

(Rupee Ten Lakhs Only)

1

Phone No: 9821346603
Sold To/Issued To:
Saurabh R Sangekar
For Whom/ID Proof:
Aadhar:



SEP-27-2021 13:33:16

₹ 1000000/-
ONE ZERO ZERO ZERO ZERO ZERO ZERO

Other
38153451632749596026-00000923
3815345 35/02/05/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

Rafom
Authorised Signatory

Name of Purchaser SAURABH RAMESH SANGEKAR

2021-BR2-3575
04-10-2021



DEED OF SALE

This **DEED OF SALE** ("Deed") is executed on this 29th day of the month
September 2021 ("**Execution Date**")

H Pereira
[Signature]

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Z.A.J.

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[Signature]

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(Rupees Five Lakhs Seventy Five Thousand Only) 2

Phone No: 9821346603
Sold To/Issued To:
Saurabh R Sangekar
For Whom/ID Proof:
Aadhar



SEP-27-2021 13:33:50

₹ 0575000/-
ZERO FIVE SEVEN FIVE ZERO ZERO ZERO

Other
38153451632749630431-00000924
3815345 35/02/05/2021-RDI

For CITIZEN CREDIT CO-OP BANK LTD

Safona
Authorised Signatory

2021-BRZ-3575

04-10-2021

Name of Purchaser SAURABH RAMESH SANGEKAR

BY AND BETWEEN:

1) **Mr. Jose Gonzaga Pereira**, son of late Luis Gonzaga Pereira, age about 86 years, retired, Indian National, holder of PAN Card No.

██████████ and Aadhar Card No. ██████████ and his wife

2) **Mrs. Jane Francisca Pereira**, daughter of late Vital Ismael Martyres, age about 84 year, Indian National, holder of PAN Card

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[Signature] JHPereira

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No. [REDACTED] and Aadhar Card No. [REDACTED] both presently residing at 206, Woodland Avenue, B Block, Vijay Nagar, Marol, Andheri East, Mumbai: 400 059, hereinafter jointly referred to as the "Vendors" (which expression shall, unless repugnant to the context or meaning thereof mean and include their heirs, successors, executors, administrators and assigns) of the ONE PART;

AND

1) **Akbar Amirali Jaffer** son of Amirali Kamruddin Jaffer, age about 51 years, business, Indian National, married, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], his wife 2) **Zeenat Akbar Jaffer** daughter of Jehangir Kimji Pradhan, age about 49 years, service, Indian National, married, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] both presently residing at 1101, Celestial Tower, 15th Road, Bandra West, Mumbai 400050 3) **Saurabh Ramesh Sangekar** son of Ramesh Nagesh Sangekar, age about 54 years, service, Indian National, married, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], his wife 4) **Archana Saurabh Sangekar** daughter of Surinder Mehra, age about 54 years, doctor, Indian National, married, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] both presently residing at Sunder Sadan, 63-A Proctor Road, Grant Road East, Mumbai - 400 004, 5) **Heena Karim Jaffer** daughter of Husainali Abdulmohemed Merchant, age about 52 years, service, Indian National, married, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] presently residing at 15, Aliabad, Agahall, Nesbit Road, Mazgaon, Mumbai 400010, 6) **Zeenat Ahmed Jaffer** daughter of Parvez Doctor, age about 47 years, housewife, Indian National, married, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] presently

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residing at 701, Pinnacle de Pride, Turner Road, Bandra West, Mumbai 400050 and 7) **Mumtaz Aziz Jaffer** daughter of Abdulali Khimji Bootwala, age about 58 years, housewife, Indian National, married, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] presently residing at 703, Panju Mahal, B.J.Road, Bandstand, Bandra West, Mumbai 400050 (hereinafter referred to as the "**Purchasers**", which expression shall, unless repugnant to the context or meaning thereof, mean and include their respective heirs, successors, administrators and assigns) of the OTHER PART;

As the context may require, "Vendors" and "Purchasers" are collectively referred to as "Parties".

WHEREAS

a. There exists a property known as 'PADRIGUELEM BATA' or 'KALIZOR' situated at the village of Moira, within the limits of Village Panchayat of Moira, Taluka and Sub-District of Bardez, District of North, State of Goa, not described in the Land Registration office but enrolled in the Land Revenue Records of Bardez Taluka under Matriz Nos. 1654, 1663 and 1670, hereinafter referred to as the 'Larger Property' and more specifically described in Schedule I hereinunder written.

b. The said Larger property formed part of the estate of late Luis Gonzaga Pereira, son of Diogo Jose Estevam Pereira and Carlota Henriqueta Sabina Francisco e Pereira, who expired at Ward Calizor alias Kalizor, village of Moira, Goa on 3rd April 1948 leaving behind, his widow and moiety holder, Ludovina Candida Eugenia De Souza e Pereira, and four children, namely, 1. Carlota Eugenia Pereira, Spinster, aged twenty years, 2. Lilia Eugenia Pereira,



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Spinster, aged 15 years, 3. Jose Gonzaga Pereira (Vendor No.1), bachelor, minor, aged 13 years and 4. Arsenia Eugenia Pereira, Minor, aged 10 years.

- c. Upon the death of Luis Gonzaga Pereira, Inventory proceedings no. 114/48 were instituted in the in the 3rd Section of Civil Court of Comarca of Bardez.
- d. In the said inventory proceedings, the Larger Property was listed at Item No.1 in the list of assets and as per the chart of partition, the Larger Property was allotted to Ludovina Candida Eugenia De Souza e Pereira, widow of Luis Gonzaga Pereira and their four children.
- e. The said Ludovina Candida Eugenia De Souza e Pereira expired on 20th April 1975 without any will or other disposition of her wishes leaving behind her heirs, the Vendor No.1 herein and three daughters.
- f. By a Deed of Declaration of Renunciation dated 22-06-1987 recorded at Folio 96 to 98V of Book No.731, executed in the Comarca or Judicial Division of Bardez, Town of Mapusa in the Office of the Notary Public, Situated at St. Francis Road, before Prabhakar Vamanrao Suriyarao Sardessai, Notary and Ex-Officio of the Comarca, the said Carlota Eugenia Pereira e Souza and her Husband, Remegio Julio De Souza, Arsenia Eugenia Pereira e Pinto and her Husband Joao Francis Jose Caetano Pinto, and Lilia Eugenia Pereira e Gomes Pereira and her Husband, Custodio Manuel Gomes Pereira renounced, released and relinquished gratuitously in favour of the other co-heirs, all their rights,



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interests and claims to the inheritance of their late parents/parents in law.

