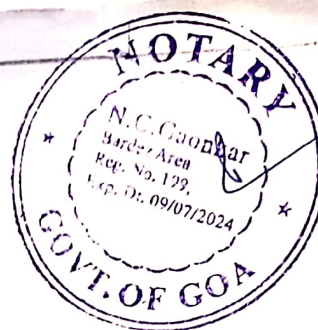




**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Bardez**



STAMP DUTY CERTIFICATE

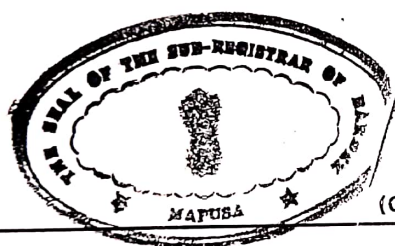
ENDORSEMENT

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

Stamp Duty Of : ₹ 5220000/-

(Rupees Fifty Two Lakhs Twenty Thousands only)

PAID VIDE E-RECEIPT NO 202400163045 DATED :29-Feb-2024,
202400163031 DATED :01-Mar-2024,
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	:	202400013218
DOCUMENT SERIAL NUMBER	:	2024-BRZ-1341
DATE OF PRESENTATION	:	05-Mar-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1247-2024
DATE OF REGISTRATION	:	05-Mar-2024
NAME OF PRESENTER	:	ALPESH DESAI DIRECTOR OF CHAKSHU PROPERTIES PRIVATE LIMITED
REGISTRATION FEES PAID	:	₹2610000/-
PROCESSING FEES PAID	:	₹8080/-
MUTATION FEES PAID	:	₹22500/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202400163045

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 29-02-2024 16:36:33

Name and Address of Party : CHAKSHU | 9820534788
COURT CHAMBERS 35 NEW MARINE LINES

Service: Stamp Duty

Amount

₹ 2700000.00

Stamp Duty

Total Amount: ₹ 2,700,000.00

(Rs. Twenty Seven Lakh Only)

Department Data:

202400013218 NOTARY|202400013218 NOTARY

Bank ref No:

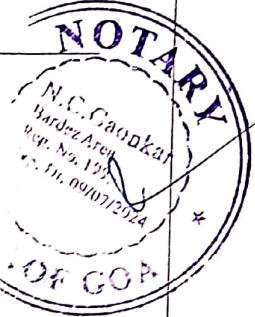
Status:

Success

Payment Date:

29-02-2024 19:25:36

Reprint Date: 01/03/2024 13:24:56



2024-BRZ-1341
05/03/2024

DEED OF SALE

For NEST FINDER REALTORS PRIVATE LIMITED

Malik
Directors / Authorized Signatory

Beas

For CHAKSHU PROPERTIES PRIVATE LIMITED

Beas
DIRECTOR





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



Echallan No. 202400163031

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 29-02-2024 16:34:18

Name and Address of Party : CHAKSHU | 9820534788
COURT CHAMBERS 35 NEW MARINE LINES

Service: Stamp Duty

Amount

Stamp Duty ₹ 2520000.00

Total Amount: ₹ 2,520,000.00

(Rs. Twenty Five Lakh Twenty Thousand Only)

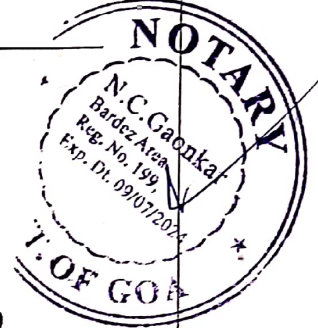
Department Data: 202400013218 NOTARY|202400013218 NOTARY

Bank ref No:

Status: Success

Payment Date: 01-03-2024 11:33:29

Reprint Date: 01/03/2024 13:24:39



2024-BRZ-1341
05/03/2024

2

DEED OF SALE

For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa, on this 2nd day of the month of March of the year Two Thousand and Twenty Four



BETWEEN

1. M/S NEST FINDER REALTORS

PRIVATE LIMITED, a registered Company incorporated under the Companies Act, 2013 having CIN no.U70109GA2021PTC014672 with registered office address at Apartment 502, Mangolia, Socorro Gandens, Porvorim, Socorro, Bardez, Goa 403501, having PAN No. , duly represented by its authorized Director, **MR. SAGAR MALIK**, son of Late Rajkumar Malik, 41 years of age, married, Indian National, businessman, having PAN No. , Aadhar



For NEST FINDER REALTORS PRIVATE LIMITED

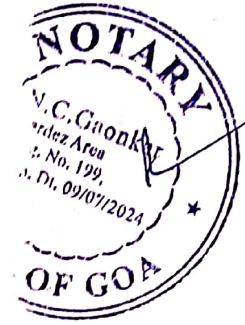
Malik

Directors / Authorized Signatory

Chakshu

For CHAKSHU PROPERTIES PRIVATE LIMITED

Director
DIRECTOR



Card No. , Mobile no. ,
 , residence of Apartment
 502, Mangolia, Socorro Gandens,
 Porvorim, Socorro, Bardez. Goa 403501
 and is duly authorized vide Board
 Resolution dated 8th December, 2023.



