



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 8383000/-

(Rupees Eighty Three Lakhs Eighty Three Thousands only)

**PAID VIDE E-RECEIPT NO 202400665312 DATED :13-Sep-2024,
IN THE GOVERNMENT TREASURY.**



**Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Pernem)**

**SUB-REGISTRAR
PERNEM**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400054185
DOCUMENT SERIAL NUMBER	:	2024-PNM-586
DATE OF PRESENTATION	:	27-Sep-2024
DOCUMENT REGISTRATION NUMBER	:	PNM-1-610-2024
DATE OF REGISTRATION	:	27-Sep-2024
NAME OF PRESENTER	:	ASHWIN CARLOS COSTA
REGISTRATION FEES PAID	:	₹4192000/-
PROCESSING FEES PAID	:	₹5000/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/21



Echallan No. 202400665312

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 10/09/2024 17:33:24

Name and Address of Party: OLALIANESTATE | 8600175410
OFFICE NO 56 TITANIUM BUILDING

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 8383000.00

Total Amount: ₹ 8,383,000.00

(Rs. Eighty Three Lakh Eighty Three Thousand Only)

Department Data:

202400054185 NOTARY|202400054185 NOTARY

Bank ref No:

CPAEFIJZB2

Status:

Success

Payment Date:

13/09/2024 10:29:30

Payment Gateway:

SBI_MOPS



2024-PNM-586
27/09/2024

DEED OF SALE

This **DEED OF SALE** is entered into at Pernem, Goa on this 26th day of the month of **September** of the year **Two Thousand and Twenty-Four. (26-09-2024)** by and;

R.M. CONSTRUCTION

Proprietor

OLALIAN ESTATE PRIVATE LIMITED

Authorised Signatory

BETWEEN

M/s R. M. CONSTRUCTION, a Proprietorship concern having its office 4/3/D7 Sattadhar Building, Peddem, Mapusa, Goa, having Mhapsa municipal council Trade License No. T/O/7043, represented by its Sole Proprietor, **MR. PURUSHOTTAM RAJARAM VAST**, son of late Mr. Rajaram Raghunath Vast, aged 68 years, Business, married, Indian National, holder of PAN No. [REDACTED] and having Aadhar Card bearing No. [REDACTED] resident of H. No 443, Vasta Waddo, Keri, Pernem, North- Goa, Goa, INDIA - 403512, hereinafter referred to as "**VENDOR**" (*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

OLALIAN ESTATE PRIVATE LIMITED, a company incorporated under the Company Act 1956, having cooperate identity no CIN: U45309GA2017PTC013279, having PAN No. [REDACTED] and their registered office at Unit No. 56, 5th Floor, Titanium Building, Mapusa, North-Goa, Bardez, India – 403507, represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 65

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years, business, married, Indian National, having PAN Card No. [REDACTED], resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi, INDIA -110068, hereinafter referred to as **"PURCHASER"** (*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 of Directors resolution No. (2024-2025/3) dated 04/06/2024, represented herein through duly constituted Power of Attorney **Adv. ASHWIN CARLOS COSTA** S/o Francisco Celestino Costa, 32 years of age, Indian National, Advocate, unmarried, Holder of PAN Card No. [REDACTED] resident of H. No. 182/1, Santa Cruz Waddo, Ponda Goa, 403401, vide Power of Attorney dated 25/06/2024 duly notarized before the Notary Public Adv. Sanyogita Tis Hazari Courts, Delhi bearing Registration No. 7517 at Delhi, of the **SECOND PART**

(The **VENDOR** and the **PURCHASER** are jointly referred to as **"PARTIES"**)

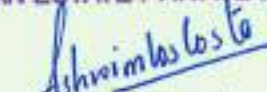
A. **AND WHEREAS** the **VENDOR** represented to the **PURCHASER** that the Vendor is the owner in possession of the Property, more particularly described in **SCHEDULE I** attached herewith and shown in the survey plan annexed as **ANNEXURE I** hereafter referred as the

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Ashwin Carlos Costa
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"SAID PROPERTY".

