



**GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub
Registrar, Pernem**



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challan Payment Facility Rules 2021)

Stamp Duty Of : ₹ 2306000/-

(Rupees Twenty Three Lakhs Six Thousand only)

**PAID VIDE E-RECEIPT NO 202300340247 DATED :28-Apr-2023,
IN THE GOVERNMENT TREASURY.**



**Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Pernem)**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300025879
DOCUMENT SERIAL NUMBER	:	2023-PNM-240
DATE OF PRESENTATION	:	03-May-2023
DOCUMENT REGISTRATION NUMBER	:	PNM-1-239-2023
DATE OF REGISTRATION	:	03-May-2023
NAME OF PRESENTER	:	Alisha V Polle Alias Alisha A Shirodkar
REGISTRATION FEES PAID	:	₹1383600/-
PROCESSING FEES PAID	:	₹3580/-
MUTATION FEES PAID	:	₹3500/-

	Government of Goa Directorate of Accounts Opp. Old Secretariat, Fazenda Building, Panaji Goa Phone: 0832-2225548/21/31		 Echallan No. 202300340247						
	e-Receipt								
Department: 10 - NOTARY SERVICES		Echallan Date: 28/04/2023 12:37:14							
Name and Address of Party :	VianaarProperties 8600175410 Flat No 308 3rd Floor Hiren Light Indust Co OP Soc Mogul Lane Mahim West Mumbai Mumbai City Mh 40								
Service:	Stamp Duty								
		<table border="1"> <thead> <tr> <th></th> <th style="text-align: right;">Amount</th> </tr> </thead> <tbody> <tr> <td>Stamp Duty</td> <td style="text-align: right;">₹ 2306000.00</td> </tr> <tr> <td>Total Amount:</td> <td style="text-align: right;">₹ 2,306,000.00</td> </tr> </tbody> </table>		Amount	Stamp Duty	₹ 2306000.00	Total Amount:	₹ 2,306,000.00	
	Amount								
Stamp Duty	₹ 2306000.00								
Total Amount:	₹ 2,306,000.00								
	[Rs. Twenty Three Lakh Six Thousand Only]								
Department Data:	202300025879 NOTARY 202300025879 NOTARY								
Bank ref No:	CPACRYCF11								
Status:	Success								
Payment Date:	28/04/2023 15:29:32								
Payment Gateway:	SBI_MOPS								



Print Date: 28/04/2023 17:27:36

DEED OF SALE

2023 - PNM-240
03/05/2023

VIANAAR PROPERTIES PVT LTD


 Authorized Signatory

M. G. Desai

S. M. Desai

DEED OF SALE

THIS DEED OF SALE is made at Pernem, Taluka Goa, on this 27th day of Month of April of the year Two Thousand and Twenty-Three **(27/04/2023)**

BETWEEN

1(A) MR. MADHUKAR GANESH DESAI Alias MR. MADHUKAR GANESH DESSAI, son of Ganesh Laxman Desai, aged 85 years, retired, married, Indian National, Holding Aadhar Card bearing. [REDACTED], PAN Card bearing no [REDACTED] resident of 5/55 Mamata (A)Appasaheb Marathe Marg (South) Mumbai Mumbai Maharashtra 400025, and his wife,

1(B)MRS. SHUBHANGI MADHUKAR DESAI Alias SHUBHANGI M DESAI, wife of Mr.Madhukar Ganesh Desai, aged 79 years, married, retired, holding Aadhar Card bearing No. [REDACTED], PAN Card bearing No. [REDACTED] resident of 5/55 Mamata (A)Appasaheb Marathe Marg (South) Mumbai Mumbai Maharashtra 400025, hereinafter called **"THE VENDORS"** (which

M. G. Desai S. M. Desai

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expression shall, unless repugnant to the context thereof shall mean and include their legal heirs, legal representatives, administrators, successors, executors and assigns) of **ONE PART**.

AND


VIANAAR PROPERTIES PRIVATE LIMITED a duly registered Company, having corporate identity no. CIN: U70100MH2013PTC245929, PAN Card no [REDACTED], having Registered office at Flat No 308, 3rd Floor, Hiren Light Indust. Co. OP. Soc, Mogul Lane, Mahim(West) Mumbai , Mumbai City Mh 400016 represented by one of their Director MRS. NEELAM NAGPAL, wife of Vijay Kumar Nagpal, aged 62 years, Business, Married, Indian National, having PAN No. [REDACTED] and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) vide Board of Directors resolution

am. q. Desai S. M. Desai

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No.BM.1/2023-2024, dated 17/04/2023, represented herein through duly constituted Power of Attorney Holder **ADV. ALISHA V.POLLE Alias Alisha A.Shirodkar**, w/o Dr.Vaman P.Polle, 34 years of age, Indian National, Advocate, married, Holder of PAN Card No. [REDACTED] resident of H.No .443, "Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, vide Power of Attorney dated 19/04/2023, duly notarized before the Notary Public, Sanyogita, Tis Hazari Courts, bearing Registration No. 7517, at Delhi, of the, **SECOND PART.**



AND WHEREAS there exists a property known as "Hodully" or "Oddally" situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Taluka, North Goa, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub-division 10 having an area of 6827 sq.mtrs hereinafter referred to as the "Said Larger Property", more particularly described in Schedule I.

