



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00063258400909X
Certificate Issued Date : 02-Jul-2025 02:57 PM
Account Reference : NONACC (TS)/ gaga-t30/ STO-Panaji/ GA-NGA
Unique Doc. Reference : SUBIN-GAGAGA-T3000119548324979X
Purchased by : FOMENTO REALTY PRIVATE LIMITED
Description of Document : Article 22 Conveyance
Property Description : PROPERTY BAGA OR KARBATA OR RASBATA ADM 5850 SQ
MTS SY NO 452/1 CHORAO TISWADI GOA
Consideration Price (Rs.) : 10,00,00,000
(Ten Crore only)
First Party : XAVIER VALENTE SOARES AND OTHERS
Second Party : FOMENTO REALTY PRIVATE LIMITED
Stamp Duty Paid By : FOMENTO REALTY PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 60,00,000
(Sixty Lakh only)



Please write or type below this line

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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2025-PY-1850
317/25

DEED OF SALE

THIS DEED OF SALE is made and executed at Panaji, Goa, on this 3rd day of July of the year two thousand and twenty-five (03/07/2025).

BY AND BETWEEN

1. **XAVIER VALENTE SOARES** alias **XAVIER V SOARES**, son of Late Mr. Avelino Manuel Francis Soares, age 88 years, retiree, Indian National, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____, Mobile No. _____, and his wife;

2. **M TEREZA MENEZES SOARES** alias **MARIA TERESA MENEZES SOARES**, daughter of Late Mr. Celestine Menezes, age 78 years, housewife, Indian National, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____, Mobile No. _____,

both residents of 6/B, Birmottem, Bardez, Bastora, North Goa, Mapusa, Goa, 403507 and both represented herein by their son and duly constituted attorney, viz. Mr. Nicholas Bryan Joseph Soares, so constituted vide a Special Power of Attorney executed on 31st May, 2025, before Mrs. Meera Medhekar, Notary Public



having her Office at Panaji, Goa and duly registered in her Notarial Register under No. 2617, dated 31/05/2025,

3. **N BRYAN J SOARES** alias **NICHOLAS BRYAN JOSEPH SOARES**, son of Mr. Xavier Valente Soares and Mrs. Maria Teresa Menezes Soares (Parties Nos. 1 and 2 above), age 59 years, married, Indian national, Architect, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____, Mobile No. _____, and his wife;

4. **ORTY FIONA SOARES** alias **ORTY FIONA MENDONSA E SOARES** alias **ORTY FIONA P. MENDONSA E SOARES**, daughter of Late Mr. Agnelo Francisco Jose Mendonsa, wife of Mr. Nicholas Brayn Joseph Soares, age 59 years, Indian National, Architect, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No. _____, Mobile No. _____,

both residents of House No. 22/128/3, Plot No.14, Bay View Colony Near NIO Circle, Dona Paula, Taleigao, Goa, 403004.

hereinafter jointly referred to as the "**VENDORS**" (which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include their heirs, executors, administrators and/or assign), **ON THE ONE PART.**

A N D





1. **FOMENTO REALTY PRIVATE LIMITED,**

a company registered under the Companies Act, 1956, having Corporate Identification No. U68100GA2016PTC013013, having its Registered Office at 301 Kamat Metropolis – I, behind Caculo Mall, St. Inez, Panaji, Goa, allotted Income Tax Department Permanent Account No. . , represented herein by Mr. Gajanan H. Karkare, its duly authorized Director, so authorized vide a Resolution passed by the Board of Directors of the company on 11/06/2025, Mobile No. , hereinafter

referred to as the "**PURCHASER**", which expression, unless repugnant to the meaning or context hereto, shall mean and include its successors-in-title and/or assigns, **ON THE OTHER PART**



WHEREAS:

A. The VENDORS have represented and covenanted unto the PURCHASER as follows:

- 1) that there exists an immovable property known as "BAGA" or "KARBATA" or "RASBATA" or "CONOLDEM", located at and within revenue village Chorao of Village Panchayat of Chodan-Madel, Taluka Tiswadi, District North Goa, State Goa, which property is fully



described in SCHEDULE I below written and hereinafter referred to as the "*Said Larger Property*".