B. **AND WHEREAS** there exists a property known as **"BHATLE DANDOS VITHAL ANANT SHENAL"** admeasuring an area of 4729 m², surveyed under Survey No. 374 Sub-Division No. 8, situated in the village Mandrem, Pernem, Goa, North District of Goa, State of Goa, the said property is neither found described in the land Registration Office, nor found registered in the Taluka Revenue Office, situated within the village Panchayat jurisdiction of Mandrem, Pernem-Goa which property shall hereinafter be referred to as the SAID PROPERTY, more particularly described in **SCHEDULE I**.

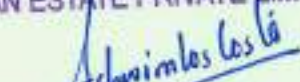
C. **AND WHEREAS** the said property originally belonged to late Mr. Mangesh Sawalaram Mandrekar and his wife Mrs. Mathurabi Mangesh Mandrekar who died on 22/10/1980 and 03/03/1988 respectively in Mumbai, Maharashtra leaving behind them their son i.e. Mr. Sitaram Mangesh Mandrekar who is their sole and universal legal heir to the estate.

D. **AND WHEREAS** the name of Mr. Mangesh Sawalaram Mandrekar figures in the Index of land i.e. Form 3 of Village Mandrem, Pernem Taluka and also his name is reflected in Form 9 bearing Entry No. 670 dated 22/08/1970 showing that Mr. Mangesh Sawalaram Mandrekar

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was the occupant since before the survey with respect to the said Survey No. 374/8 of Mandrem village.

E. **AND WHEREAS** upon demise of Mangesh Sawalaram Mandrekar and his wife Mathurabi Mangesh Mandrekar, an Inventory Proceeding was initiated by their son Mr. Sitaram Mangesh Mandrekar before the Civil Judge Senior Division of Bardez at Mapusa, Goa bearing Inventory Proceedings No. 440/2016/C and by Order of Homologation dated 21/06/2017 passed by the Hon'ble Civil Judge Senior Division in the said Inventory Proceedings the above said property listed in item No. 7 of the Description of Assets has been allotted to Mr. Sitaram Mangesh Mandrekar and his legally wedded wife Mrs. Kumud Sitaram Mandrekar who has acquired undivided half share in the estate as per the provisions of law of the Portuguese regime of communion of Assets.

F. **AND WHEREAS** upon confirmation and allotment of the Inventory Proceedings No. 440/2016/C and by Order of Homologation dated 21/06/2017 passed by the Hon'ble Civil Judge Senior Division in the said Inventory Proceedings to Mr. Sitaram Mangesh Mandrekar and his legally wedded wife Mrs. Kumud Sitaram Mandrekar became exclusive owner in possession of the said property.



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G. **AND WHEREAS** Vide Deed of Sale dated 23/10/2017, registered with the Civil Registrar cum Sub-Registrar and Notary Ex-Officio of Pernem under Serial No. 656 of Book No. I Document, having Registration Number – PNM-BK-1-00652-2017 having CD Number PNMD14 dated 23-10-2017, the said Mr. Sitaram Mangesh Mandrekar and wife Mrs. Kumud Sitaram Mandrekar sold the SAID PROPERTY in favour of the VENDOR i.e. **M/s. R. M. CONSTRUCTION.**

H. **AND WHEREAS** by virtue of the Deed of Sale dated 23/10/2017 the VENDOR became the owner in possession of the said property.

I. **AND WHEREAS** having acquired exclusive right and title to the said property, the VENDOR got its name mutated in the occupant's column of Survey No. 374/8 of Mandrem Village.

J. **AND WHEREAS** the VENDOR, subject to the execution of a Sale Deed and receipt of consideration as set out below, is desirous of selling an area of 4729 m2 of the SAID PROPERTY as depicted in the plan annexed herewith to the PURCHASER and the PURCHASER is desirous of purchasing area of 4729 m2 of the SAID PROPERTY more particularly described in Schedule I as depicted in the plan annexed herewith from the VENDOR, free from any liens, charges,

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mortgages, and encumbrances *hereinafter be referred to as the* ('SAID PROPERTY'), and marked in red in the sketch annexed hereto.

