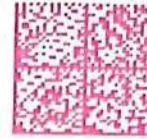


Phone No:  
Sold To/Issued To:  
Vikesh R Assoticar  
For Whom/ID Proof:  
Aadhaar



AUG-16-2023 12:42:35

₹ 1116000/-

ONE ONE ONE SIX ZERO ZERO ZERO

Other  
38153451692189766855-00006733  
3815345 35/02/05/2021-RDI

For CITIZEN CREDIT  
CO-OP BANK LTD.  
MAPUSA BRANCH

*Quis*  
Manager/Authorised Signatory



S. No. 2023-BR2-4131  
18/08/2023

## AGREEMENT FOR JOINT DEVELOPMENT CUM SALE

Vikesh Assoticear

Mediator

*[Signature]*

THIS AGREEMENT FOR JOINT DEVELOPMENT AND SALE  
is made at Mapusa, on this 18<sup>th</sup> day of August 2023.

**BETWEEN**

1. **MRS. VRUNDA SARVESH PEDNEKAR**, d/o Mr. Ulhas P. Chodankar, w/o Mr. Sarvesh Pednekar, age 39 years, married, Occupation:-Business, Indian National Holding PAN Card No. , Aadhar Card no.  and her husband 2. **MR. SARVESH M. PEDNEKAR**, son of late Madhukar Pednekar, aged:46 years, Occupation business, married, Indian National, Pan Card no , Aadhar card no.  Both resident of H.no.101/9, Ambika Niwas, God's Paradise Colony, Auchit Wada, Tivim Bardez-Goa. Hereinafter referred to as the "VENDORS" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives and assigns), of the ONE PART:

**AND**

1. **M/S BALAJI DEVELOPERS**, proprietary concern, represented by its sole proprietor **MR. VIKESH RAMESH ASSOTIKAR** alias **MR. VIKESH RAMEXA ASSOTICAR**, s/o Ramesh Assotikar alias Ramexa Assotikar, age 48 years, married, Engineer, holding pan card , having its Office at Off. No. 209/210, 2<sup>nd</sup> floor, Cosmos Centre.,

*Vikesh Assotikar*

*Proprietor*

*[Signature]*

Morod, Mapusa, Bardez, Goa, hereinafter referred to as the **"DEVELOPER"**, (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, legal representatives and assigns), of the SECOND PART.

**WHEREAS** there exist immovable property known as **"ZAMBEACHI ADDI"**, Chalta No. 1-D of P.T. Sheet No. 42, admeasuring 968 sq.mts of city Survey, situated at Duler, Mapusa Taluka and Sub-District of Bardez, District of North Goa, State of Goa and within the limits of Mapusa Municipal Council, described in the Land Registration office of Bardez Under No. 22805 at folio 18 of B59 and 22806 at Folio 184. Hereinafter be referred to as the **SAID PROPERTY**.

**AND WHEREAS** the said property originally belonged to Benjamin Francisco Coutinho having purchased the same from Jose D'Souza and his wife Maria Felesia Ribeiro and accordingly the said property is inscribed under No. 16458 at Folio 5 of G 23 in favor of Benjamin Francisco Coutinho.

**AND WHEREAS**, by virtue of Deed of Gift and consent dated 27<sup>th</sup> June 1945 the said Benjamin Francisco Coutinho and his wife Dolorosa, with the consent of Third Parties i.e. their daughter and son-in-law by name Leticia Filomena Coutinho and her Husband i.e. Antonio De Souza Gifted the said Property to their Daughter by

Vikash Associates

*[Signature]*

*[Signature]*



name Dominica Carmelina Coutinho wife of Minguel Jeromino De Souza.

**AND WHEREAS** the said husband of Dominica Carmelina Coutinho by name Minguel Jeromino De Souza expired on 16/02/1988. Upon his death a Deed of Succession was executed before Notary Ex Officio on 14/10/1994, drawn at page 76 onwards of Book No. 776. Based on the said Deed of Succession his Rights, interest title in the said property devolved upon his wife and four Children by name (1) Mr. Jose Paulo De Souza (2) Mr. Epifernio Antonio Francisco De Souza (3) Mrs. Leonildes Beatriz De Souza (4) Mr. Elizabeth Francisco De Souza being the sole and universal heirs of deceased Minguel Jeromino De Souza .