- g. By a Deed of Declaration of Succession dated 23/06/1987, recorded at Folio 98V onwards of Book No.731 executed before Civil Registrar cum Sub-Registrar and Notary Public Ex-Officio Prabhakar Vamanrao Suriyarao Sardessai in the Comarca or Judicial Division of Bardez, the Vendor No.1 was declared as the Sole and Universal Heir and Successor of his late parents, the said late Luis Gonzaga Pereira and Late Ludovina Candida Eugenia De Souza e Pereira.
- h. The Vendor no. 1 Jose Gonzaga Pereira being married under the regime of communion of assets as per the prevailing law, half the share in the said Larger Property automatically devolved upon his spouse Jane Francisca Pereira, the Vendor No.2.
- i. The Vendors, sold to Acron Developers Pvt. Ltd. a Company Incorporated and registered under the Companies Act 1956, an area admeasuring 17,000 sq. mts. of the Larger Property vide Deed of Sale dated 24/01/2007 executed at Mapusa, Bardez, Goa, and bearing Registration No.572 at pages 217 to 245 of Book No. I, Volume No.1980 dated 13/02/2007.
- j. The Vendors have now approached the Purchasers to sell, convey, transfer, and assign, all their rights, title, interest, share and claim in a portion of the Larger Property, known as 'PADRIGUELEM BATA' or 'KALIZOR' and also known as 'MARACHE BHAT', originally admeasuring 8800 sq. mts, bearing Survey No.48/4, of Moira Village, presently admeasuring 8,200 sq. mts, (owing to acquisition of 600 sq. mts by the Public Works

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Division XVII, Government of Goa, of which on 07-09-1981 possession has been taken under section 16 of the Land Acquisition Act, 1894), not registered in the land registration office, hereinafter referred to as the 'said Property' and better described in the Schedule II hereinunder written and demarcated in red ink on the plan enclosed to the present Deed, which form as part and parcel of the present Deed, for a Total Consideration of Rs. 3,50,00,000 (Rupees. Three Crores Fifty Lakhs only) and the the Purchasers have agreed to purchase the said Property from the Vendors, along with all their all the rights, title interest and shares in the same.

The Vendors have declared, represented and covenanted unto the Purchasers as under:

- a. That they are in actual vacant and peaceful possession of the said Property.
- b. That there are no pending Suits, Appeals, Litigations or any Proceedings whatsoever in respect of the said Property or their rights, shares, interest, claim or title in respect of the same.
- c. That said Property is not the subject matter of any notice of acquisition or requisition by the Government or any other Authorities, nor is the same affected by any Government Notification or the Government Orders; nor are there any land acquisition or requisition proceedings; nor any other encumbrances of whatsoever nature, either initiated or pending in respect of the said Property or any part thereof.
- d. That no parties have any Right of Pre-emption or any other Right of like nature or otherwise in respect of the said Property by virtue of which such person is likely to challenge or in any manner, upset the present sale.

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- e. That they have an absolute right, title, interest, share and possession to dispose off and/or sell the said Property and/or deal with it in any manner whatsoever.
- f. That there is no legal bar or impediment for this transaction and said Property and all the rights, shares, interest and title in respect of the same are free from encumbrances, liens and/or charges.
- g. That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon the Vendors in respect of the said Property.
- h. That neither the said Property nor part thereof are the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- i. That neither the said Property nor any part of the same are the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- j. That they are fully entitled to convey the said Property and all their rights, shares, interest and title in respect of the same to the Purchasers.
- k. That they have not agreed, committed or contracted or entered into any agreement for sale or lease or any other agreement of whatsoever nature with third parties in respect of the said Property.
- l. That they have not done any act, deed, matter or thing whereby or by reason whereof, the sale of the said Property to the










Purchasers may be prevented or affected or prejudiced in any manner whatsoever.

The Vendors therefore absolutely convey, assign, transfer and sell unto the Purchasers herein said Property and all their rights, title, interest, share, possession and claims of the same TOGETHER WITH ALL the things that may be permanently attached to the said Property hereby conveyed or standing thereon, and all the privileges, easements, profits, rights and appurtenances whatsoever to the said Property hereby conveyed and every part thereof, and the Purchasers accept the sale, transfer, assignment, possession and conveyance from the Vendors of the said Property, along with all the rights, title, interest of the same, along with the vacant and lawful possession and free from any liens, charges and/or any encumbrances whatsoever, hereby conveyed and every part thereof, for a total consideration of Rs. 3,50,00,000 (Rupees. Three Crores Fifty Lakhs only) paid by the Purchasers in the manner as described in the Schedule III herein written.

The Parties are now executing these presents to record their consensus and agreed terms and conditions and the covenants.

The Vendors have executed and registered a power of attorney on 29/09/2021 bearing Registration No BDR-09/11001/2021 dated 29/09/2021 in favour of Mr. Amin Sadruddin Bootwala aged about 61 years, service, Indian National, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], presently residing at 86 Rahim Castle, 2nd Floor, Room No: 4/a, Mohammed Umar Kokil Marg, Dongri, Mumbai: 400009, for the sole purpose of admitting execution of this Deed for registration on their behalf and in their name before the Sub-Registrar of Bardez, Mapusa, Bardez Goa.



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The Purchaser Nos. 2, 6 and 7 have executed and registered a powers of Attorney on 28/09/2021 in favour of Mr. Akbar Amirali Jaffer, the Purchaser No.1 herein, for the sole purpose of admitting execution of this Deed for registration on their behalf and in their name before the Sub-Registrar of Bardez, Mapusa, Bardez Goa.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of a sum of Rs. 3,50,00,000 (Rupees. Three Crores Fifty Lakhs only) paid by the Purchasers to the Vendors, as described in Schedule III hereinunder written, receipt whereof the Vendors, do and doth hereby admit and acknowledge and therefore fully transfer, release and discharge the Purchasers absolutely and forever, and the Vendors, do and doth hereby sell, assign, grant, convey, transfer all their Rights, Title, Interest, Claims, and Shares of the said Property and assign and assure to the Purchasers, the said Property (more specifically described in Schedule-II herein under written) and all the rights, title, claims, shares, and interest of the same, along with the Estate, Right, Title, Interest, Easements, and/or Privileges whatsoever TOGETHER WITH ALL the things that may be permanently attached to the said Property hereby conveyed or standing thereon of the Vendors in the said Property TO HAVE AND TO HOLD the same unto the Purchasers as absolute Owners forever hereafter.
2. The Purchasers have on this day, paid to the Vendors the amount of Rs. 3,50,00,000 (Rupees. Three Crores Fifty Lakhs only), receipt whereof the Vendors do and doth hereby admit and acknowledge and declare and covenant the Purchasers as the Owners in






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possession of the said Property and all the rights, title, interest and shares of the same.