- 2) that vide Deed of Sale drawn up on 14th August, 1920 by and before Joao Cupertino da Caridade Frias, the then Notary of Bardez Judicial Division, one-half of the Western side of the Said Larger Property, which one-half of the Western side constitutes a separate and independent property by itself, presently surveyed under Survey No. 452/1 of revenue Village Chorao, admeasuring 5,850 sq. meters, described in SCHEDULE II below written and hereinafter referred to as the "*Said Property*", was duly purchased by LOURENCO SANTANA GRAO *alias* JOAO LOURENCO SANTANA COPERTINO GRAO.

- 3) that the aforesaid LOURENCO SANTANA GRAO *alias* JOAO LOURENCO SANTANA COPERTINO GRAO was married to MARIA POLICIANA FERNANDES.
- 4) that the aforesaid LOURENCO SANTANA GRAO *alias* JOAO LOURENCO SANTANA COPERTINO GRAO and MARIA POLICIANA FERNANDES, both died, the former on 3rd April, 1964 and the latter on 20th December,

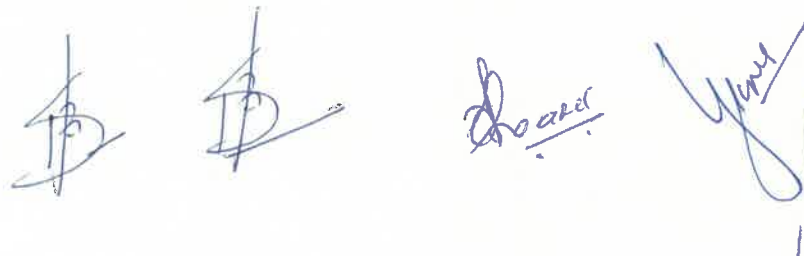


1941, leaving behind them the following as their sole and universal heirs, viz. (a) MARIA REGINA GRAO, widow of JOAO VICTOR D'SOUZA; (b) FELIX CAETANO GRAO, unmarried; (c) SANTANA PASCOAL GRAO, married to CONCEICAO MANUEL FERNANDES and (d) JACINTO ANTONIO GRAO *alias* JASINTO GRAO married to BELLA NORONHA E GRAO.



- 5) that the persons referred to in sub-recital (4) above are the heirs of LOURENCO SANTANA GRAO *alias* JOAO LOURENCO SANTANA COPERTINO GRAO and MARIA POLICIANA FERNANDES, is duly certified in a Deed of Succession drawn up on 24th April, 1990 by the Sub-Registrar-cum-Notary-Ex-Officio of Ilhas Taluka at Panaji, Goa.
- 6) that vide a Deed of Relinquishment of Rights drawn on 30th March, 1990 by and before the Sub-Registrar-cum-Notary-Ex-Officio of Ilhas Taluka at Panaji, Goa and recorded at Folio 26 (overleaf) onwards of Deeds Book No. 634, the aforesaid MARIA REGINA GRAO, widow of JOAO VICTOR D'SOUZA and her children, viz. (a) ROSE MARY D'SOUZA (unmarried) and



(b) GASPAR ASSIS D'SOUZA (unmarried), the aforesaid FELIX CAETANO GRAO, SANTANA PASCOAL GRAO and CONCEICAO MANUEL FERNANDES, all relinquished their rights to the inheritance left behind by the aforesaid LOURENCO SANTANA GRAO *alias* JOAO LOURENCO SANTANA COPERTINO GRAO and MARIA POLICIANA FERNANDES.



7) that, consequently, the aforesaid JACINTO ANTONIO GRAO *alias* JASINTO GRAO and his wife BELLA NORONHA E GRAO, became the sole and universal heirs and exclusively entitled to the estate of the aforesaid LOURENCO SANTANA GRAO *alias* JOAO LOURENCO SANTANA COPERTINO GRAO and MARIA POLICIANA FERNANDES, which is duly certified in the aforesaid Deed of Succession drawn up on 24th April, 1990 by the Sub-Registrar-cum-Notary-Ex-Officio of Ilhas Taluka at Panaji, Goa.

8) that, as a further consequence, the aforesaid JACINTO ANTONIO GRAO *alias* JASINTO GRAO and his wife BELLA NORONHA E GRAO became the absolute and exclusive owners of the Said Property.

A handwritten signature in blue ink, appearing to be "Gaspar".

