

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

Date: 30/11/2021

ASCERTAINMENT OF TITLE



That my services are engaged by M/S Laurus Textiles Pvt. Ltd., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai – 400 002 to give opinion about the title of property.

That I have been furnished with the following documents pertaining to property surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa City:

1. Form-D of the property surveyed under Chalta No. 77 of P.T. Sheet No.135 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 620 sq.mts.

2. Survey Plan of property surveyed under Chalta No. 77 of P.T. Sheet No.135 of City Survey of Mapusa

That as per survey plan the boundaries of the property are:-

ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

- On the East : By P.T. Sheet No.135, Chalta No.75, 76
and 78 and P.T. Sheet No.147/1.
- On the West : By P.T. Sheet No.135, Chalta No.41 to
48.
- On the North : By remaining part of P.T. Sheet No.135,
Chalta No.78-B and another.
- On the South : By road.



3. Judgment and Order dated 29.03.1997 passed in Regular Civil Suit No. 44/1996/C by Civil Judge Senior Division at Mapusa.

The above suit was filed for declaration declaring Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa, as owner by adverse possession. That vide the Judgment and Order dated 29.03.1997, Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was declared as the Owner of the property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 situated in the said property.

4. Will dated 13.05.1997 registered before the Office of Sub-Registrar of Bardez at Mapusa under registration No.550/32 and drawn at page 82V onwards of Book No.199 of the said Office on 05/06/1997.

ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

Vide said Will, Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa bequeathed her entire disposable share with respect to property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 situated in the said property in favour of her daughter Mrs. Natercia Macelina D'sa E Baracho.



5. Death Certificate of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa

That Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was expired on 12/09/1998.

That upon death, the WILL dated 13.05.1997 registered before the Office of Sub-Registrar of Bardez at Mapusa under registration No.550/32 and drawn at page 82V onwards of Book No.199 of the said Office on 05/06/1997 came into operation and as such, Mrs. Natercia Macelina D'sa E Baracho became the absolute owner of the share of the Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa with respect to the property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 situated in the said property.

ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

6. Deed of Sale dated 24/03/2006, registered before the Sub Registrar of Bardez at Mapusa, bearing Registration No. 611 at Page No. 215 to 235 of Book No. I of Volume No. 2969, dated 31/08/2010.

Vide said Deed of Sale, co-owners of the property namely- Mrs. Blanche Agonizantes De Sa e Souza along with her husband Mr. John Francis De Souza; Mr. Daryl Noha Allen Vaze along with his wife Mrs. Mysie Dorothy Vaze; and Mr. Ross Francis Vaze sold their undivided share in the property Surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with house bearing H. No. 224 to Mrs. Natercia Marcelina D'sa E Baracho and Mr. Bryan Nazareth Reis Magos Baracho. And hence Mrs. Natercia Marcelina D'sa E Baracho and Mr. Bryan Nazareth Reis Magos Baracho thus became the absolute owner of the entire said property and the said house.

7. Deed of Sale dated 27/05/2020 registered before the Sub Registrar of Bardez at Mapusa, bearing Registration No. BRZ-1-1426-2020, dated 31/08/2010.

Vide said Deed of Sale, Mrs. Natercia Marcelina D'sa E Baracho and Mr. Bryan Nazareth Reis Magos Baracho and Mrs. Lara Nirmala Baracho Alias Lara Nunes E Baracho, sold their right, title and interest with respect to the property Surveyed under Chalta



ADV. PRAVIN C. NAIK



ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa along with
house bearing H. No. 224 situated in the said property to **M/S
LAURUS TEXTILES PVT. LTD.**, a Private Limited Company
incorporated under CIN 17120MH2005PTC 158240 on 21st
December, 2005, having its registered office at Bank House, 2nd
Floor, 203, Kalbadevi Road, Mumbai – 400 002.

OPINION

In view of the documents submitted to me by **M/S LAURUS
TEXTILES PVT. LTD.**, I am of the opinion that **M/S LAURUS
TEXTILES PVT. LTD.** is having clear and marketable title over
property surveyed under Chalta No. 77 of P.T. Sheet No. 135 of
City Survey of Mapusa City.



ADV. PRAVIN C. NAIK

Mob. 9764242425

BUILDMORE BUSINESS PARK

Office No.8, Sixth Floor,
Near Mapusa Police Station,
Mapusa, Bardez - Goa. 403 507 India



ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

Date: 30/11/2021

ASCERTAINMENT OF TITLE



That my services are engaged by M/S Laurus Textiles Pvt. Ltd., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai – 400 002 to give opinion about the title of property.

That I have been furnished with the following documents pertaining to properties surveyed under under Chalta No.43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 of City Survey of Mapusa, situated at Mapusa, Bardez, Goa:

1. Form-D of the property surveyed under Chalta No. 43 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 6 sq.mts.

2. Form-D of the property surveyed under Chalta No. 44 of P.T. Sheet No.136 of City Survey of Mapusa.

ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 41 sq.mts.



3. Form-D of the property surveyed under Chalta No. 45 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 21 sq.mts.

4. Form-D of the property surveyed under Chalta No. 46 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 34 sq.mts.

5. Form-D of the property surveyed under Chalta No. 47 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 7 sq.mts.

ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

6. Form-D of the property surveyed under Chalta No. 48 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 37 sq.mts.

7. Form-D of the property surveyed under Chalta No. 49 of P.T. Sheet No.136 of City Survey of Mapusa.

As per the said document it can be seen that the occupant of the above mentioned property is M/S Laurus Textiles Pvt. Ltd. and the area of property is 17 sq.mts.

8. Survey Plan of property surveyed under Chalta No. 43 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road.
- On the North : By closed lane.
- On the South : By property surveyed under Chalta No.44 of P.T. Sheet No.136 of City Survey of Mapusa.



ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

9. Survey Plan of property surveyed under Chalta No. 44 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road.
- On the North : By property surveyed under Chalta No.43 of
P.T. Sheet No.136 of City Survey of Mapusa.
- On the South : By property surveyed under Chalta No.45 of
P.T. Sheet No.136 of City Survey of Mapusa.

10. Survey Plan of property surveyed under Chalta No. 45 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road.
- On the North : By property surveyed under Chalta No.44 of
P.T. Sheet No.136 of City Survey of Mapusa.
- On the South : By property surveyed under Chalta No.46 of
P.T. Sheet No.136 of City Survey of Mapusa.



ADV. PRAVIN C. NAIK



ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

11. Survey Plan of property surveyed under Chalta No. 46 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.

On the West : By public road.

On the North : By property surveyed under Chalta No.45 of
P.T Sheet No.136 of City Survey of Mapusa.

On the South : By property surveyed under Chalta No.47 and
48 of P.T Sheet No.136 of City Survey of
Mapusa.

12. Survey Plan of property surveyed under Chalta No. 47 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

On the East : By property surveyed under Chalta No. 48 of
P.T. Sheet No.136 of City Survey of Mapusa.

On the West : By public road.

On the North : By property surveyed under Chalta No.46 of
P.T Sheet No.136 of City Survey of Mapusa.

On the South : By property surveyed under Chalta No.48 of
P.T. Sheet No.136 of City Survey of Mapusa.



ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

13. Survey Plan of property surveyed under Chalta No. 48 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road and by property surveyed
under Chalta No.47 of P.T. Sheet No. 136 of
City Survey of Mapusa.
- On the North : By property surveyed under Chalta No.46 of
P.T Sheet No.136 of City Survey of Mapusa.
- On the South : By property surveyed under Chalta No.49 of
P.T. Sheet No.136 of City Survey of Mapusa.

14. Survey Plan of property surveyed under Chalta No. 49 of P.T. Sheet No.136 of City Survey of Mapusa

That as per survey plan the boundary of the property is:-

- On the East : By property surveyed under Chalta No. 77 of
P.T. Sheet No.135 of City Survey of Mapusa.
- On the West : By public road.
- On the North : By property surveyed under Chalta No.48 of
P.T Sheet No.136 of City Survey of Mapusa.
- On the South : By public road.



ADV. PRAVIN C. NAIK



ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

15. Inventory Proceedings bearing No. IP/40/1999 filed before
Civil Judge Senior Division at Mapusa.

The said Inventory Proceedings was initiated in the Court of Civil Judge Senior Division, at Mapusa- Goa upon the death of Mr. Carmo Francisco Huberto Fernandes, wherein the properties surveyed under Chalta No. 43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 was allotted to Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues E Fernandes and her son Mr. Sheldon Benjamin Fernandes.

16. Deed of Sale dated 03/07/2019

Vide said Deed of Sale, the properties surveyed under Chalta No. 43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 were sold by Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues E Fernandes and her son Mr. Sheldon Benjamin Fernandes to **M/S LAURUS TEXTILES PVT. LTD.**, a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai – 400 002.



ADV. PRAVIN C. NAIK

ADV. PRAVIN C. NAIK

BUILDMORE BUSINESS PARK, Office No. 8, Sixth Floor, Near
Mapusa Police Station, Khorlim Xim By Pass Road, Mapusa, Bardez,
Goa. Mob: 0764242425; Email:naikpravinadvocate@gmail.com

OPINION

In view of the documents submitted to me by **M/S LAURUS TEXTILES PVT. LTD.**, I am of the opinion that **M/S LAURUS TEXTILES PVT. LTD.** is having clear and marketable title over properties surveyed under Chalta No.43, 44, 45, 46, 47, 48 and 49 of P.T. Sheet No.136 of City Survey of Mapusa.



ADV. PRAVIN C. NAIK
Mob. 9764242425
BUILDMORE BUSINESS PARK
Office No.8, Sixth Floor,
Near Mapusa Police Station,
Mapusa, Bardez - Goa. 403 507 India

(RUPEES NINETY SEVEN THOUSAND EIGHT HUNDRED ONLY)

Citizenred9 co-operative Bank Ltd.
Mapusa Branch
Shop No. G - 1, Ground Floor, Block D - 1,
Barshan Thomas,
Mapusa, Goa - 403 507
D-5 (STP(V)) / C.R. 135 / 11 / 2013 - RD



STAMP DUTY

00000

GOA
NON JUDICIAL

Rs. ≈ 0097800 ≈ - 3.7.2019

365430

GOA

INDIA

Zero*Zero*Nine*Seven*Eight*Zero*Zero

3489 7448256

For OFFICE USE ONLY
CO-OPERATIVE BANK LTD

[Signature]
Authorized Signatory

Name of Purchaser LAURUS TEXTILES PRIVATE LIMITED



2019-BBZ-2064

04-07-2019



DEED OF SALE

This Deed of sale is made at Mapusa- Goa, on this 3rd day of July, 2019.

For Laurus Textiles P. Ltd.

[Signature]

[Signature]

Director

BETWEEN

1. MRS. SANDRA FERNANDES alias SANDRA HUBERT FERNANDES alias SANDRA PHILOMENA RODRIGUES E FERNANDES, wife of Late Carmo Francisco Huberto Fernandes, Aged 47 Years, Widow, Housewife, Indian National, holding PAN Card bearing No.

Aadhaar Card bearing No. _____ resident of House No. 84/5, Altinho, Mapusa, Bardez- Goa and her son,

2. MR. SHELDON BENJAMIN FERNANDES, son of Late Carmo Francisco Huberto Fernandes, Aged 24 years, Bachelor, Student, Indian National, holding PAN Card bearing No.

_____, Aadhaar Card bearing No.

resident of House No. 84/5, Altinho, Mapusa, Bardez- Goa, represented herein by his Power of Attorney, Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues E Fernandes, the Vendor No.1 herein vide Specific Power of Attorney dated 01/07/2019, executed before Notary S.J. Sardesai, Mapusa, Bardez- Goa, bearing registration No.12129/19 dated 01/07/2019, herein after shall

be referred to as "THE VENDORS" (which expression shall

Sandra Fernandes

For Laurus Textiles P. Ltd.

[Signature]

Director

unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, successors, executors, administrators, legal representative and assigns) OF THE FIRST PART.

AND

M/S LAURUS TEXTILES PVT. LTD., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office at Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai - 400 002, having PAN Card bearing No. [redacted] represented by its Director, MR. KESHAV GOENKA, son of Mr. Gopaldas Goenka, aged 29 years, married, Businessman, holder of PAN Card No. [redacted] holder of Aadhar Card No. [redacted]

[redacted] herein after shall be referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, successors, executors, administrators, legal representative and assigns) OF THE SECOND PART.

For Laurus Textiles P. Ltd.

[Handwritten signature]

[Handwritten signature]

Director

WHEREAS all the parties to the present Deed of sale and conveyance are Indian Nationals.

