

(Rupees Nine Lakhs Only.)

Phone No: 9811101155
Sold To/Issued To:
Ramroop Estates Pvt
For Rhom/ID Proof:
Cert of Incorporatio



MAR-14-2022 16:55:00

₹ 0900000/-
ZERO NINE ZERO ZERO ZERO ZERO
38153451647276900936-00002445 Other
3815345 36/02/05/2021-PDI

For CITIZEN CREDIT™
CO-OP BANK LTD

Shreedia
Authorised Signatory

Name of Purchaser Ramroop Estates Pvt Ltd.

2022-BE2-1257
17/3/22



DEED OF SALE

...2/-

[Signature]

[Signature]

For Ramroop Estates Private Limited

Yash Gupta
Director

THIS DEED OF SALE is made at
 Mapusa, Goa on this 17th day of the
 month March, of the year Two
 Thousand and Twenty Two
 (17.03.2022);

BETWEEN



**1. SHRI UMESH JAGANNATH
 PHADTE**, son of Shri. Jagannath Sada
 Phadte, age 47 years, married,
 business, holding PAN Card
 No. [REDACTED] and Aadhaar Card
 No. [REDACTED], Indian National
 Phone No. 9923299399 and his wife

For Ramroop Estates Private Limited

Director

2. SMT. SWATI UMESH PHADTE,

daughter of Shri. Sadashiv Datta Narvekar, age 46 years, married, business, holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Indian National, Phone No. 7020108835 both resident of H. No. 228, Sada Niwas, Nr. Mahalaxmi Temple Bandora, Ponda-Goa, hereinafter referred to as **"VENDORS"** (which terms and expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representative, administrator, nominees, assigns, executors or any other persons legally



For Ramroop Estates Private Limited

Director

equitable or otherwise claiming through
him) of the **FIRST PART**;

AND

1. RAMROOP ESTATES PVT. LTD., a
company registered under Company's
Act, 2013 and having its Registration
No. **U70109DL2021PTC391279** and
having its Registered office 74, First
Floor, Todarmal Road, near Bengali
Market Central Delhi, 110001, having
PAN Card No. [REDACTED]
represented through its Representative
MR. YASH RAJ GUPTA, son of
Mr. Kamal Gupta, Indian National, age



For Ramroop Estates Private Limited

Director

34 years, married, business, having Aadhaar Card No. [REDACTED] Phone No. 9899871063, resident of 2759, Gali Ram Roop, Jagan Nath Marg, Sabzi Mandi, Malka Ganj, North Delhi, 110007, hereinafter referred to as **"PURCHASER"** (which terms and expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, legal representative, administrator, nominees, assigns, executors or any other persons legally equitable or otherwise claiming through him) of the **SECOND PART**;

WHEREAS vide Meeting held of the Board of Directors of Ramroop Estate

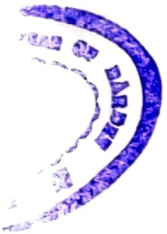


For Ramroop Estates Private Limited

Director

Pvt. Ltd., it was resolved vide Resolution dated 21st February, 2022 that Mr. Yash Raj Gupta is authorised to purchase the below mentioned property and to sign and execute the Deed of Sale before the Sub Registrar of Bardez at Mapusa – Goa.

WHEREAS *there exists immovable property known as “WADI QUEREM”, situated at Village Siolim, within the local limits of Village Panchayat of Siolim, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, which property is described under No. 311 at folio 568 of Book B-2 (Old) and*



For Ramroop Estates Private Limited

Director

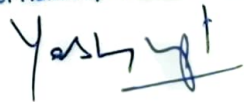
inscribed on 5th February 1935 under No. 27263 of Book G-32 at folio 178v and neither found registered in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez and was having old Cadastral Survey No. 89 and is presently surveyed under Survey No. 307/18 of the Village Siolim, admeasuring an area 44,500 sq. mts. and the same is bounded as under:-

North :- By the public road;

South :- By the boundary of Village Assagao;



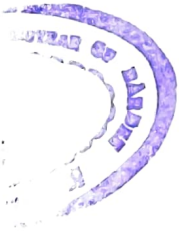

For Ramroop Estates Private Limited



Director

East :- By the property surveyed under Survey No. 323/1 of Village Siolim and boundary of Village Assagao; and

West :- By the property surveyed under Survey No. 309/3 & Survey No. 307/17 of Village Siolim;



This property shall hereinafter referred to as the said larger property.

