

(Rupee Twelve Lakh Twenty Nine thousand Only)

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Vianaar Infra LLP

For Whom/ID Proof:

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M. S. S. S.
Authorised Signatory

Name of Purchaser VIANAAR INFRA LLP

Sr. No. 2022-BR2-1944

27/04/2022

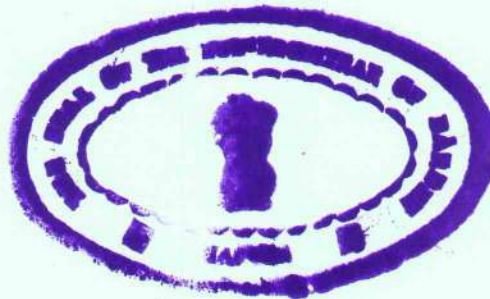
DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez Goa, on this 27th day of the month of April , of the year Two Thousand and Twenty Two. **(27/04/2022).**

Siddharth

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BETWEEN

1. **MR. SIDDHARTH SINGH CHAUDHARY**, s/o Mr. Sawai Singh Chaudhary , age 39 years , married, Business, Indian National, holding Pan Card No. [REDACTED] Aadhar Card No. [REDACTED] & 144, Janak Marg, Hanuman Nagar Ext, Sirsi Road, Jaipur, Jaipur, Rajasthan, 302021.

2. **MRS. TULIKA CHAUDHARY, alias MRS. TULIKA SIPANI**, w/o, Mr. Siddharth Singh Chaudhary, 34 years of age, married, housewife, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of 144, Janak Marg, Hanuman Nagar Ext, Sirsi Road, Jaipur, Jaipur, Rajasthan, 302021, represented herein through her duly constituted Power of Attorney Holder **MR. SIDDHARTH SINGH CHAUDHARY**, s/o Mr. Sawai Singh Chaudhary , age 39 years , married, Business, Indian National, holding Pan Card No. [REDACTED] Aadhar Card No. [REDACTED] & resident of 144, Janak Marg, Hanuman Nagar Ext, Sirsi Road, Jaipur, Jaipur, Rajasthan, 302021, vide Power of Attorney dated 23/04/2022, duly notarized before the Notary Public Mount Abu, Jitendra Acharya, bearing



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Registration No. F-20 (49), hereinafter referred to as the **VENDORS**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

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, **MR. AKSHAY CHAUDHRY**, son of late Mr. Ajay Chaudhry, 37 years of age, married, holder of PAN Card No. [REDACTED], Indian national, resident of, E-47, sector 39, near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns), vide Board of Directors Resolution No. 03/2022-2023, dated 18.04.2022,

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represented herein through his duly constituted Power of Attorney Holder Mrs. Alisha A Shirodkar alias Alisha V. Polle, w/o Dr.Vaman Polle, 33 years of age, Indian National, Advocate, married, Holder of PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED] resident of H.No.443,"Prerna" Near Rashtroli Temple, Canca, Bardez, Goa, 403510, vide Power of Attorney dated 20/04/2022, duly notarized before the Notary Public Ms Madhumita Avadhut Nayak Salatry, bearing Registration No. 3626/2022, of the **SECOND PART**

AND WHEREAS there exists five immovable properties known as (1) XIR' or 'KOLCAN' bearing Survey No.**55/48** admeasuring an area of **975 sq. mtrs**; (2) property known as 'COLCONDEM' also known as 'COLCAN', bearing Survey No.**55/49** admeasuring an area of 550 sq. mtrs; (3) property known as 'COLCONDEM' also known as 'COLCAN' bearing Survey No.**55/50** admeasuring an area of **250 sq. mtrs**, (4) property known as 'COLCONE' bearing Survey No.**55/51** admeasuring an area of **225 sq. mtrs**, & (5) property known as 'KOLCAN' bearing Survey No.**55/52** admeasuring an area of **100 sq. mtrs**, with a house in

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dilapidated condition, all the aforesaid properties are situated at Verla Village, Bardez Taluka, Goa, within the jurisdiction of Village Panchayat of Verla-Canca, Bardez, Taluka Registration Sub District of Bardez, District of North Goa and State of Goa and all the aforesaid properties totally admeasuring **2,100 sq mtrs.** The aforesaid properties bearing Survey Nos. **(55/48, 55/49, 55/50, 55/51, and 55/52,** of Village Verla, Canca, which are more fully described in **SCHEDULE I, II, III, IV and V**, respectively. (Hereinafter referred to as the said properties)



