

Phone No: 8600176410
Sold To/Issued To:
Vianaar Properties P
For Phon/ID Proof:
AALCA8530D



NOV-23-2022 10:22:44

₹ 2000000/-

100 200 300 400 500 600 700

Other
38183451668199864734-00004448
3818345 35/02/00/2021-RO1

For CITIZEN CREDIT™
CO-OP BANK LTD

cermandes

Authorized Signatory



2022-BR2-5491
25/11/2022

DEED OF SALE

For EISA INFRA PRIVATE LIMITED

[Signature]
Chairman / Director

VIANAAR PROPERTIES PVT LTD

[Signature]
Authorized Signatory

Phone No: 8800175410
Sold To/Issued To:
Vianaar Properties P
For Show/ID Proof:
AALCA86300



NOV-23-2022 10:38:38

₹ 1302500/-

ONE THREE ZERO TWO FIVE ZERO ZERO

DEBIT
38183451889189798737-00004448
3818345 38/03/08/2021-ND1

For CITIZEN CREDIT™
CO-OP BANK LTD
ce mandar
Authorised Signatory

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez-Goa, on this **23rd** day of the month of **November** of the year Two Thousand and Twenty Two (**23.11.2022**)

For EISA INFRA PRIVATE LIMITED
[Signature]
Chairman / Director

VIANAAR PROPERTIES PVT LTD

[Signature]
Authorized Signatory

BETWEEN

1. **M/S EISA INFRA PVT LTD** earlier known as DOLCEVITA RESTAURANTS PVT LTD (PAN Card No. [REDACTED]) a company duly registered under the Companies Act, 1956, having its Registered Office at 25, Fort Road," Mount View", No. 2, ground floor, near Mahim Police Station, Mahim (west), Mumbai 400016, represented by its Chairman and Managing Director, **MR. MUSTAFA EISA**, son of Abubaker Haji Eisa, age 56 years, Indian National, married, resident of 25, Fort Road," Mount View", 1" floor, near Mahim Police Station, Mahim (west), Mumbai. (PAN Card No. [REDACTED]) duly constituted vide resolution No. EI-B.R-001/2022-2023 dated 19/11/2022.

2. **MR. MUSTAFA EISA**, son of Abubaker Haji Eisa, age 56 years, Indian National, married, resident of 25, Fort Road," Mount View", 1" floor, near Mahim Police Station, Mahim (west), Mumbai, PAN Card No. [REDACTED] Aadhaar No. [REDACTED] hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

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 40016 represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 62 years, Business, Married, Indian National, having PAN Card No [REDACTED], and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution No.BM/08-2022-2023 dated 16/11/2022 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) of the, **SECOND PART**; represented herein through duly constituted Power of Attorney Holder, **MRS. 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,



For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

Canca, Bardez-Goa, 403510, vide Power of Attorney dated 17/11/2022 duly notarized before the Notary Public, Adv. Sanyogita bearing Registration No. 7517 at Delhi.

A. WHEREAS there exist ALL THAT PROPERTY known as **"BAMMAN VADDO"**, situated in the Village of Siolim within the jurisdiction of Village Panchayat of Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is not described in the Land Registration Office under nor enrolled in the Taluka Revenue Office, which property bears Survey No. 50/23-A and Survey No. 50/23-B more completely and particularly, described in the Schedule I and Schedule II hereto, and shall hereinafter be referred to as the **"Said Property No 1 and Said Property No.2", respectively.**

B. AND WHEREAS the Said Property No. 1 and 2 were formerly part of a larger property bearing Survey No. 50/23, situated at Village Siolim, Bardez Goa, hereinafter referred to as the "Said Original Property"

C. AND WHEREAS the Said Property No. 1 and 2 came to be sold vide Deed of Sale dated 23.09.2011, registered

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

under No. BRZ- BK-1-04522-2011, CD no. BRZD0229 and vide Deed of Sale dated 27.07.2011, registered under No. BRZ- BK-1-03687-2011, CD no. BRZD206, both duly registered before Sub- Registrar of Bardez at Mapusa, Bardez in favor of the VENDORS.

D. AND WHEREAS the names of the VENDORS, have been duly mutated in the Survey records of the SAID PROPERTIES having mutation No.51546 & 51607.