K. **AND WHEREAS** the PURCHASER, jointly and severally, bind to the VENDOR that shall specifically perform its obligation of selling and/or transferring and/or conveying clear and marketable title of the SAID PROPERTY bearing Survey No. 374/8 of Village Mandrem, Pernem-Goa, as indicated in the plan to the PURCHASER, free from all liens, encumbrances and/or encroachments, and so also the PURCHASER binds to the provisions of Specific Relief Act for specific performance of the purchase of the said property bearing Survey No. 374/8 of Village Mandrem, Pernem-Goa.

L. For bonafide needs and requirements, the VENDOR, agrees to sell, transfer, convey and assign its share, title, right and interest of the SAID PROPERTY to the PURCHASER free from any liens, charges, mortgages, encumbrances, etc. thereon, and the PURCHASER agrees to purchase share, title, right and interest of the SAID PROPERTY free from any liens, charges, mortgages, encumbrances, etc. thereon, with all rights of ownership, possession, privileges, easements and appurtenances, patent or latent, enjoyed and reputed to be enjoyed in



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respect of the SAID PROPERTY for a Sale Price of ₹13,97,12,000/- (*Rupees Thirteen Crores Ninety-Seven Lakhs Twelve Thousand Only*) which is its fair market value, which will be paid by the PURCHASER to the VENDOR for the SAID PLOT on terms and conditions mentioned herein.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

On mutual understanding and consent of the parties herein to this Deed of Sale is carried the following terms and conditions on parties as applicable.

1. That in consideration of payment of ₹13,97,12,000/- (*Rupees Thirteen Crores Ninety-Seven Lakhs Twelve Thousand Only*) paid by the PURCHASER in the manner stated hereunder, the VENDOR do hereby convey and transfer by Sale in favour of PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in SCHEDULE – I hereunder written and is delineated in red in the plan annexed hereto as ANNEXURE- I with all trees, fences, ways, water courses, structures, rights and privileges, accesses, easement and appurtenances whatsoever to the SAID PROPERTY 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 VENDOR into or upon

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the SAID PROPERTY 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. The full and final consideration for the sale of the said property amounting to ₹ ₹13,97,12,000/- (*Rupees Thirteen Crores Ninety-Seven Lakhs Twelve Thousand Only*) is paid by the PURCHASER to the VENDOR, in the manner more particularly stipulated in the SCHEDULE II towards the purchase of the share, title, right and interest towards the SAID PROPERTY, receipt of which the VENDOR hereby admits and acknowledges in the following manner

- i. The above said amount of ₹40,00,000/- (*Rupees Forty Lakhs Only*) has been paid to the VENDOR who has received the same, from HDFC Bank, Delhi branch vide UTR No. HDFCR52024070171132142 dated 01/07/2024 for property bearing survey no 374/8 of village Mandrem
- ii. The above said amount of ₹12,87,26,400/- (*Rupees Twelve Crores Eighty-Seven Lakhs Twenty-Six Thousand Four Hundred Only*) has been paid to the VENDOR who has received the same, from HDFC Bank, Delhi branch vide



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Proprietor

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Authorised Signatory

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UTR No. HDFCKS2024092796646804 dated 27/09/2024

for property bearing survey no 374/8 of village Mandrem

iii. The VENDORS admit and acknowledge having received the above payments and the TDS Challan Nos. 52073.

3. The **VENDOR** has hand over peaceful vacant possession of the SAID PROPERTY to the **PURCHASER** on receipt of the total consideration of **₹13,97,12,000/- (Rupees Thirteen Crores Ninety-Seven Lakhs Twelve Thousand Only).**



4. That VENDOR do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from all encumbrances whatsoever and VENDOR have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDOR covenant that to their knowledge the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court as against the VENDOR. The VENDOR covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against the said property, on any account whatsoever, and that there is no dispute pending regarding this land as against the

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m
 Proprietor

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Ashwinbolsla
 Authorised Signatory

VENDOR of which they have received notice from such Court.