3. The Vendors, undertake to sign all papers, No Objection Certificates, Plans, Undertakings, Declarations and all necessary documents to make appropriate changes in the Revenue Records in the name of the Purchasers, before the Mamlatdar, the Revenue Authority, and/or any other Authority/Authorities for the aforesaid purpose as required by the Purchasers, at all times hereafter without any demur. The Vendors also hereby tender their unconditional NO OBJECTION to the Purchasers to carry out the necessary change in the records mentioned hereinbefore in favour of the Purchasers.

4. The Vendors, do hereby further covenant with the Purchasers as under:-

a. That the Vendors as absolute Owners in possession of the said Property and all the rights, title, interest and shares of the same, do hereby grant, convey, sell, transfer, assign and assure unto the Purchasers, free from all encumbrances, all and singular, said Property and all the rights, title, interest and shares of the same together with all Privileges, Rights, Liberties, Right of way, Amenities, Easements and Appurtenances whatsoever, either belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong, the Estate, Right, Title, Interest, Claim and Demands whatsoever of the Vendors unto the same and every part thereof TO HAVE AND TO HOLD the same unto the perpetual Ownership, Title and Use of the Purchasers, absolutely and forever together with the Title Deeds, Writings and other Ordinances of Title as ordinarily passed against such sale;



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b. That notwithstanding any act, deeds or things hereto before done, executed or knowingly suffered to the contrary, the Vendors have the clear and absolute marketable title to said Property, free from any encumbrances, charges, claims, demands, attachments or defects in title of whatsoever nature, and the Vendors do further declare and covenant that they have a good, clear and absolutely marketable Title, Right, Full Power and Absolute Authority to sell, transfer and convey said Property and all the rights, title, interest and shares of the same, which are the subject matter of the present Deed of Sale.

c. That the Vendors have never before agreed to sell, lease, or entered into any memorandum of understanding or any other agreement, whether oral or written, nor have even dealt with any other person in relation to the said Property or any part thereof in any manner whatsoever; and that no person has any Right, Share, Title or Interest or Claim of any kind whatsoever in the said Property and all the rights, title, interest and shares of the same, or any part thereof;

d. That no Right of Easement of any kind whatsoever was ever conferred nor is available, to any other person or persons in respect of the use and enjoyment of the said Property;

e. The Vendors have handed over today the peaceful, free, vacant and exclusive possession of the said Property to the Purchasers and the Purchasers shall be entitled to enjoy the same without any interruption or disturbances either by the Vendors or any other person or persons claiming through or under the Vendors or without any unlawful disturbance or interruption from any person whatsoever;



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f. In the event any part and/or any Share of the said Property of the Purchasers, is claimed by any person or lost on account of any claim made thereto by any other person(s), or the Vendors herein and/or any other person(s) claiming through or under them, then the Vendors shall recoup the Purchasers for any such loss(es) together with all litigation expenses that may be incurred by the Purchasers for the protection of their Rights, Title, Interest Claims or Share, with regard to the said Property, and the Vendors hereby unconditionally, perpetually and forever hereby fully indemnify the Purchasers and undertake and bind themselves to save and hold the Purchasers, harmless and without any legal infringement absolutely and forever at the sole cost and expense of the Vendors herein;

g. The Vendors do hereby declare and covenant that the said Property and all the rights, title, interest and shares of the same, hereby being transferred, are totally free from any Encumbrances, Charges, Equities, Claims or Demands of whatsoever nature and that the Vendors have not done any act or omission whatsoever, whereby the said Property or any part thereof, is made the subject matter to any attachment or lien of any Court, Authority or Person whatsoever and that the Vendors covenant to keep harmless, indemnify and keep indemnified the Purchasers from or against all or any Encumbrances, Loss, Damages, Expenses, Charges, Equities, Claims, Suits, Proceedings and Defects in Title or Demands of whatsoever nature;

h. The Vendors do hereby further covenant that in the event the Purchasers find any defect in the Title of the Vendors in respect of the said Property or any part thereof, then the Vendors shall

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refund the amount of Consideration received by them along with compound interest thereupon at the rate of 18% per annum calculated from today, until the actual payment is effected; and the Vendors hereby accept that the claim from the Purchasers on any of the counts mentioned in this Deed shall operate as a Charge on the other properties of the Vendors;

- i. The Vendors and all persons claiming through or under them, further covenant that they shall from time-to-time, at the request of the Purchasers, do or execute or cause to be done or executed, all such Acts, Deeds and things whatsoever for further more perfectly conveying and assuring the said Property and every part thereof unto the Purchasers in the manner aforesaid and placing the Purchasers in possession of the same in accordance with the true intent and meaning of this Deed as styled or as may be reasonably required;
- j. The Vendors hereby declare that they have not received any Notice(s) under the Land Acquisition Act, or the Registration Act, or any other enactment providing for compulsory acquisition/requisition of the said Property or any part thereof.
- k. The Vendors further declare that the said Property and all the rights, title, interest, claims and shares of the same are not the subject matter of any pending litigation, nor has the same been mortgaged or any charge created thereof for the purpose of obtaining any loan, or as collateral security/guarantee for any loan obtained by any other person;
- l. The Vendors further agree, admit and declare that they have received the entire consideration for the sale of the said Property

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and all the rights, title, interest, claims and shares of the same together with all and whatsoever therein; and absolutely and forever discharge the Purchasers having received the full and final consideration as contemplated in this Deed of Sale;

m. The Vendors do hereby agree to make all the necessary applications to the concerned authorities to delete their names and add and include the name of the Purchasers in the Revenue Records and sign all the necessary documents for the same; and further assure and covenant to have all the necessary changes or entries effected in all records including that of Revenue Records in the name of the Purchasers;

n. The Vendors, have on this day handed over complete, peaceful, quiet and vacant possession of the said Property to the Purchasers;

o. The Vendors have been using the said Property and enjoying the fruit therefrom for over many decades and are maintaining the said Property themselves, there being no mundkars, agricultural or other tenants, pluckers, toddy tappers or any other person/s with any such rights in or to the said Property and that no agricultural or other tenancy, plucking, toddy tapping, usufructuary rights or contracts have been created in respect of the said Property or any part thereof.

p. No FAR is transferred or utilised or any contract executed to the similar effect. There are no person/s or any entity/ies having any right, title, interest, claim or demand in or on the Said Property or any part thereof in respect of the said Property including but not limited to either by way of access, customary use, sale, allotment,

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exchange, gift, lease, rent, leave and license, assignment, lien, charge, mortgage, trust, license, tenancy, mundkarial rights, inheritance, partition, attachment, succession, family arrangement / settlement, will, testamentary instrument, inventory, letters of administration, maintenance, easement, development right etc. whether under any agreement, deed, document, letter, or otherwise howsoever

