

Scan



गोवा GOA

Jr. No. 4720 Place at vend. Sankhal
Date of Issue 07/10/2024 Value of the Stamp Paper
Rs. 25000

158363

Name of the Purchaser Sunil S. Salunke
Residing at Harwal son of Sanguddi 600
As there is no one single stamp paper for the value is
additional stamp papers for the completion of the 63000
attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STP/VEN/09/2023/494

Signature of Purchaser



2024 - BCH - 1489
21/10/20

-1-

THIS AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF
PROPERTY

Signature of Vendor

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS
PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Jr. No. 4720 Place at vend. Sankhali
Date of Issue 07/10/2024
Rs. 25000

158364

Name of the Purchaser Sunit S. Salunke
Residing at Harwar, Sankhali, Goa
As there is no one single stamp paper for the value is
additional stamp papers for the completion of the 63000/-
attached along with

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STP/VEN/03/2023/494

Signature of Purchaser

-2-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

Signature of Vendor

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

Signature of Partner
PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु.
10000



Rs.
10000

TEN THOUSAND RUPEES

गोवा GOA

Sr. No. 4720 Place at vend. Sanktali

Date of Issue 07/10/2021 Value of the Stamp Paper

Rs. 10000

Name of the Purchaser

Residing at Hawale, Sopor

As there is no one single stamp paper for the value of 10000/-, additional stamp papers for the completion of the attached along with 63000/-

Signature of Vendor

Mr. V. D. Parulekar

LIC No. AC/STP/VEN/08/2023/494

Signature of Purchaser

-3-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER



गोवा GOA

Sr. No. 4720 Place or vend. Sankhali
Date of Issue 07/10/2024 Value of the Stamp Paper
Rs. 1000/-
Name of the Purchaser Sunit S. Salunke
Residing at Harwalew Sanyalpur Goa
As there is no one single stamp paper for the value of
additional stamp papers for the completion of the 63000/-
attached along with

791914

Signature of Vendor
Mr. V. O. Parulekar
LIC No. AC/STP/VEN/03/2023/494

Signature of Purchaser

-4-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

Signature of Vendor

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

Signature of Partner

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



गोवा GOA

Sr. No. 4720 Place at vend. Sankhali
Date of Issue 07/10/2024
Rs. 1000/-

791915

Name of the Purchaser Sunil S. Salunke
Residing at Harvalem son of Sanguelam Goa
As there is no one single stamp paper for the value of 63000/-
additional stamp papers for the completion of the attached along with

Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STP/VEH/08/2023/494

Signature of Purchaser

-5-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

गोवा GOA

Sr. No. 4720 Place at vend. Sankhali
Date of Issue 07/10/2024 Value of the Stamp Paper

791916

Rs. 1000

Name of the Purchaser Sunil S. Salunke

Residing at Karvalim son of

As there is no one single stamp paper for the value is additional stamp papers for the completion of the 63000/- attached alongwith



Signature of Vendor

Mr. V. D. Parulekar

LIC No. AC/STP/VEN/03/2023/434

Signature of Purchaser

-6-

AGREEMENT FOR CONSTRUCTION & DEVELOPMENT OF PROPERTY

Signature of Vendor

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

Signature of Partner

PARTNER

This Agreement for Construction & Development of Property is made at Bicholim, Goa, on this 07th day of October, 2024.

B E T W E E N:

(1) Shri **SUNIL SURESH SALUNKE**, son of late Shri Suresh Balkrishna Salunke, aged 46 years, married, business, Indian National, holding PAN No. _____ and Aadhar No. _____, and; (2) Mrs. **SUKANYA SUNIL SALUNKE**, wife of Shri Sunil Suresh Salunke, daughter of Late Shri Vishwasrao Jaibarao Rane, aged 43 years, housewife, Indian National, holding PAN No. _____ & Aadhar No. _____; both residents of Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, Mob. No. _____; hereinafter referred to as "**THE PARTIES OF THE FIRST PART**" (which expression shall unless, repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**;

