



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 101500/-

(Rupees One Lakh One Thousand Five Hundred only)

**PAID VIDE E-RECEIPT NO 202400567311 DATED :05-Aug-2024,
IN THE GOVERNMENT TREASURY.**




Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202400038491
DOCUMENT SERIAL NUMBER	:	2024-BRZ-4571
DATE OF PRESENTATION	:	23-Aug-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4452-2024
DATE OF REGISTRATION	:	23-Aug-2024
NAME OF PRESENTER	:	ASHWIN CARLOS COSTA
REGISTRATION FEES PAID	:	₹105000/-
PROCESSING FEES PAID	:	₹3500/-
MUTATION FEES PAID	:	N.A./-

This development agreement for sale is made at Mapusa- Goa, on this 20th day of the month of August of the year Two Thousand and Twenty Four.

(20/08/2024)

BETWEEN

VIANAAR PROPERTIES PRIVATE LIMITED, a duly registered Private Limited company having CIN U70100MH2013PTC245929, PAN Card no. [REDACTED] and having their Registered Office at Flat No. 308, 3rd floor, Hiren Light Indust. Co. Op. Soc., Mogul Lane, Mahim (West) Mumbai City MH 400016 represented herein by its Partner, **MRS. NEELAM NAGPAL**, wife of Mr. Vijay Kumar Nagpal, aged 65 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. 2024-2025/1 dated 30/04/2024 represented herein through duly constituted Power of Attorney Holder, **ADV. NIKEETA VELGUENKAR**, wife of Mr. Rajaram Bagkar, 33 Years of age, Indian National, Advocate, married, Holder of Pan Card No. [REDACTED] and Aadhar card No. [REDACTED] Resident of H.No. 3/96, Mudda Wado, Saligao Bardez, Goa, 403511 vide Power Of Attorney dated 13.05.2024, Duly

VIANAAR PROPERTIES PRIVATE LIMITED

Nikeeta Velguenkar
Authorized Signatory

RYAGO HOMES PRIVATE LIMITED

Ashwin Das
Authorized Signatory



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400567311

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 30/07/2024 17:20:55

Name and Address of Party: RYAGOHOMES | 8600175410
Hno 325 Kholpa wado Canca

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 101500.00

Total Amount: ₹ 101,500.00

(Rs. One Lakh One Thousand Five Hundred Only)

Department Data:

202400038491 NOTARY|202400038491 NOTARY

Bank ref No:

CPAEBUJUH1

Status:

Success

Payment Date:

05/08/2024 09:54:36

Payment Gateway:

SBI_MOPS

2024-BRZ-4571

23/08/2024

DEVELOPMENT AGREEMENT



VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

Notarized before the Notary Public Adv. Sanyogita, bearing Registration No. 7517 at Delhi of the **FIRST PART;**

AND

RYAGO HOMES PRIVATE LIMITED, a duly registered Company, having corporate identity no. U55101MH2008PTC186547, PAN Card no. [REDACTED] having their Registration office 61, Viraj Silverene CHS Ltd, 321, Hill Road Opp. Mehboob Studio, Bandra (W), Mumbai, Maharashtra- 400 050 represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 65 years, businesswoman, holding PAN Card number [REDACTED] married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062 hereinafter referred to as **"DEVELOPER"** (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 2024-2025/01 dated 15/04/2024 represented herein through duly constituted Power of Attorney Holder **ADV. ASHWIN CARLOS COSTA**, Son of Mr. Francisco Celestino Costa, 30 years of age, unmarried, advocate, Indian National, PAN Card bearing no. [REDACTED] Aadhar Card bearing No- [REDACTED] and resident of W6/182/1, St. Cruz Wado, Opp. Kurtarkar Nagari, Ponda- Goa vide Power of Attorney dated 13.05.2024 duly notarized before the Notary Public Adv. Sanyogita bearing Registration No. 7517 at Delhi, of the **SECOND PART**

VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorized Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorized Signatory

AND WHEREAS there exists a immovable Property known as "PREDIO AMBECONDEM DE AFORAMENTO DE DACTEM RANA" or "AMBECONDEM", situated at village Reis- Magos, Taluka Bardez, State of Goa, which property is neither described in Land Registration Office nor found enrolled in the revenue office and the property is presently surveyed under Survey No. 26 sub division 3A of village Reis Magos, Bardez Goa admeasuring 9725 sqmtrs, Which shall hereinafter be referred to as the "**SAID PROPERTY**", which are more fully described in SCHEDULE I. (Hereinafter referred to as the "Said Property")

AND WHEREAS by virtue of Deed of Sale dated 14.09.2023, registered under No. BRZ-1-4498-2023, registered duly before the Sub- Registrar of Bardez at Mapusa on 15.09.2023 Mr. Darwin Agnelo Simoes alias Mr. Darwin Agnelo Simoes being the absolute lawful owner in possession of the Said Property bearing survey No. 26/3A situated at Reis Magos Village, Bardez Taluka, Goa, sold the said properties to the Company Vianaar Properties Pvt Ltd.