5. The Purchase Price of Rs. 3,50,00,000/- (Rupees Three Crores Fifty Lakhs only) represents the present true and correct market value of the property and the appropriate Stamp Duty thereon; and the Registration Charges are being paid herewith. It is clarified that the Stamp Duty and Registration Charges is borne by the Purchasers.
6. The Vendors acknowledge for all legal purposes that the Taxes / Cess including House Tax in respect of the said Property due to all Authorities has been duly paid in full and that there are no dues / statutory dues or any dues or arrears or fees of whatsoever nature concerning the said Property hereinunder sold to the Purchasers. The Vendors accept any and all liability to pay any dues so payable until this date, if claimed or demanded and keep the Purchasers indemnified fully from having to pay any such claims or arrears from any local municipal/panchayat authority, Electricity Department, Water Department, Telephone Department or any other Government, Municipal or any other statutory Authority. In the event the aforesaid dues are paid by the Purchasers on behalf of the Vendors, the Purchasers shall be reimbursed by the Vendors immediately upon demand. In the event any dues, arrears and/or fees whatsoever are pending this

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Deed of Sale, the same shall be paid by the Vendors, being their sole and universal responsibility.

7. The Vendors declare and covenant unto the Purchasers that the Vendors shall forthwith surrender any and all licenses, obtained by the Vendors from any authorities for any purpose, if any; and any dues whatsoever outstanding, the same shall be paid solely by the Vendors, keeping the Purchasers fully indemnified thereof and shall inform all the Authorities the said Property has been sold to the Purchasers herein.

8. The Vendors declare and covenant unto the Purchasers that the Vendors have not entered into any Memorandum of Understanding, Lease Deed, Mortgage Deed, any Agreement, any other arrangement or understanding either oral or written whatsoever with any third party in respect of the said Property or any part thereof and in the event of any such claims with respect to the said Property or any part thereof, the same shall solely be the responsibility of the Vendors, who fully and perpetually indemnify the Purchasers.

9. The Vendors covenant and indemnify the Purchasers for all and any expenses, damages, claims, compensations, fees, or any costs of whatsoever nature, that the Purchasers may be put to owing to any act or omission of the Vendors with respect to the said Property or any part thereof.

10. The Vendors declare and covenant unto the Purchasers that in the event any Authority or Court of Law, seals or cordons off the said Property due to any act or omission of the Vendors then the Vendors shall refund to the Purchasers the entire



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consideration paid to the Vendors along with a compound interest thereupon at the rate of 18% per annum calculated from the date of this Deed until such date of actual payment is effected and shall also pay a sum of Rs. 2 Crores only as compensation or liquidated damages, irrespective whether any damage is proved or not and the Vendors admit, undertake, acknowledge and bind itself to pay such amount to the Purchasers within 30 days from the date of receipt of notice of such claim and failing which, the Vendors shall pay the Purchasers compound interest @18 % per annum upon the said Rupees 2 crores until such date of actual payment is effected.

11. The Vendors declare, covenant and indemnify the Purchasers that if any other person(s) raise any contention(s) or claim(s) before any Court of Law which may affect or in any way prejudice the Right, Title, Interest, Claim and Shares of the Purchasers in respect of the said Property or any part thereof, then in such an eventuality the Vendors shall adjust such contentions(s) and / or claim(s) out of any other properties or estates belonging to the Vendors without any reference to the Purchasers or the said Property.

12. The present Deed of Sale is being executed on this day the 29th Day of September 2021.

13. The Purchasers and the Vendors confirm and declare that all modifications, waivers, amendments, understandings, negotiations and/or any other agreement/s between them has been reduced to writing as finally documented herein and this Deed nullifies and invalidates all communications between the Parties hitherto.



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14. The Vendors have executed and registered a power of attorney on 29/09/2021 in favour to Mr. Amin Sadruddin Bootwala age about 61 years, service, Indian National, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], presently residing at 86 Rahim Castle, 2nd Floor, Room No: 4/a, Mohammed Umar Kokil Marg, Dongri, Mumbai: 400009, for the sole purpose of admitting execution of this Deed for registration on their behalf and in their name before the Sub-Registrar Bardez. The registered power of attorney is annexed hereto.

15. The original of this document shall be retained by the Purchasers who undertake to produce it whenever required by the Vendors and to furnish, at the cost and expense of the Vendors copies of this document. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, the Vendors hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Schedule Tribe and as such the previous sanction of the Collector, North Goa District, Panaji, is not required for registering the present Deed of Sale.

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SCHEDULE I**(Description of the Larger property)**

ALL that property known as 'PADRIGUELEM BATA' or 'KALIZOR' situated at the village of Moira, within the limits of Village Panchayat of Moira, Taluka and Sub-District of Bardez, District of North, State of Goa, not described in the Land Registration office but enrolled in the Land Revenue Records of Bardez Taluka under Matriz Nos. 1654, 1663 and 1670, and bounded as under:

On the East: By the property bearing survey no 48/15, 48/16 and 67/20

On the West: By property survey no 48/3, 48/6, 67/3, 67/5, 67/9, 67/17 and 67/18

On the North: Rain Water Drain and survey no 49

On the South: Public Road from ward Atafondem to the Church

SCHEDULE II**(Description of Said Property)**

All that part and parcel of the property known as 'PADRIGUELEM BATA' or 'KALIZOR' or 'MARACHE BHAT' admeasuring 8200 square meters bearing survey no 48/4 situated at Moira Village, Bardez, Goa within the limits of Moira Village Panchayat not registered in the land registration office and bounded as follows:

On the East: By the property bearing survey no 48/15 and 48/16

On the West: By property survey no 48/3 and 48/6

On the North: Rain Water Drain and survey no 49

On the South: By Road, beyond which lies the other portion of the larger property bought by Acron Developers Pvt. Ltd.

HAT

Z.A.J.

