

Receipt

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FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 19-May-2025 13:18:08

Date of Receipt: 19-May-2025

Receipt No : 2025-26/4/736

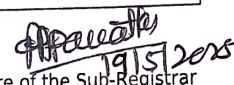
Serial No. of the Document : 2025-PNJ-1368

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

Received the following amounts from **AMIT LALIT CHOPRA** for Registration of above Document in Book-1 for the year 2025

Registration Fee	8597340	E-Challan(Online fee)	• Challan Number : 202500338582 • CIN Number : CPAFCYQIM8	8597340
Processing Fee	2600	Payment to ITG	• Payment Reference : pay_QVohPtb3bqFhHp • Receipt Number : 8a616366af1fc5432269	2600
Total Paid	8599940 (Rupees Eighty Five Lakhs Ninety Nine Thousands Nine Hundred And Forty only)			

Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

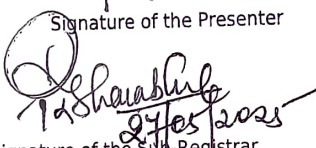
Name of the Person Authorized : Harshad Naik

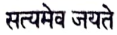

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **19-May-2025**

Signature of the person receiving the Document


Signature of the Presenter

Signature of the Sub-Registrar



Government of Goa

Stamp Duty Amount(Rs.)

IN-GA00025499015080X
06-May-2025 04:29 PM
NONACC (TS)/ gaga-t30/ TO-North Porvorim/ GA-NGA
SUBIN-GAGAGA-T3000047034812579X
SHREE YAGNA BUILDERS AND DEVELOPERS
Article 22 Conveyance
PREDIO ROSTICO DENOMINADO BONNO ADMG 15921 SQ MTS
SY NO 19/2-A-1 OF BAIGUINIM TISWADI GOA
28,65,78,000
(Twenty Eight Crore Sixty Five Lakh Seventy Eight Thousand only)
AGNELO CONCEICAO JOSE MARIA MASCARENHAS
SHREE YAGNA BUILDERS AND DEVELOPERS
SHREE YAGNA BUILDERS AND DEVELOPERS
1,71,94,700
(One Crore Seventy One Lakh Ninety Four Thousand Seven
Hundred only)



Please write or type below this line

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1. The authenticity of this Stamp certificate should be verified at 'www.shoilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority.



2025 - PDU-1368
19/09/2025

DEED OF SALE

Ascension 9'

A stylized handwritten signature in black ink.

THIS DEED OF SALE is executed at Panaji, Tiswadi -
Goa, on this 15th day of the month of May of the year
Two Thousand and Twenty Five (15/05/2025).

BETWEEN

FR. AGNELO CONCEICAO JOSE MARIA

MASCARENHAS alias FR. AGNELO CONCEICAO JOSE

MARIA DO MENINO JESUS MASCARENHAS alias FR.

AGNELO CONCEICAO JOSE MARIA MENINO JESUS

MASCARENHAS, son of Jose Maria De Jesus Antonio

Francisco Clement Mascarenhas, 59 years of age,

Bachelor, Catholic Priest (Society of Jesus), Indian

National, holder of **PAN Card No. 1** and

Aadhar Card No. , resident of Jesuit

House, H. No. 14A, P.B. 112, Domingos Roque Dsouza

Road, Panaji - Goa, 403001, PhoneNo. 5,

hereinafter called as the **"VENDOR/ OWNER"** (which

expression shall mean and include his Legal Heirs,

Representatives, Executors, Successors, Administrators

and Assigns) of the **FIRST PART.**

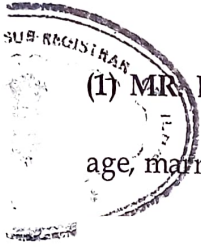
AND

Mascarenhas



M/S. SHREE YAGNA BUILDERS AND DEVELOPERS, a Partnership Firm, constituted under The Indian Partnership Act, registered with the Registrar of Firms, Bardez, Goa, on 09/04/2025 under No. , having PAN Card No.

and having its Principal Place of Business at H. No.406/271 (D), Sukhkarta Niwas, 3rd Floor, Plot No.32, Sy. No.77/1, Alto-Pilerne, Bardez, Goa, 403521 and represented by its all Partners:-



(1) **MR. BALTEJ SINGH**, son of Mr. Mohan Singh, 47 years of age, married, business, Indian National, holder of PAN Card No.

and Aadhar Card No. , resident of 406/139/1, Shiv Sadan, G1 Ground Floor, Plot 172, Near Vista Do Rio, Nova Cidade, Pilerne, Alto Porvorim, Goa, 403521,

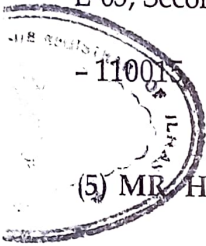
(2) **MR. MEGHAL BHABUTMAL JAIN**, son of Mr. Bhabutmal Lubchand Jain, 46 years of age, married, business, Indian National, holder of PAN Card No. and Aadhar Card No. , resident of 601/602, Uttamville, Daulat Nagar Road No. 10, opp. D. M High School, Borivali East, Mumbai, Maharashtra, 400066,

Bhaskaradas

(3) **MR. AMARJEET**, son of Mr. Roop Singh, 65 years of age, married, business, Indian National, holder of **PAN Card No.** and Aadhar Card No. resident of 615, Faridabad Sector - 29, Faridabad, Haryana - 121008,

(4) **MR. RAKESH DHAM**, son of Mr. Tilak Raj Dham, 57 years of age, married, business, Indian National, holder of **PAN Card No.** and Aadhar Card No. resident of

E-63, Second Floor, Kirti Nagar, Ramesh Nagar, West Delhi, Delhi



(5) **MR. HARDEEP SINGH**, son of Mr. Roop Singh, 54 years of age, married, business, Indian National, holder of **PAN Card No.**

and Aadhar Card No. resident of

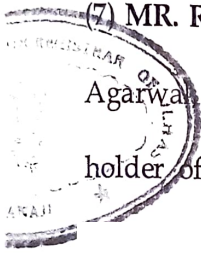
H. No. 6, Block Q Lane 1, DLF Phase 2, Near Sikanderpur Metro Station, Sikanderpur Ghosi (68), Gurgaon, Haryana - 122002,

(6) **KHANDELWAL MOLASSES BULK CARRIER PRIVATE LIMITED**, a Private Limited Company bearing CIN: U60210TG1998PTC030140, duly incorporated under the Companies Act and having its Registered Office at Unit C2, Third Floor, Plot 27, Space & More, Business Park, Durgam Cheruvu, Inorbit Mall Road, Madhapur, Hyderabad, Telangana, India -

Hardeep Singh

[Signature]

500081, having PAN Card No. _____ represented by its
 Director Mr. Rajeev Khandelwal, son of late Shri. Krishan Murari
 Khandelwal, 51 years of age, married, Business, holder of PAN
 Card No. _____ and Aadhar Card No. _____,
 Indian National, resident of Flat No. 2401, 17Lh Tower, Lanco
 Hills, Near Delhi Public School, Manikonda, Puppalaguda, K.V.
 Rangareddy Telangana- 500089, duly authorized vide Board
 Resolution dated 22/04/2025,



(7) MR. RAJESH KUMAR AGARWAL, son of Mr. Rameshchand
 Agarwal, 53 years of age, married, Business, Indian National,
 holder of PAN Card No. _____ and Aadhar Card No. _____,
 , resident of Plot No. 50, Road No. 2, Dhanalaxmi
 Society, Sri Krishna Matt, Mahendra Hills, Secunderabad,
 Hyderabad, Telangana - 500026,

(8) MR. HRIDAY AGARWAL, son of Mr. Sushil Kumar Agarwal,
 25 years of age, married, business, Indian National, holder of
 PAN Card No. _____ and Aadhar Card No. _____

resident of 10-2-335, Flat No. 201, Third Floor, Shangrilla
 Apartments, Street No. 3, MCH Park, West Marred Pally,
 Secunderabad, Hyderabad, Andhra Pradesh, 500026,

Bhaskar Kumar 

(9) **MR. DHEERAJ CHHABRA**, son of Jagdish Kumar Chhabra, 43 years of age, married, Business, Indian National, holder of PAN Card No. _____ and Aadhar Card No. _____

resident of H. No.43/10-11, Near MDC School, Ashok Nagar, Tilak Nagar S.O., West Delhi, Delhi,

(10) **MR. DHIERESH CHHABRA**, son of Jagdish Kumar Chhabra, 40 years of age, married, Business, Indian National, holder of PAN Card No. _____ and Aadhar Card No. _____

, resident of H. No.43/10-11, Ashok Nagar, Tilak Nagar S.O., West Delhi, Delhi-110018,

(11) **MR. KRISHAN CHHABRA**, son of Daulat Ram, 59 years of age, married, Business, Indian National, holder of PAN Card No. _____

, and Aadhar Card No. _____, resident of 43/10, Ashok Nagar, Tilak Nagar, West Delhi, Delhi, 110018,

(12) **MR. TARUN MALHOTRA**, son of Raj Kumar Malhotra, 44 years of age, married, Business, Indian National, holder of PAN Card No. _____ and Aadhar Card No. _____,

resident of E-55, Third Floor, Ramesh Nagar, West Delhi, Delhi-110015;

Ascaran Singh

[Signature]

Hereinafter called as **"THE PURCHASER"** (which shall mean and include its successors-in-title, administrators, executors, legal representatives, assigns, nominees of the said Firm) of the
SECOND PART.

WHEREAS, the Partner Nos. 1 to 12 of the PURCHASER have given a Specific Power of Attorney to represent them in this Deed of Sale to their duly constituted Power of Attorney holder, **MR. AMIT CHOPRA**, son of Mr. Lalit Kumar Chopra, 52 years of

Business, married, Indian National, holding **PAN Card No.**

and Aadhar Card No. , resident of

Building No. B30, Flat No. F2, Milroc Retreat, Ribandar, Panaji,

Goa, 403001, Phone No. , vide a Specific Power of

Attorney dated 25/04/2025 duly executed before Advocate &

Notary Mr. N. C. Gaonkar and registered under Sr. No.1346/2025

on 25/04/2025.