A N D

M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS, a Partnership firm, registered with the Registrar of Firms at Mapusa, Goa, under registration No. 17/96 dated 13.11.1996, reconstituted on 26.09.2014, having its office at 01, Salunke Estate, Vasant Nagar, Sanquelim, Goa and assessed for Income Tax under PAN No. _____



For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS



PARTNER

, represented herein by its Partners (1) Shri **SUNIL SURESH SALUNKE**, son of late Shri Suresh Balkrishna Salunke, aged 46 years, married, business, Indian National, holding PAN No. _____ and Aadhar No. _____

, and; (2) Mrs. **SUKANYA SUNIL SALUNKE**, wife of Shri Sunil Suresh Salunke, daughter of Late Shri Vishwasrao Jaibarao Rane, aged 43 years, housewife, Indian National, holding PAN No. _____ & Aadhar No. _____

; both residents of Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, Mob. No. _____; hereinafter referred to as hereinafter called "**THE PARTY OF THE SECOND PART**" (which expression shall unless repugnant to the context or meaning thereof deem to include its partners, successors, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

That the member 1 of the PARTY TO THE FIRST PART is representing herein for Self and as duly constituted General Power of Attorney for the member 1 of the PARTY TO THE FIRST PART by virtue of the Power of Attorney dated 24th day of October, 2018, executed before the Notary Public Shri Shashikant A. Parab, Bicholim under Registration No. 17680/18. The true copy of the said Power of Attorney are produced with this Deed in the Office of Sub-Registrar of Bicholim.

WHEREAS the PARTY TO THE SECOND PART is a Partnership firm, registered with the Registrar of Firms at



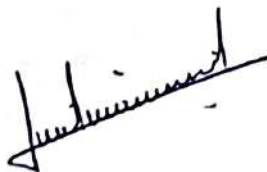
For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS


PARTNER

Mapusa, Goa, under registration No. 17/96 dated 13.11.1996, which was originally constituted by its Partners Smt. Surekha Suresh Salunke, Ms. Sujata Suresh Salunke and Shri Sunil Suresh Salunke and upon the retirement of the Partners Smt. Surekha Suresh Salunke and Ms. Sujata Suresh Salunke, it is reconstituted by the remaining Partner Shri Sunil Suresh Salunke along with the new Partner Mrs. **SUKANYA SUNIL SALUNKE** by virtue of Deed of Reconstitution of Partnership dated 9th day of September, 2014 and the same is endorsed by the Registrar of Firms at Mapusa, Goa on 26.09.2014.

AND WHEREAS the member 1 (PARTNER) of the PARTY TO THE SECOND PART Shri **SUNIL SURESH SALUNKE** is representing herein for Self and as duly constituted Power of Attorney for the member 2 (PARTNER) of the PARTY TO THE SECOND PART Mrs. **SUKANYA SUNIL SALUNKE** by virtue of Power of Attorney dated 4th day of September, 2018, executed before the Notary Public Shri S. A. Parab, Bicholim, under Registration No. 17678/18 dated 24th October, 2018. The true copy of the said Power of Attorney is produced with this Deed in the Office of Sub-Registrar of Bicholim.

WHEREAS there exists a Plot/Property known as "VOULECHI MOLI" or "WAWALYACHI MOLI", bearing plot nos. 1, 2 and 3 of the sub-division approved by Town and Country Planning Department, Bicholim - Goa vide no. DC/1344/BICH/TCP/150 dated 28.02.01 and has been issued Final NOC by Sankhali Municipal Council vide no.



For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS


PARTNER

SMC/TECH/1999-2000/1289 dated 10.03.2000 totally admeasuring an area of 949.00 square meters, presently surveyed under no. 63/1-G-5 and plot nos. 1 and 2 of the sub-division approved by Town and Country Planning Department, Bicholim - Goa vide no. DC/2016/BICH/TCP/230 dated 29.05.03 and has been issued Final NOC by Sankhali Municipal Council vide no. VPSHV/1493/2003-04 dated 11.09.2003 totally admeasuring an area of 714.00 square metres, presently surveyed under no. 63/1-H-5-B situated at Village Harvalem, within the limits of Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District North Goa, State of Goa, more particularly described in the Schedule written herein under and the same for the sake of brevity is hereinafter referred to as **"THE SAID PROPERTY"**.