5. The PURCHASER acknowledges that Public Notice dated 04-08-2024 was published in English daily newspaper "THE NAVHIND TIMES" through Adv. Savio Monteiro in respect to the Said Property, and no objections were received in pursuance to the said Public Notice.
6. The PURCHASER acknowledges that Public Notice dated 04-08-2024 was published in Marathi daily newspaper "TARUN BHARAT" through Adv. Savio Monterio in respect to the Said Property, and no objections were received in pursuance to the said Public Notice.
7. The VENDOR assures that the present transfer or conveyance of the SAID PROPERTY to the PURCHASER has been made only after resolving any legal disputes or claims that could affect the title or ownership rights of the said property.
8. The possession of the SAID PROPERTY hereby sold by VENDOR have been handed over to PURCHASER today.
9. The PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to SCHEDULE – I hereunder written. THE PURCHASER shall also be entitled to apply



R.M. CONSTRUCTION

[Signature]
Proprietor

OLALIAN ESTATE PRIVATE LIMITED

[Signature]
Authorised Signatory

for and transfer in their favour, the SAID PROPERTY purchased in all other public records, village records etc.

10. That the VENDOR hereby assure the PURCHASER that there are no third-party rights of whatsoever nature created by the VENDOR in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on 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 regards to the same.



11. The VENDOR declare that the vendor has not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY 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 PROPERTY and it is not subject to any acquisition nor have the VENDOR received any notice or notification of the SAID PROPERTY. The VENDOR further declares that the Vendor is not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

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12. That VENDOR do hereby assures the PURCHASER that the SAID PROPERTY hereby sold is free from any known encumbrances whatsoever and VENDOR has absolute title and exclusive right to convey the said property by way of sale.
13. 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 PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDOR or from any person claiming through or under them.
14. That the VENDOR 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 attributable to the VENDOR herein after the acquisition of rights to the said property herein.
15. The PURCHASER acknowledges of having received all the title documents pertaining to the said property from the Vendor which are original documents, certified copies and/or true copy of the originals which were in possession of the Vendor.



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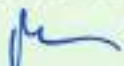
16. That in case of increase in area of the SAID PROPERTY if found on loco at any time in future on resurvey, then the same shall be exclusively owned and possessed and enjoyed by the PURCHASER and the PURCHASER shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDOR, or their successors or any person or persons on their behalf shall not raise any objection of whatsoever nature or demand additional consideration thereof in any manner whatsoever. Similarly in case of decrease in area of the SAID PROPERTY if found on loco at any time in future on resurvey the PURCHASER will neither be entitled to any compensation from the VENDOR nor will the PURCHASER have any legal recourse against the VENDOR or their successors or any person or demand additional consideration thereof in any manner whatsoever.



17. The VENDOR and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to the Schedule Caste/ Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

18. That the Zoning Certificate issued from the Office of the Town and Country Planning Department, Mapusa of the SAID PROPERTY

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bearing Survey No. 374/8 of village Mandrem, Taluka Pernem, Goa, having Reference No. 23/ZI/TCP/PER/679/2022/389, dated 03/11/2022 makes it clear that as per the Regional Plan of Goa 2021 the property under reference falls in the PARTLY SETTLEMENT ZONE and PARTLY ORCHARD ZONE CATEGORY (VP-2) with permissible FAR 60.

19. The consideration for the sale of the SAID PROPERTY is ₹13,97,12,000/- (*Rupees Thirteen Crores Ninety-Seven Lakhs Twelve Thousand Only*), which is its fair market value. Accordingly, stamp duty of ₹ 83,82,720/- (*Rupees Eight-Three Lakhs Eighty-Two Thousand Seven Hundred and Twenty only*), applicable registration fee of ₹ 41,91,360/- (*Rupees Forty-One Lakhs Ninety-One Thousand Three Hundred and Sixty only*) and Processing Fees of INR. 5,000/- (*Rupees Five Thousand only*) are paid on this Deed.
20. This Deed of Sale shall remain in the custody of the PURCHASER



R.M. CONSTRUCTION

[Signature]
Proprietor

OLALIAN ESTATE PRIVATE LIMITED

[Signature]
Authorised Signatory

SCHEDULE I

(Description of the SAID PROPERTY)

