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Ishom Estate Pvt Ltd  
For them/ID Proof:  
Pancard



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₹ 0632500/-

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For CITIZENCREDIT™  
CO-OP BANK LTD

*[Signature]*  
Authorized Signatory



Sr. No. 2023-BR2-748  
13/02/2023

**DEVELOPMENT AGREEMENT**

Vianaar Infra LLP  
*[Signature]*  
Authorized Signatory

ISHOM ESTATE PRIVATE LIMITED  
*[Signature]*  
Authorized Signatory

This development agreement for sale is made at Mapusa, Goa on this 10<sup>th</sup> day of the month of February of the year Two Thousand and Twenty Two. (10/02/2022)


**BETWEEN**

**VIANAAR INFRA LLP.**, a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. AAP-0902, having PAN Card No. [REDACTED] and their registered office at 378, MMM Road, Amritsar Amritsar, Punjab- 143001 represented herein by its Partner, **MRS. NEELAM NAGPAL**, wife of Mr. Vijay Kumar Nagpal, aged 61 years, Business, Married, Indian National, holding PAN Card number [REDACTED], resident of 97/B, Manekshaw Road, Anupam, Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**LAND OWNER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns), vide board resolution no. 15/22-23 dated 30/1/2023 represented herein through duly constituted Power of Attorney Holder, **MRS. ALISHA V.POLLE ALIAS ALISHA A.SHIRODKAR**, w/o Dr.Vaman P.Polle, 34 years of age, Indian National, Advocate, married, Holder of PAN Card No. [REDACTED], resident of H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, vide Power of Attorney dated 31/01/2023 duly notarized before the Notary Public, Adv. Sanyogita, bearing registration No. 7517 of the, **FIRST PART**;

**AND**

**ISHOM ESTATE PVT LTD**, a duly registered Company, having corporate identity No. U74999DL2017PTC323700 and PAN Card No. [REDACTED] having registered office at, H.No 97-B GF, Manak Shaw Road , Anupam Garden, Saidulajab, Delhi South Delhi DL 110068 IN represented herein by its Director, **MR. AKSHAY CHAUDHRY**, son of late Ajay Chaudhry, 37 years of age, married, holder of pan card no. [REDACTED] Indian national, r/o e 47, sector 39, near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310, hereinafter referred to as "**DEVELOPER**" (which expression shall unless

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repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns), vide Board of Directors resolution no 13/22-23 dated 30/01/2023 represented herein through duly constituted Power of Attorney Holder **Mrs. Nikeeta Velguenkar** wife of Mr. Rajaram Bagkar, daughter of Mr. Yeshwant Velguenkar, major, 32 years of age, Indian National, Service, married, Holder of PAN Card bearing no. [REDACTED] Aadhar Card bearing No- [REDACTED] and resident of H.No 3/96, Mudda Wado, Saligao, Bardez Goa vide Power of Attorney dated 31/1/2023 duly notarized before the Notary Public Adv. Madhumita Avadhut Nayak Salatry bearing Registration No. 577/2023 at Mapusa, Bardez Goa of the, , **SECOND PART**;

**AND WHEREAS** there exist an Immovable property I known as "COLCOL CORNEACHI NOMOS" also known as "RUSTICO CULCARNEACHI NOMOS" also known as "APINACHEACHI NOMOS" situated in Village Marra, within the limits of the Village Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, which is described in the Land Registration Office of Panaji under no 20042 in Book B-53 at folio 133 and found to be enrolled in the Taluka Land Revenue Office under no 558, having old cadastral no 1374 and presently surveyed under Survey No. 10, Sub-division No. 13, (Survey No. 10/13) admeasuring 1725 square meters of Village Marra, Bardez hereinafter referred to as the SAID PROPERTY and which is more particularly described in SCHEDULE I hereunder.

**AND WHEREAS** vide Deed of Sale dated 22/04/2022, registered before the Sub registrar of Bardez, under registration no BRZ-1-1897-2022, Book No 1, dated 27/04/2022, the LAND OWNERS became the absolute owners of the property, admeasuring an area of 1725 sq.mtrs, more particularly described in **Schedule I**.

**AND WHEREAS** there exists another Immovable property II known as 'SIRNI BATTI' also known as PREDIO RUSTICO CULCARNEACHI NOMOS alias "APINACHGEACHI NOMOS" situated in Village Marra, within the limits of the Village

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Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no 20044 in Book B-53 at folio 134 and found to be enrolled in the Taluka Land Revenue Office of Bardez under no 559, having old cadastral no 1372 and presently surveyed under Survey No. 10, Sub-division No. 14, (Survey No. 10/14) admeasuring 300 square meters of Village Marra, Bardez and hereinafter referred to as the SAID PROPERTY and which is more particularly described in SCHEDULE II hereunder.

**AND WHEREAS** vide Deed of Sale dated 22/04/2022, registered before the Sub registrar of Bardez, under registration no BRZ-1-1898-2022, Book No 1 dated 27/04/2022, the LAND OWNERS became the absolute owners of the property, admeasuring an area of 300 sq.mtrs , more particularly described in **Schedule II**.