AND WHEREAS the said larger property originally belonged to

For Ramroop Estates Private Limited

 Director

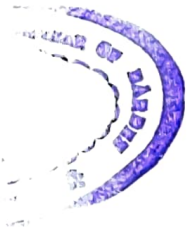
*Maria Angelica Ubaldina Desamira
Pinto Correia e Sa, Caetano Jose
Estolano de Sa, Ana Tsaura
Escolastica de Sa, Maria Estera
Micael de Sa, Domingos Joao Jose
de Sa, Jose Francisco Caraciola de
Sa and Maria Adeliza Ilidia de Sa.*

AND WHEREAS the
Correspondence Certificate dated
20/11/2019 issued by the
Surveyor of DSLR, Panaji – Goa
established that the said larger
property bearing old Cadastral
Survey No. 89 corresponds to
Survey No. 307/18 of Village
Siolim, Bardez – Goa.




For Ramroop Estates Private Limited
Yash Yash
Director

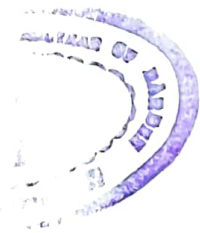
AND WHEREAS the said larger property is described under No. 311 at folio 568 of Book B-2 (Old) and inscribed on 5th February 1935 under No. 27263 of Book G-32 at folio 178v in favour of Antonio Jose Domingos Gregorio de Sa alias Antonio Jose Domingos de Sa and his wife, Maria Angelica Dejamira Humbertina Correia e Sa. Inscription Certificate reveals that the said larger property was acquired by the said Antonio Jose Domingos Gregorio de Sa alias Antonio Jose Domingos de Sa and his wife, Maria Angelica Dejamira Humbertina Correia e Sa in



For Ramroop Estates Private Limited

Director

Partition proceedings which took place between them and Marcelina Mafalda Panteliona Modesttia Lobo, widow of Jose Francisco Caraciolo Aleixo Domingos de Sa, Joana Carlota Esmeria de Sa Pinto do Rosario and her husband, Jose Antonio Caetano Francisco Pinto do Rosario alias Jose Antonio Pinto do Rosario and Luis Jose Santana de Sa vide Deed of Partition dated 18/06/1924.



AND WHEREAS said Antonio Jose Domingos de Sa alias Antonio Jose Domingos Gregorio Sa was married to Dona Maria Angelica

For Ramroop Estates Private Limited

 Director

*Dejamira Humbertina Correia and
had following children:*

*(a) Caetano Jose Estolano de
Sa*

*(b) Maria Leocadia Carmina
de Sa married to Bento
Manuel Marinomio Flores*

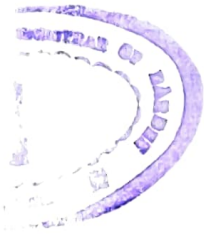
*(c) Ana Isaura Escolatica de
Sa*

*(d) Ana Maria Luiza de Sa
married to Vianacio
Jeronimo Ernesto
Domingos Jose de Lima*

*(e) Maria Jacinta Micaela
Ester de Sa*

(f) Domingoa Joao Jose de Sa

(g) Pedro Paulo de Sa



For Ramroop Estates Private Limited
 Director

(h) *Jose Francisco Caraciolo
de Sa*

(i) *Maria Hilda Adelisa de Sa*

AND WHEREAS *Vide Public Will
dated 09/04/1934, the said
Antonio Jose Domingos de Sa alias
Antonio Jose Domingos Gregorio
Sa bequeathed the said larger
property in favour of his son,
Caetano Jose Estolano de Sa alias
Estalin Desa alias Estolano Desa.*

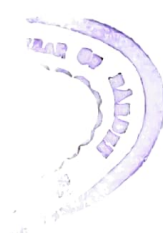
AND WHEREAS *vide Deed of
Succession dated 29/03/2006 the
said Caetano Jose Estolano de Sa
alias Estalin Desa alias Estolano
Desa passed away on*