E. AND WHEREAS the VENDORS applied for partition before the Dy. Collector & SDO, Mapusa and the same was confirmed and the said partition formed a new land holding bearing Survey No. 50/23-A and 50/23-B of Siolim Village, Bardez, North Goa and accordingly necessary changes have also been carried out in the Survey Records respect to the Said Properties.

F. AND WHEREAS after confirmation of partition of the said properties, the name of the VENDORS are duly found to be recorded in the Survey Records of Survey Form I & XIV bearing No. 50-23-A & 50-23-B of Siolim Bardez Village. Hereinafter referred to as the 'Said Properties', which is more particularly described in Schedule I and Schedule II herein below.

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

G. AND WHEREAS in light of above, the said M/S EISA INFRA PVT LTD and MR. MUSTAFA EISA (Vendors hereinabove); became exclusive owner of the said property No. 1 and 2, which is more particularly described in **SCHEDULE I & II** hereunder written and hereinafter referred to as the **SAID PROPERTIES**.

H. AND WHEREAS, MR. MUSTAFA EISA, is married, under the family laws of the Republic of India, (i.e. outside of the operation of the Family Laws of Goa) and he is not subject to any regime of comunhaode bens or communion of assets.

I. AND WHEREAS the PURCHASER after having verified title documents of the **Said Properties** described in **SCHEDULE I & II** and being satisfied with the title of the VENDOR in respect of the **Said Properties** described in **SCHEDULE I & II**, has approached the VENDOR and requested the VENDOR to sell the Said Properties described in SCHEDULE I & II to the PRCHASER.

J. AND WHEREAS after negotiations between the parties, the VENDOR has agreed with the PURCHASER for the absolute sale of the SAID PROPERTIES and

For EISA INFRA PRIVATE LIMITED
Chairman / Director

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

PURCHASER has agreed to purchase the SAID PROPERTIES for the total consideration of **Rs. 5,50,00,000/- (Rupees Five Cores Fifty Lakhs Only)** Which is the market value of the said Properties.

K. AND WHEREAS the VENDORS have agreed with the PURCHASER for the absolute sale of the SAID PROPERTIES and PURCHASER has agreed to purchase the SAID PROPERTIES for the total consideration of **RS. Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakhs Only)**

NOW THIS DEED OF SALE WITNESSETH
AS UNDER:-

- 1) That in consideration of payment of **RS. 5,50,00,000/- (Rupees Five Crore Fifty Lakhs Only)** which amount after deduction of TDS @ 1% equivalent to **Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand Only)** is paid by the PURCHASERS 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 of

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTIES which property is more particularly described in Schedule I & II hereunder written and is delineated in **RED** in the plan annexed hereto as Annexure- I & II together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTIES 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 PROPERTIES hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

- 2) That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTIES hereby sold is free from any encumbrances whatsoever and VENDOR have absolute title and exclusive right to convey the SAID PROPERTIES by way of Sale, and there are no

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTIES 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 covenant that there is no litigation pending regarding the SAID PROPERTIES and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land as against the Vendor. The VENDORS declare that they have not agreed to sell the SAID PROPERTIES or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTIES 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 PROPERTIES and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTIES. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

acquisition of the SAID PROPERTIES by any authority or government department.

- 3) The possession of the SAID PROPERTIES hereby sold by VENDORS have been handed over to PURCHASER today.
- 4) The PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTIES to Schedule I & II hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTIES purchased in all other public records, village records, etc.
- 5) The PURCHASER is fully satisfied with clear and marketable title and possession of the VENDORS w.r.t SAID PROPERTIES. Similarly, the PURCHASER has checked and verified all the original title documents showing clear ownership of the VENDORS to the SAID PROPERTIES and upon thorough check and due diligence has proceed to purchase the said properties.
- 6) That the VENDORS hereby assure the PURCHASER that there are no third-party rights of whatsoever nature created by the Vendors in respect of the SAID

For EISA INFRA PRIVATE LIMITED
Chairman / Director

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

PROPERTIES 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.

- 7) That VENDORS do hereby assure the PURCHASER that the SAID PROPERTIES hereby sold is free from any known encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.
- 8) That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTIES hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.
- 9) That the VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason attributable to the Vendor herein after the

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

acquisition of rights to the said properties herein.

