



**GOVERNMENT OF GOA  
REGISTRATION DEPARTMENT  
Office of the Civil Registrar-cum-Sub  
Registrar, Bardez**



**STAMP DUTY CERTIFICATE**

**ENDORSEMENT**

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

**Stamp Duty Of : ₹ 367500/-  
(Rupees Three Lakh Sixty Seven Thousands Five Hundred only)  
PAID VIDE E-RECEIPT NO 202300883909 DATED :08-Dec-2023,  
IN THE GOVERNMENT TREASURY.**



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

**SUB-REGISTRAR  
BARDEZ**

**DOCUMENT DETAILS**

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300081388
DOCUMENT SERIAL NUMBER	:	2023-BRZ-6546
DATE OF PRESENTATION	:	18-Dec-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-6303-2023
DATE OF REGISTRATION	:	18-Dec-2023
NAME OF PRESENTER	:	ABHISHEK PALAPARTHY Partner Of ASHMAKI HOMES LLP
REGISTRATION FEES PAID	:	₹500/-
PROCESSING FEES PAID	:	₹2200/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa  
Directorate of Accounts**

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



Echallan No. 202300883909

**e-Receipt**

Department: 10 - NOTARY SERVICES Echallan Date: 05/12/2023 15:39:13

Name and Address of Party : ASHMAKI | 7798601164  
Porvorim

Service: Stamp Duty

	Amount
Stamp Duty	₹ 367500.00

Total Amount: ₹ 367,500.00

(Rs. Three Lakh Sixty Seven Thousand Five Hundred Only )

Department Data: 202300081388 NOTARY|202300081388 NOTARY

Bank ref No: CPADIDMX09  
Status: Success  
Payment Date: 08/12/2023 15:35:02  
Payment Gateway: SBI\_MOPS



Print Date: 16/12/2023 16:15:16

2023-BRZ-6546  
18/12/2023

**DEED OF SALE**

For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

*Bansari S/N*  
Managing Partner

For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

*ms*



**THIS DEED OF SALE** is executed on this 09<sup>th</sup> day of December of the year Two Thousand and Twenty Three (09/12/2023), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

**BETWEEN**

**MRS. SHOBHA DATTARAM NAGZARKAR**, daughter of Eknath Pandarinath Shirodkar alias Eknath Shirodkar and wife of late Dattaram Dhananjay Nagzarkar, age 74 years, widow, housewife, NRI, Indian National, holding Aadhaar Card bearing No. \_\_\_\_\_ and PAN card bearing No. \_\_\_\_\_, presently residing at A6, Dhanalaxmi Court, Crescent Road, Parklands, Nairobi, Kenya, P.O Box 38571-00623 and permanent resident of Prabhavati Appt 125A17/1, Cunchelim, Mapusa, North Goa, Goa - 403507, hereinafter, jointly referred to as **"OWNER/VENDOR"** (which expression shall unless repugnant to the context be deemed to mean and include her heirs, legal representatives, executors, administrators, successors, assigns wherever the context or meaning shall so require or permit ) **OF THE ONE PART;**



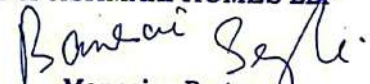
**AND**

**ASHMAKI HOMES LLP** ('Ashmaki') a Limited Liability Partnership incorporated under the LLP Act 2008, having PAN Card bearing No. \_\_\_\_\_, having its registered office at House No. 317, Ward 13, Lake view colony, Miramar Panjim, 403001, herein represented by its Partners **(1) MR. ABHISHEK PALAPARTHY**, son of Venkataramana Murthy Palaparthi alias P V R Murthy, age 41 years, married, businessman, Indian National, holding Aadhar Card bearing No. \_\_\_\_\_ and holding PAN Card bearing No. \_\_\_\_\_, resident of H. NO. 8-3-833 G1, SAI SUHAS RESIDENCY, KAMLAPURI COLONY, SRINAGAR COLONY HYDERABAD, Srinagar Colony, Hyderabad, Andra Pradesh- 500073,

For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner



For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

(2) **MRS. SANGHVI BANSARI** alias **BANSARI ATUL SANGHVI**, daughter of Atul Maganlal Sanghvi alias Atul, age 34 years, Business, married, Indian National, holding PAN Card bearing No. \_\_\_\_\_ and Aadhaar Card bearing No. \_\_\_\_\_, residing at Triveni Bungalow, Judges Bungalow road, Bodakdev, Near Ahmedabad International School, Ahmedabad City, Ahmedabad, Gujarat - 380054,