**AND WHEREAS** the said Dominica Carmelina Coutinho and her children and their respective spouses had offered the said property as security for the repayment of the loan obtain by Mr. Ramakant Kashinath Shirodkar by executing a Deed of English Mortgage Registered in the Office under No. 1516 of Book No. I Volume No. 613 dated 28/9/1998.

**AND WHEREAS** the said borrower Mr. Ramakant Kashinath Shirodkar defaulted in repayment of the loan as a result of which the said Bank Filed recovery suits before Assistant Registrar of Co-operative Society for recovering the outstanding loan amount and the said Assistant Registrar was pleased to decree the suit vide its

pg. 4

Vikash Associates

[Signature]


[Signature]

Judgment and order dated 10/08/2000 and 17/08/2000 ordering the Borrower jointly and severally to pay the loan amount.

**AND WHEREAS** the borrower agreed to repay the outstanding loan amount as order by Assistant Registrar of the Cooperative Society by depositing original title Deed of the Mortgage Property and accordingly the Memorandum of Recording of Deposit of Title Deed was made on 11/6/2002 with respect to land admeasuring 1017 sq. mts., of immovable property surveyed under Chalta no. 32 of P. T. Sheet No. 42 Mapusa by Dominica Carmelina Coutinho and her children and their respective spouses.

**AND WHEREAS** by virtue of Certificate of Sale deed dated 23/07/2009, the sale and recovery officer has authorized by the Registrar of the Cooperative Society, sold the said property to one Miss Zena D'Souza and Mr. Benzyl E D'Souza. By virtue of said Certificate of sale the said Miss Zena D'Souza and Mr. Benzyl E D'Souza had become the absolute owners of the said Property. Thus, each holding half undivided share in the said Property.

**AND WHEREAS** by virtue of Deed of Sale dated 29/06/2010 executed before Sub-Registrar of Bardez, registered under no. BRZ-BK1-02383-2010, Book No. I, CD NO. BRZD70 on 29/06/2010, the said Miss Zena D'Souza sold her undivided share in the said property to Mr. Benzyl E D'Souza. Thus Benzyl E D'Souza had become the absolute owner of the said Property.

Vikash Associates  




**AND WHEREAS** the said Benzyl E D'Souza thereafter sub divided the said Property into three Plots i.e. Plot A, admeasures 598 sq.mts. Plot B 424 Sq. mts., and Plot C 968 sq. mts, after obtaining final No Objection Certificate from North Goa Planning and Development Authority vide Oder No. NGPDA/M/1090/2964/2012 dated 03/02/2012.

**AND WHEREAS** by virtue of Deed of Sale dated 26/06/2015 executed before Sub-Registrar of Bardez, Registered under no. BRZ-BK1-06643-2015, CD NO. BRZD769 on 26/06/2015 the said Mr. Benzyl E D'Souza sold Plot C admeasuring an area of 968 sq.mts., to Developer i.e Mr. Vikesh Assotikar.

**AND WHEREAS** the said **Developers Mr. Vikesh Assotikar** and his wife vide Deed of Sale dated 08/03/2018 executed before Sub-Registrar of Bardez, registered under no. BRZ-BK1-01402-2018, CD NO. BRZD795 on 22/03/2018 sold the said Plot No. C to the Vendors herein. Thus the Vendors herein are the absolute Owner in possession of the said Plot C. The Said Plot C is herein after referred to as the SAID PLOT. More particularly described in Schedule II written herein under at the end.

**AND WHEREAS** after purchase of the said Plot the Vendors herein has included its name in the Occupant Column of Survey Record of Right to the extent of 968 sq.mts and have carried out

Vikesh Assotikar

Deed of Sale

[Signature]

partition of the said Plot and have obtained independent survey under Chalta No. 1 -D of P.T. Sheet No. 42, of city Survey, Mapusa admeasuring an area of 968 sq. mts of Mapusa City under partition case no. ISLR/PART/BAR/MPS/174/21.

**AND WHEREAS** the Vendors intend to give the said Plot admeasuring 968 sq. mts., for Sale and Development to the Developer for construction of multistoried building, admeasuring total built up area of 1240 sq.mts, comprising of total 20 flats, out of which Flat No. 101, 102, 104, 201, 202, 204, 301, 302, 304, 401, 402, 404 shall comprise of single BHK flats ., each and Flat no.103, 105, 203, 205,303, 305, 403 and 405 shall comprise of double BHK Flats each.

**AND WHEREAS** the Developer have agreed to give total seven flats out of the above said twenty flats i.e., flats bearing Flat nos.104, 204, 304, 302 (single bedroom flats) and flats bearing Flat nos.203, 303, 403 (double bedroom flats).

**NOW THIS AGREEMENT FOR SALE AND DEVELOPMENT WITNESSES AS UNDER: -**

1. That the VENDORS have agreed to give for Sale and Development to the DEVELOPERS property bearing Chalta No. 1- D of P.T. Sheet No. 42, admeasuring 968 sq.mts of City Survey of Mapusa,

Vikash Desai

Devendra

Devendra



situated at Duler, Mapusa Taluka and Sub-District of Bardez, District of North Goa, State of Goa and within the limits of Mapusa Municipal Council, described in the Land Registration office of Bardez Under No. 22805 at folio 18 of B59 and 22806 at Folio 184 for construction of multistoried building comprising of 20 flats which the Developer has agreed to construct and give to the Vendors, total seven flats out of the said twenty flats i.e., flats bearing Flat nos.104, 204, 304, 302 (single bedroom flats) and flats bearing Flat nos. 203, 303, 403 (double bedroom flats) to be constructed within a period of 36 months from the date of issue of construction license by the Mapusa Municipality . However, it is specifically agreed that possession of the respective flats on the respective floors shall be completed in all respect along with occupancy certificate to the Vendors on or before 36 months from the date of present agreement or due to non availability of material or by objections from third party interference, outbreak of war, civil commotion or forced majeure and act of God, then in such case extension of 1 year for completion of building shall be granted.

2. That the Developer has obtained necessary permission before the Office of the North Goa Planning And Development Authority Panaji Goa for the development of the said project under order dated 9/12/2022 under ref no. NGPDA/M/1913/2342/2022.

Niraksh Ashikar

Vedant

Aditya



3. That the Developer shall construct building comprising of 20 Flats i.e. 12 single bedroom Flats and 8 Double Bedroom Flats in the above said property at the cost of the Developer.
4. That the said building/project shall comprise of 20 Flats which Flat No. 101, 102, 104, 201, 202, 204, 301, 302, 304, 401, 402, 404 shall comprise of built up area of 65 sq. mts., each and Flat no. 103, 105, 203, 205, 303, 305, 403 and 405 shall comprise of built up area of 95 sq. mts each and the built up area may increase to 1540 sq.mts. as per the final layout plan or increase in FAR. That in the event of increase in FAR at the time of revised plan sanction the benefit of additional or increase in FAR will be shared by Owner and the Developers as per the agreed ration herein mentioned in the present Development agreement.
5. That entire cost of the said project i.e. work of excavation, rubble soling, PCC foundation, trenches & Plinth masonry, internal and External plaster, etc and Planning, approvals, revision of Plans, developments, construction will be borne by the Developer and the Vendors are not liable to spend any amount for such construction/ approvals etc.
6. That the Developer has agreed to complete the construction of the above said building within a period of 36 months from the date of issue of construction license by the Mapusa Municipality. That if the DEVELOPER is unable to complete the construction due to any building ban imposed by the authorities concerned or due to delay of not passing of plans by the Town Planning Department or

Vikash Associates

Director

Adm. Secy

due to non availability of material or by objections from third party interference, out break of war, civil commotion or forced majeure and act of God, then in such case extension of 1 year for completion of building shall be granted.

7. It is specifically agreed between the party that after handing over of the possession of the said respective flats to the Vendors, the Vendors shall be at liberty to sell the said flats to third party or sell to the Developer for the said consideration @ Rs. 56880/- per sq.mts as agreed upon.
8. That the Developer shall be free to enter into agreement with any third party to construct the said building either jointly or with the third party or independently and to receive consideration and to receive receipts for the same. However, it is made clear that such receipt of consideration and entering into agreement shall be only in respect of 13 flats i.e Flat no.101, 102, 103, 105, 201, 202, 205, 301, 305, 401 402, 404 and 405. However, such agreement with third party shall not preclude the Developer from his obligation of completing the construction of the 7 flats as agreed upon under the present agreement and Developer shall be solely responsible for the same for providing the said built up premises.
9. That the Vendors shall execute Power of Attorney in favour of Developers viz. Mr. Vikesh Ramesh Assotikar alias Mr. Vikesh

Vikesh Assotikar Spectator Adm



Ramexa Assoticar as proprietor M/S BALAJI DEVELOPERS, proprietary concern, represented by its sole proprietor to construct, develop the said property, to sign all the application or documentation to obtain approval, Planning, revision of Plans, developments, construction in respect of said 20 Flats .

10. It is specifically agreed between the parties, that incase the Second party fails to make the payment of Rs.3,10,00,000/- ( Rupees Three Crore Ten lakhs only) or fails to hand over the possession of the aforesaid Flats within the stipulated time frame, the Developer shall be solely responsible and liable to pay the said amount with interest of 18 % per annum.

11. In case in the course of approval of the plans by the Mapusa Municipality, the plan submitted has to be revised for any reasons, then in such case the location and the area of the Vendors' premises shall remain unaltered.

12. The Developer shall undertake construction of building on the SAID PROPERTIES as per the plan as may be approved and as per the specifications as may be agreed between the parties detailed in the Schedule II hereinunder. Any other item of work in addition to that specified in the Schedule II hereinunder shall be carried out by the Developer for the Vendors at the prior written request of and at the cost of the Vendors as per the prevailing market value of such work item.

V. K. Keshav Acharya

Inspector

[Signature]

13. The Vendors shall take possession of the premises i.e. Apartment within thirty days of the Developer giving written notice to the Vendors intimating that the said premises are ready for use and occupation and completed in all respect with all attached amenities provided in the Schedule:
14. The Developer shall be entitled and solely responsible for carrying out the approved construction strictly as per the approved plan. The Vendors further agree to sign and execute all necessary papers, deeds, documents, and plans that may be required by the DEVELOPER, from time to time for carrying out the effective development of the SAID PROPERTY and construction of building thereon.
15. The construction to be made by the DEVELOPER in the subject land shall be of Reinforced Cement Concrete frame work, the external walls being of local laterite masonry/C.C. blocks, and internal partition walls being of bricks or cement concrete blocks, as per the choice of the DEVELOPER. The DEVELOPER shall appoint his own R.C.C. Consultants for supervising the work of construction and shall bear and pay the entire professional charges of such R.C.C. Consultants.
16. The specifications of the residential premises to be constructed for the ownership of the Vendors shall be as stated in SCHEDULE-III hereto.

Vikresh Aashish

Spedtan

S





17. It is understood that the Vendors shall not be liable to pay any further price/ consideration/cost to the Developer, nor the Developer shall be liable to pay any price / cost / consideration to the Vendors towards the SAID PROPERTIES as referred hereinabove which is to be paid in kind and strictly as per the agreement.

18. It is the intention of the parties hereto that on entering into this Agreement the Developer shall prepare the plans of the proposed building on the SAID PROPERTY for the purpose of submitting to the MAPUSA MUNICIPALITY for its approval, within three (3) month from the date of this Agreement.


19. The DEVELOPER shall be irrevocably entitled to all the remaining built up area, and in respect of such built-up area, the DEVELOPER shall be free to deal with the same and in this regard the DEVELOPER shall be entitled to enter into firm commitments or agreements with its prospective purchasers/ customers to dispose off any of the premises contained in the said built-up area to any person/s of the choice of the DEVELOPER save and except the premises allotted to for the Vendors for such consideration as may be fixed by the DEVELOPER at his own discretion and appropriate the consideration if received from such customers. The DEVELOPER shall also be entitled to retain for himself any one or more premises out of such built-up area, for its own use.

20. The parties hereto agree that the developer shall also have an option to buy the said properties out right by paying the Vendors the entire

Vikash Associates  

consideration amount of Rs.3,10,00,000/- (Rupees Three Crore Ten Lakhs Only).

21. That upon handing over the Vendors premises i.e. Seven Flats to be constructed in the said property, the Vendors shall execute Deed of Sale in respect of all their rights in the SAID PROPERTIES described in schedule-II all the cost to transfer the said flat shall be borne by the Vendors. The sale deed as above shall, if so desired by the Developer, be executed in favour of any nominee/s including individual, co-operative society / company/ trust/legal entity specifically indicated by the purchasers. In case the sale deed is executed in favour of any such individual, co-operative society / company/ trust/legal entity then in such case such person shall step in the shoes of the Developer herein and shall be liable to perform all the obligations contained herein and to be performed by the purchaser.



22. The DEVELOPER Shall pay charges for obtaining occupancy certificate and further it shall be obligation of the owner to pay house tax with respect to the owner's premises as well as the Society Deposit, month maintenance and connection charges regarding the electrical connections and transformer charges and water connections as applicable and any other taxes and levies imposed by the concerned authorities to the premises to be constructed for the Vendors.

23. The Vendors shall at the request and demand of the DEVELOPER make and execute a proper Deed of Conveyance and all other

Vikash Associates, Developer





necessary documents and papers to complete the title agreed to be given in respect of the SAID PROPERTIES and such Conveyance shall be in favour of the DEVELOPER or his nominee or nominees including a Co-operative Housing Society, Limited after handing over of the possession of the said aforesaid flats alongwith occupancy certificate.

24. The entire development work shall be carried out by the DEVELOPER at his own risk, costs and expenses. He shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work as also all other costs, charges and expenses that may be incurred in regard to the development work. The DEVELOPER shall also save harmless and indemnify and keep indemnified the Vendors against any claim that may be made by any one against the Vendors on account of the DEVELOPER carrying out the said development work.

25. The DEVELOPER shall in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statutes applicable thereto.

26. The DEVELOPER shall not at any time cause or permit any public or private nuisance in or upon the SAID PROPERTY or do anything which shall cause unnecessary annoyance,

Vikesh Acharya Shantanu Amir

inconveniences suffering hardship or disturbance to the Vendors or to the occupants of the neighboring PROPERTY.

27. This Agreement shall be specifically performed by both the parties. Neither party shall have any right to terminate this contract except in case of breach of the aforesaid agreement.

28. The Vendors have irrevocably authorized the DEVELOPER to enter into the subject land and to carry out all activities either of pre construction nature and the activities of post constructive nature.

29. After handing over possession of the aforesaid Flat premises to Vendors, the Vendors, shall be at liberty to point out visible defects to the construction if any within one month from the date of handing over the possession of the Flat units, which defects if any shall be removed by the Developer within 30 days from the date of intimate in writing.

30. The Developer hereby covenant with Vendors that after handing of the respective flats to the vendors as agreed upon and after completion of the said construction, the Developer shall assist the vendor to find purchaser for the unsold flats if any left.

31. That upon completion of the said project, the Developer and Vendor shall execute Sale Deed in favour of respective Purchaser

Vikash Aeschke Developer Vendor



and shall also help the Purchasers to cooperate maintenance housing Society. That the Purchaser shall be liable to pay the maintenance deposit or any other charges which will levied at the time of formation of the said Society.

32. That the parties to this Agreement are entitled to seek Specific performance of this agreement in case violation of any of these above said clauses.

33. That the VENDORS and DEVELOPERS do hereby declare that they do not belong to ST/SC community nor the Vendors of the said property are declared by the Government of Goa pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21-08-1978.

34. The proposed built up area admeasures 1240 Sq. meters and the present market consideration of the present agreement is Rs.2,23,20,000/- (Two Crore Twenty Three Lakh Twenty Thousand Only) and accordingly stamp duty of Rs. 11,16,000/- and Reg fees of Rs.6,78,100/- are paid herewith.

#### SCHEDULE-I

ALL THAT the property known as "ZAMBEACHI ADDI", situated at Duler, Mapusa Goa, having Land Registration No. 52069 of 162 de Nova 110, admeasuring 1990 square meters surveyed

Vikash Associates Spectator Adul

under Chalta No. 1 of P.T. Sheet No. 42, of city Survey, Mapusa, and is bounded as follows:

EAST : By the property of Comunidade.

WEST : By the property of Comunidade .

NORTH : By the property of Maria Estella Gama and Comunidade

SOUTH : By the property of Comunidade.

#### SCHEDULE-II (SAID PLOT)

ALL THAT the Plot surveyed under Chalta No. 1 -D of P.T. Sheet No. 42, of city Survey, Mapusa admeasuring an area of 968 sq. mts. situated at on the property described in the schedule I herein above mentioned. The said Plot C and the same is bounded as follows:

EAST : By the property of the Comunidade.

WEST : By the plot no. A and partly by plot no. B

NORTH: By the property of Maria Estella Gama and the Comunidade

SOUTH: By Road

Vikesh Acsolcam

W. S. S. S.

Chul



**SCHEDULE-III**  
**SPECIFICATION OF EACH FLATS TO BE GIVEN TO**  
**VENDORS**

Structure : R.C.C. Framed Structure

Walls : 23 cm laterite stone masonry and 11.5 cm brick masonry.

Plaster : 1:3 cement mortar 12mm thick internal plaster finished with readymade lambi & 1:3 cement mortar external plaster (sponge finish) with grooves/bands as per design.

Flooring : 2' x 2' vitrified tiles in bedroom, living room and kitchen. Marble for staircase. Non-Skid ceramic tiles for bathroom floor, ceramic tiles for dado upto ceiling, rustic tiles for balconies and porches.

Windows : Powder coated aluminum window frames with 4mm glass. (Mt. Transparent).

Doors : Main door will be teak wood frame with teak wood shutter, living room, bedroom doors will be sal wood frame with flush door with veneer.

Paint : External paint – Apex and internal paint OBD.

Plumbing : CPVC/PVC, fixtures – Jaguar (CP)/Cera or any other equivalent .

Sanitation : Piping – PVC, Sanitary ware – Cera, Hindware (White) or any other equivalent .

Electrical : Wires: Anchor/Finox / Polycab, or any other equivalent.

*Nukesh Associates*  
*Nedra*  
*Anta*

Switches :Anchor (Roma) / SSK Ducting and points for  
Phone/cable TV/AC/Gyser etc.

Kitchen : Granite platform with 2' ceramic tiles dado and  
stainless steel sink.

**IN WITNESS WHEREOF** the parties hereto have set their hands  
on the day and year first herein above mentioned.

Vijay Associates Deputy Agent



VENDOR NO.1: \_\_\_\_\_

*[Signature]*

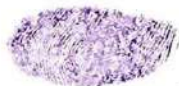


MRS. VRUNDA SARVESH PEDNEKAR

*[Signature]*

L.H.T.I.

R.H.T.I.



Vikash Associates

*[Signature]*  
*[Signature]*

VENDOR NO.2:



  
MR. SARVESH MADHUKAR PEDNEKAR

L.H.T.I.



R.H.T.I.



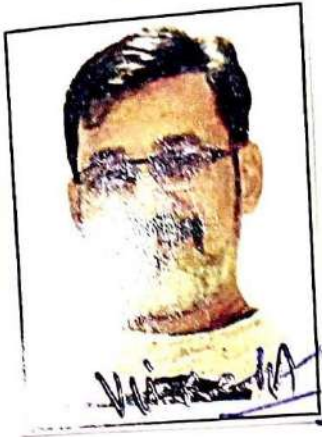
Vikesh Deshpande

Inspector





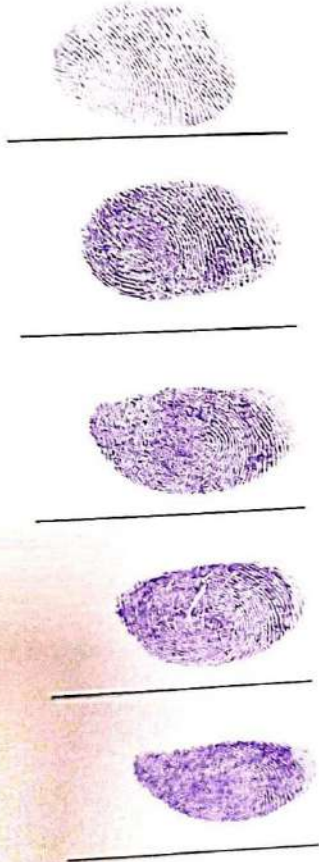
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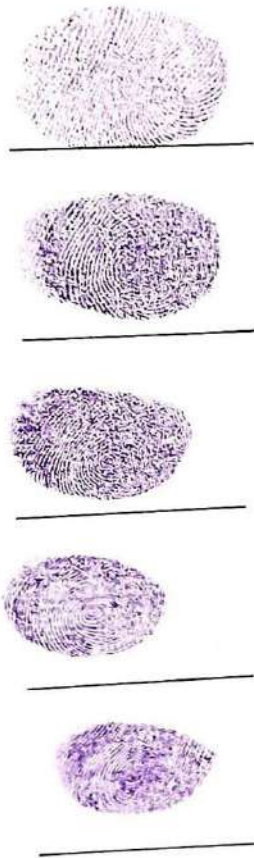
Vikesh Assotikar

MS BALAJI DEVELOPERS proprietary concern  
represented by its proprietor MR. VIKESH  
RAMESH ASSOTIKAR alias MR. VIKESH  
RAMEXA ASSOTICAR

L.H.T.I.



R.H.T.I.



Vikesh Assotikar

Vikesh

Assotikar

WITNESSES:

1. Ralanguthy

Rupa Prashant Kalangutkar r/o Flat E-17-2 Gaunsa Wado Siolim Bardez  
Goa

2. Kalpesh G.Kamat  
Kalpesh G.Kamat r/o Hno.70 Moicawada Pilerne Bardez Goa

Vikash Asodiceam

Speetator Ambar





Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969  
Property Card of Mapusa city

Page No. 1

Date 12/12/2022

Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
1-D	968.00	Occup. Class I		Private

----- Nil -----

in the origin of the title  
as traced) -

UNDA SURVESH PEDNEKAR

Vide Partition Confirmation order dated  
22/10/2021 passed by the Inspector of Survey  
and Land Records, City Survey Mapusa,  
Bardez, Goa in Case No  
ISLR/PART/BAR/MPS/174/21.

----- Nil -----

Encumbrances -

----- Nil -----

Remarks -

----- Nil -----

Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)

----- Nil -----

Continued in Page 2

Vikash Associates

*[Signature]*

*[Signature]*



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969  
Property Card of Mapusa city

Page No. 2

Date 12/12/2022

Sheet No	Chalta No	Area Sq.Mts	Tenure Occup. Class I	Particulars of assessment or rent paid to Government and when due for revision	Category
42	1-D	968.00			Private

Deleted entries indicate Deletion

For further inquiries, please contact the ISLR of the concerned city.

\*\*\* END OF REPORT \*\*\*



This record is computer generated on 12/12/2022 at 10:54:08AM as per Online Reference Number - 0. This record is generated without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 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>.

Nikhil Association

Deedhan

Aditya







# Government Of Goa

## Directorate of Settlement and Land records

### Plan

Appln date: 16-08-2023

Ref. No. :0938



City Name : Mapusa  
Subcity Name : Mapusa  
PT Sheet : 42  
Chalta No. : 1-D

PATRICK  
HENDERSON  
GONSALVES

Digitally signed by  
PATRICK HENDERSON  
GONSALVES  
Date: 2023.08.18  
10:18:32 +05'30'

*Vikash Asst. Director*  
*Inspector*  
*Sub-Inspector*

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 18/08/2023 10:12:29 as per Online Ref No.0938. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 18-Aug-2023 11:26:12 am

Document Serial Number :- 2023-BRZ-4131

Presented at 11:22:13 am on 18-Aug-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1116000
2	Registration Fee	669600
3	Processing Fee	2080
Total		1787680

Stamp Duty Required :1116000/-

Stamp Duty Paid : 1116000/-

Presenter







Party Name and Address	Photo	Thumb	Signature
<b>MS Balaji Developers Represented By Sole Proprietor</b> <b>Vikesh Ramesh Assotikar Alias Vikesh Ramexa Assotikar</b> <b>Father Name:Ramesh Assotikar Alias Ramexa Assotikar, Age:</b> 48, <b>Marital Status: Married ,Gender:Male,Occupation: Business,</b> <b>Address1 - 209-210 2nd floor Cosmos Centre Morod Mapusa</b> <b>Bardez Goa, Address2 - ,</b> <b>PAN No.: ACZPA4710A</b>			

Executor

Party Name and Address	Photo	Thumb	Signature
<b>Vrunda Sarvesh Pednekar , Father Name:Ulhas P</b> <b>Chodankar, Age: 39,</b> <b>Marital Status: Married ,Gender:Female,Occupation:</b> <b>Business, Hno.101/9 Ambika Niwas God's Paradies Colony</b> <b>Auchit wada Tivim Bardez Goa,</b> <b>PAN No.:</b> <input type="text"/>			









03/11/26 AM

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>Sarvesh M Pednekar , Father Name:Madhukar Pednekar,</b> <b>Age: 46,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Business,</b> <b>Hno.101-9 Ambika Niwas God's Paradies Colony Auchit Wada</b> <b>Tivim Bardez Goa,</b> <b>PAN No.:</b> <input type="text"/>			
3	<b>MS Balaji Developers Represented By Sole Proprietor</b> <b>Vikesh Ramesh Assotikar Alias Vikesh Ramexa Assotikar ,</b> <b>Father Name:Ramesh Assotikar Alias Ramexa Assotikar,</b> <b>Age: 48,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Business,</b> <b>209-210 2nd floor Cosmos Centre Morod Mapusa Bardez Goa,</b> <b>PAN No.:</b> <input type="text"/>			

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: Kalpesh Kamat, Age: 37, DOB: , Mobile: 9823458396</b> <b>, Email: , Occupation: Advocate , Marital status : Married ,</b> <b>Address: 403114, 70 Moicawada Pilerne Bardez Goa , 70</b> <b>Moicawada Pilerne Bardez Goa , Pilerne, Bardez, NorthGoa,</b> <b>Goa</b>			
2	<b>Name; Rupa Prashant Kalangutkar, Age: 34, DOB: , Mobile:</b> <b>9823902363 , Email: , Occupation: Service , Marital status :</b> <b>Married , Address: 403517, Flat E-17-2 Gaunsa Wado Siolim</b> <b>Bardez Goa , Flat E-17-2 Gaunsa Wado Siolim Bardez Goa ,</b> <b>Siolim, Bardez, NorthGoa, Goa</b>			

  
 Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-4131

Document Serial No:-2023-BRZ-4131

Book :- 1 Document

Registration Number :- **BRZ-1-3973-2023**

Date : 18-Aug-2023

*Bardez*

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

**SUB-REGISTRAR**

**BARDEZ**

Scanned by Vailancia Costa (DEO)  
Costa