- 10) The PURCHASER acknowledges of having received all the title documents pertaining to the said properties.
- 11) The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTIES in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
- 12) That the Price paid corresponds to the Market value of the SAID PROPERTIES and accordingly stamp duty of **Rs. 33,02,500/- (Rupees Thirty Three Lakhs Two Thousand Five Hundred Only)** has been affixed herewith.

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SCHEDULE I

ALL THAT the property known as 'Bamman Vaddo', Plot 'A' admeasuring 2356 sq. mts bearing Survey No. 50/23-A of village Siolim, Taluka and registration sub- district of Bardez, District of North Goa, State of Goa and the said properties is not found described in the Land Registration Office nor enrolled in the Land Revenue Office and is bounded as under:

Towards the North: By the property bearing Sy No. 50/20 and 50/21 of village Siolim;

Towards the South:

By the Plots C, D & E of property bearing Sy No. 50/23 of village Siolim;

Towards the East: By the plot B of the property bearing survey No. 50/23-B of village Siolim;

Towards the West: By road.

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

SCHEDULE- II

ALL THAT The property known as 'Bamman Vaddo', Plot 'B' admeasuring 2230 sq. mts bearing Survey No. 50/23-B of village Siolim, Taluka and registration sub- district of Bardez, District of North Goa, State of Goa and the said property is not found described in the Land Registration Office nor enrolled in the Land Revenue Office and is bounded as under:

Towards the North: By the property bearing Sy No. 50/20-B and 50/21 of village Siolim;

Towards the South: By Public Road;

Towards the East: By the property bearing survey No. 50/21 of village Siolim;

Towards the West: By the Plot A and plot E of the property bearing survey No. 50/23-A and 50/23 of village Siolim.

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD
Authorized Signatory

SCHEDULE III
(CONSIDERATION)

Rs.5,50,00,000/- (Rupees Five Crore Fifty Lakhs Only)

Paid to Vendor	Total Amount	TDS %	TDS deducted	Net Paid
1. M/S EISA INFRA PVT LTD	Rs.2,30,00,000/-	1%	Rs.2,30,000/-	Rs.2,27,70,000/-
2. MUSTAFA EISA	Rs. 2,30,00,000/-	1%	Rs.2,30,000/-	Rs.2,27,70,000/-
	Rs.90,00,000/-	1%	Rs.90,000/-	Rs.89,10,000/-

The above-said amount of Rs. 2,27,70,000/- (Rupees Two Crore Twenty Seven Lakhs Seventy Thousand Only) has been paid to the M/S EISA INFRA PVT LTD who have received the same, from HDFC branch vide RTGS having UTR HDFCR52022112562868896 No. _____ towards property bearing Survey No.50/23-A

The above-said amount of Rs.2,27,70,000 /- (Rupees Two Crore Twenty Seven Lakhs Seventy Thousand Only) has been paid to the MUSTAFA EISA who have received the same from HDFC branch vide RTGS having UTR No, HDFCR52022112562876168 towards property bearing Survey No.50/23-B

The above-said amount of Rs.89,10,000 /- (Rupees Eighty Nine Lakhs Ten Thousand Only) has been paid to the MUSTAFA EISA who have received the same from HDFC branch vide RTGS having UTR No. HDFCH32762241236 towards property bearing Survey no.50/23-B

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

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

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

SIGNED, SELAED AND DELIVERED
BY THE WITHINNAMED
VENDOR NO.1 M/S EISA INFRA PVT LTD
represented by its **Chairman and**
Managing Director, MR. MUSTAFA EISA
of the First Part



Left Hand Finger Impressions

Right Hand Finger Impressions

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD











Authorized Signatory

SIGNED, SELAED AND DELIVERED
BY THE WITHINNAMED
VENDOR NO.2.MR. MUSTAFA EISA
of the First Part



Left Hand Finger Impressions

Right Hand Finger Impressions

1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

For EISA INTRA PRIVATE LIMITED

Chairman / Director

VIANAK PROPERTIES PVT LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED BY
 THE WITHINNAMED **PURCHASER,**
VIANAAR PROPERTIES PVT LTD,
 represented by its Director, **MRS. NEELAM**
NAGPAL, through POA Holder **MRS. ALISHA**
V POLLE, alias **Alisha A Shirdkar**
 of the Second Part