AND WHEREAS, the VENDOR/ OWNER has represented to the PURCHASER as follows:

- a. There exists a landed immovable property known by the name **"PREDIO ROSTICO DENOMINADO BONNO"** also known as **"BONDBO"**, situated in the Village of

Mascarenhas *[Signature]*

Bainguinim, within the limits of the Village Panchayat of Old Goa, Taluka and Sub District of Tiswadi, North-Goa District and State of Goa, not found described in the Land Registration Office nor enrolled in the Taluka Revenue Records (Matriz Predial) of Tiswadi-Goa, which property shall hereinafter be referred to as the "Said Larger Property" for the sake of brevity;

- b. The Said Larger Property originally belonged to and was in possession of Mrs. Verediana Mathildes Dalgado e Sa, wife of Mr. Miguel Jose de Sa, both originally residents of St. Estevam, Taluka Ilhas - Goa;



- c. The Said Larger Property was originally identified in the Old Cadastral Survey Plan under Survey No. 42 of Village Bainguinim and the same corresponds to the present Survey No. 19/2 of Village Bainguinim, Tiswadi Taluka - Goa;

- d. The said Mrs. Verediana Mathildes Dalgado e Sa and her husband the said Mr. Miguel Jose de Sa both died leaving behind their two sons namely Mr. Joaquim Jose Cupertino de Sa and Mr. Eugenio Egidio Xavier de Sa;

Mascarenhas

e. The names of the said Mrs. Verediana Mathildes Dalgado e Sa along with her two sons the said Mr. Joaquim Jose Cupertino de Sa and Mr. Eugenio Egidio Xavier de Sa are found recorded as the Owners/ Occupants in the Registo Do Agrimensor in respect of the Old Cadastral Survey No.42 of Village Baiguinim, Tiswadi Taluka - Goa;

f. The Said Larger Property was mutually divided and so separately enjoyed by the said two sons of late Mrs. Verediana Mathildes Dalgado e Sa and late Mr. Miguel Jose de Sa, namely the said Mr. Joaquim Jose Cupertino de Sa and Mr. Eugenio Egidio Xavier de Sa;



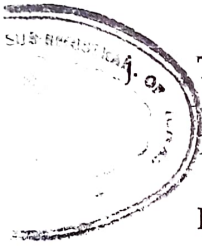
g. The half of the eastern side of the Said Larger Property was in possession of and enjoyed by the said Mr. Eugenio Egidio Xavier de Sa and the other half was enjoyed by and in possession of the said Miguel Jose de Sa;

h. Accordingly the said half of the eastern side of the Said Larger Property allotted to the said Mr. Eugenio Egidio Xavier de Sa admeasured 70,950 sq. mts. and was identified under Survey No. 19/2 of Village Baiguinim, Tiswadi Taluka - Goa. This part of the allotted portion

Mascarenhas

bearing Survey No. 19/2 of Village Baiguinim is hereinafter referred to as the "SAID PROPERTY" for the sake of brevity;

- i. The said Mr. Eugenio Egidio Xavier de Sa was married to Mrs. Maria Vitoria Alice Branca Zulema de Souza Pinto e Sa alias Maria Vitoria de Souza Pinto alias D. Maria Vitoria Branca Zulema Aliza de Souza Pinto, resident of Santo Estevam, Taluka Tiswadi - Goa;

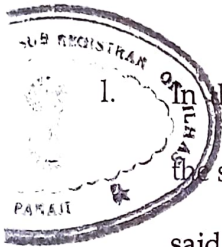


The said Mr. Eugenio Egidio Xavier de Sa died on 16/10/1950 at his residential house situated at Santo Estevam, leaving behind his widow and moiety holder his wife the said Mrs. Maria Vitoria Alice Branca Zulema de Souza Pinto e Sa alias Maria Vitoria de Souza Pinto alias D. Maria Vitoria Branca Zulema Aliza de Souza Pinto and his four children as their only legal heirs namely:-

- (i) Maria Filomena Joanita de Sa,
- (ii) Ludovico Joao Alfredo Maria de Sa,
- (iii) Maria Bernardette Julia Elsa de Sa and
- (iv) Maria Celina Policena Alba de Sa;

Mascarenhas

- k. Upon the demise of the said Mr. Eugenio Egidio Xavier de Sa, resident of Santo Estevam, an Inventory Proceedings bearing No.9968/1951 was initiated by his wife the said Mrs. Maria Vitoria Alice Branca Zulema de Souza Pinto e Sa alias Maria Vitoria de Souza Pinto alias D. Maria Vitoria Branca Zulema Aliza de Souza Pinto, resident of Santo Estevam, Taluka Tiswadi - Goa, before the Court of Civil Judge of the Judicial Division of Bicholim, Goa;



1. In the said Inventory Proceedings, all the legal heirs of the said late Mr. Eugenio Egidio Xavier de Sa, namely the said Mrs. Maria Filomena Joanita de Sa, Mr. Ludovico Joao Alfredo Maria de Sa, Mrs. Maria Bernardette Julia Elsa de Sa and Mrs. Maria Celina Policena Alba de Sa, all residents of Santo Estevam, were brought on record as Interested Parties therein, having inherited rights in the estate of the deceased the said Mr. Eugenio Egidio Xavier de Sa;
- m. In the said Inventory Proceedings, the Said Property was listed as Item No. 27 and was allotted in auction to Mrs. Maria Celina Policena Alba de Sa alias Mrs. Maria

Basavaraj

[Signature]

Celina Policena Alba de Sa e Mascarenhas, daughter of the said late Mr. Eugenio Egidio Xavier de Sa;

- n. The said Mrs. Maria Celina Policena Alba de Sa alias Mrs. Maria Celina Policena Alba de Sa e Mascarenhas paid the remaining heirs their respective owelty money towards their respective shares in the Said Property and accordingly, the Chart of Allotment stood confirmed by Order dated 30/09/1953 passed by the Court of Civil Judge of the Judicial Division of Bicholim, Goa, in the said Inventory Proceedings;



- o. The said Mrs. Maria Celina Policena Alba de Sa alias Mrs. Maria Celina Policena Alba de Sa e Mascarenhas thus became the absolute and exclusive owner of the Said Property;

- p. In the Form I and XIV of the Said Property, the name of 'Filomena de Sa' who was also known by the name Maria Filomena Joanita de Sa and who is the daughter of the said late Mr. Eugenio Egidio Xavier de Sa stood recorded in the Occupant's Column;

M. Mascarenhas

q. Since Mrs. Maria Celina Policena Alba de Sa alias Mrs. Maria Celina Policena Alba de Sa e Mascarenhas was declared as the absolute owner of the Said Property by virtue of the said Order dated 30/09/1953 passed by the Court of Civil Judge of the Judicial Division of Bicholim, Goa in the said Inventory Proceedings referred hereinabove, she filed a case under section 103 of the Land Revenue Code bearing Registration No. LRC/MISC/29/99 for correction of the said erroneous entry in the Form I and XIV of Survey No.19/2 of Village Baiguinim, Tiswadi Taluka - Goa before the Deputy Collector & S.D.O, Panaji Sub Division, Panaji - Goa;



r. By Order dated 30/03/1999 passed by the Deputy Collector & S.D.O, Panaji - Goa, the Mamlatdar of Tiswadi Taluka was directed to correct the survey records by deleting the name of Ms. Filomena de Sa from the Occupant's Column in the Form I and XIV of Survey No. 19/2 of Village Baiguinim, Tiswadi Taluka - Goa and insert the name of the said Mrs. Maria Celina Policena Alba de Sa e Mascarenhas in the Occupant's Column of the Said Property. The said Order was accordingly

Mascarenhas

complied with and the name of the said Mrs. Maria Celina Policena Alba de Sa e Mascarenhas was entered in the Occupant's Column in the Form I and XIV of Survey No. 19/2 of Village Baiguinim, Tiswadi Taluka - Goa;

- s. The said Mrs. Maria Celina Policena Alba de Sa alias Mrs. Maria Celina Policena Alba de Sa e Mascarenhas was married to Mr. Jose Maria de Jesus Antonio Francisco Clemente Mascarenhas. The former died on 14/01/2006 at Dona Paula, Ilhas - Goa, whereas the latter died on 04/04/1977 at Margao, Salcete - Goa, without any Will or any other disposition of their assets leaving behind the following as their sole legal heirs:-

- (i) Maria Jose Agnes Antonieta de Jesus Mascarenhas,
- (ii) Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas,
- (iii) Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas, the VENDOR/ OWNER herein, and
- (iv) Arcanjo Xavier Jose Maria de Jesus Mascarenhas;

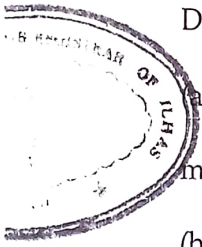
Mascarenhas

t. Upon the deaths of the said Mrs. Maria Celina Policena Alba de Sa alias Mrs. Maria Celina Policena Alba de Sa e Mascarenhas and Mr. Jose Maria de Jesus Antonio Francisco Clemente Mascarenhas, a Deed of Succession dated 19/08/2013 was drawn in the Office of the Civil Registrar - Cum - Sub Registrar and Notary Ex- Officio of Ilhas, Panaji - Goa bearing Registration No. 463, of Book No. 716, at page 82 onwards and by virtue of the said Deed of Succession the following persons namely

(a) Smt. Maria Jose Agnes Antonieta de Jesus Mascarenhas married to Fernando Rui Xavier Gomes Prazeres,

(b) Shri. Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas married to Smt. Maria Julieta Carolina Silveira, (c) Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas, Catholic Priest, the VENDOR/ OWNER herein, and (d) Shri. Arcanjo Xavier Jose Maria de Jesus Mascarenhas married to Sabita Vas,

were declared as the sole and universal heirs, successors to the estate of the said late Maria Celina Policena Alba de Sa alias Maria Celina Policena Alba de Sa e Mascarenhas and late Jose Maria de Jesus Antonio Francisco Clemente Mascarenhas;



Mascarenhas

- u. On the basis of the said Deed of Succession dated 19/08/2013, the names of the said Smt. Maria Jose Agnes Antonieta de Jesus Mascarenhas, Shri. Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas, Fr. Agnelo Conceicao Jose Maria do Menino Jesus Mascarenhas, the VENDOR/ OWNER herein, and Shri. Arcanjo Xavier Jose Maria de Jesus Mascarenhas were mutated/included in the Occupant's Column of the Form I and XIV of Survey No. 19/2 of Village Baiguinim, by deleting the name of their late mother Mrs. Maria Celina Policena Alba de Sa e Mascarenhas;



- v. In the Occupant's Column of the Form I and XIV of the Said Property bearing Survey No. 19/2 of Village Baiguinim, the name of the Government of Goa Executive Engineer Works Division III (PHE) P.W.D. stands recorded as the Government of Goa had acquired an area of 285 sq. mts. from the Said Property;
- w. The said Smt. Maria Jose Agnes Antonieta de Jesus Mascarenhas, Shri. Antonio Agostinho Miguel Quintiano Jose Maria de Jesus Mascarenhas, Fr. Agnelo Conceicao

Mascarenhas

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Jose Maria do Menino Jesus Mascarenhas, the VENDOR / OWNER herein, and Shri. Arcanjo Xavier Jose Maria de Jesus Mascarenhas initiated Partition Proceedings before the Deputy Collector and Sub-Divisional Officer Tiswadi at Panaji, Goa, under Case No. LAND/PART/129/2018 for partition of an area of 63,685 sq. mts from the Said Property and vide Order dated 25/06/2019 passed by the Deputy Collector and Sub-Divisional Officer Tiswadi at Panaji, Goa, a separate Sub Division Number i.e 19/2-A was allotted to an area of 63,685 sq. mts;



The VENDOR/ OWNER herein sought for partition of his 1/4th share admeasuring 15,921 sq. mts. in the Said Property bearing Survey No. 19/2-A of Village Baiguinim and the said Partition was confirmed vide Order dated 18/04/2024 passed in Case No. ISLR/TIS/PART/BAI/37/2024 by the Inspector of Survey & Land Records, Tiswadi-Goa and a separate Survey Number i.e 19/2-A-1 of Village Baiguinim was allotted to the area admeasuring 15,921 sq. mts. which is hereinafter referred to as the "SAID PLOT" for the sake

Mascarenhas | *[Signature]*

AND WHEREAS the VENDOR/ OWNER confirms and reiterates the correctness and accuracy of the representations and assurances made by him hereinabove and the PURCHASER, relying upon the above representations made by the VENDOR/ OWNER and believing that to be true and correct, has agreed to purchase the "SAID PLOT" from the VENDOR/ OWNER.

AND WHEREAS the PURCHASER has, in exercise of due diligence, published through its Lawyer a Public Notice in the daily newspaper namely "oHeraldo" editions of Tuesday 24/12/2024 inviting for objections, if any, from the general public to the proposed purchase.

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

AND WHEREAS the VENDOR/ OWNER has agreed to sell, convey and transfer the "SAID PLOT" to the PURCHASER and the PURCHASER has agreed to purchase the "SAID PLOT" more particularly described in the **SCHEDULE-I** hereinunder from the VENDOR/ OWNER for a total consideration of Rs.28,65,78,000/-

Mascarenhas



(Rupees Twenty Eight Crores Sixty Five Lakhs Seventy Eight Thousand Only) which is the current fair market rate and value of the "SAID PLOT".

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOW:-

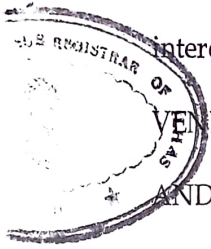
1. In pursuance of the said Agreement and in consideration of a total sum of Rs.28,65,78,000/- (Rupees Twenty Eight Crores Sixty Five Lakhs Seventy Eight Thousand Only) paid by the PURCHASER to the VENDOR/ OWNER, in the manner described in SCHEDULE-II herein under, the payment and receipt of which the VENDOR/ OWNER does hereby accept, admit, acknowledge and confirm having received of and from the same and the VENDOR/ OWNER does hereby forever acquit, release and discharge the PURCHASER from every liability thereof and the VENDOR/ OWNER, as the sole, absolute, exclusive and lawful owner in possession of the "SAID PLOT", does hereby transmit, convey, transfer, grant, sell, assure and assign by way of sale unto and to the use of the PURCHASER, free from all the encumbrances, all that "SAID PLOT", better described in SCHEDULE - I herein



Baran Singh

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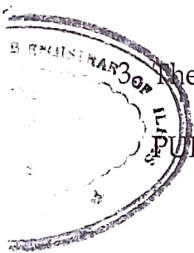
underwritten, TOGETHER WITH all the trees, fences, hedges, ditches, soils, rocks, ways, waters, water courses, rights, liberties, accesses, easements, privileges, rights to all the pathways and passages passing through or over the "SAID PLOT" and all other appurtenances whatsoever to the "SAID PLOT" belonging or any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND all the estate, right, title, share, interest, property claim and demand whatsoever of the VENDOR/ OWNER and every part thereof TO HAVE AND TO HOLD the "SAID PLOT" hereby granted, conveyed, release and assured or expressed so to be with all its rights and appurtenances UNTO and TO the use and benefit of the PURCHASER as the absolute owner thereof, free from any charge or encumbrances, to be held and enjoyed by the PURCHASER forever peacefully without any disturbance and/or hindrance from the VENDOR/ OWNER or any person claiming through him.



2. The VENDOR/ OWNER has handed over today the absolute, quiet, peaceful, actual, vacant and physical possession of the "SAID PLOT", better described in

M. S. S. S. S. S.

SCHEDULE -I herein under written, to the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly hold, possess and enjoy the same and every part thereof, without any hindrance, lawful eviction, interruption, claim and demand whatsoever from or by the VENDOR/ OWNER or any person, or persons, lawfully or equitably claiming from, or in trust from the VENDOR/ OWNER or from any of his predecessors in title.



The VENDOR/ OWNER covenants and declares with the PURCHASER as under:

- a. The VENDOR/ OWNER has in himself a good, clean, clear, valid and marketable title, right, power and absolute authority to grant, sell, assign, convey, transfer, release and assure the "SAID PLOT", described in SCHEDULE - I herein underwritten and shown marked in red colour in the plan annexed to this Deed, by way of sale in favour of the PURCHASER.

Masarembes g.

[Signature]

b. The "SAID PLOT" hereby sold and conveyed is free from all encumbrances, claims, charges, mortgages, litigation or demands and/or any other interest whatsoever of any third party in respect of the "SAID PLOT" and the VENDOR/ OWNER shall indemnify and keep indemnified the PURCHASER from and against all claims, encumbrances, charges, demands whatsoever in respect of the "SAID PLOT" hereby sold and conveyed.



c. The VENDOR/ OWNER has not entered into any agreement, arrangement, understanding, deed, document or instrument of any nature whatsoever concerning the "SAID PLOT" nor has agreed to sell or otherwise transferred his rights, share or interest in the "SAID PLOT" in any manner whatsoever to any person other than the PURCHASER.

d. No other person apart from the VENDOR/ OWNER herein has any right, title, interest, share or claim of whatsoever nature in or to the

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"SAID PLOT" hereby sold and conveyed, whether by way of prior agreement, inheritance, testamentary succession, kinship, tenancy, sale, exchange, lease, mortgage, gift, trust, licence, lien, easement or otherwise howsoever and further that the VENDOR/ OWNER is fully competent and entitled by himself to convey, sell and transfer the "SAID PLOT" to the PURCHASER free from any encumbrances whatsoever.



- e. There are no tenants and or mundkars or caretakers and/or any other person who can claim any right of whatsoever nature in respect of the "SAID PLOT", the VENDOR/ OWNER being the sole and exclusive owner and occupant of the "SAID PLOT".
- f. There are no suits, proceedings or litigation pending in any Court as on date concerning, touching and affecting the "SAID PLOT".

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- g. There are no attachments or prohibitory orders issued by any competent authority or court prohibiting the sale or transfer of the "SAID PLOT" or prohibiting the construction in the "SAID PLOT".
- h. There is no restraint either under the Income Tax Act or Gift Tax Act or any other statute from selling or transferring the "SAID PLOT".
- i. The "SAID PLOT" is not declared as Private Forest by the concerned Government Authorities.
- j. There are no legal/ statutory or any other restrictions to develop residential/ commercial premises on the "SAID PLOT".
- k. There are no arrears of any taxes or dues payable on the Said Plot to the Village Panchayat of Old Goa or any other local or Government Body.



Assurance

l. The PURCHASER shall henceforth be the absolute and lawful owner in possession of the "SAID PLOT" to the exclusion of all others.

m. The PURCHASER's enjoyment of the "SAID PLOT" shall henceforth not be disturbed, meddled with or interfered with by the VENDOR/OWNER, or any other party claiming through, or on behalf of the VENDOR/OWNER.

n. The VENDOR/OWNER has received the full and final consideration towards the sale of the "SAID PLOT" from the PURCHASER.

o. The VENDOR/OWNER has paid all dues, taxes, charges, etc to the relevant authorities, or persons, pertaining to the "SAID PLOT" up to the date of execution of this Deed.

p. The PURCHASER shall, hereinafter, deal with the "SAID PLOT", herein under described under SCHEDULE - I, in any manner and of its free

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[Signature]

own will as the lawful and absolute owner thereof.

4. The VENDOR/OWNER does hereby also covenants, declares and undertakes to the PURCHASER that in case of any dispute or defect in respect of the VENDOR/OWNER'S right, title or interest as regards to the "SAID PLOT" hereby sold and conveyed or any claim made in respect of the "SAID PLOT" by any other person and/or the PURCHASER is deprived of or dispossessed from the "SAID PLOT" or any part thereof or the PURCHASER is required to face any litigation or claims, then the VENDOR/OWNER shall at all times fully compensate and indemnify and keep the PURCHASER compensated and indemnified, as against such claims, dispute, litigation, any injury, damage, loss and expenses, as the case may be, arising out of or directly or indirectly from such defect, claims, dispute or litigation and the VENDOR/OWNER shall be solely liable and responsible to such other persons for the claims made, if any, and shall, at his own costs and expenses, clear the defect in title of the "SAID PLOT".

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5. The VENDOR/OWNER shall and will from time to time and at all times hereinafter at the request and cost of the PURCHASER do and execute or cause to be done and execute all such acts, deeds or things whatsoever which may be lawfully required to be done, made and executed for further better and more perfectly assuring the "SAID PLOT" hereby sold, and every part thereof unto and to the use of the PURCHASER and placing the PURCHASER in possession of the same, according to the true intent and meaning of this Deed as shall or may be reasonably required.



6. The VENDOR/OWNER shall in all manner cooperate fully with the PURCHASER to obtain all such licenses, permissions, clearances, No Objection Certificates, consents or such other documents as may be required to be obtained from the concerned authorities/ persons, statutory or otherwise, as the case may be, in order to fully convey the "SAID PLOT" unto the PURCHASER herein.

7. The VENDOR/OWNER agrees, declares and confirms that from the moment of execution of this Deed of Sale all the right, title and interest of the VENDOR/OWNER in the

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"SAID PLOT" stands transferred and assigned in favour of the PURCHASER.

8. The VENDOR/OWNER hereby gives his no objection to the PURCHASER to carry out mutation in Form I & XIV of the "SAID PLOT" and for deleting his name which is also confirmed by the present instrument. The VENDOR/OWNER hereby also waive the issue of notice to the VENDOR/OWNER in respect of Mutation which will be carried out by the PURCHASER in respect of the "SAID PLOT" sold which is described in SCHEDULE-I.