ALL THAT property known as "BHATLE DANDOS VITHAL ANANT SHENAL" admeasuring an area of 4729 m², surveyed under Survey No. 374 Sub-Division No. 8, situated in the village Mandrem, Pernem, Goa, North District of Goa, State of Goa, the said property is neither found described in the land Registration Office, nor found registered in the Taluka Revenue Office, situated within the village Panchayat jurisdiction of Mandrem, Pernem-Goa and is bounded as under:



On the **NORTH** : By Survey No. 371/0 of village Mandrem

On the **SOUTH** : By Public Road

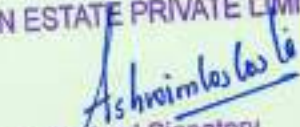
On the **WEST** : By Survey No. 374/7 of Mandrem village

On the **EAST** : By survey No. 374/9 of Mandrem village.

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SCHEDULE II

(CONSIDERATION)

₹ 13,97,12,000/- (Rupees Thirteen Crore Ninety-Seven Lakhs Twelve Thousand only)

Parties	Paid to VENDORS	Nationality	PAN	Total Amount (INR)	TDS	TDS deducted (INR)	Net Paid
1	M/s. R. M. CONSTRUCTION	INDIAN	ACYPV9765F	₹ 40,00,000/-	5%	₹ 69,85,600/-	₹ 40,00,000 /-
1	M/s. R. M. CONSTRUCTION	INDIAN	ACYPV9765F	₹ 13,87,12,000/-			₹ 12,87,26,400/-

₹ 40,00,000/- (Rupees Forty Lakhs only) is paid by the PURCHASER to the VENDOR vide UTR No. **HDFCR52024070171132142** dated **01/07/2024** drawn on HDFC Bank, Delhi branch in the name of M/s. R. M. CONSTRUCTION for property bearing survey no 374/8 of village Mandrem.

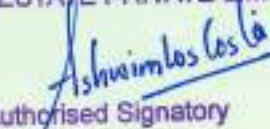
₹ 12,87,26,400/- (Rupees Twelve Crores Eighty-Seven Lakhs Twenty-Six Thousand Four Hundred only) is paid by the PURCHASER to the VENDOR vide UTR No. **HDFCR52024092796646804** dated **27/09/2024** drawn on HDFC Bank, Delhi in the name of M/s. R. M. CONSTRUCTION for property bearing survey no 374/8 of village Mandrem.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written.

R.M. CONSTRUCTION


Proprietor

OLALIAN ESTATE PRIVATE LIMITED


Authorised Signatory

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
PARTY OF THE **FIRST PART**,
M/s R. M. CONSTRUCTION,
Represented by its Sole Proprietor,
Mr. PURUSHOTTAM RAJARAM VAST



R.M. CONSTRUCTION


Proprietor

Left Hand Finger Impressions

Right Hand Finger Impressions

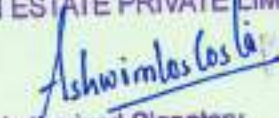
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3.		3.	
4.		4.	
5.		5.	



R.M. CONSTRUCTION


Proprietor

OLALIAN ESTATE PRIVATE LIMITED


Authorised Signatory

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
PARTY OF THE SECOND PART,
OLALIAN ESTATE PRIVATE LIMITED,
Represented by its Director, Mrs. NEELAM NAGPAL,
through POA Holder
Adv. ASHWIN CARLOS COSTA

OLALIAN ESTATE PRIVATE LIMITED

Ashwin Carlos Costa
Authorised Signatory



Left Hand Finger Impressions

Right Hand Finger Impressions



1.		1.	
2.		2.	
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R.M. CONSTRUCTION

R.M. Construction
Proprietor

OLALIAN ESTATE PRIVATE LIMITED

Ashwin Carlos Costa
Authorised Signatory

WITNESSES:

1. Name : Adv. NIKEETA Y. VELGUENKAR
 Age : 33 years
 Address : H. No 3/96, Mudda Vaddo, Bardez
 Saligao, North-Goa, Goa 403511.
 Signature : *N. Velguenkar*

2. Name : Miss. JESLYNN DSOUZA
 Age : 23 years.
 Address : H. No. 145, Quitla, Aldona, North-
 Goa, Bardez, Goa 403508

Signature : *J. Dsouza*

R.M. CONSTRUCTION

[Signature]
 Proprietor

OLALIAN ESTATE PRIVATE LIMITED

Ashwinbhos Costa
 Authorised Signatory





Government of Goa
Directorate of Settlement and Land records
Survey Plan
Pernem Taluka, Mandrem Village
Survey No.: 374 , Subdivision No.: 8



Scale 1:2000

Reference No.: REV192471661T.