**AND WHEREAS** there exist another Immovable property III known as 'LINGDICHIO SHENDO' also known as CULCARNEACHI NOMOS" also known as APINACHEACHI NOMOS situated in Village Marra, within the limits of the Village Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa, State of Goa, neither found to be described in the Land Registration Office of Bardez and registered in the Taluka Revenue office of Bardez under no 552, and surveyed under Survey No. 10, Sub-division No. 4, (Survey No. 10/4) admeasuring 5000 square meters of Village Marra, Bardez hereinafter referred to as the SAID LARGER PROPERTY and which is more particularly described in SCHEDULE III hereunder.

**AND WHEREAS** the Landowner purchased the larger property described in schedule III in two parts as "PLOT A" and "PLOT B".

**AND WHEREAS** vide Deed of Sale dated 22/04/2022, purchased plot A which is registered before the Sub-registrar of Bardez under registration no BRZ-1-1899-2022, Book No 1 dated 27/04/2022, the LAND OWNERS became the absolute owners of

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the PLOT 'A', admeasuring an area of 2278 sq.mtrs, more particularly described in **Schedule IV**.

**AND WHEREAS** vide Deed of Sale dated 22/04/2022, purchased Plot B which is registered before the Sub registrar of Bardez under registration no BRZ-1-1880-2022, Book No 1 dated 27/04/2022, the LAND OWNERS became the absolute owners of the PLOT 'B', admeasuring an area of 2722 sq.mtrs, more particularly described in **Schedule V**.

**AND WHEREAS** the property described in schedule I, II, III, IV & V shall hereinafter shall collectively referred to as the said property.

**AND WHEREAS** the Land Owners are the absolute owners and in possession of the Said Properties more particularly described in Schedule below, and are desirous of granting right of developing rights of the Said Property and its commercial exploitation to a developer;

**AND WHEREAS** the Developer is engaged in the business of developing land into residential and other projects, and its commercial utilization by marketing and selling the constructed units;

**AND WHEREAS** the Land Owners have agreed to grant the development and commercial utilization rights of the Said Properties to the Developer and the Developer has agreed to accept it, subject to the terms and conditions of this Agreement.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-  
Development of the Said properties.**

1. Developer shall utilize 3967 sq.mtns out of 7025 sq.mts to develop and construct residential buildings and associated structures in the Said Property (hereinafter referred to as 'Residential Units'). For this, Land Owners grant to the Developer the right of development and commercial utilization of the Said Property, and the license to enter into the Said Property to do the foregoing.

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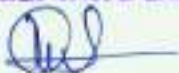
  
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2. Without prejudice to the generality of the development rights granted under the above clause, the Developer shall:
- a) At its own cost, complete the design for the Residential Units. Developer shall prepare this design as per building laws and will take into account the permitted floor area ratio (FAR). Developer shall then hand over the designs to the Land Owners.
  - b) Developer shall work to obtain approval for home/flat/villa loan facility from banks for the benefit of the prospective buyers of the Residential Units.
  - c) Developer shall obtain (i) technical clearance and other approvals from the Town and Country Planning Department, Goa; (ii) permission from the Panchayat; (iii) permission for cutting the trees and other vegetation on the Said Property; and (iv) any other approval required for commencing construction of the Residential Units.
  - d) The DEVELOPER shall be entitled to carry out development in the entire said property mentioned in Schedule I,II,III, IV & V by putting up construction of Villas/Bungalows, and construction of whatsoever nature, the DEVELOPER wishes to carry out in the DEVELOPMENTAL PROPERTY without any obstruction, interference, or obstruction of whatsoever nature irrespective of any restrictive covenant mentioned in this agreement pertaining to the area.
  - e) Developer shall then, at its own cost, develop and construct the Residential Units within a period of 36 months. Further, development and construction of the Residential Units means that the Developer shall develop and construct the Residential Units such that they are ready for being applied for completion certification, occupancy certificate, and electricity and water connections.
  - f) The time period specified in sub-clause (e) above excludes days on account of delays caused by force majeure events. Force majeure events means any event that is beyond the control of the Developer, or any event that the developer could not foresee; and which event affects the performance of Developer's obligations. Illustrative examples of force majeure events include acts of God like earthquake and flood, riots, lockdowns or civil commotion, and directions by statutory or governmental authorities or court order

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delaying construction activities. Developer undertakes to keep the Land Owners adequately informed about the happening of any force majeure events.

- g) Upon development and construction of the Residential Units, Developer shall obtain the completion certificate, occupancy certificate, and electricity and water connections for the properties.

3. For the purposes of the above, Developer has the right to:

- a) Apply for and obtain clearances, permissions and approvals that the Land Owners are not required to obtain under this agreement;
- b) Sign application, writings, papers, undertakings and such other documents in relation to the above;
- c) Enter upon the Said Property with men and material as may be required for the development work and demolish any existing structures on the Said Property and erect new buildings and constructions;
- d) Appoint architects, contractors, sub-contractors, surveyors etc. As may be required and supervise their work in respect of the development of the Said Property;
- e) Apply for modifications of the designs and building plan from time to time, if required; and
- f) Obtain adequate insurances.


