



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa.
Phone: 0832-2223548/21/31



Echallan No. 202300777456

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 25-10-2023 18:35:33

Name and Address of Party:

Sumit | 9822161162

251 Ground Floor Gujranwala Town Part 3 New Delhi 110006

Service:

Stamp Duty

Stamp Duty	Amount
	₹ 1750000.00

Total Amount: ₹ 1,750,000.00

(Rs. Seventeen Lakh Fifty Thousand Only)

Department Data:

202300071477 NOTARY|202300071477 NOTARY

Bank ref No:

Status:

Success

Payment Date:

26-10-2023 08:23:05

Reprint Date: 27/10/2023 11:08:53



2023-BRZ-5445
31/10/2023

DEED OF SALE

THIS DEED OF SALE is made at Mapusa,
Bardez, Goa, on this 31st day of October, 2023;

For INSIGN INFRASERVE LLP

Partner

BETWEEN

1. **Mr. SUDESH INDIRAKANT SHETYE**, 59 years of age, s/o Mr. Indirakant Pandurang Shetye, married, service, holding Aadhar Card No _____, PAN Card No _____, and his wife;
2. **Mrs. SMITA SUDESH SHETYE**, 56 years of age, d/o Mr. Raghunath Sadashiv Gauns, housewife, holding Aadhar Card No _____, PAN Card No _____;

both Indian Nationals and residents of House No 149/C-3, Karaswada, Mapusa, Bardez, Goa, 403507, hereinafter referred to as the "VENDORS", (which expression shall, wherever the context requires and unless repugnant to the meaning thereof, be deemed to mean and include their heirs, successors, executors, administrators, assigns and legal representatives), as party of the **ONE PART**.

AND

INSIGN INFRASERVE LLP, registered under the Limited Liability Partnership Act, 2008 with ROC-Delhi under (LLPIN) No. ACC-9970 on 14-09-2023 at Delhi, holding PAN Card No. _____, having its registered office address at 251, Ground Floor, Gujranwala Town, Part 3, New Delhi, 110006



For **INSIGN INFRASERVE LLP**


Partner

and represented herein through its Designated Partner:
Mr. SUMIT KHURANA, 38 years of age, s/o Mr. Ashok
Khurana, businessman, married, Indian National, holding
PAN Card No. , Aadhar Card No. 4812 3454
3189 and resident of 1725, Outram Line, GTB Nagar,
Kingsway Camp, Dr. Mukerjee Nagar, North Delhi, 110 009,
duly constituted vide resolution passed in the meeting of
the Designated Partners on 25-09-2023, hereinafter
referred to as the 'PURCHASER" (which expression shall,
unless repugnant to the context and meaning, shall mean
and include its Designated Partners, Successors-in-Office,
nominee/s, legal representatives, administrators, and
assigns) of the OTHER PART.

WHEREAS:

1. There exists a property known as "GAWAT" alias
"GAVANT" alias "ZORICHEM BATTA" alias "ZORCHEM
BATTA", bearing Survey No 265/1 of Village Colvale,
situated at Colvale, Bardez, Goa, within the limits of
the Village Panchayat of Colvale, more particularly
described under Schedule I hereunder and shall
hereinafter be referred to as the 'SAID PROPERTY' for
brevity's sake.

For INSIGN INFRA SERVE LLP


Partner

2. The SAID PROPERTY known as "ZORICHEM BATTA" alias "ZORCHEM BATTA" was described under Description No 5328 at folio 237 of Book 36(Old) in the Land Registration Office of Bardez at Mapusa and consisted of two parts (adicoes) which were bounded as under:

The First Part (adicoes) was bounded as under:

On or towards the EAST : by the coconut grove of the same name of the heirs of Jose Gabriel Mascarenhas;

On or towards the WEST : by the brook of monsoon waters;

On or towards the NORTH: by the coconut grove of the same name of the heirs of Paulo Mascarenhas

On or towards the SOUTH: by the coconut grove of the same name of the heirs of Francisco Jose Mascarenhas

The Second Part (adicoes) was bounded as under:

On or towards the EAST : by the coconut grove of the same name of the heirs of Aleixo Mascarenhas;

On or towards the WEST : by the property of the same name of the heirs of Aleixo Mascarenhas, Daniel Mascarenhas and ors;

On or towards the NORTH: by the courtyard of the house of the heirs of Daniel Mascarenhas



For INSIGN INFRAERVE LLP

Partner

On or towards the SOUTH: by the hill of the
Comunidade of Colvale.

3. The SAID PROPERTY belonged to (a) Esmeraldo Felicissimo Jesus de Souza and his wife, (b) Antonia Especiosa de Souza, (c) Esmeralda Pascoela de Souza, widow of Antonio Victorino, (d) Francisco Salvador de Souza, and his wife, (e) Maria Carmelina Bertilha de Souza (f) Flaviano Ignacinho Diogo Xavier de Souza, bachelor (g) Antonio Bernardo de Souza, and his wife (h) Leopoldina Especiosa Candida da Purificacao e Souza who sold the SAID PROPERTY to one Domingos Francisco de Souza.

4. The aforesaid predecessor-in-title sold the SAID PROPERTY to the said Domingos Francisco de Souza vide Public Deed dated 19-02-1888, transcribed at folio 18v of Book 132 of the Notary of the Comarca of Bardez, Gustavo Adolpho de Frias and consequently the SAID PROPERTY came to be inscribed in favour of the said Domingos Francisco de Souza on 29-02-1888 vide Certificate of Inscription No 1255 at page 352 of Book G-2 in the Land Registration Office of Bardez at Mapusa.

For INSIGN INFRASERVE LLP


Partner

5. The said Domingos Francisco de Souza was married to Felecidade de Souza under the Regime of Communion of Assets and expired around 1900 and his widow Felecidade de Souza expired on 08-07-1911 , leaving behind as their sole and universal heirs, viz:

- a. Lino Caltano Assuncao de Souza, bachelor
- b. Felinto Joao de Sousa married to Benedita Mascarenhas.

6. The said Felinto Joao de Sousa filed an Inventory Proceedings in the 2nd Office of the Hon'ble Civil Judge of the Comarca of Bardez and the SAID PROPERTY listed as Item No 3 came to be allotted to the said Felinto Joao de Sousa married to Benedita Mascarenhas vide Chart of Partition dated 31-03-1930 which came to be confirmed vide Order dated 09-05- 1930 of the Hon'ble Civil Judge of the Comarca of Bardez, Dr Antonio Artur da Piedade Rebelo.

7. The SAID PROPERTY then came to be inscribed in favour of the said Felinto Joao de Sousa married to Benedita Mascarenhas on 14-04-1931 vide Certificate of Inscription No 23613 at page 52v of Book G-30 in the Land Registration Office of Bardez at Mapusa.



A handwritten signature in black ink, consisting of a large, stylized initial 'S'.

A handwritten signature in black ink, appearing to be "Felinto Joao de Sousa".

For INSIGN INFRASERVE LLP

A handwritten signature in black ink, appearing to be "Jamil".

Partner

8. Hence, during survey by the Govt of Goa on 30-10-1971, the SAID PROPERTY came to be transcribed in favour of Benedita Mascarenhas in the Form III, Form 9 and the corresponding Form I & XIV of the SAID PROPERTY being in occupation/possession of the SAID PROPERTY.
9. The said Felinto Joao de Sousa alias F DSouza expired on 19-01-1951 and his widow Benedita Mascarenhas alias Benedita Mascarenhas D'Souza expired on 18-12-1981 and an Inventory Proceedings No 149/93 came to be filed in the Court of the Civil Judge Sr Division of Bardez, at Mapusa and the SAID PROPERTY listed as Item No 5 came to be allotted to their son Licinto Antonio De Souza married to Maria Magdalena D'Souza vide Chart of Partition/Allotment dated 29-04-1998 which came to be confirmed vide Order dated 30-04-1998 of the said Civil Judge Senior Division of Bardez.
10. The said Licinto Antonio De Souza and his wife Maria Magdalena D'Souza then sold the SAID PROPERTY to the VENDOR No 1 herein vide Deed of Sale dated 08-09-2008, registered under No 901, at pages 291 to

For INSIGN INFRASERVE LLP




Partner.