AND WHEREAS the property bearing Survey No.81/10, of Parcem Village, Pernem Taluka, was originally owned and possessed by, (i) Shri Sitaram Narayan Prabhu Desai,

an. g. Desai S. M. Desai

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(ii)Shri Keshav Jairam Prabhu Desai (iii) Shri Ganesh Laxman Prabhu Desai,(iv) Sakharam Raghoba Naik Desai ,(v) Shri Bhaskar Vaman Prabhu Parsekar Desai (vi) Shri Shankar Jairam Prabhu Parsekar Desai (vii) Shri Shivaji Govind Prabhu Desai (viii) Khrishnaji Gopal Prabhu Desai,(ix) Shri. Atmaram Gopal Prabhu Desai and the aforesaid names are found recorded in survey records.

AND WHEREAS by following the due process of law, mutation proceedings were carried out by the Mamlatdar of Pernem, and accordingly order was passed in form X, and subsequently after verification, mutation entry was certified, for the said larger property described in Schedule I.

AND WHEREAS the present VENDOR NO.1(A)Mr. Madhukar Ganesh Desai alias Madhukar Ganesh Dessai inherited the rights and ownership of the said larger property from his father (original owner) Late Mr. Ganesh

M. G. Desai S. M. Desai

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Laxman Prabhu Desai and therefore VENDOR NO 1(A), (Shri Madhukar Ganesh Dessai) is the sole successor of the said larger property described in Schedule I.

AND WHEREAS the abovementioned original owners along with their legal heirs sold their undivided share vide Deed of Sale dated 13/05/1997 and Deed of Sale dated 02/01/1997 to the VENDOR NO.1(A).

AND WHEREAS the present VENDORS became the owners of the 1/4th undivided share in the said larger property vide Deed of Sale dated 13/05/1997, executed before the civil Registrar Cum Sub-Registrar, Pernem, Goa, bearing registration No.131, Book I, Vol 74, dated 15/05/1997, having purchased the same in good faith for valid consideration and entered into the possession of the Said Larger Property on 13/05/1997.

AND WHEREAS the said VENDORS also became the absolute owners of the 1/2 undivided share in the said larger property, vide Deed of Sale dated 2-01-1997 registered before the Civil Registrar Cum Sub Registrar, Pernem, Goa, bearing registration No.2, Book I, Volume 70,

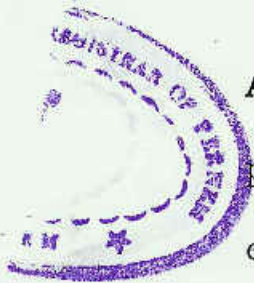
am.p.Desai S.M.Desai

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dated 02/01/1997, having purchased the same in good faith for valid consideration.

AND WHEREAS after the execution of the Deed of Sale dated 13/05/1997 and Deed of Sale dated 02/01/1997, The Vendor No.1(A) acquired undivided rights in the larger portion of the said larger property and consequently acquired exclusive possession of the larger portion of the "SAID PROPERTY" mentioned in schedule II.



AND WHEREAS the VENDORS were also co-owners in possession of the Said Larger Property even prior to the execution of above referred two Deeds of Sale in their favour having inherited the said co-ownership rights from their ancestors.

AND WHEREAS by the virtue of the above mentioned Deed of Sale dated 13/05/1997 and Deed of Sale dated, 02/01/1997, the VENDORS became exclusive owners in possession of the "SAID PROPERTY", with the consent of the co-owners, and hence the VENDOR NO.1(A), decided to partition their share in the said larger Property mentioned

m.e. Desai S.M. Desai

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in the Schedule I, herein under.

AND WHEREAS the VENDORS thereafter filed an application for partition bearing Case No.15/352/2000/Part/Land/2071, before the Deputy collector Bardez II, for Pernem Taluka, Goa, for partitioning their share of property admeasuring an area of 5155 sq.mtrs.

AND WHEREAS the interested parties/legal heirs of the balance portion of the Said larger property were added as the Respondents in the abovementioned Partition proceeding/case.



AND WHEREAS after following the due process of law, the Hon'ble Deputy collector Bardez II, for Pernem, Taluka, passed an order, dated 18/01/2005, directing the VENDORS, to carry out the partition of the holding surveyed under survey no.81/10 of village Parcem, by separating their portion admeasuring 5155 square meters and allotting new survey no.81/10-A, hereinafter referred to as the "**SAID PROPERTY**", which is more particularly described in **SCHEDULE II**.