#### **Marketing and sale of Residential Units**

4. Developer has the right to commercially exploit, market and sell the present or future properties in the Residential Units at any stage that it deems fit. For this, Land Owners grant the Developer necessary rights.

5. Without prejudice to the generality of the above clause-

- a. Developer may enter into agreement to sell flats/Villas/units of the present or future properties in the Residential Units on ownership basis with prospective buyers. Developer shall determine the content of those agreements;
- b. Developer shall determine the price at which the present or future properties in the Residential Units shall be sold to

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- prospective buyers. However, the Developer shall determine this price only in consultation with the Land Owners;
- c. Developer has the right to execute necessary documents including agreements to sell and get them registered with the concerned authorities along with the Land Owners as the confirming party;
  - d. Land Owners shall sign the sale deeds as per the instructions and directions of the Developer;
  - e. Developer has the right to sell and dispose of the Residential Units along with the gardens, parking area, common area etc. at the price determined in sub-clause (b) above; and
  - f. Developer has the right to enforce the terms and conditions of the agreements to sell with the prospective buyers including receiving installment amounts;
  - g. Developer shall be responsible to collect and deposit GST wherever applicable on sale of residential units.
  - h. Developer shall be responsible to complete compliance under all statutory laws including RERA.

#### **Payment to the Developer and Indemnity**

6. Land Owners and Developer shall mutually decide the profit-sharing ratio of the project revenue.
7. Land Owners shall indemnify and keep the Developer indemnified from and against any losses, claims and expenses suffered and incurred by the Developer on account of or in connection with (i) non-performance by the Land Owners of its obligations under this agreement; (ii) Wrongful Termination (as defined in clause 18) of this agreement; and (iii) any other mala-fide act of the Land Owners.
8. Developer shall indemnify and keep the Land Owners indemnified from and against any losses, claims and expenses suffered and incurred by the Land Owners due to an order of a court or judicial authority against the Land Owners pursuant to a legal action by a prospective buyer under the agreement for sale between the Developer and the

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said prospective buyer for the Residential Units.

### **Representations, warranties and undertakings**

9. Land Owners represent, warrant and undertake as follows:

- a) All the representations contained in the recitals are true, correct and complete.
- b) Land Owners are the absolute owner and in possession of the Said Property;
- c) The Said Property is free from all encumbrances, prior claims and claims of adverse possession, and the Land Owners undertake not to create any encumbrances on the Said Property in future;
- d) There is no pending legal proceeding with respect to the Said Property;
- e) Land Owners undertake to enter into and execute all such documents and deeds that may be required for giving effect to this Agreement, and agreement to sell or sale deed in favour of prospective buyers of properties in the Residential Units; and

### **Termination**

10. This agreement can be terminated or discharged only in accordance with the provisions of the Indian Contract Act, 1872. Any other termination of this agreement by either the Developer or the Land Owners shall be 'Wrongful Termination'.

### **Miscellaneous**

11. In relation to the development of the Said Property, Developer may accept service of writ or summons or any such legal summons on behalf of the Land Owners and appear in any court or before any authority as the duly constituted attorney. Developer may also sue, prosecute, or institute other legal proceedings on behalf of the Land Owners.
12. Land Owners authorize the Developer to do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to

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this Agreement.

13. It is clarified between the Land Owners and the Developer that:

- a) This agreement does not constitute a sale of the Said Property by the Land Owners to the Developer;
- b) This agreement is not a partnership agreement or a joint venture agreement, and the Land Owners and the Developer are not association of persons; and
- c) Land Owners and the Developer shall be individually responsible for paying their tax obligations.

14. If any provision of this agreement is invalid or unenforceable or prohibited by law, this agreement shall be considered severable as to such provision and such provision shall be inoperative but the remainder of this agreement shall be valid, binding and of like effect as though such invalid, unenforceable or provision was not included herein.

15. Any notice or communication between the parties hereto relating to this agreement shall be strictly effective upon receipt, and shall be sent by hand delivery, by registered post or by email (and followed with a telephone call informing of the said notice or communication) to:

If to the Developers:

ISHOME ESTATE PVT LTD

Kind attention: MR. AKSHAY CHAUDHRY

+91 9871393007

If to the Land Owners:

VIANAAR INFRA LLP

Kind attention: MRS. NEELAM NAGPAL

+91 8587937381

16. In the event a dispute arises out of, or in relation to, or in connection with this agreement, the parties ( hereinafter referred to as the 'Disputing Parties') shall attempt in the first instance to resolve such dispute through negotiations between them. If the dispute is not resolved through

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negotiations within seven (7) business days after commencement of discussions (or such longer period as the Disputing Parties may agree to in writing) then either of the Disputing Parties may by notice in writing to the other party, refer the dispute for resolution through arbitration in Delhi in accordance with the Arbitration and Conciliation Act, 1996.