AND WHEREAS there exists the following seven properties:

(A) The property admeasuring an area of 6 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Municipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, who is father in law of Vendor No. 1 for house tax purpose, bearing P.T. Sheet No. 136, Chalta No. 43 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-I written hereunder and is hereinafter referred to as the 'said property One'.

(B) The property admeasuring an area of 41 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Municipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 44 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in

For Launus Textiles P. Ltd.

Benjamin Fernandes

[Signature]

Director



the Schedule-II written hereunder and is hereinafter referred to as the 'said property Two'.

(C) The property admeasuring an area of 21 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 45 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-III written hereunder and is hereinafter referred to as the 'said property Three'.

(D) The property admeasuring an area of 34 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 46 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-IV written hereunder and is hereinafter referred to as the 'said property Four'.

For Laurus Textiles P. Ltd.

Director

Ben Fernandes



(E) The property admeasuring an area of 7 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 47 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-V written hereunder and is hereinafter referred to as the 'said property Five'.

(F) The property admeasuring an area of 37 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. Sheet No. 136, Chalta No. 48 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-VI written hereunder and is hereinafter referred to as the 'said property Six'.



(G) The property admeasuring an area of 17 sq. mts. in which there exists old structure bearing House No. 224 issued by Mapusa Muncipal Council, Mapusa, Bardez, Goa, which stands registered in the name of Benjamin Fernandes, bearing P.T. **For Laurus Textiles P. Ltd.**

Benardes

[Signature]

Director

Sheet No. 136, Chalta No. 49 of City Mapusa, Bardez, Goa, which property is more specifically described and identified in the Schedule-VII written hereunder and is hereinafter referred to as the 'said property Seven'.

AND WHEREAS all the above properties i.e. the said property One, the said property Two, the said property Three, the said property Four, the said property Five, the said property Six, and the said property Seven, are hereinafter together referred to as 'THE SAID PROPERTIES' and are marked on the Plan annexed hereto.

AND WHEREAS, the said properties originally belonged to Mr. Carmo Francisco Huberto Fernandes who was married to Mrs. Sandra Fernandes alias Sandra Hubert Fernandes alias Sandra Philomena Rodrigues e Fernandes, the Vendor No.1 herein under the law of communion of assets.

AND WHEREAS, Mr. Carmo Francisco Huberto Fernandes expired at Goa Medical College, Bambolim on 08/04/1996 leaving behind half sharer i.e. moiety holder the Vendor No.1 herein and his son the Vendor No.2 herein.

For Laurus Textiles P. Ltd.

Fernandes

[Handwritten Signature]

Director

AND WHEREAS, upon the death of Mr. Carmo Francisco Huberto Fernandes, an inventory proceedings bearing No.40/1999 was initiated before the Court of Civil Judge Senior Division, at Mapusa- Goa, wherein the Vendor No.1 and Vendor No.2 became absolute owners of the properties described in Schedule I, II, III, IV, V, VI & VII herein after.

AND WHEREAS, the Purchaser approached the Vendors showing his interest in purchasing the said properties more particularly described in schedules hereinafter (i.e. Schedule I, II, III, IV, V, VI & VII) totally admeasuring 163 square meters at a purchase price of Rs.25,00,000/- (Rupees Twenty Five Lakhs only).

AND WHEREAS, the Vendors have agreed for the proposal of the Purchaser and agreed to transfer right, title and interest in the said properties more particularly described in the Schedule I to VII hereinafter in favour of the Purchaser. For Laurus/Textiles P. Ltd.

Manades

[Signature]

Director



NOW THEREFORE THIS DEED WITNESSES AS UNDER:

1. That in pursuance of the said agreement and in consideration of sum of Rs. 25,00,000/- (Rupees Twenty Five Lakhs only), paid by the Purchaser to the Vendor, vide demand draft drawn on ICICI Bank, Pune bearing No.010612 dated 29/06/2019 for an amount of Rs.12,37,500/- in favour of Mrs. Sandra Philomina Fernandes and demand draft No.010626 drawn on ICICI Bank, Pune dated 29/06/2019 for an amount of Rs.12,37,500/- in favour of Mr. Sheldon Benjamin Fernandes the receipt whereof the Vendors does hereby acknowledge and admit and discharges the Purchaser from and of it. That an amount of Rs. 25,000/- (Rupees Twenty Five Thousand Only) is deducted towards Tax deducted at Source, thus after deducting the TDS the total amount paid to the Vendors is Rs. 24,75,000/- (Rupees Twenty Four Lakhs Seventy Five Thousand Only).

2. The Vendors does hereby convey, sale, transfer, grant and assign unto the Purchaser ALL THAT right, share and interest in the said properties, together with all rights, interests, liberties, privileges, easements, appurtenances, title, whatsoever of the Vendor into or upon the said properties and

Sandra

For Laurus Textiles P. Ltd.

[Signature]

Director

in the house hereby conveyed and every part thereof TO HAVE AND TO HOLD TO AND UNTO the Purchaser absolutely and forever.

3. The Vendors now has in themselves good right, full power and absolute authority to convey/transfer by way of sale, their right share and interest in the said properties hereby conveyed or intended to do so to be unto and to the use of the Purchaser in the manner aforesaid.

4. The Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said right share and interest of the Vendors in the said properties with all its appurtenances for his own use and benefit without any suit, lawful eviction or interruption, claims and demands whatsoever, from or by the Vendor or by any person/s claiming or to claim from, under or in trust for him.

5. The Vendors has simultaneously with execution of the present Deed of Sale, put the Purchaser in possession of his right, share and interest the Said Properties. **For Laurus Textiles P. Ltd.**

Hernandez

[Signature]

Director



6. The Vendors also authorizes the Purchaser to enter his name in the record of Right Form D by deleting the name of the Vendors appearing therein owner thereof and for the purpose of mutation of Survey Record this deed of sale shall be treated as No Objection Certificate on behalf of the Vendor.

7. That none of the parties hereto this deed belong to any Scheduled Caste or Scheduled Tribes nor the properties, subject matter of the present deed belong to any Schedule Castes or Schedule Tribes communities in terms of notification No. RD/LAND/LRC/318/77 dated 21/1/1989.

8. That the Vendor No.1 herein being widow, has obtained the Certificate bearing No. DC/SDM/BAR/Widow-Certi/209/2019 from the Office of Deputy Collector & S.D.O, Mapusa- Goa, which verified that the Vendor No.1 herein is entering into present transaction with her full and free consent, without being under any duress and coercion.

9. For the purpose of stamp duty, the market value of the said properties are considered at Rs. 20,000/- per sq.mts. for 163 sq.mts. which amounts to Rs. 32,60,000/- (Rupees Thirty Two For Laurus Textiles P. Ltd.

Hernandes

[Signature]

Director

Lakhs Sixty Thousand Only) and accordingly a stamp duty of Rs.97,800/- (Rupees Ninety Seven Thousand Eight Hundred Only) is paid herewith.

10. That since the structures are in dilapidated condition, the total consideration towards the present Sale Deed which is paid to the Vendors is Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)

SCHEDULE I

All that property totally admeasuring 6 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.43 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 43 on the Plan annexed hereto.

SCHEDULE II

All that property, inclusive of house totally admeasuring 41 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.44 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 44 on the Plan annexed hereto.

Herwades

For Laurus Textiles P. Ltd.

Director

Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 44 on the Plan annexed hereto on the Plan annexed hereto.

SCHEDULE III

All that property, totally admeasuring 21 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.45 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 45 on the Plan annexed hereto.

SCHEDULE IV

All that property, totally admeasuring 34 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.46 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 46 on the Plan annexed hereto

For Laurus Textiles P. Ltd.

Director

Herandez



SCHEDULE V

All that property, totally admeasuring 7 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.47 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 47 on the Plan annexed hereto.

SCHEDULE VI

All that property, totally admeasuring 37 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.48 of P.T. Sheet No.136 of City Survey of Mapusa, situated within the jurisdiction of Bardez Taluka, marked in red and numbered as 48 on the Plan annexed hereto.

SCHEDULE VII

All that property, totally admeasuring 17 square meters along with the Old Building standing thereon bearing House No.224 of Mhapusa Muncipal Council and surveyed under Chalta No.49 of P.T. Sheet No.136 of City Survey of Mapusa, situated

For Laurus Textiles P. Ltd.

Hernandes

[Handwritten Signature]

Director



within the jurisdiction of Bardez Taluka, marked in red and numbered as 49 on the Plan annexed hereto.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day, month, year and the place hereinabove written in the presence of the witnesses.



Hernandes



For Laurus Textiles P. Ltd.

[Signature]

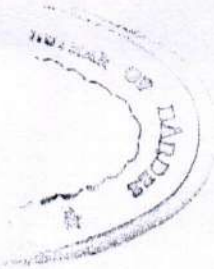
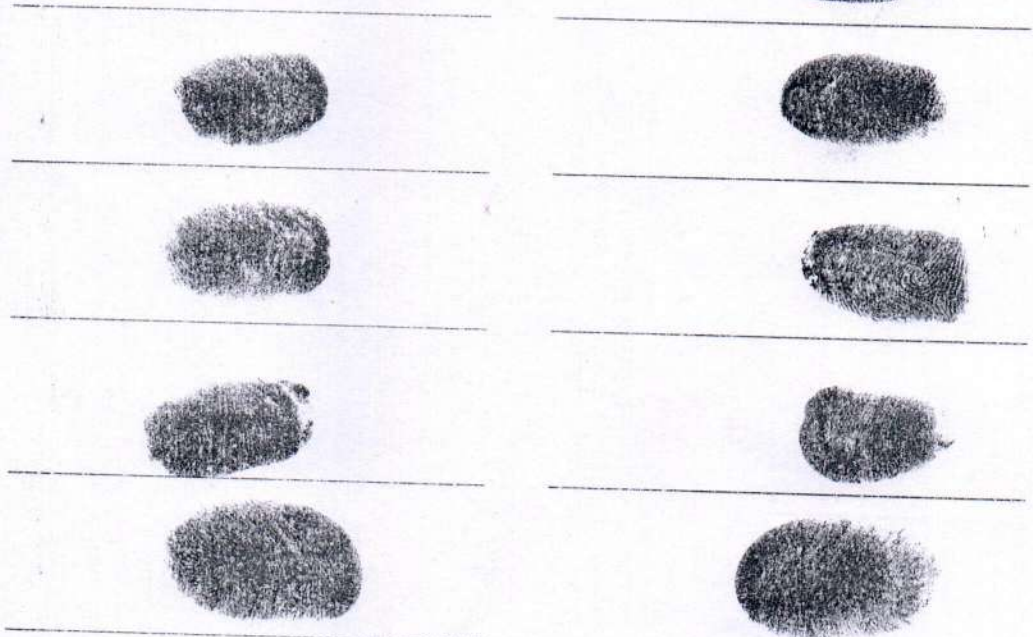
Director

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDORS NO 1 MRS. SANDRA FERNANDES alias SANDRA HUBERT FERNANDES alias SANDRA PHILOMENA RODRIGUES E FERNANDES for Self and POA Holder for Vendor No.2 MR. SHELDON BENJAMIN FERNANDES



Fernandes

R.H.T.I



For Laurus Textiles P. Ltd.