AND WHEREAS, by virtue of (a) Deed of Sale dated 26/9/2017, duly registered in the office of the Sub-Registrar of Bardez at Mapusa, Goa, under registration No.BRZ-BK1-3995-2017, CD number BRZD790, dated 28/9/2017 with respect to the said property more particularly described in Schedule I hereinbelow, (b) Deed of Sale dated 26/09/2017 duly registered in the office of the Sub-Registrar of Bardez at Mapusa, Goa, under registration No.BRZ-BK1-03994-2017 CD number BRZD790 dated 28/9/2017 with respect to the said property more particularly described in Schedule II and

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Schedule III hereinbelow and (c) Deed of Sale dated 26/09/2017 duly registered in the office of the Sub-Registrar of Bardez at Mapusa, Goa, under registration No.BRZ-BK1-03993-2017 CD number BRZD790 dated 28/9/2017 with respect to the said property more particularly described in Schedule IV and Schedule V hereinbelow, whereby the said Mr. Madhukant Rameshchander Agrawal and his wife Mrs. Nisha M. Agrawal, Mr. Sanjeev Attarsain Jain and his wife Mrs. Nita Jain, Mr. Siddharth Jayesh Shah and his wife Mrs. Pooja S. Shah, being the absolute lawful owners in possession of the said immovable properties bearing survey No. 55/48, 55/49, 55/50, 55/51, and 55/52 situated at Verla Village, Bardez Taluka, Goa, sold the said properties to the VENDOR No.1 MR.SIDDHARTH SINGH CHAUDHARY.



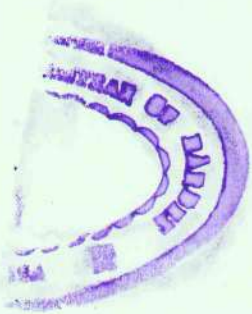
AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTIES", known as (1) XIR' or 'KOLCAN' bearing Survey No.**55/48** admeasuring an area of **975 sq. mtrs**; (2) property known as 'COLCONDEM' also known as 'COLCAN' , bearing Survey No.**55/49**, admeasuring an area of 550 sq. mtrs; (3) property known as 'COLCONDEM' also known as

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'COLCAN' bearing Survey No.**55/50** admeasuring an area of **250 sq. mtrs**, (4) property known as 'COLCONE' bearing Survey No.**55/51**, admeasuring an area of **225 sq. mtrs**, & (5) property known as 'KOLCAN' , bearing Survey No.**55/52**, admeasuring an area of **100 sq. mtrs**, with a house in dilapidated condition, all situated at Verla, Bardez, Goa, within the jurisdiction of Village Panchayat of Verla, Canca, Bardez, Taluka Registration Sub District of Bardez, District of North Goa and State of Goa, totally admeasuring an area of 2,100 Square Meters, which is described under **SCHEDULE - I, II, III, IV & V** hereunder written. Hereinafter referred to "SAID PROPERTIES"



AND WHEREAS the above named VENDORS have represented to the PURCHASER herein that the "SAID PROPERTIES" are free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions.

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AND WHEREAS the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTIES".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTIES" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTIES".

That the "SAID PROPERTIES" are not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever. That no other person/persons herein other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTIES" or have any right, claim or interest over the same or any part thereof and that the VENDORS have absolute right to dispose and/or sell the "SAID PROPERTIES" and/or deal with it in any manner whatsoever.


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That there is no legal bar or impediment for this transaction and that the "SAID PROPERTIES" are free from encumbrances, liens and/or charges.

That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS regarding the "SAID PROPERTIES".



That neither the "SAID PROPERTIES" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

That neither the "SAID PROPERTIES" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

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That there are no dues or any other liability outstanding in respect of the "SAID PROPERTIES".

That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS, or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the "SAID PROPERTIES" unto and to the use of the PURCHASER.



AND WHEREAS solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the "SAID PROPERTIES" to itself.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTIES" more particularly

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described under **SCHEDULE – I , II, III, IV & V** hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the “SAID PROPERTIES” from the VENDORS and the VENDORS have agreed to sell the “SAID PROPERTIES” to the PURCHASER for a total price and/or consideration of **Rs. 2,73,00,000/- (Rupees Two Crore Seventy Lakhs Only)**, which is its fair market value.