2. **MR. BRADLEY FERNANDES**, son of
 Mr. Bonny Fernandes, 38 years age,
 married, Indian National, businessman,
 PAN No. , Aadhar Card No.
 , Mobile No. ,
 and his wife, **MRS. PUJA BRADLEY
 FERNANDES**, daughter of Late
 Bhagwant Lotlikar, aged 38 years,
 married, housewife, Indian National,
 PAN No. , Aadhar Card No.
 , Mobile No. ,
 both residents of Flat No.2T2,
 Prudential Palms, Chogam Road,
 Porvorim, Bardez, Goa 403521, and

For NEST FINDER REALTORS PRIVATE LIMITED.

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



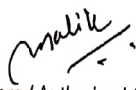
hereinafter Sr. no. 1 and 2 jointly referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, successors, legal representatives, executors, administrator and assigns) of the **ONE PART.**



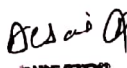
MRS. PUJA BRADLEY FERNANDES is represented by her husband, **MR. BRADLEY FERNANDES**, who is well and sufficiently authorized vide Power of Attorney dated 25/01/2024 executed before DAMODAR M. DHOND, Advocate & Notary, Tiswadi Taluka, Panaji Goa, to sign/present/lodge the deed for registration and admit the execution thereof.

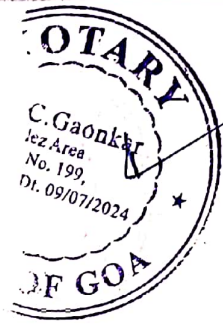
AND

For NEST FINDER REALTORS PRIVATE LIMITED


Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED


DIRECTOR



6

3. M/S. CHAKSHU PROPERTIES PRIVATE

LIMITED, a registered Company incorporated under the Companies Act, 1956 and deemed to be existing under the provisions of the Companies Act, 2013 having CIN no U70102MH2007PTC176030, with registered office address at 3/D-2, Court Chambers, 35, New Marine Lines, Mumbai 400020, having PAN No.

, duly represented by its



Director, **MR. ALPESH DESAI**, son of Mr. Dinesh Desai, 49 years of age, married, Indian National, businessman, having PAN No.

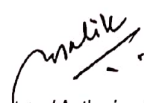
l, Aadhar Card No.

, Mobile No. },

residing at 12th floor, 1204, Raheja Eternity, 'C' Wing, Thakur Village, Kandivali (East), Mumbai - 400101 and is duly authorized vide Board Resolution dated 18th January, 2024, hereinafter called the **"PURCHASER"** (which expression shall

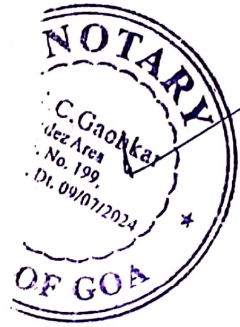
or NEST FINDER REALTORS PRIVATE LIMITED

For **CHAKSHU PROPERTIES PRIVATE LIMITED**


Directors / Authorized Signatory


DIRECTOR





unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **SECOND PART**;

WHEREAS there exist ALL THAT immovable Property known as "VADEM" or "CUMBIACHEM BATA" or "MOLOI", surveyed under Survey No. **204/3**, situated at **Socorro** Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa, inscribed in the Land registration office of Bardez under no.21936 and is not enrolled in Land Revenue Office of Bardez for Matriz Predial and admeasuring an area of **21,675 sq. mts.** which property is more particularly described in **Schedule I** hereunder written and hereinafter referred to as the "**SAID**



For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



PROPERTY”.

AND WHEREAS the **SAID PROPERTY** originally belonged to Mrs. Ana Isabel Ribeiro Henriques, widow of Joaquim Antonio Henriques.

AND WHEREAS vide **WILL** dated 05/01/1955, the said Mrs. Ana Isabel Ribeiro Henriques, widow of Joaquim Antonio Henriques, having no ascendants and descendants, bequeathed some properties including property known as “**VADEM**” or “**CUMBIACHEM BATA**” or “**MOLOI**” bearing Description No. 21936 in favour of her nephew, Orlando Felecissimo dos Remedios Cardoso Henriques alias Orlando Henriques, son of her brother-in-law, Jose Francisco Henriques.



For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



AND WHEREAS upon death of the said Mrs. Ana Isabel Ribeiro Henriques, the said Orlando Felecissimo dos Remedios Cardoso Henriques alias Orlando Henriques and his wife late Ana Clara Candida Lidia Elozia Ezilda Jesus Meneses became the absolute owners in possession of the **SAID PROPERTY**, and accordingly the name of Orlando Felecissimo dos Remedios Cardoso Henriques alias Orlando Henriques is registered in the Form I and XIV in the records of rights.



AND WHEREAS the said Orlando Felecissimo Cardoso Henriques alias Orlando Henriques passed away on 01/09/1991 and his wife, Mrs. Ana Clara Candida Lidia Eloiza Ezilda Jesus Meneses passed away on 02/05/1991 leaving behind their sole and universal legal heirs, namely, (i) Mr. Fernando Eduardo Henriques alias

For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

Director

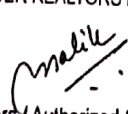


Fernando Henriques, bachelor, (ii) Mr. Carlos Alberto Henriques married to Mrs. Ana Paula Barcelo Rodrigues Henriques and (iii) Mr. Jose Francisco Henriques married to Mrs. Rita Ana Delfina Do Carmo Lobo Henriques

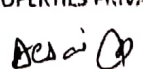
AND WHEREAS upon death of the said late Orlando Felecissimo Cardoso, Henriques alias Orlando Henrique and Mrs. Ana Clara Candida Lidia Eloiza Ezilda Jesus Meneses, Inventory Proceedings bearing No. 106/2020/G was initiated before the Court of the Civil Judge Junior Division at Mapusa - Goa wherein the "**SAID PROPERTY**" was listed at Item No. 11 in the List of Assets.