For Ramroop Estates Private Limited

Director

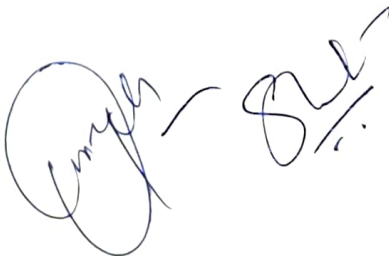
27/07/1972 and his wife, Mrs.
 Ida Emilia Conceicao Coelho e Sa
 alias Ida Emilia Conceicao Coelho
 De Sa alias Idinha Emilia
 Conceicao Coelho alias Ida Ermilia
 da Conceicao Coelho e Sa passed
 away on 20/02/1984 leaving
 behind their following sole and
 universal legal heirs :



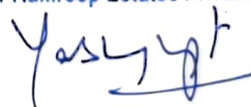
(j) Ms. Aurea Maria Do Ceu
 Sa

(k) Mrs. Telma Mergelina De
 Sa

(l) Mrs. Maria Carmen
 Filomena de Sa



For Ramroop Estates Private Limited


 Director

AND WHEREAS the said Ms. Aurea Maria Do Ceu Sa passed away in the status of spinster.


AND WHEREAS vide Deed of Sale dated 07/03/2014, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-00905-2014, CD No. BRZD637 dated 07/03/2014, the said Mrs. Telma De Sa Pinto alias Telma Mergelnia De Sa along with her husband, Mr. Jose Cristovam Pinto alias Jose Pinto; Mrs. Carmen De Sa Carvalho alias Carmen De Sa alias Maria Carmen Filomena De Sa Carvalho along with her husband,



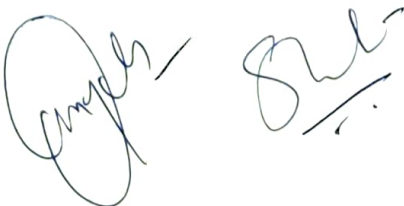
For Ramroop Estates Private Limited

Director

Mr. Francisco Carvalho sold part of the larger property admeasuring 1905 sq. mts in favour of Mr. Jacob Caitano Pereira alias Jacob C. Pereira.



AND WHEREAS Vide Deed of Sale dated 09/05/2014, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-BK1-02051-2014, CD No. BRZD671 dated 09/05/2014, the said Mr. Jacob Caitano Pereira alias Jacob C. Pereira along with his wife, Mrs. Piedade Pereira alias Peggy Ruzarth Pereira sold the said part admeasuring 1905 sq. mts forming part of the said



For Ramroop Estates Private Limited


Director

larger property in favour of Shri.
 Umesh Jagannath Phadte i.e the
VENDOR NO.1.

AND WHEREAS the **VENDOR**
 initiated Partition Proceedings
 under the provisions of Land
 Revenue Code to partition the said
 part of the property admeasuring
 1905 sq. mts forming part of the
 said larger property and said part
 admeasuring 1905 sq. mts was
 partitioned and a separate Survey
 No. 307/18-H of Village Siolim,
 Bardez - Goa admeasuring 1905
 sq. mts is hereinafter referred to
 as the **SAID PROPERTY.**



For Ramroop Estates Private Limited

Yashraj
 Director



ALL THAT SAID PROPERTY
admeasuring an area **1905 sq.**
mts. bearing Survey No. 307/18-H
of Village Siolim, Bardez - Goa
and the same is bounded as under
:-

North :- By the P.W.D. road;

South :- By the remaining
property surveyed
under Survey No.
307/18 of Village
Siolim;

East :- By 8 mts. wide
internal road &
remaining property
surveyed under Survey



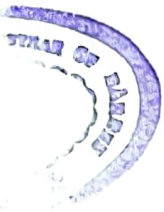
For Ramroop Estates Private Limited

 Director

No. 307/18 of Village
Siolim;

West :- By the remaining
property surveyed
under Survey No.
307/18 of Village
Siolim;

This property shall hereinafter
referred to as the **SAID**
PROPERTY described in
SCHEDULE I herein below.

