

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 09-Feb-2024 12:53:08

Date of Receipt: 09-Feb-2024

Receipt No : 2023-24/9/9353

Serial No. of the Document : 2024-BRZ-904

Nature of Document : **Conveyance - 22**

Received the following amounts from **Prashant Bajaj Designated Partner Of Avtara Homes Developers LLP** for Registration of above Document in Book-1 for the year 2024

| | | | | |
|-------------------|--|-----------------------|--|---------|
| Registration Fee | 2550000 | E-Challan(Online fee) | • Challan Number : 202400073588 • CIN Number : CPADMDFKV1 | 2550000 |
| Processing Fee | 3680 | E-Challan(Online fee) | • Challan Number : 202400073588 • CIN Number : CPADMDFKV1 | 3700 |
| Total Paid | 2553700 (Rupees Twenty Five Lakhs Fifty Three Thousands Seven Hundred only) | | | |

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Sema Swami

Prashant Bajaj

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **09-Feb-2024**

Signature of the person receiving the Document

For Avtara Homes Developers LLP

Prashant Bajaj

Designated Partner

Signature of the Presenter

Prashant Bajaj

Signature of the Sub-Registrar

Phone No: 9810118778
Sold To/Issued To:
Avtara Homes Develop
For Whom/ID Proof:
Pancard-ACDFA4865E



FEB-01-2024 10:54:46

₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO

Other
38152371706784886643-00018464
3815237 35/02/01/2021-RD1

For CITIZEN CREDIT
CO-OP. BANK LTD.

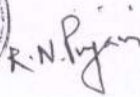

Authorised Signatory



2024-BR2-904
9/2/24

DEED OF SALE




R.N. Puri

For Avtara Homes Developers LLP



Designated Partner

Phone No: 9810118778
Sold To/Issued To:
Avtara Homes Develop
For Whom/ID Proof:
Pancard-ACDFA4865E



FEB-01-2024 10:55:22

₹ 2000000/-
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Other
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3815237 35/02/01/2021-RD1

For *CITIZEN CREDIT CORPORATION BANK LTD.*

[Signature]
Authorized Signatory



DEED OF SALE



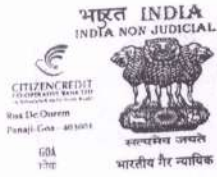
R.N. Pyari

For Avtara Homes Developers LLP

[Signature]

Designated Partner

Phone No: 9810118778
Sold To/Issued To:
Avtara Homes Develop
For Whom/ID Proof:
Pancard-ACDFA4865E



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₹ 1100000/-
ONE ONE ZERO ZERO ZERO ZERO ZERO

Other:
3815237 1706784945288-00018466
3815237 35/02/01/2021-RD1

For CITIZEN CREDIT™
CO-OP. BANK LTD.


Authorised Signatory



DEED OF SALE



R.N. Pujari

For Avtara Homes Developers LLP

Designated Partner

This Deed of Sale is made and executed at Mapusa, Bardez, Goa, on this 09th day of the month of February of the year 2024 (09/02/2024).

BETWEEN

WHITE KNIGHT REAL ESTATE PVT. LTD., (PAN NO. _____), a Company incorporated under the Indian Companies Act, 1956, having its registered 102, 10th Floor, Makers Chamber III, Nariman Point, Mumbai, Maharashtra-400021, represented by its Director **MR. RAM NIRANJAN PUJARI** alias **RAM NIRANJAN SANT KUMAR PUJARI**, son of Mr. Sant Kumar Pujari, aged 56 years, business, Married, holding PAN Card No. _____, Aadhaar Card No. _____, Mob No. _____, resident of A-10, 2nd Floor, Happy Home, Near Shahad Railway Station, Shahad West, Shahad, Thane. Maharashtra 421103, represented by virtue of Board Resolution dated 03/11/2023, hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART,

AND

AVTARA HOMES DEVELOPERS LLP, (PAN NO. _____), a Limited Liability Partnership, registered under the Limited Liability Partnership Act, 2008, bearing LLP Identification No.ACD-3029 dated 10/10/2023, having its registered Office at H. No.63 B, Road No.41, Punjabi Bagh West, Punjabi Bagh Sec-III, Punjabi Bagh Police Station, New Delhi, West Delhi 110026, Delhi, India, through its Designated Partner **MR. PRASHANT BAJAJ**, son of Mr. Hari Krishan Bajaj, aged 47 years, Business,

For Avtara Homes Developers LLP


Designated Partner



R.N. Pujari



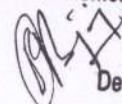
married, holding PAN Card No. _____, Aadhaar Card No. _____, Mob No. _____, Indian National and resident of H. No.63 B, Road No.41, Punjabi Bagh West, Punjabi Bagh S. O. West Delhi, Delhi 110026 represented by virtue of Board Resolution dated 23/01/2024 hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include said limited liability partnership Firm, its Partners for the time being, the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner) of the SECOND PART.