Fernandes

[Signature]

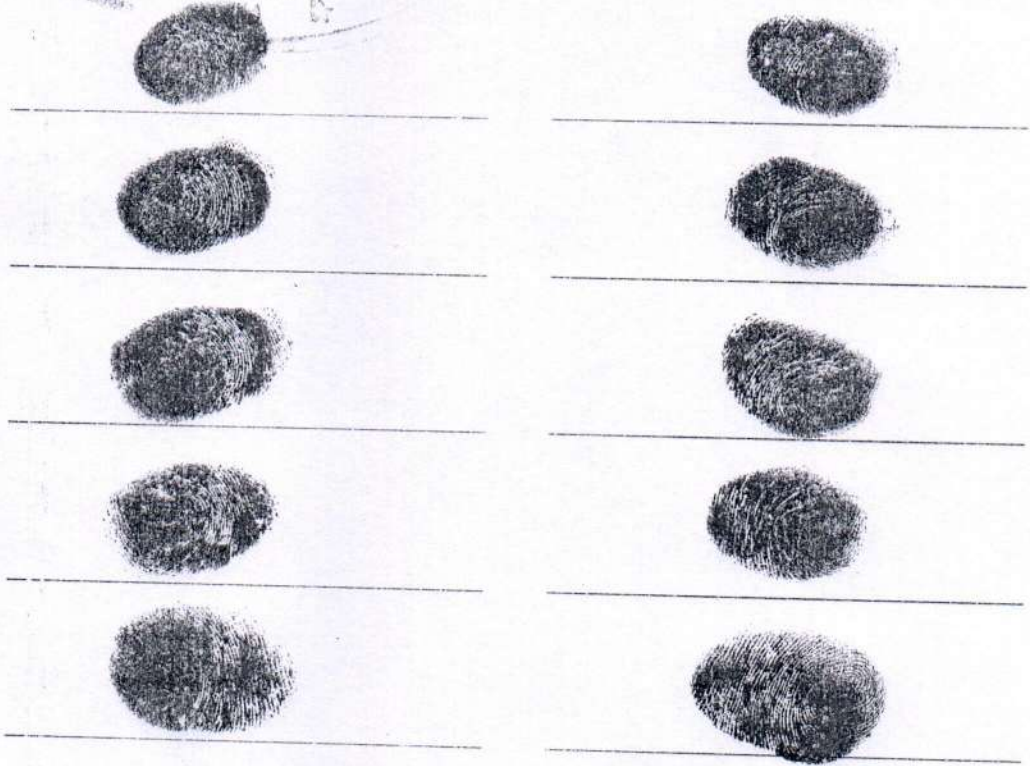
Director

SIGNED AND DELIVERED BY THE WITHIN NAMED
PURCHASER M/S LAURUS TEXTILES PVT. LTD.
represented by its Director, MR. KESHAV GOENKA,

For Laurus Textiles P. Ltd.
Director



R.H.T.I



In the presence of:

1. Adv. Akhilesh U. Naik

Akhilesh Naik

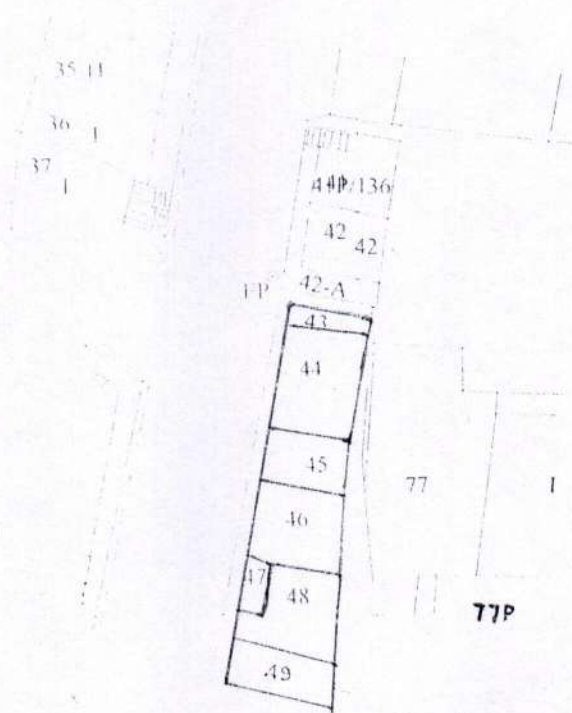
2. Rosario J. Fernandes

R. Fernandes

Rosario J. Fernandes

For Laurus Textiles P. L

Dir



TARK
WALKAR
AREA
367
INDIA

INDIA
WALKAR
AREA
367
INDIA

Hernandez

For Laurus Textiles P. Ltd.

Director



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Jul-2019 01:07:32 pm

Document Serial Number :- 2019-BRZ-2064

Presented at 12:07:24 pm on 04-Jul-2019 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	97800
2	Registration Fee	65200
3	Mutation Fees	7000
4	Processing Fee	760
Total		170760

Stamp Duty Required :97800



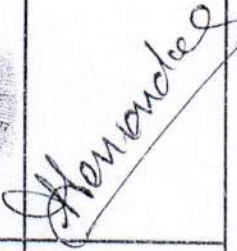


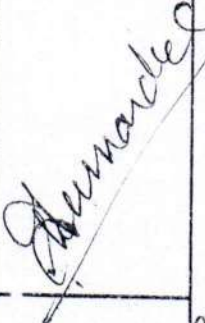


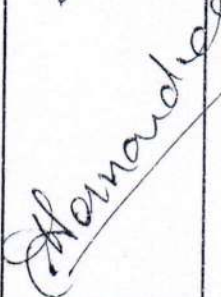


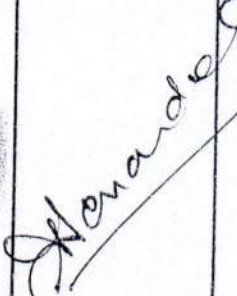


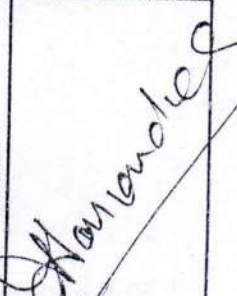
Stamp Duty Paid : 97800

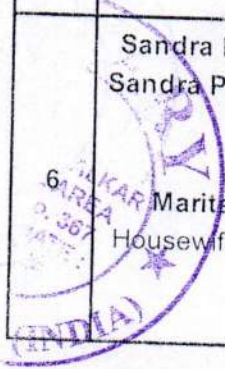
Presenter



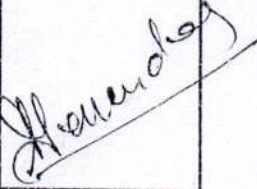


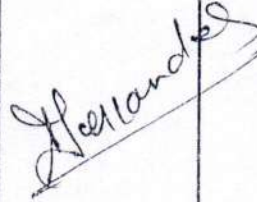


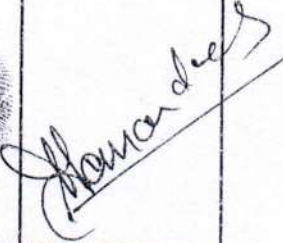





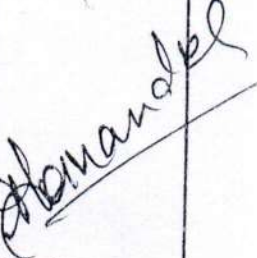
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:</p>			



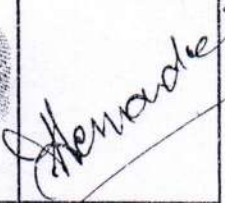


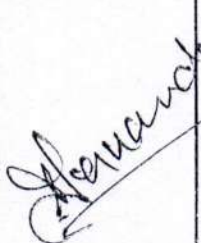


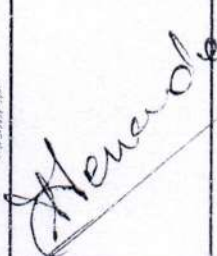


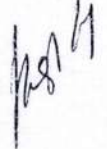


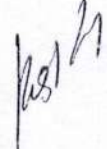


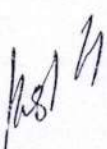


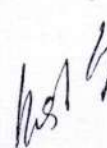
Executer



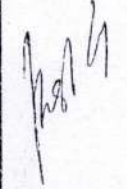


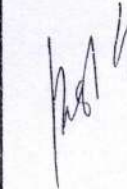


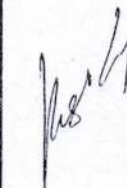
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa. Bardez- Goa., Address2 - , PAN No.</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.</p>			
3	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.</p>			
4	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
5	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
6	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			







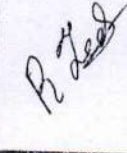
Sr.NO	Party Name and Address	Photo	Thumb	Signature
7	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Address1 - H.No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
8	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
9	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
10	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			
11	<p>Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
12	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
13	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
14	Sandra Fernandes Alias Sandra Hubert Fernandes Alias Sandra Philomena Rodrigues E Fernandes ,S/o - D/o John Peter Rodrigues Age: 47, Marital Status: ,Gender:Female,Occupation: Housewife, Address1 - H. No.84-5, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
15	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			
16	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			
17	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			
18	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
19	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			
20	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			
21	Keshav Goenka ,S/o - D/o Gopaldas Goenka Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartment, Carmichael Road, Cumballa Hill, Mumbai. 400026, Address2 - , PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akhil Umakant Naik, 27 ,1991-07-14 ,8788390511 ,akhilnaikshirodkar@gmail.com ,Advocate , Marital status : Unmarried 403402, Flat No. F3 Sunrise Building, Flat No. F3 Sunrise Building Bainguinim, Tiswadi, NorthGoa, Goa			
	Rozario Fernandes, 53 ,1965-11-07 ,9834070978 , ,Business , Marital status : Married 403516, Baga, Baga Calangute, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

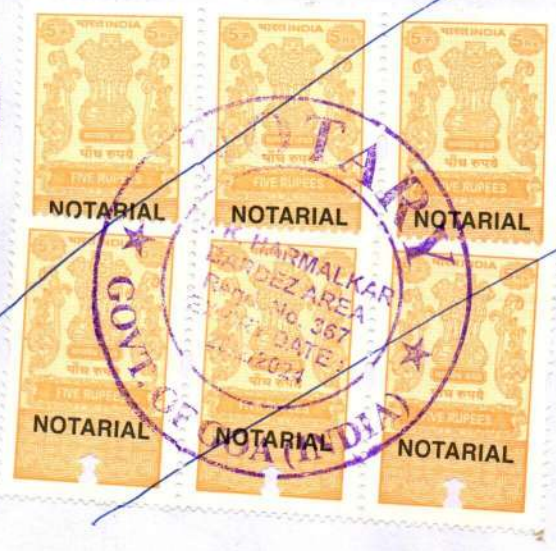
Document Serial No:-2019-BRZ-2064

Book :- 1 Document
Registration Number : BRZ-1-2024-2019
Date : 08-Jul-2019

Harmalkar

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

SUB-REGISTRAR
BARDEZ



Certified to be True Copy of the original
Reg No. 2653/20, dated 10/10/2020

Harmalkar

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA-INDIA

(RUPEES SIX LAKHS SEVENTY FIVE THOUSAND ONLY)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No. G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507



STAMP DUTY
00000

GOA
NON JUDICIAL

Rs. ≈ 0675000 ≈ 27.5.2020

365430

GOA

D-5 / STP(V) / C.R. / 35 / 1 / 2013 - RD

INDIA

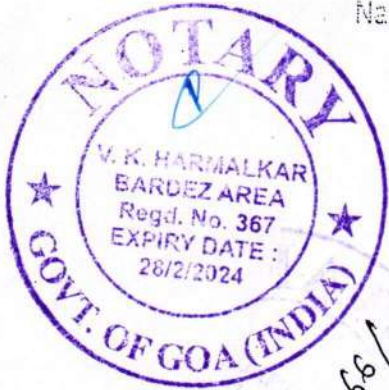
Zero*SixSevenFive*Zero*Zero*Zero**

6788 7367295

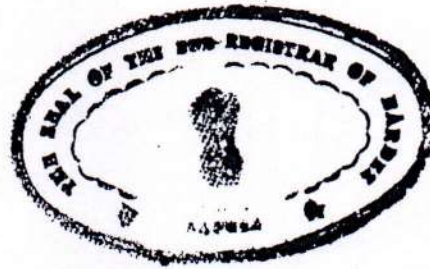
For CITIZEN CREDIT
CO-OP BANK LTD

Penandis
Authorized Signatory

Name of Purchaser M/S LAURUS TEXTILES PVT. LTD.



1466/2020



DEED OF SALE

This Deed of sale is made at Mapusa- Goa, on this 27th
day of May, 2020.

[Signature]

LARA

For Laurus Textiles P. Ltd.

[Signature]

Director

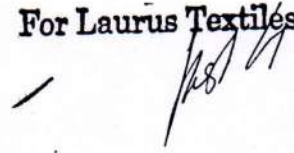
BETWEEN

1. MRS. NATERCIA MARCELINA D'SA E BARACHO,
daughter of Late Filipe Feieciano Reis Magos, wife of Late
Abdonio Jose Blasio Luis Baracho, Aged 78 Years, widow,
housewife, holder of PAN Card bearing
No _____ and Aadhaar Card bearing No.

, represented herein by her son MR. BRYAN
NAZARETH REIS MAGOS BARACHO, son of Late
Abdonio Jose Blasio Luis Baracho, Aged 50 years,
Married, Business, through Power of Attorney dated
29/12/2015, executed before Notary Advocate S. J.
Bardesai, bearing Registration No. 18974/2015, dated
29/12/2015; and her son,

2. MR. BRYAN NAZARETH REIS MAGOS
BARACHO, son of Late Abdonio Jose Blasio Luis
Baracho, Aged 50 years, Married, Business, holder of
PAN Card bearing No _____ and Aadhaar Card
bearing No _____ and his wife

For Laurus Textiles P. Ltd.