308 of Book I, Volume 2471 on 11-02-2008 in the Office of the Sub-Registrar of Bardez, at Mapusa.

11. The VENDOR No. 1 then mutated his name in the Form I & XIV of the SAID PROPERTY.
12. The VENDORS have furnished Report dated 22-08-2023 of Architect S A Dhuri to confirm and certify that Description No 5328 at folio 237v of Book B-36(Old) in the Land Registration Office of Bardez corresponds and pertains to the SAID PROPERTY.
13. The VENDORS had sold a portion of the SAID PROPERTY designated as Plot B, admeasuring 3,000 sq.mtrs, situated on the southern side of the SAID PROPERTY to one Shri. Nilkant Ramnath Halarnkar vide Deed of Sale dated 21-03-2016, registered under No BRZ-BK1-01491-2016 on 22-03-2016 in the Office of the Sub-Registrar of Bardez, at Mapusa.
14. The VENDORS therefore continue to be vested with right, title, interest and possession to a plot of land designated as Plot "A", admeasuring 2,300 sq. mtrs, situated on the northern part of the SAID PROPERTY, more particularly described under Schedule II hereunder, hereinafter referred to as the "SAID



For INSIGN INFRA SERVE LLP

Jupit
Partner

PLOT" for brevity's sake and delineated in red in the plan annexed hereto.

15. Based on the representations of the VENDORS that the SAID PROPERTY is free from all encumbrances, charges or liens and that the VENDORS have a clear and marketable title to the SAID PROPERTY, the PURCHASER has agreed to purchase the SAID PLOT, designated as Plot "A", admeasuring 2,300 sq. mtrs, for a sum of Rs. 3,50,00,000/- (Rupees three crores and fifty lakhs only), which is and constitutes the market value of the SAID PLOT and necessary stamp duty is affixed hereto.

16. The VENDORS have further represented to the PURCHASER as under:

- a. they are exclusively entitled to own, hold, possess and deal in any manner with the SAID PLOT;
- b. that the SAID PROPERTY which includes the SAID PLOT is zoned as "Settlement Zone VP1- FAR80" in the Regional Plan 2021 which has been corroborated vide Zoning Certificate bearing No TPBZ/ZON/13064/COLVALE/TCP-2023/6919 dated 18-08-2023 issued by the Deputy Town Planner, TCP, Mapusa.

For INSIGN INFRASERVE LLP




Partner

- c. the title to the SAID PLOT is clean, clear, unencumbered, marketable and subsisting;
- d. there is no litigation or any legal proceeding/s is/are pending before any Court/Tribunal, Administrative Authority in respect of the SAID PLOT ;
- e. the SAID PLOT is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- f. there is/are no mundkar/s and/or tenant/s and/or any other persons claiming any tenancy and/or any other right in the SAID PLOT till date;
- g. there are no difficulties, legal or otherwise for sale and the SAID PLOT is free from encumbrances on the SAID PLOT ;
- h. That there is no road or access through the SAID PLOT as an access to any other person nor there is any easement right of way to any other person through the SAID PLOT .
- i. they the VENDORS have not received any notices of acquisition / requisition from State Government or Central Government or any local authority and the SAID PLOT is not subject matter of any attachment by any authority.

For INSIGN INFRA SERVE LLP



Partner



- j. That the VENDORS have not entered into any Agreement, Deed, Memorandum of Understanding to convey the SAID PLOT to any other person/entity.
17. A Public Notice dated 26-08-2023 came to be published in the English Daily, Navhind Times dated 27-08-2023 and no objections have been received in respect to the present sale by the Adv of the PURCHASER.
18. The VENDORS have produced Certificate of Nil Encumbrance dated 12-07-2023 bearing No NEC/9/2023/1980 issued by the Office of the Sub-Registrar of Bardez, at Mapusa to corroborate that there are nil encumbrances on the SAID PLOT.
19. The VENDORS have obtained No Objection Certificate bearing No NOC/49(6)/3514/COL/TCP-23/8802 dated 16-10-2023 issued by the Town & Country Planning Department with respect to the sale of the SAID PLOT.
20. The parties hereto are executing these presents on the following terms and conditions.

For INSIGN INFRA SERVE LLP


Partner

NOW THEREFORE THIS DEED OF SALE WITNESSES AS
UNDER:

1. IN CONSIDERATION of the sum of Rs. 3,50,00,000/- (Rupees three crores and fifty lakhs only), paid on execution of these presents by the PURCHASER to the VENDORS as follows:
 - i. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No 000050 dated 12-10-2023, HDFC Bank, New Delhi (Kingsway Camp) Branch.
 - ii. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No 000112 dated 17-10-2023, HDFC Bank, New Delhi (Derawal Nagar) Branch.
 - iii. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No 000001 dated 21-10-2023, HDFC Bank, New Delhi (Derawal Nagar) Branch.
 - iv. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No 000002 dated 21-10-2023, HDFC Bank, New Delhi (Derawal Nagar) Branch.
 - v. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No 000005 dated 27-10-2023, HDFC Bank, New Delhi (Derawal Nagar) Branch.
 - vi. Rs. 50,00,000/- (Rupees fifty lakhs only) vide cheque bearing No 000004 dated 27-10-2023, HDFC Bank, New Delhi (Derawal Nagar) Branch.

For INSIGN INFRA SERVE LLP


Partner

- vii. Rs. 23,25,000/- (Rupees twenty-three lakhs and twenty-five thousand only) vide cheque bearing No 000006 dated 27-10-2023, HDFC Bank, New Delhi (Derawal Nagar) Branch.
- viii. Rs. 23,25,000/- (Rupees twenty-three lakhs and twenty-five thousand only) vide cheque bearing No 000007 dated 27-10-2023, HDFC Bank, New Delhi (Derawal Nagar) Branch.
- ix. Rs.3,50,000/- (Rupees three lakhs and fifty thousand only) deducted as TDS @1% under the mandatory provisions of the Income Tax Act, 1961 and paid vide challan Nos 01529 & 1691 dated 23-10-2023 of HDFC Bank, Net Banking Branch by the PURCHASER herein.

(the receipt whereof the VENDORS do hereby admit and acknowledge) the VENDORS as the absolute and exclusive owners of the SAID PLOT designated as Plot "A", admeasuring 2,300 sq. mtrs forming part of the SAID PROPERTY, more particularly described under Schedule II hereunder and delineated in red in the plan annexed hereto, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PLOT, more particularly described under the Schedule II hereunder written TOGETHER WITH all and singular rights, liberties, privileges,



For INSIGN INFRA SERVE LLP


Partner

easements, profits, advantages, rights and appurtenances whatsoever to the SAID PLOT or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PLOT or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PLOT or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PLOT and rights thereto in the SAID PLOT hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.



For INSIGN INFRA SERVE LLP

  
Partner

2. The VENDORS are aware of the fact that the PURCHASER has relied on the correctness of the statements set forth in this Deed of Sale and has agreed to pay the amounts in this Deed of Sale in consideration of the VENDORS selling, conveying and transferring all their respective rights, title interest in the SAID PLOT to the PURCHASER and the parties agree that the recitals form an integral part of this Deed of Sale.

3. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute right, title and interest in the SAID PLOT and that there are no other person/s or entity that have any claim or interest in the SAID PLOT and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PLOT hereby conveyed and undertake to indemnify the PURCHASER against any person/s who may prove a better title to the SAID PLOT. It is also undertaken by the VENDORS herein that in the event of a claim through a defect in title to the SAID PLOT, the VENDORS shall indemnify the PURCHASER against all such losses that it may suffer as a consequence of such claim.