AND WHEREAS now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the “SAID PROPERTIES” unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS, VENDOR NO.1 is married to VENDOR NO.2, under the family laws of the Republic of India, (i.e. outside of the operation of the Family Laws of Goa) and

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they are not subject to any regime of comunhao de bens or communion of assets.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs. 2,73,00,000/-** (**RUPEES TWO CRORE SEVENTY LAKHS ONLY**) which amount after deduction of TDS @ 1% equivalent to **RS. 2,73,000/-** (**RUPEES TWO LAKHS SEVENTYTHREE THOUSAND ONLY**) works out to **Rs. 2,70,27,000/-** (**RUPEES TWO CRORES SEVENTY LAKHS TWENTY SEVEN THOUSAND ONLY**), is paid by the PURCHASER in the manner more particularly stipulated in the **SCHEDULE VI** hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the "SAID PROPERTIES" which property is more particularly described in **SCHEDULE I, II, III, IV & V** hereunder



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written and is delineated in **RED** in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the "SAID PROPERTIES" belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the "SAID PROPERTIES" hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.



2. That VENDORS do hereby assure the PURCHASER that the "SAID PROPERTIES" hereby sold are free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the "SAID PROPERTIES", by way of Sale, and there are no impediments whatsoever against such disposition. The covenant that the "SAID PROPERTIES" are free from any restraint order or injunction order passed by any court of law, and are also free from any adverse observation in any

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decree of any court. The VENDORS covenant that there is no litigation pending regarding the "SAID PROPERTIES" and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the "SAID PROPERTIES" or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the " SAID PROPERTIES" or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the "SAID PROPERTIES" and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the "SAID PROPERTIES". The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the "SAID PROPERTIES" by any authority or government department.

3. The possession of the "SAID PROPERTIES" hereby sold by VENDORS have been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the "SAID PROPERTIES"

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mentioned in Schedule I, II, III, IV & V hereunder written.

The PURCHASER shall also be entitled to apply for and transfer in their favour, the "SAID PROPERTIES" hereby purchased in all other public records, village records, etc.

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS to the "SAID PROPERTIES" hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the "SAID PROPERTIES" by way of easements, prescription and/or any other proprietary rights of whatsoever nature on an account of long user and /or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the

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same.

6. That VENDORS do hereby assure the PURCHASER that the "SAID PROPERTIES" hereby sold by the VENDORS are free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTIES by way of sale.

7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the "SAID PROPERTIES" hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the "SAID PROPERTIES" or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

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9. That in case of increase in area of the SAID PROPERTIES if found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

10. The VENDORS, and the PURCHASER hereby declare that the "SAID PROPERTIES" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The price paid corresponds to the market value the SAID PROPERTIES and accordingly stamp duty of **RS. 12,28,500 /-** (Twelve Lakhs Twenty Eight Thousand And Five Hundred Only) has been affixed herewith.

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SCHEDULE I**(Description of the "SAID PROPERTY bearing Survey
No. 55/48)"**

ALL THAT IMMOVABLE PROPERTY known as 'XIR' or 'KOLCAN' situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Sub-District of Registration Sub-District of State of Goa North District, described in the Land Registration Office under no. 50198 of Book B 105 at page 176 reverse, not found enrolled in the Taluka Revenue Office. The said property is presently surveyed in the Record of rights under survey no. 55, sub Division 48 for the Village Verla, Bardez Taluka. The said property admeasures about 975 sq. mtrs. And is bounded as under:-

EAST: By property bearing survey no. 55/49, 55/ 58, 55/59 and 55/70

WEST: By property bearing survey no. 55/44 and 55/47;

NORTH: By property bearing survey no. 58/18;

SOUTH: By property bearing survey no. 55/71.

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SCHEDULE II**(Description of the "SAID PROPERTY bearing Survey
No. 55/49)"**

ALL THAT PLOT of land/property known as 'COLCONDEM' also known as 'COLCAN' admeasuring 550 sq. mtrs. situated at Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka, and Sub-District of Bardez, District of North Goa, State of Goa neither described in the Land Registration Office, nor enrolled in the Taluka revenue Office, but surveyed in the old cadastral survey no. 127 and presently surveyed under new survey no.55/49 and is bounded as follows:

EAST: By property bearing survey no. 55/50;

WEST: By property bearing survey no. 55/48;

NORTH: By property bearing survey no. 58/18;

SOUTH: By property bearing survey no. 55/58.