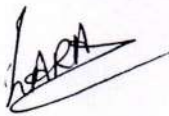
Director

3. MRS. LARA NIRMALA BARACHO alias LARA NUNES E BARACHO daughter of Teotonio Nunes, wife of Mr. Bryan Nazareth Reis Magos Baracho, Aged 44 Years, married, housewife, holder of PAN Card bearing No. _____ and Aadhaar Card bearing No. _____

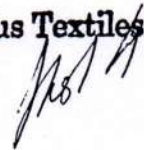
_____, all resident of H.No.193/6, Near St. Marys Primary School, Altinho, Mapusa, Bardez- Goa, 403507, herein after shall collectively be referred to as "THE VENDORS" (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, successors, executors, administrators, legal representative and assigns) OF THE FIRST PART.

AND

M/S LAURUS TEXTILES PVT. LTD., a Private Limited Company incorporated under CIN 17120MH2005PTC 158240 on 21st December, 2005, having its registered office



For Laurus Textiles P. Ltd.



Director

at Bank House, 2nd Floor, 203, Kalbaçevi Road, Mumbai -
400 002, having PAN Card bearing No.

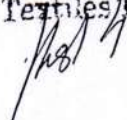
represented by its Director, **MR. KESHAV GOENKA**,
son of Mr. Gopaldas Goenka, aged 40 years, married,
businessman, holder of PAN Card bearing
No. _____ and Aadhar Card bearing No.

_____, herein after shall be referred to as "THE
PURCHASERS" (which expression shall unless it be
repugnant to the context of meaning thereof shall mean
and include its successors, nominees and assigns thereof)
OF THE SECOND PART.

WHEREAS all the parties to the present Deed of Sale are
Indian Nationals.

AND WHEREAS there exists an immovable property
totally admeasuring 620 sq. mts., wherein the said
property is neither registered before Land Registration
Office nor before the Taluka Revenue Office, and the said
property is surveyed under Chalta No. 77 of P.T. Sheet



For Locus Textiles P. Ltd.

Director

No. 135 of City Survey of Mapusa City, and in the said property, there exist an old residential house which is in dilapidated condition, which stands registered before the Mapusa Municipal Council, under H. No. 5/224 for the purpose of House Tax. The said property along with the residential house existed therein shall collectively be referred to as the "SAID PROPERTY" and is more particularly described in Schedule herein after.



AND WHEREAS according to the records i.e. Form D issued by the Government of Goa i.e. Inspector of Survey and Land Records, Mapusa, the SAID PROPERTY stands registered in the name of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa.



AND WHEREAS the said Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was declared as an Owner of the SAID PROPERTY vide Judgment and Order dated 29/03/1997, passed by the Civil Judge Senior Division, at Mapusa, Bardez- Goa in Regular Civil Suit bearing No.

[Handwritten signatures]

For Laurus Textiles P. Ltd.

[Handwritten signature]
Director


44/1996 /C on the application filed by Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa for Decalaration.

AND WHEREAS Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa was married to Mr. Filipe Feliciano Reis Magos De Sa.

AND WHEREAS Mr. Filipe Feliciano Reis Magos De Sa expired on 17/12/1969, leaving behind his moiety holder Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa and his three daughters as his only universal heirs namely- 1) Mrs. Natercia Marcelina D'sa E Baracho, the Vendor No. 1 herein, married to Mr. Abdonio Jose Blasio Luis Baracho; 2) Mrs. Blanche Agonizantes De Sa e Souza, married to Mr. John Francis De Souza; and 3) Mrs. Maria Telma Cecilia Erlinda De Sa e Vaze, married to Mr. Rhett Roberth Vaze.



For Laurus Textiles P. Ltd.


Director

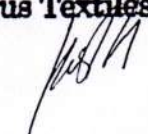
AND WHEREAS Mr. Abdonio Jose Blasio Luis Baracho expired on 24/11/1982 leaving behind his wife, Vendor No. 1 herein as his moiety holder and the Vendor No. 2 as his only universal heir.

AND WHEREAS Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa, on account of her disposable share, she bequeathed her entire share in favour of her daughter Mrs. Natercia Macelina D'sa E Baracho, the Vendor No. 1 herein, the widow of Mr. Abdonio Jose Blasio Luis Baracho, by virtue of Will dated 13/05/1997, which Will registered before the Office of Sub-Registrar of Bardez at Mapusa under registration No.550/32 and drawn at page 82V onwards of Book No.199 of the said Office on 05/06/1997.

AND WHEREAS upon the death of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa on 12/09/1998, the Vendor No.1 became the owner of the



For Laurus Textiles P. Ltd.



Director

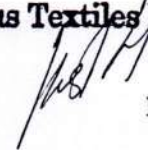
entire share of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa by virtue of Will dated 13/05/1997.

AND WHEREAS Mr. Rhett Roberth Vaze expired on 01/11/1997, and his wife Mrs. Maria Telma Cecilia Erlinda De Sa e Vaze expired on 16/05/1999 leaving behind his two sons as their only universal heirs namely- 1) Mr. Daryl Noha Allen Vaze married to Mrs. Mysie Dorothy Vaze; and 2) Mr. Ross Francis Vaze.

AND WHEREAS the other co-owners of the SAID PROPERTY namely- Mrs. Blanche Agonizantes De Sa e Souza along with her husband Mr. John Francis De Souza; Mr. Daryl Noha Allen Vaze along with his wife Mrs. Mysie Dorothy Vaze; and Mr. Ross Francis Vaze sold their undivided share in the SAID PROPERTY to the Vendor No.1 and the Vendor No. 2 herein vide Deed of Sale dated 24/03/2006, which deed is registered before Sub Registrar of Bardez at Mapusa, bearing Registration



For Laurus Textiles P. Ltd.



Director

No. 611 at Page No. 215 to 235 of Book No. I of Volume
No. 2969, dated 31/08/2010.

AND WHEREAS the Vendor No. 1 & Vendor No. 2
became the absolute owners of the entire SAID
PROPERTY.



AND WHEREAS, the representative of the Purchasers
approached the Vendors showing their interest in
purchasing the SAID PROPERTY more particularly
described in Schedule at a purchase price of
Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only).



AND WHEREAS, the Vendors have agreed for the
proposal of the Purchasers and agreed to transfer right,
title and interest in the SAID PROPERTY more
particularly described in the Schedule hereinafter in
favour of the Purchasers.

For Laurus Textiles P. Ltd.

Director

NOW THEREFORE THIS DEED WITNESSES AS UNDER:

1. That in pursuance of the said agreement and in consideration of sum of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only), paid by the Purchasers to the Vendors in the following manner:

a) Rs.50,00,000/- (Rupees Fifty Lakhs Only) in favor of Mrs. Natercia M Baracho (Vendor No.1) on 07/05/2020 vide NEFT bearing UTR No.SAA76934441 through Account No.50100349897842 with HDFC bank, Mapusa branch.

b) Rs.50,00,000/- (Rupees Fifty Lakhs Only) in favor of Mr. Bryan Baracho (Vendor No.2) on 08/05/2020 vide RTGS bearing No.TMBLH20129095164 through Account No.02021600000826 with HDFC bank, Mapusa branch.

c) Rs. 48,50,000/- (Rupees Forty Eight lakhs Fifty Thousand only) in favour of Mr. Bryan Baracho vide Demand draft bearing No. 011037 dated 22/05/2020, drawn on ICICI bank, Mapusa branch.



For Laurus Textiles P. Ltd.

Director

d) An amount of Rs. 50,000/- (Rupees Fifty Thousand Only) is deducted towards Tax deducted at Source, and paid through the department on 20/05/2020, bearing Acknowledgement No. AH0142586.

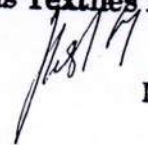
e) An amount of Rs. 1,00,000/- (Rupees One Lakh Only) is deducted towards Tax deducted at Source, and paid through the department on 20/05/2020, bearing Acknowledgement No. AH0141982.

Thus the total amount of consideration paid to the Vendors is Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) and the receipt whereof the Vendors do hereby acknowledge and admit and discharges the Purchasers from and of it.

2. The Vendors do hereby convey, sale, transfer, grant and assign unto the Purchasers ALL THAT right, title and interest in the SAID PROPERTY, together with all rights, interests, liberties, privileges, easements, appurtenances, title, whatsoever of the Vendors into or upon the SAID PROPERTY hereby conveyed and every part thereof TO



For Laurus Textiles P. Ltd.



Director

HAVE AND TO HOLD TO AND UNTO the Purchasers absolutely and forever.



The Vendors now has in themselves good right, full power and absolute authority to convey/transfer by way of sale, their right, title and interest in the SAID PROPERTY hereby conveyed or intended to do so to be unto and to the use of the Purchasers in the manner aforesaid.



4. The Purchasers may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said right, title and interest of the Vendors in the SAID PROPERTY with all its appurtenances for his own use and benefit without any suit, lawful eviction or interruption, claims and demands whatsoever, from or by the Vendors or by any person/s claiming or to claim from, under or in trust for them.

For Laurus Textiles P. Ltd.

Director

5. The Vendors do hereby indemnify and keep indemnified the Purchasers from or against all encumbrance, charges, lien, equities or demands whatsoever with respect to the SAID PROPERTY.

6. The Vendors have simultaneously with execution of the present Deed of Sale, put the Purchasers in possession of their right, title and interest in the SAID PROPERTY.

7. The Vendors also authorizes the Purchasers to enter its name in the record of Rights i.e. Form D by deleting the name of Mrs. Idalina Encarnacao Da Cruz e Sa alias Idalina de Sa, mother/ grandmother/ grandmother-in-law of the Vendors appearing therein as owner thereof and for the purpose of mutation of Survey Record this Deed of Sale shall be treated as No Objection Certificate on behalf of the Vendors.

8. The Vendors assure the Purchasers, that they and each of them shall at the request and cost of the person



For Laurus Textiles P. Ltd.



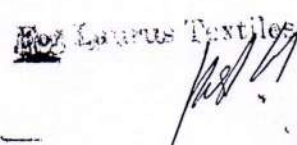
Director

requiring the same, execute such papers and documents and do every act and thing necessary for further and more perfectly assuring the SAID PROPERTY hereby sold is conveyed in favour of the Purchasers as may reasonably be required by the Purchasers, and Vendors agree that if any defect is found at any later date in the title of the Vendors, the Vendors at their own cost and expenses shall cure the said defect in the title and ensure that the Purchasers get a clear and marketable title to the SAID PROPERTY.

9. The Vendor No.3 is married to Vendor No.2 under the law of communion of assets prevailing in the State of Goa, hence a necessary party.

10. That none of the parties hereto this deed belong to any Scheduled Caste or Scheduled Tribes nor the property, subject matter of the present deed belong to any Schedule Castes or Schedule Tribes communities in terms of



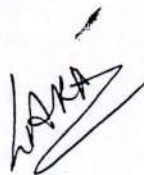

Director

notification No. RD/LAND/LRC/318/77 dated
21/1/1989.

11. The market value and the consideration amount of the SAID PROPERTY is fixed at Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs only) and accordingly a stamp duty of Rs.6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only) is paid hereon.

SCHEDULE

All that immovable property totally admeasuring 620 sq. mts., wherein the said property is neither registered before Land Registration Office nor before the Taluka Revenue Office, and the said property is surveyed under Chalta No. 77 of P.T. Sheet No. 135 of City Survey of Mapusa City, and in the said property, there exist a residential house in dilapidated condition, totally admeasuring 210 square meters, registered before the Mapusa Municipal Council, under H. No. 5/224 for the



For Laurus Textiles P. Ltd.


Director

purpose of House Tax and the said property is marked in red and the residential house is marked in blue on the Plan annexed hereto, and the said property is bounded as follows:

On the East : By P.T. Sheet No.135, Chalta No.75, 76 and 78 and P.T. Sheet No.147/1.

On the West : By P.T. Sheet No.135, Chalta No.41 to 48.

On the North : By remaining part of P.T. Sheet No.135, Chalta No.78-B and another.

On the South : By road.

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day, month, year and the place hereinabove written in the presence of the witnesses.



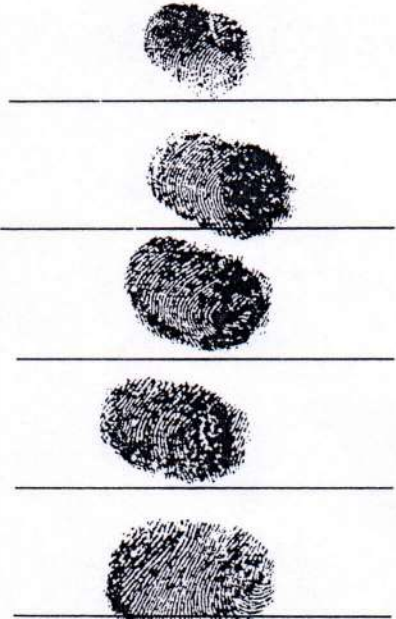
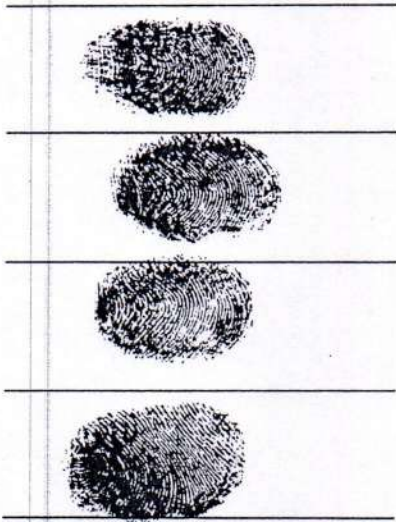
For Laurus Textiles P. Ltd.

Director

SIGNED AND DELIVERED BY THE WITHINNAMED
Vendor No. 2 MR. BRYAN NAZARETH REIS MAGOS
BARACHO for self and POA Holder for Vendor No.1
MRS. NATERCIA MARCELINA D'SA E BARACHO



B. Nazareth
R.H.T.I



B. Nazareth

LARA

For Laurus Textiles P. Ltd.

[Signature]

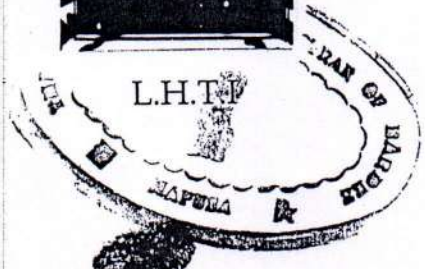
Director

SIGNED AND DELIVERED BY THE WITHINNAMED
Vendor No. 3 MRS. LARA NIRMALA BARACHO alias
LARA NUNES E BARACHO.

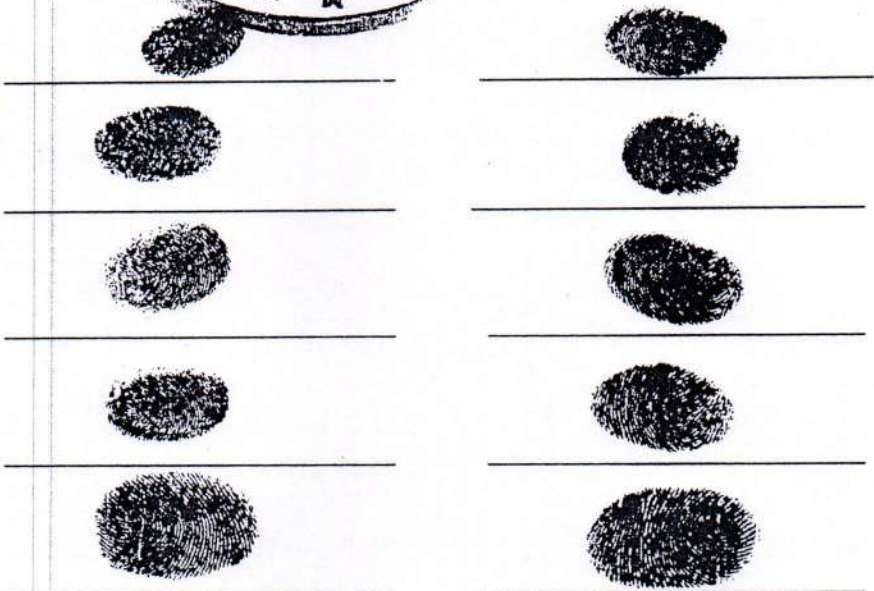


LARA

LARA



R.H.T.I



Assmo

LARA

For Laurus Textiles P. Ltd.

[Signature]

Director

SIGNED AND DELIVERED BY THE WITHIN NAMED
PURCHASER M/S LAURUS TEXTILES PVT. LTD.
represented by its Director, MR. KESHAV GOENKA,

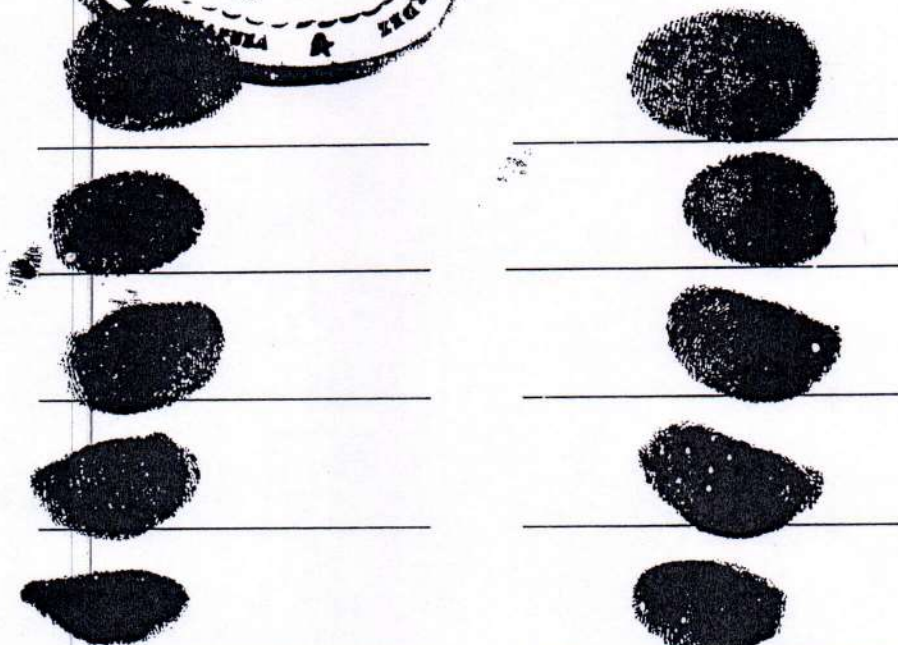


Ks 14

Ks 14



R.H.T.I



In the presence of:

1. Adv. Akhil U. Naik

Akhil Naik

2. Adv. Nadeem N. Halankar

Nadeem Halankar

Ks 14 *Ks 14*

M/S Laurus Textiles P. Ltd.

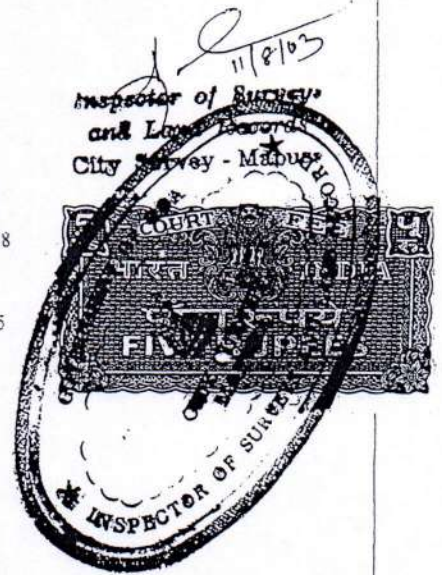
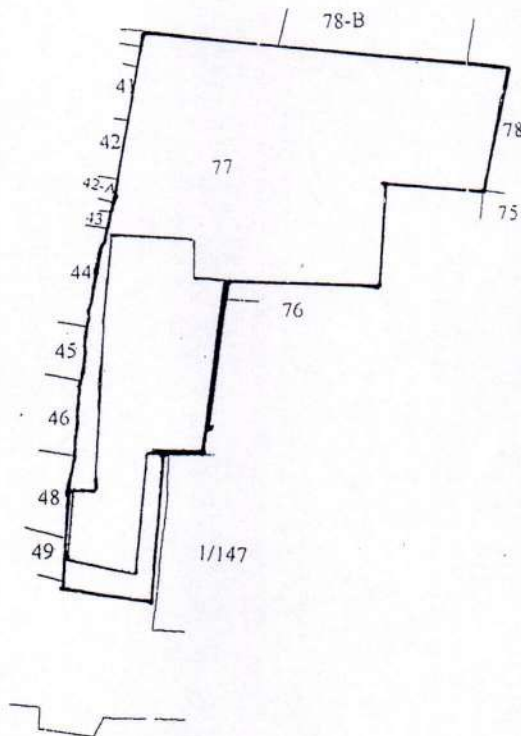
Ks 14



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records, Mapusa



Plan showing plots situated at
 Mapusa City
 PT Sheet No. 135 / Chalta No. 77
 Scale 1:500



[Handwritten signature]

[Handwritten signature]

For Laurus Textiles P. Ltd.

[Handwritten signature]
 Director

Computer Generated On 11-8-2003

Compared by: *[Handwritten signature]*
 11/8/03
 HS



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 03-Jun-2020 10:06:01 am

Document Serial Number :- 2020-BRZ-1466

Presented at 10:06:20 am on 03-Jun-2020 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	675000
2	Registration Fee	525000
3	Mutation Fees	1000
4	Processing Fee	560
Total		1201560

Stamp Duty Required :675000






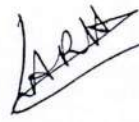


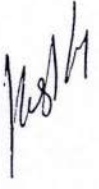
Stamp Duty Paid : 675000

Presenter







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Keshav Gopaldas Goenka ,S/o - D/o Gopaldas Goenka Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartments, Carmichael Road, Cumballa Hills, Mumbai, Maharashtra. 400026, Address2 - , PAN No.			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Bryan Nazareth Reis Magos Baracho ,S/o - D/o Abdonio Jose Blasio Luis Baracho Age: 50, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No. 193-6, Near St. Marys Primary School, Altinho , Mapusa, Bardez- Goa., Address2 - , PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Bryan Nazareth Reis Magos Baracho ,S/o - D/o Abdonio Jose Blasio Luis Baracho Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No.193-6, Near St. Marys Primary School, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
3	Lara Nirmla Baracho Alias Lara Nunes E Baracho ,S/o - D/o Teotonio Nunes Age: 44, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H. No. 193-6, Near St. Marys Primary School, Altinho, Mapusa, Bardez- Goa., Address2 - , PAN No.:			
	Keshav Gopaldas Goenka ,S/o - D/o Gopaldas Goenka Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 202, Indira Apartments, Carmichael Road, Cumballa Hills, Mumbai, Maharashtra. 400026, Address2 - , PAN No.:			

/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akhil Naik, 28 ,1991-07-14 ,8788390511 ,akhilnaikshirodkar@gmail.com ,Advocate Marital status : Unmarried 403402, Flat No.F3 Sunrise Building Navelkar Estates, Flat No.F3 Sunrise Building Navelkar Estates Bainguinim, Tiswadi, NorthGoa, Goa			
2	Nadeem Halankar, 26 ,1993-05-28 ,9284489269 ,halankar123@gmail.com ,Advocate , Marital status : Unmarried 403523, H. No.1D/3 Palmar, H. No.1D/3 Palmar Pomburpa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-1466

Book :- 1 Document
Registration Number :- **BRZ-1-1426-2020**
Date: 03-Jun-2020

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



REGISTRAR
BARDEZ



Certified to be True Copy of the original
Reg No. 1172/21 dated 4/3/2021

VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA- INDIA



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 6898



Plan Showing plots situated at

City : MAPUSA

Taluka : BARDEZ

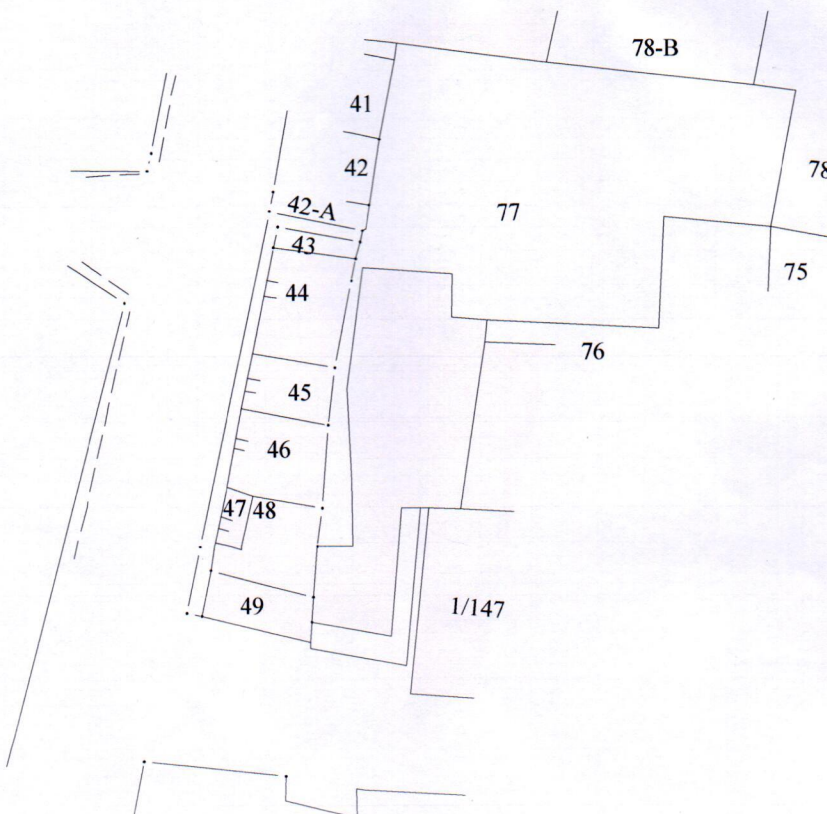
P.T. SHEET No. / Chalta No. : 136/ 43,44,45,46,47,48,49

P.T. SHEET No. / Chalta No. : 135/ 77

Scale : 1 :500



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Swapnil B. Bhonsle (D' Man Gr. II)

On : 30-10-2020

Compared By:

MAPUSA MUNICIPAL COUNCIL

MAPUSA-GOA

CONSTRUCTION LICENCE

LICENCE NO. 18

Date: 28/10/2024

To,
Shri. Laurus Taxiles Pvt. Ltd.,
Mapusa, Bardez-Goa.

Have paid an amount of Rs.16,31,314/- (Rupees Sixteen lakh thirty one thousand three hundred & fourteen only) to this Council vide Receipt No. 12188 dt. 28/10/2024, and payment towards Commission on Cess amounting to Rs.9,625/- vide receipt No. 12189; dt. 28/10/21 and an amount of Rs.9,52,863/- paid towards Cess vide receipt No. 12190; dtd. 28/10/24 which is payable to The Secretary, The Goa Building and Other Construction Workers Welfare Board, Panaji – Goa as per details given below:

Fees paid for:

A) Construction Licence Fees

:- 1.50% x 3378.15 M2 x Rs.19100/- M2
:- Rs. 967840.00

B) R.C.C. Fees

:- 0.50% x 3378.15 M2 x 19100/- M2
:-Rs.322613.00

C) Service Connection Charges

:- 32% [(1.50% x 3378.15 M2 x 19100/-) + (23600)]
:- Rs.317261.00

D) Lift Charges

:- 1% x Rs.2360000/-)
:- Rs.23600.00

E) Commission on Cess :


:- 1% x 962488
:- Rs.9625.00

F) Cess Fees:

:- Rs. 962488 - Rs.9625.00
:- Rs.952863.00

Total Fees = (A) + (B) + (C) + (D) + (E) = Rs. 16,40,939.00





(Clen Madeira)
Chief Officer
Mapusa Municipal Council

Cont... pg.2/-

He is hereby granted Construction Licence for **Proposed Amalgamation of plot and Commercial Building** with respect to land zoned as **Commercial 'C-1' Zone as per Mapusa ODP 2021** and situated at Mapusa City bearing **Chalta No.77, P.T. Sheet No. 135 and Chalta No.43, 44, 45, 46, 47, 48 & 49 of P.T. Sheet No.136** at **Mapusa, Bardez -Goa** duly approved by NGPDA vide Order No. **NGPDA/M/1822/2755/2021**; dtd. **08/01/2021**, at Panaji-Goa with the following conditions:-

1. The Licensee shall strictly comply with all the conditions imposed in the Development Order No. **NGPDA/M/1822/2755/2021**; dtd. **08/01/2021** issued by the **North Goa Planning and Development Authority**.
2. The Licensee shall notify the Council regarding commencement of work in prescribed proforma as per Appendix D1
3. The construction should be done by maintaining the minimum prescribed horizontal and vertical clearances from any overhead electrical line passing adjacent to the construction.
4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
5. No material for construction or earth from excavation or any other construction material shall be stacked on the Public roads, footpaths, gutters etc.
6. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the construction licence was issued.
8. The Licensee should construct a separate soak pit in order to derivate in the sullage water.
9. Any soak pit / septic tank should be constructed at a minimum distance of 15 meters away from any existing well.
10. The ventilation pipe of the septic tank should be provided with a mosquito net.
11. The Licensee should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
12. The Licensee should fix a board at a prominent place whenever the construction is started, indicating the number, the date and the authority from which the licence for construction work has been granted.
13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy certificate.
14. Water storage tanks shall be provided with mosquito proof lids and over flow pipes. The tanks should be provided with access ladders wherever necessary.
15. The drains surrounding the plot if any should be constructed with PCC and should be covered with removable RCC precast slabs of sufficient thickness and sizes.
16. The Licensee should gift the road widening area to the council before applying for the Occupancy certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
17. The Licensee should plaster and paint the building internally as well as externally before applying for Occupancy certificate. Exposed brick / laterite / concrete / stone / ashlar masonry finish to buildings will also be permitted.
18. Access up to the entrance of the building is to be paved and is provided with drainage facilities.
19. Space for parking of vehicles should be clearly demarcated on the ground.
20. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force i.e. without obtaining Occupancy Certificate
21. No commercial activities will be permitted in the shops unless a separate permission to this effect is obtained from this Council.




(Clen Madeira)
Chief Officer
Mapusa Municipal Council

22. All temporary sheds/existing buildings shown to be demolished in the plan should be demolished before applying for Occupancy certificate.
23. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
24. All internal courtyards should be provided with drainage outlet.
25. The Licensee should maintain all existing natural drains in the plot and should not block them at any stage.
26. No soak pit or other structures should come in the road widening area.
27. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
28. The construction of compound wall should not obstruct any pathway or any public access. The Licensee shall make necessary arrangements for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
29. No gates shall open outwards on to the road.
30. The construction of the compound wall should be as per the approved plan. The Licensee shall inform this council after the completion of the compound wall.
31. The Licensee shall undertake construction for composting station / Recycling station within the premises for treatment and disposal of biodegradable Municipal Solid waste, as per design and size approved by the Mapusa Municipal Council before applying for Occupancy Certificate.
32. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks / wells or properly covering the iron drums / plastic tanks etc. or by observing dry day once a week.
33. Overhead tanks / sumps are to be provided with mosquito proof lids and other pipe fittings without any hole for the entry of mosquitoes. Outlet is to be covered by muslin / wire mesh. Ladder for inspection of the tank to be installed if required.
34. Curing water collection should be treated with anti-larval chemicals by the Licensee.
35. Not to engage labourers for any construction / building work unless they are screened for malaria and possess health cards. These cards are to be renewed every 3 months. Also arrangement should be done to get their blood tested immediately incase of fever and ensure that full treatment is taken in consultation with National Vector Borne Diseases, Control Programme.
36. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes including proper sanitary conditions including toilet facilities.
37. To fill the pits, ditches, water pool etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.



(Clen Madeira)
Chief Officer
Mapusa Municipal Council

38. All septic tanks / soak pits to be constructed as per the specifications required with proper mosquito proof arrangements so that there is no overflow / leakage that could give rise to stagnation and breeding of mosquitoes.
39. Drains /Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The Gradient should be proper for drainage / flow and also proper cleaning of water should be done.
40. The Licensee shall be fully responsible for structural stability of the building for which this licence has been granted.
41. The Licensee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land dimensions at any stage. If required, Licensee may obtain demarcation order from competent authority prior to commencement of work.
42. The Licensee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall be in no way be responsible for the same. If required, Licensee and his architect / engineer may obtain opinion or report from experts.
43. The Licensee shall take adequate precautions for the safety of workers/labours and all others involved in the construction work.
44. This construction licence is issued based on the condition that LICENSEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse.
45. The Licensee, his engineer and architect shall take all necessary steps to see that structure is sound, safe and stable.
46. **The licensee should comply with all the conditions laid down in the provisional N.O.C issued by Directorate of Health Services, Urban Health Centre, Mapusa vide Reference No: UHCM/NOC-Const/2020-21/1869;dated: 02/02/2021.**
47. **The licensee should comply with all the conditions laid down in the N.O.C issued by Office of the Assistant Engineer-II, Sub - Div II, DXVII (PHE-N), PWD, Mapusa vide reference No: PWD/SDII/PHE- N/F.10/1016/20-21 ;dated: 09/02/2021.**
48. **The licensee should comply with all the conditions laid down in the N.O.C issued by Office of Sub - Divisional Engineer, Electricity Department, Sub – Division I (U), Mapusa vide reference No: AE-I (U)/O&M/2020-21/Tech-40/2333; dated: 14/01/2021**
49. **The licensee should comply with all the conditions laid down in the Initial N.O.C issued by the Directorate of Fire & Emergency Services, Panaji, vide reference No: DFES/FP/HB/119/20-21/299; dated 04/02/2021.**



(Clen Madeira)
Chief Officer
Mapusa Municipal Council

50. The Licensee, shall submit valid CONVERSION SANAD before applying for next renewal or Occupancy Certificate.
51. The licensee shall make arrangements at the site for disposal of Municipal Solid Waste as per the Solid Waste Management Rules 2016, particularly wet waste by way of installation of Biodigester of required capacity or any other equipment/ machinery of standard make prior to applying for Occupancy Certificate.
52. The Licensee shall dispose off the construction and demolition debris generated during the construction or demolition activity at either of the two designated sites i.e. at (a) NH 17 Green Park to Karaswada Right hand side of existing Mapusa By pass or (b) NH 17 Green park to Guirim Junction toll Plaza, without harming the environment, with prior intimation to Shri Eduardo Pereira, Assistant Engineer, Sub Division-II, Mapusa Works Division VII, Panaji, PWD Goa (Contact No. 7767016257, E-mail: ee7-pwd.goa@nic.in) [as per the Notification No. 5-1-PCE-PWD-EO/2018/181; dated 07/03/2018 issued by the Principal Chief Engineer, PWD, Altinho, Panaji – Goa] and the undertaking on an affidavit in this regards shall be submitted to this Council before commencement of work. After disposal of the construction and demolition debris at the said designated sites, the necessary Certificate to be obtained by the Licensee, which is to be produced before the Council / Licensing authority. If the above undertaking is breached or the Certificate is not produced, penalty shall be levied as well as permission granted will be withdrawn.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF ISSUE OF THIS LICENCE.

- RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.
- REVALIDATION OF LICENCE WILL BE GRANTED SUBJECT TO DISCRETION OF THE CHIEF OFFICER.



(Clen Madeira)
Chief Officer
Mapusa Municipal Council



Copy to:

- (a) The Member Secretary,
North Goa Planning and Development Authority, Panaji –Goa.
- (b) The Labour Commissioner,
Office of the Commissioner, Labour & Employment,
Govt. of Goa, Shramashakti Bhavan, 2nd Floor, Patto Plaza, Panaji – Goa.

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st Floor, Mala Link Road, Panaji – Goa.

Ref. No.: NGPDA/M/1822/ 2755 /2021

Date: - 8 JAN 2021

MAPUSA PLANNING AREA

ORDER

(Development Permission under Section 44 of the Town & Country Planning Act. 1974)

Whereas an application has been made by **Shri Laurus Textiles Pvt. Ltd.** for development permission in accordance with the provision of section 44 of the Goa Town & Country Planning Act 1974 for **proposed amalgamation of plot and commercial building** with respect to his land Zoned as **Commercial "C-1" Zone as per Mapusa ODP 2021** situated at **Mapusa bearing Chalta No. 77 P.T. Sheet no. 135 and Chalta no. 43, 44, 45, 46, 47, 48 & 49 of P.T. Sheet no. 136 of Mapusa approved** sub-division/building plan reference number No. --- dated ---.

And whereas, Development charge affixed at **Rs. 1,13,596/- and infrastructure tax at Rs. 19,98,960/- vide CHallan no. M-36 dated 23/12/2020 has been paid.**

The Planning and Development Authority has granted permission to carry out the development in respect of the property above mentioned subject to the terms and conditions hereinafter stipulated upon receipt of the development charges levied for the said development. The terms and conditions upon which the permission has been granted by the Authority are the following.