17. The actual development of the said property shall be an undivided area of 3967 sq.mts.

18. For the purpose of stamp duty and registration of the development of the undivided property admeasuring an area of 3967 sq.mts which is subject matter of the Development agreement is valued at Rs.2,17,96,500/- and accordingly the corresponding stamp duty of Rs. ~~6,56,800/-~~ <sup>6,32,500/-</sup> has been affixed herewith.



#### **SCHEDULE I**

All that immovable property known as 'COLCOL CORNEACHI NOMOS' also known as "RUSTICO CULCARNEACHI NOMOS" also known as APINACHEACHI NOMOS situated in Village Marra, within the limits of the Village Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Panaji under no 20042 in Book B-53 at folio 133 and found to be enrolled in the Taluka Land Revenue Office under no 558, having old cadastral no 1374 and presently surveyed under Survey No. 10, Sub-division No. 13, (Survey No. 10/13) admeasuring 1725 square meters of Village Marra, Bardez and the said property is bounded as follows:

East: By Property bearing survey no 10/4 of village Marra;

West: By Property bearing survey no 13/4 of village Marra;

North: By Property bearing survey no 10/1 of village Marra;

South: By Property bearing survey no 10/4 of village Marra;

**Vianaar Infra LLP**



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### **SCHEDULE II**

All that Immovable property known as 'SIRNI BATTA' also known as PREDIO RUSTICO CULCARNEACHI NOMOS situated in Village Marra, within the limits of the Village Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no 20044 in Book B-53 at folio 134 and found to be enrolled in the Taluka Land Revenue Office of Bardez under no 559, having old cadastral no 1372 and presently surveyed under Survey No. 10, Sub-division No. 14, (Survey No. 10/14) admeasuring 300 square meters of Village Marra, Bardez and is bounded as follows:

East: By Property bearing survey no 10/4 and Road of village Marra;

West: By Property bearing survey no 10/4 of village Marra;

North: By Property bearing survey no 10/4 of village Marra

South: By Road of village Marra;

### **SCHEDULE III**

All that immovable property known as 'LINGDICHIO SHENDO' also known as CULCARNEACHI NOMOS" also known as APINACHEACHI NOMOS situated in Village Marra, within the limits of the Village Panchayat of Pilerne, Bardez Taluka, Sub District of Bardez, District of North Goa, State of Goa, neither found to be described in the Land Registration Office of Bardez and registered in the Taluka Revenue office of Bardez under no 552, and presently surveyed under Survey No. 10, Sub-division No. 4, (Survey No. 10/4) admeasuring 5000 square meters of Village Marra, Bardez and the said property is bounded as follows:

East: By property bearing survey no 10/5, 10/6/, 10/10, 10/11, 10/14 and Road of village Marra;

West: By property bearing survey no 10/3, 10/2, 10/1 and 10/13 and survey no 13/4 and 13/15 of village Marra;

North: By Property bearing survey no 9/20 of Village Marra

South: By property bearing survey no 14/ 2, 14/ 8, 14/7-A, 14/7-B and Road of village Marra;

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**SCHEDULE IV**  
**(SAID PLOT A)**

All that distinct and independent portion of the said PLOT A admeasuring an area of 2278 square meters which PLOT forms an exclusive and independent part of the SAID LARGER PROPERTY more particularly described in schedule III herein above and bounded as under:

East: By property bearing survey no 10/5 and 10/11 of village Marra;

West: By property bearing survey no 10/3, 10/2 and 10/1 of village Marra;

North: By Property bearing survey no 10/3 of Village Marra

South: By internal 5 mts wide road and part of the property bearing PLOT B of survey no 10/4 of Village Marra.

**SCHEDULE V**  
**(SAID PLOT B)**

All that distinct and independent portion of above referred Said PLOT B known 'LINGDICHU SHENDO' also known as CULCARNEACHI NOMOS" also known as APINACHEACHI NOMOS admeasuring an area of 2722 square meters which PLOT forms an exclusive and independent part of the SAID LARGER PROPERTY more particularly described in schedule III herein above and bounded as under

East: By property bearing survey no 10/14 of village Marra;

West: By property bearing survey no 10/13, 13/4 and 13/15 of village Marra;

North: By Part Property bearing Plot A of Survey no 10/4 of Village Marra,

South: By Property bearing survey no 14/7-A, 14/7-B, 14/8, 14/2 and road of village Marra,

(Hereinafter collectively referred to the said property)

**SCHEDULE VI**

All that undivided development area admeasuring 3967 sq.mts out of the 7025 sq.mts of plot area from all the properties mentioned in Schedule I, II, III IV and V hereinabove.

IN WITNESS WHEREOF, the Land Owners and the Developer

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IN WITNESS WHEREOF, the Land Owners and the Developer have signed and affixed their signatures on this development agreement after understanding its contents at the place, day, month and year first written above.

