



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 4314400/-

(Rupees Forty Three Lakhs Fourteen Thousands Four Hundred only)

PAID VIDE E-RECEIPT NO 202200849605 DATED :29-Oct-2022,
202200852940 DATED :31-Oct-2022,

IN THE GOVERNMENT TREASURY.



Benevise
SUB-REGISTRAR
BARDEZ

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	20220000041320
DOCUMENT SERIAL NUMBER	:	2023-BRZ-41
DATE OF PRESENTATION	:	03-Jan-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-26-2023
DATE OF REGISTRATION	:	03-Jan-2023
NAME OF PRESENTER	:	SURESH JAIRAMDAS TEKCHANDANI Director Of SUNFLOWER TRADEMART PRIVATE LIMITED
REGISTRATION FEES PAID	:	₹2157200/-
PROCESSING FEES PAID	:	₹5080/-
MUTATION FEES PAID	:	₹3500/-



**Government of Goa
Directorate of Accounts**

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

202200849605

Echallan No. 202200849605

e-Receipt

Department: 10 - NOTARY SERVICES Echallan Date: 10/29/2022 5:59:15 PM

Name and Address of Party: SUNFLOWER | 9321027600
LOKHANDWALA COMPLEX PLOT NO 12 CROSS ROAD NO 2
ANDHERI WEST

Service:	Stamp Duty	Amount
	Stamp Duty	₹ 2000000.00
	Total Amount:	₹ 2,000,000.00
	(Rs. Twenty Lakh Only)	

Department Data: 20220000041320 NOTAR|20220000041320 NOTARY

Bank ref No:
Status: Success
Payment Date: 10/29/2022 6:56:58 PM

Reprint Date: 11/10/2022 13:49:57



2023-BP2-111
3/1/23

DEED OF SALE

For SUNFLOWER TRADEMART PRIVATE LIMITED

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[Handwritten Signature]
Authorised Signatory / Director



**Government of Goa
Directorate of Accounts**

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

202200852940

Echallan No. 202200852940

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 10/31/2022 1:52:05 PM

Name and Address of Party: SUNFLOWER | 9321827688
LOKHANDIWALA COMPLEX PLOT NO 12 CROSS ROAD NO 2
ANDHERI WEST

Service: Stamp Duty

	Amount
Stamp Duty	₹ 2314400.00

Total Amount: ₹ 2,314,400.00

(Rs. Twenty Three Lakh Fourteen Thousand Four Hundred Only)

Department Data: 20220000041320 NOTARY|20220000041320 NOTARY

Bank ref No:

Status:

Payment Date:

Success

10/31/2022 3:04:27 PM

Reprint Date: 31/10/2022 15:07:06



DEED OF SALE

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For SUNFLOWER TRADEMART PRIVATE LIMITED

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Authorised Signatory / Director

THIS DEED OF SALE is executed at Mapusa, Taluka Bardez-Goa on this 3rd day of the month of January of the year Two Thousand and Tw enty Three by and

BETWEEN

1. **MR. JOSE INACIO GUIDO DE LOYOLA FURTADO**, son of Jose Cristovam Antonio Mario De Loyola Furtado, aged 78 years, married, business, Indian National, having PAN Card No. *ACPF 7112* and AADHAR Card No. *321 2 37 07* Mobile No. *9326106774* and his wife, 2. **MRS. MARTA COTA E LOYOLA FURTADO** alias **MARTA DE LOYOLA FURTADO**, daughter of Laurente Cota, aged 77 years, married, housewife, Indian National, having PAN Card No. *TD 306* and AADHAR Card No. *321 6 69 7 9*, Mobile No.



Guido de Loyola Furtado

For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorized Signatory / Director

9326106774, both residents of Dr. Wolfango de Silva Road, Panaji - Goa, hereinafter referred to as **VENDOR No. 1** and **VENDOR No. 2** jointly and severally referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and/or assigns) of the **FIRST PART.**

VENDOR No. 1, **MR. JOSE INACIO GUIDO DE LOYOLA FURTADO** and VENDOR No. 2, **MRS. MARTA COTA E LOYOLA FURTADO** alias **MARTA DE LOYOLA FURTADO** are represented herein through their Power of Attorney Holder their son-in-law, **MR. FERNANDO PINTO** alias **FERNANDO SILVESTRE CARACIOLO DE SA PINTO**, son

For **SUNFLOWER TRADEMART PRIVATE LIMITED**

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Authorised Signatory / Director

of late Mr. Jose Cristovam Pinto, 50 years in age, businessman, resident of H. No. 508/A, Near RND, Workshop, Opp Gurudwara, Penha De France, Betim, Bardez, North Goa, Goa, PAN _____ and Aadhaar Card No. _____ authorized vide Power of Attorney dated 12/01/2019 notarized before Shivprasad V Manerkar, Panaji - Goa

AND

SUNFLOWER TRADEMART PRIVATE LIMITED, having its Registered Office at A-08, Nutan Abhishek Co-op. Housing Society Limited, Lokhandwala Complex, Plot No. 12, Cross Road No. 2, Andheri West, Mumbai - 400053, PAN No. _____, represented by its Chief Executive officer, **MR. SURESH JAIRAMDAS TEKCHANDANI**, son of Mr. Jairamdas Thadomal Tekchandani, aged 52
For SUNFLOWER TRADEMART PRIVATE LIMITED

Jairamdas Thadomal Tekchandani

Suresh Jairamdas Tekchandani
Authorised Signatory / Director



years, married, businessman, having PAN Card No. **ALAPTC 78** and Aadhar card No. **8128 4000 576**, Mobile No. **8898035011**, Indian National, resident of 1002, Pali Palms, 16th Road, Pali Village, Near Mini Punjab Hotel, Bandra West, Mumbai - 400050, authorized vide Resolution dated 9th August 2022, hereinafter referred to as '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator/s and/or assigns) of the **SECOND PART**.



