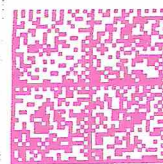


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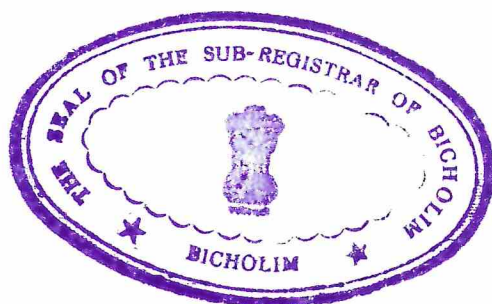
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For CITIZEN CREDIT  
CO-OP BANK LTD.  
MAPUSA BRANCH

  
Manager / Authorised Signatory



BUH-781-2023  
28/06/2023

## DEED OF SALE

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers

  
Partner

This DEED OF SALE is executed at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, on this Tenth day of June of the Year Two Thousand Twenty Three (10/06/2023);

BETWEEN:

1. M/s. BHUMI DEVELOPERS, a Partnership Firm, Constituted under the Indian Partnership Act, 1932, registered under No. BCH-F18-2019, dated 27/11/2019, holder of PAN - [REDACTED], having its registered Office at Office No. 7, First Floor, Paul Tower, Sunderpeth, Bicholim, North Goa - 403504, through their partners:-

i. Mr. RANJIT ROHIDAS MANGAONKAR, son of late Rohidas Mangaonkar, aged about 43 years, married, businessman, Indian National, resident of House No. 64, Vithalapur, Sankhali, Taluka Bicholim, North Goa-403505, holder of PAN - [REDACTED] AADHAR Card No. [REDACTED] and Contact No. [REDACTED]

AND:

ii. Mr. RUPESH NARAYAN THANEKAR, son of Shri Narayan Thanekar, aged about 43 years, married, businessman, Indian National, resident of House No. 609, Tikhazan, Mayem, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] and Contact No. [REDACTED];

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner



hereinafter, for brevity's sake, being referred to as " THE VENDOR FIRM", ( Which expression shall be deemed to mean and include its executors, administrators, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit ) OF THE FIRST PART;

The Partner at Serial No. 1 (ii) - Mr. RUPESH NARAYAN THANEKAR, is represented herein by Partner at Serial No. 1 (i) - Mr. RANJIT ROHIDAS MANGAONKAR, by virtue of Power of Attorney executed by him before the Notary Adv. Rupali G. Panshekar, at Bicholim, under Reg. No. 4618/POA/2023 on 22/04/2023 and a certified copy of the same is presented with this indenture;

AND:

2. SATERMAI SPACE INFRA LLP., a Corporation incorporated pursuant to Section 12 (1) of the Limited Liability Partnership Act, 2008, vide its Certificate of Incorporation issued by the Ministry of Corporate Affairs Govt., of Goa, on 30/11/2022, holder of PAN - XXXXXXXXXX, having its registered Office at House No. Plot No. 12/5, 3<sup>RD</sup> Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa - 403505, represented herein by its partners:-

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhum Developers  
  
Partner

- i. Shri CHANDAN NARSINHA CHARI, son of late Narsinha Vasudev Chari, aged about 40 years, married, businessman, Indian National, resident of House No. 46, Near Vaddev Temple, Honda, Taluka Sattari, North Goa - 403530, holder of PAN - A [REDACTED] and AADHAR Card No. [REDACTED] [REDACTED] Contact No. [REDACTED]

AND:

- ii. Shri UDAY CHANDRAKANT JOSHI, son of Shri Chandrakant Joshi, aged about 50 years, married, businessman, Indian National, residing at House No. 525, Joshi Residency, Vithalapur, Sankhali, Taluka Bicholim, North Goa - 403505, holder of PAN - [REDACTED] AADHAR Card No. [REDACTED] and Contact No. [REDACTED]

hereinafter, for brevity's sake, being jointly referred to as "THE PURCHASER FIRM" (which expression shall be deemed to mean and include its successors, administrators, executors, legal representatives and assigns, wherever the context or meaning shall so require or permit ), OF THE OTHER PART;

(Certified copy of the Resolution No. 005/23-24 of the Firm passed in the meeting held on 28/04/2023 is presented herein.)

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner

WHEREAS there exists a piece or parcel of land viz., a Plot admeasuring 2,407.00 sq. mts., or thereabouts, bearing New Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim and forming part of the larger property admeasuring 1,88,354.00 sq. mts., or thereabouts, known as "LAMAN MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem, within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B-13 (New) and enrolled in the Taluka Revenue Office of Bicholim under Matriz No. 88 and surveyed as whole, under New Survey No. 59 subdivision No. 1 of the Revenue Village of Arvalem, Taluka Bicholim, hereinafter for brevity's sake be referred to as "the said entire property" and the said Plot, bearing New Survey No. 59/1-IO shall hereinafter for brevity's sake being referred to as "the said Plot";

AND WHEREAS the said entire property known as "NOVEDAR LEOMAN-MOLY", or "LOMONACHI MOLLY" or "CONQUICHI-MOLI, "ARUDECHI-MOLI" and "UMBLICHI-MOLI", described in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 (New) stands inscribed in favour of one Shri Subhashchandra Sinai Borkar then a bachelor and a minor, under Inscription No. 15326 at page 14 of Book No. G 21 of the Land Registration Office of Bicholim on 30/10/1964, the same having been gifted to him by his paternal grandfather Shri Nilconda Gonoba Sinai Borkar

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner



and his wife, Smt. Gangabai Nilconda Sinai Borkar, in terms of a Deed of Gift with Acceptance, drawn on 07/03/1964 at page 13 of Book of Notes No. 652, before the then Temporary Notary of Comarca of Bardez - Shri Antonio Jose Francisco Pinto de Menezes. The said gift was made out of the disposable quota and without reservation of any right of usufruct in favour of the Donors;

AND WHEREAS during the recent land survey conducted for the purpose of Records of the Rights Certificate for the Revenue Village of Arvalem, the said property "LAMAM MALI" was surveyed under New Survey No. 59/0 of Village Arvalem and the name of said Shri Subhashchandra Vinaeca Sinai Borcar stands reflected in the Occupants' Column therein;

AND WHEREAS the name of Shri Subhashchandra Vinaeca Sinai Borcar also stood recorded in the Occupants' Column of the Records of Right Certificate, in Form No. I and XIV of Survey No. 59 sub-division No. 0 of Village Arvalem, Taluka Bicholim as the sole occupant thereof against Mutation No. 152;