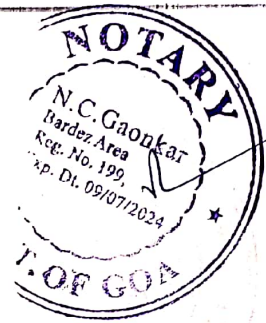
AND WHEREAS vide Order dated 24/07/2020 passed in the said Inventory Proceedings bearing No. 106/2020/G by the

For NEST FINDER REALTORS PRIVATE LIMITED


Directors/ Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED


DIRECTOR



Court of the Civil Judge Junior Division at Mapusa - Goa, the Final Chart of Allotment was confirmed wherein the **"SAID PROPERTY"** was allotted in favour of universal heirs of the said original owner late Orlando Felecissimo Cardoso Henriques alias Orlando Henrique and Mrs. Ana Clara Candida Lidia Eloiza Ezilda Jesus Meneses, the said Mr. Fernando Eduardo Henriques alias Fernando Henriques, bachelor, Mr. Carlos Alberto Henriques married to Mrs. Ana Paula Barcelo Rodrigues Henriques and Mr. Jose Francisco Henriques married to Mrs. Rita Ana Delfina Do Carmo Lobo Henriques



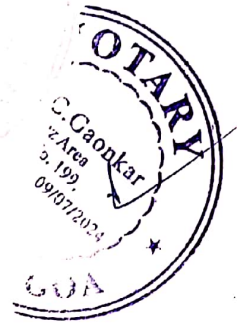
AND WHEREAS vide Deed of Sale dated 05/12/2023 registered before Sub-Registrar of Bardez at Mapusa - Goa under Registration No. BRZ-1- 90-2024 dated 05 /01/ 2024, the said Mr. Jose Francisco

For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



Henriques and his wife, Mrs. Rita Ana Delfina Do Carmo Lobo Henriques, Mr. Carlos Alberto Henriques and his wife, Mrs. Ana Paula Barcelo Rodrigues Henriques and Mr. Fernando Eduardo Henriques alias Fernando Henriques sold the **SAID PROPERTY** in favour of M/S. Nest Finder Realtors Private Limited and Mr. Bradley Fernandes



AND WHEREAS in view of above, the said M/ S. Nest Finder Realtors Private Limited (Vendor No. 1 hereinabove) and Mr. Bradley Fernandes (Vendor No. 2 hereinabove) along with his wife, Mrs. Puja Bradley Fernandes (Vendor No. 3 hereinabove) became absolute owners in possession of the **SAID PROPERTY**

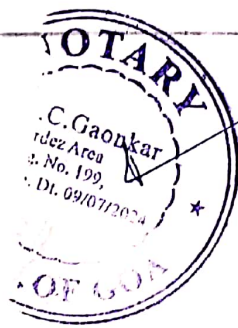
AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the **SAID PROPERTY** and PURCHASERS

For NEST FINDER REALTORS PRIVATE LIMITED

[Signature]
Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

[Signature]
DIRECTOR



have agreed to purchase the **SAID PROPERTY** for the total consideration of **RS. 8,70,00,000/- (RUPEES EIGHT CRORES SEVENTY LAKHS ONLY).**

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

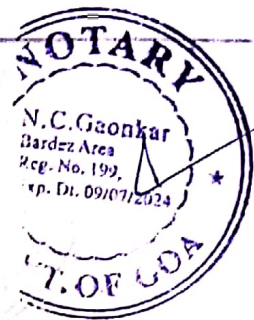
1. That in pursuance of the above and in consideration of payment of **RS. 8,70,00,000/- (RUPEES EIGHT CRORES SEVENTY LAKHS ONLY)** in proportion to **A. M/ S. NEST FINDERS REALTORS PRIVATE LIMITED Rs. 5,80,00,000/- (Rupees Five Crores Eighty Lakhs Only)** and **B. MR. BRADLEY FERNANDES Rs. 2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only)** which amount after deduction of TDS @ 1% (One %) equivalent to **Rs.8,70,000/- (Rupees Eight Lakhs Seventy Thousand Only)**



For NEST FINDER REALTORS PRIVATE LIMITED

[Signature]
Directors / Authorized Signatory

[Signature] For CHAKSHU PROPERTIES PRIVATE LIMITED
[Signature]
DIRECTOR

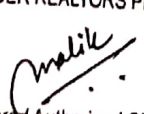


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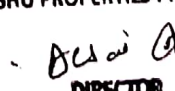
amounts to **Rs. 8,61,30,000/- (Rupees Eight Crores Sixty One Lakhs Thirty Thousand Only)** to both the VENDORS in their proportion, shall be handed over by the PURCHASERS at the time of registration of this Sale Deed and more particularly stipulated in the **Schedule II** hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the **SAID PROPERTY**, which property is more particularly described in **Schedule I** hereunder written and delineated in '**RED**' in the plan annexed hereto as **Annexure- I**, together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances



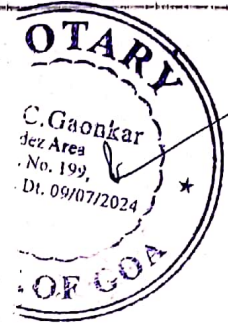
For NEST FINDER REALTORS PRIVATE LIMITED


Directors/ Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED


DIRECTOR





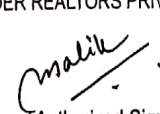
15

whatsoever to the **SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the **SAID PROPERTY** hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

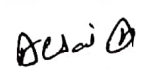


2. That VENDORS do hereby assure the PURCHASERS that the **SAID PROPERTY** hereby sold are free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the **SAID PROPERTY** by way of Sale, and there

For NEST FINDER REALTORS PRIVATE LIMITED


Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED


DIRECTOR



are no impediments whatsoever against such disposition. The VENDORS covenant the **SAID PROPERTY** are free from any restraint order or injunction order passed by any court of law and are also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the **SAID PROPERTY** and there is no claim by any third party against the **SAID PROPERTY**, on any account whatsoever, and that there is no dispute pending regarding these PROPERTY. The VENDORS declare that they have not agreed to sell the **SAID PROPERTY** or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the **SAID PROPERTY** or any part thereof may be subject to any

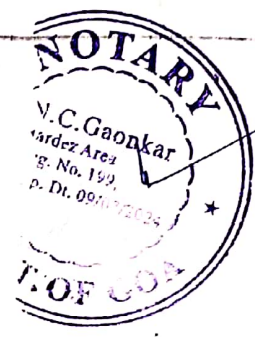


For NEST FINDER REALTORS PRIVATE LIMITED

[Signature]
Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

[Signature]
DIRECTOR

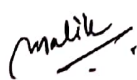


attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the **SAID PROPERTY** and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the **SAID PROPERTY**. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the **SAID PROPERTY** by any authority or government department.

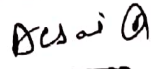


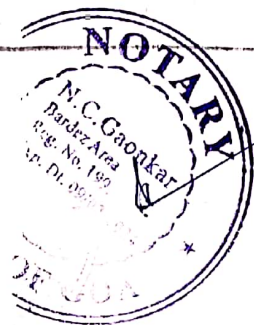
3. The actual, physical, vacant and peaceful possession of the **SAID PROPERTY** hereby sold by VENDORS have been handed over to PURCHASERS today.
4. The PURCHASERS shall be entitled to apply for mutation in the Record of

For NEST FINDER REALTORS PRIVATE LIMITED


Directors / Authorized Signatory



For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



Rights of the **SAID PROPERTY** to Schedule I hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

5. VENDORS covenant that, incase any defect is found in the title of the VENDORS of the **SAID PROPERTY** hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

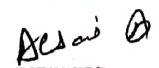


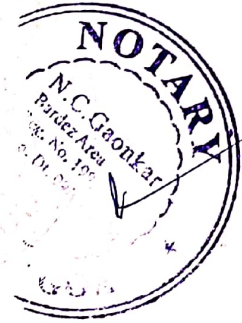
6. That the VENDORS hereby assure the PURCHASERS that there are no third

For NEST FINDER REALTORS PRIVATE LIMITED


Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED


DIRECTOR



party rights of whatsoever nature in respect of the **SAID PROPERTY** by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.



7. That VENDORS do hereby assure the PURCHASERS that the **SAID PROPERTY** hereby sold are free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly

OF NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



enter into and possess the **SAID PROPERTY** hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

9. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the **SAID PROPERTY** or any breach of the covenants or any valid and legally subsisting claim.



10. The VENDORS and the PURCHASERS hereby declare that the **SAID PROPERTY** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No.

For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR



21

RD/LAND/LRC/318/77 dated
21/08/1978.

11. The **SAID PROPERTY** falls partly in Settlement Zone to the extent of 3,657 sq. mts., Orchard Zone area admeasuring 2,182 sq. mts., Natural Cover area admeasuring 2,385 sq. mts. and No Development Slop with natural cover admeasuring 13,451 sq. mts. as per the Zoning Certificate dated 21/12/2023 bearing Ref. No. TPBZ/ZON/14598/SOC/TCP-2023/10729 issued by the Town and Country Planning Department, Mapusa, Bardez - Goa and accordingly present market value of the **SAID PROPERTY** is ascertained in the following manner: i.e. area admeasuring 3,657 sq. mts. of Settlement Zone is calculated @ of Rs. 8.800/- per sq. mt. amounting to **Rs.**



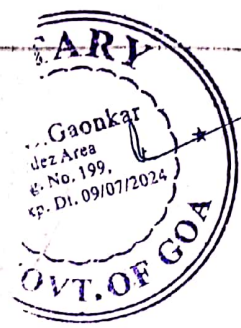
For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR





3,21,81,600/- and the balance area 18,018 sq. mts. of Orchard Zone, Natural Cover and No Development Slop with natural cover is calculated upon taking into consideration the rebate @ 65% on the base market value for Village Socorro as per Notification dated 05/08/2020 published in Official Gazette on 13/08/2020 is considered @ Rs. 3042/- per sq. mtr. which is rounded off to Rs. 5,48,10,756/- and therefore the present market value is rounded off and calculated at **RS. 8,70,00,000/- (RUPEES EIGHT CRORES SEVENTY LAKHS ONLY)** and accordingly stamp duty of **Rs. 52,20,000/- (Rupees Fifty Two Lakhs Twenty Thousand Only)** has been affixed herewith which has been borne by the PURCHASERS.