WHEREAS there exists a Property known as '**COUBATTA**' or '**CULLACHEM BATTA**', situated at Village Pilerne, within the limits of Village Panchayat of Pilerne, Taluka and Registration Sub District of Bardez, district For **SUNFLOWER TRADEMART PRIVATE LIMITED**

[Signature]
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 Authorised Signatory / Director

of North Goa in the State of Goa, surveyed under survey No. 216/1, described in the Land Registration Office of Ilhas under No. 17552 at folio 150 of Book B-46 New and found enrolled in the Taluka Revenue Office under No. 2034, admeasuring 24,775 sq. mtrs., or thereabout which property is more particularly described in **SCHEDULE-I** hereunder written and hereinafter referred to as the **LARGER PROPERTY** and delineated in the plan, (which is copy of the Survey plan issued by the land survey Department), hereto annexed as **Annexure-I** with red boundary line.

AND WHEREAS the title of the **LARGER PROPERTY** flows as under:

The **LARGER PROPERTY** originally belonged to Felicio Victor Pinho and his wife Isabela

Felicio Victor Pinho

For SUNFLOWER TRADEMART PRIVATE LIMITED

Isabela

Authorised Signatory / Director



Pinho who by Deed of Sale dated 17-10-1936 executed before the than Notory Public Joaquim de Santa Rita Colaco and recorded in his book, Book-255 at Folios 23 to 24, sold the said LARGER PROPERTY to Eugenio de Souza, which transaction is inscribed in the land registration office of the Judicial Division of Ilhas on 11-03-1938 in Book-G21 at folios 77 under number 11510.

AND the said Eugenio De Souza, expired on 22-11-1946 and his wife, Ritinha Joaquina Francisca Viegas e Souza, expired on 15-12-1993 leaving behind the following legal heirs:

- i) Francisco Xavier Maria Olimpia de Souza married to Silas de Souza alias Sheila D'Souza.



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For SUNFLOWER TRADEMART PRIVATE LIMITED
Authorised Signatory / Director

- ii) Antonia Carmina Adriana D'Souza
married to Francis Xavier Victor
D'souza.
- iii) Libia Maria D'Souza (unmarried)
- iv) Sr. Janet D'Souza alias Olga D'Souza
(unmarried).

AND the said Francisco Xavier Maria Olimpia de Souza passed away on 13-10-1973 leaving behind his widow and moiety holder, the said Silas de Souza alias Sheila D'Souza and only son, Mr. Eugene Joseph Andrew Avelino D'Souza alias Eugene D'Souza as his sole and universal legal heirs.

AND upon the death of the said Eugenio De Souza and his wife, Ritinha Joaquina Francisca Viegas e Souza and Francisco Xavier Maria Olimpia de Souza, Inventory

For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director



Proceedings bearing No. 81/1994 were initiated before the Court of the Civil Judge Senior Division at Mapusa-Goa by the said Silas de Souza alias Sheila D'Souza and the **LARGER PROPERTY** was listed at item No. 3 in the list of assets.

AND vide order dated 02-12-1996 passed in the Inventory Proceedings bearing No. 81/1994 by the Court of the Civil Judge Senior Division at Mapusa-Goa, the chart of allotment dated 24-11-1994 was confirmed where the **LARGER PROPERTY** was allotted in favour of the said Silas de Souza alias Sheila D'Souza, Antonia Carmina Adriana D'Souza married to Francis Xavier Victor D'Souza, Libia Maria D'Souza and Sr. Janet D'Souza alias Olga D'Souza

FOR SUNFLOWER TRADEMARK PRIVATE LIMITED

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AND vide Deed of Sale dated 23-05-2005, registered before Sub Registrar of Bardez, Mapusa-Goa under Registration No. 2465 at pages 149 to 177 of Book No. 1, Volume No. 1313 dated 16-06-2005, the said Mrs. Silas de Souza alias Sheila D'Souza along with her son, Mr. Eugene Joseph Andrew Avelino D'Souza alias Eugene D'Souza and his wife Mrs. Doris Anne D'Souza; Mrs. Antonia Carmina Adriana D'Souza and her husband Mr. Francis Xavier Victor D'Souza, Miss Libia Maria D'Souza and Sr. Janet D'Souza alias Olga D'Souza sold the **LARGER PROPERTY** to the vendor at serial No. 1.