AND WHEREAS the said properties were gifted to the Member No. 1 of the Parties of the First Part by his parents, Smt. Surekha Suresh Salunke and Shri Suresh Balkrishna Salunke vide Deed of Gift dated 17.07.2017 registered in the Office of the Sub Registrar of Bicholim Taluka under registration no. 873/2017 at pages 168 to 231, Book No. I, Volume No. 1509, dated 25.07.2017.

AND WHEREAS the Member No. 1 of the Parties of the First Part is the absolute owners in possession and well sufficient entitled to the said property known as "VOULECHI

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For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

[Handwritten signature]
PARTNER

"MOLI" or "WAWALYACHI MOLI" surveyed under recent survey no. 63/1-G-5 and 63/1-H-5-B of Revenue Village Arvalem, Taluka Bicholim, Goa.

AND WHEREAS the Member No. 1 of the Parties of the First Part has decided for the construction of a Commercial cum Residential Building project therein and upon approval of a construction plan, from the Town and Country Planning Department, Bicholim vide Technical Clearance Order no. DC/7943/ARVALEM/TCP-22/3380 dated 05.12.2022 and on obtaining NOC's from all the concerned authorities the Sankhali Municipal Council have issued the Construction License bearing no. 07/2023-24 dated 11.07.2023, for the construction of the said project.

AND WHEREAS the Member No. 2 of the Parties of the First Part namely Mrs. Sukanya Sunil Salunke, being a wife of the Member No. 1 of the Parties of the First Part has acquired the right to the said plots under Regime of Communion of Assets as prevailing in the State of Goa.

**NOW THEREFORE THIS AGREEMENT FOR
CONSTRUCTION & DEVELOPMENT OF PROPERTY
WITNESSETH AS UNDER:**

1. That the Party of the Second Part shall develop and construct the said Commercial Cum Residential building as



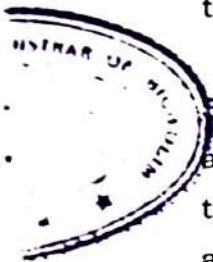
For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS



PARTNER

per the approved plans in the said property at their own costs and labour and sell the same to the prospective purchasers.

2. That the Party of the Second Part shall pay the Parties of the First Part in kind i.e. one flat bearing flat no. 302 admeasuring an area of 61.10 sq. mtrs. on the Third Floor of the building known as "HILLCREST HOMES" for a total consideration of Rs. 21,00,000/- [Rupees Twenty One Lakh only] to the Parties of the First Part as consideration amount of land.



3. That the Party of the Second Part shall follow all the rules and regulations laid down by the authorities and further is free to apply for any changes in the zoning of the plot and also to avail additional FAR from the authorities and in the said case the Parties of the First Part do not have any obstacle to the Party of the Second Part to submit revised plan for the purpose of obtaining extra FAR and thereby contributing additional floors on the said building in lieu of the additional FAR sanctioned by the Authority.

4. That the Parties of the First Part has handed over the possession of said property for the construction of Commercial cum Residential, to the Party of the Second Part on this day of execution of the present agreement and the Party of the Second Part is free and open for the construction and other developmental work.

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

PARTNER

5. That the Party of the Second Part shall construct building obtaining necessary approval from the concerned authorities.

6. That the construction of the building exclusively belongs to the Party of the Second Part having constructed the same by the Parties of the First Part at their own cost and the Parties of the First Part shall not raise any claim in any manner over the premises constructed of the said building or over the sale consideration to be received by the Parties of the First Part from the sale of the said premises of the said building.

7. That the Party of the Second Part shall construct the said building in the said property at their own costs and the Party of the Second Part is free and open to revise the construction plan in a manner deemed fit and proper by the Party of the Second Part upon obtaining necessary approval from the concerned authorities.

8. That the Party of the Second Part shall be entitled to sell the said building to be constructed in the said property along with the undivided share in the land attached thereto to the prospective purchasers and receive the sale consideration thereof exclusively by the Party of the Second Part in their own name and the Parties of the First Part shall not lay any claim of any sort over the said sale consideration which the Party of the Second Part will receive from the sale of the premises.