SIGNED AND DELIVERED  
by the within named LAND OWNERS  
**VIANAAR INFRA LLP**  
Represented by its Director  
MRS. NEELAM NAGPAL  
Through POA holder  
MRS. ALISHA POLLE



*Handwritten signature in blue ink*

- LHF**
- 1) 
  - 2) 
  - 3) 
  - 4) 
  - 5) 

- RHF**
- 
  - 
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  - 
  - 



**Vianaar Infra LLP**

*Handwritten signature in blue ink*  
**Authorized Signatory**

**ISHOM ESTATE PRIVATE LIMITED**

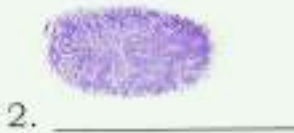
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**Authorized Signatory**

SIGNED AND DELIVERED  
by the within named DEVELOPERS  
**ISHOM ESTATE PVT LTD**  
Represented by its Director-  
**MR.AKSHAY CHAUDHRY**  
Through its POA holder  
**MRS. NIKEETA VELGUENKAR**

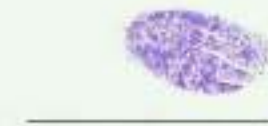
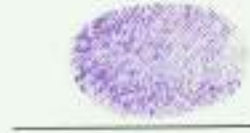


*Nikeeta Velguenkar*  
JV

**LHF**



**RHF**



**Vianaar Infra LLP**

*[Signature]*

Authorized Signatory

**ISHOM ESTATE PRIVATE LIMITED**

*Nikeeta Velguenkar*  
Authorized Signatory

Witnesses:-

- 1) ADV. SAVIO MONTEIRO  
s/o. Fautino Monteiro,  
major 32 years of age, married,  
Indian National, R/o. H no. 425/1/6,  
Fetorim Piedade Diwar, Tiswadi, Goa.  
Pincode- 403403

Signature-

- 2) MR. RAMNATH NAIK  
s/o. Suryakant Naik,  
major, 27 years, unmarried,  
Indian National, R/o. H.no.  
Balbhat Bastora Bardez Goa.  
Pincode- 403507.

Signature-

Vianaar Infra LLP  
  
Authorized Signatory

ISHOM ESTATE PRIVATE LIMITED  
  
Authorized Signatory



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

CBAR 121-29276



Plan Showing plots situated at  
 Village : MARRA  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 10/ 4  
 Scale : 1:1000



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



Generated By : Mitali Naik (D'Man Gr II)  
 On : 22-11-2021

*Borloo*  
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Vianaar Infra LLP  
*[Signature]*  
 Authorized Signatory

ISHOM ESTATE PRIVATE LIMITED  
*[Signature]*  
 Authorized Signatory



## FORM I &amp; XIV

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Date: 02/06/2022

तमुना नं १ व १४

Page 1 of 2

|                   |                  |              |    |
|-------------------|------------------|--------------|----|
| Taluka            | BARDEZ           | Survey No.   | 10 |
| तालुका            |                  | सर्वे नंबर   |    |
| Village           | Marra            | Sub Div. No. | 4  |
| गाव               |                  | हिस्सा नंबर  |    |
| Name of the Field | Lingdicho Shendo | Tenure       |    |
| शेताने नांव       |                  | सत्ता प्रकार |    |

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

| Dry Crop<br>खिराफत | Garden<br>बागायत | Rice<br>हरी | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरड | Total Cultivable Area<br>एकूण लागवळ क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|---|
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Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेर

| Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक जामीन | Grand Total<br>एकूण |
|-----------------------|-----------------------|--|---------------------|
| 0000.00.00            | 0000.00.00            | 0000.00.00                                   | 0000.50.00          |

|                     |          |             |          |                      |          |             |          |
|---------------------|----------|-------------|----------|----------------------|----------|-------------|----------|
| Assessment :<br>आकड | Rs. 0.00 | Foro<br>फोर | Rs. 0.00 | Predial<br>प्रेदियाल | Rs. 0.00 | Rent<br>रेट | Rs. 0.00 |
|---------------------|----------|-------------|----------|----------------------|----------|-------------|----------|

| S.No. | Name of the Occupant<br>व्यक्तिधारके नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेर |
|-------|---|------------------------|---------------------------|----------------|
| 1     | Vianaar Infra LLP                         |                        | 82218                     |                |
| 2     | Vianaar Infra LLP                         |                        | 82219                     |                |

| No | Name of the Tenant<br>कृषाके नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेर |
|----|-----------------------------------|------------------------|---------------------------|----------------|
|    | Nil                               |                        |                           |                |

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

| Year<br>वर्ष | Name of the<br>Cultivator<br>लागवळ करणा-याचे<br>नांव | Mode<br>रीत | Season<br>मीसम | Name<br>of Crop<br>पिकाचे नांव | Irrigated                                  | Unirrigated                                | Land not Available for<br>cultivation |  | Source of<br>irrigation<br>सिंचनाचा<br>पारि | Remarks<br>शेर |
|--------------|--|-------------|----------------|--------------------------------|--|--|---------------------------------------|--|---|----------------|
|              |  |             |                |                                | जागायत<br>Ha.Ars.Sq.Mts<br>हे. आर. चौ. मी. | खिराफत<br>Ha.Ars.Sq.Mts<br>हे. आर. चौ. मी. | Nature<br>प्रकार                      | Area क्षेत्र<br>Ha.Ars.Sq.Mts<br>हे. आर. चौ. मी. |   |                |
|              |  |             |                |                                |  |  |                                       |  |   |                |