A handwritten signature in blue ink, appearing to be "Felix".

A handwritten signature in blue ink, appearing to be "Santana".

A handwritten signature in blue ink, appearing to be "Conceicao".



9) that in the Index of Lands maintained in Form III in respect of the Said Property and later in the Record of Rights maintained in Forms I & XIV in respect of the Said Property, the name of the aforesaid FELIX GRAO was found recorded as "*Occupant*" of the Said Property.

10) that vide Order No. LRC/MISC/64/90 passed on 20th April, 1990 by the Dy. Collector & S.D.O. Panaji, the name of the aforesaid FELIX GRAO was ordered to be deleted from the "*Occupant*"s column in Forms I & XIV in respect of the Said Property and the name of JASINTO GRAO was ordered to be substituted in its place, which Order was duly carried out under Mutation No. 123 and duly reflected in Forms I & XIV then issued in respect of the Said Property.

11) that vide a Sale Deed dated 7th September, 1995, which is duly registered in the office of the Sub-Registrar of Ilhas at Panaji, Goa on 13th September, 1995 under Registered No. 1492 at Pages 520 to 546 of Book I, Volume No. 444, the aforesaid JACINTO ANTONIO GRAO *alias* JASINTO GRAO and BELLA



NORONHA E GRAO sold and conveyed the Said Property to in favour of Parties Nos. 1 and 3 herein (XAVIER VALENTE SOARES and ORTY FIONA P. MENDONSA e SOARES) jointly.

12) that, presently, in the Record of Rights maintained in Forms I & XIV in respect of the Said Property, the names of Parties Nos. 1 and 3 herein (XAVIER VALENTE SOARES and ORTY FIONA P. MENDONSA e SOARES) appear as "*Occupants*".

13) that Parties Nos. 1 and 4 herein (XAVIER VALENTE SOARES and ORTY FIONA P. MENDONSA e SOARES) are married, respectively, to Parties Nos. 2 and 3 herein (MARIA TERESA MENEZES SOARES and NICHOLAS BRYAN JOSEPH SOARES).

14) that on account of the aforesaid deeds and events, the VENDORS are the sole and exclusive owners and in possession of the Said Property.

B. The VENDORS have also represented and covenanted unto the PURCHASER as follows:



- 1) That the VENDORS have a clear and marketable title to the Said Property.
- 2) That no person(s) other than themselves have any right, title and/or interest in the Said Property and/or any part thereof.
- 3) That the VENDORS are in exclusive and peaceful possession of the Said Property.
- 4) That the Said Property is free from encumbrances, liens and/or charges.
- 5) That the VENDORS have an absolute right to dispose and/or sell the Said Property and/or deal with it in any manner whatsoever.
- 6) That there is no legal bar or impediment for the sale of the Said Property.
- 7) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition



had/has been received by and/or served in respect of the Said Property or any part thereof.

8) That neither the Said Property nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

9) That neither the Said Property nor the any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

10) That there is no road or access passing through the Said Property and nor does any person have any easementary right over the Said Property or any part thereof.

11) That there are no underground cables, electrical wires or gas pipeline passing through/beneath the Said Property.



12) That the VENDORS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Property and/or any part thereof.

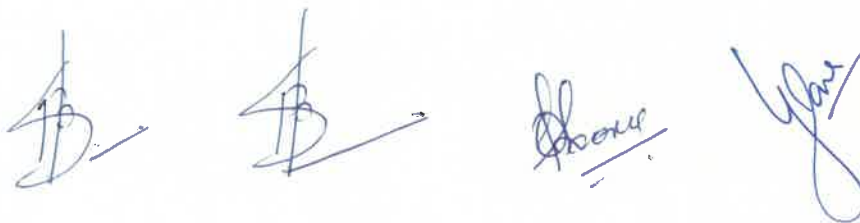
C. The VENDORS have offered to sell the Said Property to the PURCHASER and the PURCHASER has agreed to purchase the Said Property relying on the VENDORS' representations and covenants set out hereinabove.