9. All the legal expenses inclusive of stamp duty, registration charges, legal fees and other miscellaneous incidental expenditure in respect of the purchase of "SAID PLOT" and execution of the Deed of Sale is borne by the PURCHASER.

10. The VENDOR/OWNER does hereby declare that the "SAID PLOT" does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

M. S. S. S. S. S.

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11.The PURCHASER herein has in terms of Section 194-IA of the Income Tax Act, 1961, deducted TDS to the extent of 1% amounting to Rs.28,65,780/- (Rupees Twenty Eight Lakhs Sixty Five Thousand Seven Hundred Eighty Only) towards the sale consideration amount of Rs.28,65,78,000/- (Rupees Twenty Eight Crores Sixty Five Lakhs Seventy Eight Thousand Only) vide Challan Serial No. 63560 from ICICI Bank on 30/04/2025.

12.As per the Land Use/Zoning Information dated 24/07/2024 bearing Ref No.TIS/1/2/ZON/3599/BAI/TCP/2024/995 issued by the Town and Country Planning Department, the "SAID PLOT" is earmarked as "settlement zone (S4) zone with 50 FAR" as per the Regional Plan for Goa 2021.

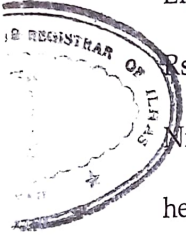
13.As per the notification dated 30/10/2024 issued by the Government of Goa in the Official Gazette, the minimum land rate for the purpose of valuation for calculation of stamp duty and registration fees for the Village Baiguinim of Tiswadi Taluka is to be calculated at Rs. 20,000/- per sq. mtr.

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14. As per the Zoning Certificate, the "SAID PLOT" falls under Settlement zone (S4) zone and hence as per the notification dated 30/10/2024 the "SAID PLOT" is entitled to be valued at 45% less than the base value which works out to Rs.11,000/- per sq. mtrs.

15. The purchase price of the "SAID PLOT" is valued at Rs.18,000/- per sq. mtrs which amounts to Rs.28,65,78,000/- (Rupees Twenty Eight Crores Sixty Five Lakhs Seventy Eight Thousand Only) and thus the Stamp Duty of Rs.1,71,94,700/- (Rupees One Crore Seventy One Lakhs Ninety Four Thousand Seven Hundred Only) is paid herewith.



16. Both the parties agree that the market price of the "SAID PLOT" hereby sold is Rs.28,65,78,000/- (Rupees Twenty Eight Crores Sixty Five Lakhs Seventy Eight Thousand Only) upon which terms, conditions, covenants, agreements and undertakings of the VENDOR /OWNER, the PURCHASER accepts the Sale and Transfer of the "SAID PLOT" better described in Schedule - I herein under written.

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SCHEDULE - I
(DESCRIPTION OF THE "SAID PLOT")

All that landed immovable property known by the name
"PREDIO ROSTICO DENOMINADO BONNO" also known as
"BONDBO", admeasuring 15,921 sq. mts., surveyed under
Survey No. 19/2-A-1 of Village Bainguinim, situated in the
Village of Bainguinim, within the limits of the Village Panchayat
of Old Goa, Taluka and Sub District of Tiswadi, North-Goa
District and State of Goa, not found described in the Land
Registration Office of Ilhas nor enrolled in the Revenue Records
(Matriz Predial) of Tiswadi, Goa.

The "SAID PLOT" is bounded as follows: -

On the North: By the property bearing Survey No. 20/1-A of
Village Bainguinim,

On the South: By the property bearing Survey No. 19/2-A-2 of
Village Bainguinim,

On the East: By the Village Ella of Tiswadi Taluka and public road,

On the West: By the property bearing Survey No. 19/1 of Village
Bainguinim.

M. Mascarenhas *Agst*

SCHEDULE - II
(MODE OF PAYMENT TOWARDS THE SALE
CONSIDERATION)

All that sale consideration of Rs.28,65,78,000/- (Rupees Twenty Eight Crores Sixty Five Lakhs Seventy Eight Thousand Only) paid, after deducting 1% TDS, by the PURCHASER to the VENDOR / OWNER in the manner described herein:-

- (i) An amount of Rs.5,00,00,000/- (Rupees Five Crore Only) through RTGS bearing Ref. No. ICICR52025050700689104 on 07/05/2025;

- (ii) An amount of Rs.10,00,00,000/- (Rupees Ten Crore Only) through RTGS bearing Ref. No. ICICR52025050700711960 on 07/05/2025;

- (iii) An amount of Rs.13,37,12,220/- (Rupees Thirteen Crore Thirty Seven Lakhs Twelve Thousand Two Hundred Twenty Only) through RTGS bearing Ref. No. ICICR52025051600540071 on 16/05/2025.

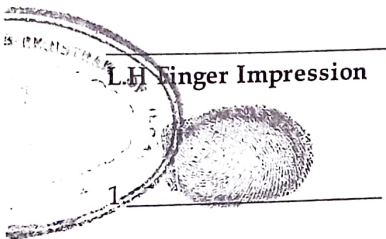
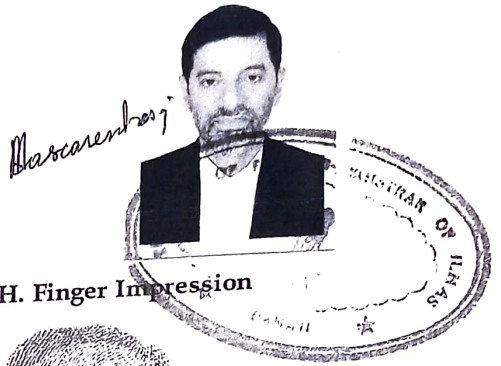
M. S. S. S. S. S.