AND WHEREAS the said Shri Subhashchandra, alias, Subhaschandra alias, Subhashcandra Vinayak alias, Vinaeca alias, Vinaica Sinai Borcar alias, Sinai Borkar alias, Sinai Borker alias, Shenvi Borcar alias, Shenvi Borkar expired at Goa Medical College, Bambolim, on 11/11/2010 without leaving any Will or gift or any other disposition of his assets;

For SATERMAI SPACE INFRA LLP

  
Designated Partner

  
M/s Bhumi Developers  
Partner

AND WHEREAS the said Shri Subhashchandra Vinaeca Sinai Borcar was married in his first nuptial to Smt. Uma alias, Gangabai Sinai Borcar who predeceased her husband leaving behind, Miss Shambhavi Subhashchandra Shenvi Borcar alias, Sinai Borcar her daughter as her heir;

AND WHEREAS the said Shri Subhashchandra Vinaeca Sinai Borcar was married in his second nuptial to Smt. Gauri Subhashchandra Sinai Borcar alias, Shenvi Borcar, thus upon his death, the said Shri Subhashchandra Vinaeca Sinai Borcar left behind Miss Shambhavi Subhashchandra Shenvi Borcar alias, Sinai Borcar as her daughter from his first nuptial, Smt. Gauri Subhashchandra Sinai Borcar alias, Shenvi Borcar, his second wife and widow and Mast. Saidutt Subhashchandra Shenvi Borcar, the son of the second wife, as his heirs;

AND WHEREAS upon the death of the said Shri Subhashchandra Vinaeca Sinai Borcar a Regular Inventory Proceedings No. 84/2013/B came to be instituted in the Court of Civil Judge, Junior Division, at Bicholim, and in the revised list of assets filed in the said Inventory Proceedings, the said property "LAMAM MALI" bearing New Survey No. 59/0, of Village Arvalem, has been described under Item No. 24;

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner

AND WHEREAS the said Inventory Proceedings No. 84/2013/B was finalized in terms of consent terms arrived at and filed by all the parties therein and said property described under Item No. 24 came to be allotted to all the interested parties in the following manner: -

- i. Smt. Gauri Subhashchandra Sinai Shenvi Borcar, was allotted 3/8<sup>th</sup> undivided share i.e., 37.5% in the said Survey No. 59/0 of Village Arvalem, and,
- ii. Miss Shambhavi Subhashchandra Sinai Shenvi Borcar was allotted 62.5% i.e., 5/8<sup>th</sup> undivided share in the said Survey No. 59/0 of Village Arvalem;

AND WHEREAS the said Smt. Gauri Subhashchandra Sinai Shenvi Borcar and Miss Shambhavi Subhashchandra Sinai Shenvi Borcar thereafter initiated Mutation Proceedings in the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 59/0 of Village Arvalem and their names stood duly recorded in the Occupants' Column therein against Mutation No. 27568 as the sole Occupants' thereof;

AND WHEREAS the Deputy Collector & SDO, Bicholim Sub-Division, Bicholim, vide its Judgment and Order dated 08/05/2019, passed in Case No. 21/01/2019/103/LRC/BICH/496, the area of the said Survey No. 59/0 of Village Arvalem, Taluka Bicholim mentioned as 2,04,255.00 sq. mts., has been corrected and the same is now admeasuring 1,88,354.00 sq. mts.;

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers

  
Partner

AND WHEREAS by virtue of the said Consent terms and the Final Chart of Allotment confirmed and made absolute vide order dated 04/12/2018, passed by the Court of Civil Judge, Junior Division, at Bicholim, in the said Inventory Proceedings No. 84/2013/B, the said Miss Shambhavi Subhashchandra Sinai Shenvi Borcar became the owner in possession to an extent of 62.5% share in the said property bearing Survey No. 59/0 and Smt. Gauri Subhashchandra Sinai Shenvi Borcar became entitled to 37.5% undivided right, title and share to the said Survey No. 59/0 of Village Arvalem, Taluka Bicholim;

AND WHEREAS in terms of a Deed of Sale dated 13/07/2022, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-664-2022 dated 13/07/2022, the said Smt. Gauri S. Sinai Borkar and Smt. Shambhavi Subhashchandra Sinai Shenvi Borcar, now Smt. Shambhavi Purushottam Shenavi Shetye and her husband, Shri Purushottam Laxmikant Shenavi Shetye as the absolute and exclusive owners in possession of the said property sold and transferred the same in favour of the Vendor Firm above named – M/s. Bhumi Developers;

AND WHEREAS the said Deed of Sale dated 13/07/2022 stands rectified in terms of Deed of Rectification dated 17/03/2023, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-286-2023 on 17/03/2023, thereby rectifying date of Deed of Gift wrongly mentioned as 17/03/1964 to 07/03/1964;

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers

  
Partner

AND WHEREAS the Deputy Collector and Sub-Divisional Magistrate, Bicholim Sub-Division, Bicholim, vide its Judgment and Order dated 14/02/2023, passed in Case No. 21/2022-23/LRC/BICH/337, has corrected the said Survey No. 59/0 as Survey No. 59/1 of Village Arvalem, Taluka Bicholim;

AND WHEREAS the said M/s. Bhumi Developers thereafter carried out Mutation Proceedings and its name stands duly recorded in the Occupants' Column in the Records of Rights Certificate of Form No. I & XIV in respect of said Survey No. 59/1 of Village Arvalem as the sole Occupants' thereof, against Mutation No. 35303;

AND WHEREAS after the purchase of the said property the said M/s. Bhumi Developers got the said property sub-divided into various plots after obtaining appropriate licenses and permissions from the competent authorities in the following manner: -

- i. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari at Bicholim, in respect of Survey No. 59/1, issued vide its letter bearing Ref. No. DC/7994/ARVALEM/TCP-23/561, dated 08/03/2023.
- ii. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, Elect, (O&M), S/D-II-(R) Sankhali, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)2022-23/3211, dated 09/03/2023.

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner

iii. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, SUB-DIV.I(WS).D. XXIV(PHE), PWD, Bicholim, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. PWD/D.XXIV/SDI(WS)/F.40/768/22-23, dated 10/03/2023.

iv. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Medical/Health Officer, Community Health Centre, Sankhali, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. DHS/2023/DHS0901/O0021/371, dated 11/03/2023.

v. Final NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Sankhali Municipal Council vide its NOC bearing Ref. No. SMC/Tech/Final Sub.Div.NOC/2022-23/3960 dated 24/03/2023.

vi. Conversion Sanad issued by the Additional Collector-II vide its Order bearing Ref No. RB/CNV/BICH/AC-II/03/2022/589, dated 23/02/2023 for the said Survey No. 59/1 of Village Arvalem.

AND WHEREAS vide Order dated 29/03/2023, passed in Case No. 9/ISLR/PART/BICH/ARV/104/2023/287, the Inspector of Surveys and Land Records, Bicholim, has allotted New Sub-Division Numbers to the partitioned portions/plots of said Survey No. 59/1 of Village Arvalem, Taluka Bicholim, as separate holdings including the said

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers

  
Partner

Plot which is now surveyed as a separate holding under New Survey No. 59/1-IO of Village Arvalem;

AND WHEREAS the Purchaser Firm have approached the Vendor Firm to sell to them the said Plot, admeasuring 2,407.00 sq. mts., bearing New Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim;

AND WHEREAS the name of the Vendor Firm stands duly recorded as the sole occupant in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV of said Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim against Mutation No. 36794;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser Firm ALL THAT Plot admeasuring 2,407.00 sq. mts., bearing New Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim, being more particularly described in SCHEDULE-II hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as " the said plot ", for a total consideration of Rs. 96,28,000/- (Rupees Ninety Six Lakh Twenty Eight Thousand only), which represents the present market value and consideration of the said Plot;

**NOW THEREFORE, THIS DEED OF SALE**

**WITNESSESS AS UNDER:-**

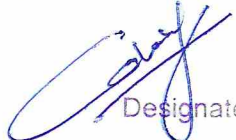
For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 96,28,000.00 ( Rupees Ninety Six Lakh Twenty Eight Thousand only), paid after deducting 1% TDS in the amount of Rs. 96,280.00 ( Rupees Ninety Six Thousand Two Hundred Eighty only ), thus a sum of Rs. 95,31,720.00 (Rupees Ninety Five Lakh Thirty One Thousand Seven Hundred and Twenty only), paid by the Purchaser Firm in favour of the Vendor Firm vide RTGS:ICICR520 transferred on 09/06/2023 (the payment and receipt whereof the Vendor Firm do and each of the partners doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser Firm and its partners ), THEY, the Vendor Firm, as the owners of the said Plot, admeasuring 2,407.00 sq. mts., bearing New Survey No. 59 sub division No. 1-IO of Village Arvalem, Taluka Bicholim, forming part of the property admeasuring 1,88,354.00 sq. mts., or thereabouts, as a whole, known as "LAMAN MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being more particularly described in SCHEDULE-I hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and the said Plot, admeasuring 2,407.00 sq. mts., bearing New Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim, hereby sold, being more particularly described in SCHEDULE-II hereunder written and for

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bharti Developers

  
Partner

better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the PURCHASER FIRM FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.

2. A N D the Vendor Firm do hereby for themselves, their heirs, executors and administrators covenant with the Purchaser Firm that notwithstanding any lawful act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner

any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves good right, full power, right, title and absolute authority to grant, convey and assure the said Plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser Firm in the manner aforesaid AND that it shall be lawful for the Purchaser Firm from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Plot hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for ITS own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had till the date of execution of this Sale Deed, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner



3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendor Firm and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser Firm do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the Purchaser Firm in the manner aforesaid, as shall or may be reasonably required by the Purchaser Firm, its successors or assigns or its counsels – in- law.

4. AND the Vendor Firm do hereby covenant with the Purchaser Firm that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any lawful act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendor Firm do hereby covenant with the Purchaser Firm that the said Plot hereby sold, is absolutely free

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner

from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot nor subject matter of any lis-pendis.

6. In case of any admitted discrepancies errors and/or omissions or lawful claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct the same immediately upon intimation from the Purchaser Firm.

7. The Vendor Firm hereby give their no objection and agree to fully co-operate with the Purchaser Firm to carry on necessary mutations in the Records of Rights Certificate in Form No. I & XIV, in respect of New Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim.

8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said property does not belong to person of scheduled caste or scheduled tribe.

9. The Purchaser Firm hereby declares that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013, 1% TDS in the amount of Rs. 96,280.00 (Rupees Ninety Six Thousand Two Hundred Eighty only), has been deducted and requisite acknowledgment is presented along with this Deed.

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers  
  
Partner



10. The total market value of the said Plot bearing New Survey No. 59/1-IO of Village Arvalem, Taluka Bicholim, admeasuring 2,407.00 sq. mts., hereby sold is Rs. 96,28,000/- (Rupees Ninety Six Lakh Twenty Eight Thousand only), and a stamp duty @ 4.5% in the amount of Rs. 4,33,300.00 ( Rupees Four Lakh Thirty Three Thousand Three Hundred only), has been paid herein.

**-: SCHEDULE HEREINAbove REFERRED TO:-**  
**SCHEDULE -I**

**(Description of entire property bearing New Survey No. 59/1 of Village Arvalem, Taluka Bicholim.)**

**ALL THAT** piece or parcel of land admeasuring 1,88,354.00 sq. mts., or thereabouts, forming part of the larger property known as known as "LAMAM MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub- District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 (New) and enrolled in the Taluka Revenue Office of Bicholim under Matriz No. 88 and surveyed under New Survey No. 59 sub-division No. 1 of Revenue Village of Arvalem and being bounded as a whole as under:-

On or towards the East: by road,

For SATERMAI SPACE INFRA LLP

  
Designated Partner

  
M/s Bhumi Developers  
Partner

On or towards the West: by property bearing Survey No. 63 of Village Arvalem,

On or towards the North: by state highway proceedings from Sankhali to Honda, and,

On or towards the South: by property bearing Survey No. 58/1 of Village Arvalem and partly by Survey No. 63 of Village Arvalem.