(3) **MR. SANDEEP PURUSHOTTAM BABAR** alias **SANDEEP PURSHOTTAM BABAR**, son of Purushottam Babar alias Purshottam Dharmaji Babar, age 49 years, Business, married, Indian National, holding PAN Card bearing No. \_\_\_\_\_ and Aadhaar Card bearing No. \_\_\_\_\_, residing at 205, Shivtej Plaza, Plot No. 54/A, Sector-50 (old), Seawood, Nerul, Navi Mumbai, Nerul Node-3, Thane, Thane, Maharashtra - 400706 and

(4) **MRS. SAMPADA SUDEEP NAIK**, daughter of Govind Ramchandra Ghaisas and wife of Sudeep Subhash Naik, age 46 years, Business, married, Indian National, holding PAN Card bearing No. \_\_\_\_\_ and Aadhaar Card bearing No. \_\_\_\_\_, residing at Villa No. 22/404, La Oceana Colony, Opp. Telephone Exchange, VTC: Nio Dona Paula, P.O. Dona Paula, Sub District: Tiswadi, District: North Goa, State: Goa- 403004, hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant include their heirs, successors, legal representatives and assigns) **OF SECOND PART.**

(The Vendor herein is represented by her daughter Mrs. Swati Rajkumar Patil, wife of Mr. Rajkumar Patil and daughter of Dattaram Dhananjay Nagzarkar alias Dattaram Dhananjay, age 45 years, Accountant, Kenyan National, holding PAN Card bearing No. \_\_\_\_\_ and OCI card bearing No. A3442047, residing at A6, Dhanalaxmi Court, Crescent Road, Parklands, Nairobi, Kenya, P.O Box \_\_\_\_\_, vide General Power of Attorney dated 24/08/2023, registered under No. 217/2023, before the Notary Adv. Jyoti A Wadhvani, Pune, Maharashtra)

For ASHMAKI HOMES LLP  
  
Managing Partner

For ASHMAKI HOMES LLP  
  
Managing Partner



For ASHMAKI HOMES LLP  
  
Managing Partner

For ASHMAKI HOMES LLP  
  
Managing Partner





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

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

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

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

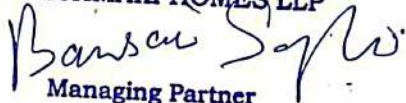
**AND WHEREAS** by virtue of Deed of Gift dated 7/06/1974, the said Shri Eknath Janardan Chatim and Shri. Laxminarayan Janardan Chatim became the absolute owners in possession of the said property.

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

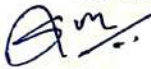
For ASHMAKI HOMES LLP

  
Managing Partner


For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

Laxminarayan Janardan Chatim was married to Hemlata Laxminarayan Chatim.

**AND WHEREAS** the by virtue of Deed of Sale dated 07/05/1985, registered before the Sub Registrar of Bardez, under No. 361, at Pages 105 to 111 of Book No.I Vol No.238 dated 15/06/1987, the said Shri Eknath Janardan Chatim, Smt. Anita Eknath Chatim, Shri. Laxminarayan Janardan Chatim and Hemlata Laxminarayan Chatim as Vendor then, sold the said Plot to Mrs. Shobha Dattaram Nagzarkar (Vendor herein).

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



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

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

**AND WHEREAS**, the VENDOR is the absolute owners of the SAID PLOT, which Plot is more particularly described in SCHEDULE hereunder and the Vendor herein have been enjoying the Scheduled Plot, with absolute right and marketable title.

**AND WHEREAS** vide Agreement for Sale dated 29/08/2023 duly registered before the Sub- Registrar of Bardez at Mapusa under registration No. BRZ-1-4144-2023, dated 29/08/2023, the Vendor agreed to sell the said Plot to Purchaser herein.