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SCHEDULE III**(Description of the "SAID PROPERTY bearing Survey No. 55/50)"**

ALL THAT PLOT of land/property known as 'COLCONDEM' also known as 'COLCAN' admeasuring an area of 250 sq. mtrs. situated at Verla, within the limits of Village Panchayat of Verla, Canca, Taluka, and Sub-District of Bardez, District of North Goa, State of Goa neither described in the Land registration Office nor enrolled in the Taluka revenue Office, but surveyed in the old cadastral survey no. 129 and presently surveyed under new survey no.55/50 and is bounded as follows:

EAST: By property bearing survey no. 55/51;

WEST: By property bearing survey no. 55/49;

NORTH: By property bearing survey no. 58/18 of Comunidade of Verla;

SOUTH: By property bearing survey no. 55/40.

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SCHEDULE IV**(Description of the "SAID PROPERTY bearing Survey No. 55/51)"**

ALL THAT PLOT of land/property known as 'COLCONE' also admeasuring an area of 225 sq. mtrs. situated at Verla, within the Gram Panchayat of Verla, Canca, Taluka Bardez and Sub-District of Bardez, District of North Goa, State of Goa, neither described in the Land registration Office nor enrolled in the Taluka Revenue Office, but surveyed under survey no. 55/51 and bounded as follows:

EAST: By Nallah;

WEST: By property bearing survey no. 55/50,;

NORTH: By property bearing survey no. 58/18 of Comunidade of Verla;

SOUTH: By property bearing survey no. 55/52



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SCHEDULE V**(Description of the "SAID PROPERTY bearing Survey
No. 55/52)"**

ALL THAT PLOT of land of the property known as 'KOLCAN' also admeasuring 100 sq. mtrs. With a house in dilapidated condition situated in village Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka and Bardez Sub-District of Registration District of State of Goa, North District, neither described in the Land registration Office nor enrolled in the Taluka Revenue Office, but surveyed under survey no. 55/52 and bounded as follows:

EAST: By Nallah;

WEST: by property bearing survey no. 55/40;

NORTH: By property bearing survey no. 55/51;

SOUTH: By property bearing survey no. 55/54



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SCHEDULE VI**(CONSIDERATION)**

RS. 2,73,00,000/- (RUPEES TWO CRORE SEVENTY LAKHS ONLY), Paid to the VENDORS in the following manner

PAID TO VENDORS IN RUPEES				
NAME	Total Amount	TDS %	TDS deducted	Final Amount
MR. SIDDHARTH SINGH CHAUDHARY	2,73,00,000/-	1%	2,73,000/-	Rs. 2,70,27,000/-
Paid via RTGS to VENDORS Vide UTR No.				

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this Twenty Seventh day of the Month of April Two Thousand and Twenty-Two, at Mapusa, Bardez-Goa. (27/04/2022).



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SIGNED AND DELIVERED

By within name

The VENDOR NO.1

MR. SIDDHARTH SINGH

CHAUDHARY for self and as

POA holder for VENDOR NO.2

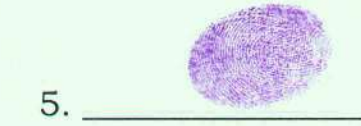
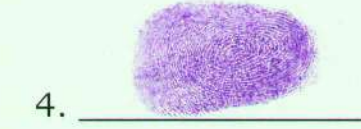
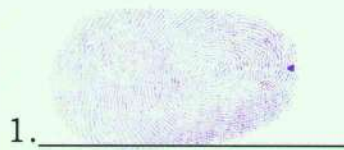
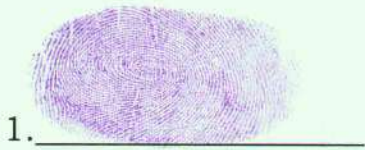
MRS.TULIKA CHAUDHARY

Left Hand Finger Impressions Right Hand Finger Impressions




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SIGNED AND DELIVERED
SIGNED, SEALED AND
DELIVERED BY THE
WITHIN NAMED PURCHASER
VIANAAR INFRA LLP

