

Phone No:
Sold To/Issued To:
JAGLAX HOMES LLP
For Whom/ID Proof:
AASFJ6921D



NOV-14-2022 16:54:18

₹ 9600000/-

NINE SIX ZERO ZERO ZERO ZERO ZERO

Other
38152071868444658801-00000705
3815207 38/02/06/2021-RD11

For APV FINANCIAL


Armanawaz
Authorised Signatory



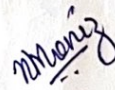
2022-BRL-5447
23-11-2022

DEED OF SALE

For JAGLAX HOMES LLP

Designated Partner





This Deed of Sale is executed at Mapusa, Bardez, Goa, on this 16th day of November, 2022

BETWEEN

1. **MR. SAVIO ALVARO DA GRACA COSTA E MONIZ** alias **SAVIO ALVARO DE GRACA COSTA E MONIZ** alias **SAVIO ALVARO GRACA COSTA E MONIZ**, s/o late Mr. Caetano Revasco Alvaro De Graca Costa E Moniz alias Caitano Ravasco Costa E Moniz alias Alvaro E Costa Moniz, 43 years of age, Married, Service, Indian National, NRE Account Holder, holding PAN - [REDACTED] and AADHAAR - [REDACTED] having Passport bearing no. [REDACTED], and his wife,
2. **MRS. NINA FERNANDES E MONIZ** alias **NINA FERNANDES**, d/o John Martin Fernandes, w/o Mr. Savio Alvaro Da Graca Costa E Moniz, about 44 years of age, Married, Housewife, Indian National, holding PAN - [REDACTED] and AADHAAR - [REDACTED], having Passport bearing no. [REDACTED] both residents of house No. 273, Ghorbat Vaddo, Arpora, Bardez, Goa, hereinafter referred to as the '**VENDORS**' (which expression shall include their heirs, successors, executors, administrators and assigns) of the **FIRST PART**.

AND

JAGLAX HOMES LLP, incorporated under the Limited Liability Partnership Act, 2008, having LLP Identification Number ABC-8189, with its registered office at T-16, Ward 8, Near Masjid Gadaipur, New Delhi, South West Delhi, Delhi 110030, having PAN No. [REDACTED], through its Designated Partner, **MR. GAURAV CHHABRA**, aged about 34 years, married, holding PAN No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Son of Mr. Jagdish Kumar Chhabra, Indian National, residing at flat No.

For **JAGLAX HOMES LLP**

Designated Partner

274 sector a, pocket c, Vasant Kunj New Delhi 110070, presently residing at Flat No. F-2, 304, Aquarius, Marna, Siolim, Bardez, Goa, authorized vide Resolution of the Designated Partners, dated 31-10-2022, bearing Resolution no. 5, hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its Partners, heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the **SECOND PART**.

WHEREAS there existed a property known as "TAMBURDQUI" or "DANAICHEM XIR" or "TAMBUDKI" or "HENRIQUE GUIAO" or "DALMAIDACHEM BATA", recorded in the Old Cadastral Survey under no. 827 of Arpora Village, described in the Land Registration office of Bardez under description no.15842, of Book No. B-41 at pages 61v, not found enrolled in Taluka Revenue Office of Bardez, presently bearing Survey No. 193/1, 2, 3, 4, 5 and 6 of Arpora Village, totally jointly admeasuring 13550 sq. mts, situated within the limits of the Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, hereinafter referred to as the SAID LARGER PROPERTY, for the sake of brevity.

WHEREAS there now exists a property known as "TAMBURDQUI" or "DANAICHEM XIR" or "TAMBUDKI" or "HENRIQUE GUIAO" or "DALMAIDACHEM BATA", presently admeasuring 7813 sq. mts, bearing Survey No. 193/1-C of Arpora Village, now a separate, independent property, which property was earlier forming a part of the larger property, known as "TAMBURDQUI" or "DANAICHEM XIR" or "TAMBUDKI" or "HENRIQUE GUIAO" or "DALMAIDACHEM BATA", which was surveyed as a whole under survey no. 193/1 of Arpora Village, bearing Old Cadastral Survey under no. 827 of Arpora Village, described in the Land Registration office of Bardez under description no.15842, of Book No. B-41 at pages 61v, not found enrolled in Taluka Revenue Office of Bardez, situated within the limits of the Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, more clearly

For JAGLAX HOMES LLP

Designated Partner

described in the Schedule hereunder written and delineated in red in the plan annexed hereto, hereinafter referred to as the SAID PROPERTY.

WHEREAS the SAID LARGER PROPERTY was inscribed under no. 10970 at page 37 of Book G -16, in favour of Caitano Francisco Xavier da Costa, a bachelor, having been allotted to him in the Orphanological Inventory that Escolastica Luciana Francisca de Sa had filed on the demise of Caitano Xavier Graciano da Costa, which was confirmed vide order dated 27/10/1900.

AND WHEREAS the said Caitano Francisco Xavier da Costa who was also known as Caetano Xavier de Graca e Costa, was the son of Caetano Alavro Antonio da Graca e Costa and Maria Margarida Carolina E Costa.

AND WHEREAS the said Caetano Alavro Antonio da Graca e Costa, expired on 10/09/1927, leaving behind his widow and moiety holder, Mrs. Maria Margarida Carolina E Costa and his children, Mr. Caetano Xavier de Graca e Costa and Mrs. Ermelinda Graca Costa also known as Maria Ermelinda da Graca e Costa, as his sole and universal heirs.

AND WHEREAS the said Caitano Francisco Xavier da Costa, expired on 08/05/1938, in the status of a bachelor, without any descendants, living behind his mother/ ascendant, Mrs. Martha Margarida Electa Carolina Sequeira Costa as his sole heir.

AND WHEREAS thereafter expired the said Mrs. Martha Margarida Electa Carolina Sequeira Costa on 10/05/1969, leaving behind as her sole and universal heir, her only surviving daughter, Mrs. Ermelinda Graca Costa also known as Maria Ermelinda da Graca e Costa.

OF JAGLAX HOMES LLP

Designated Partner

AND WHEREAS the name of Maria Ermelinda de Graca e Costa daughter of Caetano Alavro Antonio da Graca e Costa and Maria Margarida Carolina E Costa, is found recorded in the old cadastral survey of Arpora Village under no. 827, showing her as the sole occupant / owner of the SAID LARGER PROPERTY.

AND WHEREAS the promulgated survey records (Form I & XIV) of the SAID LARGER PROPERTY were recorded in the name of Ermelinda Graca Costa and her husband Joao Nolasco Moniz.

AND WHEREAS an Inventory proceeding bearing No. 145/95, was conducted in the Court of the Civil Judge Senior Division, Mapusa, of the deceased Mr. Caitano Alvaro Antonio de Graca e Costa, Mrs. Martha Margarida Electra Carolina Sequeira Costa alias Margarida Sequeira e Costa, Mr. Caetano Xavier de Graca e Costa, Mrs. Ermelinda Graca Costa alias Ermelin da Costa and Mr. Joao Nolasco Moniz, wherein the SAID LARGER PROPERTY, was listed at item no. 6 of the list of assets filed therein.

AND WHEREAS in the said Inventory proceeding bearing No. 145/95, it is recorded that, the said Mr. Caitano Alvaro Antonio de Graca e Costa and his wife Mrs. Martha Margarida Electra Carolina Sequeira Costa alias Margarida Sequeira e Costa, had only two heirs, Mr. Caetano Xavier de Graca e Costa, who expired in the status of a bachelor and Mrs. Ermelinda Graca Costa alias Ermelin da Costa who was married to Mr. Joao Nolasco Moniz.

AND WHEREAS in the said Inventory proceeding bearing No. 145/95, it is recorded that Mrs. Ermelinda Graca Costa alias Ermelin da Costa expired on 13-12-1972 and Mr. Joao Nolasco Moniz expired on 24/08/1993, leaving behind two children, namely, Mrs. Maria Tilia da Graca Costa e Moniz married to Alexandre Jose Jesus Menezes e Gama and Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e

For JAGLAX HOMES
Designated Partner



Moniz married to Maria de Lourdes Matildes e Ferreira, as their sole and universal heirs.

AND WHEREAS the said Mrs. Maria Tilia da Graca Costa e Moniz and her husband Alexandre Jose Jesus Menezes e Gama, relinquished and renounced their rights and heirship to the estate of late Mrs. Ermelinda Graca Costa alias Ermelin da Costa and late Mr. Joao Nolasco Moniz, in favour of the other co-heirs, vide a deed of Relinquishment/renunciation dated 22-09-1995, executed before the Notary Ex-Officio of Bardez, at Mapusa and therefore said Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Maria de Lourdes Matildes e Ferreira, came to be the sole and universal heir of the estate of Mrs. Ermelinda Graca Costa alias Ermelin da Costa and Mr. Joao Nolasco Moniz and therefore the assets listed in the said Inventory proceeding bearing No. 145/95, which included the SAID LARGER PROPERTY, came to be allotted to Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Maria de Lourdes Matildes e Ferreira and thus the said Mr. Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz married to Maria de Lourdes Matildes e Ferreira, came to be the sole, absolute and exclusive owners of the SAID PROPERTY, as confirmed vide order of allotment dated 27/02/1997, in the said Inventory proceeding bearing No. 145/95.

AND WHEREAS thereafter expired the said Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz alias Caetano Revasco Alvaro De Graca Costa e Moniz alias Revasco Costa e Moniz, on 29/08/2003, leaving behind his widow and moiety holder, Maria de Lourdes Matildes e Ferreira e Moniz alias Maria de Lourdes Fereira e Moniz and Mr. Savio Alvaro Da Graca Costa e Moniz married to Mrs. Nina Fernandes e Moniz and Mrs. Maria Sonia Ermelinda Da Graca Costa e Moniz married to Mr. Sahron Albuquerque, as his sole and universal heirs, which was established in the Inventory proceeding bearing No. 253/2014/B, of the Court of the Civil Judge Senior Division, Mapusa, which was filed by the said Maria de Lourdes

For JAGLAX HOLDINGS LLP

Designated Partner

Matildes e Ferreira e Moniz alias Maria de Lourdes Fereira e Moniz, upon the death of the said late Caetano Revasco Costa e Moniz alias Alvaro Costa e Moniz alias Caetano Revasco Alvaro De Graca Costa e Moniz alias Revasco Costa e Moniz.

AND WHEREAS in the said Inventory proceeding bearing No. 253/2014/B, of the Court of the Civil Judge Senior Division, Mapusa, the SAID LARGER PROPERTY, was listed at item No. 3 of the list of assets filed therein.

AND WHEREAS in the said Inventory proceeding bearing No. 253/2014/B, a part of the SAID LARGER PROPERTY listed under item No. 3 of the list of assets, denoted as "Plot F", admeasuring 7813 sq. mts, was allotted to the VENDORS herein, vide Consent/Compromise terms dated 12-11-2014, filed in the aforesaid proceedings, which "Plot F", of the SAID LARGER PROPERTY, is now the distinct, separate and independent property bearing survey no. 193/1-C of Arpora Village herein referred to as the "SAID PROPERTY", and more clearly described in the Schedule hereunder written and delineated in red in the plan annexed hereto.

AND WHEREAS the said allotment of the SAID PROPERTY/PLOT "F" of the SAID LARGER PROPERTY, in the said Inventory proceeding bearing No. 253/2014/B, in favour of the VENDORS came to confirmed by the Court of the Ad-Hoc Civil Judge Senior DIVISION "B" Court, at Mapusa, vide Order dated 12-11-2014.

AND WHEREAS thereafter the VENDORS had applied with the Deputy Collector of Bardez for the partition of the SAID PROPERTY from the SAID LARGER PROPERTY, which was confirmed vide order of the Deputy Collector dated 17/02/2020 and the area statement of the Inspector of Survey and Land Records dated 21/10/2021 and accordingly the SAID PROPERTY was issued a new survey no. 193/1-C of Arpora Village, having an area of 7813 sq. mts., in the partition

For JAGLAX HOMES LLP
Designated Partner

mmang

proceedings bearing No. 15/227/2019/PART/LAND dated 21/10/2019.

