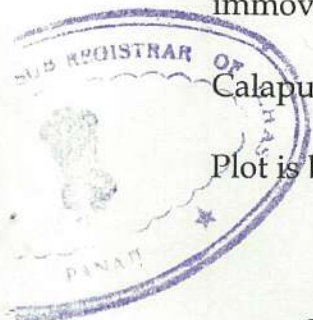
On the South: By six meter wide road of the colony Samudra Darshan.

SHREE MAXIMO BUILDCON


PARTNER

For SURYA YAGNA INFRA


Partner



IN WITNESS WHEREOF THE parties hereto hereunto set and subscribed their respective hands the day, month and the year first hereinabove.

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR SHREE MAXIMO BUILDCON REPRESENTED BY ITS PARTNER NO.5 MR. BALTEJ SINGH FOR SELF & AS POA FOR PARTNER NOS. 1, 2, 3 & 4



B Singh

Shree Maximo Buildcon

B Singh

Partner

L.H Finger Impression



1. _____



2. _____



3. _____



4. _____



5. _____



R.H. Finger Impression



1. _____



2. _____



3. _____



4. _____



5. _____

Shree Maximo Buildcon

B Singh

Partner

For SURYA YAGNA INFRA

Dhandhup

Partner

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
SURYA YAGNA INFRA
REPRESENTED BY ITS PARTNER NO.5
MR. RAJEEV KHANDELWAL
FOR SELF & AS POA FOR
PARTNER NOS. 1, 2, 3 & 4



For SURYA YAGNA INFRA
Khanelwal
Partner



L.H. Finger Impression

R.H. Finger Impression



1. _____

1. _____



2. _____

2. _____



3. _____

3. _____



4. _____

4. _____



5. _____

5. _____



Shree Maximo Buildcon

For SURYA YAGNA INFRA

Shree
Partner

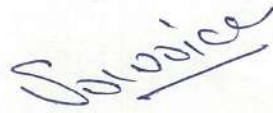
Khanelwal
Partner

WITNESSES:

1. Mr. Ashok Sangram Madhawadkar
r/o. Near Blue Star Bar,
Mohan House, Duler, Xelpem,
Mapusa Bardez Goa, 403507.



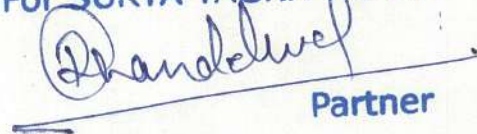
2. Mr. Saiesh Volvoikar
r/o. 501, Near football ground,
Chorao, Tiswadi,
North-Goa, Goa, 403102.

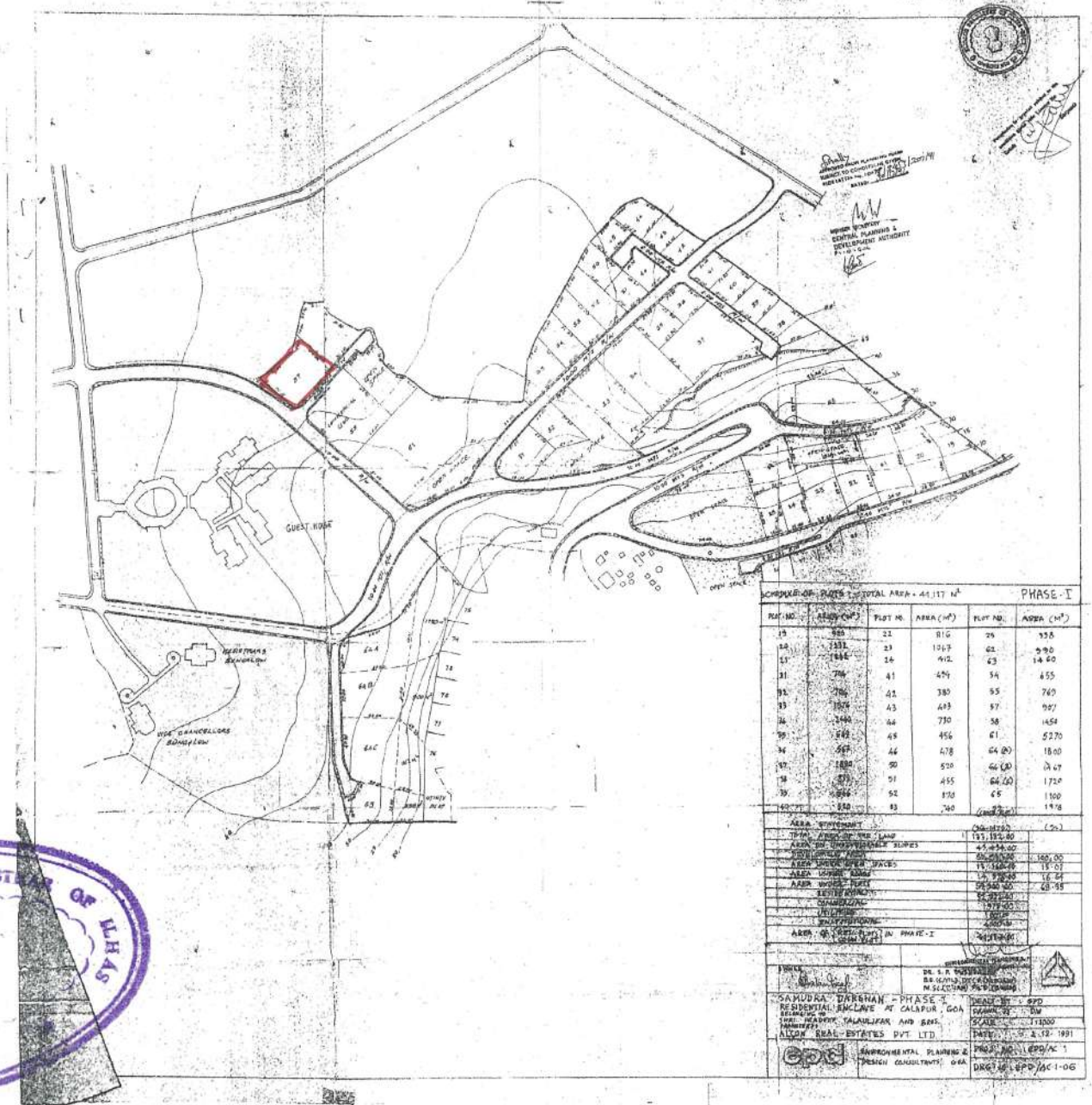


SHREE MAXIMO BUILDCON


PARTNER

FOR SURYA YAGNA INFRA


Partner

SHREE MAXIMO BUILDCON

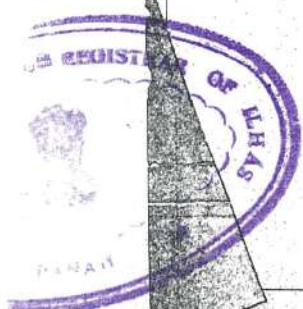
[Signature]

PARTNER

FOR SURYA YAGNA INFRA

[Signature]

Partner



DEVELOPMENTAL PLANNING & DESIGN CONSULTANTS: epd
 DR. S. P. SUBRAMANIAM
 REGISTRAR OF UHAs
 PANAJI
 DEAL NO: 670
 DATE: 12/11/2000
 ALSO: REAL ESTATES PVT. LTD.
 DATE: 12/11/2000
 DRG/16/LEPD/AC-1-06



Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / Village Name : TISWADI / Calapor
Survey / Subdiv No. : 211/1

Appln date: 05-08-2024 Ref. No. :5719



SHREE MAXIMO BUILDCON

For SURYA YAGNA INFRA



[Signature]

[Signature]

PARTNER

Partner

Report Generated By: PRATAP MOULEKAR

* record is computer generated on 12/08/2024 11:32:29 as per Online Ref No.5719. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/6539 dt. 12/08/2011. The latest copy of this record can be seen/verified for authenticity on the DGLR website <https://gov.goa.nv.in/>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **22-Jan-2025 01:06:02 pm**

Document Serial Number :- **2025-PNJ-206**

Presented at **12:57:49 pm** on **22-Jan-2025** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	4200000
2	Registration Fee	2100000
3	Mutation Fees	1500
4	Processing Fee	1840
Total		6303340

Stamp Duty Required :**4200000/-**



















Stamp Duty Paid : **4200000/-**










Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	. RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA , Father Name:Late Shri.Krishan Murari Khandelwal,,Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALTEJ SINGH Partner Of SHREE MAXIMO BUILDCON , Father Name:Mohan Singh, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, 406/139/1, Shiv Sadan, G1 ground floor, plot no. 172, near Vista do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa 403521, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	BALTEJ SINGH Partner Of SHREE MAXIMO BUILDCON , Father Name:Mohan Singh, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, 406/139/1, Shiv Sadan, G1 ground floor, plot no. 172, near Vista do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa 403521, PAN No.: , as Power Of Attorney Holder for MEGHAL BHABUTMAL JAIN Partner Of SHREE MAXIMO BUILDCON			
3	BALTEJ SINGH Partner Of SHREE MAXIMO BUILDCON , Father Name:Mohan Singh, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, 406/139/1, Shiv Sadan, G1 ground floor, plot no. 172, near Vista do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa 403521, PAN No.: , as Power Of Attorney Holder for HARDEEP SINGH Partner Of SHREE MAXIMO BUILDCON			
4	BALTEJ SINGH Partner Of SHREE MAXIMO BUILDCON , Father Name:Mohan Singh, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, 406/139/1, Shiv Sadan, G1 ground floor, plot no. 172, near Vista do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa 403521, PAN No. , as Power Of Attorney Holder for RAKESH DHAM Partner Of SHREE MAXIMO BUILDCON			
5	BALTEJ SINGH Partner Of SHREE MAXIMO BUILDCON , Father Name:Mohan Singh, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, 406/139/1, Shiv Sadan, G1 ground floor, plot no. 172, near Vista do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa 403521, PAN No.: , as Power Of Attorney Holder for AMARJEET Partner Of SHREE MAXIMO BUILDCON			
6	.RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA , Father Name:Late Shri.Krishan Murari Khandelwal, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, PAN No.:			
7	RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA , Father Name:Late Shri.Krishan Murari Khandelwal, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, PAN No.: , as Power Of Attorney Holder for SURAJ KANDA Partner Of SURYA YAGNA INFRA			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
8	RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA , Father Name:Late Shri.Krishan Murari Khandelwal, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, PAN No.: , as Power Of Attorney Holder for HRIDAY AGARWAL Partner Of SURYA YAGNA INFRA			
9	RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA , Father Name:Late Shri.Krishan Murari Khandelwal, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, PAN No.: , as Power Of Attorney Holder for RAJESH KUMAR AGARWAL Partner Of SURYA YAGNA INFRA			
10	RAJEEV KHANDELWAL Partner Of SURYA YAGNA INFRA , Father Name:Late Shri.Krishan Murari Khandelwal, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Flat No. 2401, 17Lh Tower, Lanco Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V. Rangareddy Telangana- 500089, PAN No.: , as Power Of Attorney Holder for YAGNA INFRA PRIVATE LIMITED Represented By Its Director Mr. Rajeev Khandelwal, Which Company Is A Partner Of SURYA YAGNA INFRA			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Saiesh Volvoikar, Age: 27, DOB: , Mobile: Email: , Occupation: Service , Marital status : Married , Address: 403102, 501 Near football ground Chorao Goa , 501 Near football ground Chorao Goa , Chorao, Tiswadi, NorthGoa, Goa			
2	Name: Ashok Sangram Madhawadkar, Age: 43, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403507, Duler Xelpem Near Blue Star Bar- Mohan House Mapusa Bardez Goa, Mapusa-i, Bardez, NorthGoa, Goa			


 22/01/2025
 Sub Registrar

SUB - REGISTRAR
ILHAS

Document Serial Number :- 2025-PNJ-206

Book :- 1 Document
Registration Number :- **PNJ-1-198-2025**
Date : 22-Jan-2025

Apprentice
22/01/2025

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

SUB - REGISTRAR
ILHAS