371/0



R.M. CONSTRUCTION

[Signature]
Proprietor

OLALIAN ESTATE PRIVATE LIMITED

[Signature]
Authorised Signatory

OLALIAN ESTATE PRIVATE LIMITED

[Signature]
Authorised Signatory

This record is computer generated on 30-08-2024 12:26:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV
नमुना नं १ व १४

100019426918

Date: 30/08/2024

Page 1 of 2

Taluka PERNEM
तालुका
Village Mandrem
गांव
Name of the Field बाटले शरीस विठ्ठल अनंत लेणई
शेताचें नांव

Survey No. 374
सर्वे नंबर
Sub Div. No. 8
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिराफत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.47.29	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.47.29

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	
0000.00.00	0000.00.00	0000.00.00	Grand Total एकूण
			0000.47.29

Assessment : भाकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेंट	Rs. 0.00
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Name of the Occupant वसतवाले नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
M/S R. S. Constructions		25950	

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

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

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिराफत 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 प्राग	Remarks शेरा
	Nil									

End of Report

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

OLALIAN ESTATE PRIVATE LIMITED

Authorised Signatory



FORM I & XIV

100019426918

Date : 30/08/2024

नमुना नं १ व १४

Page 2 of 2

Taluka PERNEM
तालुका
Village Mandrem
गांव
Name of the Field भाटले दोशोम विठ्ठल अनंत शेगई
शेताचें नांव

Survey No. 374
सर्वे नंबर
Sub Div. No. 8
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 30/08/2024 at 12:27:40 as per Online Reference Number - 100019426918. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8839 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Certified that this is a True Copy of the original/certified copy
at Mapusa on 30/08/2024

(Signature)
V. S. G. G. G.
ADVOCATE & NOTARY
Dudhgaon, Goa

Reg. No. 850/2024

OLALIAN ESTATE PRIVATE LIMITED

(Signature)
Authorised Signatory



OFFICE OF THE DY. TOWN PLANNER
TOWN & COUNTRY PLANNING DEPARTMENT,
TALUKA OFFICE PERNEM,
PERNEM - GOA

Ref. No. 23/ZI/TCP/PER/679/2022/1389

Dated: 03/11/2022

LANDUSE/ZONING INFORMATION

The Land use / Zoning of the property bearing Sy. No. 374 Sub-Div. No. 8 of Mandrem village of Pernem Taluka admeasuring 4729.00sq. mts. is as follows:-

As per Regional Plan for Goa 2021, the plot under reference is earmarked as "Partly Settlement Zone" with VP-2 FAR 60, and Partly "Orchard Zone" and effected by propose 15.00 mtrs right of way.

This information is issued based on the application received from Mr. Sajjan G. Shirodkar dated NIL (inward No. 1450 dtd. 31/10/2022) to be read with note give below:-

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter

Processing fees Rs. 2000/- paid vide challan No. 679 dtd. 31/10/2022.

(Ranjan Shirodkar)
Planning Assistant

(Prakash Bandodkar)
Dy. Town Planner

To,
Mr. Sajjan G. Shirodkar
R/o. Dandoswada, Mandrem,
Pernem Goa.



Note:

The land use/Zone information provided is as per Regional Plan/ODP/Zoning Plan inforce as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and for issue of conversion sanad or any other approvals.