### **SCHEDULE -II**

**(Description of Property, admeasuring 2,407.00 sq. mts., bearing New Survey No. 59/1-IO, hereby sold.)**

ALL THAT piece and parcel of land admeasuring 2,407.00 sq. mts., bearing New Survey No. 59/1-IO of Village Arvalem, and forming part of the larger property admeasuring 1,88,354.00 sq. mts., or thereabouts, forming part of the larger property known as known as "LAMAN MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 (New) and enrolled in the Taluka Revenue Office of Bicholim under Matriz No. 88 and surveyed as a whole under New Survey No. 59/1 of Revenue Village of Arvalem Taluka Bicholim and the said Plot admeasuring 2,407.00 sq. mts., surveyed as a separate holding under New Survey No. 59/1-IO, being bounded as an independent and distinct entity as follows:-

For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers

  
Partner

On or towards the East: by Plot No. A3 bearing New Survey No. 59/1-IF of Village Arvalem,

On or toward the West: by Plot No. A1, bearing New Survey No. 59/1-IE of Village Arvalem,

On or towards the North: by public road, and,

On or towards the South: by Plot No. A11, bearing New Survey No. 59/1-IN of Village Arvalem;

ALL THAT piece and parcel of land admeasuring 2,407.00 sq. mts., bearing New Survey No. 59/1-IO of Village Arvalem, hereby sold, is delineated on the plan annexed hereto and thereon, is shown surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

For SATERMAI SPACE INFRA LLP

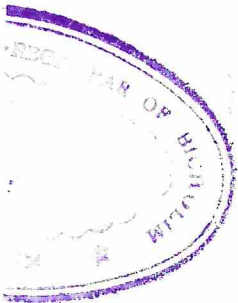
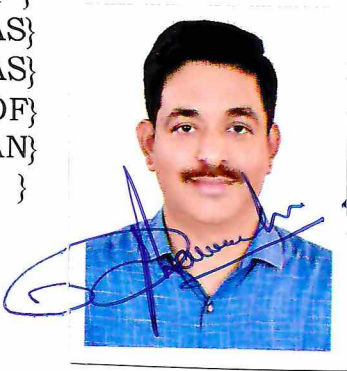
  
Designated Partner

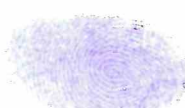
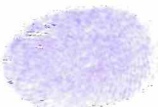
M/s Bhumi Developers

  
Partner

SIGNED, SEALED AND DELIVERED }  
BY THE WITHINNAMED VENDOR FIRM }  
-M/s. BHUMI DEVELOPERS, THROUGH }  
IT'S PARTNER - SHRI RANJIT ROHIDAS }  
MANGAONKAR, FOR SELF AND AS }  
DULY CONSTITUTED ATTORNEY OF }  
THE PARTNER - Shri RUPESH NARAYAN }  
THANEKAR. }

M/s Bhumi Developers  
  
Partner



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For SATERMAI SPACE INFRA LLP  
  
Designated Partner

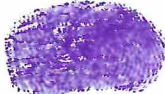
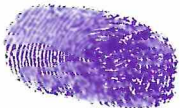
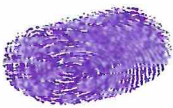
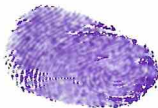
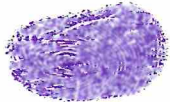
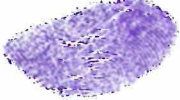
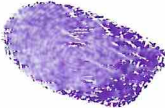
M/s Bhumi Developers  
  
Partner

SIGNED, SEALED AND DELIVERED}  
BY THE WITHIN NAMED PURCHASER}  
FIRM - SATERMAI SPACE INFRA LLP.}  
THROUGH ITS PARTNER - Shri}  
CHANDAN NARSINHA CHARI. }

For SATERMAI SPACE INFRA LLP

  
Designated Partner



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For SATERMAI SPACE INFRA LLP

  
Designated Partner

M/s Bhumi Developers

  
Partner

SIGNED, SEALED AND DELIVERED }  
BY THE WITHIN NAMED PURCHASER }  
FIRM - SATERMAI SPACE INFRA LLP. }  
THROUGH ITS PARTNER - - SHRI UDAY }  
CHANDRAKANT JOSHI SPACE INFRA LLP }



*[Signature]*  
Designated Partner

| Left Hand Finger<br>Tips Impression. | Right Hand Finger<br>Tips Impression. |
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|                                      |                                       |
|                                      |                                       |
|                                      |                                       |
|                                      |                                       |
|                                      |                                       |



IN THE PRESENCE OF:

- 1. *[Signature]* (Veena Gawas)
- 2. *[Signature]* (Reshma Sheti)

For SATERMAI SPACE INFRA LLP

*[Signature]*  
Designated Partner

M/s Bhumi Developers

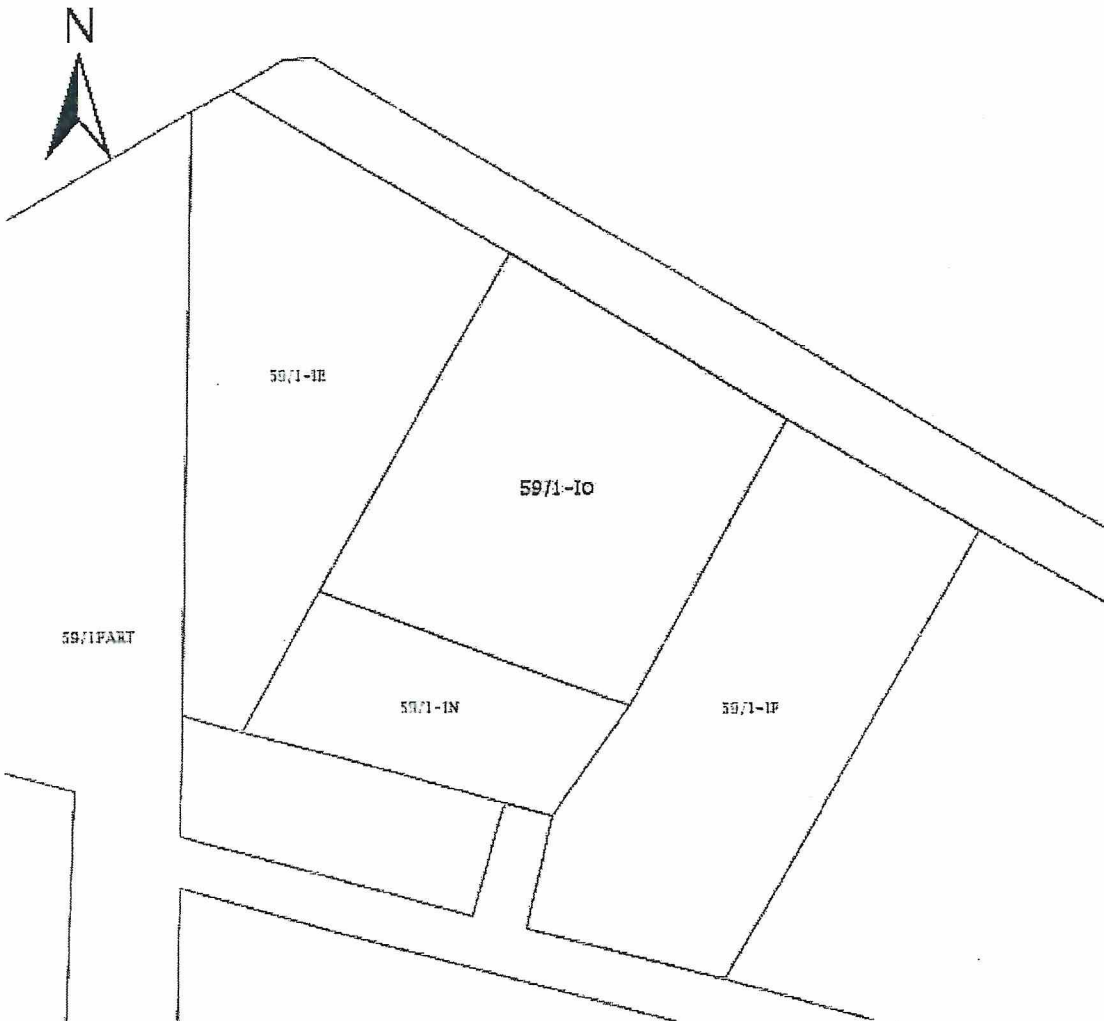
*[Signature]*  
Partner



**Government of Goa**  
**Directorate of Settlement and Land records**  
**Survey Plan**  
**Bicholim Taluka, ARVALEM Village**  
**Survey No.: 59 , Subdivision No.: 1-IO**

Scale 1:1000

Reference No.: REV192332907



For SATERMAI SPACE INFRA LLP

Designated Partner

M/s Bhumi Developers

Partner

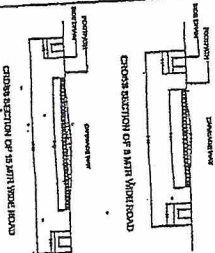
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**NOTE: PLAN TO BE PRINTED ON A4 SIZE**

SCALE=1:1000

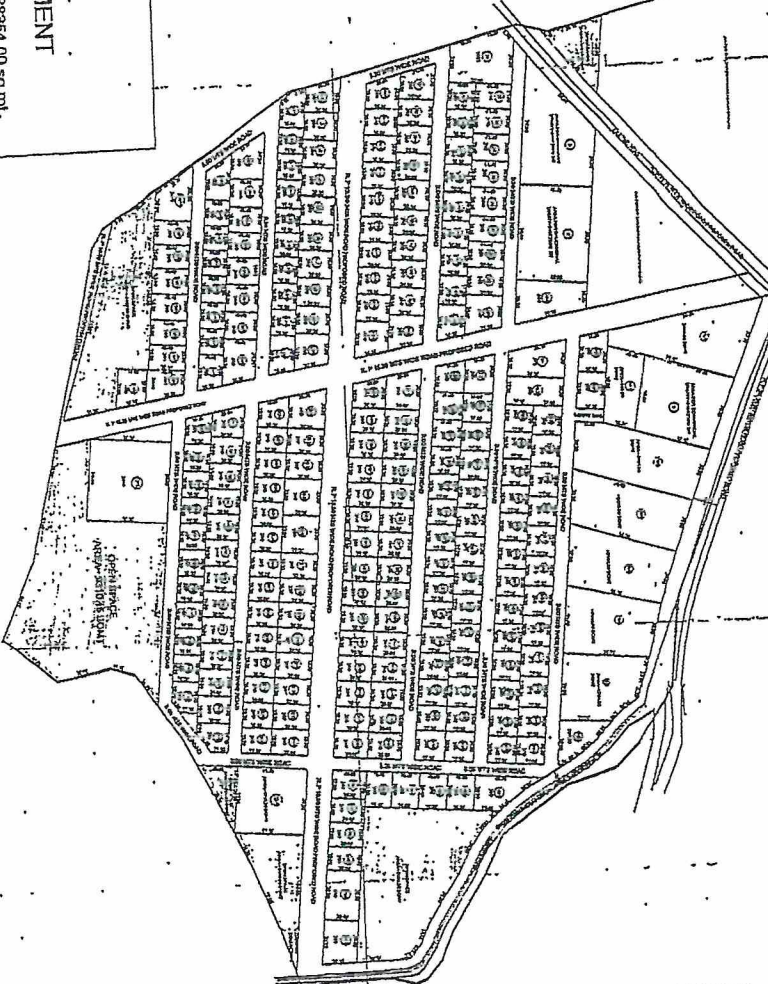


FINAL N.O. C FOR SUB DIVISION OF PLOTS  
IN SURVEY NO.594 SITUATED AT HARVELAM VILLAGE  
OF BICHOIM TALUKA N. GOA



AREA STATEMENT

TOTAL AREA OF PLOT  
= 188364.00 sq mt.  
AREA UNDER DEVELOPMENT  
= 157161.00 sq mt.  
AREA UNDER ROAD WIDENING  
= 12710.00 sq mt.  
NET AREA  
= 144493.00 sq mt.  
AREA UNDER PLOTS  
= 94007.00 sq mt.  
AREA UNDER UTILITY  
= 7223.15 sq mt.  
AREA UNDER OPEN SPACE 16 %  
= 21989.46 sq mt.  
AREA UNDER FUTURE DEVELOPMENT = 31173.00 sq mt.



DETAIL AREA OF PLOTS

| A        |              |         | C        |              |         |
|----------|--------------|---------|----------|--------------|---------|
| Plot No. | Area (sq mt) | Remarks | Plot No. | Area (sq mt) | Remarks |
| 1        | 1000         |         | 1        | 1000         |         |
| 2        | 1000         |         | 2        | 1000         |         |
| 3        | 1000         |         | 3        | 1000         |         |
| 4        | 1000         |         | 4        | 1000         |         |
| 5        | 1000         |         | 5        | 1000         |         |
| 6        | 1000         |         | 6        | 1000         |         |
| 7        | 1000         |         | 7        | 1000         |         |
| 8        | 1000         |         | 8        | 1000         |         |
| 9        | 1000         |         | 9        | 1000         |         |
| 10       | 1000         |         | 10       | 1000         |         |
| 11       | 1000         |         | 11       | 1000         |         |
| 12       | 1000         |         | 12       | 1000         |         |
| 13       | 1000         |         | 13       | 1000         |         |
| 14       | 1000         |         | 14       | 1000         |         |
| 15       | 1000         |         | 15       | 1000         |         |
| 16       | 1000         |         | 16       | 1000         |         |
| 17       | 1000         |         | 17       | 1000         |         |
| 18       | 1000         |         | 18       | 1000         |         |
| 19       | 1000         |         | 19       | 1000         |         |
| 20       | 1000         |         | 20       | 1000         |         |
| 21       | 1000         |         | 21       | 1000         |         |
| 22       | 1000         |         | 22       | 1000         |         |
| 23       | 1000         |         | 23       | 1000         |         |
| 24       | 1000         |         | 24       | 1000         |         |
| 25       | 1000         |         | 25       | 1000         |         |
| 26       | 1000         |         | 26       | 1000         |         |
| 27       | 1000         |         | 27       | 1000         |         |
| 28       | 1000         |         | 28       | 1000         |         |
| 29       | 1000         |         | 29       | 1000         |         |
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| 31       | 1000         |         | 31       | 1000         |         |
| 32       | 1000         |         | 32       | 1000         |         |
| 33       | 1000         |         | 33       | 1000         |         |
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| 88       | 1000         |         | 88       | 1000         |         |
| 89       | 1000         |         | 89       | 1000         |         |
| 90       | 1000         |         | 90       | 1000         |         |
| 91       | 1000         |         | 91       | 1000         |         |
| 92       | 1000         |         | 92       | 1000         |         |
| 93       | 1000         |         | 93       | 1000         |         |
| 94       | 1000         |         | 94       | 1000         |         |
| 95       | 1000         |         | 95       | 1000         |         |
| 96       | 1000         |         | 96       | 1000         |         |
| 97       | 1000         |         | 97       | 1000         |         |
| 98       | 1000         |         | 98       | 1000         |         |
| 99       | 1000         |         | 99       | 1000         |         |
| 100      | 1000         |         | 100      | 1000         |         |

FINAL N.O. C FOR SUB DIVISION OF THE PLOTS IN  
SYNO.594 HARVELAM VILLAGE OF BICHOIM TALUKA BY  
M/S BHUMI DEVELOPERS

OWNER'S SIGNATURE \_\_\_\_\_

ENGINEER'S SIGNATURE \_\_\_\_\_

UPON THE BOARD  
of the Surveyor General  
N. Goa  
12th May, 2024

For SATERMAI SPACE INFRA LLP

M/s Bhumi Developers

Partner

Designated Partner

**FORM I & XIV**

100017358847

Date : 27/06/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BICHOLIM  
तालुका  
Village Arvalem  
गांव  
Name of the Field Laman Mali  
शेताचें नांव

Survey No. 59  
सर्वे नंबर  
Sub Div. No. 1-10  
हिस्सा नंबर  
Tenure 0  
सत्ता प्रकार

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

| Dry Crop<br>जिरायत | Garden<br>बागायत | Rice<br>तरी | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरड | Total Cultivable Area<br>एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--------------------------------------------|
| 0000.24.07         | 0000.00.00       | 0000.00.00  | 0000.00.00     | 0000.00.00 | 0000.00.00    | 0000.24.07                                 |

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

Pot-Kharab पोट खराब

| Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक जमीन |
|-----------------------|-----------------------|---------------------------------------------|
| 0000.00.00            | 0000.00.00            | 0000.00.00                                  |

| Grand Total<br>एकूण |
|---------------------|
| 0000.24.07          |

Remarks शेरा

As per the order in case

No.9/ISLR/PART/BICH/ARV/104/2023/287, dated 29/03/2023

|                      |          |             |          |                      |          |              |          |
|----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|
| Assessment :<br>आकार | Rs. 0.00 | Foro<br>फोर | Rs. 0.00 | Predial<br>प्रेडियाल | Rs. 0.00 | Rent<br>रेंट | Rs. 0.00 |
|----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|

| S.No. | Name of the Occupant<br>कब्जेदाराचे नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेरा |
|-------|------------------------------------------|------------------------|---------------------------|-----------------|
| 1     | M/s Bhumi Developers                     |                        | 36794                     |                 |

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

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

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

## End of Report

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

**FORM I & XIV**

100017358847

Date : 27/06/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BICHOLIM  
तालुका  
Village Arvalem  
गांव  
Name of the Field Laman Mali  
शेताचें नांव

Survey No. 59  
सर्वे नंबर  
Sub Div. No. 1-10  
हिस्सा नंबर  
Tenure 0  
सत्ता प्रकार



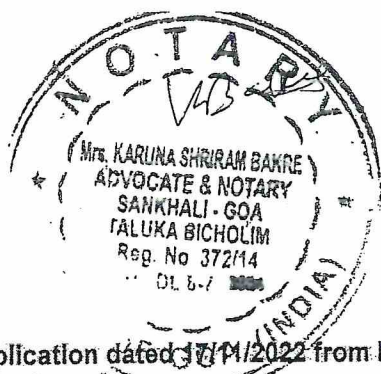
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**M/s Bhumi Developers**

Partner

**For SATERMAI SPACE INFRA LLP**

Designated Partner



TRUE COPY

No. RB/CNV/BICH/AC-II/03/2022/589

(CAD2BIC22-06)

Government of Goa,  
Office of the Collector,  
North Goa District,  
Panaji - Goa.

Dated: 23/02/2023

- Read:** 1) Application dated 17/1/2022 from M/S. Bhumi Developers, Office No. 7, 1<sup>st</sup> Floor, Paul Tower Bldg., Bicholim - Goa.
- 2) Report No. MAM/BICH/CI(II)/CNV/297/2022/446 dated 04/03/2022 from Mamlatdar of Bicholim Taluka, Bicholim - Goa.
- 3) Report No. DC/7994/ARVALEM/TCP-22/3439 dated 13/12/2022 from Dy. Town Planner, Town & Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa.
- 4) Report No. 5/CNV/SAT-543/DCFN/TECH/2021-22/1069/371 dated 22/03/2022 from the Dy. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.