For ASHMAKI HOMES LLP

*As*  
Managing Partner

For ASHMAKI HOMES LLP

*Bansari Sengh*  
Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*  
Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*  
Managing Partner



**AND WHEREAS** the Purchasers has approached the Vendor to execute Deed of Sale for ALL that Plot of land Admeasuring 910 Sq mts, surveyed under Chalta No. 18-A of P.T. of Sheet No. 10, of Cuchelim/in Mapusa City Survey, situated in the larger plot of land known as "Vangor Batta" or "Edssodeachem Batta" or "Paulistachem Batta", admeasuring 910 sq. mts., and which is part of the property 5th adisao, described in the Land Registration Office of Bardez under No. 9541 of Book B Novo 25 and enrolled in the Revenue Office of Bardez under No. 748 of 3rd circumscription of Mapusa town, surveyed in the records of city Survey of Mapusa, situated in the Village of Cuchelim, within the Municipal area of Mapusa Sub-District of Bardez, District of Goa, with all rights, title and interest, easements, privileges and appurtenances thereto, and the Vendor have agreed to sell and convey the said Plot along with undivided, indivisible and impartible ownership rights in the said Plot with all rights, title and interest, easements, privileges and appurtenances thereto, to the purchasers for a consideration of **Rs. 1,75,00,000/- Rupees One Crore Seventy Five Lakhs Only**) to be paid by the Purchasers to the Vendor.

**AND WHEREAS** the Vendor have not created any hypothecation or any kind of lien on the SAID PLOT fully described in the Schedule hereunder.

**AND WHEREAS**, the Owners/Vendor herein is now registering the Sale Deed in favour of the Purchaser herein.

**NOW THIS DEED OF SALE WITNESSETH AS UDER:**

1. That in pursuance of the above agreement and in consideration of payment of **Rs. 1,75,00,000/- Rupees One Crore Seventy Five Lakhs Only**) out of which a sum of **Rs. 41,86,000/- (Rupees Forty One Lakhs Eighty Six Thousand Only)** is deducted as 23.92% TDS as per the Income Tax Act and balance amount of **Rs. 1,33,14,000/- (Rupees One Crore Thirty Three Lakhs Fourteen Thousand only)** is paid by the Purchasers to the Vendor in the following manner:-

For ASHMAKI HOMES LLP

*[Signature]*  
Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*  
Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*  
Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*  
Managing Partner

The Purchaser at the time of Signing the agreement has paid a sum of Rs. 70,38,922/- (Rupees Seventy Lakhs Thirty Eight Thousand Nine Hundred Twenty Two Only) in the following manner:

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

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

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

d. A sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) is paid vide RTGS under UTR No. UTIBR62023121729240574, drawn on HDFC Bank, dated 17/12/2023.

e. A sum of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) is paid vide RTGS under UTR No. UTIBR62023121729242010, drawn on HDFC Bank, dated 17/12/2023.

f. A sum of Rs. 22,74,600/- (Rupees Twenty Two Lakhs Seventy Four Thousand Six Hundred Only) is paid vide RTGS under UTR No. UTIBR62023121729242148, drawn on HDFC Bank, dated 17/12/2023.

g. A sum of Rs. 478/- (Rupees Four Hundred Seventy Eight Only) is paid vide RTGS under Ref No. 758161277, drawn on HDFC Bank, dated 17/12/2023

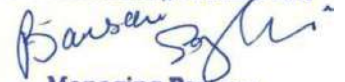
the receipt of which the Vendor do hereby admit and acknowledge, they the Vendor do hereby sell, convey and transfer unto the purchaser all her rights, title, interest, possession, lien, claim and ownership to the said Plot of land Admeasuring 910 Sq mts, surveyed under Chalta No. 18-A of P.T. of Sheet No. 10, of Cuchelim/in Mapusa City Survey, situated in the larger plot of land known as "Vangor Batta" or "Edssodeachem Batta" or "Paulistachem Batta", admeasuring 910 sq. mts., and which is part of the property 5th adisao, described in the Land Registration Office of Bardez under No. 9541 of Book B Novo 25 and enrolled in the Revenue Office of Bardez under No.

For ASHMAKI HOMES LLP



Managing Partner

For ASHMAKI HOMES LLP



Managing Partner

For ASHMAKI HOMES LLP



Managing Partner

For ASHMAKI HOMES LLP



Managing Partner



748 of 3rd circumscription of Mapusa town, surveyed in the records of city Survey of Mapusa, situated in the Village of Cuchelim, within the Municipal area of Mapusa Sub-District of Bardez, District of Goa, along with undivided, indivisible and impartible ownership rights in the said Plot with all rights, title and interest, easements, privileges and appurtenances thereto, situated within the local jurisdiction of Mapusa City Survey, Taluka of Bardez, Sub District of Bardez, District of North Goa, State of Goa, and is more particularly described in the Schedule hereunder written and hereinafter referred to as THE SAID PLOT.