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of Section 50 of the Goa Town and Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00 mts. x 0.50 mts. with writing in black colour on a white background at the site, as required under the regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land Revenue Code, 1968 before the commencement of any development/construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
9. Completion certificate has to be obtained from this Authority before applying for Occupancy certificate from the licensing authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of Section 17(A) of The Goa Town and Country Planning Act, 1974.
12. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. The Ownership of the property shall be verified by the licensing body before the issuing of the licence.
14. This Development Permission shall not in any way construed to be a document conforming any or all the following;
 - a) Title or interest of the holder of the permission to the relevant land or building or both.
 - b) Boundaries of the relevant site for which permission has been obtained; or
 - c) Any easement thereon or there from.
 - d) Structural or Engineering safety or the workmanship of the proposed development
15. The building shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India, firefighting requirement, arrangement and installation required in such buildings shall also conform to the provision of Part IV of Fire Protection of

National Building Code of India and hence N.O.C. from the Chief Fire Officer, Directorate of Fire & Emergency Services shall have to be obtained before commencement of work.

16. Necessary compliance to be followed for dust pollution, mitigation during the construction or demolition of the building by the developer as per the order of the Hon'ble NGT in O.A. 148/2016 (M.A. no. 686/2017).
17. Sewage Treatment Plant is mandatory for hotel building/residential complexes having 50 flats/residential unit and above. Sewage Treatment Plant will not be required if the area is already served by existing sewer lines.
18. The applicant shall follow the rule 18.1 & 18.2 of the Goa Land Development and Building Construction Regulation 2010, with regards to the planting & preserving of trees, which shall be checked by the local Authority.
19. The applicant shall fulfill the required clearance from the existing power lines in the vicinity, in conformity with the Indian Electricity Rules 1956, and as per the letter issued by the Chief Electrical Engineer of Electricity Department, vide letter No. 51(3)/CEE/Tech/(com)/2020-21/303, dated 01/07/2020 are to be maintained as under.

For low or medium voltage (voltage up to 650 volts)

1) Where a low or medium voltage (voltage up to 650 volts) overhead line passes above or adjacent to or terminates any structure, the minimum clearance from any accessible point on the basis of maximum sag shall be observed:

a. For any flat roof, open balcony, verandah and Lean to roof:

- i. Vertical clearance of 2.439 meters from the highest point where line passes over the structure.
- ii. Horizontal clearance of 1.219mts from nearest point where line passes adjacent the structure.

b. For pitched roof:

- i. Vertical clearance of 2.439 meters immediately under the line when line passes over the structure.
- ii. Horizontal clearance of 1.219 meters from the nearest point where line passes adjacent the structure.

For high or extra-high voltage (11KV and above)

2) Where a high or extra-high voltage (11KV and above) overhead line passes above or adjacent to a structure it shall still have on the basis of maximum sag, a vertical clearance above the highest part of the building immediately under such line, of not less than:

a. Voltage level 11KV upto 33KV-3.658 meters.

b. For voltage level above 33KV-3.658+0.305 meter for every additional 33KV or part thereof.

20. Rain water harvesting tank for storage and re-use of water shall be mandatory for private Building in case of the plot is more than 4000sq.meters and having 40 units and more for secondary use such as flushing of WC, gardening, landcape, car washing and the like through a separate parallel line in the plot/ premises, similarly , for public/institutional buildings/Complexes in plots having areas of more than 4000sq. meters and having a floor area of more than 2000sq. mts and all commercial/ industrial developments in plots having areas of more than 4000 sq. mts shall be provided with rain water harvesting tanks for stage and re- use.
21. **This Development permission is based on the decision of the Authority on its 78th meeting held on 11/11/2020.**
22. **The Construction shall be strictly as per the provision of Goa Land Development and Building Construction Regulation 2010.**

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 29/10/2020 UNDER SEC. 44 OF THE GOA TOWN & COUNTRY PLANNING ACT, 1974, FROM Shri Laurus Textiles Pvt. Ltd.

[THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS]



(Signature)
(R.K PANDITA)
MEMBER SECRETARY

To:
Shri Laurus Textiles Pvt. Ltd.
Mapusa, Bardez Goa.

Copy to:

1

*

**The Chief Officer, Mapusa Municipal Council, Mapusa Bardez Goa.
Not to issue Occupancy Certificate without submitting Completion Certificate
from North Goa Planning and Development Authority.**

//ak..

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA

Ref. No. NGPDA/M/1822/ 2663 /2020

Date: 16 DEC 2020

MAPUSA PLANNING AREA

ORDER

Read 1) The Goa Tax on Infrastructure Act, 2009 (Goa Act 20 of 2009)

2) Your application under Inward No. 3526 dated 29/10/2020.

Whereas the Infrastructure Tax towards your application for **Proposed construction of Residential building** in the property bearing Chalta No. 77 P.T. Sheet no. 135 and Chalta no. 43, 44, 45, 46, 47, 48 & 49 of P.T. Sheet no. 136 of Mapusa has been assessed as **Rs. 19,98,960/- (Nineteen Lakh Ninety Eight Thousand Nine Hundred and Sixty Only)**

The Calculation of the tax has been assessed @ Rs. 200/- per square meter of floor area for Residential building and @ Rs. 800/- per square meter of floor area for commercial Building as per the provisions of the said Act.

Infrastructure Tax due:

		No. of units	Built up area in m2		Amount
(i)	Commercial	54	2498.70	@ Rs. 800.00	= Rs . 19,98,960.00
(ii)	Residential	--	--	@ Rs. 200.00	= Rs. ----
(iii)	Industrial	--	--	@ Rs. ----/m2	= Rs. ----
(iv)	Swimming pool	--	--	@ Rs. 200/m2	= Rs. ----

Total Amount of Rs. 19,98,960/- (Nineteen Lakh Ninety Eight Thousand Nine Hundred and Sixty Only) for the total Built up Area admeasuring 2498.70 sq.mts.

Now, therefore the said amount shall be deposited in the State Bank of India (Treasury Branch), Panaji by way of Challan in the following Budget Head:

0217- Urban Development

80 - General

800 - Other Receipts

01 - Receipt under Goa Tax on Infrastructure Act, 2009.

To,
Shri Laurus Textiles Pvt. Ltd
Mapusa, Bardez Goa.

//ak..



(Signature)
(R.K.PANDITA)
MEMBER SECRETARY



Government of Goa
Form 'D'
See Rule 7

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

Page No. 1

Date 19/02/2020

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
136	43	6.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

LATE SMT. ESPERANCA D'SOUZA
SMT. CANDIDA RODRIGUES
SHRI. CAETANO JOAO RODRIGUES

ALL FROM MAPUSA.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/10/2003	47/2003	Inventory Proceedings	[MRS. SANDRA FERNANDES AND MASTER SHELDON FERNANDES.] By virtue of Inventory Proceedings No. 40/199 executed in the court of Civil Judge Senior Division, Bardez at Mapusa dated 6/1/2003. Area = 6 sq-mts.	H	
27/01/2020	212771	Deed of Sale	M/S LAURUS TEXTILES PVT. LT.D by virtue of Deed of Sale registered under Book-1 Document Registration Number BRZ-1-2024-2019 on Date 08-07-2019 in the office of the sub registrar of Bardez-Goa.	H	6.00

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Print Generated By:
Nirmala Bagkar (F.S) *Bagkar*



Rajesh R. Pai
(RAJESH R. PAI KUCHELKAR)
Inspector of Survey & Land Records,
Mapusa Bardez Goa.



Government of Goa

Form 'D'

See Rule 7

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

Page No. 1

Date 19/02/2020

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
136	44	41.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

**Holders in the origin of the title
(So far as traced) -**LATE SMT. ESPERANCA D'SOUZA
SMT. CANDIDA RODRIGUES
SHRI. CAETANO JOAO RODRIGUES

ALL FROM MAPUSA.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/10/2003	47/2003	Inventory Proceedings	[MRS. SANDRA FERNANDES AND MASTER SHELDON FERNANDES.] By virtue of Inventory Proceedings No. 40/199 executed in the court of Civil Judge Senior Division, Bardez at Mapusa dated 6/1/2003. Area = 41 sq-mts.	H	
27/01/2020	212771	Deed of Sale	M/S LAURUS TEXTILES PVT. LT.D by virtue of Deed of Sale registered under Book-1 Document Registration Number BRZ-1-2024-2019 on Date 08-07-2019 in the office of the sub registrar of Bardez-Goa.	H	41.00

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Print Generated By:
Nirmala Bagkar (F.S)



(RAJESH R. PAI KUCHELKAR)
Inspector of Survey & Land Records.
Mapusa Bardez Goa.



Government of Goa
Form 'D'
See Rule 7

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

Page No. 1

Date 19/02/2020

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
136	45	21.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

SHRI. CAETANO JOAO RODRIGUES
SMT. CANDIDA RODRIGUES
LATE SMT. ESPERANCA D'SOUZA

FROM MAPUSA.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/10/2003	47/2003	Inventory Proceedings	[MRS. SANDRA FERNANDES AND MASTER SHELDON FERNANDES] By virtue of Inventory Proceedings No. 40/199 executed in the court of Civil Judge Senior Division, Bardez at Mapusa dated 6/1/2003. Area = 21 sq-mts.	H	
27/01/2020	212771	Deed of Sale	M/S LAURUS TEXTILES PVT. LT.D by virtue of Deed of Sale registered under Book-1 Document Registration Number BRZ-1-2024-2019 on Date 08-07-2019 in the office of the sub registrar of Bardez-Goa.	H	21.00

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Print Generated By:
Nirmala Bagkar (F.S) *Bagkar*



Rajesh R. Pai
(RAJESH R. PAI KUCHELKAR)
Inspector of Survey & Land Records.
Mapusa Bardez Goa.



Government of Goa
Form 'D'
See Rule 7

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

Page No. 1

Date 19/02/2020

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
136	46	34.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

SHRI. CAETANO JOAO RODRIGUES
LATE SHRI. ESPERANCA D'SOUZA
SMT. CANDIDA RODRIGUES

FROM MAPUSA.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

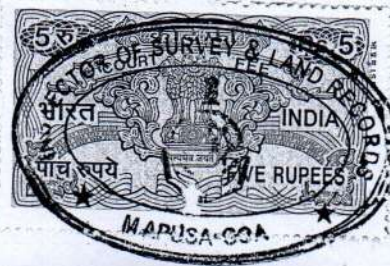
Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/10/2003	47/2003	Inventory Proceedings	[MRS. SANDRA FERNANDES AND MASTER SHELDON FERNANDES.] By virtue of Inventory Proceedings No. 40/199 executed in the court of Civil Judge Senior Division, Bardez at Mapusa dated 6/1/2003. Area = 34 sq-mts.	H	
27/01/2020	212771	Deed of Sale	M/S LAURUS TEXTILES PVT. LT.D by virtue of Deed of Sale registered under Book-1 Document Registration Number BRZ-1-2024-2019 on Date 08-07-2019 in the office of the sub registrar of Bardez-Goa.	H	34.00

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Print Generated By:
Nirmala Bagkar (F.S)



(RAJESH R. PAI KUCHELKAR)
Officer of Survey & Land Records.
Mapusa Bardez Goa.



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Mapusa city

Date 19/02/2020

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
136	47	7.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

SMT. CANDIDA RODRIGUES

LATE SMT. ESPERANCA D'SOUZA

SHRI. CAETANO JOAO RODRIGUES

FROM MAPUSA.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

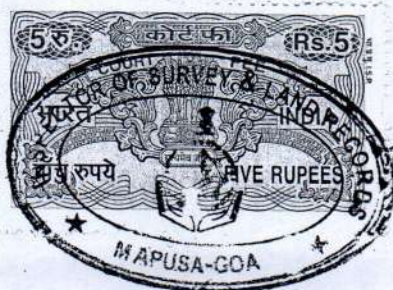
Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/10/2003	47/2003	Inventory Proceedings	[MRS. SANDRA FERNANDES AND MASTER SHELDON FERNANDES.] By virtue of Inventory Proceedings No. 40/199 executed in the court of Civil Judge Senior Division, Bardez at Mapusa dated 6/1/2003. Area = 7 sq-mts.	H	
27/01/2020	212771	Deed of Sale	M/S LAURUS TEXTILES PVT. LT.D by virtue of Deed of Sale registered under Book-1 Document Registration Number BRZ-1-2024-2019 on Date 08-07-2019 in the office of the sub registrar of Bardez-Goa.	H	7.00

[] Bracketed entries indicate Deletion

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

*** END OF REPORT ***

Computer Print Generated By:

Nirmala Bagkar (F.S) *N. Bagkar*

BAJESH R. PAI
(BAJESH R. PAI KUCHELKAR)
Director of Survey & Land Records,
Mapusa Bardez Goa.



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Mapusa city

Page No. 1

Date 19/02/2020

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
136	48	37.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

LATE SMT. ESPERANCA D'SOUZA

SMT. CANDIDA RODRIGUES

SHRI. CAETANO JOAO RODRIGUES

FROM MAPUSA

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

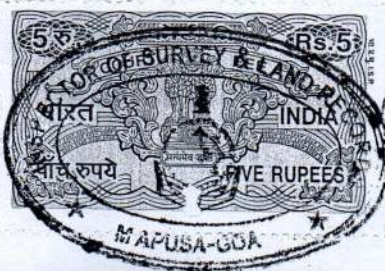
Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/10/2003	47/2003	Inventory Proceedings	[MRS. SANDRA FERNANDES AND MASTER SHELDON FERNANDES] By virtue of Inventory Proceedings No. 40/199 executed in the court of Civil Judge Senior Division, Bardez at Mapusa dated 6/1/2003. Area = 37 sq-mts.	H	
27/01/2020	212771	Deed of Sale	M/S LAURUS TEXTILES PVT. LT.D by virtue of Deed of Sale registered under Book-1 Document Registration Number BRZ-1-2024-2019 on Date 08-07-2019 in the office of the sub registrar of Bardez-Goa.	H	37.00

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Print Generated By:

Nirmala Bagkar (F.S) *Bagkar*

Lease
(RAJESH R. PAI KUCHELKAR)
Factor of Survey & Land Records.
Mapusa Bardez Goa.



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Mapusa city

Date 21/02/2020

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
136	49	17.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -SHRI. CAETANO JOAO RODRIGUES
SMT. CANDIDA RODRIGUES
LATE SMT. ESPERANCA D"SOUZA

FROM MAPUSA

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
20/10/2003	47/2003	Inventory Proceedings	[MRS. SANDRA FERNANDES AND MASTER SHELDON FERNANDES] By virtue of Inventory Proceedings No. 40/199 executed in the court of Civil Judge Senior Division, Bardez at Mapusa dated 6/1/2003. Area = 17 sq-mts.	H	
27/01/2020	212771	Deed of Sale	M/S LAURUS TEXTILES PVT. LT.D by virtue of Deed of Sale registered under Book-1 Document Registration Number BRZ-1-2024-2019 on Date 08-07-2019 in the office of the sub registrar of Bardez-Goa.	H	17.00

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Computer Print Generated By:

Nirmala Bagkar.(F.S) *Bagkar*

[Signature]
(RAJESH R. PATKUCHELKAR)
Director of Survey & Land Records,
Mapusa Bardez Goa.



200000648369

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Mapusa city

Date 04/10/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
135	77	620.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

**Holders in the origin of the title
(So far as traced) -**

LATE SHRI. JOAO SABINO DE SOUZA

AS OWNER.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

POSSESSION OF SHRI. CAMILO SALES DE SOUZA FROM MAPUSA TO THE HOUSE EXISTING AS OCCUPANT

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
	213081	Deed of Sale	M/S. LAURUS TEXTILES PVT. LTD. as per Deed of Sale Reg. No. BRZ-1-1426-2020, dated 03/06/2020, as per Public Will, Dated 05/06/1997 and Deed of Sale Reg. No. 611 at pages 215 to 235 Book No. I Volume No. 2969, Dated 31/08/10 registered in Sub-Registrar Mapusa, Bardez-Goa.	H	
10/10/2000	561/2000	By virtue of order	[SMT. IDALINA ENCARNACAO DA CRUZ E SA ALIAS IDALINA DE SA] BY VIRTUE OF THE ORDER DATED.29/3/97 OF THE HON. CIVIL JUDGE SENIOR DIVISION AT MAPUSA IN REGULAR CIVIL SUIT NO.44/96/C Area = 620 Sq. Mts.	H	

Continued in Page 2



200000648369

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 2

Property Card of Mapusa city

Date 04/10/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
135	77	620.00	OCCUP. CLASS I		Private

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



The record is computer generated on 04/10/2021 at 2:50:48PM as per Online Reference Number - 200000648369.
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> .

No.CNV/CITY/13/2021 1167
GOVERNMENT OF GOA,
OFFICE OF THE DEPUTY COLLECTOR &
SUB DIVISIONAL OFFICER,
MAPUSA-BARDEZ-GOA.

Dated:- 07 / 01 / 2022

Read:- Application dated 14/10/2021 received u/s 32
of LRC 1968.

SANAD
SCHEDULE-II

[See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969.]

Whereas an application has been made to the Collector of Goa (hereinafter referred to as "the Collector" which expression shall include any Officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under Section 32 of the Goa, Daman and Diu Land Revenue Code, 1968 (hereinafter referred to as "the said Code" which expression shall, where the context so admits include the rules and orders thereunder) by **M/S LAURUS TEXTILES PVT. LTD. O/o Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai** being the occupant of the plot registered under **P.T.Sheet No.135 of Chalta No.77 (Part)** situated at **Mapusa, City Bardez Goa** registered under **P.T.Sheet No.135 of Chalta No.77 (Part)** (hereinafter referred to as "the applicant" which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, forming a part of **P.T.Sheet No.135 of Chalta No.77 (Part)** admeasuring **463 sq.mts.** be the same a little more or less for the purpose of **Commercial**.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject to the provisions of the said Code, and rules thereunder, and on the following conditions, namely:-

- 1. Levelling and clearing of the land**- The applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.
- 2. Assessment**-The applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules thereunder with effect from the date of this Sanad.
- 3. Use**-The applicant shall not use the said land and building erected or to erected thereon for any other purpose other than commercial purpose, without the previous sanction of the Collector.
- 4. Liability for rates**- The applicant shall pay all taxes, rates and cesses leviable on the said land.
- 5. Penalty Clause**- (a) If the applicant contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicant may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Notwithstanding anything contained in sub-clause- (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.
- 6. Code provisions applicable**- Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder:-



Cont..... 2/-

Sr. No.	Length North to South	Breadth East to West	Total Superficial Area	Forming (part of) Survey No.or Hissa No.	BOUNDARIES North, South, East and West	Remarks
1	2	3	4	5	6	7
1	Part - 1 10.50 mts.	6.50 mts.	25.00 sq. mts	P.T.Sheet No.135 of Chalta No.77 (Part-1)	North:- P.T.Sheet No.135 of Chalta No.77 South:- Road East :- Road West :- P.T.Sheet No.135 of Chalta No.49	
2	Part - 2 33.45 mts.	26.60 mts.	438.00 sq. mts	P.T.Sheet No.135 of Chalta No.77 (Part-2)	North:- P.T.Sheet No.135 of Chalta No.78, 78-B South:- P.T.Sheet No.135 of Chalta No.76 & 77 East:- P.T.Sheet No.135 of Chalta No.75, 78, 77 West :- P.T.Sheet No.135 of Chalta No.41, 42, 42-A, 43, 44, 45, 46, 48	
		Total	463.00 sq. mts.	Village: Mapusa, City.		

7. This Conversion Sanad is issued based on the Zoning Information of the North Goa Planning and Development Authority, Panaji Goa Vide No.NGPDA/Tec. Gen/Vol-XIX/499/2021 dated 13/08/2021.
8. Report received from the Mamlatdar of Bardez vide No. MAM/BAR/CI-I/Conv/2021/ dated 20/10/2021.
9. Report received from Dy. Conservator of Forests, Ponda vide letter No.5/CNV/BAR-108/DCFN/TECH/2021-22/518 dated 07/12/2021.
10. Conversion fees charge at rate of Rs.880/- per sq. mts of area 463 sq. mts. Received conversion fees of Rs.4,07,440/- (Rupees four lakh seven thousand four hundred forty only) Vide Challan No.403/2022 dated 04/01/2022. Which is deposited in online by applicant M/S LAURUS TEXTILES PVT. LTD Its Director Keshav Goenka its authorised to Mahesh Goenka.
11. This Sanad is issued for conversion of an area for commercial purpose only. Further any development in the plot shall be governed as per rule in force.
12. Traditional access, passing through the plot, if any, shall be maintained.



In witness whereof the Collector of Goa, has hereunto set his hand and the seal of his Office on behalf of the Administrator of Goa, and the applicant by by M/S LAURUS TEXTILES PVT. LTD. O/o Bank House 2nd Floor, 203, Kalbadevi Road, Mumbai here also hereunto set his hand this 7th day of January, 2022.

Mahesh Goenka

(Signature of the Applicant)
M/S LAURUS TEXTILES PVT. LTD
Its Director Keshav Goenka
Its authorised to Sign Mahesh Goenka

Gurudas S. T. Desai
(Gurudas S. T. Desai)
DY.COLLECTOR & S.D.O.,-I
Mapusa Goa.

Signature & Designation of Witness

1. Halankar Adv. Nadeem N. Halankar Pomburpa
2. Abhilash Adv. Abhilash U. Nair, Old Goa.

Signature & Designation of Witness

1. Halaukar Adv. Nadeem N. Halaukar Pomburpa
2. Alkil Nalk Adv. Alkil U. Nalk, Old Goa.

We declare that by by M/S LAURUS TEXTILES PVT. LTD. O/o Bank House, 2nd Floor, 203, Kalbadevi Road, Mumbai has signed this Sanad is, to our personal knowledge, the person he/she represents himself to be, and that he/she has affixed his/her signature hereto in our presence.

1. Halaukar Adv. Nadeem N. Halaukar Pomburpa
2. Alkil Nalk Adv. Alkil U. Nalk, Old Goa.





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of The Inspector of Survey and Land Records
MAPUSA - GOA



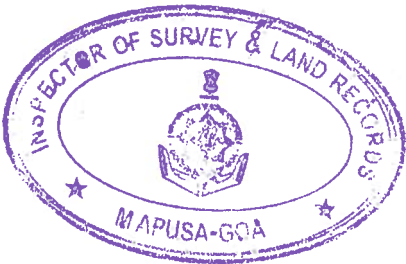
PLAN

OF THE LAND BEARING CHALTA . No.77 (PART) OF P.T.SHEET No.135
SITUATED AT MAPUSA CITY OF BARDEZ TALUKA ,
APPLIED BY M/S. LAURUS TEXTILES PVY. LTD.
CONVERSION OF USE OF LAND FROM AGRICULTURE INTO NON AGRICULTURE
PURPOSE, VIDE CASE NO.CNV/CITY/13/2021/10395 DATED 08-12-2021
FROM THE OFFICE DY. COLLECTOR, & S. D. O., MAPUSA-GOA.

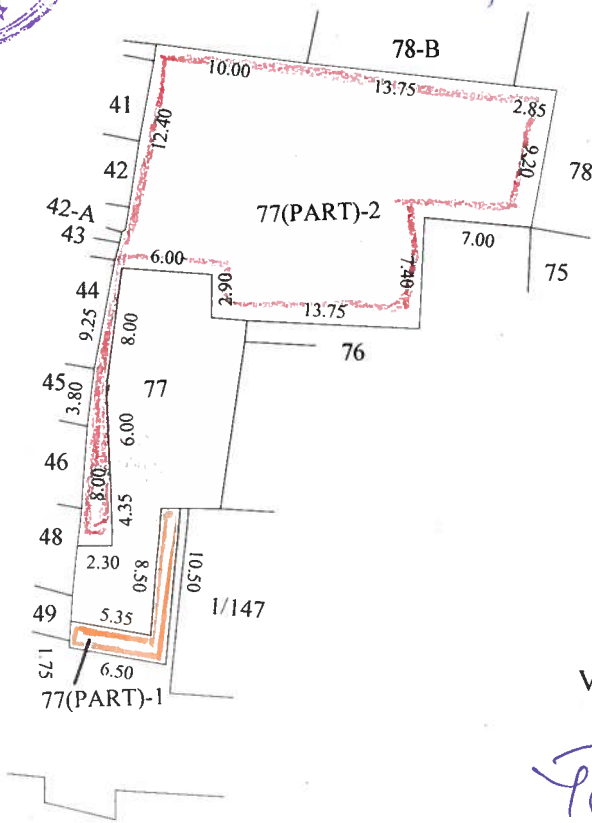
SCALE : 1:500

-  AREA TO BE CONVERTED 77(PART-1) 25 Sq. Mts.
-  AREA TO BE CONVERTED 77(PART-2) 438 Sq. Mts.

TOTAL AREA TO BE CONVERTED 77(PART) 463 Sq. Mts.



Rajesh B. Pai
RAJESH B. PAI KUCHELKAR
INSPECTOR OF SURVEYS & LAND RECORDS
CITY SURVEY MAPUSA



PREPARED BY

Vivek Bude
VIVEK BUDE.
Field Surveyor

VERIFIED BY

Yogesh B. Mashelkar
YOGESH B. MASHELKAR.
Head Surveyor

SURVEYED ON: 15/12/2021

FILE No. 53/CNV/CITY/MAP/2021