Represented by its Partner
MR. AKSHAY CHAUDHRY through
his POA holder,
MRS. ALISHA V. POLLE



Left Hand Finger Impressions Right Hand Finger Impressions



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WITNESSES:

1. Name : Satvesh Sawant

Age : 27

Residential Add. : Saligao

Signature : 

2. Name : Sario Monteiro

Age : 31

Residential Add. : Pirar

Signature : 



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25/11

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



Plan Showing plots situated at
Village : VERLA
Taluka : BARDEZ
Survey No./Subdivision No. : 55/ 48
Scale :1:1000

CBAR 122-2195

S. No. 58

18
48
44
49
47

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



SURVEY No. 55

Generated By : Mitali Naik (D' Man Gr. II)

On : 02-02-2022

vianaar Infra LLP

Compared By:

Authorized Signatory

2022-622-1944 28
23/04/22



Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Bardez Taluka, Verla Village
Survey No.: 55 , Subdivision No.: 49



Scale 1:1000

Reference No.: CBar122-2195-824921

58/18

55/50

55/49

55/48

55/53

SURVEY No. 54

55/56

This record is computer generated on 25-01-2022 03:19:23. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

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NOTE: PLAN TO BE PRINTED ON A4 SIZE

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2022-BK2-1994
27107/2029

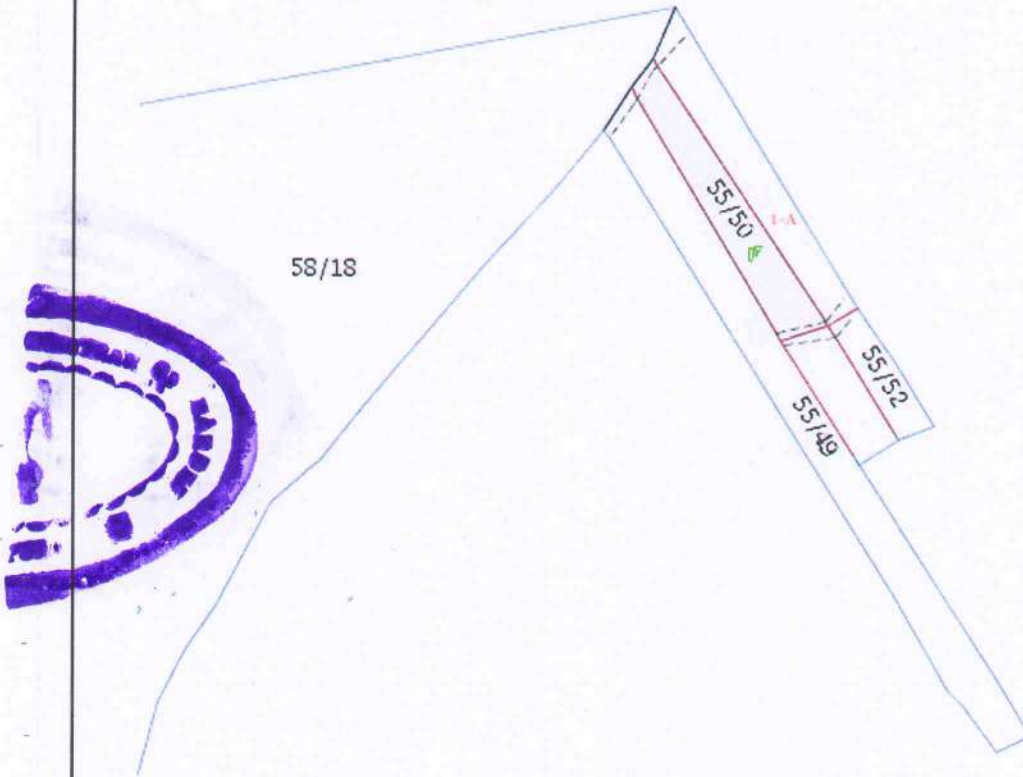


Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Verla Village
Survey No.: 55 , Subdivision No.: 50



Scale 1:1000

Reference No.: CBAR122-2195-824922




This record is computer generated on 25-01-2022 03:19:56. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

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NOTE: PLAN TO BE PRINTED ON A4 SIZE