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 North 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 the said Code) 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) M/S. Bhumi Developers being the occupant of the plot registered under Survey No. 59/1 situated at Arvaalem Village, Bicholim Taluka (hereinafter referred to as "the where applicants, which expression shall, 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 Survey No. 59/1 admeasuring 1,01,855 sq. mtrs. be the same a little more or less for the purpose of Residential (admeasuring area 94,631 sq. mts.), Commercial (admeasuring area 2,408 sq. mts.), Institutional (admeasuring area 2,408 sq. mts.) & Community (admeasuring area 2,408 sq. mts.) use with F.A.R. 100%.

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 there under with effect from the date of this sanad.
3. Use - The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential, Commercial, Institutional & Community use, without the previous sanction of the Collector.

4. Liability for rates - The applicants 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 applicants 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 rates.

6. a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.  
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.  
c) The necessary road widening set-back to be maintained before any development in the land.  
d) Traditional access passing through the plot, if any, shall be maintained.  
e) No trees shall be cut except with prior permission of the competent authority.

7. Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said code and rules thereunder.

Contd...2/-



-2-

APPENDIX - I

| Sr. No.                              | Length and Breadth |              | Total Superfic | Forming (part of)            | BOUNDARIES     |              |                   |                                | Remarks |
|--------------------------------------|--------------------|--------------|----------------|------------------------------|----------------|--------------|-------------------|--------------------------------|---------|
|                                      | North to South     | East to West |                |                              | North          | South        | East              | West                           |         |
| 1                                    | 2                  | 3            | 4              | 5                            | 6              |              |                   |                                | 7       |
| 1.                                   | 113.00 mts.        | 312.05 mts.  | 18,060 mts.    | Sy. No. 59/1-Part (Part 'A') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1, 1-A | Sy. No. 59/1                   | NIL     |
| 2.                                   | 35.10 mts.         | 260.20 mts.  | 8,698 sq. mts. | Sy. No. 59/1-Part (Part 'B') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 3.                                   | 35.10 mts.         | 249.40 mts.  | 8,334 sq. mts. | Sy. No. 59/1-Part (Part 'C') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 4.                                   | 41.20 mts.         | 238.70 mts.  | 9,342 sq. mts. | Sy. No. 59/1-Part (Part 'D') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 5.                                   | 41.30 mts.         | 224.50 mts.  | 8,778 sq. mts. | Sy. No. 59/1-Part (Part 'E') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 6.                                   | 43.3 mts.          | 212.20 mts.  | 7,012 sq. mts. | Sy. No. 59/1-Part (Part 'F') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 7.                                   | 41.55 mts.         | 41.00 mts.   | 1,706 sq. mts. | Sy. No. 59/1-Part (Part 'G') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 8.                                   | 124 mts.           | 119.80 mts.  | 4,365 sq. mts. | Sy. No. 59/1-Part (Part 'H') | Sy. No. 59/1-B | Sy. No. 59/1 | Sy. No. 59/1, 1-B | Sy. No. 59/1                   |         |
| 9.                                   | 60.44 mts.         | 160.50 mts.  | 5,697 sq. mts. | Sy. No. 59/1-Part (Part 'I') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1-A                 |         |
| 10.                                  | 41.3 mts.          | 176.10 mts.  | 6,544 sq. mts. | Sy. No. 59/1-Part (Part 'J') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 63/1-AG, 1-AJ & 59/1-A |         |
| 11.                                  | 42.20 mts.         | 167.10 mts.  | 6,611 sq. mts. | Sy. No. 59/1-Part (Part 'K') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 12.                                  | 38.88 mts.         | 171.20 mts.  | 5,934 sq. mts. | Sy. No. 59/1-Part (Part 'L') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 63/1                   |         |
| 13.                                  | 43.10 mts.         | 148.10 mts.  | 4,913 sq. mts. | Sy. No. 59/1-Part (Part 'M') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 14.                                  | 42.10 mts.         | 137.60 mts.  | 3,361 sq. mts. | Sy. No. 59/1-Part (Part 'N') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| 15.                                  | 50.00 mts.         | 50.00 mts.   | 2,500 sq. mts. | Sy. No. 59/1-Part (Part 'P') | Sy. No. 59/1   | Sy. No. 59/1 | Sy. No. 59/1      | Sy. No. 59/1                   |         |
| Village: ARVALEM<br>Taluka: BICHOLIM |                    |              |                |                              |                |              |                   |                                |         |

*Calay*

Remarks:-

1. The applicant has paid conversion fees of Rs. 1,76,93,440/- (Rupees One Crore Seventy Six Lakh Ninety Three Thousand Four Hundred Forty Only) vide Challan No. 202300123326 dated 14/02/2023.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa, vide Zoning Certificate No. DC/7994/ARVALEM/TCP-22/3439 dated 13/12/2022.
4. The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. 5/CNV/SAT-543/DCFN/TECH/2021-22/1069/371 dated 22/03/2022.
5. The Conversion has been recommended by the Mamlatdar of Bicholim Taluka, Bicholim - Goa, vide his report No. MAM/BICH/GI(II)/CNV/297/2022/446 dated 04/03/2022.
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
8. Traditional access passing through the plot, if any shall be maintained.

In witness whereof the ADDITIONAL COLLECTOR - II, North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and M/S. BHUMI DEVELOPERS also hereunto set his hand on this 23<sup>rd</sup> day of February, 2023.

1. Mr. Ranjit R. Mangaonkar

2. Mr. Rupesh N. Thanekar  
(Designated Partners)  
M/S. Bhumi Developers

Kedar Naik  
(Additional Collector - II)

Signature and Designation of Witnesses

1. Sajan S. Veluskar
2. Rajendra A. Waghkar

Complete address of Witnesses

1. HNB 774-C, Talegaon - Goa.
2. HNB 389, Paltod wada Kudchore Bicholim Goa

We declare that Additional Collector - II has signed this Sanad is, to our personal knowledge, the person presents his-self to be, and that he has affixed his signature hereto in our presence.

- 1.
- 2.

1. The Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa.
2. The Mamlatdar of Bicholim Taluka, Bicholim - Goa.
3. The Inspector of Survey and Land Records, Bicholim - Goa.
4. The Chief Officer, Sankhali Municipal Council, Sankhali, Bicholim - Goa.

*[Handwritten signature]*



ARUNA SHRIRAM BAKRE  
OCATE & NOTARY  
ANKHALI - GOA  
LUKA BICHOLIM  
eg. No 372/14  
DL 6-7 2006

[illegible][illegible]

100-443887-100

ANNA SHRI RAM BANG  
GATE & NOTARY  
ANKHALI - GOA  
LUKA BICHOLIM  
eg. No 37214  
(p D) 1-2

GOA (IND)

SECRET

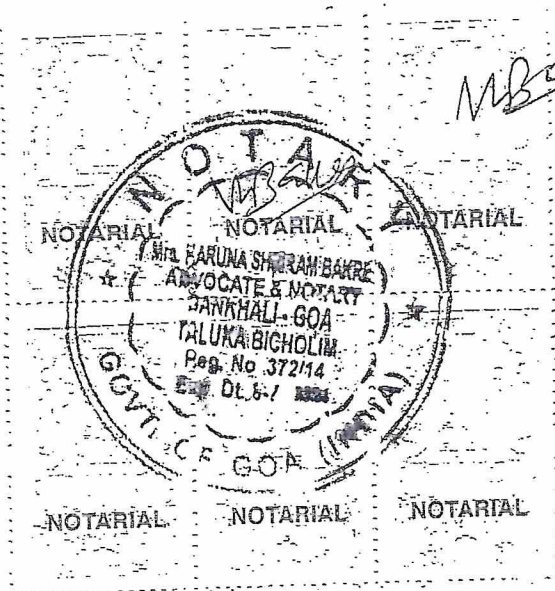
**PLATE 57**

2017-02-14

**Abstract**

1894  
 1895  
 1896

THE UNIVERSITY OF CHICAGO



TRUE COPY

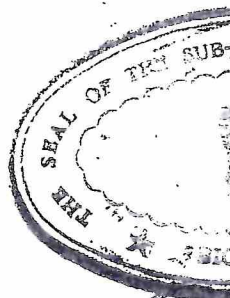
*M. Bakre*  
do hereby attest that this is the True Copy  
of Original Document which I have returned  
to the presenter after duly initialed  
Office of the Notary at Sankhali, Tal. Bicholim, Goa  
Notarial Stamp Rs. 30/- Reg. No. 3441/2023

dt. 2/6/2023

*M. Bakre*

Mrs. KARUNA SHRIRAM BAKRE  
B Com 11 B

ADVOCATE & NOTARY  
SANKHALI - GOA  
TALUKA BICHOLIM





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Jun-2023 12:02:48 pm

Document Serial Number :- 2023-BCH-781

Presented at 11:58:26 am on 28-Jun-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

| Sr.No | Description      | Rs.Ps  |
|-------|------------------|--------|
| 1     | Stamp Duty       | 433300 |
| 2     | Registration Fee | 288840 |
| 3     | Mutation Fees    | 2000   |
| 4     | Processing Fee   | 1680   |
| Total |                  | 725820 |

Stamp Duty Required :433300/-

Stamp Duty Paid : 433300/-

Presenter

| Sr.NO | Party Name and Address                                                                                                                                                                                                                              | Photo | Thumb | Signature                                              |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|--------------------------------------------------------|
| 1     | CHANDAN NARSINHA CHARI AS A PARTNER OF<br>SATERMAI SPACE INFRA LLP ,Age: ,<br>Marital Status: ,Gender:,Occupation: , Address1 - Plot No.<br>12/5, 3RD Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North<br>Goa - 403505, Address2 - ,<br>PAN No.: |       |       | <br>For SATERMAI SPACE INFRA LLP<br>Designated Partner |

Executer

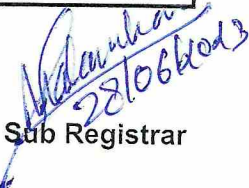
| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                        | Photo | Thumb | Signature                           |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------------------------------------|
| 1     | RANJIT ROHIDAS MANGAONKAR AS A PARTNER OF M/s<br>BHUMI DEVELOPERS , Father Name:LATE ROHIDAS<br>MANGAONKAR, Age: 43,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>Office No. 7, First Floor, Paul Tower, Sunderpeth, Bicholim,<br>North Goa - 403504BICHOLIM,<br>PAN No.: |       |       | <br>M/s Bhumi Developers<br>Partner |

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                                                                                           | Photo                                                                               | Thumb                                                                               | Signature                                                                                                                                    |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| 2     | <b>RANJIT ROHIDAS MANGAONKAR AS A PARTNER OF M/s BHUMI DEVELOPERS , Father Name:Late Rohidas Mangaonkar, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, House No. 609, Tikhazan, Mayem, Taluka Bicholim, North Goa- 403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for RUPESH NARAYAN THANEKAR AS A PARTNER OF M/s. BHUMI DEVELOPERS</b> |  |  | <br><b>M/s Bhumi Developers Partner</b>                   |
| 3     | <b>CHANDAN NARSINHA CHARI AS A PARTNER OF SATERMAI SPACE INFRA LLP , , Age: , Marital Status: ,Gender:,Occupation: , Plot No. 12/5, 3RD Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa - 403505, PAN No.:</b>                                                                                                                                           |  |  | <br><b>For SATERMAI SPACE INFRA LI Designated Partner</b> |
| 4     | <b>UDAY CHANDRAKANT JOSHI AS A PARTNER OF SATERMAI SPACE INFRA LLP , , Age: , Marital Status: ,Gender:,Occupation: , Plot No. 12/5, 3RD Floor, Gokulwadi, Sanquelim, Taluka Bicholim, North Goa - 403505, PAN No.:</b>                                                                                                                                           |  |  | <br><b>For SATERMAI SPACE INFRA LI Designated Partner</b> |

Witness:

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

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                            | Photo                                                                                 | Thumb                                                                                 | Signature                                                                             |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | <b>Name: ROOPA SOMNATH MALIK, Age: 33, DOB: , Mobile: [REDACTED] , Email: [REDACTED] , Occupation: Advocate , Marital status : Married , Address: 403505, H No 654 Gaonkarwada Cudnem , H No 654 Gaonkarwada Cudnem , Cudnem, Bicholim, NorthGoa, Goa</b>                         |  |  |  |
| 2     | <b>Name: VEENA SWAPNIL GAWAS, Age: 37, DOB: , Mobile: [REDACTED] , Email: , Occupation: Business , Marital status : Married , Address: 403505, H No 95 1 Teywada Navelim Taluka Bicholim Goa, H No 95 1 Teywada Navelim Taluka Bicholim Goa, Navelim, Bicholim, NorthGoa, Goa</b> |  |  |  |

  
Sub Registrar

Document Serial Number :- 2023-BCH-781

Book :- 1 Document

Registration Number :- **BCH-1-773-2023**

Date : 28-Jun-2023



*Handwritten signature in blue ink: "Balakrishna" with the date "28/06/2023" written below it.*

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