End of Report

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



**FORM I & XIV**

100015093408

Date 02/06/2022

नमुना नं १ व १४

Page 2 of 2

|                   |                  |              |    |
|-------------------|------------------|--------------|----|
| Taluka            | BARDEZ           | Survey No.   | 10 |
| तालुका            |                  | सर्वे नंबर   |    |
| Village           | Marra            | Sub Div. No. | 4  |
| गांव              |                  | हिस्सा नंबर  |    |
| Name of the Field | Lingdicho Shendo | Tenure       |    |
| शेताचे नांव       |                  | सत्ता प्रकार |    |



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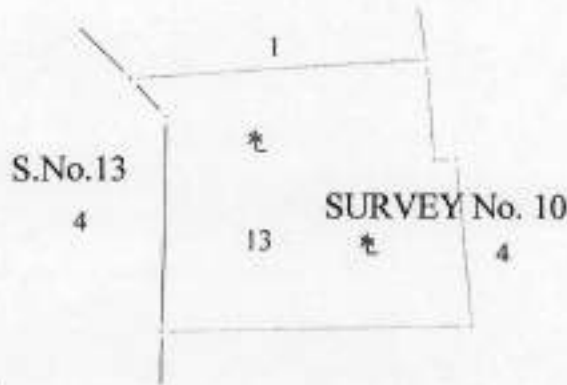


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA



CBAR 121-29276

Plan Showing plots situated at  
Village : MARRA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 10/ 13  
Scale : 1 : 1000



*Mitali Naik*

Generated By : Mitali Naik (DMan Gr II)  
On : 22-11-2021

Compared By: *Basu K*

Vianaar Infra LLP

*[Signature]*

Authorized Signatory

ISHOM ESTATE PRIVATE LIMITED

*[Signature]*

Authorized Signatory

**FORM I & XIV**

100015093514

Date: 02/05/2022

नमुना नं १ व १४

Page 1 of 2

|                                    |                       |                             |    |
|------------------------------------|-----------------------|-----------------------------|----|
| Taluka<br>तालुका                   | BARDEZ                | Survey No.<br>सर्वे नंबर    | 10 |
| Village<br>गांव                    | Marra                 | Sub Div. No.<br>हिस्सा नंबर | 13 |
| Name of the Field<br>शेत्याचे नांव | Colcol Comeachi Nomos | Tenure<br>सत्ता प्रकार      |    |

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

| Dry Crop<br>जिराफत | Garden<br>बागावत | Rice<br>उरी | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरद | Total Cultivable Area<br>एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.00.00         | 0000.17.25       | 0000.00.00  | 0000.00.00     | 0000.00.00 | 0000.00.00    | 0000.17.25                                 |

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

Pot-Kharab पोट खराब

Remarks शेर

| Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक आमीन | Grand Total<br>एकूण |
|-----------------------|-----------------------|---|---------------------|
| 0000.00.00            | 0000.00.00            | 0000.00.00                                  | 0000.17.25          |

|                    |          |             |          |                     |          |             |          |
|--------------------|----------|-------------|----------|---------------------|----------|-------------|----------|
| Assessment<br>आकार | Rs. 0.00 | Foro<br>फोर | Rs. 0.00 | Predial<br>प्रेडियल | Rs. 0.00 | Rent<br>रेट | Rs. 0.00 |
|--------------------|----------|-------------|----------|---------------------|----------|-------------|----------|

| S.No. | Name of the Occupant<br>बाब्येशाराचे नांव | Khata No.<br>खाते नंबर | Mutation No.<br>केरफार नं | Remarks<br>शेर |
|-------|---|------------------------|---------------------------|----------------|
| 1     | Vianaar Infra LLP                         |                        | 82184                     |                |

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

| Other Rights<br>इतर हक्क  | Mutation No.<br>केरफार नं | Remarks<br>शेर |
|---|---------------------------|----------------|
| Name of Person holding rights and nature of rights:<br>इतर हक्क धारण करणारे व्यक्तीचे नांव व हक्क प्रकार<br>Nil |                           |                |

## Details of Cropped Area पिकाव्हालील क्षेत्राचा तपशील

| Year<br>वर्ष | Name of the Cultivator<br>लागण करणारा व्यक्तीचे नांव | Mode<br>रित | Season<br>मौसम | Name of Crop<br>पिकाचे नांव | Irrigated<br>बागावत              | Unirrigated<br>जिराफत            | Land not Available for cultivation<br>लागण करील |                 | Source of irrigation<br>सिंचनाचा शक्ति | Remarks<br>शेर |
|--------------|--|-------------|----------------|-----------------------------|----------------------------------|----------------------------------|---|-----------------|--|----------------|
|              |  |             |                |                             | Ha.Ars.Sq.Mts<br>हे. आर. चौ. मी. | Ha.Ars.Sq.Mts<br>हे. आर. चौ. मी. | Nature<br>प्रकार                                | Area<br>क्षेत्र |  |                |
|              | Nil  |             |                |                             |                                  |                                  |   |                 |  |                |