Left Hand Finger Impressions
Right Hand Finger Impressions


1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

WITNESSES:

1. Name: Sario Monteiro

Father's Name: Eusto Monteiro


Age: 32

Residential Add.: H No. 425
Pirar - GoaSignature: 

2. Name: Ramnath Naik

Father's Name: Suryakant Naik

Age: 28

Residential Add.: H No. 23A, Bakat
Bastora, Goa.Signature: 

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory



Government Of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka Name : BARDEZ Village Name : Siolim

Survey No./ Subdiv No : 50/ 23-A,23-B

21

Appln date: 17-11-2022

Ref. No. :2927



Scale 1:1000



RAJESH R
PAI
KUCHELKAR

Digitally signed
by RAJESH R PAI
KUCHELKAR
Date: 2022.11.21
16:49:10 +05'30'

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 17/11/2022 14:28:16 as per Online Ref No.2927. 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>.



FORM I & XIV

100015931876

Date : 18/11/2022

नमूना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Siolim
गांव
Name of the Field Bamanwado
शेताचे नांव

Survey No. 50
सर्वे नंबर
Sub Div. No. 23-B
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.22.30	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.22.30

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

Pot-Kharab वर्ग (अ)	Pot-Kharab वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.22.30

Remarks शेरा

Order no. 15/284/2013/PART/LAND dated
15/12/2014 of the Dy. Coll. And SDO Mapusa
Goa and Area Adjustment Statement no.

Assessment : आकार	Rs. 0.00	Foro छोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
----------------------	----------	-------------	----------	---------------------	----------	-------------	----------

S.No.	Name of the Occupant वसतीदाराचे नांव	Khata No. खाते नंबर	Mutation No. केरकार नं.	Remarks शेरा
1	Mustafa Elsa		51607	
S.No.	Name of the Tenant कृषकाचे नांव	Khata No. खाते नंबर	Mutation No. केरकार नं.	Remarks शेरा
1	Nil			

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

For any further information please contact the Mamlatdar of the concerned Taluka.

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory



FORM I & XIV

100015931876

Date : 18/11/2022

नमूना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Siolim
 गांव
 Name of the Field Bamanwado
 शेताचे नांव

Survey No. 50
 सर्वे नंबर
 Sub Div. No. 23-B
 हिस्सा नंबर
 Tenure
 मत्ता प्रकार



The record is computer generated on 18/11/2022 at 11:52:14AM as per Online Reference Number - 100015931876. 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://egov.goa.nic.in/dslr>

For EISA INFRA PRIVATE LIMITED
 Chairman / Director

MANAAR PROPERTIES PVT LTD
 Authorized Signatory





FORM I & XIV

100015931783

Date : 18/11/2022

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	50
तालुका		सर्वे नंबर	
Village	Siolim	Sub Div. No.	23-A
गांव		हिस्सा नंबर	
Name of the Field	Bamanwado	Tenure	
शेताचे नांव		सत्ता प्रकार	

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
विरायत	बागावत	हरी	खाजन	केर	मोरद	एकूण लागण क्षेत्र
0000.00.00	0000.23.58	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.23.58

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

Pot-Kharab		पोट खराब		Remarks		शेरा	
Class (a)	Class (b)	Total Un-Cultivable Area		Grand Total		Order no.15/285/2013/PART/LAND dated	
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन		एकूण		24/11/2014 of the Dy. Coll. And SDO Mapusa	
0000.00.00	0000.00.00	0000.00.00		0000.23.58		Goa and Area Adjustment Statement no.	
Assessment :		Rs. 0.00	Foro	Rs. 0.00	Predial	B/S/LR/MA/PART/LAND/298/183328	Rent
आकार			फोर		प्रेडियल	Rs. 0.00	रेंट
							Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कच्चेदाराचे नांव	खाते नंबर	फेरफार नं	क्षेत्र
	M/S EISA INFRA PVT. LTD.		51546	
S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कुळाचे नांव	खाते नंबर	फेरफार नं	क्षेत्र
1	-----Nil-----			

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

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of irrigation	Remarks
वर्ष	लागण करणाराचे नांव	रीत	मौसम	पिकाचे नांव	बागावत	विरायत	Nature	सिंचनाचा प्राप्ति	क्षेत्र
					Ha.Ars.Sq.Mts	Ha.Ars.Sq.Mts	प्रकार	हे. आर. चौ. मी.	
	-----Nil-----								