D. The VENDORS are accordingly hereby selling and conveying the Said Property to the PURCHASER by this Deed.



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of the aforesaid agreement and in consideration of a sum of Rs. 10,00,00,000/- (Rupees ten crores only), the VENDORS do hereby GRANT, CONVEY, ASSURE and TRANSFER the Said Property by way of sale unto and to the use of the PURCHASER, free from encumbrances, TOGETHER WITH all the rights, liberties, privileges, easements and appurtenances thereto AND ALL THE ESTATE, rights, title, interest, claim and

demand of the VENDORS to the Said Property, with all rights, shares and interest to the Said Property, benefits of all open spaces and appurtenances whatsoever and all estates, right, title and interest whatsoever of the VENDORS to the Said Property, free from all encumbrances and attachments, liens, charges and demands whatsoever **TO HAVE AND TO HOLD** the same unto and to the use of the PURCHASER forever.

2. The consideration stated in Clause 1 above has been paid in full the following manner as instructed by the VENDORS:

a) Rs. 9,90,00,000/- (Rupees nine crores ninety lakhs only), has been paid as follows, the receipt whereof is hereby admitted and acknowledged by the VENDORS:

- 1) Rs. 4,95,00,000/- (Rupees four crores ninety-five lakhs only) vide Cheque No. 001128, dated 03/07/2025, drawn on HDFC BANK, Panjim Branch in favour of Party No. 3 (NICHOLAS BRYAN JOSEPH SOARES) and
- 2) Rs. 4,95,00,000/- (Rupees four crores ninety-five lakhs only) vide Cheque No. 001129, dated



03/07/2025, drawn on HDFC BANK, Panjim Branch in
favour of Party No. 4 (ORTY FIONA SOARES).

- b) Rs. 10,00,000/- (Rupees ten lakhs only), being Tax Deductible at Source under Section 194 1-A of Income Tax Act, 1961, at the rate of 1% of the agreed consideration, has been paid to the credit of the Income Tax Department vide following four challans, copies whereof have been handed over to the VENDORS and filed herewith, viz.



- 1) Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) has been paid vide Challan Identification Number (CIN): 25070200137154ICIC, dated 02/07/2025 of ICICI Bank, in favour of VENDOR NO.1; and
- 2) Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) has been paid vide Challan Identification Number (CIN): 25070200138618ICIC, dated 02/07/2025 of ICICI Bank, in favour of VENDOR NO.2; and
- 3) Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) has been paid vide Challan Identification Number (CIN): 25070200080065ICIC, dated 02/07/2025 of ICICI Bank, in favour of VENDOR NO.3; and



- 4) Rs. 2,50,000/- (Rupees two lakhs fifty thousand only) has been paid vide Challan Identification Number (CIN): 25070200085121ICIC, dated 02/07/2025 of ICICI Bank, in favour of VENDOR NO.4.

3. The VENDORS agree and declare that upon registration of this Sale Deed with the Sub-Registrar, the title in the Said Property shall pass onto to the PURCHASER and the PURCHASER shall become the full and absolute owner of the Said Property.



4. The VENDORS covenant with the PURCHASER that it shall be lawful for the PURCHASER, from time to time and at all times hereafter, to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the Said Property, together with all the privileges, easements, profits, rights and appurtenances whatsoever to the Said Property and every part thereof, to and for its own uses and benefits without interruption, claim and/or demand whatsoever from the VENDORS and/or any other person(s) claiming under and/or through them.



5. The VENDORS agree to indemnify and keep indemnified the PURCHASER from and/or against all and any defect in title, losses, damages, costs and expenses, which the PURCHASER may be put to, incur and/or sustain, by reason of any claim being made by anybody whomsoever to the Said Property and/or by reason of the untruthfulness and/or inaccuracy of any representation made herein.

6. The VENDORS agree and undertake, that they shall, as and when called upon by the PURCHASER, do, execute and/or perform all such further acts, deeds and things, but at the cost and expense of the PURCHASER, for the purpose of more perfectly conveying the Said Property hereby conveyed unto the PURCHASER and/or for the purpose of recording and registering the Said Property in the name of the PURCHASER in all Government records, including under the Land Survey and Land Revenue Records, Municipal/Panchayat Records as also under any Record of Rights.

7. The VENDORS hereby give No Objection to carry out mutation in the survey record of the Said Property to mutate the PURCHASER's name as Occupant. The VENDORS waive rights to



receive notices in such mutation proceeding. The VENDORS hereby undertake to sign all affidavits, applications, documents, whenever necessary for all legal purposes and to do or cause to be done whatever acts, deeds and things as may be necessary for the effectual transfer of the Said Property in the name of PURCHASER in all the Public Records.

8. The VENDORS have today given lawful, vacant, peaceful and physical possession of the Said Property to the PURCHASER and the PURCHASER has duly taken lawful, vacant, peaceful and physical possession thereof.



9. The VENDORS also hereby transfer all rights to and benefits of the following licences and permissions with full rights to undertake and complete construction of all permitted buildings on the Said Property by virtue of these licences and permissions, viz.

- a) Conversion Sanad bearing No. RB / CNV / TIS / COLL / 16 / 2021 / 3505 dated 13th January, 2022, issued by the Office of the District Collector, North Goa, Panaji-Goa.
- b) Technical Clearance Order bearing No. TIS/9125/CHO/TCP/2024/695 dated 8th March, 2024, issued by the Office of the Town Planner, Town & Country



Planning Department, Panaji, for construction of residential villas, swimming pool and compound wall.

- c) Construction License No. VP/C-M/1282/2024-25/L-24, dated 23rd December, 2024 from the office of the Village Panchayat of Chodan-Madel, for construction of residential villas, swimming pool and compound wall.

10. None of the parties to this Deed belong to any Scheduled Caste and/or Scheduled Tribe as contemplated in Notification No. RD/LND/LCR/318/77 dated 21st August, 1978 and Circular No. 16/4/2011-RD dated 6th June, 2011 of the Government of Goa.

11. The Town & Country Planning Department has issued Zoning Certificate vide Ref. No. TIS/1/2/ZON/4297/Cho/TCP/2025/1332, dated 10/06/2025 certifying that the Said Property is "*Settlement Zone S-3 with 60 F.A.R.*".

12. The present market value of the Said Property is Rs. 10,00,00,000/- (Rupees ten crores only). Accordingly stamp duty @ 6%, viz. Rs. 60,00,000/- (Rupees sixty lakhs only), is payable and herewith paid on this Deed.



SCHEDULE I ABOVE REFFERED

[Said Larger Property]

All that immovable property known as "*BAGA*", or "*KARBATA*", or "*RASBATA*" and "*CONOLDEM*", located in and within revenue village Chorao, within the limits of Village Panchayat of Chorao, Taluka Tiswadi, Registration Sub-District of Ilhas, District North Goa, State Goa, described in the erstwhile Land Registration Office of Ilhas at Panaji under No. 14266 at Folio 162 of Book B 37 (New Series), not enrolled in the Taluka Revenue Office of Tiswadi, and bounded as per the erstwhile land registration records as follows:



North: By coconut grove and field of heirs of Gonzag Fernandes;

South: By hilly property of the Fabrica of the Church of Sr. Bartholomeu of Chorao;

East: By hilly property of heirs of Militão de Noronha and

West: By hilly property of Maria Angelica de Souza.

SCHEDULE II ABOVE REFFERED

[Said Property hereby sold]

All that one-half of the Western side of the Said Larger Property described in SCHEDULE I above written, which constitutes a



separate and independent property by itself, presently surveyed under Survey No. 452/1 of revenue Village Chorao, admeasures 5,850 sq. meter and is bounded as under:-

North: By Nallah;

South: By Survey No. 452/7;

East: By Survey No. 452/2 and

West: By Survey Nos. 453/6 and 453/7.



A plan of the Said Property hereby sold is annexed to this Deed and forming part of this Deed as Annexure "A".

IN WITNESS WHEREOF, this Deed of Sale is signed by the parties on the day, month and year first hereinabove mentioned before two attesting witnesses each.



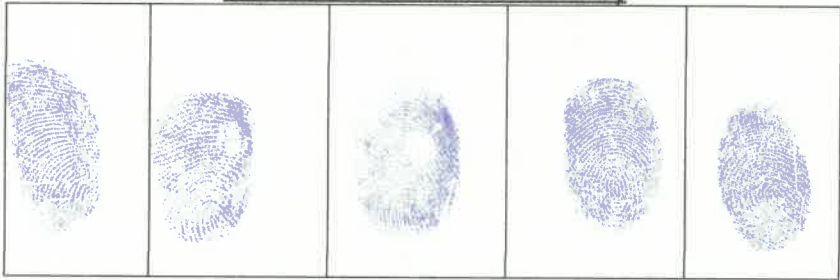
SIGNED AND EXECUTED BY THE VENDORS

 	For self and on behalf of Parties Nos. 1 and 2 as their duly constituted attorney  (N BRYAN J SOARES alias NICHOLAS BRYAN JOSEPH SOARES)
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**Left-hand finger-prints of N BRYAN J SOARES alias NICHOLAS
BRYAN JOSEPH SOARES,**



**Right-hand finger-prints of N BRYAN J SOARES alias NICHOLAS
BRYAN JOSEPH SOARES,**









(ORTY FIONA SOARES alias
ORTY FIONA MENDONSA E
SOARES alias ORTY FIONA P.
MENDONSA E SOARES)



Left-hand finger-prints of ORTY FIONA SOARES alias ORTY FIONA MENDONSA E SOARES alias ORTY FIONA P. MENDONSA E SOARES



Right-hand finger-prints of ORTY FIONA SOARES alias ORTY FIONA MENDONSA E SOARES alias ORTY FIONA P. MENDONSA E SOARES







SIGNED AND EXECUTED BY THE PURCHASER

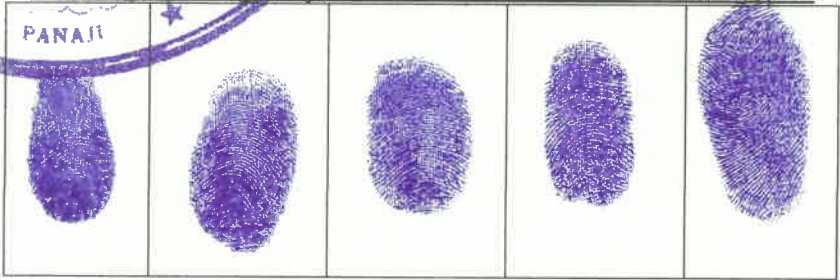


For and on behalf of the
Fomento Realty Pvt. Ltd.



(Gajanan H. Karkare)
Director

Left-hand finger-prints of GAJANAN H. KARKARE



Right-hand finger-prints of GAJANAN H. KARKARE







IN THE PRESENCE OF:

1. NAME :- Mr. Vyankatesh Vishnu Nayak Gaunekar.
FATHER'S NAME :- Late Mr. Vishnu R. N. Gaunekar.
AGE :- 50 years.
MARITAL STATUS :- Married.
OCCUPATION :- Service.
AADHAAR CARD NO.:- i.
MOBILE NO. :-
ADDRESS :- H. No. 123,Rh-1 Shree Balalji, Niwas,
Haveli, Curti, Ponda, Goa, 403401.

SIGNATURE

:-



2. NAME :- Mr. Chandrajit Nagesh Sakhardande.

FATHER'S NAME :- Mr. Nagesh Sakhardande.

AGE :- 44 years

MARITAL STATUS :- Married

OCCUPATION :- Service

AADHAAR CARD NO.:-

MOBILE NO. :-

ADDRESS :- H. No. 522/A, Bazarwada, Near Sharda
English High School, Marcela, Orgao, PO:
Marcela, DIST: North Goa, Goa - 403107.

SIGNATURE

:-



1850/2025



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Tiswadi Taluka, Chorao Village
Survey No.: 452 , Subdivision No.: 1

Scale 1:2000

Reference No.: REV192586553



[Handwritten signatures in blue ink]



This record is computer generated on 10-02-2025 03:36:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

A purple oval stamp from the Registrar of Companies, Madras. The text "REGISTRAR OF COMPANIES" is curved along the top, and "MADRAS" is curved along the bottom. The date "1941" is stamped in the center. There is a small star symbol below the date. The stamp is partially overlapping the text "MADRAS" on the right side of the page.

TYPE	CO-2 (kg) /ton	F.A. /ton	M.F. /ton
VILLA-1 (00)	460.20	759.85	403.35
VILLA-2 (00)	725.80	1311.20	1431.60
VILLA-3 (01)	144.95	234.45	260.15
VILL A-4 (00)	147.60	240.85	767.75
TOTAL	1456.65	2463.45	2922.85
SWIMMING POOL	0.00	0.00	192.60
TR. ROOM	0.00	0.00	18.70
GRAND TOTAL	1456.65	2463.45	3134.15

1	AREA UNDER SURVEY (SQ. KM)	12.30
2	AREA UNDER ROAD WHEELING	1.20
3	NET PLOT AREA (SQ. KM)	11.10
4	PERCENTAGE COVERED BY FOREST	72.50
5	PERCENTAGE COVERED BY NON FOREST	27.50
6	OPEN WASTE REQUIRED (SQ. KM) 10%	0.77
7	OPEN SPACE AVAILABLE (SQ. KM)	0.65
8	AREAS NOT COVERED AREA	0.60
9	PROPOSED FOREST AREA	6.50
10	TOTAL (1967-1962) FOREST AREA (H)	1.40
11	TOTAL (1967-1962) NON FOREST AREA (H)	7.50
12	AREAS UNDER FOREST	1.40
13	AREAS UNDER FOREST (SQ. KM)	1.40
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84	AREAS UNDER FOREST (SQ. KM)	1.40
85	AREAS UNDER FOREST (SQ. KM)	1.40
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89	AREAS UNDER FOREST (SQ. KM)	1.40
90	AREAS UNDER FOREST (SQ. KM)	1.40
91	AREAS UNDER FOREST (SQ. KM)	1.40
92	AREAS UNDER FOREST (SQ. KM)	1.40
93	AREAS UNDER FOREST (SQ. KM)	1.40
94	AREAS UNDER FOREST (SQ. KM)	1.40
95	AREAS UNDER FOREST (SQ. KM)	1.40
96	AREAS UNDER FOREST (SQ. KM)	1.40
97	AREAS UNDER FOREST (SQ. KM)	1.40
98	AREAS UNDER FOREST (SQ. KM)	1.40
99	AREAS UNDER FOREST (SQ. KM)	1.40
100	AREAS UNDER FOREST (SQ. KM)	1.40

Approved ~ Dec No 6(10) 414-1012
and 6(10) No 6(10) 414-1012

SECRETARY
VILLAGE PANCHAYAT
CHODAN MADEL



SITE PLAN

REF: VPRC/M2/347/2271/22/050
Dated: 26/05/2022
REF: TIS/11256/HQ/ICP/2022/35
Dated: 04/05/2022

3,300,000
P. 3,300,000

2024 635 25/01/25/CHG/EP 08/03/2024

五

Medical Officer/Incharge
Primary Health Centre Mayem
Mayem Bicholim Goa

SCARPS & ASSOCIATES

100% COTTON
 100% COTTON
 100% COTTON

13

Done

Yes



1850/2025



FORM I & XIV

100019621689

Date : 30/01/2025

नमुना नं १ व १४

Page 1 of 2

Taluka TISWADI
तालुका
Village Chorao
गांव
Name of the Field Conoldem
शेताचें नांव

Survey No. 452
सर्वे नंबर
Sub Div. No. 1
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	0000.58.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.58.25

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.25	0000.00.25	0000.58.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Xavier Valente Soares		21248	
2	Orty Fiona P. Mendonsa e Soares		21248	

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		

[Handwritten signatures]



1850/2025



FORM I & XIV

100019621689

Date : 30/01/2025

नमुना नं १ व १४

Page 2 of 2

Taluka TISWADI
तालुका
Village Chorao
गांव
Name of the Field Conoldem
शेताचें नांव

Survey No. 452
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

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 प्रारि	Remarks शेरा
	Nil									

End of Report

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



The record is computer generated on 30/01/2025 at 17:12:54 as per Online Reference Number - 100019621689. This record is valid 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://dslr.goa.gov.in>





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Jul-2025 11:41:30 am

Document Serial Number :- 2025-PNJ-1850

Presented at 11:36:32 am on 03-Jul-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	6000000
2	Registration Fee	3000000
3	Mutation Fees	3500
4	Processing Fee	2120
Total		9005620

Stamp Duty Required :6000000/-

Stamp Duty Paid : 6000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAJANAN H. KARKARE Authorised Director Of FOMENTO REALTY PRIVATE LIMITED ,Father Name: Harihar Devidas Karkare,,Age: 56, Marital Status: ,Gender: Male, Occupation: Service, Address1 - 136, Vainguinim Valley Machados Cove Nio Dona Paula North Goa Goa 403004., Address2 - , PAN No.:			



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	N BRYAN J SOARES Alias NICHOLAS BRYAN JOSEPH SOARES , Father Name: Xavier Valente Soares, Age: 59, Marital Status: Married ,Gender: Male, Occupation: Other, House No.22/128/3, Plot No.14, Bay View Colony Near NIO Circle, Dona Paula, Taleigao, Goa., PAN No.:			
2	ORTY FIONA SOARES Alias ORTY FIONA MENDONSA E SOARES Alias ORTY FIONA P. MENDONSA E SOARES , Father Name: Late Agnelo Francisco Jose Mendonsa, Age: 59, Marital Status: Married ,Gender: Female, Occupation: Other, House No.22/128/3, Plot No.14, Bay View Colony Near NIO Circle, Dona Paula, Taleigao, Goa., PAN No.:			
3	N BRYAN J SOARES Alias NICHOLAS BRYAN JOSEPH SOARES , Father Name: Xavier Valente Soares, Age: 59, Marital Status: ,Gender: Male, Occupation: Other, House No.22/128/3, Plot No.14, Bay View Colony Near NIO Circle, Dona Paula, Taleigao, Goa-403004., PAN No.: , as Power Of Attorney Holder for M TEREZA MENEZES SOARES Alias MARIA TERESA MENEZES SOARES			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	N BRYAN J SOARES Alias NICHOLAS BRYAN JOSEPH SOARES , Father Name:Xavier Valente Soares, Age: 59, Marital Status: ,Gender:Male,Occupation: Other, House No.22/128/3, Plot No.14, Bay View Colony Near NIO Circle, Dona Paula, Taleigao, Goa-403004., PAN No.: , as Power Of Attorney Holder for XAVIER VALENTE SOARES Alias XAVIER V SOARES			
5	GAJANAN H. KARKARE Authorised Director Of FOMENTO REALTY PRIVATE LIMITED , Father Name:Harihar Devidas Karkare, Age: 56, Marital Status: ,Gender:Male,Occupation: Service, 136, Vainguinim Valley Machados Cove Nio Dona Paula North Goa Goa 403004., PAN No.:			 

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Chandrajit Nagesh Sakhardande, Age: 44, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403107, H. No. 522/A Bazarwada Near Sharda English High School Marcela, H. No. 522/A Bazarwada Near Sharda English High School Marcela, Orgao, Ponda, South Goa, Goa			
2	Name: Vyankatesh Vishnu Nayak Gaunekar, Age: 50, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403401, H. No. 123 Rh-1 Shree Balalji Niwas Haveli, H. No. 123 Rh-1 Shree Balalji Niwas Haveli, Curti, Ponda, South Goa, Goa			


3/3/2025
Sub Registrar

SUB-REGISTRAR
ILHAS

Document Serial Number :- 2025-PNJ-1850

Document Serial No:-2025-PNJ-1850

Book :- 1 Document Registration Number :- PNJ-1-1752-2025 Date : 03-Jul-2025

Appawathes
3/7/2025
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)
SUB - REGISTRAR
ILHAS



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 03-Jul-2025 11:48:38
Date of Receipt: 03-Jul-2025

Receipt No^f: 2025-26/4/1475
Serial No. of the Document : 2025-PNJ-1850
Nature of, Document : **Conveyance - 22**

Received the following amounts from **GAJANAN H. KARKARE Authorised Director Of FOMENTO REALTY PRIVATE LIMITED** for Registration of above Document in Book-1 for the year 2025

Registration Fee	3000000	E-Challan(Online fee)	• Challan Number : 202500445013 • CIN Number : 1036130908	3000000
Processing Fee	2120	Payment to ITG	• Payment Reference : pay_QoDDSIORrTAKSt • Receipt Number : 1b0768b2a91f11ded4d1	2120
Total Paid	3002120 (Rupees Thirty Lakhs Two Thousand One Hundred And Twenty only)			

Probable date of issue of Registered Document: / /

[Signature]
Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Chandragit. Sakhardande
[Signature]

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **03-Jul-2025**

Signature of the person receiving the Document

[Signature]
Signature of the Presenter



[Signature]
Signature of the Sub-Registrar