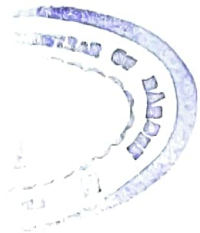


AND WHEREAS the **VENDORS**
have also constructed a Compound
Wall surrounding **THE SAID**
PROPERTY by obtaining
necessary Technical Clearance

For Ramroop Estates Private Limited

Director

Order dated 24/01/2020 from
Town and Country Planning and
Construction License dated
10/02/2020 issued by Village
Panchayat Siolim, Marna, Bardez
- Goa.



AND WHEREAS the **VENDORS**
have obtained Conversion Sanad
dated 29/10/2021, bearing No.
4/251/CNV/AC-III/2021/1442,
issued by the Additional Collector-
III, North Goa, District, Mapusa,
Goa, whereby the nature of the
SAID PROPERTY admeasuring
1905 sq. mts bearing Survey
No. 307/18-H of Village Siolim,
Bardez - Goa was converted for

For Ramroop Estates Private Limited
 Director

the purpose of residential with 60
F.A.R.

AND WHEREAS In view of above,
the said Shri. Umesh Jagannath
Phadte, **VENDOR NO.1** is married
under Communion of Assets, Law
applicable for the State of Goa and
therefore the **VENDORS** are
absolute owners in possession of
the **SAID PROPERTY** admeasuring
1905 sq. mts bearing Survey No.
307/18-H of Village Siolim,
Bardez - Goa.

AND WHEREAS the said the
VENDORS being absolute owners in
possession and enjoyment of the said




For Ramroop Estates Private Limited
Yashraj
Director

property have agreed to sell said property, admeasuring **1905 sq. mts** bearing Survey No. 307/18-H of Village Siolim, Bardez - Goa more fully described in the **SCHEDULE** **I** hereunder written and the **PURCHASER** has agreed to purchase the same for total consideration of Rs. 2,00,00.000/- (Rupees Two Corer's Only) free from all encumbrances, charges, demands whatsoever.



AND WHEREAS this Deed of Sale is executed on the representations made herein and on the terms and conditions as mutually agreed upon by both the parties and as set out herein below:-

For Ramroop Estates Private Limited
 Director

NOW THIS DEED OF SALE

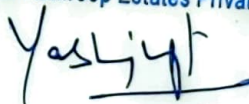
WITNESSES AS FOLLOWS:-

1. In consideration of a sum of Rs. 2,00,00,000/- (Rupees Two Corer's only) out of which an amount of Rs. 2,00,000/- (Rupees Two Lakhs Only) is deducted towards Tax Deduction at Source (TDS) @ 1% and the balance amount is paid by the **PURCHASER** herein under :-

- a. Rs. 5,00,000/- (Rupees Five Lakhs Only) by RTGS bearing UTR No. CIUBH22012310738



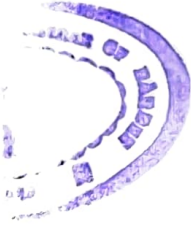
For Ramroop Estates Private Limited



Director

*dated 12/01/2022 drawn on
City Union Bank, New Delhi
branch on Vendors;*

*b. Rs. 10,00,000/- (Rupees Ten
Lakhs Only) by RTGS bearing
UTR No. CIUBH22022300691
dated 22/01/2022 drawn on
City Union Bank, New Delhi
branch on Vendors;*



*c. Rs. 1,25,00,000/- (Rupees One
Crore Twenty Five Lakhs Only)
by RTGS bearing UTR No.
CIUBH22056307779 dated
25/02/2022 drawn on City*

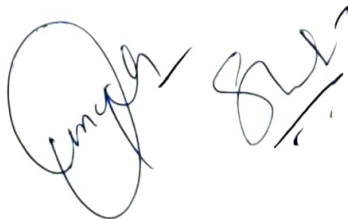
For Ramroop Estates Private Limited

Director


*Union Bank, New Delhi branch
on Vendors;*

*d. Rs. 23,00,000/- (Rupees
Twenty Three Lakhs Only) by
RTGS bearing UTR No.
CIUB307300302062 dated
15/03/2022 drawn on City
Union Bank, New Delhi branch
on Vendors;*

*e. Rs. 35,00,000/- (Rupees Thirty
five Lakhs Only) vide Cheque
bearing No.000001 dated
22/01/2022 drawn on City
Union Bank, New Delhi branch
on Vendors;*



For Ramroop Estates Private Limited
 Director



which the **VENDORS** admits and acknowledges, as having received from the **PURCHASER**, the **VENDORS** does hereby sell, convey, transfer, and assure, unto the **PURCHASER**, free from all encumbrances **THE SAID PROPERTY** surveyed under Survey No. 307/18-H of Village Siolim, Bardez - Goa along with all its easements, privileges and appurtenances whatsoever to **THE SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant



For Ramroop Estates Private Limited

Director

thereto AND ALL THE estate,
rights, titles, interests, claims
and demands of the **VENDORS**
into or upon **THE SAID**
PROPERTY hereby conveyed and
sold to the **PURCHASER** and
every part thereof TO HAVE
AND TO HOLD UNTO AND TO THE
USE OF THE **PURCHASER**
together with title deeds, writings
and other evidences of title as
ordinarily pass on such sale.

1. The **VENDORS** does hereby
covenant with the **PURCHASER**
that notwithstanding any act,
deed or thing done or executed
by the **VENDORS** or knowingly



For Ramroop Estates Private Limited
Yashjit
Director

suffered to the contrary by him,
the **VENDORS** now does have in
him good right, full power and
absolute authority to grant,
convey, sell, transfer and assure
THE SAID PROPERTY hereby
sold, transferred, assured,
expressed and intended so to be
UNTO AND TO THE USE of the
PURCHASER and that the
PURCHASER shall at all times
hereafter peacefully and quietly
own, possess and enjoy the same
and receive the profits thereof
without any eviction, interruption,
claims and demands whatsoever
from or by the **VENDORS** or any
other person/s whomsoever





[Handwritten signatures]

For Ramroop Estates Private Limited

[Handwritten signature]
Director

lawfully, equitably or otherwise
claiming through him.

2. The **VENDORS** does hereby
further covenant with the
PURCHASER to save the
PURCHASER harmless,
indemnify and keep them
indemnified from or against all
encumbrances, charges, damages,
liens, claims, demands and
equities whatsoever, and at all
times hereafter at the request
of the **PURCHASER** to execute,
make or perfect or cause to be
executed, made or perfected, all
such acts, deeds, things and
assurances whatsoever for



For Ramroop Estates Private Limited

Yashvir
Director

further and more perfectly
 assuring **THE SAID PROPERTY**
 as aforesaid, and every part
 thereof UNTO AND TO THE USE
 of the **PURCHASER**, as shall or
 may be reasonably required.

3. That the **VENDORS** states that
THE SAID PROPERTY in
 transaction does not belong to
 Schedule Caste and Schedule
 Tribe as per the Notification No.
 RD/LAND/LRC/318/77 dated
 21/08/1978.

4. The **VENDORS** does hereby
 consent and give NO
 OBJECTION to include/record the





For Ramroop Estates Private Limited

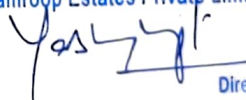

 Director

name of the **PURCHASER** in the
Record of Rights/Occupants
column of Forms I and XIV in
respect of **THE SAID PROPERTY**
by way of mutation as well as
to carry out re-survey and
partition of **THE SAID PROPERTY**
in accordance with the provisions
of the Land Revenue Code.

5. The **SAID PROPERTY** was
surveyed, demarcated and
verified by the surveyor of the
PURCHASER in the presence of
the **VENDORS** to their full
satisfaction.



For Ramroop Estates Private Limited


Director

6. The market value of the **SAID**
PROPERTY is valued at Rs
2,00,00,000/- (Rupees Two
corer's only) and stamp duty of
4.5% i.e. Rs. 9,00,000/- (Rupees
Nine Lakhs) Only is engrossed
herewith.

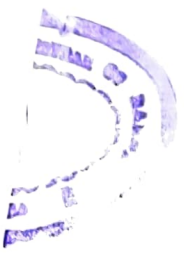
SCHEDULE - I

All that immovable property known
as "**WADI QUEREM**, situated at
Village Siolim, within the limits of
Village Panchayat of Siolim,
Taluka and Registration Sub-
District Bardez, District North Goa
in the State of Goa, which property
is described under No. 311 at folio



For Ramroop Estates Private Limited

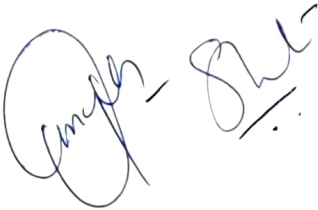
Director



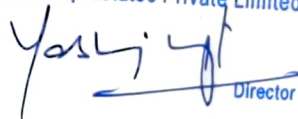
568 of Book B-2 (Old) and inscribed on 5th February 1935 under No. 27263 of Book G-32 at folio 178v and neither found registered in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office of Bardez and now presently surveyed under Survey No. 307/18-H of the Village Siolim, admeasuring an area 1905 sq. mts. and the same is bounded as under:-

North :- By the P.W.D. road;

South :- By the remaining
property surveyed



For Ramroop Estates Private Limited

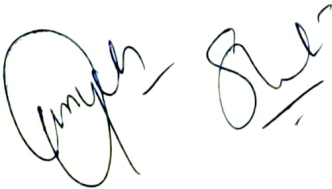

Director

*under Survey No.
307/18 of Village
Siolim;*

*East :- By 8 mts. wide
internal road &
remaining property
surveyed under Survey
No. 307/18 of Village
Siolim;*

*West :- By the remaining
property surveyed
under Survey No.
307/18 of Village
Siolim;*

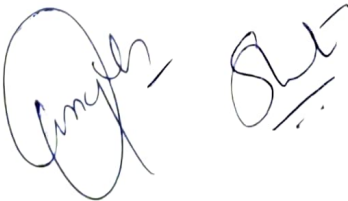
*A plan of **THE SAID PROPERTY**
surveyed under Survey No. 307/18-H of*



For Ramroop Estates Private Limited
Yashyt
Director

*Village Siolim and Form I & XIV shall be
part and parcel of this Deed of Sale.*

IN WITNESS WHEREOF both the
parties herein have made and signed
this Deed of Sale at Mapusa on the
date, day and year herein above
mentioned out of their own free will
and after fully understanding the
contents thereof and in the presence of
two Attesting witnesses who have
signed herein below.



For Ramroop Estates Private Limited

Director

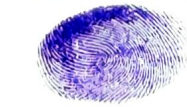
VENDOR NO. 1.



SHRI. UMESH JAGANNATH PHADTE.

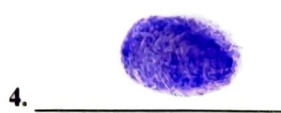
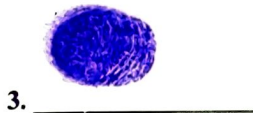
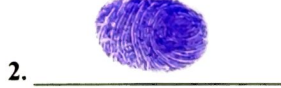
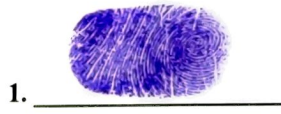
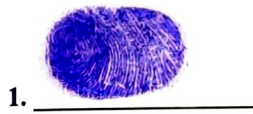


L.H.F. Prints.

R.H.F. Prints.

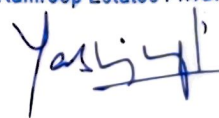


For Ramroop Estates Private Limited

Director

VENDOR NO. 2.**SMT. SWATI UMESH PHADTE.****L.H.F. Prints.****R.H.F. Prints.**



For Ramroop Estates Private Limited



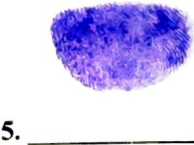
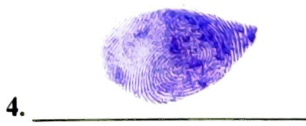
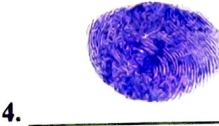
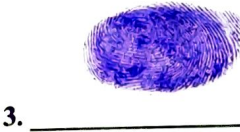
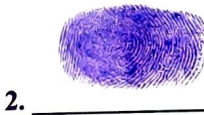
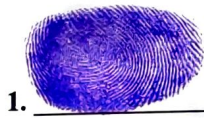
Director

PURCHASER.

Yash Raj Gupta

Yash Raj Gupta

**RAMROOP ESTATES PVT. LTD.
REPRESENTED BY MR. YASH RAJ
GUPTA.**

L.H.F. Prints.**R.H.F. Prints.**

[Signature]

[Signature]

For Ramroop Estates Private Limited

Yash Raj Gupta


Director

WITNESSES:-

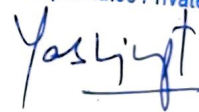
1. Adv. Nidhi Laxman Gawas.



2. Adv. Vinkita Vikas Mapari.

For Ramroop Estates Private Limited

 Director



Government of Goa



1257
12/3/22

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 : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 307/ 18-H
Scale : 1 : 1000

RAJESH
RAMDAS PAI
KUCHELKAR

Digitally signed by
RAJESH RAMDAS
PAI KUCHELKAR
Date: 2021.10.05
13:07:31 +05'30'

Inspector of Survey &
Land Records.



[Handwritten signatures]

For Ramroop Estates Private Limited

[Handwritten signature]
Director



Government of Goa

1257
17/3/22



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FORM I & XIV

Date : 23/09/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Wadi

शेताचे नांव

Survey No. 307

सर्वे नंबर

Sub Div. No. 18-H

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.19.05	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.19.05

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.19.05

Remarks शेरा

Dy. Coll. Order No. 15/283/2018/Part/Land dtd.

11/02/2019 and Letter No.

9/ISLR/MAP/PART/LAND/776/18/1044 dtd.

Predial Rs. 0.00 issued by Inspector of Revenue and Land Records, City Survey, Margao, Goa

Assessment : Rs. 0.00

Foro Rs. 0.00

Predial Rs. 0.00

आकार

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Umesh Jagannath Phadtke		68946	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	Nil									

End of Report

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

For Ramroop Estates Private Limited

Yashraj
Director

LAXMIKANT
BHASKAR KUTTIKAR

Digitally signed by LAXMIKANT BHASKAR KUTTIKAR
Date: 2021.09.23 13:11:37 -07:00
Reason: To Certify document.
Location: Goa, Goa, India



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Mar-2022 12:59:13 pm

Document Serial Number :- 2022-BRZ-1257

Presented at 12:48:47 pm on 17-Mar-2022 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	900000
2	Registration Fee	600000
3	Mutation Fees	2500
4	Processing Fee	1280
Total		1503780

Stamp Duty Required :900000/-




Stamp Duty Paid : 900000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Yash Raj Gupta Representative Of Ramroop Estates Pvt Ltd ,Father Name:Kamal Gupta, Age: 34, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 2759,Gali Ram Roop Jagan Nath Marg Subzi Mandi Malka Ganj North Delhi 110007, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Umesh Jagannath Phadte , Father Name:Jagannath Phadte, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 228 Sada Niwas Nr. Mahalaxmi Temple Bandora Ponda - Goa, PAN No.: [REDACTED]			
2	Swati Umesh Phadte , Father Name:Sadashiv Datta Narvekar, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 228 Sada Niwas Nr. Mahalaxmi Temple Bandora Ponda - Goa, PAN No.: [REDACTED]			

Party Name and Address	Photo	Thumb	Signature
Yash Raj Gupta Representative Of Ramroop Estates Pvt Ltd , Father Name:Kamal Gupta, Age: 34, Marital Status: ,Gender:Male,Occupation: Business, 2759,Gali Ram Roop Jagan Nath Marg Subzi Mandi Malka Ganj North Delhi 110007 PAN No. [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: NIDHI LAXMAN GAWAS, Age: 27, DOB: 1995-01-27 , Mobile: 9168817417 , Email: nidhigawas27@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403503, H.No. 202/107-C Chandra Tara Niwas Kailas Nagar Assonora Bardez - Goa , H.No. 202/107-C Chandra Tara Niwas Kailas Nagar Assonora Bardez - Goa , Assonora, Bardez, NorthGoa, Goa			
2	Name: Vinkita Mapari, Age: 29, DOB: 1992-12-29 , Mobile: 9158410113 , Email: , Occupation: Advocate , Marital status : Married , Address: 403503, Assonora Bardez Goa, Assonora Bardez Goa, Assonora, Bardez, NorthGoa, Goa			

Kalambar
 Sub Registrar
 17/03/2022
 BARDEZ

Document Serial Number :- 2022-BRZ-1257

ent Serial No:-2022-BRZ-1257

Book :- 1 Document

Registration Number :- **BRZ-1-1212-2022**

Date : 17-Mar-2022

Palankar
17/03/2022

**SUB-REGISTRAR
BARDEZ**

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