End of Report

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

For EISA INFRA PRIVATE LIMITED

Chairman / Director

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

**FORM I & XIV**

100015931783

Date : 18/11/2022

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Siolim
गांव
Name of the Field Bamanwado
शेताचें नांव

Survey No. 50
सर्वे नंबर
Sub Div. No. 23-A
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 18/11/2022 at 11:45:28AM as per Online Reference Number - 100015931783. 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://legov.goa.nic.in/dslr>

For EISA INFRA PRIVATE LIMITED
Chairman / Director

VIANAAR PROPERTIES PVT LTD
Authorized Signatory





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Nov-2022 01:05:31 pm

Document Serial Number :- 2022-BRZ-5491

Presented at 12:56:21 pm on 25-Nov-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3300000
2	Registration Fee	1650000
3	Mutation Fees	2500
4	Processing Fee	2340
Total		4954840

Stamp Duty Required :3300000/-












Stamp Duty Paid : 3302500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha V Polle ,Father Name:Anil Surya Shiroadkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H No. 443, Prerna near Rashtroli temple, Canca, Bardez, Goa-403510, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mustafa Eisa Director For Eisa Infra Private Limited , Father Name:Abubaker Haji Eisa, Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 25, Fort Road, Mount View, 1st floor, near Mahim Police Station, Mahim -west, Mumbai, PAN No.: [REDACTED]			
2	Mustafa Eisa Director For Eisa Infra Private Limited , Father Name:Abubaker Haji Eisa, Age: 56, Marital Status: ,Gender:Male,Occupation: Business, 25, Fort Road, Mount View, 1st floor, near Mahim Police Station, Mahim -west, Mumbai, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Mustafa Eisa , Father Name:Abubaker Haji Eisa, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, 25, Fort Road, Mount View, 1st floor, near Mahim Police Station, Mahim (west), Mumbai 400016, PAN No.: [REDACTED]			
4	Mustafa Eisa , Father Name:Abubaker Haji Eisa, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, 25, Fort Road, Mount View, 1st floor, near Mahim Police Station, Mahim (west), Mumbai 400016, PAN No.: [REDACTED]			
5	Alisha V Polle , Father Name:Anil Surya Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H No. 443, Perna near Rashtroli temple, Canca, Bardez, Goa- 403510, PAN No.: [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Director By Vianaar Properties Private Limited			 VIANAAR PROPERTIES PVT LTD Authorized Signatory
6	Alisha V Polle , Father Name:Anil Surya Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H No. 443, Perna near Rashtroli temple, Canca, Bardez, Goa- 403510, PAN No.: [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Director By Vianaar Properties Private Limited			 VIANAAR PROPERTIES PVT LTD Authorized Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 32, DOB: , Mobile: 9823195247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, H.No. 425/1/6 Fetorim Piedade Goltim Diwar North Goa, H.No. 425/1/6 Fetorim Piedade Goltim Diwar North Goa, Goltim, Tiswadi, North Goa, Goa			
2	Name: Ramnath Naik, Age: 27, DOB: , Mobile: 7755916059 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, H.No 23/A Balbhot Bastora Mapusa Bardez Goa, H.No 23/A Balbhot Bastora Mapusa Bardez Goa, Bastora, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-5491

Document Serial No:-2022-BRZ-5491

Book :- 1 Document

Registration Number :- **BRZ-1-5322-2022**

Date : 25-Nov-2022



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

SUB-REGISTRAR

BARDEZ

Scanned by Deepika Nait (LOC)
@aitg

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 25-Nov-2022 13:09:21

Date of Receipt: 25-Nov-2022

Receipt No : 2022-23/9/3975

Serial No. of the Document : 2022-BRZ-5491

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Alisha V Polle** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1650000	E-Challan	• Challan Number : 202200898360 • CIN Number : CPACFJWHG4	1650000
Processing Fee	2340	E-Challan	• Challan Number : 202200898360 • CIN Number : CPACFJWHG4	4000
Total Paid	1654000 (Rupees Sixteen Lakhs Fifty Four Thousands only)			

Probable date of issue of Registered Document: / /

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 :



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 **25-Nov-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar