



**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 : ₹ 507500/-
(Rupees Five Lakh Seven Thousand Five Hundred only)
PAID VIDE E-RECEIPT NO 202300630530 DATED :25-Aug-2023,
IN THE GOVERNMENT TREASURY.**



[Handwritten Signature]

Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300056865
DOCUMENT SERIAL NUMBER	:	2023-BRZ-4332
DATE OF PRESENTATION	:	29-Aug-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4144-2023
DATE OF REGISTRATION	:	29-Aug-2023
NAME OF PRESENTER	:	ABHISHEK PALAPARTHY Designated Partner Of ASHMAKI HOMES LLP
REGISTRATION FEES PAID	:	₹525000/-
PROCESSING FEES PAID	:	₹2200/-
MUTATION FEES PAID	:	N.A./-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/2131



Echallan No. 202309630730

e-Receipt

Department:	10 - NOTARY SERVICES	Echallan Date:	25-08-2023 13:49:38
Name and Address of Party:	ASHMAKHOMES 7798601164 Porvorim		
Service:	Stamp Duty	Amount	
	Stamp Duty	₹	507,500.00
	Total Amount:	₹	507,500.00
	(Rs. Five Lakh Seven Thousand Five Hundred Only)		
Department Data:	202300056865 NOTARY 202300056865 NOTARY		
Bank ref No:			
Status:	Success		
Payment Date:	25-08-2023 15:43:47		
	Reprint Date: 25/08/2023 17:46:48		



Dr. No. 2023-BR2-4332
29/08/2023

AGREEMENT FOR SALE

For ASHMAKI HOMES LLP

AS _____

Managing Partner

pd

THIS AGREEMENT FOR SALE is executed on this 29th day of August of the year Two Thousand and Twenty Three (29/08/2023), at Mapusa, Taluka Bardez, Registration Sub- District of Bardez, District of Goa, in the State of Goa;

BETWEEN

MRS. SHOBHA DATTARAM NAGZARKAR, daughter of Eknath Pandarinath Shirodkar alias Eknath Shirodkar and wife of late Dattaram Dhananjay Nagzarkar, age 74 years, widow, housewife, Indian National, NRI, holding Aadhaar Card bearing No. _____) and PAN card bearing No. _____, presently residing at A6, Dhanalaxmi Court, Crescent Road, Parklands, Nairobi, Kenya, P.O Box _____ and permanent resident of Prabhavati Appt 125A17/1, Cunchelim, Mapusa, North Goa, Goa - 403507 hereinafter referred to as the **"VENDOR"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include her executors, legal representatives, administrators, assigns and nominees or any other person or persons claiming through them) of the **FIRST PART**.



For ASHMAKI HOMES LLP



Managing Partner



AND

ASHMAKI HOMES LLP ('Ashmaki') a Limited Liability Partnership incorporated under the LLP Act 2008, having PAN Card bearing No. _____, having its registered office at House No. 317, Ward 13, Lake view colony, Miramar Panjim, 403001, herein represented by its Partner **MR. ABHISHEK PALAPARTHY**, son of Venkataramana Murthy Palaparthi alias PVR Murthy, age 40 years, married, businessman, Indian National, holding Aadhar Card bearing No. _____ and holding PAN Card bearing No. _____, resident of H. No. 8-3-833 G1, Sai Suhas Residency, Kamlapuri Colony, Srinagar Colony Hyderabad, Srinagar Colony, Hyderabad, Andra Pradesh- 500073, **(2) MRS. SANGHVI BANSARI** alias **BANSARIATUL SANGHVI**, daughter of Atul Maganlal Sanghvi alias Atul, age 33 years, Business, married, Indian National, holding PAN Card bearing No. _____ and Aadhaar Card bearing No. _____, residing at Triveni Bunglow, Judges Bunglow road, Bodakdev, Near Ahmedabad International School, Ahmedabad City, Ahmedabad, Gujarat - 380054, **(3) MR. SANDEEP PURUSHOTTAM BABAR** alias **SANDEEP PURSHOTTAM BABAR**, son of Purushottam



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For ASHMAKI HOMES LLP

Managing Partner

Babar alias Purshottam Dharmaji Babar, age 49 years, Business, married, Indian National, holding PAN Card bearing No. _____) and Aadhaar Card bearing No. _____

_____, residing at 205, Shivtej Plaza, Plot No. 54/A, Sector-50 (old), Seawood, Nerul, Navi Mumbai, Nerul Node-3, Thane, Thane, Maharashtra - 400706 and

(4) MRS. SAMPADA SUDEEP NAIK, daughter of Govind Ramchandra Ghaisas and wife of Sudeep Subhash Naik, age 46 years, Business, married, Indian National, holding PAN Card bearing No. _____ and Aadhaar Card bearing No. _____, residing at Villa No. _____

22/404, La Oceana Colony, Opp. Telephone Exchange, VTC: Nio Dona Paula, P.O. Dona Paula, Sub District: Tiswadi, District: North Goa, State: Goa- 403004, hereinafter referred to as the **"PURCHASERS"**

(which expression shall unless repugnant include their heirs, successors, legal representatives and assigns) **OF**

SECOND PART.

(The Vendor herein is represented by her daughter Mrs. Swati Rajkumar Patil, wife of Mr. Rajkumar Patil and daughter of Dattaram Dhananjay Nagzarkar, age 45 years, Accountant, Kenyan National, holding PAN Card bearing No. _____ and OCI card bearing No. _____

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For ASHMAKI HOMES LLP

AS → → →

Managing Partner

/, residing at A6, Dhanalaxmi Court, Crescent Road, Parklands, Nairobi, Kenya, P.O Box [redacted], vide General Power of Attorney dated 24/08/2023, registered under No. 217/2023, before the Notary Adv. Jyoti A Wadhvani, Pune, Maharashtra)

(The partners of **ASHMAKI HOMES LLP, MRS. SANGHVI BANSARI** alias **BANSARIATUL SANGHVI, MR. SANDEEP PURUSHOTTAM BABAR** and **MRS. SAMPADA SUDEEP NAIK** are herein represented by their partner **MR. ABHISHEK PALAPARTHY**, son of Venkataramana Murthy Palaparthi alias PVR Murthy, age 40 years, married, businessman, Indian National, holding Aadhar Card bearing No. [redacted] and holding PAN Card bearing No. [redacted], resident of H. No. B-3-833 G1, Sai Suhas Residency, Srinagar Colony, Hyderabad- 500073, vide POA dated 28/08/2023, before the Notary Adv. Menino Teles under Registration No. G/858/23.)

WHEREAS, the VENDOR herein is the owner of all that Plot of land Admeasuring 910 Sq mts, surveyed under Chalta No. 18-A of P.T. of Sheet No. 10, of Cuchelim/in

For ASHMAKI HOMES LLP

AS [Signature]

Managing Partner

Mapusa City Survey, situated in the larger plot of land known as "Vangor Batta" or "Edssodeachem Batta" or "Paulistachem Batta", admeasuring 910 sq. mts., and which is part of the property 5th adisao, described in the Land Registration Office of Bardez under No. 9541 of Book B Novo25 and enrolled in the Revenue Office of Bardez under No.748 of 3rd circumscription of Mapusa town, surveyed in the records of city Survey of Mapusa, situated in the Village of Cuchelim, within the Municipal area of Mapusa Sub-District of Bardez, District of Goa.



(The above mentioned Property "Vangor Batta" or "Edssodeachem Batta" or "Paulistachem Batta", is hereinafter referred to as the SAID PROPERTY and the Plot of land admeasuring 910 sq. mts., is hereinafter referred to as the SAID PLOT and is more particularly described in Schedule mentioned hereinbelow)

AND WHEREAS the said property earlier belonged to Shri Janardhan Chatim and his wife Smt. Guirjabai Janardhan Chatim.

AND WHEREAS by virtue of Deed of Gift dated

For ASHMAKI HOMES LLP

As _____

Managing Partner

As

7/06/1974, registered before the Sub Registrar of Bardez under No. 423/74 of Book No. 1, Volume No. 83 at Pages 217 to 221 on 26/07/1974, the said Janardan Chatim and his wife Guirjabai Janardan Chatim gifted the said property to their 2 sons i.e Shri Eknath Janardan Chatim and Shri. Laxminarayan Janardan Chatim.

AND WHEREAS by virtue of Deed of Gift dated 7/06/1974, the said Shri Eknath Janardan Chatim and Shri. Laxminarayan Janardan Chatim became the absolute owners in possession of the said property.

AND WHEREAS Shri Eknath Janardan Chatim was married to Smt. Anita Eknath Chatim and Shri. Laxminarayan Janardan Chatim was married to Hemlata Laxminarayan Chatim.

AND WHEREAS the by virtue of Deed of Sale dated 07/05/1985, registered before the Sub Registrar of Bardez, under No. 361, at Pages 105 to 111 of Book No.1 Vol No.238 dated 15/06/1987, the said Shri Eknath Janardan Chatim, Smt. Anita Eknath Chatim, Shri. Laxminarayan Janardan Chatim and Hemlata

For ASHMAKI HOMES LLP


Managing Partner

Laxminarayan Chatim as Vendors then, sold the said Plot to Mrs. Shobha Dattaram Nagzarkar (Vendor herein).

AND WHEREAS by virtue of Deed of Sale dated 07/05/1985, the said Mrs. Shobha Dattaram Nagzarkar (Vendor herein) became the absolute owner in possession of the said plot.

AND WHEREAS by virtue of Partition order dated 10/09/1986, the Vendor herein obtained separate Survey number bearing Chalta No. 18-A of P. T. Sheet No. 10, of Village Cuchelim.



AND WHEREAS the name of Shobha Dattaram Nagzarkar is reflecting in the Form D bearing P.T Sheet No. 10, Chalta No. 18-A of city Cuchelim(Mapusa).

AND WHEREAS the said Vendor was married to Mr. Dattaram Nagzarkar, who expired on 07/06/2018, leaving behind the said Vendor and the Following Children:-

For ASHMAKI HOMES LLP


Managing Partner



- a. **MRS. SWATI RAJKUMAR PATIL, married to
MR. RAJKUMAR DATTATRAY PATIL,**
b. **Ms. DIMPLE DATTARAM NAGZARKAR, spinster,**

AND WHEREAS the said daughters i.e Mrs. Swati Rajkumar Patil and her husband Rajkumar Dattatray Patil and Ms. Dimple Dattaram Nagzarkar, has mutually agreed to relinquish all the rights in the Fathers/Father-in-laws properties in favour of their Mother/Mother-in law i.e the Vendor herein.

AND WHEREAS the Vendor herein is in the process of initiating the Inventory Proceedings upon the death of said Dattaram Nagzarkar and the children of the Vendor has agreed to make declaration of succession, or to cedes or relinquish rights in estate, that they may have rights in precise, in terms of Sec 34 of the Goa Succession, Special Notaries and Inventory Act 2012 vis a vis, Article 2029 of Portuguese Civil code or other relevant provision of law and appear Notary Ex-Officio or Sub Registrar and or before the respective court having jurisdiction of the same and have agreed to make any declaration or sign or make any deeds or documents and do all such acts that



For ASHMAK HOMES LLP

  
Managing Partner



may be necessary or requisite for fully and perfectly ceding and relinquishing their rights in the estate of such their late Father/Father-in-Law.

AND WHEREAS, the VENDOR is the absolute owners of the SAID PROPERTY subject to the conclusion of the Inventory Proceedings which will be initiated upon the death of Vendor's late husband Dattaram Nagzarkar, which property is more particularly described in SCHEDULE hereunder and the Vendor herein have been enjoying the Scheduled Property, with absolute right and marketable title;



AND WHEREAS, the PURCHASERS herein being given to understand that the VENDOR is desirous of selling the SAID PROPERTY and have approached the VENDOR and have offered to purchase the SAID PROPERTY from the VENDOR herein for a price and consideration of **Rs.1,75,00,000/- Rupees One Crore Seventy Five Lakhs Only).**

For ASHMAKI HOMES LLP



Managing Partner



The Purchasers have paid at the time of signing of the present Agreement for Sale an advance sum of **Rs. 92,52,000/- (Rupees Ninety Two Lakhs Fifty Two Thousand only)** out of which a sum of **Rs. 22,13,078/- (Rupees Twenty Two Lakhs Thirteen Thousand Seventy Eight only)** is deducted as 23.92% TDS as per the Income Tax Act and balance amount of **Rs. 70,38,922/- (Rupees Seventy Lakhs Thirty Eight Thousand Nine Hundred Twenty Two only)** is paid in the following manner:-

a. A sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) is paid vide RTGS under UTR No. HDFC0001123 dated 29/06/2023.

b. A sum of Rs. 60,38,922/- (Rupees Sixty Lakhs Thirty Eight Thousand Nine Hundred Twenty Two only) is paid in the following manner:-

i) A sum of Rs. 30,00,000/- (Rupees Thirty Lakhs only) is paid vide RTGS under UTR No. MAHBR52023082815262051, dated 28/08/2023 in favour of the Vendor.

ii) A sum of Rs. 30,38,922/- (Rupees Thirty Lakhs Thirty

For ASHMAKI HOMES LLP

As 
Managing Partner

Eight Thousand Nine Hundred and Twenty Two only) is paid vide RTGS under UTR No. UTIBR52023082800364639, dated 28/08/2023 in favour of the Vendor.

c. Balance payment of Rs. 82,48,000/- (Rupees Eighty Two Lakhs Forty Eight Thousand only) will be paid after deduction of TDS on 23.92 % as per the Income Tax Act after completion of the Inventory Proceedings filed upon the death of said Dattaram Nagzarkar, and procurement and fulfillment of the terms and conditions and upon the execution of the Deed of Sale, as specified in the present Agreement to Sale. The terms and conditions are more particularly specified hereunder.



**NOW, THEREFORE, THIS AGREEMENT FOR SALE
MUTUALLY AGREED BETWEEN PARTIES
WITNESSETH**

1. The VENDOR hereby agree to transfer, sell and assign unto the PURCHASER all her rights, title, interest in respect of all that Plot of land Admeasuring 910 Sq mts, surveyed under Chalta No. 18-A of P.T. of Sheet No. 10, of Cuchelim/in Mapusa City Survey, situated in the

For ASHMAKI HOMES LLP

As _____

Managing Partner

larger plot of land known as "Vangor Batta" or "Edssodeachem Batta" or "Paulistachem Batta", admeasuring 910 sq. mts., and which is part of the property 5th adisao, described in the Land Registration Office of Bardez under No. 9541 of Book B Novo 25 and enrolled in the Revenue Office of Bardez under No. 748 of 3rd circumscription of Mapusa town, surveyed in the records of city Survey of Mapusa, situated in the Village of Cuchelim, within the Municipal area of Mapusa Sub-District of Bardez, District of Goa.



2. The Purchasers have paid at the time of signing of the present Agreement for Sale an advance sum of **Rs. 92,52,000/- (Rupees Ninety Two Lakhs Fifty Two Thousand only)** out of which a sum of Rs. 22,13,078/- (Rupees Twenty Two Lakhs Thirteen Thousand Seventy Eight only) is deducted as 23.92% TDS as per the Income Tax Act and balance amount of **Rs. 70,38,922/- (Rupees Seventy Lakhs Thirty Eight Thousand Nine Hundred Twenty Two only)** is paid in the following manner:-

a. A sum of Rs. 10,00,000/- (Rupees Ten Lakhs only) is paid vide RTGS under UTR No. HDFC0001123 dated 29/06/2023.

For ASHMAKI HOMES LLP



Managing Partner



b. A sum of Rs. 60,38,922/- (Rupees Sixty Lakhs Thirty Eight Thousand Nine Hundred Twenty Two only) is paid in the following manner:-

i) A sum of Rs. 30,00,000/- (Rupees Thirty Lakhs only) is paid vide RTGS under UTR No. UTIBR52023082900350564 dated 28/08/2023 in favour of the Vendor.

ii) A sum of Rs. 30,38,922/- (Rupees Thirty Lakhs Thirty Eight Thousand Nine Hundred and Twenty Two only) is paid vide RTGS under UTR No. UTIBR52023082800364639, dated 28/08/2023 in favour of the Vendor.

c. Balance payment of Rs. 82,48,000/- (Rupees Eighty Two Lakhs Forty Eight Thousand only) will be paid after deduction of TDS on 23.92 % as per the Income Tax Act after completion of the Inventory Proceedings filed upon the death of said Dattaram Nagzarkar, and procurement and fulfillment of the terms and conditions and upon the execution of the Deed of Sale, as specified in the present Agreement to Sale. The terms and conditions are more particularly specified hereunder.

For ASHMAKI HOMES LLP


Managing Partner

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3. It is hereby mutually agreed, declared, confirmed and recorded by and between the parties hereto as follows:

a. The Vendor is the lawful owner in absolute possession of the said Property and is entitled to enter into the present Agreement for Sale with the Purchaser.

b. The provisions of Urban Land (Ceiling and Regulation) Act, 1976 are not applicable in the State of Goa.

c. No part of the Said Property is covered /affected by any reservation or any government order adversely affecting the area of the said Property.

d. The Vendor has not received any injunction or restraint order from any Court, Authority or Tribunal in regard to the development/disposal of the said Property or any part thereof and the Vendor is fully entitled to enter into this Agreement with the Purchaser as hereinafter stated.

4. The said Plot is absolutely free, from any litigation, suits, claims, demands, easement rights and/or attachments of any kind whatsoever.

5. The Vendor hereby warrant and confirm the

For ASHMAKI HOMES LLP


Managing Partner



correctness of each and every statement declaration and representation made herein and conscientiously believe the same to be true knowing fully well that relying upon the said statements declarations and representations and believing the same to be true and correct the Purchaser has agreed to enter into this agreement.


6. Notices shall be deemed to have been served and or sent to the parties by Registered Post A/D/Hand Delivery/Fax at their respective addresses given hereinabove.

7. The Stamp duty and the Registration Fees will be borne by the Purchaser.

8. In the event that the Purchaser suffers any loss on account of any act of omission or commission by the Vendor, the Vendor shall keep the Purchaser indemnified against all such losses.

9. The Consideration Price which is decided for the sale and purchase of the scheduled Plot by the Vendor to the Purchaser shall be full and final and that there cannot be any variation in the consideration price for the said Plot.

For ASHMAKI HOMES LLP


Managing Partner



10. The said Agreement for Sale is legally binding and subject to jurisdiction of courts at Goa.

11. The VENDOR hereby further declare that there is no Income tax or any other proceedings pending against her in respect of said Plot. The Vendor also declare and confirm that there are no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions, governmental investigations, orders, judgments or decrees of any nature made or existing or pending or threatened or anticipated which may affect the said Plot or any part thereof or which may, in any manner, affect the right of the Vendor to sell, convey and transfer the said Plot in favour of the Purchaser as provided in this agreement.

12. That there are no claims from any authority with respect to the said Plot or by any department of the Government, Central or State or Municipal Authorities or before any arbitrator touching or affecting the said Plot

For ASHMAKI HOMES LLP



Managing Partner



or any part thereof and the Vendors have not been served with any notice including for attachment of the said Plot, which might affect the sale and transfer of the said Plot in the manner as contemplated in this Agreement and/or perform its obligations hereunder and/ or which may, in any manner, affect the said Plot.

13. The Vendor has a good right, full power and absolute authority to sell and transfer the said Plot to the Purchaser as herein specified and neither the Vendor, nor anyone on her behalf has committed or omitted to do any act, deed, matter or thing whereby (i) the said Plot is, in any manner, affected or (ii) the Vendor is, in any manner, prevented from selling, transferring, conveying, granting, assuring and assigning the said Plot hereby sold, transferred, conveyed, granted, assured and assigned in favour of the Purchaser in the manner provided in this agreement.

14. That on and from the date of the execution of these presents it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and



AS

For ASHMAKI HOMES LLP

AS ————— *AS*
Managing Partner

quietly hold, enter upon, have, occupy, possess and enjoy the said Property transferred, granted, conveyed and assigned with his appurtenances to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever in law or in equity from or by the Vendor or its permitted assigns and/ or successors or from or by any person or persons lawfully or equitably claiming or to claim by, from, under, through or in trust for them.

15. That the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest whatsoever, at law or in equity, by, from, through, under or in trust for her, in the said Plot or any part thereof, hereby sold, transferred and assigned, shall and will, from time to time and at all times hereafter, at the request of the Purchaser, at no further cost, do and execute or cause to be done and executed, all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever, as may be reasonably required by the Purchaser or his executors, administrators and



For ASHMAKI HOMES LLP

AS _____ *W*

Managing Partner

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successors in title and/ or Attorneys, for the better, further and more perfectly and absolutely granting and assuring the said Plot and every part thereof hereby sold, transferred and assigned unto and to the use of the Purchasers in the manner aforesaid.

16. However, in the event of an earthquake or other natural event, war, government or industrial action, public health crisis including without limitation epidemic, pandemic, outbreaks of infectious disease, quarantine or other employee restriction, labour dispute, strike, lock out, act of terrorism, floods or acts of God, any regulation or order of any competent statutory or judicial authority or of any government or any other event beyond the control of the Parties (**"Force Majeure Event"**), the Purchaser shall mutually decide the time frame of the fulfillment of the conditions and final execution of the Deed of Sale.

17. The VENDOR does hereby declare and assure unto the PURCHASER that the said Plot agreed to be sold to the PURCHASER or any part thereof is not subject to

For ASHMAKI HOMES LLP

 
Managing Partner



any tenancy or other rights of whatsoever nature and further that the said Plot is not affected by any acquisition or requisition proceedings.

18. The VENDOR hereby declares that there is no Income tax or any other proceedings pending against them in respect of said Plot.

19. The Purchaser at the time of signing the present Agreement has deducted 23.92% TDS of Rs. 22,13,078/- (Rupees Twenty Two Lakhs Thirteen Thousand Seventy Eight only) vide Challan No. 00466 through Axis Bank Ltd., dated 29/08/2023 on the received consideration of Rs. 92,52,000/- (Rupees Ninety Two Lakhs Fifty Two Thousand only).

20. The Vendors have agreed to produce following documents before the execution of the Deed of Sale:-

a. Inventory Proceedings upon the death of Dattaram Nagzarkar.

b. Cleaning of the said Plot and measuring the

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For **ASHMAKI HOMES LLP**

As _____

Managing Partner

boundaries at the cost of the Purchaser.

21. In the event that the Purchaser suffers any loss on account of any act of omission or commission by the Vendors, the Vendors shall keep the Purchaser indemnified against all such losses which shall be settled at the cost of the Vendors.