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of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule II hereunder written and is delineated in **RED** in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The VENDORS hereby admit and acknowledge to have received in full and discharge the PURCHASER of the same and every part thereof; they the VENDORS and each of them do hereby grant, convey, sell, transfer, assign and

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AND WHEREAS upon passing of the abovesaid order, the VENDORS became the exclusive owner possession of the Said Property bearing survey No.81 sub division 10-A of Village Parcem, Pernem, Goa, totally admeasuring 5155 square meters in area which is more particularly described in SCHEDULE II.

AND WHEREAS the Vendors are the exclusive owners with title and in good faith and are in open, peaceful, uninterrupted, continuous, exclusive possession of the Suit Property.



AND WHEREAS in the mutation proceedings the Mamlatdar of Pernem issued notice under form IX (Rule 10(1) of the Goa Daman & Diu Land Revenue Code 1968 and Rules there under in respect of the property described in Schedule II, to verify objection if any as regards to the mutation entry.

AND WHEREAS a copy of the said notice in Form X was issued under the Goa Daman & Diu Land Revenue Code 1968 and Rules there under was displayed on the notice

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board as well as the notices were issued to all the interested parties.

AND WHEREAS after issue of notice in form X referred above and giving sufficient time for objection as required under the law, the order was passed in form X and mutation entry of the property described in the schedule-II, was certified by the Mamlatdar of Pernem.

AND WHEREAS the Mamlatdar of Pernem issued memorandum, to the Talathi of Pernem enclosing therein Form I & XIV in respect of the schedule property and directing the Talathi to carry out the changes in the original Form I & XIV of survey no. 81/10-A, of Parcem village maintained under issued under the Goa Daman & Diu Land Revenue Code 1968 and Rules there under.

AND WHEREAS the VENDORS got their names duly mutated under Mutation No.13853 in the Survey records of the " SAID PROPERTY".

AND WHEREAS the Manual Form I and XIV pertaining to the property bearing Survey No. 81/10-A, of Village Parcem,

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Pernem Taluka, indicates the name of Mr. Madhukar Ganesh Dessai, VENDOR NO.1(A), and the VENDORS declare that they own and possess the "SAID PROPERTY" admeasuring an area of 5155 Square Meters, which is described under **SCHEDULE - II** hereunder written.

AND WHEREAS Public Notice dated, 30/03/2023 was published in daily newspaper Navhind Times in respect of the "SAID PROPERTY", and no objections were received in pursuance to the said Public Notice.

AND WHEREAS the PURCHASER has approached the VENDORS and requested the VENDORS to sell the Said Property described in SCHEDULE II to the PURCHASER.



AND WHEREAS after negotiations between the parties, the VENDORS have agreed with the PURCHASER for the absolute sale of the SAID PROPERTY, described in **SCHEDULE II**, and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of **Rs.4, 61,20,000/- (Four Crore Sixty One Lakhs Twenty**

M. S. Desai S. M. Desai

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Thousand Only) Which is the present market value of the SAID PROPERTY.

AND WHEREAS the VENDORS have agreed with the PURCHASER for the absolute sale of the SAID PROPERTY and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of **Rs.4,61,20,000/- (Four Crore Sixty One Lakhs Twenty Thousand Only).**

A. NOW THIS DEED OF SALE WITNESSETH

AS UNDER:-

1. That in consideration of payment of **Rs.4,61,20,000/- (Four Crore Sixty One Lakhs Twenty Thousand Only)** which amount after deduction of TDS @ 1% equivalent to **Rs.4,61,200/-** works out to **Rs.4,56,58,800/- (Rupees Four Crore Fifty Six Lakhs , Fifty Eight Thousand Eight Hundred Only)** is paid by the PURCHASER in the manner more particularly stipulated in the Schedule III hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour

M. S. Desai S. M. Desai

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assure by way of SALE unto the PURCHASER for the consideration received, the "SAID PROPERTY" described in the SCHEDULE - II hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID PROPERTY including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PROPERTY"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PROPERTY" absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PROPERTY" hereby sold and conveyed in favour of the PURCHASER.



3. That the VENDORS have today handed over exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" to the PURCHASER, the PURCHASER has taken the possession of the "SAID PROPERTY".

4. The VENDORS have represented to the PURCHASER that they have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and under the law of Prescription, and there are no impediments whatsoever against such disposition. The VENDORS

Anil K. Desai S.M. Desai

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have represented to the PURCHASER that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court as against the Vendors. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.


5. That in case of increase in area of the SAID PROPERTY if found on loco at any time in future on resurvey, then the same shall be exclusively owned and possessed and enjoyed by the PURCHASER and the PURCHASER shall be free and open to carry out the resurvey from the concerned

M. S. Desai S. M. Desai

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authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any of whatsoever or demand additional consideration thereof in any manner whatsoever. Similarly in case of decrease in area of the SAID PROPERTY if found on loco at any time in future on resurvey the PURCHASER will neither be entitled to any compensation from the VENDORS nor will the PURCHASER have any legal recourse against the VENDORS or their successors or any person or demand additional consideration thereof in any manner whatsoever.



6. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PROPERTY" hereby sold to them as their own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under them.

7. That the VENDORS covenant with the PURCHASER as under:-

(a) that they the VENDORS and all persons claiming through or under them shall and will from time to time

M. S. Desai S. M. Desai

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upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY" unto the PURCHASER and placing us in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;



- b) that they 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";
- (c) that they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PROPERTY" and/or any part thereof;
- (d) that the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the PURCHASER has agreed to purchase the "SAID PROPERTY", be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

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S. M. Desai

Authorized Signatory

M. G. Desai S. M. Desai

(e) that there are no outstanding dues in respect of the "SAID PROPERTY" and all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PROPERTY" shall be borne and paid by the VENDORS up to the date of registration of this present Sale Deed and thereafter by the PURCHASER.

8. That the VENDORS hereby authorizes the PURCHASER to get transferred in their name the "SAID PROPERTY", purchased by them by this present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PROPERTY" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.

9. For the purpose of any future communication or correspondence, it shall be sufficient if the letters/notices are duly stamped and posted at the addresses first hereinabove mentioned.

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[Handwritten Signature]

Authorized Signatory

M. S. Desai S. M. Desai

10. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

11. That the PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY mentioned in Schedule II, hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY purchased in all other public records, village records, etc.

12. That the VENDORS have represented to the PURCHASER that there are no third-party rights of whatsoever nature created by the Vendors in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

13. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to

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Am. S. Desai S. M. Desai

Schedule Caste/Schedule Tribe pursuant to the
Notification No. RD/LAND/LRC/318/77 dated
21/08/1978.

14. That the Price paid corresponds to the Market value of the
SAID PROPERTY and accordingly stamp duty of Rs.23,
06, 000/- (Rupees Twenty Lakhs Six Thousand Only) has
been affixed herewith.



Om G. Desai

S. M. Desai

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SCHEDULE I

(Description of the larger property)

The property known as "Hodully" or "Oddally", situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Taluka, North Goa, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub-division 10 having an area of 6827 sq.mtrs, as shown in the survey plan bounded as follows:

On the East: By Survey No.81 Sub-Division 11.

On the West: By Survey No.81 Sub-Division 9.

On the North: By Public road leading form Morjim to Pernem.

On the South: By Survey No. 81 Sub-Division no.101 to 140.

an. S. Desai S.M. Desai

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SCHEDULE- II

(Description of the "said property")

All that property known as "Hodully" or "Oddally" situated at Parcem, Pernem, within the limits of the Village Panchayat of Parcem, Pernem Takuka, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub -division 10-A having an area of 5155 sq.mtrs, and bounded as under:

On the North: By Road.

On the South: By property bearing survey no.81/140, 81/139, 81/136, 81/134,81/131, 81/130, 81/128, 81/126, 81/125, 81/123, 81/122, 81/121, 81/120 and 81/118 of the village Parcem.

On the East: By property bearing survey no.81/10, of the village Parcem.

On the West: By property bearing survey no.81/1, of the village Parcem.

am & Dem. S. M. Dasai

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SCHEDULE III
(CONSIDERATION)

Rs.4,61,20,000/- (Four Crore Sixty One Lakhs Twenty Thousand Only)

Paid to Vendors	Total Amount	TDS %	TDS deducted	Net Paid
Vendor No.1(A)	Rs.4,61,20,000/-	1%	Rs.4,61,200/-	Rs.4,56,58,800/-

The above said amount of Rs. 4,56,58,800/- has been paid to the vendor no.1(A) who has received the same, from Bank of India branch vide RTGS having UTR No. HOFCR05023050353263154 towards property bearing Survey No.81/10-A, and Vendor No.1(B), consents the same.

➤ The VENDORS hereby admit and acknowledge receipt of entire consideration.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written

am. Desai S. M. Desai

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[Signature]
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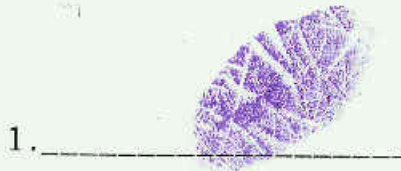
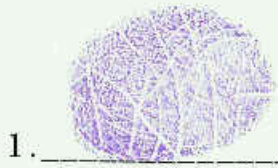


SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED

VENDOR NO.1 (A) MR. MADHUKAR GANESH DESSAI

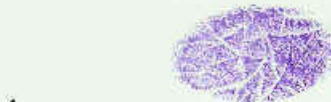
Left Hand Finger Impressions

Right Hand Finger Impressions



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Mr. Desai

S.M. Desai

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SIGNED, SELLER AND DELIVERED