A handwritten signature consisting of a stylized, looped initial.

A handwritten signature consisting of a stylized, cursive name.

For INSIGN INFRASERVE LLP

A handwritten signature in cursive script.

Partner

4. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PLOT and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PLOT.

5. The VENDORS have delivered unto the PURCHASER vacant and exclusive possession of the SAID PLOT and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PLOT hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any person/s claiming to or from, under or in trust for them.

For INSIGN INFRA SERVE LLP




Partner

6. The VENDORS also assure the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PLOT conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.

7. The PURCHASER shall hold the SAID PLOT free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASER and/or its Designated Partners, Successors-in-Office, nominee/s, legal representatives, administrators, and assigns or any of them including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASER indemnified against any and all such contingencies.

For INSIGN INFRASERVE LLP


Partner



8. The VENDORS and or their heirs, successors, nominees, administrators, assigns or any of them and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PLOT and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER and/or its Designated Partners, Successors-in-Office, nominee/s, legal representatives, administrators, and assigns.
9. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PLOT hereby conveyed to the PURCHASER and the PURCHASER shall indemnify and keep

For INSIGN INFRA SERVE LLP

Partner



indemnified the VENDORS against any such liability from the date of execution of these presents and all taxes and other dues upto the date of execution of these presents shall be borne and paid by the VENDORS herein.

10. The VENDORS shall on execution of these Deed handover to the PURCHASER originals of all documents and evidence of title in their possession, pertaining to the SAID PLOT.
11. The PURCHASER shall be entitled on execution of these presents to carry out mutation of the SAID PLOT in the corresponding Form I & XIV and the VENDORS declare that they shall render full cooperation to the PURCHASER, without claiming any further costs, in getting the SAID PLOT demarcated/partitioned in all the land and revenue records and physically on the SAID PLOT and clearing all objections thereto at the exclusive costs to be borne by the PURCHASER and shall execute all documents granting their No objection for the same.
12. The VENDORS agree and undertake that on execution of this Deed of Sale, the VENDORS have been left with no right, interest or title in the SAID PLOT and

For INSIGN INFRASERVE LLP

Partner.



the PURCHASER shall have absolute right to transfer, assign, convey encumber, charge, mortgage the SAID PLOT to any person at such terms and conditions that it may deem fit and proper at its sole discretion and deal with the SAID PLOT in any manner whatsoever.

13. For the purpose of stamp duty and valuation the present Deed of Sale is valued at Rs. 3,50,00,000/- (Rupees three crores and fifty lakhs only) and therefore necessary stamp duty of Rs. 17,50,000/- (Rupees seventeen lakhs and fifty thousand only) is engrossed on these presents.
14. The VENDORS have obtained No Objection Certificate bearing No **NOC/49(6)/3514/COL/TCP-23/8802** dated **16-10-2023** issued by the Town & Country Planning Department with respect to the sale of the SAID PLOT.
15. The parties hereto shall have no claim against each other hereinafter, except as hereinabove mentioned, once this deed is duly executed and its execution is admitted before the Sub-Registrar of Bardez, at Mapusa.

For INSIGN INFRASERVE LLP


Partner







SCHEDULE I
[SAID PROPERTY]

ALL THAT PROPERTY known as "GAWAT" alias "GAVANT" alias "ZORICHEM BATTA" alias "ZORCHEM BATTA", ^{admeasuring 5300 m²} bearing Survey No 265/1 of Village Colvale, situated at Colvale, Bardez, Goa, within the limits of the Village Panchayat of Colvale, described under Description No 5328 at folio 237v of Book B-36(Old) in the Land Registration Office of Bardez, not known to be enrolled in the Taluka Revenue Office and is bounded as under:

Um. 1
Bardez

- On or towards the EAST : by survey No 265/2;
- On or towards the WEST : by survey No 272/1;
- On or towards the NORTH : by survey No 272/28;
- On or towards the SOUTH : by survey No 267/1;

SCHEDULE II
[SAID PLOT]

ALL THAT PLOT of land designated as Plot "A", admeasuring 2,300 sq.mtrs forming part of the SAID PROPERTY described under Schedule I above, bearing Survey No 265/1 of Village Colvale, situated at Colvale, Bardez, Goa, within the limits of the Village Panchayat of Colvale and is bounded as under:

- On or towards the EAST : by survey No 265/2;

For INSIGN INFRAERVE LLP

[Signature] *[Signature]* *[Signature]*
Partner



On or towards the WEST : by survey No 272/1;

On or towards the NORTH: by the internal road bearing survey No 272/28;

On or towards the SOUTH: by Plot B of the SAID PROPERTY bearing survey No 265/1.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed these presents in the presence of attesting witness, on the day, month and year hereinabove written.

For INSIGN INFRASERVE LLP

Partner



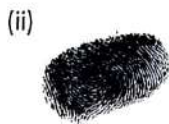
SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDORS]



1. _____
Mr. SUDESH INDIRAKANT SHETYE

L. H.

R. H.



For INSIGN INFRAERVE LLP

Partner



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2.

Mrs. SMITA SUDESH SHETYE

L. H.

R. H.



Handwritten signature

Handwritten signature

For INSIGN INFRA SERVE LLP

Handwritten signature
Partner



SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]

For **INSIGN INFRA SERVE LLP**

Sumit
Partner.



Mr. SUMIT KHURANA
Designated Partner
INSIGN INFRA SERVE LLP

L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)




For **INSIGN INFRA SERVE LLP**

[Signature]


[Signature]

Sumit
Partner.

WITNESSES:

1. 

Mr. RAJESH NARAYAN CHARI
House No 337/A, Molloi Waddo, Near Chari
Garage, Camurlim, Bardez, Goa, 403507

2. 

Mr SIDDESH RAMDAS KENI
House No 212, Gaunsa Waddo, Mapusa,
Bardez, Goa, 403507



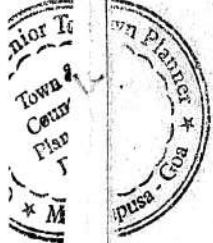
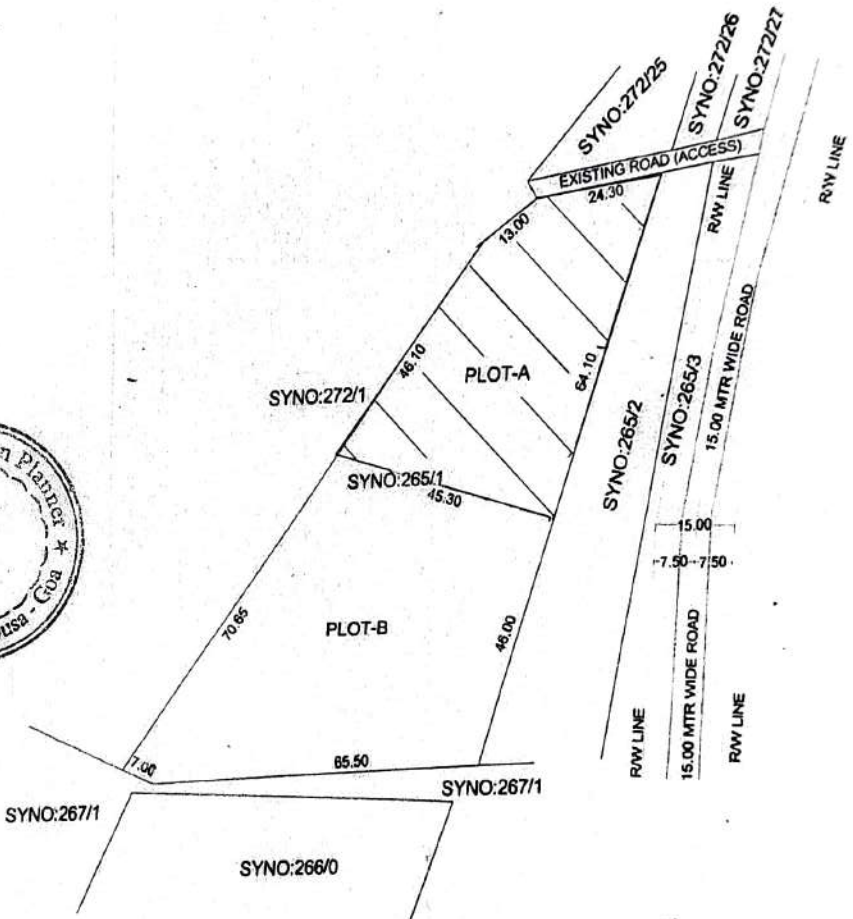
For INSIGN INFRASERVE LLP

Partner



PLAN SHOWING THE PLOT IN SY. NO.265/1 SITUATED AT VILLAGE COLVALE OF BARDEZ TALUKA FOR NOC PURPOSE UNDER SECTION 49/B.