22. It is clearly understood between the Parties that in case the Purchaser does not proceed with the purchase of the said Plot, for any reason which are NOT attributable to the Vendor then the Purchaser shall return the possession of the said Plot to the Vendor and forfeit all the amounts paid to the Vendor. This is subject to the fulfilment of the duties and responsibilities by the Vendor, as stated specifically in clause 20 of the present Agreement for Sale, and all the terms and conditions of the present Agreement for Sale. The fact that the Purchaser is not proceeding with the purchase of the said Plot has to be established through appropriate written communication by the Vendors to the Purchaser. Non fulfilment of the any of the conditions as enlisted

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For ASHMAKI HOMES LLP
[Handwritten signature]
Partner

herein by the Vendors will make this clause redundant and the Purchaser will not be liable to return the Said Plot or make any further payments to the Vendors.



23. The Vendor hereby agree that upon failure to sign the Deed of Sale or fails to conclude the Inventory Proceedings for any reason and or completion of the registration formalities or handing over the clean title to the said Plot within the stipulated time of months, the Vendors shall refund to the Purchaser, the entire part Consideration paid to the Vendor and also bear and refund all the monies expended by the Purchasers on various actions towards the purchase of the said Plot, including the cost of formation of the new company, costs incurred in the survey of the said Plot, legal expenses incurred, TDS paid, newspaper publication expenses, registration fees remitted, stamp duty paid, government processing fees incurred, expenses incurred to procure and review papers from local authorities, other expenses incurred towards cleaning of the said Plot and any other charges paid, etc.

24. The Vendor shall execute an Irrevocable Power of

For ASHMAKI HOMES LLP

As 

Managing Partner






Attorney, immediately after execution of this Agreement for Sale, in favour of the Purchaser and/or its nominees to deal with the said Plot as full owners thereof including appointing Architects, preparing and submitting building and other plans for development of the said Plot making representation to and appearing before various authorities to make, sign, deliver and carry on correspondence, applications, writings, undertakings, affidavits.

25. In the event of the sale not being completed due to any willful default on the part of the Vendor, the Purchaser shall have the right to require specific performance, by the Vendor of this Agreement.

26. Both the parties to this Agreement are governed by the principles of specific performance under the Specific Relief Act or any other applicable statute and be legally binding on the parties, and any dispute pertaining to the present Agreement the jurisdiction for the same shall be the Courts in Goa. The Purchasers have relied upon the statements, representations, covenants and

For ASHIMAKI HOMES LLP


Managing Partner



declarations made in the recitals as to the devolution of title and otherwise, in the said Agreement and in respect of the said Plot, and upon the Vendors' authority to sell the said Plot and based on the same and being satisfied thereof, have entered into these presents with the Vendor.



27. This agreement comprises the entire agreement between the Parties and supersedes all prior written or verbal agreements.

28. The original stamped and registered agreement will be retained by the Purchaser.

29. The Vendor as well as the Purchasers do not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

30. This agreement comprises the entire agreement between the Parties and supersedes all prior written or verbal agreements.

Handwritten signature

For ASHMAKI HOMES LLP
As 
Managing Partner

SCHEDULE

(Description of the said PLOT)

ALL that Plot of land Admeasuring 910 Sq mts, surveyed under Chalta No. 18-A of P.T. of Sheet No. 10, of Cuchelim/in Mapusa City Survey, situated in the larger plot of land known as "Vangor Batta" or "Edssodeachem Batta" or "Paulistachem Batta", admeasuring 910 sq. mts., and which is part of the property 5th adisao, described in the Land Registration Office of Bardez under No. 9541 of Book B Novo 25 and enrolled in the Revenue Office of Bardez under No. 748 of 3rd circumscription of Mapusa town, surveyed in the records of city Survey of Mapusa, situated in the Village of Cuchelim, within the Municipal area of Mapusa Sub-District of Bardez, District of Goa and is bounded as under:-

North: By the P.W.D. road Mapusa - Siolim;

South: By the property surveyed under Chalta No. 20 P.T. Sheet 10 of Cuchelim;

East: By the property of Ana Jaquina Fernandes;

For ASHMAKI HOMES LLP

As  Managing Partner



West: By the remaining property surveyed under Chalta
No. 18 of P.T. Sheet No. 10 of Cuchelim.



IN WITNESS WHEREOF the parties hereto have signed
and subscribed their respective hands to this presents on
the day, month and year first hereinabove written, after
having read and understood the contents thereof, in the
presence of the following witnesses, who have signed
herein below.

For ASHMAKI HOMES LLP

Managing Partner



SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR
Represented by her POA holder



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MRS. SWATI RAJKUMAR PATIL

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

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For ASHMAKI HOMES LLP
js
Managing Partner

**SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER**




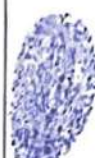






ASHMAKI HOMES LLP
Represented by its Partner
For self and as POA holder
for Partner No. 2, 3 and 4



For **ASHMAKI HOMES LLP**
As 
Managing Partner



MR. ABHISHEK PALAPARTHIY

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

As

For **ASHMAKI HOMES LLP**
As 
Managing Partner

IN PRESENCE OF WITNESSES

1. MR. TEJAS DHARGALKAR 

Address: H. No. 376/1, Behind K K Tailor, St Inez Panaji
Goa - 403001.