BY THE WITHIN NAMED

VENDOR NO. 1(B). MRS. SHUBHANGI

MADHUKAR DESAI



Desai



Left Hand Finger Impressions

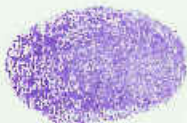
Right Hand Finger Impressions



1. _____



1. _____



2. _____



2. _____



3. _____



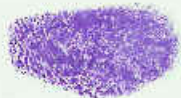
3. _____



4. _____



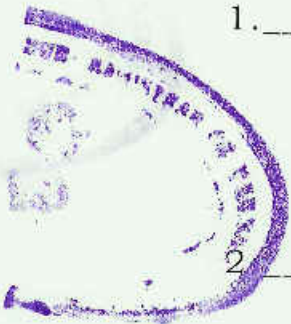
4. _____



5. _____



5. _____



m. Desai

S.M. Desai

VIANAAR PROPERTIES PVT LTD

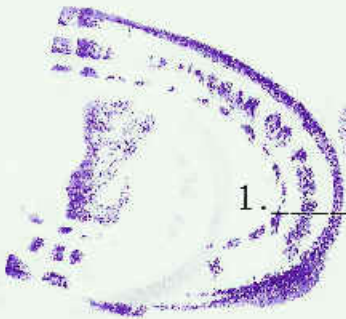
Desai

Authorized Signatory

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED **PURCHASER**,
represented by its Director, MRS. NEELAM
NAGPAL, through POA Holder MRS. ALISHA
V POLLE, alias Alisha A Shirodkar



Left Hand Finger Impressions Right Hand Finger Impressions



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am. f. Desai

S. M. Desai

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Desai

Authorized Signatory

WITNESSES:

1. Name:Nikeeta Velguenkar

Father's Name:Yeshwant Velguenkar

Age:32

Residential Add.:H.No.3/96, Muddawado, Saligao, Bardez-Goa

Signature: 

2. Name:Premdeep Kankonkar

Father's Name:Damodar Kankonkar

Age:36

Residential Add.:H.No.32, Gawanth, Chimble, Tiswadi, Goa.

Signature: 

S.M. Desai

VIANAAR PROPERTIES PVT LTD

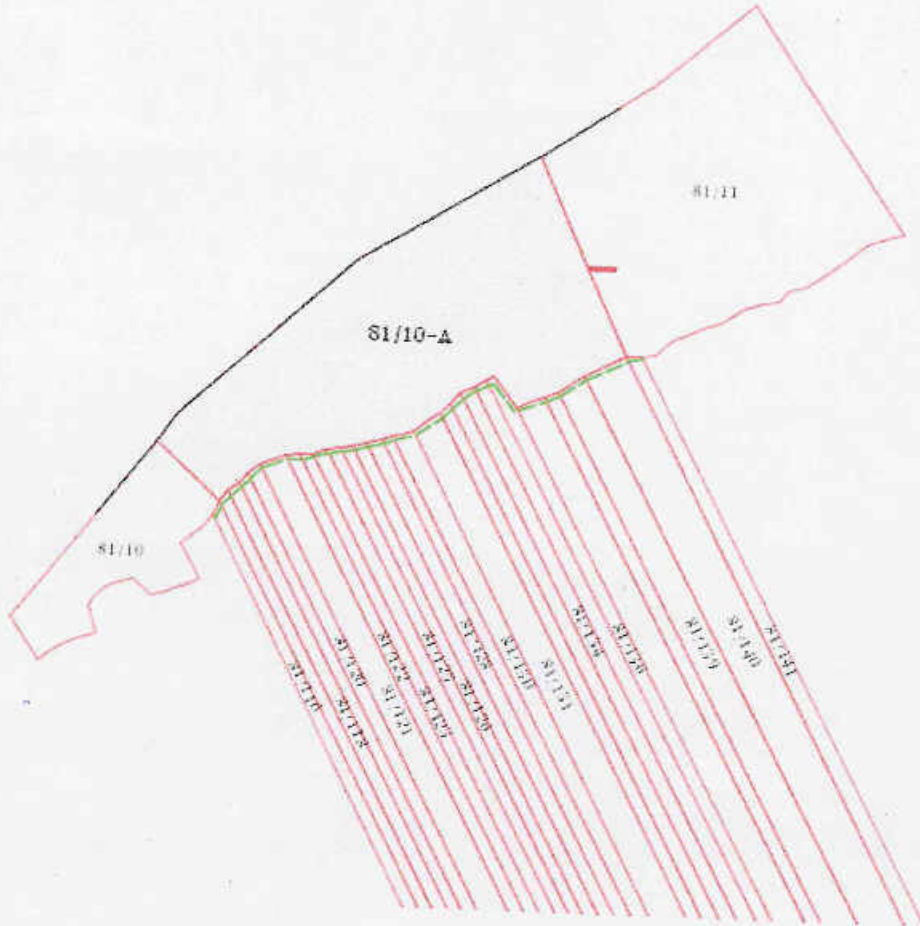

Authorized Signatory



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Pernem Taluka, Parcem Village
Survey No.: 81 , Subdivision No.: 10-A

Scale 1:2000

Reference No.: REV192332582



Property in settlement zone wide zoning certificate bearing reference no. 23/21/TCP/Per/38/2023/530 dated 27/4/2023

This record is computer generated on 19-04-2023 12:26:31. 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/>.

Omig Desai *S. M. Desai*

NOTE: PLAN TO BE PRINTED ON A4 SIZE
VIANAAR PROPERTIES PVT LTD

Authorized Signatory



**OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE PERNEM,
PERNEM – GOA**

Ref. No. 23/ZI/TCP/PER/38/2023/530

Dated: 27/4/2023

LANDUSE/ZONING INFORMATION


The Land use / Zoning of the property bearing Sy. No. 81 Sub-Div. No. 10-A of **Parcem** village of **Pernem** Taluka admeasuring **5155.00sq. mts.** is as follows:-


As per Regional Plan for Goa 2021, the plot under reference is earmarked as "**Settlement Zone**", VP-1, FAR 80. Plot is affected by **25.00mtrs wide MDR road.**

This information is issued based on the application received from **Shri. Madhukar G. Dessai** dated NIL inward No. 623 dtd. 20/04/2023) to be read with note give below:-

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter

Processing fees **Rs. 3000/-** paid vide challan No. 38 dtd. 20/04/2023.


(Sadguru Asolkar)
Planning D'Man Gr-II


(K. Ashok Kumar)
Dy. Town Planner

To,
✓ **Shri. Madhukar G. Dessai**
R/o. CANca, Bardez Goa.

Note:

The land use/Zone information provided is as per Regional Plan/ODP/Zoning Plan inforce as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and for issue of conversion sanad or any other approvals.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central) EIA notification issued by MOUF, Coastal Regulation Zone, including section 17A of the TCP Act.

This certificate is issued based on the order issued vide no: 29/8/TCP/2018(pt file)/602 dtd: 28.03.2018 pertaining to guide line for processing various application and Circular issued vide no. 29/8/ICP/Pt. File/2020/239 dated 31/07/2020 and Ref.No. 29/8/TCP/Pf.File/2020/1284 dated 11/8/2020.

P.T.O.

Additional information for reference and determination of values of the property except Settlement Zone/Development zone.

Broad Land use classification and sub-classification of Zone as per Regional Plan for Goa 2021.

Eco-Sensitive Zone I		Eco-Sensitive Zone-II	
1	Protected/Reserved Forest	1	Orchard Zone
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Filed/Khazan	4	Cultivated land
5	River & Nallah/Pon	5	Irrigation Command Area
6	Mud Flats	6	Salt Pan
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted. All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of Order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.



FORM I & XIV

100016908882

Date : 19/04/2023

नमुना नं १ व १४

Page 1 of 2

Taluka PERNEM

Survey No. 81

तालुका

सर्वे नंबर

Village Parcem

Sub Div. No. 10-A

गांव

हिस्सा नंबर

Name of the Field बोडुली

Tenure

शेताचे नांव

सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.51.55	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.51.55

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

Rot-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	0000.00.00	0000.00.00	0000.51.55

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	MADHUKAR GANESH DESSAI		13853	

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

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



30

FORM 1 & XIV

100016908882

Date : 19/04/2023

नमुना नं १ व १४

Page 2 of 2

Taluka PERNEM
तालुका
Village Parcem
गांव
Name of the Field दोडली
शेताचें नांव

Survey No. 81
सर्वे नंबर
Sub Div. No. 10-A
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 19/04/2023 at 12:13:11PM as per Online Reference Number - 100016908882. 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>





VIANAAR PROPERTIES PRIVATE LIMITED

CIN: U70100MH2013PTC245929.

Reg. Off: Flat No. 308, 3rd Floor, Hiren Light Indust. Co. Op. Soc., Mogul Lane,

Mahim (West) Mumbai Mumbai City MH 400016

E-mail: info@vianaar.com Website : www.vianaar.com

Contact No. +911140505776

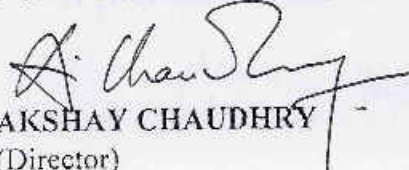
EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF VIANAAR PROPERTIES PRIVATE LIMITED, HAVING BM-01/2023-2024, HELD ON 17/04/2023-2024, AT 11:30 AM, AT 97-B, MANEKSHAW ROAD, SAINIK FARM, NEW DELHI-110062 WHEN A PROPER QUORUM WAS PRESENT.

RESOLVED that MRS. NEELAM NAGPAL, Director of the company, who is well conversant with the facts of the property, known as "Hodully" or "Oddally" situated at Parcem village, Pernem Taluka, North Goa, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub -division 10-A having an area of 5155 sq.mtrs, hereinafter be referred to as the "Said Property", hereby authorised to sign, execute, admit, register, verify and institute, to sign Deed of Sale, to swear affidavits, to execute , sign agreement of release of rights or any other agreements, to sign applications and all required legal documents and statements related to "THE SAID PROPERTY" in any way in which he deems fit.