2. That the Vendor does hereby covenants with the Purchasers, that notwithstanding any act, deed matter or thing whatsoever by the Vendor or any person or persons lawfully or equitably claiming by, from, under, through or in trust for them, made done committed omitted or knowingly suffered to the contrary, THAT the Vendor now have good and rightful power and absolute authority to grant, release convey and assure the said Plot hereby sold, transferred, granted, released and/or assured unto and to the use of the Purchasers forever in the manner aforesaid AND THAT shall be lawful for the Purchasers from time to time and at all times hereafter, to peaceably and quietly enter upon, occupy, possess and enjoy the SAID PLOT and of every part thereof, to use, enjoy sell, transfer and/or otherwise deal with the same, without any interruption, claim or demand, whatsoever, from or by the VENDOR or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them.

3. That the Vendor on the execution of this Deed of Sale handed over vacant and peaceful possession of the said PLOT to the purchasers.

4. Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the SAID PLOT and the PURCHASERS has become the absolute owner of the said PLOT with full right to use, enjoy, sell and transfer the same and/or to construct any structure as an absolute owner without any objection/hindrance by the Vendor or any other person claiming through or under the Vendor.



For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

Managing Partner

5. That the VENDOR hereby assure the PURCHASERS that the VENDOR has neither done nor been party to any act whereby the VENDOR's right and title to the SAID PLOT may in any way be impaired or whereby the Vendor may be prevented from transferring the SAID PLOT.

6. That the VENDOR hereby assure the PURCHASERS that the SAID PLOT is free from all kinds of encumbrances such as prior sale, gift, mortgages, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, Lease, Loan, Surety, security, notices, claims, demands, Will, Trust, Exchange, prior agreement to sell etc. and if it is ever proved otherwise, or if the whole or any portion of the SAID PLOT is taken away or goes out from the possession of the PURCHASERS on account of any legal defect in the ownership and title of the Vendor, then the VENDOR will be liable and responsible to make good the loss suffered by the PURCHASERS.

7. That the VENDOR hereby assure, represent and covenant with the PURCHASERS as follows:

a. That the SAID PLOT is free from all the encumbrances whatsoever or howsoever.

b. That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the SAID PLOT.

c. That except the VENDOR no body else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the SAID PLOT.

d. That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the SAID PLOT in favour of the PURCHASERS.

e. That there is no subsisting agreement for sale, in respect of the SAID PLOT hereby agreed to be sold to the PURCHASERS and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.

f. That the VENDOR have a marketable title in respect of the SAID PLOT.



For ASHMAKI HOMES LLP  
*[Signature]*  
Managing Partner

For ASHMAKI HOMES LLP  
*Bansari Singh*  
Managing Partner

*ps*

For ASHMAKI HOMES LLP  
*[Signature]*  
Managing Partner

For ASHMAKI HOMES LLP  
*[Signature]*  
Managing Partner



g. That there is no notice of default or breach on the part of the VENDOR or their pre-decessors in interest of any provisions of law in respect of the SAID PLOT.

h. The SAID PLOT is not subject to any requisition/acquisition by the central or the state Government or any other authority, body, tribunal or instrumentality and there exists no event or circumstance which is likely to result in any requisition/acquisition of the SAID PLOT by the central or the State Government or any other authority, body, tribunal or instrumentality.

i. The VENDOR are the absolute owners and in possession of the SAID PLOT and have a clean and unrestricted right thereto and the VENDOR have an absolute, unfettered and unrestricted right to sell and transfer the same to the PURCHASERS and execute this Sale Deed, as per the terms and conditions contained herein. Neither the VENDOR nor their legal heirs, successors etc., has or have any right or lien of any nature whatsoever over the SAID PLOT.

j. There are no pending litigation or proceedings of any nature whatsoever in connection with the SAID PLOT that may affect or are likely to affect, the execution of this Sale Deed, the Transfer thereof, or the VENDOR's title to the SAID PLOT.

8. In case any of the representations, assurances, promise etc., hereby made is discovered to be incorrect, misleading false and/or in case of concealment/non-disclosure of any material information/fact by the VENDOR which in any manner relates to the SAID PLOT and/or affects the transferability thereof, or if the whole or any portion of the SAID PLOT is ever taken away or goes out from the possession of the PURCHASERS on account of any legal defect in the ownership and title of the VENDOR and/or otherwise, then the VENDOR shall also be liable and responsible to make good all the losses, damages, demands actions, disputes, claims, costs, charges and expenses etc., of any nature suffered or sustained by the PURCHASERS and keep the PURCHASERS indemnified in all respects whatsoever. Relying on the representations, assurances, promises etc., of the VENDOR as made



For ASHMAKI HOMES LLP

*As*   
Managing Partner

*As*

For ASHMAKI HOMES LLP

*Bansari Syka*  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

*Atulya*  
Managing Partner

therein, the PURCHASERS had purchased the SAID PLOT free from all encumbrances from the VENDOR.

9. That in case any defect is found in the title of the Vendor in the said PLOT hereby sold and / or in the present conveyance then the Vendor do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchasers for more perfectly conveying the said PLOT sold unto the purchasers, at the cost and expense of the purchasers.

10. That the price paid corresponds to the market value of the said PLOT and the stamp duty is paid by the Purchasers accordingly.

11. That the Vendor does hereby assure the Purchasers that the PLOT hereby sold is free from any encumbrances whatsoever and the Vendor have absolute title and exclusive right to convey the said PLOT by way of sale.

12. That on the execution of this Deed of Sale the Purchasers shall and may at all times hereinafter peacefully and quietly enter into, and possess the said PLOT hereby sold without any hindrance, claim, interruption or demand whatsoever from the Vendor or from any person claiming through or under them.

13. That the Vendor and his heirs shall at all times hereinafter indemnify and keep indemnified the purchasers and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the Vendor or any breach of the covenants hereunder contained.

14. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.08.1978 published in Official Gazette Series II No: 21 dated 24.08.1978.

15. That it is clarified and made clear that with the execution hereof, the VENDOR have sold and transferred



For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

*[Signature]*

For ASHMAKI HOMES LLP

*Bansari Singh*

Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner



her entire rights, interest, share and entitlements in the SAID PLOT to the PURCHASERS herein and this have been left with no right or interest of any kind whatsoever in the SAID PLOT or any part thereof and further all her rights, title, interest, share and entitlements of all nature whatsoever in respect of the said Plot under and by virtue of any deed/document or otherwise, stands conveyed and transferred to the PURCHASERS absolutely and forever.

16. That all the original documents/certified true copies from the concerned authorities, shall be handed over to the Purchasers on the day of the execution of the Deed of Sale.

17. That the Vendor also gives her No Objection for the purchasers herein to carry out the mutation and get their names recorded in the Chalta No. 18-A of P.T. of Sheet No. 10, of Cuchelim/in Mapusa City Survey.

18. A sum of **Rs. 41,86,000/- (Rupees Forty One Lakhs Eighty Six Thousand Only)** is deducted as 23.92% TDS as per the Income Tax Act from the Total consideration of **Rs. 1,75,00,000/- Rupees One Crore Seventy Five Lakhs Only)** is paid in the following manner:

a. The Purchaser at the time of signing the Agreement has deducted 23.92% TDS of Rs. 22,13,078/- (Rupees Twenty Two Lakhs Thirteen Thousand Seventy Eight only) paid vide Challan No. 00466, through Axis Bank Ltd., dated 29/08/2023.

b. The Purchaser has deducted 23.92% TDS of Rs. 19,72,922/- (Rupees Nineteen Lakhs Seventy Two Thousand Nine Hundred Twenty Two only) paid vide Challan No. 01826, through Axis Bank Ltd., dated 16/12/2023.

19. The said PLOT is valued at **Rs. 1,75,00,000/- Rupees One Crore Seventy Five Lakhs Only)** and accordingly **Stamp duty @ 5% of Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five Thousand only)** has to be borne by the Purchasers. That the Purchasers at the time of

For ASHMAKI HOMES LLP



Managing Partner

For ASHMAKI HOMES LLP



Managing Partner

For ASHMAKI HOMES LLP



Managing Partner

For ASHMAKI HOMES LLP



Managing Partner

execution of the Agreement for Sale dated 29/08/2023 had paid 2.9% stamp duty i.e. **Rs. 5,07,500/- (Rupees Five Lakhs Seven Thousand Five Hundred Only)**, is paid vide challan No. 202300630530, dated 25/08/2023. That the Purchaser hereby has paid a balance stamp duty @ 2.1% i.e a sum of **Rs. 3,67,500/- (Rupees Three Lakhs Sixty Seven Thousand Five Hundred only)** vide Challan No. 202300883909 dated 05/12/2023.

The Purchaser has at the time of Agreement for Sale dated 29/08/2023 has paid **Registration Fees @ 3% of Rs. 5,27,200/- (Rupees Five Lakhs Twenty Seven Thousand Two Hundred Only)** vide Challan No. 202300630519 dated 25/08/2023 and The Purchaser now has paid **Mutation Fee of Rs. 1,500/- (Rupees One Thousand Five Hundred Only)**, vide Challan No. 202300883922 dated 05/12/2023.

**IN WITNESS WHEREOF** the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;



**SCHEDULE**  
**(Description of the said PLOT)**

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

For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

Managing Partner

For ASHMAKI HOMES LLP

Managing Partner



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

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

East: By the property of Ana Jaquina Fernandes;

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

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

*[Signature]*

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner



**SIGNED AND DELIVERED BY  
WITHIN NAMED VENDOR  
MRS. SHOBHA DATTARAM NAGZARKAR**  
Through her POA Holder



*Swati*

**MRS. SWATI RAJKUMAR PATIL**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For ASHMAKI HOMES LLP

*Swati*  
Managing Partner

For ASHMAKI HOMES LLP

*Pansari Sglu*  
Managing Partner

*Swati*

For ASHMAKI HOMES LLP

*Swati*  
Managing Partner

For ASHMAKI HOMES LLP

*Swati*  
Managing Partner



**SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASER  
ASHMAKI HOMES LLP**  
Through its Partner No. 1

For ASHMAKI HOMES LLP

*As* \_\_\_\_\_

Managing Partner

**MR. ABHISHEK PALAPARTHY**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For ASHMAKI HOMES LLP

*As* \_\_\_\_\_

Managing Partner

For ASHMAKI HOMES LLP

*Darshan Singh*  
Managing Partner

For ASHMAKI HOMES LLP

*As* \_\_\_\_\_

Managing Partner

For ASHMAKI HOMES LLP

*As* \_\_\_\_\_

Managing Partner

**SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASER  
ASHMAKI HOMES LLP**  
Through its Partner No. 2

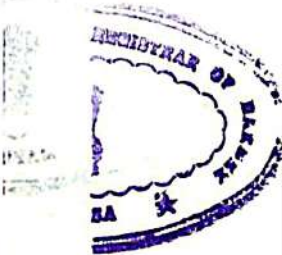
**For ASHMAKI HOMES LLP**  
*Bansari Sanghvi*  
Managing Partner



*Bansari Sanghvi*

**MRS. SANGHVI BANSARI alias  
BANSARI ATUL SANGHVI**

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



**For ASHMAKI HOMES LLP**  
*AS*  
Managing Partner

**For ASHMAKI HOMES LLP**  
*Bansari Sanghvi*  
Managing Partner

*AS*

**For ASHMAKI HOMES LLP**  
*AS*  
Managing Partner

**For ASHMAKI HOMES LLP**  
*AS*  
Managing Partner



SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASER  
ASHMAKI HOMES LLP











Through its Partner No. 3

For ASHMAKI HOMES LLP

  
Managing Partner



MR. SANDEEP PURUSHOTTAM BABAR  
alias SANDEEP PURSHOTTAM BABAR

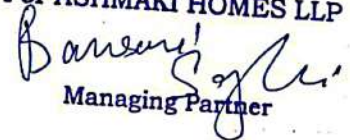
				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner



For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

**SIGNED AND DELIVERED BY  
WITHIN NAMED PURCHASER  
ASHMAKI HOMES LLP**  
Through its Partner No. 4

**For ASHMAKI HOMES LLP**

*Ash*  
**Managing Partner**



**MRS. SAMPADA SUDEEP NAIK**

LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



**For ASHMAKI HOMES LLP**

*As*  
**Managing Partner**

**For ASHMAKI HOMES LLP**

*Bansori Sogale*  
**Managing Partner**

*pd*

**For ASHMAKI HOMES LLP**

*[Signature]*  
**Managing Partner**

**For ASHMAKI HOMES LLP**

*Ash*  
**Managing Partner**



**IN PRESENCE OF WITNESSES**

**1. MR. TEJAS DHARGALKAR**

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

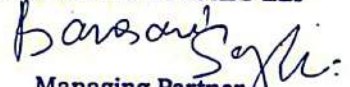
**2. MISS. NAMRATA DAMODAR SHANKE**

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

For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner

For ASHMAKI HOMES LLP

  
Managing Partner



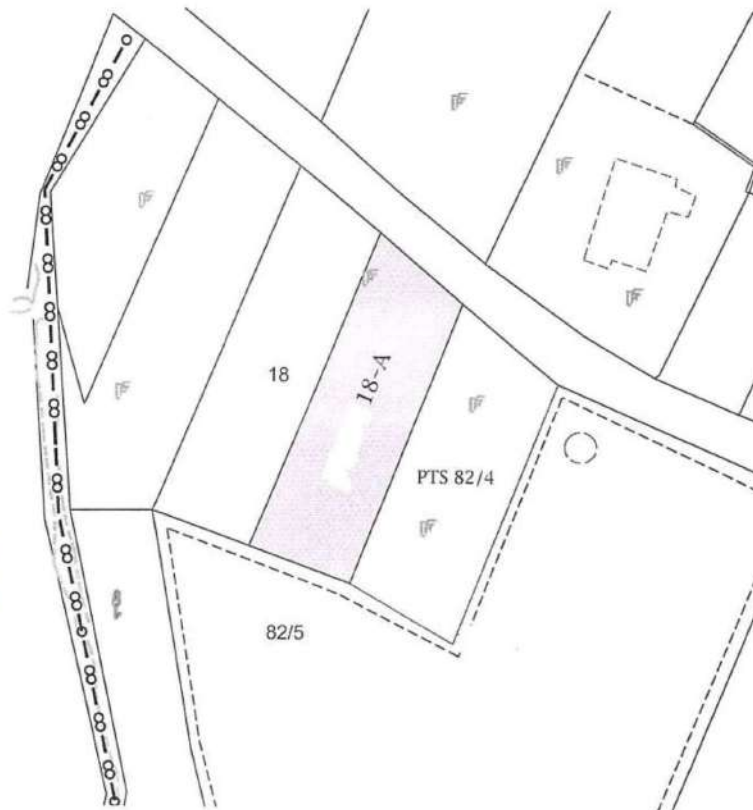


**Government Of Goa**  
 Directorate of Settlement and Land records  
 Plan

Appln date: 26-08-2023

Ref. No. : 1733

N  
  
 Scale 1:1000



TALUKA : BARDEZ

CITY : CUNCHELIM

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

For ASHMAKI HOMES LLP

*As* → → →

Managing Partner

PATRICK  
 HENDERSON  
 GONSALVES

Digitally signed by  
 PATRICK  
 HENDERSON  
 GONSALVES  
 Date: 2023.08.29  
 10:21:12 +05'30'

For ASHMAKI HOMES LLP

*Bansari Sayle*  
 Managing Partner

*ps*

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

Report Generated By: SWAPNIL BHONSLE

Print Size : A4



ASHMAKI



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Government of Goa  
Form 'D'  
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969  
Property Card of Cunchelim[Mapusa] city

Page No. 1  
Date 26/08/2023

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
10	18-A	910.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title  
(So far as traced) -

SMT. SHOBHA DATTARAM NAGZARKAR

R/O. BOMBAY.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks

---- Nil ----

Details -

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

[ ] Bracketed entries indicate Deletion  
For any further inquires, please contact the ISLR of the concerned city.

\*\*\* END OF REPORT \*\*\*



The record is computer generated on 26/08/2023 at 12:32:04PM as per Online Reference Number - 0. 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>.

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*  
Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

For ASHMAKI HOMES LLP

*[Signature]*

Managing Partner

*[Handwritten initials]*



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 18-Dec-2023 01:16:52 pm

Document Serial Number :- 2023-BRZ-6546

Presented at 01:08:24 pm on 18-Dec-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	367500
2	Registration Fee	500
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	2120
<b>Total</b>		<b>381620</b>

Stamp Duty Required :367500/-

Stamp Duty Paid : 367500/-



**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>ABHISHEK PALAPARTHY Partner Of ASHMAKI HOMES LLP</b>            , Father Name:Venkataramana Murthy Palaparthu Alias P V R Murthy, Age: 41,  <b>Marital Status: , Gender:Male, Occupation: Business,</b>  <b>Address1 - H. NO. 8-3-833 G1, SAI SUHAS RESIDENCY, KAMLAPURI COLONY, SRINAGAR COLONY HYDERABAD,</b>            Srinagar Colony, Hyderabad, Andra Pradesh- 500073,  <b>Address2 - ,</b>  <b>PAN No.:</b></p>			<p>ASHMAKI HOMES LLP            Managing Partner</p>

**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>ABHISHEK PALAPARTHY Partner Of ASHMAKI HOMES LLP</b>            , Father Name:Venkataramana Murthy Palaparthu Alias P V R Murthy, Age: 41,  <b>Marital Status: , Gender:Male, Occupation: Business,</b> H. NO. 8-3-833 G1, SAI SUHAS RESIDENCY, KAMLAPURI COLONY, SRINAGAR COLONY HYDERABAD, Srinagar Colony, Hyderabad, Andra Pradesh- 500073,  <b>PAN No.:</b></p>			<p>For ASHMAKI HOMES LLP            Managing Partner</p>



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>SANGHVI BANSARI</b> Alias <b>BANSARI ATUL SANGHVI</b> Partner Of <b>ASHMAKI HOMES LLP</b> , Father Name:Atul Maganlal Sanghvi Alias Atul, Age: 34, Marital Status: ,Gender:Female,Occupation: Business, Triveni Bunglow, Judges Bunglow road, Bodakdev, Near Ahmedabad International School, Ahmedabad City, Ahmedabad, Gujarat – 380054, PAN No.:			For <b>ASHMAKI HOMES LLP</b> Bansari Managing Partner
3	<b>SANDEEP PURUSHOTTAM BABAR</b> Alias <b>SANDEEP PURUSHOTTAM BABAR</b> Partner Of <b>ASHMAKI HOMES LLP</b> , Father Name:Purushottam Babar Alias Purshottam Dharmaji Babar, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, 205, Shivtej Plaza, Plot No. 54/A, Sector-50 (old), Seawood, Nerul, Navi Mumbai, Nerul Node-3, Thane, Thane, Maharashtra - 400706, PAN No.:			For <b>ASHMAKI HOMES LLP</b> Sandeep Managing Partner
4	<b>SAMPADA SUDEEP NAIK</b> Partner Of <b>ASHMAKI HOMES LLP</b> , Father Name:Govind Ramchandra Ghaisas, Age: 46, Marital Status: ,Gender:Female,Occupation: Business, Villa No. 22/404, La Oceana Colony, Opp. Telephone Exchange, VTC: Nio Dona Paula, P.O. Dona Paula , Sub District: Tiswadi, District: North Goa, State: Goa– 403004, PAN No.:			For <b>ASHMAKI HOMES LLP</b> Sampada Managing Partner
	<b>SWATI RAJKUMAR PATIL</b> , Father Name:Dattaram Dhananjay Nagzarkar Alias Nagzarkar Dattaram Dhananjay, Age: 45, Marital Status: ,Gender:Female,Occupation: Service, A6, Dhanalaxmi Court, Crescent Road, Parklands, Nairobi, Kenya, P.O Box 38571-00623, PAN No.: , as Power Of Attorney Holder for <b>SHOBHA DATTARAM NAGZARKAR</b>			Swati

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>TEJAS DHARGALKAR</b> ,Age: 24,DOB: ,Mobile: 7083611983 ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403001, E-376/1 behind K K Tailor st Inez Panaji St Inez North Goa Goa-403001 , Panaji, Tiswadi, NorthGoa, Goa			
2	Name: <b>NAMRATA DAMODAR SHANKE</b> ,Age: 27,DOB: ,Mobile: 9011056586 ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403507, H. No. 257 Near St. Francis Xavier Chapel near Government Primary School Duler Shelpem Mapusa North Goa Goa, Mapusa, Bardez, NorthGoa, Goa			

  
Sub Registrar

**SUB-REGISTRAR**

**BARDEZ**

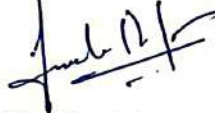
Document Serial Number :- 2023-BRZ-6546





Document Serial No:-2023-BRZ-6546

Book :- 1 Document Registration Number :- <b>BRZ-1-6303-2023</b> Date : 18-Dec-2023
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Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)



**SUR-REGISTRAR  
BARDEZ**

# Receipt

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date/Time:- 18-Dec-2023 13:17:53

Date of Receipt: 18-Dec-2023

Receipt No : 2023-24/9/7520

Serial No. of the Document : 2023-BRZ-6546

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

Received the following amounts from **ABHISHEK PALAPARTHY Partner Of ASHMAKI HOMES LLP** for Registration of above Document in Book-1 for the year 2023

Registration Fee	500	E-Challan(Online fee)	• Challan Number : 202300919635 • CIN Number : CPADIZDSJ3	500
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300894520 • CIN Number : CPADIDWZJ5	10000
Processing Fee	2120	E-Challan(Online fee)	• Challan Number : 202300883927 • CIN Number : CPADIDMMK2	2200
<b>Total Paid</b>	<b>12700 ( Rupees Twelve Thousands Seven Hundred only )</b>			

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 :

*Tejas Dhargalkar*

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 **18-Dec-2023**

Signature of the person receiving the Document



For ASHMAKI HOMES LLP

Managing Partner

Signature of the Presenter

Signature of the Sub-Registrar