AREA OF THE PLOT "A" =2300.00 SQ.MTR
AREA OF THE PLOT "B" =3000.00 SQ.MTR



(1)

(2.)

VIDIKSHA GAONKAR
VIDIKSHA GAONKAR
PWD Reg. No. PWD/Engr.1310/2020
TCP Reg.No. SUP(CV)0006/2022

(3.) For INSIGN INFRA SERVE LLP
Partner
Partner

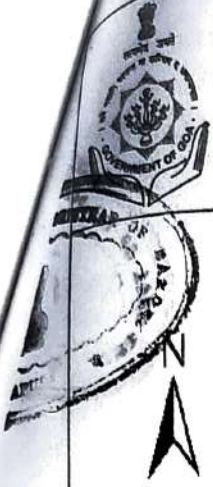
Government of Goa

Directorate of Settlement and Land Records

Survey Plan

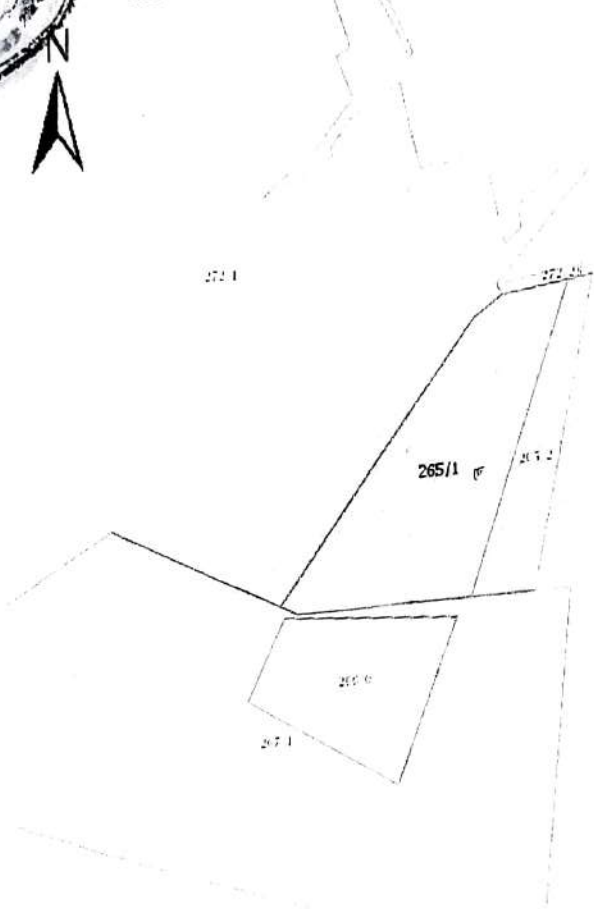
Bardez Taluka, Colvale Village

Survey No.: 265, Subdivision No.: 1



Scale 1:2000

Reference No.: CBAR123-18575-1201624



This record is computer generated on 31-07-2023 11:40:20. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

नमुना नं १ व १४

100018036490

Page 1 of 2



BARDEZ

Survey No. 265

सर्वे नंबर

Colvale

Sub Div. No. 1

हिस्सा नंबर

Name of the Field Gavant

Tenure

शेताचें नांव

सत्ता प्रकार

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

Dry Crop खिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.53.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.53.00

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

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.53.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Sudesh Indrakant Shetye		26126	
2	Nilkant Ramnath Halarnkar		56004	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



FORM I & XIV
नमुना नं १ व १४

100018036490

Page 2 of 2

19/10/2023
Taluka BARDEZ
Village Colvale
Name of the Field Gavant
शेताचें नांव

Survey No. 265
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 19/10/2023 at 12:02:56PM as per Online Reference Number - 100018036490. 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://dslr.goa.gov.in>



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/3514/COL/TCP-23/ 8802

Dated: 16 / 10 / 2023

NO OBJECTION CERTIFICATE

Ref No: Inward No.10370

Dated: 26/09/2023

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of Sale Deed in respect of property bearing Sy. No: 265/1 (Plot-A), of village Colvale, Taluka Bardez as per the plan hereby annexed. The plot/property falls within "Settlement Zone" as per Regional Plan for Goa 2021, admeasuring an area 2300.00m² respectively known as "GAVANT".

BOUNDARY DETAILS

NORTH : By the internal road bearing Sy.No. 272/28.


SOUTH : By plot B bearing Sy.No. 265/1.

EAST : By property bearing Sy.No 265/2.

WEST : By Sy.No. 272/1.

1. This N.O.C. is issued for sale of plot-A left in between the plot-B already sold under sale deed registration No. BRZ-BKI-01491-2010 dt. 22/03/2016 before the Sub-Registrar of Bardez & the plot boundaries at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.
6. Earlier NOC issued by this office vide no. NOC/49(6)/3514/COL/TCP-23/8332, dated : 3/10/2023 & NOC/49(6)/3514/COL/TCP-23/8508 which stands cancelled.

NOTE: Applicant has paid processing fees of Rs. 2000/- (Rupees Two Thousand Only) vide Challan No.1062 dtd.26/09/2023.


(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Sudesh Shetye,
H.No. 3/118/C, Carras wado,
Mapusa Bardez Goa.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 31-Oct-2023 11:49:10 am

Document Serial Number :- 2023-BRZ-5445

Presented at 11:39:34 am on 31-Oct-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	1750000
2	Registration Fee	1050000
3	Mutation Fees	2000
4	Processing Fee	1580
Total		2803580

Stamp Duty Required :1750000/-



Stamp Duty Paid : 1750000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUMIT KHURANA As Designated Partner Of INSIGN INFRASERVE LLP ,Father Name:Ashok Khurana, Age: 38, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - 1725, Outram Line, GTB Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North Delhi, 110 00, Address2 - , PAN No.:			 For INSIGN INFRASERVE LLP Partner







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUDESH INDIRAKANT SHETYE , Father Name:Indirakant Pandurang Shetye, Age: 59, Marital Status: Married ,Gender:Male,Occupation: Service, House No 149/C-3, Karaswada, Mapusa, Bardez, Goa, 403507, PAN No.:			
2	SMITA SUDESH SHETYE , Father Name:Raghunath Sadashiv Gauns, Age: 56, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No 149/C-3, Karaswada, Mapusa, Bardez, Goa, 403507, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	SUMIT KHURANA As Designated Partner Of INSIGN INFRASERVE LLP , Father Name: Ashok Khurana, Age: 38, Marital Status: , Gender: Male, Occupation: Advocate, 1725, Outram Line, GTB Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North Delhi, 110 00, PAN No.:			For INSIGN INFRASERVE LL Sumit Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rajesh Narayan Chari , Age: 49, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403507, House No 337/A Molloi Waddo Near Chari Garage Camurlim Bardez Goa, House No 337/A Molloi Waddo Near Chari Garage Camurlim Bardez Goa, Camurlim, Bardez, NorthGoa, Goa			
2	Name: Siddesh Ramdas Keni , Age: 40, DOB: , Mobile: 9891053070, Email: , Occupation: Self Employed , Marital status : Married , Address: 403507, House No 212 , House No 212 , Gaunsa Wado Mapusa, Mapusa-i, Bardez, NorthGoa, Goa			