[Signature]

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

SIGNED SEALED AND DELIVERED
 BY THE WITHIN NAMED VENDOR/OWNER
 FR. AGNELO CONCEICAO JOSE MARIA MASCARENHAS
 alias FR. AGNELO CONCEICAO JOSE MARIA DO MENINO
 JESUS MASCARENHAS alias
 FR. AGNELO CONCEICAO JOSE MARIA MENINO JESUS
 MASCARENHAS

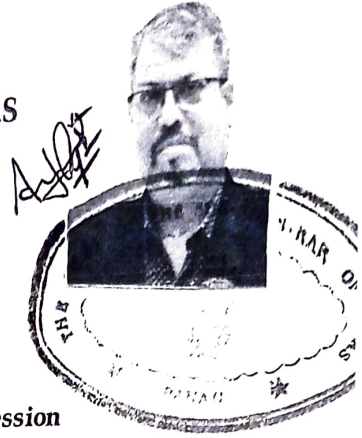
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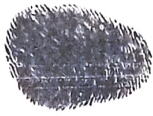
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[Signature]

SIGNED SEALED AND DELIVERED
 BY THE WITHIN NAMED PURCHASER
 M/S. SHREE YAGNA BUILDERS AND DEVELOPERS
 REPRESENTED BY ITS POA
 MR. AMIT CHOPRA

L.H. Finger Impression

1.  _____

R.H. Finger Impression

1.  _____

2.  _____

3.  _____

2.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____

M. S. Chavhan y 

WITNESSES:

Surlikar

1. Adv. Sunanda S. Surlikar r/o. H. no. 258, Odlem Bhat, Santa Cruz-Goa.

Harshad

2. Adv. Harshad Ulhas Naik

r/o. H. no. 509, Murmuse, Behind PHC, Tuem, Pernem -
Goa.

Harshad Naik

Naik



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-May-2025 01:10:57 pm

Document Serial Number :- 2025-PNJ-1368

Presented at 12:56:53 pm on 19-May-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	17194700
2	Registration Fee	8597340
3	Mutation Fees	15000
4	Processing Fee	2600
Total		25809640

Stamp Duty Required :17194700/-

Stamp Duty Paid : 17194700/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AMIT LALIT CHOPRA ,Father Name:LALIT KUMAR CHOPRA,,Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FR. AGNELO CONCEICAO JOSE MARIA MASCARENHAS Alias FR. AGNELO CONCEICAO JOSE MARIA DO MENINO JESUS MASCARENHAS Alias FR. AGNELO CONCEICAO JOSE MARIA MENINO JESUS MASCARENHAS , Father Name:Jose Maria De Jesus Antonio Francisco Clement Mascarenhas, Age: 59, Marital Status: Unmarried ,Gender:Male,Occupation: Other, of Jesuit House, H. No. 14A, P.B. 112, Domingos Roque Dsouza Road, Panaji - Goa, PAN No.:			
2	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for KHANDELWAL MOLASSES BULK CARRIER PRIVATE LIMITED Through Its Director, Mr. Rajeev Khandelwal As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			

	Party Name and Address	Photo	Thumb	Signature
3	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for TARUN MALHOTRA As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
4	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for KRISHAN CHHABRA As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
5	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for MR. DHIERESH CHHABRA As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
6	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for DHEERAJ CHHABRA As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
7	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for HRIDAY AGARWAL As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
8	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for RAJESH KUMAR AGARWAL As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
9	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for HARDEEP SINGH As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
10	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for RAKESH DHAM As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			

NO	Party Name and Address	Photo	Thumb	Signature
11	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: , Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for AMARJEET As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
12	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: , Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for MEGHAL BHABUTMAL JAIN As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			
13	AMIT LALIT CHOPRA , Father Name:LALIT KUMAR CHOPRA, Age: 52, Marital Status: , Gender:Male,Occupation: Business, Building no. B30, Flat No. F 2, Milroc Retreat, Ribandar, Panaji, Goa, PAN No.: , as Power Of Attorney Holder for BALTEJ SINGH As Partner Of M/S SHREE YAGNA BUILDERS AND DEVELOPERS			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sunanda Surlikar, Age: 42, DOB: , Mobile: _____ , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403005, H. No. 258 Near Shanta Durga Temple Odlem Bhat Santa Cruz Tiswadi Goa, H. No. 258 Near Shanta Durga Temple Odlem Bhat Santa Cruz Tiswadi Goa, Calapor, Tiswadi, NorthGoa, Goa			
2	Name: Harshad Naik, Age: 27, DOB: , Mobile: _____ , Email: harshadhr7naik@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403512, H no 509 behind government hospital murmuse tuem pernem goa, H no 509 behind government hospital murmuse tuem pernem goa, Tuem, Pernem, NorthGoa, Goa			

Apparent
19/5/2025
Sub Registrar

SUB - REGISTRAR
ILHAS

Document Serial Number :- 2025-PNJ-1368

Document Serial No:-2025-PNJ-1368

Book :- 1 Document

Registration Number :- **PNJ-1-1280-2025**

Date : 19-May-2025

Apparatha
19/5/2025
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)
SUB - REGISTRAR
ULHAS