RESOLVED FURTHER that, MRS. NEELAM NAGPAL , is authorized to appoint ADV.ALISHA A. SHIRODKAR alias Alisha v Polle, wife of Dr.Vaman Polle, 34 years of age, married, advocate, aIndian National and resident of H.No.443, "Perna" Near Rahtroli Temple, Canca , Bardez, Goa, 403510, to represent the Company to purchase the "SAID PROPERTY" and present the signed/executed Deed of Sale, before the competent and concerned Sub-Registrar or Notary Public, having jurisdiction over the said property, for the purposes of admission, execution, registration of the same and authorize to exercise the powers so delegated on behalf of the company."

//CERTIFIED TRUE COPY//

FOR VIANAAR PROPERTIES PRIVATE LIMITED


AKSHAY CHAUDHRY
(Director)
DIN: 08113551


NEELAM NAGPAL
(Director)
DIN: 05351207

Certified that this is a true copy
Mapusa Dt 27/04/2023



Ms. Madhumita Avadhut Nayak Salatry LLB
NOTARY
BARDEZ - TALUKA
MAPUSA - GOA
Reg. No. (371)
Sr. No. 2002/2023





सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹500

e-Stamp

Certificate No.	: IN-DL92126680323386V
Certificate Issued Date	: 19-Apr-2023 01:14 PM
Account Reference	: IMPACC (IV)/dl1071903/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL107190355234104220519V
Purchased by	: NEELAM NAGPAL
Description of Document	: Article 48 Power of attorney -SPA
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: NEELAM NAGPAL
Second Party	: ALISHA V POLLE
Stamp Duty Paid By	: NEELAM NAGPAL
Stamp Duty Amount(Rs.)	: 500 (Five Hundred only)



Please write or type below this line

Neelam Nagpal



Sanyogita Tripathi

Sanyogita Tripathi

Statutory Alert:

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

SPECIFIC POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY, We VIANAAR PROPERTIES PRIVATE LIMITED a duly registered Company, having corporate identity no. CIN: U70100MH2013PTC245929, PAN Card no [REDACTED] having Registered office at Flat No 308, 3rd Floor, Hiren Light Indust. Co. OP. Soc, Mogul Lane, Mahim(West) Mumbai , Mumbai City Mh 40016 represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 62 years, Business, Married, Indian National, having PAN No [REDACTED] and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution number BM-01/2023-2024, dated 17/04/2023.

DO HEREBY APPOINT, NOMINATE AND CONSTITUTE, **ADV. ALISHA A. SHIRODKAR** Alias **ALISHA V. POLLE**, w/o *Dr. Vaman P. Polle, 34 years of age, Indian National, Advocate, married, Holder of PAN Card No. [REDACTED] resident of H.No .443, "Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510* , as my true and lawful attorney, for our benefit, on my name and on my behalf do, execute and perform or cause to be done, all or any of the following acts, deeds and things with respect to following immovable property.

SCHEDULE I



(Description of the larger property)

The property known as "Hodully" or "Oddally" situated at Parcem Village, Pernem, North Goa, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub-division 10 having an area of 6827 sq.mtrs, as shown in the survey plan bounded as follows:

On the East: By Survey No.81 Sub-Division 11.

On the West: By Survey No.81 Sub-Division 9.

On the North: By Public road leading form Morjim to Pernem.

On the South: By Survey No. 81 Sub-Division no.101 to 140.

SCHEDULE- II

(Description of the "said property")

All that property known as "Hodully" or "Oddally" situated at Parcem Village, Pernem Taluka, North Goa, not registered in the land registration office, and not enrolled in Land Revenue Office but surveyed under survey no.81 sub -division 10-A having an area of 5155 sq.mtrs, and bounded as under:

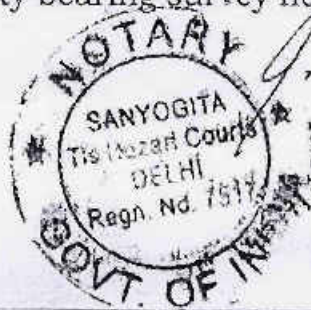
On the North: By Road.

On the South: By property bearing survey no.81/140, 81/139, 81/136, 81/134,81/131, 81/130, 81/128, 81/126, 81/125, 81/123, 81/122, 81/121, 81/120 and 81/118 of the village Parcem.

On the East: By property bearing survey no.81/10, of the village Parcem.

On the West: By property bearing survey no.81/1, of the village Parcem.

[Handwritten signature]



[Handwritten signature]

1. To Purchase the 'SAID PROPERTY' in the above mentioned Schedule II and carry out the registration, admission, execution and sign the necessary Deed for Sale and present the same for registration before Sub-Registrar of Pernem and/or before any appropriate Sub Registrar in Goa.
2. To sign and execute agreements, deeds and other documents on my behalf, and to appear before any Sub- Registrar, execute and present for registration, Deeds of sale and admit the same in the records of the Sub- Registrar.
3. To sign admit and execute Deed of Rectification and /or Deed of Ratification to correct any mistake that might have occurred in the Deed of Sale or to add anything that might have been omitted in the original Sale Deed and for this purpose sign the necessary Deed of Rectification and /or Deed of Ratification, and present the same for registration before the Sub Registrar's office of Pernem and /or before any appropriate Sub registrar Goa in respect of "SAID PROPERTY" at Pernem, Goa.
4. To represent me before the Mamlatdar office at Pernem to sign any application for the purpose of carrying out the mutation of the "SAID PROPERTY".

AND SPECIFICALLY, to do, execute and perform such acts, deeds and matters whatsoever, which in the opinion of the said attorney, ought to be done, in relation to the aforesaid matters specifically mentioned above as fully and effectually in all respects as I would do the same if I were personally present.

AND I HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever our said attorney or any substitute/s or agents appointed by the said attorney under the powers in that behalf herein before contained shall do or purport to do by virtue of this instrument.

[Handwritten signature]



[Handwritten signature]
[Handwritten signature]

IN WITNESS WHEREOF I, have hereunto set and subscribed my hands to this presents after fully understanding the same on this 19th day of the Month of April , 2023 at Delhi.

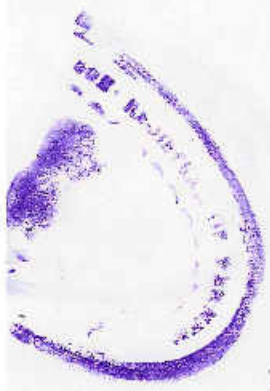
SIGNED, SEALED AND DELIVERED] by the within named Executant]



EXECUTANT
MRS. NEELAM NAGPAL



ACCEPTED
MRS. ALISHA A. SHIRODKAR
Alias Alisha V. Polle



ATTESTED
NOTARY PUBLIC
DELHI (INDIA)

18 APR 2023

Certified that this is a true copy
Mapusa Dt 27/04/2023

Ms. Madhumita Avadhut Nayak Salatry
NOTARY LLB
BARDEZ - TALUKA
MAPUSA - GOA
Reg. No. (371)
Sr. No. 2003/2023



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-May-2023 11:38:22 am

Document Serial Number :- 2023-PNM-240

Presented at 11:28:25 am on 03-May-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	2306000
2	Registration Fee	1383600
3	Mutation Fees	3500
4	Processing Fee	3100
Total		3696200

Stamp Duty Required :2306000/-

Stamp Duty Paid : 2306000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha V Polle Alias Alisha A Shirodkar ,Father Name:Anil Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H No.443 Prema Near Rashtroli Temple Canca Bardez Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Madhukar Ganesh Desai Alias Madhukar Ganesh Dessai , Father Name:Ganesh Laxman Desai, Age: 85, Marital Status: Married ,Gender:Male,Occupation: Other, Resident of 5 -55 Mamata A Appasaheb Marathe Marg South Mumbai Mumbai Maharashtra, PAN No.: [REDACTED]			
2	Shubhangi Madhukar Desai Alias Shubhangi M Desai , Father Name:Dattaram Waman Desai, Age: 79, Marital Status: Married ,Gender:Female,Occupation: Other, Resident of 5-55 Mamata A Appasaheb Marathe Marg South Mumbai Mumbai Maharashtra, PAN No.: [REDACTED]			
3	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Anil Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H No.443 Prema Near Rashtroli Temple Canca Bardez Goa, PAN No.: [REDACTED] Power Of Attorney Holder for Neelam Nagpal Director Of Vianaar Properties Pvt Ltd			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nikeeta Yeshwant Velgwenkar, Age: 32, DOB: , Mobile: 8888761920 , Email: , Occupation: Advocate , Marital status : Married , Address: 403511, H No 3 -96 Muddawado Saligao Bardez Goa, H No 3 -96 Muddawado Saligao Bardez Goa, Saligao, Bardez, NorthGoa, Goa			
2	Name: Premdeep Kankonkar, Age: 36, DOB: , Mobile: 9765374071 , Email: , Occupation: Service , Marital status : Married , Address: 403006, H No 32 Gawanth Chimbel Tiswadi Goa, H No 32 Gawanth Chimbel Tiswadi Goa, Chimbel, Tiswadi, NorthGoa, Goa			




Sub Registrar

Document Serial Number :- 2023-PNM-240

Document Serial No:-2023-PNM-240

Book :- 1 Document

Registration Number :- **PNM-1-239-2023**

Date : 03-May-2023


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



REGISTRAR
PERNEM

Scanned by:- Pundalik Alfau Siddhant N. Salpanta

Salpanta