Sub Registrar
SUB REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-5445



Document Serial No:-2023-BRZ-5445

Book :- 1 Document Registration Number :- BRZ-1-5528-2023 Date : 17-Nov-2023



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

**SUB-REGISTRAR
BARDEZ**

Scanned by Nidli Kandolkar (Dco)
*n





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300815901

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 09/11/2023 08:38:50

Name and Address of Party:

SUMIT | 9822161162
1725 Outram Line Gfbi Nagar Kingsway Camp Dr Mukerjee Nagar
North Delhi 110009

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 1900000.00

Total Amount: ₹ 1,900,000.00

(Rs. Nineteen Lakh Only)

Department Data:

202300074272 NOTARY|202300074272 NOTARY

Bank ref No:

CPADGAFVG4

Status:

Success

Payment Date:

09/11/2023 09:19:37

Payment Gateway:

SBI_MOPS

Print Date: 09/11/2023 09:19:49



Cr. No. 2023-BR2-5888
21/11/2023
DEED OF SALE

THIS DEED OF SALE is made at Mapusa,
Bardez, Goa, on this 9th day of November, 2023;

MHalant

For INSIGN INFRASERVE LLP

Partner

BETWEEN

1. **Mr. NILKANTH RAMNATH HALARNKAR**, 61 years of age, s/o Mr. Ramnath Halarnkar, married, service, holding Aadhar Card No 7052 3359 5265, PAN Card No AAQPH4390C, and his wife;
2. **Mrs. MADHAVI NILKANTH HALARNKAR**, 53 years of age, d/o Mr. Waman Halankar, housewife, holding Aadhar Card No 7659 7605 4221, PAN Card No AAQPH5131B;

both Indian Nationals and residents of House No 150/6, Tar Wado Colvale, Bardez, Goa, 403513, hereinafter referred to as the "VENDORS", (which expression shall, wherever the context requires and unless repugnant to the meaning thereof, be deemed to mean and include their heirs, successors, executors, administrators, assigns and legal representatives), as party of the **ONE PART**.

AND

INSIGN INFRAERVE LLP, registered under the Limited Liability Partnership Act, 2008 with ROC-Delhi under (LLPIN) No. ACC-9970 on 14-09-2023 at Delhi, holding PAN Card No.

having its registered office address at 251, Ground Floor, Gujranwala Town, Part 3, New Delhi, 110006



M Halankar

For **INSIGN INFRAERVE LLP**


Partner

and represented herein through its Designated Partner:
Mr. SUMIT KHURANA, 38 years of age, s/o Mr. Ashok
Khurana, businessman, married, Indian National, holding
Aadhar Card No. _____, PAN Card No.
_____ and resident of 1725, Outram Line, GTB
Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North Delhi,
110009, duly constituted vide resolution passed in the
meeting of the Designated Partners on 25-09-2023,
hereinafter referred to as the 'PURCHASER' (which
expression shall, unless repugnant to the context and
meaning, shall mean and include its Designated Partners,
Successors-in-Office, nominee/s, legal representatives,
administrators, and assigns) of the OTHER PART.

WHEREAS:

1. There exists a property known as "GAWAT" alias
"GAVANT" alias "ZORICHEM BATTA" alias "ZORCHEM
BATTA", admeasuring 5300 sq.mtrs, bearing Survey
No 265/1 of Village Colvale, situated at Colvale,
Bardez, Goa, within the limits of the Village
Panchayat of Colvale, more particularly described
under Schedule I hereunder and shall hereinafter be
referred to as the 'SAID PROPERTY' for brevity's sake.

For INSIGN INFRAERVE LLP




Partner

2. The SAID PROPERTY known as "ZORICHEM BATTA" alias "ZORCHEM BATTA" was described under Description No 5328 at folio 237 of Book 36(Old) in the Land Registration Office of Bardez at Mapusa and consisted of two parts (adicoes) which were bounded as under:

The First Part (adicoes) was bounded as under:

On or towards the EAST : by the coconut grove of the same name of the heirs of Jose Gabriel Mascarenhas;

On or towards the WEST : by the brook of monsoon waters;

On or towards the NORTH: by the coconut grove of the same name of the heirs of Paulo Mascarenhas

On or towards the SOUTH: by the coconut grove of the same name of the heirs of Francisco Jose Mascarenhas

The Second Part (adicoes) was bounded as under:

On or towards the EAST : by the coconut grove of the same name of the heirs of Aleixo Mascarenhas;

On or towards the WEST : by the property of the same name of the heirs of Aleixo Mascarenhas, Daniel Mascarenhas and ors;

On or towards the NORTH: by the courtyard of the house of the heirs of Daniel Mascarenhas



A handwritten signature or set of initials, possibly "S.D.", enclosed in a circle.

A handwritten signature, possibly "M. K. ...".

For INSIGN INFRA SERVE LLP

A handwritten signature, possibly "S. J. ...", with the word "Partner" written below it.

On or towards the SOUTH: by the hill of the
Comunidade of Colvale.

3. The SAID PROPERTY belonged to (a) Esmeraldo Felicissimo Jesus de Souza and his wife, (b) Antonia Especiosa de Souza, (c) Esmeralda Pascoela de Souza, widow of Antonio Victorino, (d) Francisco Salvador de Souza, and his wife, (e) Maria Carmelina Bertilha de Souza (f) Flaviano Ignacinho Diogo Xavier de Souza, bachelor (g) Antonio Bernardo de Souza, and his wife (h) Leopoldina Especiosa Candida da Purificacao e Souza who sold the SAID PROPERTY to one Domingos Francisco de Souza.

4. The aforesaid predecessor-in-title sold the SAID PROPERTY to the said Domingos Francisco de Souza vide Public Deed dated 19-02-1888, transcribed at folio 18v of Book 132 of the Notary of the Comarca of Bardez, Gustavo Adolpho de Frias and consequently the SAID PROPERTY came to be inscribed in favour of the said Domingos Francisco de Souza on 29-02-1888 vide Certificate of Inscription No 1255 at page 352 of Book G-2 in the Land Registration Office of Bardez at Mapusa.

For INSIGN INFRASERVE LLP

Jurid
Partner

[Signature]

M. Halal

5. The said Domingos Francisco de Souza was married to Felecidade de Souza under the Regime of Communion of Assets and expired around 1900 and his widow Felecidade de Souza expired on 08-07-1911 , leaving behind as their sole and universal heirs, viz:

- a. Lino Caitano Assuncao de Souza, bachelor
- b. Felinto Joao de Sousa married to Benedita Mascarenhas.

6. The said Felinto Joao de Sousa filed an Inventory Proceedings in the 2nd Office of the Hon'ble Civil Judge of the Comarca of Bardez and the SAID PROPERTY listed as Item No 3 came to be allotted to the said Felinto Joao de Sousa married to Benedita Mascarenhas vide Chart of Partition dated 31-03-1930 which came to be confirmed vide Order dated 09-05- 1930 of the Hon'ble Civil Judge of the Comarca of Bardez, Dr Antonio Artur da Piedade Rebelo.

7. The SAID PROPERTY then came to be inscribed in favour of the said Felinto Joao de Sousa married to Benedita Mascarenhas on 14-04-1931 vide Certificate of Inscription No 23613 at page 52v of Book G-30 in the Land Registration Office of Bardez at Mapusa.



A handwritten signature in black ink, appearing to be "S. J. Silva".

A handwritten signature in black ink, appearing to be "M. Mascarenhas".

For INSIGN INFRASERVE LLP

A handwritten signature in black ink, appearing to be "S. J. Silva".

Partner

8. Hence, during survey by the Govt of Goa on 30-10-1971, the SAID PROPERTY came to be transcribed in favour of Benedita Mascarenhas in the Form III, Form 9 and the corresponding Form I & XIV of the SAID PROPERTY being in occupation/possession of the SAID PROPERTY.
9. The said Felinto Joao de Sousa alias F DSouza expired on 19-01-1951 and his widow Benedita Mascarenhas alias Benedita Mascarenhas D'Souza expired on 18-12-1981 and an Inventory Proceedings No 149/93 came to be filed in the Court of the Civil Judge Sr Division of Bardez, at Mapusa and the SAID PROPERTY listed as Item No 5 came to be allotted to their son Licinto Antonio De Souza married to Maria Magdalena D'Souza vide Chart of Partition/Allotment dated 29-04-1998 which came to be confirmed vide Order dated 30-04-1998 of the said Civil Judge Sr Division of Bardez.
10. The said Licinto Antonio De Souza and his wife Maria Magdalena D'Souza then sold the SAID PROPERTY to Mr. Sudesh Indirakant Shetye vide Deed of Sale dated 08-09-2008, registered under No 901, at pages 291



M. Halim

For INSIGN INFRASERVE LLP

Amit
Partner

to 308 of Book I, Volume 2471 on 11-02-2008 in the Office of the Sub-Registrar of Bardez, at Mapusa.

11. The said Mr. Sudesh Indirakant Shetye and his wife Mrs. Smita Sudesh Shetye then sold a portion of the SAID PROPERTY designated as **Plot B**, admeasuring **3,000 sq.mtrs**, situated on the southern side of the SAID PROPERTY to the VENDOR No 1 herein vide Deed of Sale dated 21-03-2016, registered under No BRZ-BK1-01491-2016 on 22-03-2016 in the Office of the Sub-Registrar of Bardez, at Mapusa.
12. The VENDORS have furnished Report dated 22-08-2023 of Architect S A Dhuri to confirm and certify that Description No 5328 at folio 237v of Book B-36(Old) in the Land Registration Office of Bardez corresponds and pertains to the SAID PROPERTY.
13. The VENDORS, therefore, continue to be vested with right, title, interest and possession to a plot of land designated as **Plot B**, admeasuring **3,000 sq.mtrs**, situated on the southern side of the SAID PROPERTY, more particularly described under Schedule II hereunder, hereinafter referred to as the "SAID PLOT" for brevity's sake and delineated in red in the plan annexed hereto.

For INSIGN INFRAERVE LLP


Partner





14. Based on the representations of the VENDORS that the SAID PROPERTY is free from all encumbrances, charges or liens and that the VENDORS have a clear and marketable title to the SAID PROPERTY, the PURCHASER has agreed to purchase the SAID PLOT, admeasuring 3,000 sq.mtrs, for a sum of Rs.3,80,00,000/- (Rupees three crores and eighty only), which is and constitutes the market value of the SAID PLOT and necessary stamp duty is affixed hereto.

15. The VENDORS have further represented to the PURCHASER as under:

- a. they are exclusively entitled to own, hold, possess and deal in any manner with the SAID PLOT;
- b. that the SAID PROPERTY which includes the SAID PLOT is zoned as "Settlement Zone VP1- FAR80" in the Regional Plan 2021 which has been corroborated vide Zoning Certificate bearing No TPBZ/ZON/13908/COL/TCP-2023/8923 dated 19-10-2023 issued by the Deputy Town Planner, TCP, Mapusa.
- c. the title to the SAID PLOT is clean, clear, unencumbered, marketable and subsisting;

For INSIGN INFRA SERVE LLP


Partner







- d. there is no litigation or any legal proceeding/s is/are pending before any Court/Tribunal, Administrative Authority in respect of the SAID PLOT ;
- e. the SAID PLOT is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- f. there is/are no mundkar/s and/or tenant/s and/or any other persons claiming any tenancy and/or any other right in the SAID PLOT till date;
- g. there are no difficulties, legal or otherwise for sale and the SAID PLOT is free from encumbrances on the SAID PLOT ;
- h. That there is no road or access through the SAID PLOT as an access to any other person nor there is any easement right of way to any other person through the SAID PLOT .
- i. they the VENDORS have not received any notices of acquisition / requisition from State Government or Central Government or any local authority and the SAID PLOT is not subject matter of any attachment by any authority.
- j. That the VENDORS have not entered into any Agreement, Deed, Memorandum of



For INSIGN INFRA SERVE LLP

M. K. K. K.

Partner.

Understanding to convey the SAID PLOT to any other person/entity.

16. A Public Notice dated 01-10-2023 came to be published in the English Daily, Navhind Times dated 02-10-2023 and no objections have been received in respect to the present sale by the Adv of the PURCHASER.
17. The VENDORS have produced Certificate of Nil Encumbrance issued by the Office of the Sub-Registrar of Bardez, at Mapusa to corroborate that there are nil encumbrances on the SAID PLOT.
18. The VENDORS have obtained No Objection Certificate bearing No NOC/49(6)/3556/COL/TCP-23/8924 dated 19-10-2023 issued by the Town & Country Planning Department with respect to the sale of the SAID PLOT.
19. The parties hereto are executing these presents on the following terms and conditions.



For INSIGN INFRA SERVE LLP

Sumit
Partner

[Handwritten Signature]

M. Halant

NOW THEREFORE THIS DEED OF SALE WITNESSES AS

UNDER:

1. IN CONSIDERATION of the sum of Rs. 3,80,00,000/- (Rupees three crores and eighty only), paid on execution of these presents by the PURCHASER to the VENDORS as follows:
 - i. Rs. 50,00,000/- (Rupees fifty lakhs only) vide RTGS bearing UTR No HDFCR52023110351137090 on 03-11-2023, HDFC Bank, Delhi (Derawal Nagar) Branch.
 - ii. Rs. 50,00,000/- (Rupees fifty lakhs only) vide RTGS bearing UTR No HDFCR52023110351139558 on 03-11-2023, HDFC Bank, Delhi (Derawal Nagar) Branch.
 - iii. Rs. 50,00,000/- (Rupees fifty lakhs only) vide RTGS bearing UTR No HDFCR52023110451477116 on 04-11-2023, HDFC Bank, Delhi (Derawal Nagar) Branch.
 - iv. Rs. 50,00,000/- (Rupees fifty lakhs only) vide RTGS bearing UTR No HDFCR52023110451468834 on 04-11-2023, HDFC Bank, Delhi (Derawal Nagar) Branch.
 - v. Rs. 50,00,000/- (Rupees fifty lakhs only) vide RTGS bearing UTR No HDFCR52023110953124076 on



For INSIGN INFRASERVE LLP



Partner

09-11-2023, HDFC Bank, Delhi (Derawal Nagar) Branch.

- vi. Rs. 50,00,000/- (Rupees fifty lakhs only) vide RTGS bearing UTR No HDFCR52023110953136259 on 09-11-2023, HDFC Bank, Delhi (Derawal Nagar) Branch.
- vii. Rs. 38,10,000/- (Rupees thirty-eight lakhs and ten thousand only) vide cheque No 000015 dated 09-11-2023 drawn on HDFC Bank, Delhi (Derawal Nagar) Branch.
- viii. Rs. 38,10,000/- (Rupees thirty-eight lakhs and ten thousand only) vide cheque No 000016 dated 09-11-2023 drawn on HDFC Bank, Delhi (Derawal Nagar) Branch.
- ix. Rs.3,80,000/- (Rupees three lakhs and eighty only) deducted as TDS @1% under the mandatory provisions of the Income Tax Act, 1961 and paid vide challan No 42840 & 47198, both dated 07-11-2023, HDFC Bank, Net Banking Bank, Net Banking Branch by the PURCHASER herein.