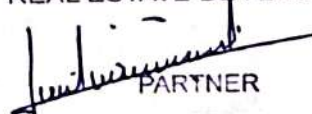
For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS


PARTNER

9. That the Party of the Second Part shall renew or to revise the construction licences of the said building in the own name of Party of Second Part at its own costs and for that purpose, the Parties of the First Part have no objection to continue with the existing licences or to transfer, renew and/or revise the construction licences/Technical Clearances of the said building in the name of the Party of the Second Part by the concerned authorities including the Town & Country Planning Department and the Sankhali Municipal Council. The Parties of the First Part also have no objection to get registration from RERA or any other Government Authority in its own name or in the name of the member no. 1 of the Party of the First Part deemed fit and proper by the Party of the Second Part.

10. That the Parties of the First Part shall co-operate with the Party of the Second Part at all times in respect of carrying out the necessary formalities for the developmental and construction activities in the said property and further the Parties of the First Part shall bestow the additional powers, if required, in favour of representative of Party of the Second Part by executing the additional power of attorney so as to carry out the concerned formalities from the concerned Government Department and/or any other authorities, which may be necessary in respect of development, construction and sale of the premises constructed in the said property.

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

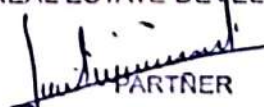


PARTNER

11. That the Parties of the First Part shall not raise any claim on the amount of sale consideration to be received by the Party of the Second Part from the prospective purchasers in respect of the sale of the premises of the said building to be constructed in the said property with share in the land attached thereto.

12. The Parties of the First Part have no objection for the Party of the Second Part to avail finance from any Bank of Financial Institution against the said property described in Schedule stated herein under. However, the Parties of the First Part shall not be held responsible in anyway for the repayment of said finance/ loan obtained by the Party of the Second Part or by the way said prospective purchasers against the security of said property/premises in said property.

13. That in case if any disputes are raised by the prospective purchasers of the premises in said building to be constructed in the said property, for any defects in construction quality and/or in respect of incomplete formalities from the concerned authorities and/or towards the receipt of the amount from them, then the Party of the Second Part shall be exclusively responsible to answer the claim of the such prospective purchasers and to settle the same at their own costs and the Parties of the First Part shall not in any way be held responsible for any such claims raised by the prospective purchasers.

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS


PARTNER

14. That the Party of the Second Part shall obtain all further licences, permissions, registrations, approvals, NOC's, if any required from the concerned Government Authorities and/or from RERA and/or from the local body in respect of proposed construction of the said building to be taken up in the said property described in Schedule written herein under, at its own costs.

15. That All the expenses towards the stamp duty, registration fees, fees towards all the licences permissions, the taxes or any other charges if any, to be paid to any Government authorities and/or the local self-body in respect of said construction activities of the said building or the documents to be executed thereto including this Agreement shall be solely borne by the Party of the Second Part.

16. That all the taxes or any other charges if any, to be paid to any Government authorities and or the local self-body i.e. Municipal Council in respect of the developmental & construction activities in the said property shall be exclusively borne by the Party of the Second Part.

17. That the said building is named as "**HILLCREST HOMES**" and the Parties of the First Part shall not change the same on any grounds of whatsoever.



For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS


PARTNER

18. That the Party of the Second Part shall pay the Parties of the First Part in kind i.e. one flat bearing flat no. 302 admeasuring an area of 61.10 sq. mtrs. on the Third Floor of the building known as "HILLCREST HOMES" for a **total consideration of Rs. 21,00,000/- [Rupees Twenty one lakh only]** to the Parties of the First Part as consideration amount of land.