All this parties to this deed are Indian National

WHEREAS there exists all that property known as "CAMOTIM" bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa (hereinafter referred to as "SAID PROPERTY"), which property is more particularly described in the SCHEDULE appearing herein under.

AND WHEREAS the said property was originally owned by Jose Joaquim Ponciano Floriano da Conceicao Souza Emita and his wife Maria Zita Menezes, who sold the said property to Alexinho Fernandes alias Alex Fernandes, by Deed of Sale with Discharge dated 18/03/1964 bearing Folio 80 overleaf onwards of Book No.652.

For Avtara Homes Developers LLP


Designated Partner



R.N. Pyari



For Avtara Homes Developers LLP

Designated Partner

AND WHEREAS the said Alex Fernandes was married to Mrs. Natalina Fernandes alias Natty Fernandes alias Natalina Norbertina de Souza e Fernandes and from their wedlock gave birth to their only daughter Maria Philipina Eufemia Fernandes alias Maria Eufemia Fernandes and after her marriage with Mr. Jorgen Jensen is also known as Mrs. Maria Jensen.

AND WHEREAS said Alex Fernandes alias Alexinho Fernandes died on 01/11/1972 at Mapusa, survived by his widow and half sharer Natalina Norbertina de Souza e Fernandes and his universal heiress, his only daughter Maria Philipina Eufemia Fernandes, which fact is confirmed by Deed of Declaration of Succession dated 31/05/1974 in the Judicial Division (Comarca) of Bardez.

AND WHEREAS said Mrs. Natalina Fernandes alias Natty Fernandes alias Nataline Norbertina de Souza e Fernandes had executed a Will bearing Book No.91 at Page 34 to 35 dated 21/05/1973 before the Office of the Notary Ex-Officio wherein she bequeathed her disposable quota in favour of her only daughter said Mrs. Maria Philipina Eufemia Fernandes alias Maria Eufemia Fernandes also known as Mrs. Maria Jensen.

AND WHEREAS Mrs. Natalina Fernandes alias Natty Fernandes alias Nataline Norbertina de Souza e Fernandes died on 17/05/1987 as a widow, leaving behind her sole and universal heir, her only daughter Maria Philipina Eufemia Fernandes, which fact has been



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For Avtara Homes Developers LLP

Designated Partner

confirmed by Deed of Succession dated 05/05/1989 executed before the Notary Ex Officio of Bardez at Pages 29 overleaf of Book No.739.

AND WHEREAS by virtue of the above said Mrs. Maria Philipina Eufemia Fernandes alias Maria Eufemia Fernandes also known as Mrs. Maria Jensen is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property described herein above.

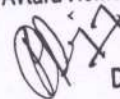
AND WHEREAS the name of said Maria Eufemia Fernandes stand recorded in the Occupants Column in the Manual Form I and XIV and in Form III Index of Lands with respect to Survey No.196/24 of Village Calangute the same stands recorded in the name of Maria Eufemia Fernandes and Alexino Fernandes.

AND WHEREAS by Deed of Sale and Conveyance dated 13/03/2007 executed before the Sub Registrar of Bardez and registered under No.1413 at Pages 293 to 322 of Book No.1 Vol No.2042 dated 27/03/2007 Mrs. Maria Philipina Eupemin Fernandes alias Maria Eufemia Fernandes alias Maria Jensen as the Vendor sold and conveyed all that property known as "CAMOTIM" bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa, hereinafter



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For Avtara Homes Developers LLP



Designated Partner

referred to as the "SAID PROPERTY", and which property is more particularly described in the SCHEDULE appearing herein under to M/s White Knight Real Estate Pvt. Ltd. as the Purchaser, i.e. the Vendor herein.

AND WHEREAS by virtue of the above Deed of Sale and Conveyance dated 13/03/2007, said M/s White Knight Real Estate Pvt. Ltd., i.e. the Vendors herein became the exclusive owner in possession of all that property known as "CAMOTIM" bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa, which property is more particularly described in the SCHEDULE appearing herein under.

AND WHEREAS Affidavit dated 13/03/2007 has been executed/sworn by Mr. Jorgen Jensen before Notary Adv A. S. D'Mello under Reg No.2123/07 on 13/03/2007 stating that he is a Danish National holding PIO Card and that he has no rights or any claim of whatsoever nature with respect to the said property described herein above and that he gives his no objection and consent to his wife to sell the said property to M/s White Knight Real Estate Pvt. Ltd.

AND WHEREAS the said property stands mutated in the name of M/s White Knight Real Estate Pvt. Ltd., i.e. the Vendor herein.



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For Avtara Homes Developers LLP

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AND WHEREAS Zoning Information dated 11/12/2023 under Ref No.TPBZ/ZON/14411/CAL/TCP-23/10403 has been issued by the Office of the Senior Town Planner, Town and Country Planning Department at Mapusa, Bardez, Goa stating that the Said Property falls in Residential Zone.

AND WHEREAS, prior to the date hereof, the Purchaser has undertaken an investigation of the title of the **VENDOR** to the **SAID PROPERTY** and based on such investigation, the **PURCHASER** has satisfied itself in respect of the **VENDOR'S** title to the **SAID PROPERTY** and has accepted the Vendor's title to the **SAID PROPERTY**, including the area, state and condition of the **SAID PROPERTY**

AND WHEREAS the **VENDOR** has now agreed to sell all that property known as "CAMOTIM" bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa, which property is more particularly described in the **SCHEDULE** appearing herein under to the **PURCHASER** herein on 'as is where basis' as to title, user, area measurement of the Said Property for a total consideration of Rs.8,50,00,000/- (Rupees Eight Crores Fifty Lakhs Only) and the **PURCHASER** has agreed to purchase the same.



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For Avtara Homes Developers LLP

Designated Partner

NOW THIS DEED WITNESSETH AS FOLLOWS:

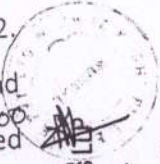
1. In pursuance with said agreement and in consideration of the said sum of Rs.8,50,00,000/- (Rupees Eight Crores Fifty Lakhs Only) paid by the **PURCHASER** to the **VENDOR** by 1. Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) by Bank Transfer dated 04/11/2023 bearing RTGS No.ICICR52023110400542470 drawn on ICICI Bank 2. Rs.8,16,50,000/- (Rupees Eight Crore Sixteen Lakhs Fifty Thousand Only) by virtue of RTGS bearing No. ^CICIR.52024020900410000 dated 09/02/2024 drawn on ICICI Bank 3. Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only) towards 1 % TDS in favour of the **VENDOR** drawn on ICICI Bank on 07/02/2024, which total consideration the **VENDOR** does here by admit and acknowledge to have received and acquit and completely discharge the **PURCHASER** forever from such payment and from every part of it, the **VENDOR** having received the total consideration of all that property known as "CAMOTIM" bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa, (hereinafter referred to as "SAID PROPERTY") which Property is more particularly described in the **SCHEDULE** appearing herein under, do here by transfer, convey, sell, assign, relinquish and assure **UNTO AND IN FAVOUR AND TO THE USE OF THE**



R.N. Pujari

For Avtara Homes Developers LLP


Designated Partner



For Avtara Homes Developers LLP

Designated Partner

PURCHASER on 'as is where is' and 'as is what is' basis as to title, user, area measurement of the **SAID PROPERTY**, more particularly described in **SCHEDULE** written herein below and every part thereof and benefit **TO HAVE AND TO HOLD** the same unto and to the use and benefit of the **PURCHASER** absolutely and forever as sole and absolute owner thereof as per applicable law.

2. AND THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER THAT:

(a) The **VENDOR** does hereby covenant that he has in himself good title, full power and absolute authority to transfer and convey by way of sale the **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under, which is free from any encumbrances or any other person or persons having any right or any obligation therein and shall have harmless and keep indemnified the **PURCHASER** from and against all actual losses, costs and expenses which they may sustain or incur by reason of any lawful claim or demand being made by anybody/person to the **SAID PROPERTY**. This indemnity shall remain in force for a period of three years from the date of this Deed and shall be capped to the consideration received by the Vendor under this Deed.

(b) The **SAID PROPERTY** hereby sold shall be quietly entered upon, occupy or possessed and held and enjoy the profits received therefrom by the **PURCHASER** without any interruption or



R.N. Rajan

For Avtara Homes Developers LLP

 Designated Partner



disturbance from the **VENDOR** or any person or persons claiming through or under the **VENDOR** and without any lawful interruption and disturbance by any other person/s whomsoever.

(c) The **VENDOR** shall have no claim/interest of whatsoever nature on the **SAID PROPERTY** more particularly described in the **SCHEDULE**, from the date of signing of the present Deed and the **PURCHASER** shall be the exclusive owner thereof.

(d) The **VENDOR** shall and will from time to time and all times hereafter at the cost and reasonable request of the **PURCHASER** do or execute Deed of Rectification/Ratification etc and cause to be done and executed all such further acts, deeds, things, conveyance and assurance in law whatsoever for perfectly conveying, securing, possessing and enjoying the **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under, to the **PURCHASER** in the aforesaid manner.

(e) The **SAID PROPERTY** more particularly described in the **SCHEDULE** appearing herein under, hereby sold is free from any and all encumbrances and lis pendens.

(f) To the best of the Vendors knowledge there are no arrears of any tax payable to the Government or any other authority in respect or relating to the **SAID PROPERTY**, more particularly described in the **SCHEDULE** appearing herein under, conveyed under these presents and if any amount towards outstanding taxes are lawfully demanded



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by any competent authority in relation to the **SAID PROPERTY** subsequent to the date hereof but pertaining to the period prior to the date of registration of this Deed, then the same shall be borne and paid by the **VENDOR**.

(g) That the **VENDOR** has not created any other third party rights and/or encumbrances, claim, lien or charges upon and to the **SAID PROPERTY** and nor is the **SAID PROPERTY** the subject matter of any lis-pendens or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against it and undertake to remove any such encumbrance or defect, if existing over the **SAID PROPERTY**, provided such encumbrance or defect is created on account of any act or omission of the **VENDOR**.

(h) That the **VENDOR** has not received any claims or notices pertaining to the Said Property which prejudicially impact the transfer of the **SAID PROPERTY** by **VENDOR** to the **PURCHASER** hereunder.

(i) The **VENDOR** has today put the **PURCHASER** in unconditional exclusive peaceful and vacant possession of all that property known as "**CAMOTIM**" bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa,



R.N. Pijari

For Avtara Homes Developers LLP

Designated Partner

which property is more particularly described in the **SCHEDULE** appearing herein under to be held by the **PURCHASER** without any harm or hindrance from the **VENDOR** and or any other person/s claiming through the **VENDOR**.

- (j) The **SCHEDULE** Property stand hereby fully conveyed, transferred, assured and assigned unto the **PURCHASER** absolutely and forever, free from all encumbrances. The **VENDOR** declares that with effect on and from the date of execution of this Deed, the ownership, possession and title of the **SCHEDULE PROPERTY** completely vests in the **PURCHASER**.
- (k) The **VENDOR** has No Objection for the **PURCHASER** to get their name entered in the Survey records by way of mutation and that the **VENDOR** shall sign all the necessary documents, affidavits, NOC's with regards to the same.
- (l) The **VENDOR** has handed over all the original documents pertaining to the Said Property to the Purchaser.
- (m) That there exists a strip of land belonging to the **VENDOR** at the entrance of this property bearing Survey No.190/7-C of Village Calangute ("PRIVATE LAND OF VENDOR"). The **VENDOR** has agreed to a perpetual NOC to the **PURCHASER** for accessing the **SAID PROPERTY** through a 6 mtr access from the Private Land of the



R.N. Pujari

For Avtara Homes Developers LLP

Designated Partner

Vendor. It is hereby clarified and agreed that no rights, title, interest of any nature whatsoever in the PRIVATE LAND OF VENDOR are intended to pass or shall pass to the **PURCHASER** by virtue of this Clause. Survey of the said property is attached to this Deed along with the perpetual NOC.

(n) The market value of the **SAID PROPERTY** is Rs.8,50,00,000/- (Rupees Eight Crores Fifty Lakhs Only). Stamp duty, registration and charges payable on this Deed have been paid by the **PURCHASER**.