2. MISS. NAMRATA DAMODAR SHANKE 

Address. H. No. 257 Near St. Francis Xavier Chapel near
Government Primary School Duler Shelpem Mapusa
North Goa Goa - 403507.



For ASHMAKI HOMES LLP


Managing Partner





Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Cunchellam[Mapusa] city

Page No. 1

Date 26/08/2023

0



4332/2023

Sl. No	Area Sq Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
	910.00	OCCUP. CLASS I		Private
Easements -		— Nil —		

Holder's present origin of the title
(So far as traced) -

SMT. SHOBHA DATTARAM NAGZARKAR R/O. BOMBAY.

Lessees - — Nil —

Other Encumbrances - — Nil —

Other Remarks - — Nil —

Details -				Name Remarks	New Holder (M), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
Mutation Date	Mutation Number	Mutation Type				
— Nil —						

[Brackets entries indicate Deletion
For any further inquiries, please contact the ISLR of the concerned city.
*** END OF REPORT ***



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For ASHMAKI HOMES LLP
Managing Partner

As

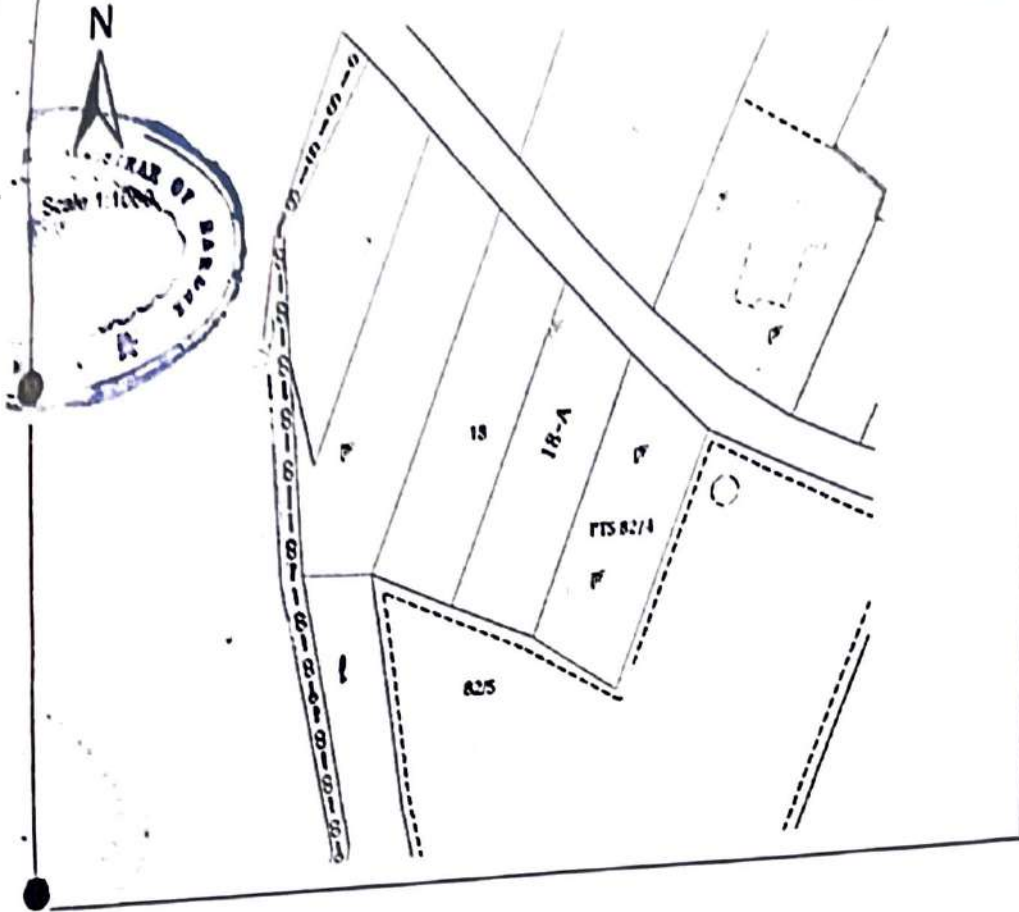
Government Of Goa

Directorate of Settlement and Land records Plan

4332
29/08/2023

Appln date: 12-05-2023

Ref. No. :123-12080



TALUKA : BARDEZ

CITY : CUNCHELM

P.T. SHEET No/ CHALTA No. : 10/ 18-A

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For ASHMAKI HOMES-LLP

dy.

Managing Partner



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 29-Aug-2023 12:46:26 pm

Document Serial Number :- 2023-BRZ-4332




Presented at 12:42:11 pm on 29-Aug-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	507500
2	Registration Fee	525000
3	Processing Fee	2120
Total		1034620




Stamp Duty Required :507500/-













Stamp Duty Paid : 507500/-


 Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ABHISHEK PALAPARTHY Designated Partner Of ASHMAKI HOMES LLP , Father Name:Venkataramana Murthy Palaparthu Alias PVR Murthy, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No. B-3-833 G1, Sai Suhas Residency, Kamlapuri Colony, Srinagar Colony, Hyderabad, Srinagar Colony, Hyderabad, Andhra Pradesh- 500073, Address2 - , PAN No.:			 For ASHMAKI HOMES LLP Managing Partner




Executer




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ABHISHEK PALAPARTHY Designated Partner Of ASHMAKI HOMES LLP , Father Name:Venkataramana Murthy Palaparthu Alias PVR Murthy, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, H. No. B-3-833 G1, Sai Suhas Residency, Kamlapuri Colony, Srinagar Colony, Hyderabad, Srinagar Colony, Hyderabad, Andhra Pradesh- 500073, PAN No.:			 For ASHMAKI HOMES LLP Managing Partner

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SWATI RAJKUMAR PATIL , Father Name:Dattaram Dhananjay Nagzarkar, Age: 45. Marital Status: ,Gender:Female,Occupation: Service, A6, Dhanalaxmi Court, Crescent Road, Parklands, Nairobi, Kenya, P.O Box 3857100623, PAN No.: , as Power Of Attorney Holder for SHOBHA DATTARAM NAGZARKAR			
3	ABHISHEK PALAPARTHY , Father Name:Venkataramana Murthy Palaparthi Alias PVR Murthy, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, H. No. B-3-833 G1, Sai Suhas Residency, Kamlapuri Colony, Srinagar Colony, Hyderabad, Srinagar Colony, Hyderabad, Andhra Pradesh- 500073, PAN No.: , as Power Of Attorney Holder for SAMPADA SUDEEP NAIK Designated Partner Of ASHMAKI HOMES LLP			 For ASHMAKI HOMES LLP Managing Partner
4	ABHISHEK PALAPARTHY , Father Name:Venkataramana Murthy Palaparthi Alias PVR Murthy, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, H. No. B-3-833 G1, Sai Suhas Residency, Kamlapuri Colony, Srinagar Colony, Hyderabad, Srinagar Colony, Hyderabad, Andhra Pradesh- 500073, PAN No.: , as Power Of Attorney Holder for SANDEEP PURUSHOTTAM BABAR Designated Partner Of ASHMAKI HOMES LLP			 For ASHMAKI HOMES LLP Managing Partner
5	ABHISHEK PALAPARTHY , Father Name:Venkataramana Murthy Palaparthi Alias PVR Murthy, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, H. No. B-3-833 G1, Sai Suhas Residency, Kamlapuri Colony, Srinagar Colony, Hyderabad, Srinagar Colony, Hyderabad, Andhra Pradesh- 500073, PAN No.: , as Power Of Attorney Holder for SANGHVI BANSARI Alias BANSARI ATUL SANGHVI Designated Partner Of ASHMAKI HOMES LLP			 For ASHMAKI HOMES LLP Managing Partner

Witness:

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




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: TEJAS DHARGALKAR ,Age: 24,DOB: ,Mobile: 7083611983 ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403001, E-376/1 behind K K Tailor st Inez Panaji St Inez North Goa Goa-403001 , Panaji, Tiswadi, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: NAMRATA DAMODAR SHANKE , Age: 27, DOB: , Mobile: 9011056586 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, H. No. 257 Near St. Francis Xavier Chapel near Government Primary School Duler Shelpem Mapusa North Goa Goa, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-4332



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: NAMRATA DAMODAR SHANKE, Age: 27, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403507, H. No. 257 Near St. Francis Xavier Chapel near Government Primary School Duler Shelpem Mapusa North Goa Goa, Mapusa, Bardez, North Goa, Goa			


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REGISTRAR OF BARDEZ
MAPUSA
GOA (INDIA)

Book :- 1 Document
Registration Number :- BRZ-1-4144-2023
Date : 29-Aug-2023

Signature

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

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Signature
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NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014
REG. No. 17581
DATED 12/9/2022

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TRUE XEROX COPY

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ARUN WADKAR
NOTARY AT TISWADI TALUKA
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REG. No. 382/14
DATED 19/9/2014
REG. No. 2395
DATED 24/11/22