AND the **VENDOR** at serial No. 1 is married to the Vendor at serial No. 2, under the Regime of Communion of Assets and as such, the **VENDORS** are absolute owners in possession of the **LARGER PROPERTY**.

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For SUNFLOWER TRADEMART PRIVATE LIMITED
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 Authorised Signatory / Director

AND the **VENDORS** have agreed to sell to the **PURCHASER** a part of the **LARGER PROPERTY**, namely plot admeasuring 9987 sq. mts. named as Plot 'A' forming part of the **LARGER PROPERTY** which plot is hereinafter referred to as the '**SAID PLOT**' and more particularly described in **SCHEDULE- II** herein below annexed and better identified in the plan hereto annexed at **Annexure-I** in green boundary line, for a consideration hereinafter set out to be paid in the manner hereinafter mentioned.

AND the **PURCHASER** has entered into this Deed upon being satisfied that the title of the **VENDORS** in respect of the **LARGER PROPERTY** is clear and marketable.

AND after a public notice was published by the **PURCHASER** through his advocate in

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For SUNFLOWER TRADEMART PRIVATE LIMITED

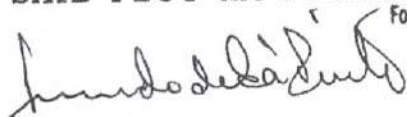
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the local daily Gomantak (Marathi) and The Navhind Times dated 20-10-2021 inviting objections within a period of 15 days from the date of publication from any party interested in the **LARGER PROPERTY** and since there were none received, the **PURCHASER** proceeded with the purchase of the **SAID PLOT**.

AND the **PURCHASER** has agreed to purchase the **SAID PLOT** from the **VENDORS** for a consideration of Rs. 6,55,00,000/-, which is the market value of the **SAID PLOT**, out of which the **PURCHASER** has paid to the **VENDORS** a sum of Rs. 2,40,00,000/- and retained with the **PURCHASERS** the balance consideration of a sum of Rs. 4,15,00,000/-, out of which as a part of package deal for sale of the **SAID PLOT** the **PURCHASERS** has agreed to

For SUNFLOWER TRADEMART PRIVATE LIMITED



 Authorised Signatory / Director

allot to the ownership of the **VENDORS** two sub-divided plots within the **SAID PLOT** namely Plot Nos. 8 and 9 in the proposed sub-division of the **SAID PLOT** which has been provisionally approved by the Town and Country Planning Department by issuance of a provisional NOC dated 03/02/2022 bearing Ref. No. TPB/7114/PIL/TCP-2022/582, and in terms of the said provisional approvals, the said Plot No. 8 and 9 are better described in Schedule III hereto annexed and better identified in the plan hereto annexed at Annexure II and the said plots No. 8 and 9 are better described in Schedule III hereto annexed under letter "A" and "B" which shall be conveyed by the **PURCHASER** to the **VENDORS** for a consideration of Rs. 75,00,000/- for each plot, thereby making it a sum of Rs. 1,50,00,000/- which is the

For SUNFLOWER TRADEMART PRIVATE LIMITED

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market value of the said Plot No. 8 and 9 described in Schedule III hereto annexed.

AND on the said plot Nos. 8 and 9, the **PURCHASER** shall construct two independent villas covering a built-up area of 255 sq. mtrs. each, for a total consideration of Rs. 2,65,00,000/- irrespective of any escalation in the cost of construction which may occur during the course of construction of the villas as per the specifications and details more particularly set out in an agreement dated this day for sale of the said Plots No. 8 and 9 cum Agreement for Construction of 2 Villas on the said plots.

AND the said balance consideration namely the amount of Rs. 1,50,00,000/- being the value of the said plot Nos. 8 and 9 and the

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 For SUNFLOWER TRADEMARK PRIVATE LIMITED
 Authorised Signatory / Director



amount of Rs. 2,65,00,000/- being the amount stipulated for construction of the said Villas in the sum total of Rs. 4,15,00,000/- is retained by the **PURCHASERS** to be adjusted and/or appropriated by the **PURCHASER** once the said Plot No. 8 and 9 are transferred in favour of the **VENDORS** and the possession of the said Villas complete in all respect after obtaining occupancy certificate by the **PURCHASER** from the concerned authorities. For the present therefore out of the total consideration of Rs. 6,55,00,000/- the balance consideration of Rs. 4,15,00,000/- is retained by the **PURCHASER** to be adjusted respectively upon the **PURCHASER** transferring in favour of the **VENDORS** the said developed Plots No. 8 and 9 and putting the **VENDORS** in possession of the said Villas to be

For SUNFLOWER TRADEMART PRIVATE LIMITED

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constructed in the said Plot No. 8 and 9. Notwithstanding the said retention the **VENDORS** hereby specifically give up the statutory charge and/or lien on the **SAID PLOT** as contemplated under the provision of Section 54 of the Transfer of Property Act, notwithstanding the fact that the said balance consideration of Rs. 4,15,00,000/- has not yet been paid to the **VENDORS**.