End of Report

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



## FORM I &amp; XIV

100015093514

Date: 02/06/2022

समुदा नं १ व १४

Page 2 of 2

Taluka BARDEZ

तासुका

Village Marra

गांव

Name of the Field Colcol Corneachi Nomos

शेताचें नांव

Survey No. 10

सर्वे नंबर

Sub Div. No. 13

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 02/06/2022 at 11:12:21AM as per Online Reference Number - 100015093514. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>





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

CBAR 121-29276



Plan Showing plots situated at  
Village : MARRA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 10/ 14  
Scale : 1 : 1000

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



SURVEY No. 10



*Mitali Naik*

Generated By : Mitali Naik (DMan Gr II)  
On : 22-11-2021

Compared By: *Bastaw*

**Vianaar Infra LLP**

*[Signature]*  
Authorized Signatory

**ISHOM ESTATE PRIVATE LIMITED**

*[Signature]*  
Authorized Signatory



## FORM I &amp; XIV

100015093679

Date: 02/06/2022

नमुना नं १ व १४

Page 1 of 2

|                   |            |              |    |
|-------------------|------------|--------------|----|
| Taluka            | BARDEZ     | Survey No.   | 10 |
| तालुका            |            | सर्वे नंबर   |    |
| Village           | Marra      | Sub Div. No. | 14 |
| गांव              |            | हिस्सा नंबर  |    |
| Name of the Field | Simi Batta | Tenure       |    |
| फेताचे नांव       |            | सत्ता प्रकार |    |

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

| Dry Crop   | Garden     | Rice       | Khajan     | Ker        | Morad      | Total Cultivable Area |
|------------|------------|------------|------------|------------|------------|-----------------------|
| जिराफत     | बागायत     | उरी        | खानून      | केर        | मोरड       | एकूण लागण क्षेत्र     |
| 0000.03.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.03.00            |

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

| Class (a)  | Class (b)  | Total Un-Cultivable Area | Grand Total | Remarks |
|------------|------------|--------------------------|-------------|---------|
| वर्ग (अ)   | वर्ग (ब)   | एकूण नापिक जमीन          | एकूण        | शेरा    |
| 0000.00.00 | 0000.00.00 | 0000.00.00               | 0000.03.00  |         |

|              |          |      |          |         |          |      |          |
|--------------|----------|------|----------|---------|----------|------|----------|
| Assessment : | Rs. 0.00 | Foro | Rs. 0.00 | Predial | Rs. 0.00 | Rent | Rs. 0.00 |
| आकार         |          | कोर  |          | रेडिवाल |          | रेंट |          |

| S.No. | Name of the Occupant | Khata No. | Mutation No. | Remarks |
|-------|----------------------|-----------|--------------|---------|
|       | वसोदाराचे नांव       | खाते नंबर | फेरफार नं    | शेरा    |
| 1     | Vianaar Infra LLP    |           | 82187        |         |

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

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

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

| Sl | Name of the Cultivator | Mode | Season | Name of Crop | Irrigated    | Unirrigated  | Land not Available for cultivation |              | Source of irrigation | Remarks |
|----|------------------------|------|--------|--------------|--------------|--------------|------------------------------------|--------------|----------------------|---------|
|    |                        |      |        |              | बागायत       | जिराफत       | Nature                             | Area         |                      |         |
|    | लावक करणा-याचे नांव    | रिज  | मौसम   | पिकाचे नांव  | हे.आर.चौ.मी. | हे.आर.चौ.मी. | प्रकार                             | हे.आर.चौ.मी. | सिंचनाचा सारि        | शेरा    |
|    | Nil                    |      |        |              |              |              |                                    |              |                      |         |

End of Report

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

25



**FORM I & XIV**

100015093679

Date : 02/06/2022

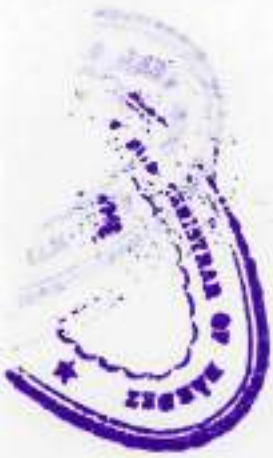
नमुना नं १ व १४

Page 2 of 2

|                   |            |              |    |
|-------------------|------------|--------------|----|
| Taluka            | BARDEZ     | Survey No.   | 10 |
| तालुका            |            | सर्वे नंबर   |    |
| Village           | Marra      | Sub Div. No. | 14 |
| गांव              |            | हिस्सा नंबर  |    |
| Name of the Field | Simi Batta | Tenure       |    |
| शेताचे नांव       |            | सत्ता प्रकार |    |



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Government Of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka Name : BARDEZ Village Name :Marra

Survey No./ Subdiv No : 10/4,13,14

Appln Date :01-06-2022

Ref. No.: 122-14521



Scale 1:1000



Vianaar Infra LLP

Authorized Signatory

ISHOM ESTATE PRIVATE LIMITED

Authorized Signatory

Report Generated By: MITALI NAIK

Page Size : A3

This record is computer generated on 02/06/2022 12:14:23 as per Online Ref No. 122-14521. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8839 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the D&LR website <https://egov.goa.nic.in/dslr>.



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 13-Feb-2023 01:08:33 pm

Document Serial Number :- 2023-BRZ-748

Presented at 01:04:27 pm on 13-Feb-2023 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             | 632100         |
| 2            | Registration Fee       | 653900         |
| 3            | Tatkal appointment fee | 10000          |
| 4            | Processing Fee         | 2320           |
| <b>Total</b> |                        | <b>1298320</b> |

Stamp Duty Required :632100/-




Stamp Duty Paid : 632500/-

**Presenter**

| Sr.NO | Party Name and Address  | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1     | Nikeeta Velgwenkar ,Father Name:Yeshwant Velgwenkar, Age: 32,<br>Marital Status: ,Gender:Female,Occupation: Advocate,<br>Address1 - H No 3/96 Mudda Wado Saligao Bardez Goa 403511, Address2 - ,<br>PAN No.: [REDACTED] |       |       |           |




**Executer**

| Sr.NO | Party Name and Address   | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1     | Alisha V Polle Alias Alisha A Shirodkar , Father Name:Dr. Vaman P Polle, Age: 34,<br>Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Prena Near Rashtrali Temple Canca Bardez Goa 403510,<br>PAN No.: [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Partner For Vianaar Infra LLP |       |       |           |

| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 2     | Nikeeta Velguenkar , Father Name:Yeshwant Velguenkar,<br>Age: 32,<br>Marital Status: ,Gender:Female,Occupation: Advocate, H No<br>3/96 Mudda Wado Saligao Bardez Goa 403511,<br>PAN No.: [REDACTED] , as Power Of Attorney Holder for<br>Akshay Chaudhry Director For Ishom Estate Private<br>Limited |  |  | <br>Ishom Estate Private Limited<br>Authorized Signatory |

Witness:

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

| Sr.NO | Party Name and Address  | Photo  | Thumb  | Signature  |
|-------|---|--|--|--|
| 1     | Name: Savio Monteiro, Age: 32, DOB: , Mobile: 9823195247<br>, Email: , Occupation: Advocate , Marital status : Married ,<br>Address: 403403, H.No. 425/1/6 Fetorim Piedade Goltim Diwar<br>North Goa, H.No. 425/1/6 Fetorim Piedade Goltim Diwar North<br>Goa, Gollim, Tiswadi, NorthGoa, Goa |   |   |   |
| 2     | Name: Ramnath Naik, Age: 28, DOB: , Mobile: 9022269908<br>, Email: , Occupation: Service , Marital status : Unmarried ,<br>Address: 403507, H.No 23/A Balbhot Bastora Mapusa Bardez<br>Goa, H.No 23/A Balbhot Bastora Mapusa Bardez Goa, Bastora,<br>Bardez, NorthGoa, Goa                    |  |  |  |

Savio Monteiro

Sub Registrar

SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2023-BRZ-748



Document Serial No:-2023-BRZ-748

Book :- 1 Document  
Registration Number :- **BRZ-1-697-2023**  
Date : 13-Feb-2023

*Buyer*

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

**SUB-REGISTRAR**

Scanned by Lakshada Parab (Deo) *[Signature]*



## 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:- 13-Feb-2023 13:09:24

Date of Receipt: 13-Feb-2023

Receipt No : 2022-23/9/5405

Serial No. of the Document : 2023-BRZ-748

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **Nikeeta Velguenkar** for Registration of above Document in Book-1 for the year 2023

|                        |  |                       |  |        |
|------------------------|--|-----------------------|--|--------|
| Registration Fee       | 653900   | E-Challan(Online fee) | • Challan Number : 202300080577<br>• CIN Number : CPACKYSSA2 | 653900 |
| Tatkal appointment fee | 10000  | E-Challan(Online fee) | • Challan Number : 202300078134<br>• CIN Number : CPACKYSVDO | 10000  |
| Processing Fee         | 2320   | E-Challan(Online fee) | • Challan Number : 202300080577<br>• CIN Number : CPACKYSSA2 | 2900   |
| <b>Total Paid</b>      | <b>666800</b> ( Rupees Six Lakh Sixty Six Thousands Eight Hundred only.) |                       |  |        |

Probable date of issue of Registered Document: / /



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 :**

Ramnath Naik

ISHOM ESTATE PRIVATE LIMITED

Authorized Signatory

Signature of the Presenter

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 **13-Feb-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar