

Alkumar

(RUPEES SEVEN LAKH TWENTY THOUSAND ONLY) -1-

Phone No: 0810655162
Sold To/Issued To
Gonex Buildwell Pvt
For Share ID Proof
Pancard



FEB 23 2022 10:04:10

₹ 0720000/-

381825216 502100000 00001882
381825216 18/02/22 2022 MD1

For CITIZENCREDIT™
CO-OP. BANK LTD.

Alkumar
Authorised Signatory

Name of Purchaser: Gonex Buildwell Pvt Ltd

2022-BRZ-955

03-03-2022



DEED OF SALE

Ganesh Sankar

Shri. Sibal

For GONEX BUILDWELL PVT. LTD.

Ganesh Sankar

Director

THIS DEED OF SALE is made at Mapusa on this 3rd day of March 2022.

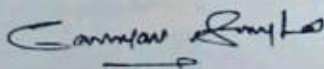
BETWEEN

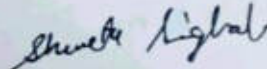
- 1. MR. GAURAV PARAS SINGHAL**, son of Shri. Paras Ram Singhal, aged 38 years, Married, Business, Indian National, Holding Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED], and his wife;
- 2. MRS. SHWETA GAURAV SINGHAL**, Daughter of Brijesh Gupta, aged 35 years, Business, Indian National, Holding Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED] both residing at E-214, East of Kailash, South Delhi-110065, hereinafter referred to as the **"OWNERS/VENDORS"** (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include their respective heirs, executors and administrators and assigns) of **THE FIRST PART.**

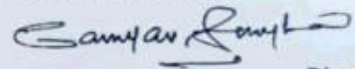
AND

GONEX BUILDWELL PVT. LTD., having registered office at E-214, East of Kailash, New Delhi-110065, having PAN Card No. [REDACTED], represented by its Director, **MR. GAURAV PARAS SINGHAL**, son of Shri. Paras Ram Singhal, aged 37 years, Married, Business, Indian National, Holding Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED] resident of E-214, East of Kailash, South Delhi-110065. Authorized vide Resolution dated 10/02/2022, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof include its legal representative

For **GONEX BUILDWELL PVT. LTD.**







Director

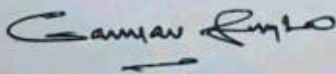
Company Directors, administrators, nominees and assigns) of **THE SECOND PART.**

WHEREAS there exists land admeasuring 2000 sq. mts. surveyed under No.158/7 of Village Guirim identified as "ARADI XIR" also known as "ARADI GHAR BHAT" situated at Guirim within the limits of village Panchayat of Guirim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, more particularly described in the Schedule hereunder written and delineated in red colour in the plan annexed herewith and hereinafter referred to as **THE SAID PROPERTY.**

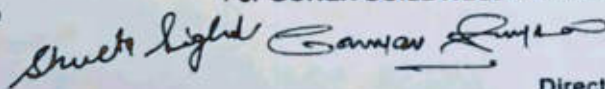
AND WHEREAS the said property originally belong to Antonio Andria Noronha as the same stand inscribed in his favour under inscription number 36053 at folio 186 of Book G-39 in the office of land Registrar Bardez, as having purchased the same vide Instrument outside the Notes dated 21-04-1950 drawn at folio 46(R) of Book 33 before the Notary before the Notary Pinto de Menezes of the judicial Division of Bardez.

AND WHEREAS thus the name of Antonio Adriano Noronha alias Anthony Adrian Noronha his wife Claudina Noronha stands recorded in Index of land (Form III) bearing survey No.158/7 since the time of promulgation of survey records.

AND WHEREAS the said Antonio Adriano Noronha alias Anthony Adrian Noronha expired on 13-01-1960 and subsequently his wife Claudina Noronha expired on 16-01-1975 and upon their demise Inventory Proceeding under No.39/2009/II were initiated in the Court of II Addl. Civil Judge Senior Division at Margao, whereby the said property inter-



For GONEX BUILDWELL PVT. LTD.



Director

alia was listed as Item no.3 and the same was allotted to Cabesa de casal Shri. Felix Gabriel Noronha alias Gabriel Felix Noronha, and the same is confirmed by Order, Judgment and decree dated 02-05-2009 passed by the Court of II Addl. Civil Judge Senior Division at Margao.

AND WHEREAS the said Felix Gabriel Noronha alias Gabriel Felix Noronha carried out mutation proceedings and in survey Records of Rights concerning survey No.158/7 under Mutation Number 48861.

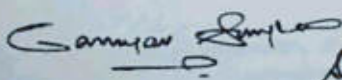
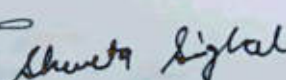
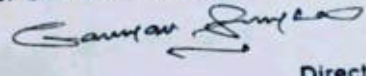
AND WHEREAS Vendors herein above vide Deed of Sale dated 21/01/2020 Book 1 Document bearing registration no. BRZ-1-491-2020 dated 04/02/2020 have acquired right in the SAID PROPERTY and the Vendors herein became absolute owners in possession of the Said Property.

AND WHEREAS the Owners/Vendors hereto now do not desire to retain the SAID PROPERTY and the Purchasers hereto has approached the Owners/Vendors to purchase same.

AND WHEREAS in terms of the above the Owners/Vendors do hereby sell and the Purchasers do hereby purchase the SAID PROPERTY for a total consideration of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) which is the present fair market value of the Same.

AND WHEREAS at the instance of the Purchasers the Owners/Vendors do hereby execute this Deed of Sale on the terms expressed hereunder.

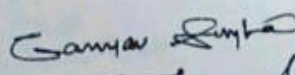
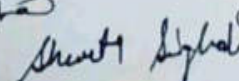
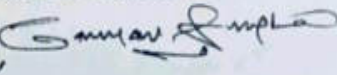
For GONEX BUILDWELL PVT. LTD.




Director

**NOW THEREFORE, THIS DEED OF SALE WITNESSES AS
UNDER:-**

1. In pursuance of the above and in consideration of the amount of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) out of which an amount of Rs. 1,60,000/- (Rupees Eighty Thousand Only) is deducted towards 1% TDS, the receipt of which is acknowledged and admitted by the Owners/Vendors hereto and the certificate will be issued in due course of Time and out of the balance amount of Rs. 1,58,40,000/- (Rupees One Crore Fifty Eight Lakhs Fourty Thousands Only) the purchaser have paid to the owners/vendor in the following manner:-
- a. Rs. 40,00,000/- (Rupees Fourty Lakhs Only) is paid by the Purchaser to the Vendor No. 1 vide Cheque bearing no. "350587", dated 11/02/2022, drawn on Karnataka Bank LTD., Lajpathnagar Branch New Delhi, which amount the Owners/vendors do hereby admit and acknowledge
 - b. Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) is paid by the Purchaser to the Vendor No. 1 vide Cheque bearing no. "350595", dated 18/02/2022, drawn on Karnataka Bank LTD., Lajpathnagar Branch New Delhi, which amount the Owners/vendors do hereby admit and acknowledge
 - c. Rs. 14,20,000/- (Rupees Fourteen Lakhs Twenty Thousand Only) is paid by the Purchaser to the Vendor No. 1 vide DD bearing no. "350597", dated 18/02/2022, drawn on Karnataka Bank LTD., Lajpathnagar Branch New Delhi, which amount the Owners/vendors do hereby admit and acknowledge

For GONEX BUILDWELL PVT. LTD.


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Director

- d. Rs. 40,00,000/- (Rupees Fourty Lakhs Only) is paid by the Purchaser to the Vendor No. 2 vide Cheque bearing no. "350588", dated 11/02/2022, drawn on Karnataka Bank LTD., Lajpathnagar Branch New Delhi, which amount the Owners/vendors do hereby admit and acknowledge
- e. Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) is paid by the Purchaser to the Vendor No. 2 vide Cheque bearing no. "350596", dated 18/02/2022, drawn on Karnataka Bank LTD., Lajpathnagar Branch New Delhi, which amount the Owners/vendors do hereby admit and acknowledge
- f. Rs. 14,20,000/- (Rupees Fourteen Lakhs Twenty Thousand Only) is paid by the Purchaser to the Vendor No. 2 vide DD bearing no. "350598", dated 18/02/2022, drawn on Karnataka Bank LTD., Lajpathnagar Branch New Delhi, which amount the Owners/vendors do hereby admit and acknowledge which is paid by the Purchasers to the Owners/Vendors on the Date of registration of this Deed upon simultaneous delivery of the possession of the Said Property unto the Purchaser, the receipt whereof the Owners/Vendors do hereby acknowledge and discharge the purchaser of the same and the Owners/Vendors as absolute and lawful owners do hereby transfer by way of Sale and convey and deliver unto the Purchaser all that part and parcel of land admeasuring 2000 sq. mts. surveyed under No.158/7 of Village Guirim identified as "ARADI XIR" also known as "ARADI GHAR BHAT", described in detail in Schedule hereunder written, together with the trees, structures, accesses, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way

For GONEX BUILDWELL PVT. LTD.

Ganesh Singh
Shweta Singh

Ganesh Singh
Director

appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or to the SAID PROPERTY hereby conveyed and every part thereof to hold the same to the Purchasers forever absolutely uninterruptedly.



2. The Owners/Vendors have today put the Purchasers in unconditional exclusive peaceful, vacant possession of the SAID PROPERTY to be held by the Purchasers forever, peacefully without any harm and/or hindrance from the Owners/Vendors and the Owners/Vendors do hereby agree to/indemnify the Purchaser against any Third Party claims if made to the SAID PROPERTY on account of the Owners/Vendors and such claims if any shall be settled by the Owners/Vendors at their own cost without disturbing the title and possession of the Purchaser.
3. The Owners/Vendors hereby covenant with and assure the Purchaser as under:-
 - a. That the SAID PROPERTY is free from encumbrances and claims of any nature whatsoever.
 - b. That the Title of the Owners/Vendors to the SAID PROPERTY is absolute clear, valid and marketable and is subsisting and the Vendors are lawfully entitled to sell and alienate the same.
 - c. That the Owners/Vendors have not created any Third Party rights and/or encumbrances, claims, lien or charges upon and to the SAID PROPERTY.
 - d. That the SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully

Ganjar Singh
→ *Shweta Singh*

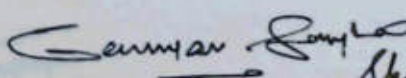
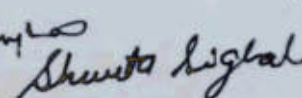
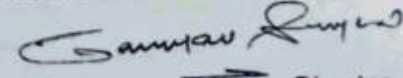
For GONEX BUILDWELL PVT. LTD.

Ganjar Singh
Director

and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person whomsoever claiming through the Owners/Vendors.

4. The Owners/Vendors do hereby assure the Purchasers that they not created any charge or encumbrance on the SAID PROPERTY hereby sold nor is there any lien, charge or claim on the SAID PROPERTY in the course of any Judicial-Quasi Judicial Proceedings nor is there any notice under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.
5. The Owners/Vendors do hereby further assure the Purchasers that they have not entered into an Agreement with any other person/persons/body of individuals for the sale of transfer by any other nature of the SAID PROPERTY or any part thereof and indemnify the Purchasers against third Party claim if any from any person on the SAID PROPERTY hereby sold and the Owners/Vendors do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the Purchasers.
6. The Owners/Vendors assures the Purchasers that there are no arrears of any Tax and/or dues payable on the SAID PROPERTY to the village Panchayat of Guirim, or the Planning and Development Authority or any other Local or Government Body and that the Purchasers shall be liable to pay all the taxes on the SAID PROPERTY levied by the Government of Goa or any other Government Body from the Execution of the Present Deed.

For GONEX BUILDWELL PVT. LTD.


Sanjay Ramdas

Shweta Singh

Sanjay Ramdas
Director

7. The Owners/Vendors do hereby give their explicit consent to the Purchasers to get the name of the Purchaser recorded in the Survey Record of Village Panchayat Guirim and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority.
8. AND the Owners/Vendors further covenant that they shall at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or any be necessary or reasonably be required.
9. The Owners/Vendors declare that the subject matter of this Sale Deed does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.
10. The present fair market value of the SAID PROPERTY is Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh Only) and the stamp duty of Rs.7,20,000/- (Rupees Seven Lakh Twenty Thousand Only) is affixed hereto; which is borne by the Purchasers.

SCHEDULE

All that part and parcel of land admeasuring 2000 sq. mts. surveyed under No.158/7 of Village Guirim identified as 'ARADI XIR' also known as "ARADI GHAR BHAT" situated at Guirim within the limits of village Panchayat of Guirim, Taluka and Registration Sub-District of Bardez,

Samir Singh
Shubha Singh
For GONEX BUILDWELL PVT. LTD.
Samir Singh
Director

District North Goa in the State of Goa, which whole property is described in the Office of Land-Registrar Bardez under No.38497 at folio 185 of Book B-98 but not enrolled in the Taluka Revenue Office.

The said Plot under survey No.158/7 is bounded as under:-

Towards the North: By Survey No.158/5 of Village Guirim

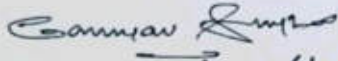
Towards the South: By Survey No.158/8 of Village Guirim

Towards the East: By Road

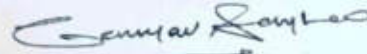
Towards the West: By Survey No.158/6 of Village Guirim

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands the day, month and year first hereinabove mentioned.

For GONEX BUILDWELL PVT. LTD.

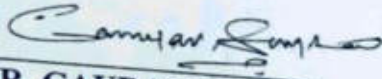


→ Shweta Sigal



← Director

SIGNED AND DELIVERED
BY THE WITHIN NAMED
"VENDOR NO.1"



MR. GAURAV PARAS SINGHAL





L.H.F.I

R.H.F.I


1)  _____

 _____


2)  _____

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3)  _____

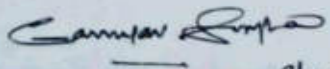
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4)  _____

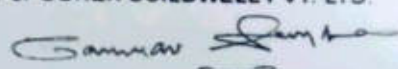
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5)  _____

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_____ *Shivita Singh*

For GONEX BUILDWELL PVT. LTD.


_____ Director

**SIGNED AND DELIVERED
BY THE WITHIN NAMED
"VENDOR NO.2"**

Shweta Singhal

MRS. SHWETA GAURAV SINGHAL

Shweta Singhal



L.H.F.I

R.H.F.I

1)  _____

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2)  _____

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3)  _____

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4)  _____

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5)  _____

 _____

Ganjar Singh

Shweta Singhal

For GONEX BUILDWELL PVT. LTD.

Ganjar Singh

Director

SIGNED AND DELIVERED
BY THE WITHIN NAMED
"PURCHASERS"



Gaurav Paras Singhal

Gaurav Paras Singhal


GONEX BUILDWELL PVT. LTD.
(Represented by its Director
MR. GAURAV PARAS SINGHAL)

L.H.F.I

R.H.F.I

1)  _____


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2)  _____

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3)  _____

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4)  _____

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5)  _____

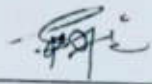
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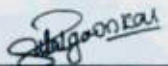
Gaurav Paras Singhal
Shivendra Singhal

For GONEX BUILDWELL PVT. LTD.

Gaurav Paras Singhal
Director

IN PRESENCE OF WITNESSES:

(1) 
(Siddhesh Sitaram Naik,
R/o Madhalawada Parsem Pernem Goa-403512)

(2) 
(Adv. Pamita Santosh Malgaonkar,
R/o Near St Mary High School Feira Alta Mapusa Goa-403507)

For GONEX BUILDWELL PVT. LTD.

  
Director



FORM I & XIV

100014575072

Date : 03/03/2022

सं. नं १ व १४

Page 1 of 2

Taluka BARDEZ

तालुका

Village

गांव

Name of the Field Aradi Ghar Bhat

शेताचे नांव

Survey No. 158

सर्वे नंबर

Sub Div. No. 7

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajan	Kar	Morad	Total Cultivable Area
खरीप	बागायत	परी	खाजन	केर	मोरद	एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

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

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जागीस	एकूण	शेरा
0000.00.00	0000.00.00	0000.00.00	0000.00.00	

Assessment :	Rs. 0.00	Fore	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेडियल		रेट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
क्र.सं.	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं.	शेरा
1	Gaurav Paras Singhal		72442	
2	Shweta Gaurav Singhal		72442	

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

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

Details of Cropped / rea पिकाबातील शेताचा तापशील										
Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of Irrigation	Remarks
वर्ष	लागण करणाऱ्याचे नांव	रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	Nature	Area	सिंचनाचा शक्ति	शेरा
					Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts	प्रकार	हे. आर. चौ. मी.		
	Nil				हे. आर. चौ. मी.	हे. आर. चौ. मी.				

End of Report

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

-16-



FORM I & XIV
नमुना नं १ व १४

100014575072

Date : 03/03/2022

Page 2 of 2

Taluka BARDEZ
गाव
Village Gulrim
गाव
Name of the Field Aradi Ghar Bhat
शेताने नं

Survey No. 158
सर्वे नंबर
Sub Div. No. 7
हिससा नंबर
Tenure
समा प्रकार



The record is computer generated on 03/03/2022 at 10:08:57AM as per Online Reference Number - 100014575072. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Mar-2022 12:00:35 pm

Document Serial Number :- 2022-BRZ-955

Presented at 11:49:30 am on 03-Mar-2022 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	720000
2	Registration Fee	480000
3	Mutation Fees	2500
4	Processing Fee	1480
Total		1203980

Stamp Duty Required :720000/-




Stamp Duty Paid : 720000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURAV PARAS SINGHAL ,Father Name:Paras Ram Singhal, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, Address1 - E-214, East of Kailash, South Delhi-110065, Address2 - , PAN No.: [REDACTED]			






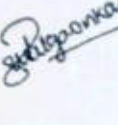
Executer

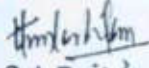
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURAV PARAS SINGHAL , Father Name:Paras Ram Singhal, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, E-214, East of Kailash, South Delhi-110065, PAN No.: [REDACTED]			
2	SHWETA GAURAV SINGHAL , Father Name:Brijesh Gupta, Age: 34, Marital Status: Married ,Gender:Female,Occupation: Business, E-214, East of Kailash, South Delhi-110065, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	GAURAV PARAS SINGHAL , Father Name:Paras Ram Singhal, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, E-214, East of Kailash, South Delhi-110065, PAN No.: [REDACTED]			

Witness:

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

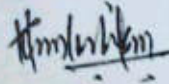
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Siddhesh Sitaram Naik, Age: 27, DOB: , Mobile: 7066099860 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403512, H.no 379 Madhalawada Parsem Pernem Goa, H.no 379 Madhalawada Parsem Pernem Goa, Parcem, Pernem, North Goa, Goa			
	Name: Pamita Malgaonkar, Age: 36, DOB: , Mobile: 9561171653 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, H.no 142/B, H.no 142/B, Near st. Mary High School Feira Alta Mapusa Goa, Mapusa, Bardez, North Goa, Goa			


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