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

This certificate is issued based on the order issued vide no: 29/8/TCP/2018(pt file)/602 dtd: 28.03.2018 pertaining to guide line for processing various application and Circular issued vide no. 29/8/TCP/Pt. File/2020/239 dated 31/07/2020 and Ref.No. 29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Sep-2024 11:02:55 am

Document Serial Number :- 2024-PNM-586

Presented at 10:59:01 am on 27-Sep-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Pernem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	8382800
2	Registration Fee	4191360
3	Mutation Fees	2000
4	Processing Fee	4080
Total		12580240

Stamp Duty Required : 8382800/-

Stamp Duty Paid : 8383000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHWIN CARLOS COSTA, Father Name: FRANCISCO CELESTINO COSTA, Age: 32, Marital Status: , Gender: Male, Occupation: Advocate, Address1 - HOUSE No. 182/1, SANTACRUZ WADO, NR. OPP. KURTARKAR NAGRI, PONDA, GOA - 403401, Address2 - PAN No.: [REDACTED]			 Oshwin Estate Private Limited Ashwin Carlos Costa Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	M/s. R. M. CONSTRUCTION REPRESENTED BY ITS SOLE PROPRIETOR Mr. PURUSHOTTAM RAJARAM VAST, Father Name: Mr. RAJARAM RAGHUNATH VAST, Age: 63, Marital Status: Married, Gender: Male, Occupation: Business, HOUSE No. 443, VASTA WADDO, KERI, PERHEM, NORTH-GOA, GOA, PAN No.: [REDACTED]			 R.M. CONSTRUCTION Proprietor
2	ASHWIN CARLOS COSTA, Father Name: FRANCISCO CELESTINO COSTA, Age: 32, Marital Status: , Gender: Male, Occupation: Advocate, HOUSE No. 182/1, SANTACRUZ WADO, NR. OPP. KURTARKAR NAGRI, PONDA, GOA - 403401. PAN No.: [REDACTED] as Power Of Attorney Holder for NEELAM NAGPAL DIRECTOR OF OLALIAN ESTATE PRIVATE LIMITED			 Oshwin Estate Private Limited Ashwin Carlos Costa Authorized Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: NIKEETA YESHWANT VELGUENKAR, Age: 33, DOB: 1990-11-14, Mobile: 8600175410, Email: , Occupation: Advocate, Marital status: Married, Address: 403511, H. NO. 3/95 MUDDA WADDO BARDEZ SALIGAO NORTH-GOA, H. NO. 3/96 MUDDA WADDO BARDEZ SALIGAO NORTH-GOA, Sangolda, Bardez, North Goa, Goa			
2	Name: JESLYNN DSOUZA, Age: 23, DOB: 2001-02-20, Mobile: 8600175410, Email: , Occupation: Service, Marital status: Unmarried, Address: 403508, H. NO. 145 QUITLA ALDONA NORTH-GOA BARDEZ GOA, H. NO. 145 QUITLA ALDONA NORTH-GOA BARDEZ GOA, Aldona, Bardez, North Goa, Goa			



Document Serial No:-2024-PNM-586

Book :- 1 Document
Registration Number :- **PNM-1-610-2024**
Date : 27-Sep-2024

Shree
27/9/24

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

SUB-REGISTRAR
PERNEM

Scan By :- Pooja Paiselkar

P
30/9/24



Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 27-Sep-2024 11:03:41

Date of Receipt: 27-Sep-2024

Receipt No : 2024-25/3/579

Serial No. of the Document : 2024-PNM-586

Nature of Document : **Cogveyance - 22**

Received the following amounts from **ASHWIN CARLOS COSTA** for Registration of above Document in Book-1 for the year 2024

Registration Fee	4191360	E-Challan(Online fee)	• Challan Number : 202400665304 • CIN Number : CPAEFJTYC	4192000
Processing Fee	4080	Payment to ITG	• Bank Reference No. : pay_Ovq8pPzqxYtgvb • NCERS Transaction No. : 3da7c6603958a1adc802a	5000
Total Paid	4197000 (Rupees Forty One Lakhs Ninety Seven Thousands 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 :

PREDEEP KANKONKAR

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 Date 27-Sep-2024

Signature of the person receiving the Document

Signature of the Sub-Registrar

Signature of the Authorized Signatory

Signature of the Sub-Registrar