(the receipt whereof the VENDORS do hereby admit and acknowledge) the VENDORS as the absolute and exclusive owners of the SAID PLOT designated as Plot B, admeasuring 3,000 sq.mtrs, situated on the southern side of the SAID PROPERTY, more particularly described under Schedule II

For INSIGN INFRA SERVE LLP



M. K. ...


Partner

hereunder and delineated in red in the plan annexed hereto, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PLOT, more particularly described under the Schedule II hereunder written TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PLOT or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PLOT or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PLOT or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PLOT and rights thereto in the SAID PLOT hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT



For INSIGN INFRASERVE LLP

Partner

HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.

2. The VENDORS are aware of the fact that the PURCHASER has relied on the correctness of the statements set forth in this Deed of Sale and has agreed to pay the amounts in this Deed of Sale in consideration of the VENDORS selling, conveying and transferring all their respective rights, title interest in the SAID PLOT to the PURCHASER and the parties agree that the recitals form an integral part of this Deed of Sale.
3. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute right, title and interest in the SAID PLOT and that there are no other person/s or entity that have any claim or interest in the SAID PLOT and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PLOT hereby conveyed and undertake to indemnify the PURCHASER against any



For INSIGN INFRA SERVE LLP

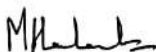


Partner

person/s who may prove a better title to the SAID PLOT. It is also undertaken by the VENDORS herein that in the event of a claim through a defect in title to the SAID PLOT, the VENDORS shall indemnify the PURCHASER against all such losses that it may suffer as a consequence of such claim.

4. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PLOT and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PLOT.

5. The VENDORS have delivered unto the PURCHASER vacant and exclusive possession of the SAID PLOT and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PLOT hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim



For INSIGN INFRASERVE LLP


Partner

and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any person/s claiming to or from, under or in trust for them.

6. The VENDORS also assure the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PLOT conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.

7. The PURCHASER shall hold the SAID PLOT free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep the PURCHASER and/or its Designated Partners, Successors-in-Office, nominee/s, legal representatives, administrators, and assigns or any of



M. H. ...

For INSIGN INFRASERVE LLP

Partner

them including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASER indemnified against any and all such contingencies.

8. The VENDORS and or their heirs, successors, nominees, administrators, assigns or any of them and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PLOT and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER and/or its Designated Partners, Successors-in-Office, nominee/s, legal representatives, administrators, and assigns.



For INSIGN INFRA SERVE LLP

Partner

9. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PLOT hereby conveyed to the PURCHASER and the PURCHASER shall indemnify and keep indemnified the VENDORS against any such liability from the date of execution of these presents and all taxes and other dues upto the date of execution of these presents shall be borne and paid by the VENDORS herein.

10. The VENDORS shall on execution of these Deed handover to the PURCHASER originals of all documents and evidence of title in their possession, pertaining to the SAID PLOT.

11. The PURCHASER shall be entitled on execution of these presents to carry out mutation of the SAID PLOT in the corresponding Form I & XIV and the VENDORS declare that they shall render full co-operation to the PURCHASER, without claiming any further costs, in getting the SAID PLOT demarcated/partitioned in all the land and revenue records and physically on the SAID PLOT and clearing all objections thereto at the exclusive costs to be



M. K. ...

For INSIGN INFRA SERVE LLP


Partner.

borne by the PURCHASER and shall execute all documents granting their No objection for the same.

12. The VENDORS agree and undertake that on execution of this Deed of Sale, the VENDORS have been left with no right, interest or title in the SAID PLOT and the PURCHASER shall have absolute right to transfer, assign, convey encumber, charge, mortgage the SAID PLOT to any person at such terms and conditions that it may deem fit and proper at its sole discretion and deal with the SAID PLOT in any manner whatsoever.
13. For the purpose of stamp duty and valuation the present Deed of Sale is valued at Rs. 3,80,00,000/- (Rupees three crores and eighty only), therefore necessary stamp duty of Rs. 19,00,000/- (Rupees nineteen lakhs only) is engrossed on these presents.
14. The VENDORS have obtained No Objection Certificate bearing No NOC/49(6)/3556/COL/TCP-23/8924 dated 19-10-2023 issued by the Town & Country Planning Department with respect to the sale of the SAID PLOT.
15. The parties hereto shall have no claim against each other hereinafter, except as hereinabove mentioned, once this deed is duly executed and its execution is



For INSIGN INFRASERVE LLP



Partner

admitted before the Sub-Registrar of Bardez, at
Mapusa.

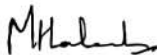
SCHEDULE I
[SAID PROPERTY]

ALL THAT PROPERTY known as "GAWAT" alias
"GAVANT" alias "ZORICHEM BATTIA" alias "ZORCHEM
BATTIA", admeasuring 5,300 sq.mtrs, bearing Survey No
265/1 of Village Colvale, situated at Colvale, Bardez, Goa,
within the limits of the Village Panchayat of Colvale,
described under Description No 5328 at folio 237v of Book
B-36(Old) in the Land Registration Office of Bardez, not
known to be enrolled in the Taluka Revenue Office and is
bounded as under:

On or towards the EAST : by survey No 265/2;
On or towards the WEST : by survey No 272/1;
On or towards the NORTH : by survey No 272/28;
On or towards the SOUTH : by survey No 267/1;

SCHEDULE II
[SAID PLOT]

ALL THAT PLOT of land designated as Plot "B",
admeasuring 3,000 sq. mtrs, forming part of the SAID
PROPERTY described under Schedule I above, bearing



For INSIGN INFRA SERVE LLP


Partner

Survey No 265/1 of Village Colvale, situated at Colvale, Bardez, Goa, within the limits of the Village Panchayat of Colvale and is bounded as under:

On or towards the EAST : by survey No 265/2 of Village Colvale;

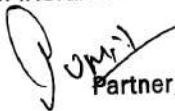
On or towards the WEST : by survey No 272/1 of Village Colvale;

On or towards the NORTH : by remaining part of the property bearing survey No 265/1 denominated as Plot "A";

On or towards the SOUTH : by the property bearing survey No 267/0 now changed to survey No 267/1 of Village Colvale.

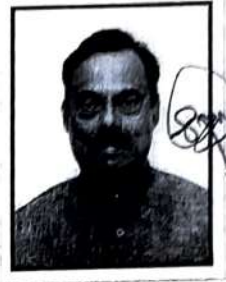
IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed these presents in the presence of attesting witness, on the day, month and year hereinabove written.

For INSIGN INFRA SERVE LLP


Partner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDORS]



1.

Mr. NILKANTH RAMNATH HALARNKAR

L. H.

R. H.



M. Halarnkar

For INSIGN INFRA SERVE LLP

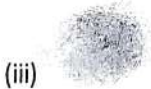
Partner



2. M. Halarnkar
Mrs. MADHAVI NILKANTH HALARNKAR

L. H.

R. H.




 M. Halarnkar

For INSIGN INFRA SERVE LLP


Partner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]

For INSIGN INFRA SERVE LLP

Sumit
Partner



Mr. SUMIT KHURANA
Designated Partner
INSIGN INFRA SERVE LLP

L. H.

R. H.



Sumit

M. Khurana

For INSIGN INFRA SERVE LLP

Sumit
Partner

WITNESSES:



1.

Mr. RAJESH NARAYAN CHARI
House No 337/A, Molloi Waddo, Near Chari
Garage, Camurlim, Bardez, Goa, 403507



2.

Mr SIDDESH RAMDAS KENI
House No 212, Gaunsa Waddo, Mapusa,
Bardez, Goa, 403507



For INSIGN INFRA SERVE LLP



Partner.



M. Mahadev

PLAN

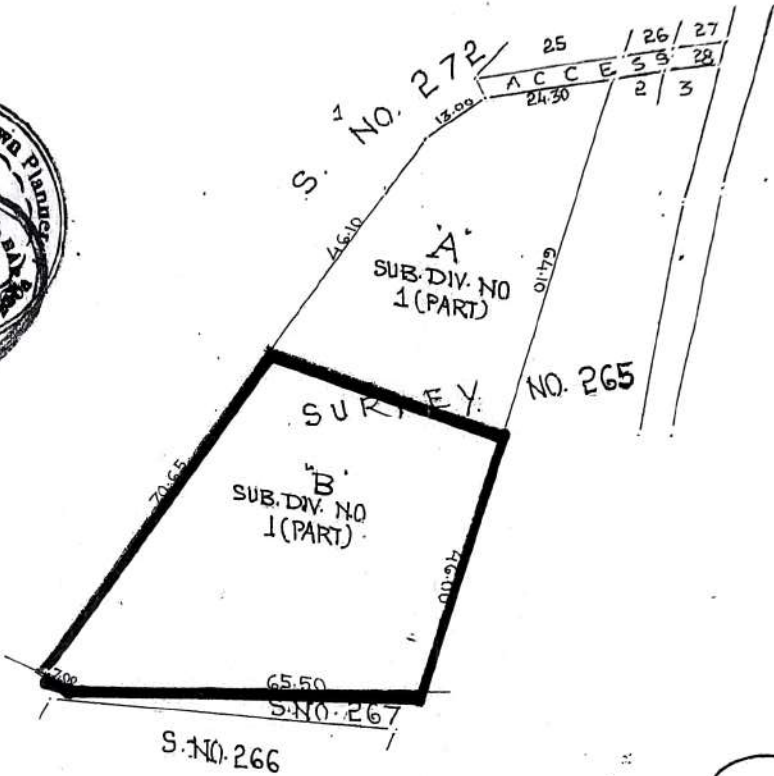
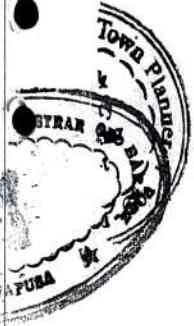
SHOWING PLOTS 'A' & 'B' UNDER SUB. DIV. NO 1 OF SURVEY NO. 265 AND SITUATED AT COLVALE VILLAGE OF BARDEZ TALUKA.

SCALE: - - - - - 1:1000

AREA OF PLOT 'A' - - - - - 2000 SQ. MTS.

AREA OF PLOT 'B' - - - - - 3000 SQ. MTS.

N



For INSIGN INFRA SERVE LLP

**FORM I & XIV**

नमुना नं १ व १४

100018036490

Date : 19/10/2023

Page 1 of 2

Taluka **BARDEZ**
 तालुका
 Village **Colvale**
 गांव
 Name of the Field **Gavant**
 शेताचे नांव

Survey No. **285**
 सर्वे नंबर
 Sub Div. No. **1**
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.53.00

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.53.00

Remarks शेरा

Assessment : आकार	Rs. 0.00	Fore फोर	Rs. 0.00	Predial प्रेदिवाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Sudesh Indrakant Shetye		26126 56004	
2	Nilkant Ramnath Halamkar			

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



FORM I & XIV

समुदा सं १ व १४

100018036490

Date : 19/10/2023

Page 2 of 2

Taluka BARDEZ
तालुका
Village Colvale
गांव
Name of the Field Gavant
शेताचें नांव

Survey No. 265
सर्वे नंबर
Sub Div. No. 1
हिसा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 19/10/2023 at 12:02:58PM as per Online Reference Number - 100018036490. This record is valid without any signature as per Government of Goa Notification No. 26/13/2018-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office.
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/3556/COL/TCP-23/ 8984

Dated: 19/10/2023

NO OBJECTION CERTIFICATE

Dated: 17/10/2023

Ref No: Inward No.11118

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of Sale Deed in respect of property bearing Sy. No: 265/1 (plot -B) of village Colvale, Taluka Bardez as per the plan hereby annexed. The plot/property falls within "Settlement Zone" as per Regional Plan for Goa 2021, admeasuring an area 3000.00m² respectively known as "GAWAT" or "GAVANT".

BOUNDARY DETAILS

NORTH : By remaining part of the said property bearing Sy.No. 265/1 of village Colvale denominated as plot "A".

SOUTH : By the property bearing Sy.No. 267/0 now changed to Sy.No. 267/1 of village Colvale, Taluka-Bardez.

EAST : By the property bearing Sy.No. 265/2 of village Colvale.

WEST : By the property bearing Sy.No. 272/1 of village Colvale.

1. This N.O.C. is issued for Re-Sale of plot "B" under registration No BRZ-BKI-01491-2016 dated. 22/03/2016 before the Sub-Registrar of Bardez at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.
6. This N.O.C. is not to be treated as sub-division of land.

NOTE: Applicant has paid processing fees of Rs. 2000/- (Rupees Two Thousand Only) vide Challan No.1146 dtd.17/10/2023.

19/10/2023
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Nilkant Ramnath Halarnkar,
B-6, F-2, Prudential Paradise,
Near Peddem Youth Hostel,
Peddem Mapusa Bardez Goa.



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/13908/COL/TCP-2023/ 8923 Dated: 17/10/2023

ZONING INFORMATION

Inward no.11117

Dated: 17/10/2023

The Zoning of the property bearing Survey No.265 Sub division no.1 of Colvale Village Bardez Taluka total admeasuring 5300.00 m2 is as follows.


As per Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone" having (VP-1) status with permissible FAR-80.


This information is issued based on the application received from Nilkant R. Halarnkar dated.17/10/2023 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs.3000/- paid vide Challan No. ZON/3374 & 1153 dated 17/10/2023 & 19/10/2023

Verified by


(Saviour Coutinho)
Planning Assistant


(Zaidev R. Aldonkar)
Dy. Town Planner

To
Nilkant R. Halarnkar,
Flat No. B-6, F-2, Prudential Paradise,
Near Peddem Youth Hostel,
Peddem Mapusa Bardez Goa.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no. 29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.

P.T.O.

#



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Nov-2023 10:08:35 am

Document Serial Number :- 2023-BRZ-6888

Presented at 10:04:30 am on 21-Nov-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	1900000
2	Registration Fee	1140000
3	Talkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	1580
Total		3053580

Stamp Duty Paid : 1900000/-







Stamp Duty Required : 1900000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	SUMIT KHURANA As Designated Partner Of INSIGN INFRAERVE LLP ,Father Name:Ashok Khurana, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 1725, Outram Line, GTB Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North Delhi, 110009, Address2 - , PAN No.:			For INSIGN INFRAERVE LLP Sumit Partner







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NILKANTH RAMNATH HALARNKAR , Father Name:Ramnath Halarnkar, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Service, House No 150/6, Tar Wado Colvale, Bardez, Goa, 403513, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MADHAVI NILKANTH HALARNKAR , Father Name:Waman Halankar, Age: 53, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No 150/6, Tar Wado Colvale, Bardez, Goa, 403513, PAN No.:			
3	SUMIT KHURANA As Designated Partner Of INSIGN INFRASERVE LLP , Father Name:Ashok Khurana, Age: 38, Marital Status: ,Gender:Male,Occupation: Business, 1725, Outram Line, GTB Nagar, Kingsway Camp, Dr. Mukerjee Nagar, North Delhi, 110009, PAN No.:			 Partner

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rajesh Narayan Chari ,Age: 49,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403507, House No 337/A Molloi Waddo Near Chari Garage Camurlim Bardez Goa 403507, House No 337/A Molloi Waddo Near Chari Garage Camurlim Bardez Goa 403507, Camurlim, Bardez, NorthGoa, Goa			
2	Name: Siddesh Ramdas Keni ,Age: 40,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403507, House No 212, House No 212, Gaunsa Wado , Mapusa, Bardez, NorthGoa, Goa			

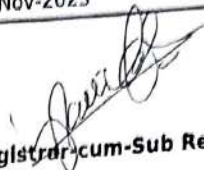



 Sub Registrar
 SUB-REGISTRAR
 BARDEZ

Document Serial Number :- 2023-BRZ-5888

Document Serial No:-2023-BRZ-5888

Book :- 1 Document
Registration Number :- **BRZ-1-5589-2023**
Date : 21-Nov-2023



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

SUB-REGISTRAR
BARDEZ