AND WHEREAS accordingly the survey records (Form I & XIV) of the SAID PROPERTY are presently standing in the name of the VENDOR No.1 herein, while the VENDOR No.2 is the legally wedded spouse of the VENDOR NO.1.

AND WHEREAS the VENDORS have represented to the PURCHASER, that the VENDORS are the sole, absolute and exclusive owners of the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASER that the VENDORS have been in absolute, exclusive, open, peaceful, vacant, continuous and uninterrupted possession of the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASER that there are no tenants, mundkars, occupants, claimants or any other rights holders in or to the SAID PROPERTY, described in the schedule hereunder.

AND WHEREAS based on the aforesaid specific representations of the VENDORS, the PURCHASER has approached the VENDORS with a proposal to purchase from the VENDORS, the SAID PROPERTY, bearing survey no. 193/1-C of Arpora Village, admeasuring 7813 sq, mts. situated in Arpora Village, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule herein-under written, free from all, claims, demands and encumbrances, for a total consideration of Rs. 16,00,00,000/- (Rupees Sixteen Crore Only), subject to the terms and conditions, mentioned herein below.

OR JAGLAX HOMES
Designated Partner

AND WHEREAS the VENDORS and PURCHASER are now therefore executing this Deed of Sale, on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid agreement and in consideration of the sum of **Rs. 16,00,00,000/-** (Rupees Sixteen Crore Only), paid by the PURCHASER to the VENDORS, vide Demand Draft dated 16-11-2022, bearing no. 011903 of ICICI Bank, for a sum of **Rs. 06,08,64,000/-** (Rupees Six Core Eight Lakhs and Sixty Four Thousand Only) in favour of the VENDOR No. 1, and vide Demand Draft dated 16-11-2022, bearing no. 011902 of ICICI Bank, for a sum of **Rs. 07,92,00,000/-** (Rupees Seven Crore Ninety Two Lakhs Only) in favour of the VENDOR No. 2, and **Rs. 1,99,36,000/-** (One Crore Ninety Nine Lakhs and Thirty Six Thousand Only) paid towards the I.T. A/c of the VENDORS (the receipt of which entire consideration the VENDORS do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDORS, as the sole, absolute and exclusive owners of the SAID PROPERTY, bearing survey no. 193/1-C of Arpora Village, admeasuring 7813 sq. mts. situated in Arpora Village, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the SAID PROPERTY, bearing survey no. 193/1-C of Arpora Village, admeasuring 7813 sq. mts. situated in Arpora Village, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time thereto usually held,

For JAGLAX HOMES LLP

Designated Partner

used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASER, forever and absolutely.

2. The sale consideration of the SAID PROPERTY, has been paid in favour of the VENDOR No. 1 and the VENDOR No. 2 and the VENDORS categorically and specifically admit and acknowledge the receipt of the entire sale consideration and give full discharge of the same to the PURCHASER and the VENDORS undertake not to raise any claims or demands against the PURCHASER, in this regard, at any point of time in the future.
3. The VENDORS have on this day handed over vacant, peaceful and irrevocable possession of the SAID PROPERTY, to the PURCHASER, free from all claims, demands and encumbrances, to have, own, occupy, possess and hold the SAID PROPERTY, forever, as its own, from this day onwards, without any interferences from any persons whomsoever.
4. The VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them, the VENDORS do have in themselves good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY, hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDORS or by any other person or persons



DR JAGLAX HOUSING
Designated Partner

M. Mary

whomsoever, lawfully, equitably or otherwise claiming through them.

5. The VENDORS shall indemnify and keep indemnified the PURCHASER against all penalties, claims and/or demands, if any made against the SAID PROPERTY, hereby sold or any part thereof, either independently or through the VENDORS or any other person or persons and if any claims are made against the SAID PROPERTY, the same shall be settled by the VENDORS alone, at their own cost, without any liability to the PURCHASER.

6. The VENDORS do hereby covenant, undertake and declare as under:

a) That the SAID PROPERTY is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the VENDORS have not done anything whereby the SAID PROPERTY, may be subject to any attachment or lien of any Bank, Court or person whatsoever.