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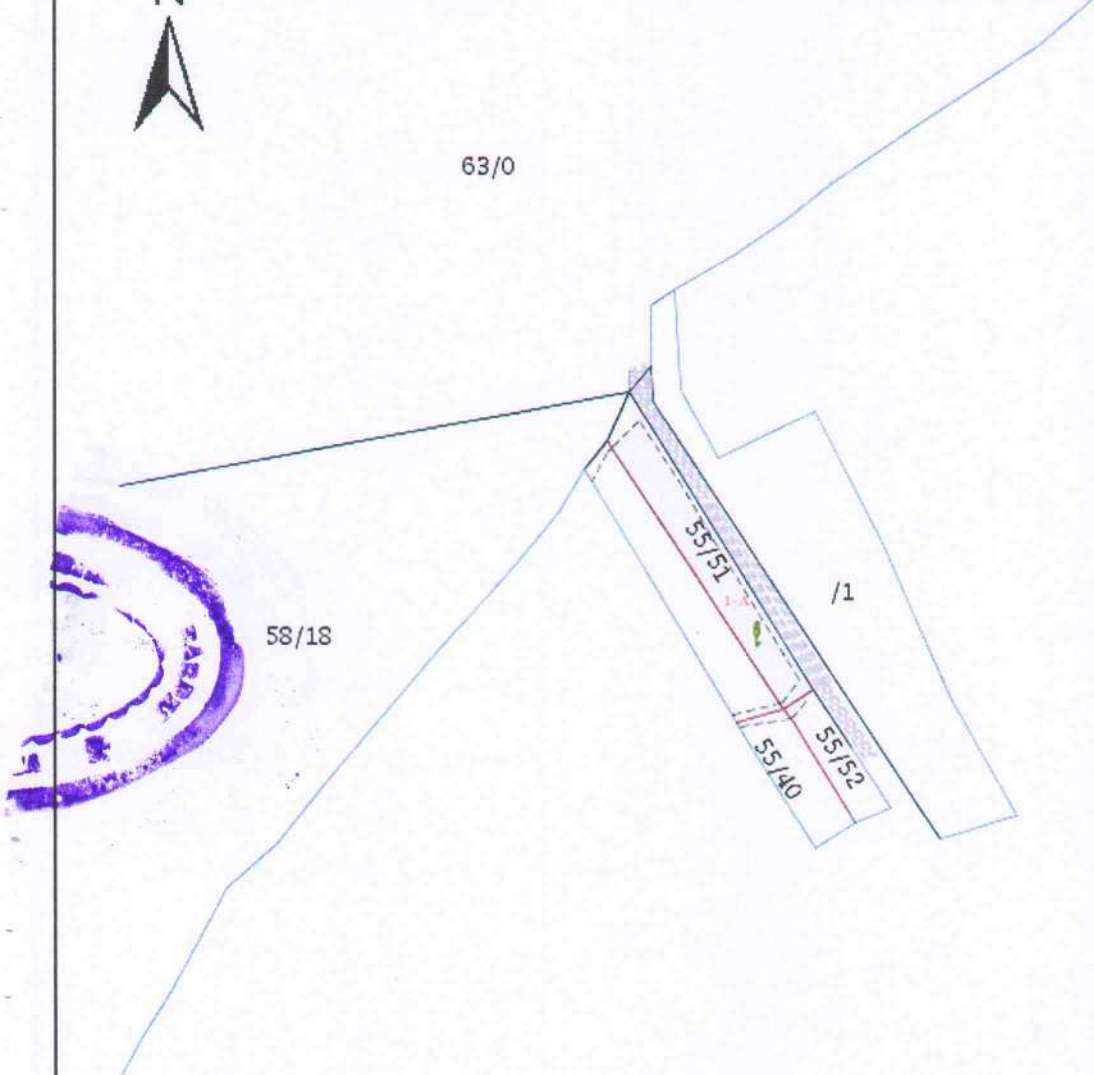


Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Verla Village
Survey No.: 55 , Subdivision No.: 51



Scale 1:1000

Reference No.: CBAR122-2195-824923



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NOTE: PLAN TO BE PRINTED ON A4 SIZE

Siddhant

Vianaar Infra LLP

[Signature]
Authorized Signatory

2022-822-1947
2710412-31



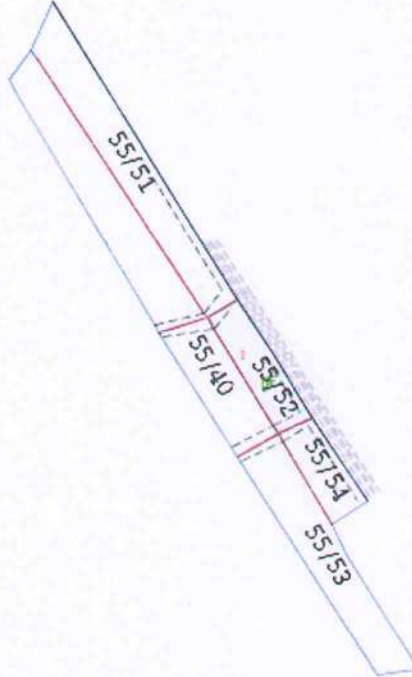
Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Bardez Taluka, Verla Village
Survey No.: 55 , Subdivision No.: 52



Scale 1:1000

Reference No.: CBar122-2195-824924



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Vianaar Infra LLP

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Siddhaiah

[Signature]
Authorized Signatory

**FORM I & XIV**

100014864487

Date : 20/04/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Verla
गांव
Name of the Field Kolcan
शेताचे नांव

Survey No. 55
सर्वे नंबर
Sub Div. No. 48
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.09.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.75

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदारचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Siddharth Singh Chaudhary		63190	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



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Date : 20/04/2022

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Taluka BARDEZ
तालुका
Village Verla
गांव
Name of the Field Kolcan
शेताचें नांव

Survey No. 55
सर्वे नंबर
Sub Div. No. 48
हिस्सा नंबर
Tenure
सत्ता प्रकार



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FORM I & XIV

100014864524

Date : 20/04/2022

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Taluka	BARDEZ	Survey No.	55
तालुका		सर्वे नंबर	
Village	Verla	Sub Div. No.	49
गांव		हिस्सा नंबर	
Name of the Field	Kolcan	Tenure	
शेताचें 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
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.05.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक ज़मीन	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.05.50

Assessment :	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेदियाल		रेंट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कब्जेदाराचे नांव	खाते नंबर	फेरफार नं	शेरा
1.	Siddharth Singh Chaudhary		64584	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



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100014864524

Date : 20/04/2022

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Taluka BARDEZ

तालुका

Village Verla

गांव

Name of the Field Kolcan

शेताचें नांव

Survey No. 55

सर्वे नंबर

Sub Div. No. 49

हिस्सा नंबर

Tenure

सत्ता प्रकार



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100014864544

Date : 20/04/2022

नमुना नं १ व १४

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Taluka BARDEZ
तालुका
Village Verla
गांव
Name of the Field Kolcan
शेताचें नांव

Survey No. 55
सर्वे नंबर
Sub Div. No. 50
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.02.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.02.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.02.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Siddhanta Singh Choudhary		63189	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



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100014864544

Date : 20/04/2022

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Taluka BARDEZ

तालुका

Village Verla

गांव

Name of the Field Kolcan

शेताचें नांव

Survey No. 55

सर्वे नंबर

Sub Div. No. 50

हिस्सा नंबर

Tenure

सत्ता प्रकार



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FORM I & XIV

100014864591

Date : 20/04/2022

नमुना नं १ व १४

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Taluka	BARDEZ	Survey No.	55
तालुका		सर्वे नंबर	
Village	Verla	Sub Div. No.	51
गांव		हिस्सा नंबर	
Name of the Field	Kolcan	Tenure	
शेताचें नांव		सत्ता प्रकार	

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.02.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.02.25

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.02.25	

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant आलेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Siddharth Singh Chaudhary		63188	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



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Date : 20/04/2022

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नमुना नं १ व १४

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Taluka BARDEZ

तालुका

Village Verla

गांव

Name of the Field Kolcan

शेताचें नांव

Survey No. 55

सर्वे नंबर

Sub Div. No. 51

हिस्सा नंबर

Tenure

सत्ता प्रकार



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100014864983

Date : 20/04/2022

नमुना नं १ व १४

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Taluka BARDEZ
तालुका
Village Verla
गांव
Name of the Field Kolcan
शेताचे नांव