19. That the specific performance of contract shall be an essence of this agreement.

SCHEDULE I

ALL THAT part, admeasuring an area 979.00 sq. mtrs comprising of plot nos. 1, 2 and 3 of the property known as "VOULECHI MOLI" or "WAWALYACHI MOLI" situated at Harvalem, within the limits of Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, North-Goa District, State of Goa, surveyed under recent Survey No. 63/1-G-5 of Revenue Village Harvalem, Taluka Bicholim. The said plots are the part and parcel of the bigger property bearing original Survey No. 63/0 described in the Land Registration Office of Bicholim under no. 9346 of Book B (new series) and not enrolled in the Taluka Revenue Office for the purpose of Matriz Predial and said part of the said plot bearing recent Survey No. 63/1-G-5 of Revenue Village Arvalem, Taluka Bicholim is bounded as under:-

On the East : partly by the property bearing survey no. 63/1-H-5-B, partly by property under survey no. 63/1-H-5 and partly by property under survey no. 63/1-H-5-A of Revenue Village Arvalem;



For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS


PARTNER

On the West : by 6.00 mtrs. wide internal road;
 On the North : by 6.00 mtrs. wide road;
 On the South : by the remaining part of the property
 bearing Survey No. 63/1-G-5 of Revenue
 Village Arvalem;

SCHEDULE II

ALL THAT part, admeasuring an area 714.00 sq. mtrs. comprising of plot no. 1 and 2 of the property known as "VOULECHI MOLI" or "WAWALYACHI MOLI" situated at Harvalem, within the limits of Sankhali Municipal Council,, Taluka and Registration Sub-District of Bicholim, North-Goa District, State of Goa, surveyed under recent survey No. 63/1-H-5-B of Revenue Village Harvalem, Taluka Bicholim. The said plots are the part and parcel of the bigger property bearing original Survey No. 63/0 described in the Land Registration Office of Bicholim under no. 9346 of Book B (New Series) and not enrolled in the Taluka Revenue Office for the purpose of Matriz Predial and said part of the said plot bearing recent Survey No. 63/1-H-5 of Revenue Village Arvalem, Taluka Bicholim, hereby gifted is bounded as under:-

On the East: by 6.00 mtrs. wide internal road

On the West: by survey no. 63/1-G-5 and partly by
 plot under survey no. 63/1-G;

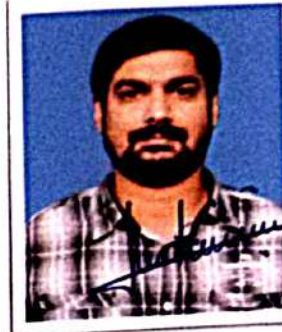
For M/S JAGDESH BUILDERS &
 REAL ESTATE DEVELOPERS

PARTNER

On the North : by 6.00 mtrs wide service road;

On the South : by plot under survey no. 63/1-H-5 at
Village Harvalem;

SIGNED AND DELIVERED by }
withinnamed Shri **SUNIL SURESH** }
SALUNKE member 1 of the PARTY
TO THE FIRST PART for self and
As a Power of Attorney of member 2
of the PARTY TO THE FIRST PART
..... }



[Handwritten signature of Shri Sunil Suresh Salunke]



L. H. F. I.



R. H. F. I.

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

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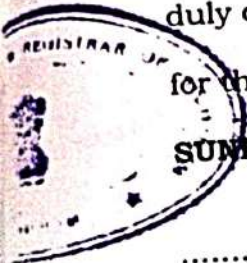
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PARTNER

SIGNED, SEALED AND DELIVERED }
 by withinnamed M/s. **JAGDESH** }
BUILDERS AND REAL ESTATE }
DEVELOPERS, the Builders, }
 through its Partner Shri **SUNIL** }
SURESH SALUNKE for Self and as }
 duly constituted Power of Attorney }
 for the other Partner, Mrs. **SUKANYA** }
SUNIL SALUNKE. }



For M/S JAGDESH BUILDERS &
 REAL ESTATE DEVELOPERS

PARTNER



L. H. F. I.



R. H. F. I.

[Signature]

For M/S JAGDESH BUILDERS &
 REAL ESTATE DEVELOPERS

[Signature]
 PARTNER

IN THE PRESENCE OF:

1. Mrs. Aarti V. Gawas *Aarti V. Gawas*
2. Adv. Atika R. Chopdekar *Atika R. Chopdekar*



Atika R. Chopdekar

For M/S JAGDESH BUILDERS &
REAL ESTATE DEVELOPERS

Atika R. Chopdekar
PARTNER



Government Of Goa
Directorate of Settlement and Land records
Plan

APPLY DATA: 27-07-2022

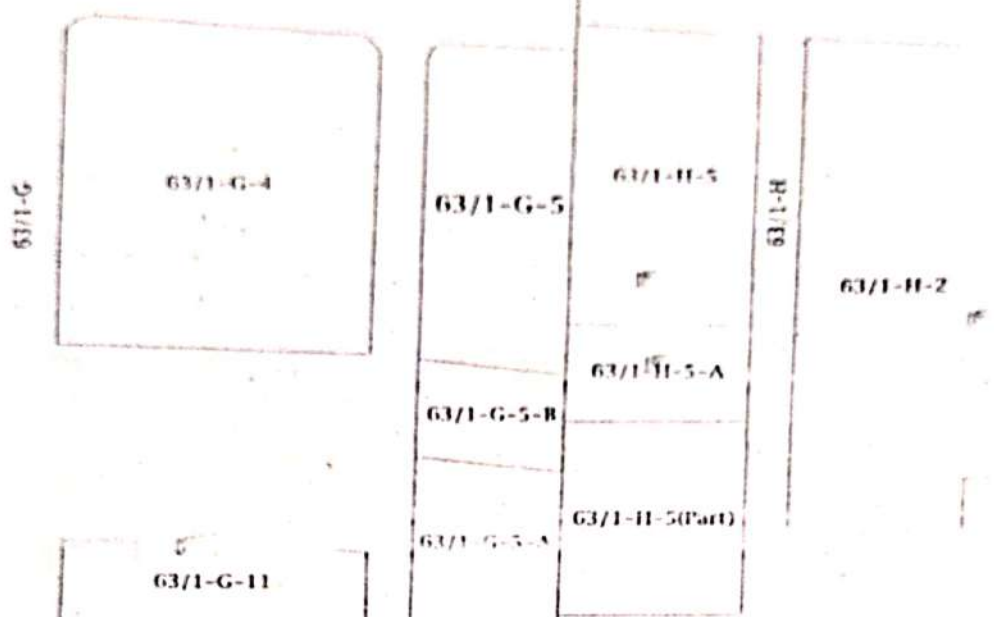
Ref. No.: 2155



63/1-3

63/1

Scale 1:1000



Taluka Name : PICHOLIM
Village Name : Arvalem
Survey No. : 63
Subdiv No : 1-G-5

Report Generated By: MANOJ NAIK

Print Size : A4

This record is computer generated on 27/07/2022 16:16:03 as per Online Ref No 2155. This record is valid without any signature as per Govt of Goa
Notification No. 26/12/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website
<https://egov.goa.nic.in/dslr>.

G20



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**OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE BICHOLIM - SATTARI
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA**

2nd Floor, Town Center, Municipal Building, Bicholim 403 504 GOA

Ref No: TCP/Za/1753/Arval/Brch/24/2307

Date: 10/11/2024

ZONING INFORMATION

The land use/zoning of the property bearing Survey No. 63/1-G-5 of Arvaleim Village Bicholim Taluka admeasuring total 272.00m² as follows.

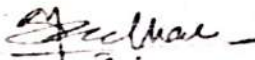
As per the Regional Plan for Goa 2021 the plot under reference falls in "Settlement Zone (M-2 with 100 F.A.R) and abutting to other road (minimum 6m) on Western Side".

This information is issued based on the application received from Shri. Sunil S. Salunke.

This information is valid only for three years from the date of issue of this letter or revision of the respective plan, whichever is earlier.

Processing fees of Rs.1000/- paid vide Challan No.465 dtd. 27/08/2024.


(Arun Shet)
D'man, Gr. I


(Yugandaraj V. Redkar)
Dy. Town Planner

To,
✓ Shri. Sunil Suresh Salunke
01/2002, Salunke Estate,
Vasant Nagar, Harvaleim
Sankhali Bicholim-Goa.