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY.

c) That the SAID PROPERTY, is not subject matter of any acquisition or requisition or affected by any Government Notification or order under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.

d) That the VENDORS have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PROPERTY, nor have they agreed to

For JAGLAX HOMES LLP
Designated Partner

sell or encumber the SAID PROPERTY, in any manner whatsoever.

- e) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY, hereby sold;
- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the SAID PROPERTY, nor are the SAID PROPERTY, affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are no tenants or any other occupants or any other right holder's of/on/to the SAID PROPERTY.
- h) There are no easements, access, paths passing through the SAID PROPERTY.
- i) That the SAID PROPERTY is not subject matter of any attachment proceedings or attachment orders.
- j) That the title of the VENDORS to the SAID PROPERTY, is clear and marketable.
- k) That the VENDORS have on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PROPERTY.
- l) That the VENDORS covenant and undertake to deal with all claims or demands of any nature if raised with respect to the title of the SAID PROPERTY, at their own cost, at all times, without any liability to the PURCHASER.



For JAGLAX HOMES

Designated Partner

m) That the VENDORS covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY, against all claims or demands, if any, raised with respect to the title of the SAID PROPERTY.

n) That the VENDORS covenant that if any claims are made against the SAID PROPERTY, the same shall be settled by the VENDORS alone, at their own cost, without any liability to the PURCHASER.

o) That the VENDORS and all persons claiming through the VENDORS shall at all times, sign and execute all such acts, deeds and documents, as may be required or called for by the PURCHASER and/or any person claiming through them, with respect to the SAID PROPERTY, at the cost of the PURCHASER and the VENDORS undertake to make themselves available for registration of this Deed of Sale and all/any other Deed/s and/or documents, relating to the SAID PROPERTY, as and when called upon by the PURCHASER without any delay or cost to the PURCHASER.

7. The VENDORS do hereby covenant that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY bearing survey no. 193/1-C of Arpora Village, to include the name of the PURCHASER in the Occupant's Column of the Form I & XIV of the SAID PROPERTY bearing survey no. 193/1-C of Arpora Village, by deleting the name of the VENDOR No.1, appearing therein.

8. The VENDORS covenant that the PURCHASER, shall, from this day onwards hold, own and possess the SAID PROPERTY as its own, as its sole, absolute and exclusive owner.

For JAGLAX HOMES LLP
Designated Partner

9. The VENDORS hereby declare that the SAID PROPERTY, in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

10. The PURCHASER has deducted an amount of Rs. 01,91,36,000/- towards TDS of the VENDOR NO.1 @ 23.92% and amount of Rs. 08,00,000/- towards TDS of VENDOR NO. 2 @ 1%.

11. The SAID PROPERTY is valued at **Rs.16,00,00,000/-** (Rupees Sixteen Crore Only), which is the true and correct market value of the SAID PROPERTY and appropriate stamp duty and registration fee is paid on this Deed.

12. The said scheduled property is not an agricultural Property and this Document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank Of India Guidelines. The Office of Civil Registrar-Cum Sub Registrar Bardez at Mapusa Goa shall not be responsible if the parties violate FEMA and RBI Guidelines.

SCHEDULE

[SAID PROPERTY]

ALL that property known as "TAMBURDQUI" or "DANAICHEM XIR" or "TAMBUDKI" or "HENRIQUE GUIAO" or "DALMAIDACHEM BATA", presently admeasuring 7813 sq. mts, bearing Survey No. 193/1-C of Arpora Village, now a separate, independent property, which property was earlier forming a part (i.e. Plot F) of the larger property, known as "TAMBURDQUI" or "DANAICHEM XIR" or "TAMBUDKI" or "HENRIQUE GUIAO" or "DALMAIDACHEM BATA", which was surveyed as a whole under survey no. 193/1 of Arpora Village, bearing Old Cadastral Survey under no. 827 of Arpora Village,

AGLAX H...LP

Designated Partner

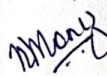
described in the Land Registration office of Bardez under description no.15842, of Book No. B-41 at pages 61v, not found enrolled in Taluka Revenue Office of Bardez, situated within the limits of the Village Panchayat of Arpora, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, which property is bounded as under: On or towards the North : By property bearing Survey no. 147/2, 147/3, 192/1, 192/2 and 193/10 of Village Arpora. On or towards the South : By property bearing Survey no. 193/1, 193/1-A, 193/7, 193/8 and 193/9 of Village Arpora. On or towards the East : By property bearing Survey no. 191/13, 192/2, 193/10 and 193/1-A of Village Arpora, and On or towards the West :By property bearing Survey no. 145/5, 145/7 of Village Arpora and a Road.

(The SAID PROPERTY is delineated in red in the plan annexed hereto)

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year hereinabove.

For JAGLAX  LLP

Designated Partner 



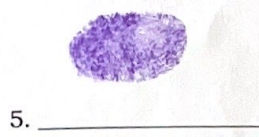
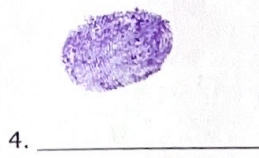
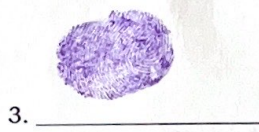
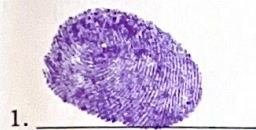
SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 1]



MR. SAVIO ALVARO DA GRACA COSTA E MONIZ
alias SAVIO ALVARO DE GRACA COSTA E MONIZ
alias SAVIO ALVARO GRACA COSTA E MONIZ.



L.H.F. Prints

R.H.F. Prints



or JAGLAX HOMES LLP

Designated Partner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 2]

Mony

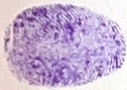


Mony

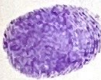
MRS. NINA FERNANDES E MONIZ
alias NINA FERNANDES.

L.H.F. Prints

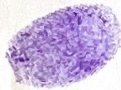
R.H.F. Prints



1. _____



2. _____



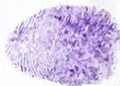
3. _____



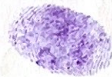
4. _____



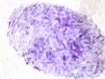
5. _____



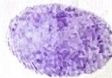
1. _____



2. _____



3. _____



4. _____



5. _____

For JAGLAX HOMES LLP

[Signature]

[Signature]

Mony

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

For JAGLAX HOMES LLP

Gaurav

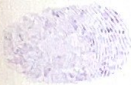
Designated Partner

JAGLAX HOMES LLP

Through its designated Partner, **MR. GAURAV CHHABRA.**

L.H.F. Prints

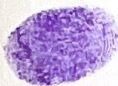
R.H.F. Prints

1. 


1. 

2. 

2. 


3. 

3. 

4. 

4. 

5. 

5. 

For JAGLAX HOMES LLP

Gaurav

Designated Partner

[Signature]

[Signature]



WITNESSES :

1. MANISH JHA

[Signature]

H.No. 1/128K, Dattaprasad
colony, Cuchelim, Bardez
Goa - 403507.

2. SUDARSHAN BINDU MISHRA

[Signature]

H.No. 1/128K, Dattaprasad
colony, Cuchelim, Bardez
Goa - 403507.

For JAGLAX HOMES LLP

[Signature]
Designated Partner

[Signature]

[Signature]





FORM I & XIV

नमुना नं १ व १४

SA47
23-11-22

100015887895

10/11/2022

Page 1 of 2

BARDEZ

Arpora

Survey No. 193

सर्वे नंबर

Sub Div. No. 1-C

हिस्सा नंबर

Tenure

सत्ता प्रकार

Name of the Field -
चौ. नांव

Cultivable Area (Ha.Ars.Sq.Mtrs)	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
बागायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.76.13	0000.76.13	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.76.13

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

Class (a)	Class (b)	Total Un-Cultivable Area
वर्ग (ब)	वर्ग (ब)	एकूण नापिक जामीन
0000.00.00	0000.00.00	0000.02.00

Grand Total
एकूण
0000.78.13

Remarks शेरा

as per the Order of the Dy. Collector and SDO
Bardez Mapusa goa in Case No.15/227/2019/PART/LAND dated 17/02/2020 and
9/318/2019/2019/972 datedArea Adjustment Statement No. Rent Rs. 0.00
9/318/2019/2019/972 dated24/08/2020 issued by the Office of the Inspector
of Survey anAssessment : Rs. 0.00
फोर Rs. 0.00

No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
0.	कळवेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Savio Alvaro Graca Costa E Moniz	73321		
No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कुळाचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nil			

Other Rights इतर हक्क
of Person holding rights and nature of rights:
हक्क धारण करणा-याचे नांव व हक्क प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील						Land not Available for cultivation		Source of irrigation	Remarks
Mode	Season	Name of Crop	Irrigated	Unirrigated	Nature	Area क्षेत्र	निचनाचा	प्रारि	शेरा
रीत	मौसम	पिकाचे नांव	बागायत	जिरायत	प्रकार	हे. आर. चौ. मी.	हे. आर. चौ. मी.		
			Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts					
			हे. आर. चौ. मी.	हे. आर. चौ. मी.					

End of Report

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

For JAGLAX HOMES LLP

Designated Partner

M.M. Mone

22, 3:32 PM



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Nov-2022 03:28:01 pm

Document Serial Number :- 2022-BRZ-5447

Presented at 03:15:49 pm on 23-Nov-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	9600000
2	Registration Fee	4800000
3	Tatkal appointment fee	10000
4	Mutation Fees	2500
5	Processing Fee	2080
Total		14414580

Stamp Duty Required :9600000/-







Stamp Duty Paid : 9600000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	GAURAV CHHABRA Designated Partner Of JAGLAX HOMES LLP ,Father Name:Jagdish Kumar Chhabra, Age: 34, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Flat No. 274 sector a, pocket c, Vasant Kunj New Delhi 110070, presently residing at Flat No. F-2, 304, Aquarius, Marna, Siolim, Bardez, Goa, Address2 - , PAN No.: [REDACTED]			 JAGLAX HOMES LLP Designated Partner







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAVIO ALVARO DA GRACA COSTA E MONIZ Alias SAVIO ALVARO DE GRACA COSTA E MONIZ Alias SAVIO ALVARO GRACA COSTA E MONIZ , Father Name:Late Caetano Revasco Alvaro De Graca Costa E Moniz Alias Caitano Ravasco Costa E Moniz Alias Alvaro E Costa Moniz, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Service, house No. 273, Ghorbat Vaddo, Arpora, Bardez, Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	NINA FERNANDES E MONIZ Alias NINA FERNANDES , Father Name: John Martin Fernandes, Age: 44, Marital Status: Married , Gender: Female, Occupation: Housewife, house No. 273, Ghorbat Vaddo, Arpora, Bardez, Goa, PAN No.: [REDACTED]			
3	GAURAV CHHABRA Designated Partner Of JAGLAX HOMES LLP , Father Name: Jagdish Kumar Chhabra, Age: 34, Marital Status: , Gender: Male, Occupation: Business, Flat No. 274 sector a, pocket c, Vasant Kunj New Delhi 110070, presently residing at Flat No. F-2, 304, Aquarius, Marna, Siolim, Bardez, Goa, PAN No.: [REDACTED]			 For JAGLAX HOMES LLP Designated Partner

Witness:

[We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: MANISH JHA , Age: 25, DOB: , Mobile: 7448256963 , Email: , Occupation: Self Employed , Marital status : Unmarried , Address: 403507, H. NO. 1/128K , H. NO. 1/128K , DATTAPRASAD COLONY CUCHELMIM , Mapusa-ii (Cunchelim), Bardez, NorthGoa, Goa			
2	Name: SUDARSHAN BINDU MISHRA , Age: 27, DOB: 1995-08-17 , Mobile: 7448256963 , Email: , Occupation: Self Employed , Marital status : Unmarried , Address: 403517, H. NO. 1/128K, H. NO. 1/128K, DATTAPRASAD COLONY CUCHELMIM SIOLIM MARNA NORTH GOA, Mapusa-ii (Cunchelim), Bardez, NorthGoa, Goa			




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-5447

Document Serial No:-2022-BRZ-5447

Book :- 1 Document

Registration Number :- **BRZ-1-5277-2022**

Date : 23-Nov-2022

Deepika

SUB-REGISTRAR
BARDEZ

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

Scanned by Deepika Nait (LDC)
@Nait