AND WHEREAS the Land Owners are the absolute owner and in possession of the Said properties, and are desirous of granting developing rights of the Said properties and its commercial exploitation to a developer.

VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

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 develop and construct residential buildings and associated structures on the Said Properties (hereinafter referred to as Residential Units'). For this, Land Owners grant to the Developer the right of development and commercial utilization of the Said properties, and the license to enter into the Said properties to do the foregoing.

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

VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

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 Properties; 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 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) The Developer shall then, at its own cost, develop and construct the Residential Units within a period of 36 months. Further, development

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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 delaying construction activities. The 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

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[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

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 Properties with men and material as may be required for the development work and demolish any existing structures on the Said Properties 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 properties;
- e) Apply for modifications of the designs and building plan from time to time, if required; and
- 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 of flats/Villas/units of the present or future properties in the

VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

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 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



VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

all statutory laws including RERA.

Payment to the Developer and Indemnity-

6. It is agreed that Land Owners and Developer shall mutually decide the profit-sharing ratio of the project revenue besides the consideration of Rs. 10,000,00/- (Rupees Ten Lakhs Only) to be paid by the Developer to the Landowner.
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; (i) Wrongful Termination (as defined in clause 13) of this agreement; and (iii) any other mala-fide act of the Land Owners.
8. Developer shall indemnify and the 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 said prospective buyer for the Residential Units.



VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorized Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorized Signatory

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 properties
 - c) The Said Properties 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 properties in future;
 - d) There is no pending legal proceeding with respect to the Said properties;
 - 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'.

VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

Miscellaneous

11. In relation to the development of the Said properties, 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 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 Properties 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.

VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

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 Land Owners:

VIANAAR PROPERTIES PVT LTD

Kind attention: **MRS. NEELAM NAGPAL**

[REDACTED]

If to the Developer:

RYAGO HOMES PVT LTD

Kind attention: **MRS. NEELAM NAGPAL**

[REDACTED]

VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorised Signatory

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 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 area for the development of the Said Property shall be mutually decided by the Land Owner and the Developer.

18. It is agreed that the development area of an undivided 100 sqmtrs at the rate of Rs. 25,000/- (Rupees Twenty Five Thousand Only) per sqmtrs of the Said Property shall be to the Landowner.

19. For the purpose of stamp duty and registration of development of the undivided area admeasuring 100 sqmtrs and the consideration paid to the Owner, the Development agreement is valued at Rs. 35,000,00/- (Rupees Thirty Five Lakhs Only) and accordingly the corresponding stamp duty of Rs. 1,01,500/- has been affixed herewith.

VIANAAR PROPERTIES PRIVATE LIMITED

Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

Authorised Signatory

SCHEDULE - I

All that immovable Property known as "PREDIO AMBECONDEM DE AFORAMENTO DE DACTEM RANA" or "AMBECONDEM" situated at village Reis- Magos, Taluka Bardez, State of Goa, which property is neither described in Land Registration Office nor found enrolled in the revenue office and the property is presently surveyed under Survey No. 26 sub division 3A of village Reis Magos, Bardez Goa admeasuring 9725 sqmtrs and is bounded as under:

On the East- By property bearing Sy No. 26/3 village Reis Magos,

On the West- By Road,

On the North- By property bearing Sy No. 26/6 and 26/4 of village Reis Magos,

On the South- By property bearing Survey No. 26/7 and 26/3 of village Reis Magos



VIANAAR PROPERTIES PRIVATE LIMITED

[Signature]
Authorized Signatory

RYAGO HOMES PRIVATE LIMITED

[Signature]
Authorized Signatory

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 LANDOWNER
VIANAAR PROPERTIES PVT LTD
Represented by its Director-
MRS. NEELAM NAGPAL
through POA holder,
ADV. NIKEETA VELGUENKAR



Velguenkar
Velguenkar

L.H.T.I.

R.H.T.I.



	
	
	
	
	

VIANAAR PROPERTIES PRIVATE LIMITED

Velguenkar
Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

Ashwimber Costa
Authorised Signatory

SIGNED AND DELIVERED
 by the within named **DEVELOPER**
RYAGO HOMES PVT LTD
 Represented by its Director
MRS.NEELAM NAGPAL
 Through POA holder
ADV. ASHWIN COSTA



Ashwin Costa
Ashwin Costa
R.H.T.I.

L.H.T.I.

	
	
	
	
	



VIANAAR PROPERTIES PRIVATE LIMITED

Neelam Nagpal
 Authorised Signatory

RYAGO HOMES PRIVATE LIMITED

Ashwin Costa
 Authorised Signatory

Witnesses:-

1) MR. RAMNATH NAIK

s/o. Suryakant Naik,

major, 29 years, unmarried,

Indian National, R/o. H.no. **23/A**

Balbhat Bastora Bardez Goa.

Pincode- 403507.

Signature-

2) ADV. SAILEE GAJANAN PEDNEKAR

D/o. Gajanan Pednekar,

major 26 years of age, unmarried,

Indian National, R/o. H no. H.No. 118/1 Mainath Bhati Arpora

Bardez Goa- 403516

Signature-

VIANAAR PROPERTIES PRIVATE LIMITED

Authorized Signatory

RYAGO HOMES PRIVATE LIMITED

Authorized Signatory

BRZ - 4571
23/8/29

19



Government Of Goa
Directorate of Settlement and Land records
Plan

Appln date: 29-05-2023

Ref. No. :5519

N
Scale 1:2000



TALUKA : BARDEZ

VILLAGE : REIS MAGOS

SURVEY No. : 26

SUB DIV. No. : 3-A

PATRICK
HENDERSON
GONSALVES

Digitally signed by
PATRICK HENDERSON
GONSALVES
Date: 2023.06.05
16:13:26 +05'30'

Report Generated By: SWAPNIL BHONSLE

Print Size : A4

This record is computer generated on 03/06/2023 12:20:23 as per Online Ref No.5519. 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 DSLR website <https://egov.goa.nic.in/dslr>

VIANAAR PROPERTIES PRIVATE LIMITED
Reliquencia
Authorised Signatory

RIAGO HOMES PRIVATE LIMITED

Ashimbo Costa
Authorised Signatory



FORM I & XIV

नमुना नं १ व १४

100017131071

Date : 29/05/2023

Page 1 of 2

Taluka BARDEZ
तालुका
Village Reis-Magos
गाव
Name of the Field
शेताचे नांव

Survey No. 26
सर्वे नंबर
Sub Div. No. 3A
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop विरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
9723.00	0.00	0.00	0.00	0.00	0.00	9723.00

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
0.00	2.00	2.00	9725.00

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	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	Darwin Agnelo Semoes		133	

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 व	Name of the Cultivator लाकण करणा-याचे नांव	Mode रीत	Season सौमम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated विरायत 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 पारि	Remarks शेरा
	Nil									

End of Report

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



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FORM I & XIV

100017131071

Date : 29/05/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Reis-Magos
गांव
Name of the Field
शेताने नांव

Survey No. 26
सर्वे नंबर
Sub Div. No. 3A
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 29/05/2023 at 11:25:52AM as per Online Reference Number - 100017131071. 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://dslr.goa.gov.in>





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Aug-2024 11:01:05 am

Document Serial Number :- 2024-BRZ-4571

Presented at 10:58:03 am on 23-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	101500
2	Registration Fee	105000
3	Processing Fee	2120
Total		208620

Stamp Duty Required :101500/-

Stamp Duty Paid : 101500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ASHWIN CARLOS COSTA ,Father Name:Mr. Francisco Celestino Costa, Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - W6/182/1, St. Cruz Wado, Opp. Kurtarkar Nagari, Ponda- Goa , Address2 - , PAN No. [REDACTED]			 RYAGO HOMES PRIVATE LIMITED Ashwin Carlos Costa Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NIKEETA VELGUENKAR , Father Name:Yeshwant Velguenkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H.No. 3/96, Mudda Wado, Saligao Bardez, Goa, 403511, PAN No.: [REDACTED] Power Of Attorney Holder for NEELAM NAGPAL Director Of Vianaar Properties Pvt Ltd			 VIANAAR PROPERTIES PRIVATE LIMITED Authorized Signatory
2	ASHWIN CARLOS COSTA , Father Name:Mr. Francisco Celestino Costa, Age: 30, Marital Status: ,Gender:Male,Occupation: Advocate, W6/182/1, St. Cruz Wado, Opp. Kurtarkar Nagari, Ponda- Goa , PAN No. [REDACTED] is Power Of Attorney Holder for MRS. NEELAM NAGPAL Director Of Ryago Homes Private Limited			 RYAGO HOMES PRIVATE LIMITED Authorized Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sallee Gajanan Pednekar, Age: 26, DOB: , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403516, H.No. 118/1 Mainath Bhati Arpora Bardez Goa, H.No. 118/1 Mainath Bhati Arpora Bardez Goa, Arpora, Bardez, North Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Ramnath S Naik, Age: 29, DOB: , Mobile: 8600175410 Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, H.NO. 23/A Balbot Bastora Bardez Goa, H.NO. 23/A Balbot Bastora Bardez Goa, Bastora, Bardez, North Goa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-4571



Document Serial No:-2024-BRZ-4571

Book :- 1 Document
Registration Number :- **BRZ-1-4452-2024**
Date : 23-Aug-2024

 23/8/2024

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

**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:- 23-Aug-2024 11:03:06

Date of Receipt: 23-Aug-2024

Receipt No : 2024-25/9/4686

Serial No. of the Document : 2024-BRZ-4571

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

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

Registration Fee	105000	E-Challan(Online fee)	• Challan Number : 202400567286 • CIN Number : CPAEUBJSH1	105000
Processing Fee	2120	E-Challan(Online fee)	• Challan Number : 202400567286 • CIN Number : CPAEUBJSH1	3500
Total Paid	108500 (Rupees One Lakh Eight Thousand Five 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 :

MR. RAMNATH NAIK
9022269808

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 **23-Aug-2024**

Signature of the person receiving the Document

Signature of the Sub-Registrar

RYAGO HOMES PRIVATE LIMITED

Signature of the Presenter

Signature of the Sub-Registrar