Note:- The land use /zone 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, 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 Archaeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17-A of the TCP Act.

This zoning information is issued in compliance to the order issued by Secretary (TCP)/ HOD, vide no. 29/8/TCP/2018(pt.file)/1672 dated 13/8/2018 pertaining to guideline for processing various application and Circular issued vide no. 29/8/TCP/Pt. File/2020/1284 dtd. 11/8/2020.

P.T.O.

TRUE COPY

-2-

Additional information for reference and determination of values of the proper 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

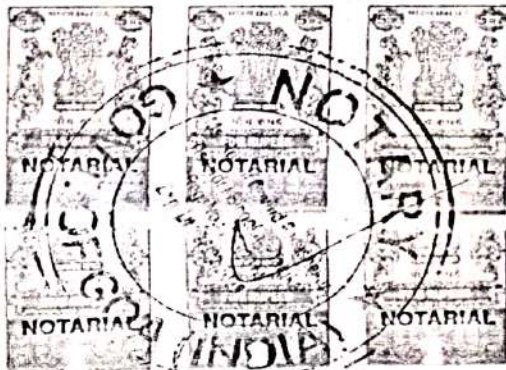
All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-7 Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under 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

TRUE COPY



Adv. Rupali G. Panashekar
NOTARY
Bicholim Taluka State of Goa (India)
Notary Reg. No. 205/14
Reg. No. 11153/2024
Dated: 21/10/2024



TRUE COPY

OFFICE OF DEPUTY TOWN PLANNER
TALUKA OFFICE BICHOLIM - SATTARI
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA

2nd Floor, Town Center, Municipal Building, Bicholim 403 504 GOA

Ref No: TCP/2024/1754/Arval/Bich/24/2311

Date: 10/9/2024

ZONING INFORMATION



The land use Zoning of the property bearing Survey No. 63/1-II-5-B of Arvalim Village Bicholim Taluka measuring total 979.00m² as follows.

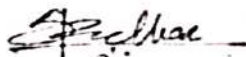
As per the Regional Plan for Goa 2021 the plot under reference falls in Settlement Zone (S-3 with 100 F.A.R)".

This information is issued based on the application received from Shri. Sunil S. Salunke.

This information is valid only for three years from the date of issue of this letter or revision of the respective plan, whichever is earlier.

Processing fees of Rs.1000/- paid vide Challan No.465 dtd. 27/08/2024.


(Arun Shet)
D'iman, Gr. I


(Yugandaraj V. Redkar)
Dy. Town Planner

To,
Shri. Sunil Suresh Salunke
01/2002, Salunke Estate,
Vasant Nagar, Harvalem
Sankhali Bicholim-Goa.

Note:- The land use /zone 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, 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 Archaeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This zoning information is issued in compliance to the order issued by Secretary (TCPY/HOD, vide no. 29/8/TCP/2018(pt.file)/1672 dated 13/8/2018 pertaining to guideline for processing various application and Circular issued vide no. 29/8/TCP/Pt. File/2020/1284 dtd. 11/8/2020.

P.T.O.

TRUE COPY

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		

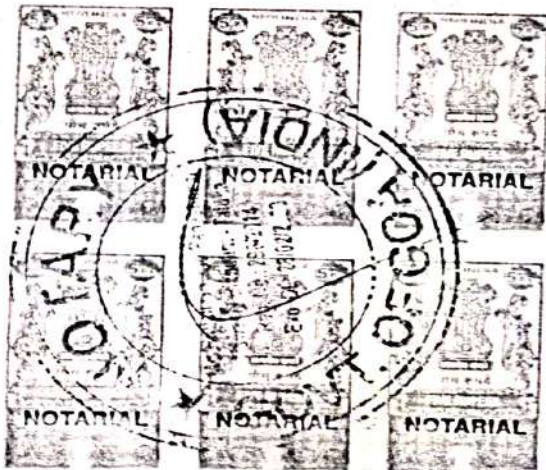
For the purpose of Evaluation of the value of the property following shall be noted.