(o) The **VENDOR** and the **PURCHASER** hereby declare that the **SAID PROPERTY** does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

SCHEDULE

(Description of the Said Property)

All that property known as "**CAMOTIM**" bearing Survey No.196 Sub Division No.24 of Village Calangute admeasuring 2350 sq mts bearing Land Registration No.4664 of Folio 654 overleaf of Book B -32 Old, enrolled in the Taluka Revenue Office under No.572 and 576 of the First Circumscription, situated at Village Calangute, Taluka Bardez, District North Goa and State of Goa and is bounded as under: -

Towards the North: By Survey No.196 Sub Division No.8 and 10;

Towards the South: By Survey No.196 Sub Division No.55;

Towards the East: By Pondevem of the Comunidade (Nala); and

Towards the West: By Survey No.196 Sub Division No.23.

IN WITNESS WHEREOF the parties have signed this Deed on the date and place first herein above mentioned.



R.N. Pijari

For Avtara Homes Developers LLP

Designated Partner

Signed and Delivered



By the VENDOR:



(MR. RAM NIRANJAN PUJARI alias RAM NIRANJAN SANT KUMAR PUJARI)

DIRECTOR

WHITE KNIGHT REAL ESTATES PVT. LTD.



| LHFI | RHFI |
|------|------|
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| | |
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| | |
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| | |



For Avtara Homes Developers LLP

Designated Partner

Signed and Delivered

For Avtara Homes Developers LLP



Designated Partner

By the PURCHASER:



(MR. PRASHANT BAJAJ)

DESIGNATED PARTNER

AVTARA HOMES DEVELOPERS LLP

LHFI

RHFI



R.N. Pujari

For Avtara Homes Developers LLP



Designated Partner

WITNESSES:

1. Name: Mr. Priam Rauto Dessai

Fathers Name: Mr. Panduronga Rauto Dessai

Age: 36 years

Marital Status: married

Occupation: Business

Address: Models Exotica Bldg No.6 5th Floor Flat No.3 St. Inez, Panaji Tiswadi
Goa 403001

Aadhaar No.: 824049310326

Sign: _____

2. Name: Miss Seema Ratna Swami

Fathers Name: Mr. Raja Swami

Age : 27 years

Marital Status: Unmarried

Occupation: Service

Address: Near Azilo Chimbhel Bhattar Ilhas, Goa 403006

Aadhar No.597992709904

Sign: _____



R.N. Rajan

For Avtara Homes Developers LLP

Designated Partner

**FORM I & XIV**

100018412356

Date : 08/01/2024

नमुना नं १ व १४

Page 1 of 2

| | | | |
|-------------------|-----------|--------------|-----|
| Taluka | BARDEZ | Survey No. | 196 |
| तालुका | | सर्वे नंबर | |
| Village | Calangute | Sub Div. No. | 24 |
| गांव | | हिससा नंबर | |
| Name of the Field | | Tenure | |
| शेताचे नांव | | सत्ता प्रकार | |

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

| Dry Crop जिरायत | Garden बागायत | Rice तरी | Khajan खाजन | Ker केर | Morad मोरड | Total Cultivable Area एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.00.00 | 0000.23.50 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.23.50 |

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

| Class (a) वर्ग (अ) | Class (b) वर्ग (ब) | Total Un-Cultivable Area एकूण नापिक जमीन | Grand Total एकूण |
|-----------------------|-----------------------|---|---------------------|
| 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.23.50 |

Remarks शेरा

| | | | | | | | |
|----------------------|----------|-------------|----------|---------------------|----------|--------------|----------|
| Assessment : आकार | Rs. 0.00 | Foro फोर | Rs. 0.00 | Predial प्रदियाल | Rs. 0.00 | Rent रेंट | Rs. 0.00 |
|----------------------|----------|-------------|----------|---------------------|----------|--------------|----------|

| S.No. | Name of the Occupant कब्जेदाराचे नांव | Khata No. खाते नंबर | Mutation No. फेरफार नं | Remarks शेरा |
|-------|--|------------------------|---------------------------|-----------------|
| 1 | M/s. White Knight Real Estate Pvt. Ltd. | | 22612 | |

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

| Other Rights इतर हक्क | Mutation No. फेरफार नं | Remarks शेरा |
|--|---------------------------|-----------------|
| Name of Person holding rights and nature of rights: इतर हक्क धरणा करणाऱ्याचे नांव व हक्क प्रकार | | |
| Nil | | |

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

| Year वर्ष | Name of the Cultivator लागण करणाऱ्याचे नांव | Mode रीत | Season सौमम | Name of Crop पिकाचे नांव | Irrigated बागायत | Unirrigated जिरायत | Land not Available for cultivation नापिक जमीन | | Source of irrigation सिंचनाचा प्रारि | Remarks शेरा |
|--------------|--|-------------|----------------|--------------------------------|----------------------------------|----------------------------------|--|--|---|-----------------|
| | | | | | Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Nature प्रकार | Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी. | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

End of Report

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

For Avtara Homes Developers LLP



R.N. Pujari

Designated Partner



FORM I & XIV
नमूना नं १ व १४

100018412356

Date: 08/01/2024

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Taluka BARDEZ
तालुका
Village Calangute
गांव
Name of the Field
शेताचें नांव

Survey No. 196
सर्वे नंबर
Sub Div. No. 24
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 08/01/2024 at 12:02:40PM as per Online Reference Number - 100018412356. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. Latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



R.N. Pujari

For Avtara Homes Developers LLP

Designated Partner



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Calangute Village
Survey No.: 196 , Subdivision No.: 24

Scale 1:1000

Reference No.: REV192333113



This record is computer generated on 25-04-2023 12:46:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

For Avtara Homes Developers LLP



R.N. Raju

Designated Partner



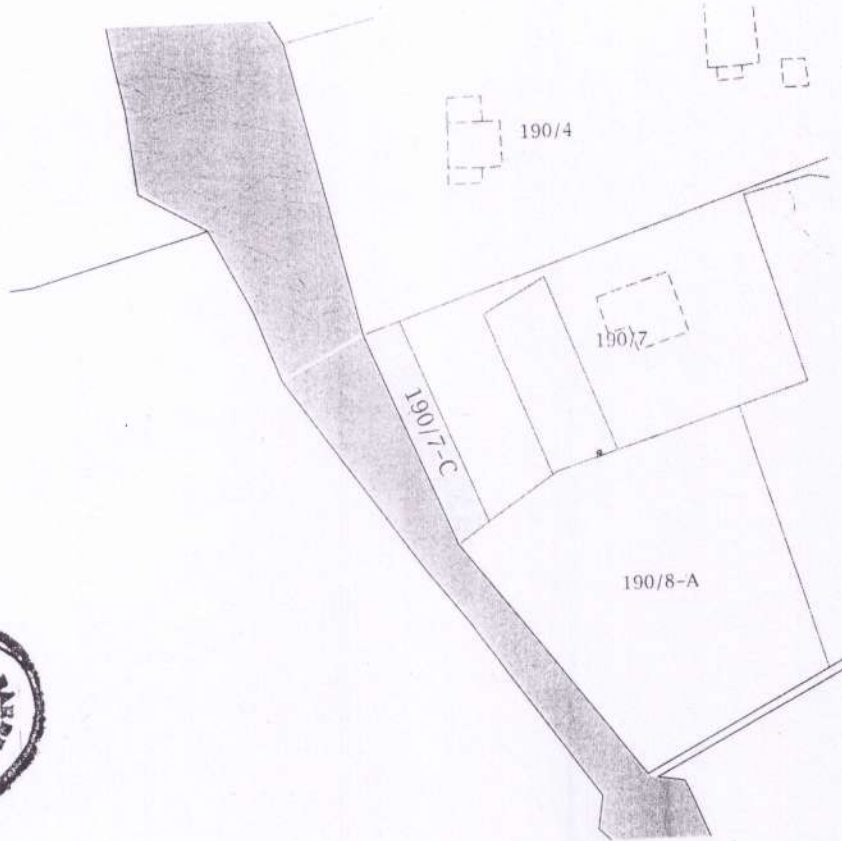
Government of Goa
 Directorate of Settlement and Land records
 Plan
 Taluka / Village Name : **BARDEZ / Calangute**
 Survey / Subdiv No. : **190/7-C**

Appln date: 04-10-2023

Ref. No. :4165



Scale 1:1000



**PATRICK
 HENDERSON
 GONSALVES**

Digitally signed by
 PATRICK HENDERSON
 GONSALVES
 Date: 2023.11.17
 12:23:20 +05'30'

For Avtara Homes Developers LLP

Designated Partner



Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 16/11/2023 10:27:42 as per Online Ref No.4165. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



904/2024

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/13510/CAL/TCP-23/7851

Dated: 08/9/2023

ZONING INFORMATION

Inward no. 8869

Dated: 04/09/2023

The Zoning of the property bearing Survey No. 196/24 of Calangute Village Bardez Taluka total admeasuring 2350.00 m2 is as follows.

As per Outline Development Plan for Calangute-Candolim Planning Area-2025, the plot under reference falls in "Residential Zone" (S-2 R-2) having (VP-1) with permissible FAR 80.


This information is issued based on the application received from Sarvesh Prabhu dated 04/09/2023 to be read with note given below:


This information is valid only for three years or till the Outline Development Plan for Calangute - Candolim Planning Area - 2025 is in force, whichever is earlier from the date of issue of this letter.

This information is issued as per Circular no.36/1/TCP/443/2022/3462 dtd. 12/2022 issued by Chief Town Planner (Planning).

Processing fees of Rs. 2000/- paid vide challan No. ZON/2081 dated 31/08/2023.

Verified by


(Dilip Naik)
Pl. D'man, Gr. II


06/9/2023
(Zaidev.R. Aldonkar)
Dy. Town Planner

To,
Sarvesh Prabhu,
Arpora Bardez Goa.

NOTE:-

The Zoning information provided is as per Outline Development Plan in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

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



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Feb-2024 12:51:18 pm

Document Serial Number :- 2024-BRZ-904

Presented at 12:43:00 pm on 09-Feb-2024 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 | 5100000 |
| 2 | Registration Fee | 2550000 |
| 3 | Mutation Fees | 2000 |
| 4 | Processing Fee | 3680 |
| Total | | 7655680 |

Stamp Duty Required : 5100000/-




Stamp Duty Paid : 5100000/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|---|
| 1 | Prashant Bajaj Designated Partner Of Avtara Homes Developers LLP ,Father Name:Mr Hari Krishan Bajaj, Age: 47, Marital Status: , Gender:Male, Occupation: Business, Address1 - H.No.63 B Road No.41 Punjabi Bagh West Punjabi Bagh S.O.. West Delhi Delhi 110026, Address2 - , PAN No.: | | | Avtara Homes Developers LLP Designated Partner |



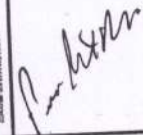


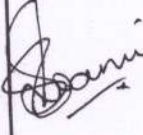
Executer


| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-------------------------------|
| 1 | Ramniranjan Pujari Alias Ram Nirnanjan Sant Kumar Pujari , Father Name:Mr Sant Kumar Pujari, Age: 56, Marital Status: , Gender:Male, Occupation: Business, A-10, 2nd Floor Happy Home Near Shahad Railway Station Shahad West Shahad Thane Maharashtra 421103, PAN No.: | | | MUNSHI REAL EST R.N.P. |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|--|---|---|
| 2 | Prashant Bajaj Designated Partner Of Avtara Homes Developers LLP . Father Name:Mr Hari Krishan Bajaj, Age: 47, Marital Status: ,Gender:Male,Occupation: Business, H.No.63 B Road No.41 Punjabi Bagh West Punjabi Bagh S.O.. West Delhi Delhi 110026, PAN No.: |  |  |  Designated Partner |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|--|---|---|
| 1 | Name: Priam Rauto Dessai, Age: 36, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403001, Models Exotica Bldgs No.6 5th Floor Flat No.3 St Inez Panaji Goa , Panaji, Tiswadi, NorthGoa, Goa |  |  |  |
| 2 | Name: Seema Ratna Swami, Age: 27, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403006, H.No.52 Near Azilo Chimbel Bhattar Ilhas Goa, H.No.52 Near Azilo Chimbel Bhattar Ilhas Goa, Chimbel, Tiswadi, NorthGoa, Goa |  |  |  |


Sub Registrar

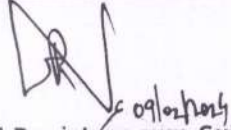
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-904



Document Serial No:-2024-BRZ-904

Book :- 1 Document
Registration Number :- **BRZ-1-782-2024**
Date : 09-Feb-2024



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