Praveer
JM Pereira

TA A



TKJ

~~MAJ~~

MAJ

SCHEDULE III
(Details of Total Consideration)

<u>Sr No</u>	<u>Name of Payer</u>	<u>Consideration Amount</u>	<u>Payment Details</u>	<u>TDS Deducted U/s 194IA of Income Tax Act</u>
1	<u>Akbar Amirali Jaffer</u>	<u>30,31,875</u>	<u>Bankers Cheque No: 197482 dated 27/09/2021 drawn on Bank of Baroda in favour of Jose Gonzaga Pereira</u>	<u>30,625</u>
2	<u>Akbar Amirali Jaffer</u>	<u>30,31,875</u>	<u>Bankers Cheque No: 197479 dated 27/09/2021 drawn on Bank of Baroda in favour of Jane Francisca Pereira</u>	<u>30,625</u>
3	<u>Zeenat Akbar Jaffer</u>	<u>30,31,875</u>	<u>Bankers Cheque No: 197481 dated 27/09/2021 drawn on Bank of Baroda in favour of Jose Gonzaga Pereira</u>	<u>30,625</u>
4	<u>Zeenat Akbar Jaffer</u>	<u>30,31,875</u>	<u>Bankers Cheque No: 197480 dated 27/09/2021 drawn on Bank of Baroda in favour of Jane Francisca Pereira</u>	<u>30,625</u>
5	<u>Saurabh Ramesh Sangekar</u>	<u>21,65,625</u>	<u>Managers Cheque No: 023959 dated 27/09/2021 drawn on HDFC Bank Ltd in favour of Jose Gonzaga Pereira</u>	<u>21,875</u>
6	<u>Saurabh Ramesh Sangekar</u>	<u>21,65,625</u>	<u>Managers Cheque No: 023960 dated 27/09/2021 drawn on HDFC Bank Ltd in favour of Jane Francisca Pereira</u>	<u>21,875</u>
7	<u>Archana Saurabh Sangekar</u>	<u>21,65,625</u>	<u>Demand Draft No: 788502 dated 23/09/2021 drawn on Standard Chartered Bank in favour of Jose Gonzaga Pereira</u>	<u>21,875</u>
8	<u>Archana Saurabh Sangekar</u>	<u>21,65,625</u>	<u>Demand Draft No: 788501 dated 23/09/2021 drawn on Standard Chartered Bank in favour of Jane Francisca Pereira</u>	<u>21,875</u>
9	<u>Zeenat Ahmed Jaffer</u>	<u>21,65,625</u>	<u>Demand Draft No: 531222 dated 27/09/2021 drawn on DCB Bank in favour of Jose Gonzaga Pereira</u>	<u>21,875</u>

FHS Z.A.J.  JHPereira @ A HKJ  05/10/21

10	<u>Zeenat Ahmed Jaffer</u>	<u>21,65,625</u>	<u>Demand Draft No: 531223 dated 27/09/2021 drawn on DCB Bank in favour of Jane Francisca Pereira</u>	<u>21,875</u>
11	<u>Heena Karim Jaffer</u>	<u>25,98,750</u>	<u>Demand Draft No: 495784 dated 22/09/2021 drawn on DCB Bank in favour of Jose Gonzaga Pereira</u>	<u>26,250</u>
12	<u>Heena Karim Jaffer</u>	<u>25,98,750</u>	<u>Demand Draft No: 495783 dated 22/09/2021 drawn on DCB Bank in favour of Jane Francisca Pereira</u>	<u>26,250</u>
13	<u>Mumtaz Aziz Jaffer</u>	<u>21,65,625</u>	<u>Demand Draft No: 531225 dated 27/09/2021 drawn on DCB Bank in favour of Jose Gonzaga Pereira</u>	<u>21,875</u>
14	<u>Mumtaz Aziz Jaffer</u>	<u>21,65,625</u>	<u>Demand Draft No: 531224 dated 27/09/2021 drawn on DCB Bank in favour of Jane Francisca Pereira</u>	<u>21,875</u>

AAJ

2.AJ

A

M

AA

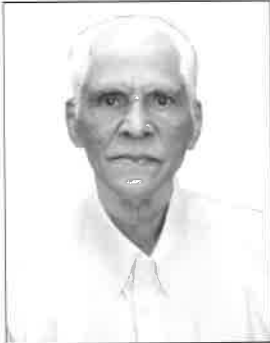
TICJ

AAJ

GMP

AA

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND
SUBSCRIBED THEIR HANDS AND SIGNED THIS DEED ON THE DAY AND
YEAR FIRST HEREINABOVE WRITTEN.

	<p>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS THE PARTIES OF THE FIRST PART</p> <p><i>Jose Pereira</i></p> <hr/> <p>Mr. Jose Gonzaga Pereira</p>
--	---


Left hand finger-prints of Mr. Jose Gonzaga Pereira



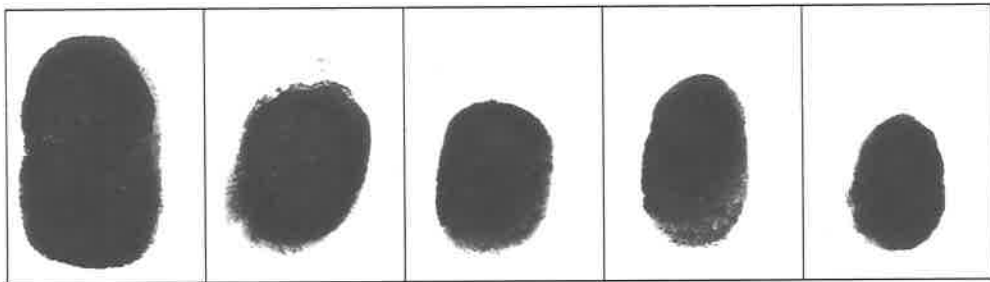
Right hand finger-prints of Mr. Jose Gonzaga Pereira



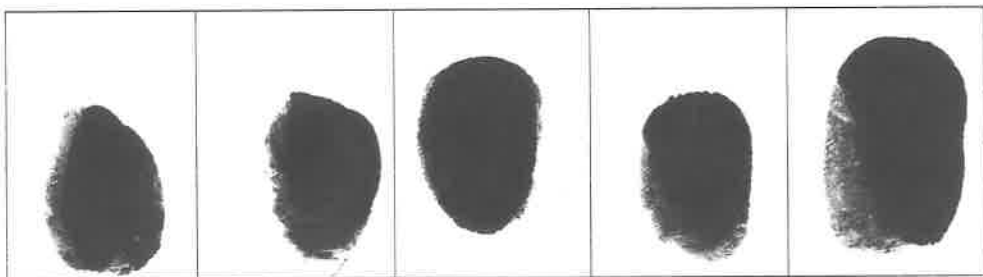
HHJ *Z.A.J.* *Jose Pereira* *Jose Pereira* *HKJ* *HH* *HHJ*

	<p>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS THE PARTIES OF THE FIRST PART</p> <p><i>JM Pereira</i></p> <hr/> <p>Mrs. Jane Francisca Pereira</p>
---	--


Left hand finger-prints of Mrs. Jane Francisca Pereira



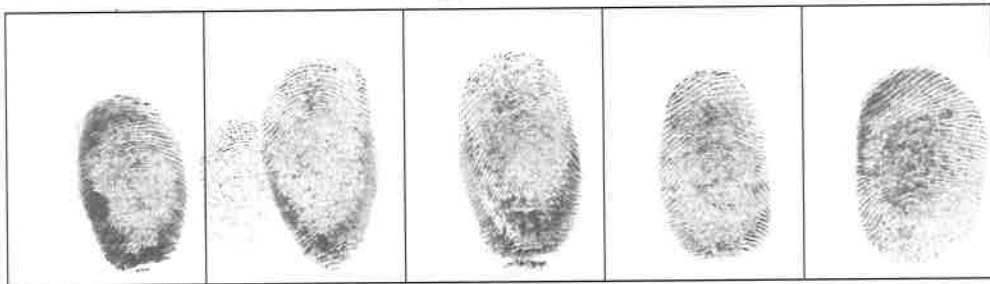
Right hand finger-prints of Mrs. Jane Francisca Pereira



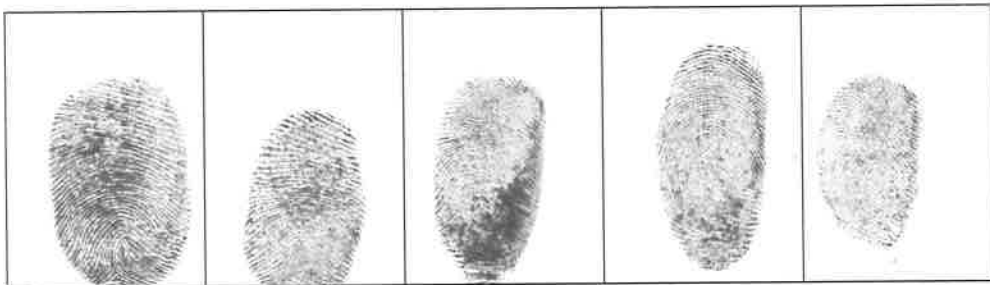
HAJ Z.A.J. *Pereira J.M.P.* (7A) A HKJ ~~A~~ dms

	<p>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS THE PARTY OF THE OTHER PART</p> <p><i>AAJ Jaffer</i></p> <hr/> <p>Mr. Akbar Amirali Jaffer</p>
---	--


Left hand finger-prints of Mr. Akbar Amirali Jaffer



Right hand finger-prints of Mr. Akbar Amirali Jaffer



AAJ A.A.J. *Shirazi*
AAJ (AA) A PKJ *AA* *AAJ*

	<p>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS THE PARTY OF THE OTHER PART</p>
	<p><i>Z.A. Jaffer.</i></p> <hr/> <p><i>Z.A. Jaffer.</i></p> <p>Mrs. Zeenat Akbar Jaffer</p>





Left hand finger-prints of Mrs. Zeenat Akbar Jaffer



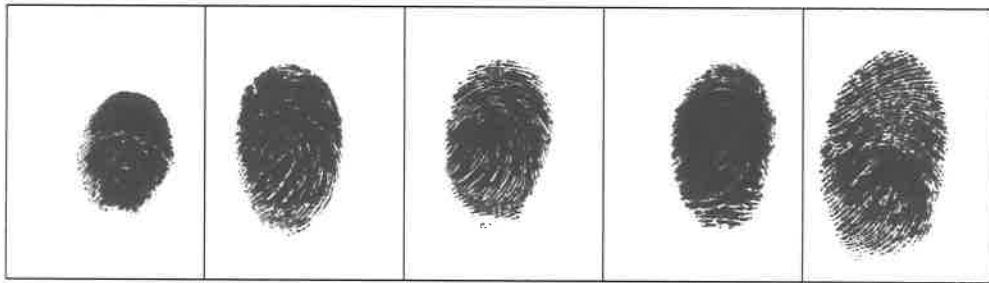
Right hand finger-prints of Mrs. Zeenat Akbar Jaffer



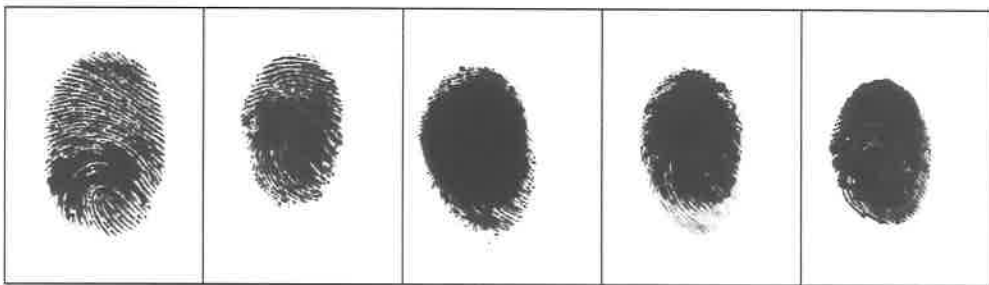
AAJ Z.A.J. *[Handwritten signatures and initials]*

	<p>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS THE PARTY OF THE OTHER PART</p>  <hr/> <p>Mr. Saurabh Ramesh Sangekar</p>
---	--

Left hand finger-prints of Mr. Saurabh Ramesh Sangekar



Right hand finger-prints of Mr. Saurabh Ramesh Sangekar



HAJ Z.AJ. *Sangekar* HAJ (Y) A HAJ *[Signature]* 2005



SIGNED, SEALED AND
DELIVERED
BY THE WITHIN NAMED
PURCHASERS
THE PARTY OF THE OTHER PART

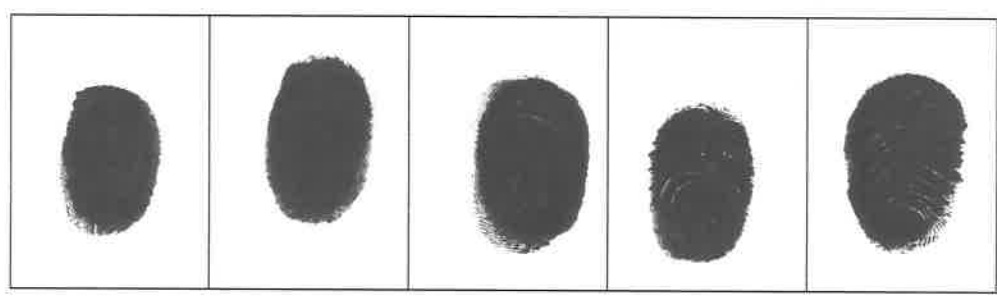


Archana

Mrs. Archana Saurabh Sangekar




Left hand finger-prints of Mrs. Archana Saurabh Sangekar



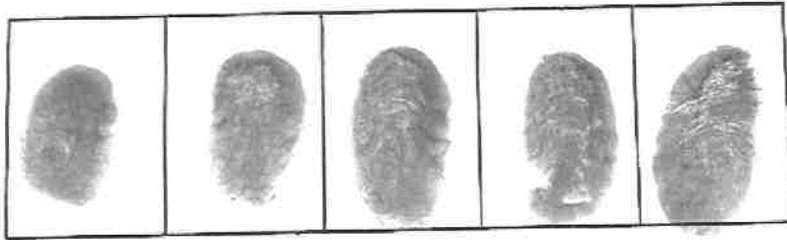
Right hand finger-prints of Mrs. Archana Saurabh Sangekar



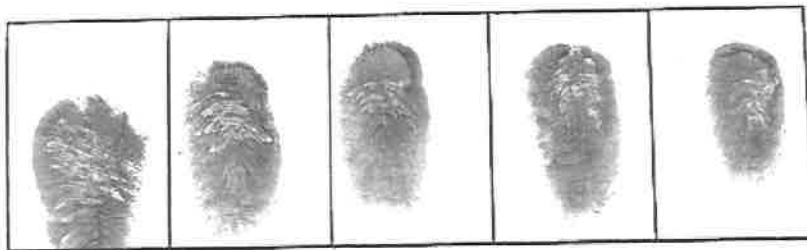
HAJ S.A.S. *[Signature]* JWP @ A HICJ *[Signature]* 05/05

	<p>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS THE PARTY OF THE OTHER PART</p>
<p>H.K. <i>[Handwritten initials]</i></p> 	<p><i>H.K. Jaffer</i> _____ Mrs. Heena Karim Jaffer</p>


Left hand finger-prints of Mrs. Heena Karim Jaffer



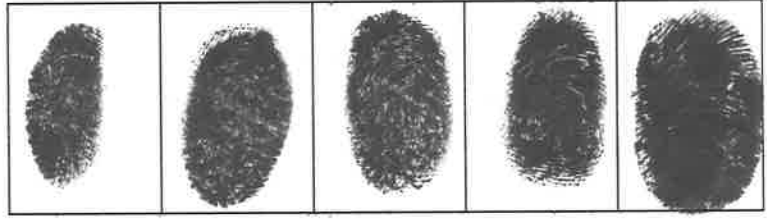
Right hand finger-prints of Mrs. Heena Karim Jaffer



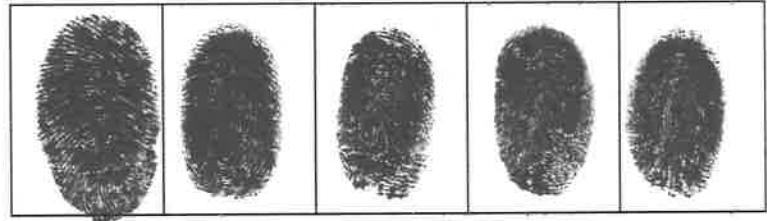
HHJ *Z.A.J.* *[Signature]* *JHP* *(M) A* *TKJ* *[Signature]* *[Signature]*

	<p>SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASERS THE PARTY OF THE OTHER PART</p> <p><i>Z. Jaffer</i></p> <p><i>Z. Jaffer</i></p> <hr/> <p>Mrs. Zeenat Ahmed Jaffer</p>
--	---


Left hand finger-prints of Mrs. Zeenat Ahmed Jaffer



Right hand finger-prints of Mrs. Zeenat Ahmed Jaffer



Z.A.J *Z.A.J* *Z. Jaffer* *M A Jaffer* *Z. Jaffer* *Z. Jaffer*

	SIGNED, SEALED AND DELIVERED
	BY THE WITHIN NAMED PURCHASERS
	THE PARTY OF THE OTHER PART
<p style="text-align: center;"><i>Mumtaz Aziz Jaffer</i></p> <hr/> <p style="text-align: center;">Mrs. Mumtaz Aziz Jaffer</p>	

Mumtaz Aziz Jaffer

Mumtaz Aziz Jaffer

Left hand finger-prints of Mrs. Mumtaz Aziz Jaffer



Right hand finger-prints of Mrs. Mumtaz Aziz Jaffer



HAJ Z.A.J. Mumtaz Aziz Jaffer GMP @ A HICJ [Signature]



IN THE PRESENCE OF -

WITNESSES:

Miss Dancho

1. MICHAEL CHRISTOPHER FIDELIS DSOUZA DANCHO.

~~✗~~

2. HARICHANDRA SHAMBA KERKAR

POSSESSION

Delivered vacant, quiet, perpetual and peaceful possession of the said property as described in the Schedule-II forming a part of this Deed of Sale to the Purchasers.

SIGNED, SEALED AND DELIVERED

BY THE VENDORS

Mr. Jose Gonzaga Pereira

J. Pereira

Mrs. Jane Francisca Pereira

J.F. Pereira

IN THE PRESENCE OF

Miss Dancho

1. MICHAEL CHRISTOPHER FIDELIS DSOUZA DANCHO

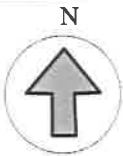
~~✗~~

2. HARICHANDRA SHAMBA KERKAR

HHJ Z.A.-J. *J. Pereira* JNT @ A KIK ~~✗~~ dnas



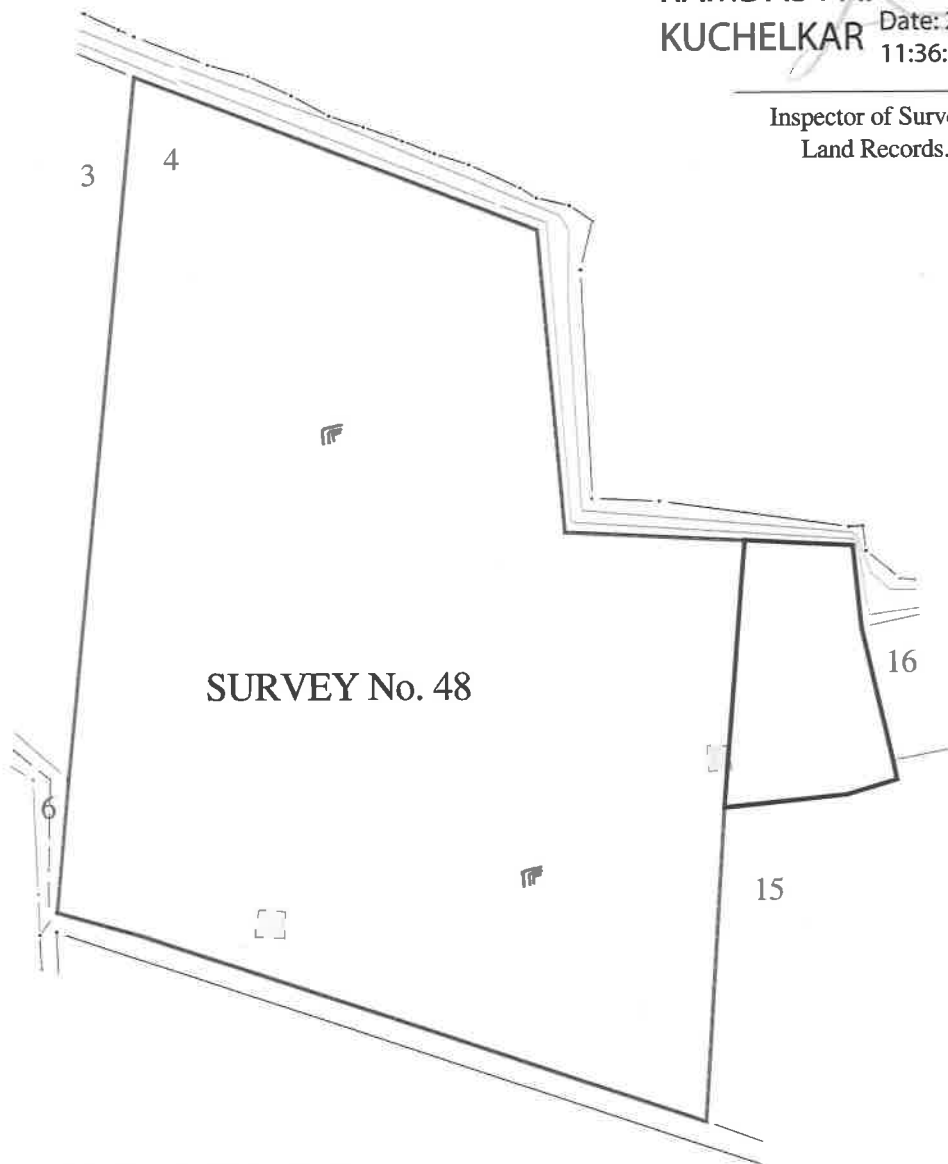
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : MOIRA
Taluka : BARDEZ
Survey No./Subdivision No. : 48/ 4
Scale :1:1000

RAJESH
RAMDAS PAI
KUCHELKAR
Digitally signed by
RAJESH RAMDAS
PAI KUCHELKAR
Date: 2021.08.07
11:36:49 +05'30'

Inspector of Survey &
Land Records.



Generated By : Swapnil B. Bhonsle (D'Man Gr. II)
On :05-08-2021

NOTE : Plan to be printed on A4 size paper

HAJ : ZAJ

A (79)

TERJ STAB JAMP



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Oct-2021 11:56:22 am

Document Serial Number :- 2021-BRZ-3575

Presented at 11:35:17 am on 04-Oct-2021 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	1575000
2	Registration Fee	1050000
3	Mutation Fees	2500
4	Processing Fee	3340
Total		2630840

Stamp Duty Required :1575000/-













Stamp Duty Paid : 1575000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Saurabh Ramesh Sangekar ,Father Name:Ramesh Nagesh Sangekar, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Engineer, Address1 - Sunder Sadan, 5th Floor, 63-A Proctor Road, Address2 - , PAN No.: [REDACTED]			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Saurabh Ramesh Sangekar , Father Name:Ramesh Nagesh Sangekar, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Engineer, Sunder Sadan, 5th Floor, 63-A Proctor Road, PAN No.: [REDACTED]			
2	Archana Saurabh Sangekar , Father Name:Surinder Mehra, Age: 54, Marital Status: Married ,Gender:Female,Occupation: Doctor, Sunder Sadan, 5th Floor, 63-A Proctor Road, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Akbar Amirali Jaffer , Father Name:Amirali Kamruddin Jaffer, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, 1101, Celestial Tower, 15th Road, Bandra West, PAN No.: [REDACTED]			<i>A.A. Jaffer</i>
4	Heena Karim Jaffer , Father Name:Husainali Abdulmohemed, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Service, 15, Aliabad, Agahall, Nesbit Road, Mazgaon, PAN No.: [REDACTED]			<i>H.K. Jaffer</i>
5	Akbar Amirali Jaffer , Father Name:Amirali Kamruddin Jaffer, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, 1101, Celestial Tower, 15th Road, Bandra West, Mumbai 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Zeenat Akbar Jaffer			<i>A.A. Jaffer</i>
6	Amin Sadruddin Bootwala , Father Name:Sadruddin Hassin Bootwala, Age: 61, Marital Status: ,Gender:Male,Occupation: Service, 86 Rahim Castle, 2nd Floor, Room No 4a, Mohammed Umar Kokil Marg, Dongri, Mumbai 400009m, PAN No.: [REDACTED] , as Power Of Attorney Holder for Jane Francisca Pereira			<i>Amin S. Bootwala</i>
7	Akbar Amirali Jaffer , Father Name:Amirali Kamruddin Jaffer, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, 1101, Celestial Tower, 15th Road, Bandra West, Mumbai 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Mumtaz Aziz Jaffer			<i>A.A. Jaffer</i>
8	Akbar Amirali Jaffer , Father Name:Amirali Kamruddin Jaffer, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, 1101, Celestial Tower, 15th Road, Bandra West, Mumbai 400050, PAN No.: [REDACTED] , as Power Of Attorney Holder for Zeenat Ahmed Jaffer			<i>A.A. Jaffer</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

1	<p>Name: Michael Christopher Fidelis DSouza Dancho,Age: 60,DOB: 1961-04-24 ,Mobile: 8669142097 ,Email: michaeldancho67802@gmail.com ,Occupation:Self Employed , Marital status : Married , Address:403509, co Jane Alexandra Dsouza Dancho Dmello Vaddo Behind Red Cab Inn Bar and Rest Anjuna North Goa Goa, co Jane Alexandra Dsouza Dancho Dmello Vaddo Behind Red Cab Inn Bar and Rest Anjuna North Goa Goa, Anjuna, Bardez, NorthGoa, Goa</p>			
2	<p>Name: Harichandra Shamba Kerkar,Age: 47,DOB: 1973-10-16 ,Mobile: 7517068169 ,Email: ,Occupation:Self Employed , Marital status : Married , Address:403508, House No 543 Zoidar Waddo Nachinola North Goa Goa, House No 543 Zoidar Waddo Nachinola North Goa Goa, Nachinola, Bardez, NorthGoa, Goa</p>			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-3575



Document Serial No:-2021-BRZ-3575

Book :- 1 Document

Registration Number :- **BRZ-1-3972-2021**

Date : 29-Oct-2021



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

**SUB-REGISTRAR
BARDEZ**