AND the **PURCHASER** shall upon obtaining final NOC for development from the Town and Country Planning Department of the **SAID PLOT**, transfer the title and possession of the said plot Nos. 8 and 9 in favour of the **VENDORS** against receipt from the **VENDORS** said amount of Rs. 1,50,00,000-/, which shall be upon transfer of the said Plot Nos. 8 and 9 be considered as adjusted and paid to the **VENDORS** out


For SUNFLOWER TRADEMARK PRIVATE LIMITED

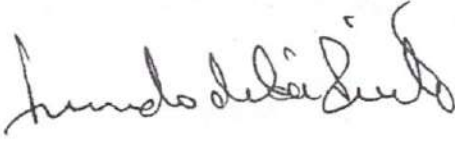
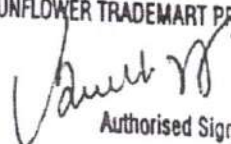


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of the said balance amount of Rs. 4,15,00,000/- and the amount of Rs. 2,65,00,000/- apportionable towards the cost of construction of the said Villas shall be considered as paid to the **VENDORS** upon the **PURCHASER** putting the **VENDORS** in possession of the said Villas complete in all respect after obtaining occupancy for the same from the concerned authorities within a period stipulated in the Agreement for Sale cum Construction to be executed between the parties hereto.

AND the **PURCHASER** has agreed to transfer/convey the said Plot Nos. 8 and 9 unto the **VENDORS** upon obtaining final NOC from the concerned authorities for development of the **SAID PLOT** and construct 2 villas on the said Plot Nos. 8





For SUNFLOWER TRADEMART PRIVATE LIMITED
Authorised Signatory / Director

and 9 within a period of 36 months from the date of execution of this instrument.

AND the **VENDORS** as beneficial owners of the **LARGER PROPERTY** hereby agree to convey free from any encumbrance and/or defect in the title to the **SAID PLOT** described in **SCHEDULE-II** as a distinct and separate property from the **LARGER PROPERTY**.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That payment of total consideration of Rs. 6,55,00,000/- payable by the **PURCHASER** to the **VENDORS** out of which the **PURCHASER** has effected payment on this day of a sum of Rs. 2,40,00,000/- to the **VENDORS** after deducting an amount of Rs.

For SUNFLOWER TRADEMARK PRIVATE LIMITED

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Authorised Signatory / Director



2,40,000/- (Rupees Two Lakh Forty Thousand Only) towards 1% T.D.S on the said consideration in terms of the provisions of The Income Tax Act, at the request of the VENDORS in the following manner:-:

- a. An amount of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is paid by the PURCHASER vide RTGS bearing ref No. 3135042 dated 31.05.2022, receipt of which the VENDORS do hereby acknowledge)
- b. An amount of Rs. 49,00,000/- (Rupees Forty Nine Lakhs Only) is paid by the PURCHASER vide RTGS bearing Ref No. dated 01.06.2022, receipt of which the VENDORS do hereby acknowledge)
- c. An amount of Rs. 138,60,000/- (Rupees One crore thirty eight lakhs sixty thousand only) is

For SUNFLOWER TRADEMART PRIVATE LIMITED

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Authorised Signatory / Director

paid by the PURCHASER vide

RTGS dated 03-01-2023,
Bearing UTR no. SRCBH23003410347
receipt of which the VENDORS

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do hereby acknowledge);

~~d. An amount of Rs. _____/~~

~~(Rupees _____ Only) is~~

~~paid by the PURCHASER vide~~

~~RTGS dated _____,~~

~~receipt of which the VENDORS~~

~~do hereby acknowledge);~~

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receipt of which amount through the
said instrument the **VENDORS** hereby
acknowledge, and the balance amount of
Rs. 4,15,00,000/- the **PURCHASER** have
retained with themselves, the **VENDORS**
hereby convey unto the **PURCHASER** the
absolute title and ownership of the said
plot- A identified in the plan hereto
annexed in green boundary line,

admeasuring 9987 sq. meters better

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For SUNFLOWER TRADEMART PRIVATE LIMITED

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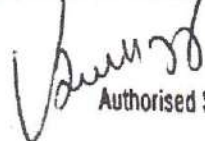
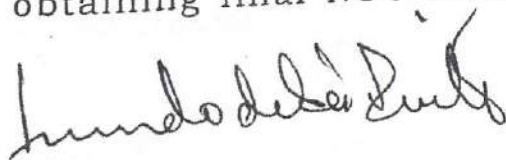
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described in **SCHEDULE-II** hereto annexed to hold the same unto the **PURCHASER** as absolute owner in possession thereof free from any encumbrances and or defect in title.

2. The **PURCHASER** hereby covenants with the **VENDORS** that out of the said balance consideration of Rs. 4,15,00,000 agree to convey unto the **VENDORS** subdivided plots No. 8 and 9 better described in schedule III and identified in the plan annexed hereto annexed in Blue boundary line for a consideration of Rs. 1,50,00,000/- upon completion of development of the said sub division of the **SAID PLOT** in terms of the conditions of license granted by the concerned authorities and upon obtaining final NOC from the concerned

For SUNFLOWER TRADEMART PRIVATE LIMITED



Authorised Signatory / Director



authorities for development of the **SAID PLOT**.

3. An amount of Rs. 2,65,00,000/- shall be retained by the **PURCHASER** from out of the consideration of Rs. 4,15,00,000/- to be adjusted against the cost of construction of the said two independent villas in the said plot Nos. 8 and 9, which shall be retained by the **PURCHASER** until the **VENDORS** are put in possession of the said Villas in plot Nos. 8 and 9, the said amount of Rs. 2,65,00,000/- shall upon the **VENDORS** being put in possession of the said villas complete in all respect and upon obtaining occupancy for the same from the concerned authorities shall be considered as paid to the **VENDORS**.

For SUNFLOWER TRADEMART PRIVATE LIMITED

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Authorised Signatory / Director

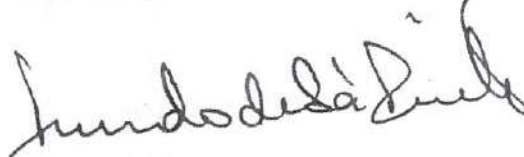
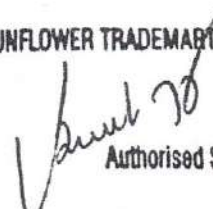


4. The **PURCHASER** covenants with the **VENDORS** that the **PURCHASER** shall confer and do hereby confer on the **VENDORS** access to part of the **LARGER PROPERTY** namely Plot 'B' as identified in the plan, retained by the **VENDORS** through the 8 mtrs. wide road perpendicular to the existing 6 mtrs. wide road, which the **PURCHASER** shall construct as part of the development of the sub division in Plot 'A', on the southern side of Plot 'A' as indicated in the plan hereto annexed at **ANNEXURE-I** with brown shading. The said space of land earmarked in the plan as 8 mtr. wide road to the length of 130 mtrs., with brown shading shall always constitute an easementry right of way and/or access to Plot 'B' retained by the **VENDORS**.

For SUNFLOWER TRADEMART PRIVATE LIMITED

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Authorised Signatory / Director

5. The **PURCHASER** covenants that the purchaser's of the sub divided plots of Plot 'A' hereby conveyed, shall be put to notice of the existence of such right of way to the Vendors for Plot-B.
6. The **VENDORS** hereby covenant with the **PURCHASER** that the **SAID PLOT** described in **SCHEDULE- II** and identified in the plan annexed hereto at **ANNEXURE-I** in green boundary line is hereby conveyed free from any encumbrances and/or defect in title. That should any defect be found in the said plot the **VENDORS** shall at their own cost and expense do all that is required for remedying the said defect in the title of the **SAID PLOT**
-  
For **SUNFLOWER TRADEMARK PRIVATE LIMITED**
Authorised Signatory / Director

7. That the **VENDORS** shall at all-times do all that is required for better assuring and/or conveying the title of the **SAID PLOT** namely Plot 'A' hereby conveyed in favor of the **PURCHASER** at the cost and expense of the **PURCHASER** and in this pursuit the **VENDORS** hereby covenant with the **PURCHASER** the following:

- i. That the **VENDORS** have no objection that the **PURCHASER** by way of mutation secure the insertion of name of the **PURCHASER** in the Occupant's Column in respect of the **SAID PLOT** named as Plot 'A'.
- ii. That the **PURCHASER** secures a different sub-divided survey number to the **SAID PLOT** and after doing so, secure the deletion of the name of the **VENDORS** in respect of the said sub

For SUNFLOWER TRADEMART PRIVATE LIMITED



Authorised Signatory / Director

- division and record the name of the **PURCHASER** as occupant therein.
- iii. The **VENDORS** hereby accord their no objection to the said acts and shall at all times co-operate with the **PURCHASER** in signing all sorts of applications and furnishing no objections, affidavits required by the **PURCHASER** from the **VENDORS** to enable the **PURCHASER** to effectively achieve what is stipulated in the preceding clause (i) and (ii) above.
- iv. The Vendors hereby agree to indemnify and keep the Purchaser fully indemnified and hold harmless against any and all monetary loss, harm or injury of any nature whatsoever caused to or suffered by the Purchaser in the event of any claim or action being initiated questioning the title or arising out of any

For **SUNFLOWER TRADEMART PRIVATE LIMITED**

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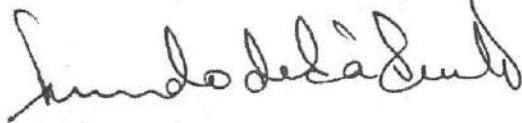
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breach of representations and warranties contained in this Deed.

v. The Vendors have good title and absolute authority to grant, convey, transfer and assure the conveyance of the said Property hereby conveyed, transferred and assured and that it shall be lawful for the Purchaser for all times to enter into and upon the said Property and hold and enjoy the same and every part of it with every right whatsoever without any interruption, disturbance, claim or demand from the Vendors or any other claimant of any kind whatsoever, and that the Vendors shall, from time to time and at all times hereafter, upon reasonable request and at the cost of the Purchaser make, acknowledge, execute and perfect with proper dispatch, all such further and other lawful and reasonable

For SUNFLOWER TRADEMART PRIVATE LIMITED



Authorised Signatory / Director

acts, deeds, matters and things whatsoever necessary for further or more perfectly assuring the said Property unto the Purchaser in the manner aforesaid.

vi. It is unconditionally and unequivocally declared, warranted and assured that hereafter if any person, in any manner claims any interest or right of ownership in the said Property, the Vendors shall indemnify the Purchaser against any such claims.

vii. The market value of the **SAID PLOT** hereby conveyed for the purposes of the stamp duty is Rs. 7,19,06,400/-. The said plot shall hereafter be enjoyed and possessed by the **PURCHASER** as an independent and separate plot detached from Plot 'B' of the **LARGER PROPERTY**.

For SUNFLOWER TRADEMART PRIVATE LIMITED

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Authorised Signatory / Director

acts, deeds, matters and things whatsoever necessary for further or more perfectly assuring the said Property unto the Purchaser in the manner aforesaid.

vi. It is unconditionally and unequivocally declared, warranted and assured that hereafter if any person, in any manner claims any interest or right of ownership in the said Property, the Vendors shall indemnify the Purchaser against any such claims.

vii. The market value of the **SAID PLOT** hereby conveyed for the purposes of the stamp duty is Rs. 7,19,06,400/-. The said plot shall hereafter be enjoyed and possessed by the **PURCHASER** as an independent and separate plot detached from Plot 'B' of the **LARGER PROPERTY**.

For SUNFLOWER TRADEMART PRIVATE LIMITED

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Handwritten signature

Authorised Signatory / Director

SCHEDULE-I
**(DESCRIPTION OF THE LARGER
PROPERTY)**

ALL THAT Property known as
"COUBATTA" or "CULLACHEM BATTA",
situated at Village Pilerne, within the limits
of Village Panchayat of Pilerne. Taluka and
Registration Sub District of Bardez, District
North Goa in the State of Goa surveyed
under survey 216/1, admeasuring
approximately 24,775 sq. mtrs., the
property is described in the Land
Registration office of Ilhas under No. 17552
at folio 150 of Book B-46 (New) and found
enrolled in the Taluka Revenue Office under
No. 2034, better identified in the plan
annexed as **Annexure I**, in red boundary
line and bounded as under: For SUNFLOWER TRADEMARK

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[Handwritten signature]
Authorized Signatory / Director

EAST: By property bearing survey No. 212
belonging to the Comunidade of
Pilerne.

WEST: By a road.

NORTH: Partly by drain and partly by the
Property bearing survey No. 212
belonging to the Comunidade of
Pilerne.

SOUTH: By property bearing survey No.
217/1 of the village of Pilerne.

SCHEDULE-II

**(DESCRIPTION OF THE PORTION OF THE
PROPERTY CONVEYED BY THIS DEED)**

ALL THAT distinct portion of the land of the
property bearing survey No. 216/1 forming
part and parcel of the **LARGER PROPERTY**
described in **SCHEDULE I**, admeasuring
9987 sq. mtrs., of village Pilerne, better

identified in the plan annexed as **Annexure**

For **SUNFLOWER TRADEMART PRIVATE LIMITED**

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[Handwritten signature]

Authorised Signatory / Director



I, in green boundary line and is bounded as under:

NORTH: By drain and road.

SOUTH: By Sy No. 217/1.

EAST : By remaining part of the same property bearing Sy No. 216/1.

WEST: By road.

SCHEDULE-III

(DESCRIPTION OF PLOTS NO. 8 AND 9)

"A"

(Plot No. 8)

ALL THAT distinct portion of the land of the property bearing survey No. 216/1 forming part and parcel of the **PROPERTY** described in **SCHEDULE II**, admeasuring 420.00 sq.

mtrs., better identified in the plan annexed

For SUNFLOWER TRADEMART PRIVATE LIMITED

[Handwritten signature]

[Handwritten signature]

Authorised Signatory / Director

as **Annexure I**, in Blue boundary line and is bounded as under:

NORTH: By Plot No. 7 of the property bearing survey No. 216/1 of village Pilerne.

SOUTH: By Plot No. 9 of the property bearing survey No. 216/1 of village Pilerne.

EAST: By property bearing survey No. 216/1 of village Pilerne.

WEST: By road.

"B"

(Plot No. 9)

ALL THAT distinct portion of the land of the property bearing survey No. 216/1 forming part and parcel of the **PROPERTY** described

For SUNFLOWER TRADEMART PRIVATE LIMITED

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Handwritten signature

Authorised Signatory / Director



in **SCHEDULE II**, admeasuring 428.00 sq. mtrs., better identified in the plan annexed as **Annexure I**, in Blue boundary line and is bounded as under:


NORTH: By Plot No. 8 of the property bearing survey No. 216/1 of village Pilerne.

SOUTH: By Road.

EAST: By property bearing survey No. 216/1 of village Pilerne.

WEST: By road.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year first hereinabove mentioned **For SUNFLOWER TRADEMART PRIVATE LIMITED**



[Handwritten signature]

[Handwritten signature]
Authorised Signatory / Director

SIGNED AND DELIVERED
BY THE WITHIN NAMED VENDORS
THROUGH THEIR ATTORNEY

Fernando de la Cruz
(MR. FERNANDO PINTO alias
FERNANDO SILVESTRE CARACIOLO
DE SA PINTO.)
L.H.F.PRINTS



de la Cruz

R.H.F.PRINTS



1.



2.



3.



4.



5.



1.



2.



3.



4.



5.



Fernando de la Cruz

For SUNFLOWER TRADEMART PRIVATE LIMITED

[Signature]
Authorised Signatory / Director

SIGNED AND DELIVERED
BY THE WITHIN NAMED PARTY OF
THE SECOND PART

For SUNFLOWER TRADEMART PRIVATE LIMITED

Suresh J. Tekchandani
Authorized Signatory / Director

(MR. SURESH JAIRAMDAS TEKCHANDANI)
L.H.F. PRINTS R.H.F. PRINTS



Suresh J. Tekchandani

For SUNFLOWER TRADEMART PRIVATE LIMITED
Suresh J. Tekchandani
Authorized Signatory / Director

WITNESSES:

1. Adv. Kabir Prakash Bugde

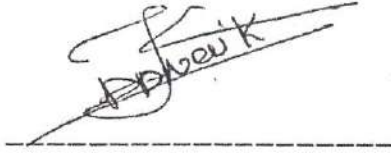


s/o Prakash Bugde

R/o. H.no. 106, Mainath Bhatti,
Arpora, Bardez Goa-403516-

Mob: 7020279158

2. Adv. Kajol Amol Naik



d/o. Amol Naik

R/o. H.no. 311, Near High Court.

St. Inez, Panaji North Goa-403001,

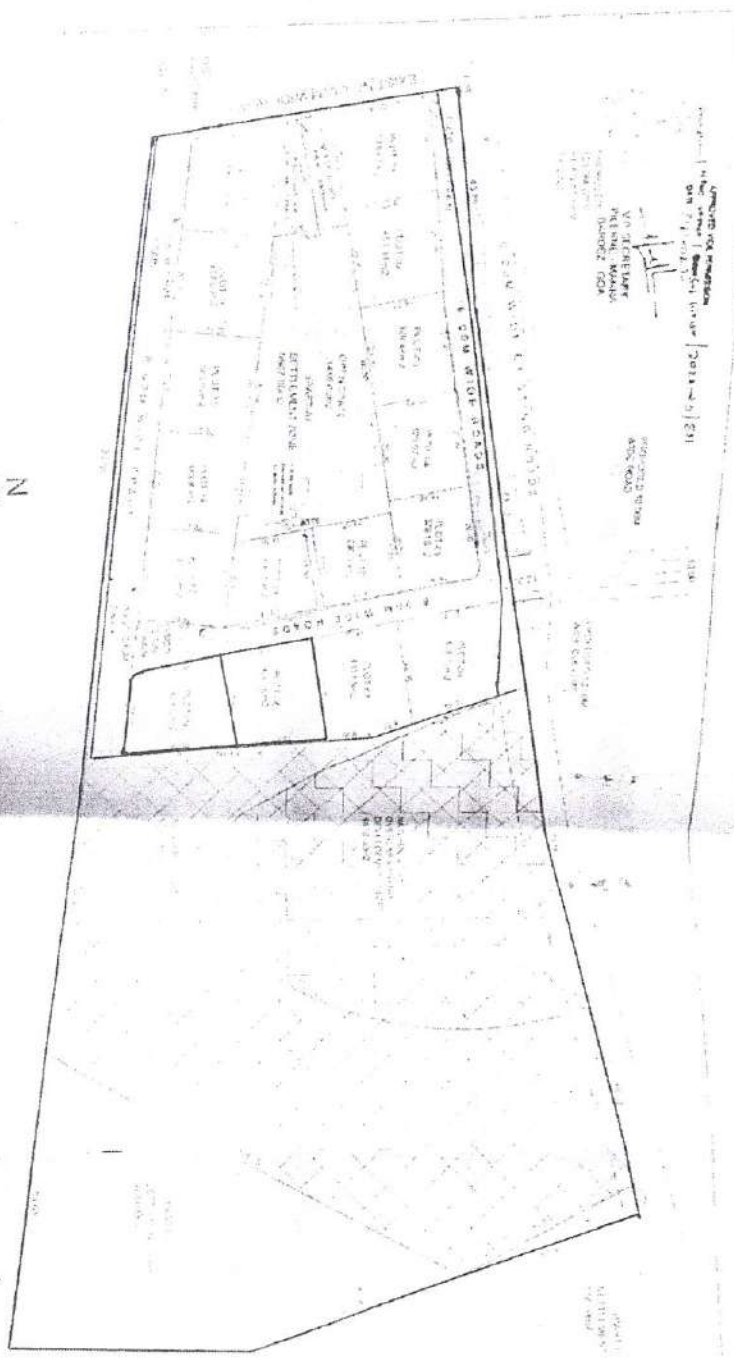
Mob: 7972242829

For SUNFLOWER TRADEMART PRIVATE LIMITED


Authorised Signatory / Director

C D C D

Approved for submission
 Date: 27/01/2011
 By: [Signature]
 Title: [Signature]
 Position: [Signature]
 Date: 27/01/2011



SITE PLAN

Approved with conditions
 Date: 27/01/2011
 By: [Signature]
 Title: [Signature]
 Position: [Signature]

[Signature]
 For SUNFLOWER TRADEMARK PRIVATE LIMITED

[Signature]
 Authorised Signatory / Director



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Jan-2023 12:27:00 pm

Document Serial Number :- 2023-BRZ-41

Presented at 12:20:01 pm on 03-Jan-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	4314400
2	Registration Fee	2157200
3	Tatkal appointment fee	10000
4	Mutation Fees	3500
5	Processing Fee	4120
Total		6489220

Stamp Duty Required :4314400/-






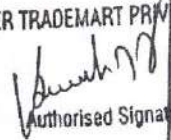
Stamp Duty Paid : 4314400/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SURESH JAIRAMDAS TEKCHANDANI Director Of SUNFLOWER TRADEMART PRIVATE LIMITED ,Father Name:Jairamdass Thadomal Tekchandani, Age: 52, Marital Status: , Gender:Male, Occupation: Business, Address1 - 1002, Pali Palms, 16th Road, Pali Village, Near Mini Punjab Hotel, Bandra West, Mumbai -400050, Address2 - PAN No.:			For SUNFLOWER TRADEMART PRIVATE LIMITED Authorised Signatory / Director







Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FERNANDO PINTO Alias FERNANDO SILVESTRE CARACIOLO DE SA PINTO , Father Name: Late Mr Jose Cristovam Pinto, Age: 51, Marital Status: , Gender:Male, Occupation: Business, H. No. 508-A, Near RND, Workshop, Opp Gurudwara, Penha De France, Betim, Bardez, North Goa, Goa, PAN No.: , as Power Of Attorney Holder for MARTA COTA E LOYOLA FURTADO Alias MARTA DE LOYOLA FURTADO			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	FERNANDO PINTO Alias FERNANDO SILVESTRE CARACIOLO DE SA PINTO , Father Name: Late Mr Jose Cristovam Pinto, Age: 51, Marital Status: , Gender:Male,Occupation: Business, H. No. 508-A, Near RND, Workshop, Opp Gurudwara, Penha De France, Betim, Bardez, North Goa, Goa, PAN No.: ADDP , as Power Of Attorney Holder for JOSE INACIO GUIDO DE LOYOLA FURTADO			
3	SURESH JAIRAMDAS TEKCHANDANI Director Of SUNFLOWER TRADEMART PRIVATE LIMITED , Father Name:Jairamdass Thadomal Tekchandani, Age: 52, Marital Status: , Gender:Male,Occupation: Business, 1002, Pali Palms, 16th Road, Pali Village, Near Mini Punjab Hotel, Bandra West, Mumbai -400050, PAN No.:		For SUNFLOWER TRADEMART PRIVATE LIMITED 	 Authorised Signatory / Director

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: KABIR PRAKASH BUGDE ,Age: 35,DOB: ,Mobile: 7972242829 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403516, H No. 106 Mainath Bhatti Near Laxmi Narayan Temple , H No. 106 Mainath Bhatti Near Laxmi Narayan Temple , Arpora, Bardez, NorthGoa, Goa			
2	Name: KAJOL AMOL NAIK ,Age: 29,DOB: ,Mobile: 7972242829 ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403001, H. NO. 311, H. NO. 311, NEAR HIGH COURT ST. INEZ, Panaji, Tiswadi, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR

Document Serial Number :- 2023-BRZ-41



Document Serial No:-2023-BRZ-41

Book :- 1 Document

Registration Number :- **BRZ-1-26-2023**

Date : 03-Jan-2023

Deepika

SUB-REGISTRAR

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

scanned by Deepika Nait (LDC)
Nait



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:- 03-Jan-2023 12:28:43

Date of Receipt: 03-Jan-2023

Receipt No : 2022-23/9/4698

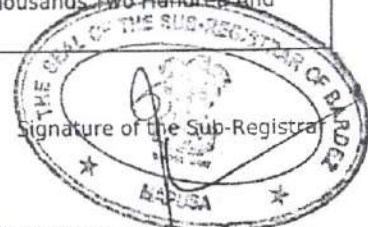
Serial No. of the Document : 2023-BRZ-41

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

Received the following amounts from **SURESH JAIRAMDAS TEKCHANDANI Director Of SUNFLOWER TRADEMART PRIVATE LIMITED** for Registration of above Document in Book-1 for the year 2023

Registration Fee	2157200	E-Challan	• Challan Number : 202200857612 • CIN Number : CSPACEHJMJ3	2157200
Tatkal appointment fee	10000	E-Challan	• Challan Number : 202201006947 • CIN Number : CPACHZLOY8	10000
Processing Fee	4120	E-Challan	• Challan Number : 202200857612 • CIN Number : CSPACEHJMJ3	5080
Total Paid	2172280 (Rupees Twenty One Lakhs Seventy Two Thousands Two Hundred And Eighty 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 :

Sankishha Naik
[Signature]

For SUNFLOWER TRADEMART PRIVATE LIMITED

[Signature]
Authorised Signatory / Director

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 **03-Jan-2023**

[Signature] 25/01/2023
Signature of the person receiving the Document

Signature of the Presenter

[Signature]
Signature of the Sub-Registrar