Survey No. 55
सर्वे नंबर
Sub Div. No. 52
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.01.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.01.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.01.00

Assessment आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
--------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Siddharth Singh Chaudhary		64578	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



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Date : 20/04/2022

नमुना नं १ व १४

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Taluka BARDEZ
तालुका
Village Verla
गांव
Name of the Field Kolcan
शेताचें नांव

Survey No. 55
सर्वे नंबर
Sub Div. No. 52
हिस्सा नंबर
Tenure
सत्ता प्रकार



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Apr-2022 01:10:29 pm

Document Serial Number :- 2022-BRZ-1944

Presented at 12:59:55 pm on 27-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1228500
2	Registration Fee	819000
3	Mutation Fees	5000
4	Processing Fee	2820
Total		2055320

Stamp Duty Required :1228500/-






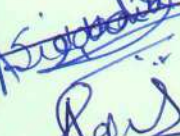














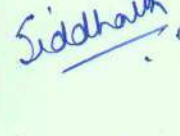


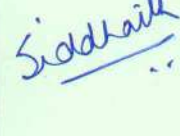


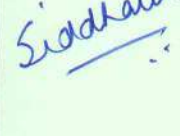


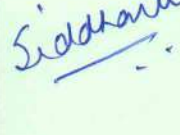
Stamp Duty Paid : 1229000/-




Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha A Shirodkar Alias Alisha V Polle ,Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H No 443 Prerna Canca Bardez Goa, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED]			
2	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED]			
3	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED]			
4	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED]			
6	Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Perna Canca Bardez Goa, PAN No.: [REDACTED]			
7	Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Perna Canca Bardez Goa, PAN No.: [REDACTED]			
8	Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Perna Canca Bardez Goa, PAN No.: [REDACTED]			
9	Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Perna Canca Bardez Goa, PAN No.: [REDACTED]			
10	Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Perna Canca Bardez Goa, PAN No.: [REDACTED]			
11	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 39, Marital Status: ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED] , as Power Of Attorney Holder for Tulika Chaudhary Alias Tulika Sipani			
12	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED] , as Power Of Attorney Holder for Tulika Chaudhary Alias Tulika Sipani			
13	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED] , as Power Of Attorney Holder for Tulika Chaudhary Alias Tulika Sipani			
14	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED] , as Power Of Attorney Holder for Tulika Chaudhary Alias Tulika Sipani			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
15	Siddharth Singh Chaudhary , Father Name:Sawai Singh Chaudhary, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, 144 Janak Marg Hanuman Nagar Ext Sirsi Road Jaipur Rajashtan, PAN No.: [REDACTED] , as Power Of Attorney Holder for Tulika Chaudhary Alias Tulika Sipani			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 31, DOB: , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, Fetorim Piedade Divar Goa, Fetorim Piedade Divar Goa, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Satvesh Sawant, Age: 27, DOB: , Mobile: 8600175410 , Email: , Occupation: Service , Marital status : Married , Address: 403511, H.No 7/70-A Arraraim Salmona Saligao, H.No 7/70-A Arraraim Salmona Saligao, Saligao, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Book :- 1 Document

Registration Number :- **BRZ-1-1876-2022**

Date : 27-Apr-2022

Mawant
27/04/2022
SUB-REGISTRAR
BARDEZ

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



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:- 27-Apr-2022 13:11:33
Date of Receipt: 27-Apr-2022

Receipt No : 2022-23/9/429
Serial No. of the Document : 2022-BRZ-1944
Nature of, Document : **Conveyance - 22**
Received the following amounts from **Alisha A Shirodkar Alias Alisha V Polle** for Registration of above Document in Book-1 for the year 2022


Registration Fee	819000	E-Challan	• Challan Number : 202200332519 • CIN Number : CPABOYCLT4	819000
Processing Fee	2820	E-Challan	• Challan Number : 202200332519 • CIN Number : CPABOYCLT4	3000
Total Paid	822000 (Rupees Eight Lakh Twenty Two Thousands only)			

Probable date of issue of Registered Document: / /

Siddhant
27/04/2022
Signature of the Sub-Registrar

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

Name of the Person Authorized :

Sumanth Nair 

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 **27-Apr-2022**

Signature of the person receiving the Document

Siddhant
Signature of the Presenter
For
11-05-2022
Signature of the Sub-Registrar