For NEST FINDER REALTORS PRIVATE LIMITED

Directors Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

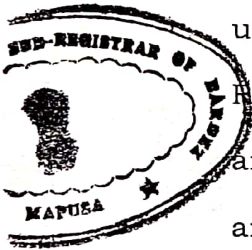
Director



SCHEDULE-I

(Description of the Said Property)

ALL THAT immovable Property known as "VADEM" or "CUMBIACHEM BATA" or "MOLOI", surveyed under Survey No. 204/3, situated at Socorro Village, within the jurisdiction of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District North Goa, State of Goa, inscribed in the Land registration office of Bardez under no.21936 and is not enrolled in Land Revenue Office of Bardez for Matri Predial and admeasuring an area of 21,675 sq. mts. and is bounded as follows:



Towards the EAST : by the property bearing Survey No. 203/1 and 264/1;

Towards the WEST : by the property bearing Survey No. 204/4, 204/5, 204/6, 204/7, 204/8

NEST FINDER REALTORS PRIVATE LIMITED

malik
Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED
Desai A
DIRECTOR



and Road;

Towards the NORTH : by the property
bearing Survey No.
204/1 and 204/2;

Towards the SOUTH : by the property
bearing Survey No.
205/2, 205/3,
205/4, 205/5, 205/6
and 205/7

SCHEDULE-II

(CONSIDERATION)



Total Consideration **RS. 8,70,00,000/-**
(RUPEES EIGHT CRORES SEVENTY LAKHS
ONLY) is paid vide

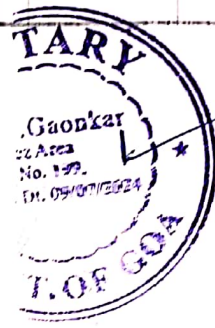
(a) Rs. 1,67,00,000/- (Rupees One Crore
Sixty Seven Lakhs Only) transferred
through Bank transfer on 08/11/2023
from HDFC Bank Ltd to Mr. Bradley
Fernandes.

OF NEST FINDER REALTORS PRIVATE LIMITED

malik
Directors Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

Desai A
DIRECTOR



(b) Rs. 3,33,00,000/- (Rupees Three Crores Thirty Three Lakhs Only) transferred through Bank transfer on 08/11/2023 from HDFC Bank Ltd to M/s. Nest Finders Realtors Private Limited.

(c) Rs. 33,00,000/- (Rupees Thirty Three Lakhs Only) transferred through Bank transfer on 08/12/2023 from HDFC Bank Ltd to Mr. Bradley Fernandes.



(d) Rs. 67,00,000/- (Rupees Sixty Seven Lakhs Only) transferred through Bank transfer on 08/12/2023 from HDFC Bank Ltd to M/s. Nest Finders Realtors Private Limited.

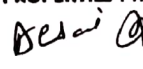
(e) Rs. 87,10,000/- (Rupees Eighty Seven Lakhs Ten Thousand Only) transferred through Bank transfer on 04/03/2024 from HDFC Bank Ltd to Mr. Bradley

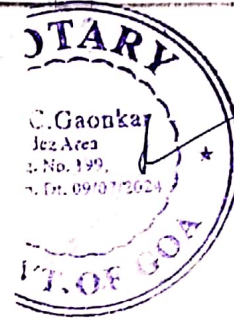
For NEST FINDER REALTORS PRIVATE LIMITED


Directors / Authorized Signatory



For CHAKSHU PROPERTIES PRIVATE LIMITED


DIRECTOR



Fernandes.

(f) Rs. 1,74,20,000/- (Rupees One Crore Seventy Four Lakhs Twenty Thousand Only) transferred through Bank transfer on 04/03/2024 from HDFC Bank Ltd to M/s. Nest Finders Realtors Private Limited.

(g) TDS deducted @ 1% (One%) equivalent to Rs. 8,70,000/- (Rupees Eight Lakhs Seventy Thousand Only)



IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month, and the year first hereinabove written

For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR

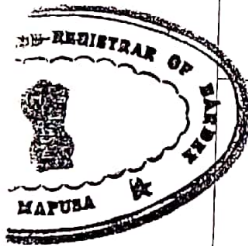
SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 1
of NEST FINDER REALTORS PRIVATE LIMITED

malik
Directors / Authorized Signatory

malik
M/S. NEST FINDER REALTORS
PRIVATE LIMITED through its
Authorized Director,
MR. SAGAR MALIK
L.H.F. Prints

R.H.F. Prints



or NEST FINDER REALTORS PRIVATE LIMITED

malik
Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

Chakshu
DIRECTOR



SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 2

Fernandes



Mr. BRADELY FERNANDES

For himself and as Power of Attorney
Holder of his wife, **MRS. PUJA
BRADLEY FERNANDES**

L.H.F. Prints

R.H.F. Prints



NEST FINDER REALTORS PRIVATE LIMITED

mdik

Directors / Authorized Signatory

Fernandes

For CHAKSHU PROPERTIES PRIVATE LIMITED

Devi Q

DIRECTOR

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED PURCHASER

For CHAKSHU PROPERTIES PRIVATE LIMITED

Desai A

Desai A



**M/S. CHAKSHU PROPERTIES
PRIVATE LIMITED** duly represented
by its Director, **MR. ALPESH DESAI**
L.H.F. Prints R.H.F. Prints



For NEST FINDER REALTORS PRIVATE LIMITED

[Signature]
Directors / Authorized Signatory

[Signature]

For CHAKSHU PROPERTIES PRIVATE LIMITED

Desai A
DIRECTOR

IN THE PRESENCE OF :

1. Signature: [Signature]
 Name: Bhikaji P. Dalvi
 Address: H.No. 455 Camerlim
Khairat-wada P.S. Sidim-oxd
Bardes Goa

2. Signature: [Signature]
 Name: Samiksha Malik
 Address: H.No. 340 Camorbhat
Camembolim Tiswadi
Goa.



or NEST FINDER REALTORS PRIVATE LIMITED

[Signature]
 Directors / Authorized Signatory

for CHAKSHU PROPERTIES PRIVATE LIMITED

[Signature]
 DIRECTOR



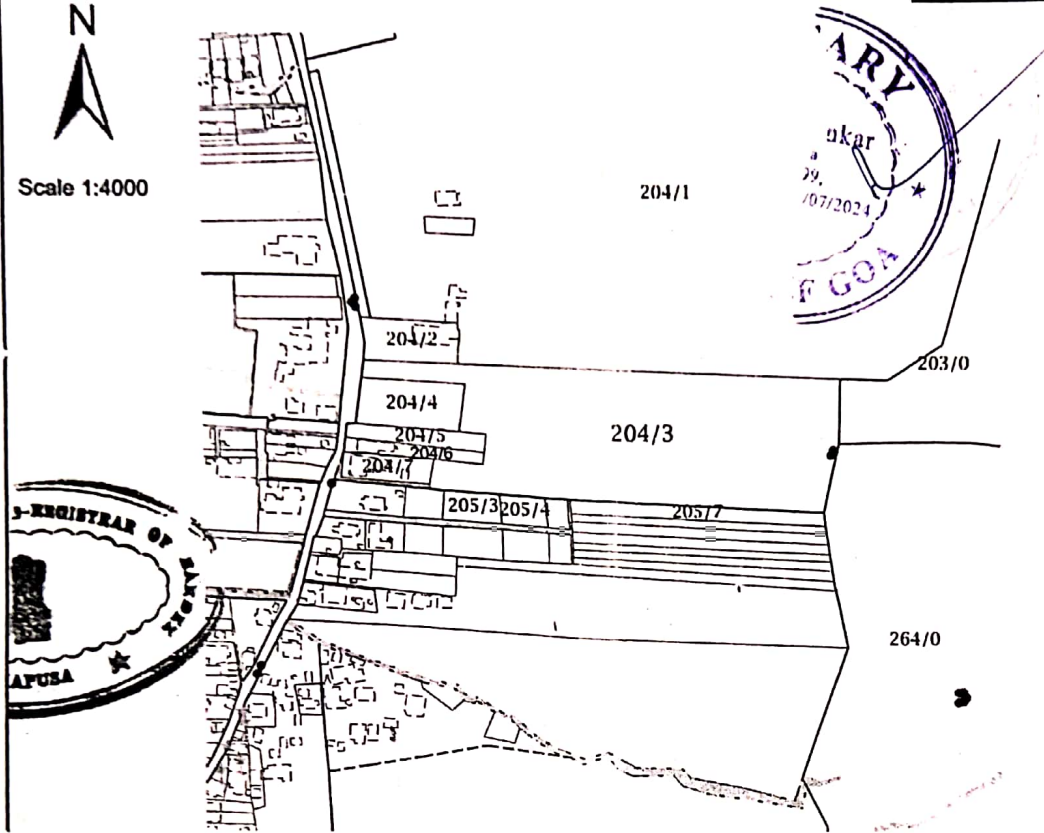
Government Of Goa
Directorate of Settlement and Land records
Plan

1341/2020

Appln date: 22-05-2023

Ref. No. :123-12822

N
Scale 1:4000



Taluka Name : BARDEZ
Village Name : Socorro
Survey No. : 204
Subdiv No : 3

For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR

Report Generated By: Priti Zolvonta Gad

Print Size : A4

This record is computer generated on 24/05/2023 10:50:23 as per Online Ref No.123-12822. This record is valid without any singuare as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egp.goa.nic.in/dslr>.



13/11/2024

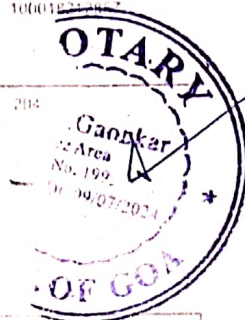
FORM 1 & XIV
महाराष्ट्र १९८४

Date 23/11/2023

Page 1 of 2

Taluka BARDEZ
जिल्हा
Village Socorro
गाव
Name of the Field Adont
क्षेत्राचे नाव

Survey No. 204
मह. नं. २०४
Sub Div. No.
उप-विभाग नं. ४
Tenure
कृषि प्रकार



Cultivable Area (Ha/Acre Sq/Meter) लागू क्षेत्र (हे. आ. चौ. मी.)

Crop/पिका	Garden/बाग	Rice/धान	Other/अन्य	Total/एकूण	Remarks/टीप
00000000	00000000	00000000	00000000	00000000	

Uncultivable Area (Ha/Acre Sq/Meter) न लागू क्षेत्र (हे. आ. चौ. मी.)

Class (a)/वर्ग (अ)	Class (b)/वर्ग (ब)	Total Uncultivable Area/एकूण न लागू क्षेत्र	Grand Total/एकूण
00000000	00000000	00000000	00000000

Remarks ००१

Assessment/अंमल	Rs. 0.00	Foro/गोर	Rs. 0.00	Predial/प्रीडियल	Rs. 0.00	Rent/रेण्ट	Rs. 0.00
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Name of the Occupant वसतीवासी		Khata No. खता नं.	Mutation No. म्युटेशन नं.	Remarks टीप
Henriques Cardoso Henrique		01292		
S.No. क्र.सं.	Name of the Tenant कृषाकराचे नाव	Khata No. खता नं.	Mutation No. म्युटेशन नं.	Remarks टीप
1	Nil			
Other Rights अन्य अधिकार		Mutation No. म्युटेशन नं.	Remarks टीप	
Name of Person(s) holding rights and nature of rights अधिकार धारक व्यक्तीचे नाव व अधिकार				
Nil				

Details of Cropped Area पिकाय क्षेत्राचा तपशील

Year/वर्ष	Name of the Cultivator/कृषीकराचे नाव	Mode/प्रकार	Season/ऋतू	Name of Crop/पिकाचे नाव	Irigated/सिंचित	Unirrigated/असिंचित	Land not Available for Cultivation/कृषिसाठी उपलब्ध नसलेला क्षेत्र	Source of Irrigation/सिंचनेचा स्रोत	Remarks/टीप
	Nil								

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka

For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR

FORM LXIIV
सम्पत्ति नं १४९४

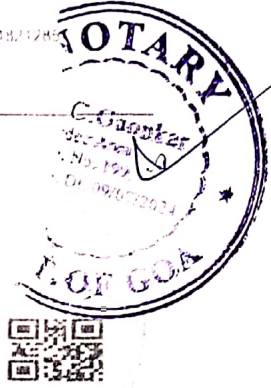
Date 23/11/2023

100018212857

13/11/2024

Taluka BARDEZ
संस्थान
Village Socorro
नाम
Name of the Field Vacem
क्षेत्राचे नाव

Page 2 of 2
Survey No. 264
सर्वे नं. 264
Sub Div. No. 3
दिप्ता नं. 3
Tenure
माला प्रकार



The record is computer generated on 23/11/2023 at 3:06:17PM as per Online Reference Number - 100018212857. This record is valid without any signature as per Government of Goa Notification No. 26/13-2015-RD/8633 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the ISTR website <https://istr.goa.gov.in>



For NEST FINDER REALTORS PRIVATE LIMITED

Directors / Authorized Signatory

For CHAKSHU PROPERTIES PRIVATE LIMITED

DIRECTOR





1341/2024

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

Ref No: TPBZ/ZON/14598/SOC/TCP-2023/16729

Dated: 21/12/2023

ZONING INFORMATION

Inward no.12830

Dated: 08/12/2023

The Zoning of the property bearing Survey No.204 Sub division no.3 of Socorro Village, Bardez Taluka total admeasuring 21,675.00m² is respectively as follows.

As per Regional Plan for Goa 2021 the plot under reference falls Partly in "Settlement Zone" (approx. 3657.00m² as per plan enclosed) having (VP-2) status with permissible FAR-60, partly in Orchard Zone overlapped partly with No Development Slope & partly in Natural Cover overlapped partly with No Development Slope.

This information is issued based on the application & plan submitted duly signed by registered Engineer received from Nitesh Kauthankar dated. 08/12/2023 to be read with note given below:

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

Processing fees of Rs. 3000/- paid vide Challan No. ZON/3775 dated 08/12/2023.



Verified by

(Saviour Coutinho)
Planning Assistant

20/12/2023
(Zaid R. Aldonkar)
Dy. Town Planner

To,
Nitesh Kauthankar,
Faj Housing Colony, Madel,
Tivim Bardez Goa.

NOTE:-

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

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

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

P.T.O.

#



Additional information for reference and determination of values of the property except

Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

	Eco-Sensitive Zone I	Eco-Sensitive Zone II
1	Protected/Reserved Forest	1 Orchard
2	Mangrove Forest	2 Natural Cover
3	No Development Slopes	3 Fish Farm
4	Paddy Field/Khazan	4 Cultivated land
5	River & Nallah/Pond	5 Irrigation Command Area
6	Mud flats	6 Salt Pans
7	Sand Dunes/Sandy Area	

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone

(Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken as B-Zone
Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated
10/6/2020.

X



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Mar-2024 10:57:48 am

Document Serial Number :- 2024-BRZ-1341

Presented at 10:46:27 am on 05-Mar-2024 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	5220000
2	Registration Fee	2610000
3	Talkal appointment fee	10000
4	Mutation Fees	22500
5	Processing Fee	6140
Total		7868640

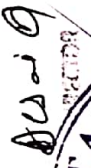
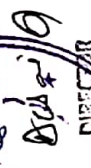
Stamp Duty Required : 5220000/-

Stamp Duty Paid : 52200000/-

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALPESH DESAI DIRECTOR OF CHAKSHU PROPERTIES PRIVATE LIMITED , Father Name: Mr. Dinesh Desai, Age: 49, Marital Status: , Gender: Male, Occupation: Business, Address1 - 12th floor, 1204, Raheja Eternity, 'C' Wing, Thakur Village, Kandivali (East), Mumbai - 400101, Address2 - , PAN No.:			 DIRECTOR

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAGAR MALIK Director OF NEST FINDER REALTORS PRIVATE LIMITED , Father Name: Late Rajkumar Malik, Age: 41, Marital Status: , Gender: Male, Occupation: Business, Apartment 502, Mangolia, Socorro Gandens, Porvorim, Socorro, Bardez. Goa 403501, PAN No.:			 Authorized Signatory
2	SAGAR MALIK Director OF NEST FINDER REALTORS PRIVATE LIMITED , Father Name: Late Rajkumar Malik, Age: 41, Marital Status: , Gender: Male, Occupation: Business, Apartment 502, Mangolia, Socorro Gandens, Porvorim, Socorro, Bardez. Goa 403501, PAN No.:			 Authorized Signatory
3	BRADLEY FERNANDES , Father Name: Mr. Bonny Fernandes, Age: 38, Marital Status: Married , Gender: Male, Occupation: Business, Flat No. 2T2, Prudential Palms, Chogam Road, Porvorim, Bardez, Goa 403521, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	BRADLEY FERNANDES , Father Name:Mr. Bonny Fernandes, Age: 38, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No.2T2, Prudential Palms, Chogam Road, Porvorim, Bardez, Goa 403521 PAN No.: /			
5	ALPESH DESAI DIRECTOR OF CHAKSHU PROPERTIES PRIVATE LIMITED , Father Name:Mr. Dinesh Desai, Age: 49, Marital Status: , Gender:Male,Occupation: Business, 12th floor, 1204, Raheja Eternity, 'C' Wing, Thakur Village, Kandivali (East), Mumbai – 400101, PAN No.: /			
6	ALPESH DESAI DIRECTOR OF CHAKSHU PROPERTIES PRIVATE LIMITED , Father Name:Mr. Dinesh Desai, Age: 49, Marital Status: , Gender:Male,Occupation: Business, 12th floor, 1204, Raheja Eternity, 'C' Wing, Thakur Village, Kandivali (East), Mumbai – 400101, PAN No.: AA.			
	BRADLEY FERNANDES , Father Name:Mr. Bonny Fernandes, Age: 38, Marital Status: , Gender:Male,Occupation: Business, Flat No.2T2, Prudential Palms, Chogam Road, Porvorim, Bardez, Goa 403521, as Power Of Attorney Holder for PUJA BRADLEY FERNANDES			
8	BRADLEY FERNANDES , Father Name:Mr. Bonny Fernandes, Age: 38, Marital Status: , Gender:Male,Occupation: Business, Flat No.2T2, Prudential Palms, Chogam Road, Porvorim, Bardez, Goa 403521, as Power Of Attorney Holder for PUJA BRADLEY FERNANDES			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAMIKSHA SANJIT NAIK, Age: 43, DOB: , Mobile: 9545249914 , Email: , Occupation:Service , Marital status : Married , Address:403110, CARRIBHAT, CARRIBHAT, Carambolim, Tiswadi, NorthGoa, Goa			
2	Name: BHIKAJI PISAJI DALVI, Age: 47, DOB: , Mobile: 9823894873 , Email: , Occupation:Service , Marital status : Married , Address:403507, 455 Vagalim Khairat Waddo Bardez, 455 Vagalim Khairat Waddo Bardez, Camurlim, Bardez, NorthGoa, Goa			


 Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2024-BRZ-1341



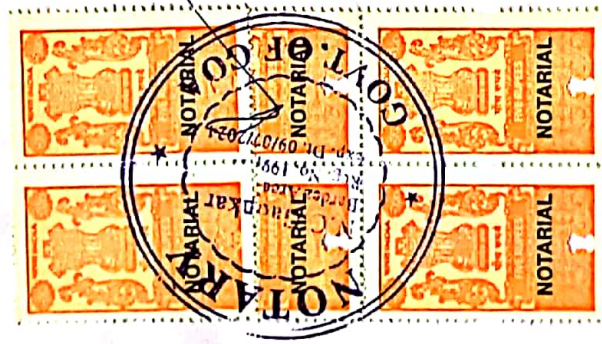
Document Serial No:-2024-BRZ-1341

Book :- 1 Document

Registration Number :- BRZ-1-1247-2024

Date : 05-Mar-2024

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



Certified True Copy

N.C. Gaonkar
N. C. GAONKAR
Advocate & Notary
Mapusa Bardez - Goa.
Sr. No. 1225-4/2024

19 APR 2024