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 under 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



Rupali
Adv. Rupali G. Panashekar
NOTARY
Bicholim Taluka State of Goa (India)
Notary Reg. No. 295/14
Reg. No. 11195/2024
Dated: 21/10/2024



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Oct-2024 12:54:11 pm

Document Serial Number :- 2024-BCH-1489

Presented at 12:43:15 pm on 21-Oct-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	60900
2	Registration Fee	63000
3	Processing Fee	1740
Total		125640

Stamp Duty Required : 60900/-
















Stamp Duty Paid : 63000/-

Presented

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUNIL SURESH SALUNKE Authorized Representative For M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS ,, Age: , Marital Status: , Gender: , Occupation: , Address1 - 01, Salunke Estate, Vasant Nagar, Sanquelim, Goa, Address2 - , PAN No.:			 JAGDESH BUILDERS & REAL ESTATE DEVELOPERS PARTNER







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUNIL SURESH SALUNKE Authorized Representative For M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS ,, Age: , Marital Status: , Gender: , Occupation: , 01, Salunke Estate, Vasant Nagar, Sanquelim, Goa, PAN No.:			 JAGDESH BUILDERS & REAL ESTATE DEVELOPERS PARTNER
2	SUNIL SURESH SALUNKE Authorized Representative For M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS ,, Age: , Marital Status: , Gender: , Occupation: , 01, Salunke Estate, Vasant Nagar, Sanquelim, Goa, PAN No.:			 JAGDESH BUILDERS & REAL ESTATE DEVELOPERS PARTNER
3	SUNIL SURESH SALUNKE , Father Name: Late Shri Suresh Balkrishna Salunke, Age: 46, Marital Status: Married , Gender: Male, Occupation: Business, Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	SUNIL SURESH SALUNKE , Father Name:Late Shri Suresh Balkrishna Salunke, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa PAN No.:			
5	SUNIL SURESH SALUNKE , Father Name:Late Shri Suresh Balkrishna Salunke, Age: 46, Marital Status: ,Gender:Male,Occupation: Business, Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, PAN No.: , as Power Of Attorney Holder for SUKANYA SUNIL SALUNKE			
6	SUNIL SURESH SALUNKE , Father Name:Late Shri Suresh Balkrishna Salunke, Age: 46, Marital Status: ,Gender:Male,Occupation: Business, Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, PAN No.: , as Power Of Attorney Holder for SUKANYA SUNIL SALUNKE			
7	SUNIL SURESH SALUNKE Authorized Representative M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS , Father Name:Late Shri Suresh Balkrishna Salunke, Age: 46, Marital Status: ,Gender:Male,Occupation: Business, Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, PAN No.: , as Power Of Attorney Holder for SUKANYA SUNIL SALUNKE			 MIS JAGDESH BUILDERS & REAL ESTATE DEVELOPERS PARTNER
8	SUNIL SURESH SALUNKE Authorized Representative M/s. JAGDESH BUILDERS AND REAL ESTATE DEVELOPERS , Father Name:Late Shri Suresh Balkrishna Salunke, Age: 46, Marital Status: ,Gender:Male,Occupation: Business, Flat No. I/A/S1, Salunke Estates, Vasant Nagar, Harvalem, Taluka Bicholim, Goa, PAN No.: , as Power Of Attorney Holder for SUKANYA SUNIL SALUNKE			 MIS JAGDESH BUILDERS & REAL ESTATE DEVELOPERS PARTNER

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ARTI RAMESH IRACHE, Age: 30, DOB: 1994-05-25 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403505, Hno 13 by 4 Ambedem Nagargao Valpoi Satari North Goa , Hno 13 by 4 Ambedem Nagargao Valpoi Satari North Goa , Nagargao, Sattari, North Goa, Goa			
2	Name: ALKA CHOPDEKAR ALIAS ALKA PARWAR, Age: 40, DOB: 1984-09-30 , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403505, HNO 1947 Parwar Wada varche Harvalem Harvelem , Cassabe-de-sanquelim, Bicholim, North Goa, Goa			

Sub Registrar
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BICHOLIM

Document Serial No:-2024-BCH-1489

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Date : 21-Oct-2024


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

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