

(Rupees Fourteen Lakhs Thirty Six Thousand Only)

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Vianaar Infra LLP

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Bardez-Goa-403507

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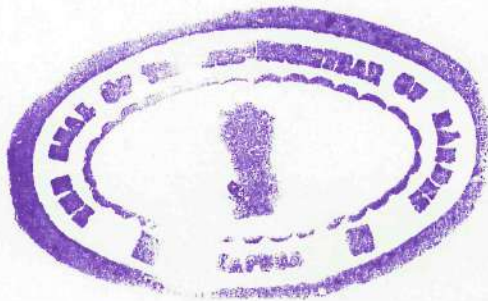
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Name of Purchaser VIANAAR INFRA LLP



2022-BRZ-3341
19/07/2022

DEED OF SALE

This Deed of Sale is made at Mapusa, Goa on this 27th day of
month of May in the year 2022 (27/05/2022). 15/07/2022

K. V. Dalmi
S. S. Dalmi
[Signature]
[Signature]

Vianaar Infra LLP

Authorized Signatory

[Signature] *[Signature]*

K. V. Dalmi *S. S. Dalmi*

BETWEEN

1A) MR. DEVANAND ARJUN NAIK, ALIAS DEVANAND ARJUN NAIQUE ALIAS DEVANAND A NAIK, son of Arjun Shivram Naik, 62 years of age, married, businessman, Indian National, having **PAN CARD NO.** [REDACTED]; and having **GST NO. 30AVPN7886J1ZV** and **AADHAR CARD NO.** [REDACTED] and his wife;

1B) MRS. SUMANGALA DEVANAND NAIK, ALIAS SUMANGAL DEVANAND NAIQUE wife of Mr. Devanand Arjun Naik, 53 years of age, married, housewife, Indian National, having **PAN CARD NO.** [REDACTED] and **AADHAR CARD NO.** [REDACTED] both R/o H.No 179/143, Shiv Ganga Niwas, Alto Bela Vista, Sangolda, Bardez-Goa.

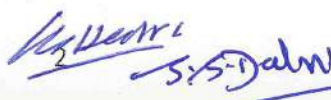
2.A) MR. SHIVRAM GOPAL DALVI, Alias **SHIVRAM G DALVI** son of late Shri. Gopal Dalvi, aged about 76 years, married, Businessman, Indian National, holding **PAN CARD NO.** [REDACTED] and **AADHAR CARD No.** [REDACTED] and his wife

2.B) MRS. SHUBHANGI ^{SHIVRAM} GOPAL DALVI, wife of Shivram Gopal Dali, 63 years, married, Housewife, Indian National, holding **PAN CARD NO.** [REDACTED] and **AADHAR CARD No.** [REDACTED], both residents of, Flat No. BG06, H. No. 264/123F, Mathura Enclave, Near Gautam Hotel, Alto Savlem, Pilerne, Bardez, Goa 403521, hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART.**

AND

M/S. VIANAAR INFRA LLP, a LLP incorporated under the Limited Liability Partners Act 2008, **LLP IDENTIFICATION NO.**



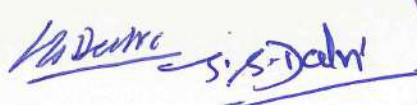


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AAP-0902, having PAN No. [REDACTED] and their registered office at 378, MMM Road, Amritsar Amritsar, Punjab- 143001 represented herein by its Managing Director MR. AKSHAY CHAUDHRY, son of Late Ajay Chaudhry, 37 years of age, married, Holder of PAN Card no. [REDACTED] Indian National, r/o E 47, Sector 39, Near Ryan International School, Noida Gautam Buddha Nagar Uttar Pradesh 201310 vide Board of Directors resolution no.BM-04/2022-2023 dated 12/05/2022, hereinafter referred to as the '**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) of the **SECOND PART** represented herein through duly constituted Power of Attorney Holder, **MRS. ALISHA V.POLLE Alias Alisha A.Shirodkar**, w/o Dr.VamanP.Polle, 33 years of age, Indian National, Assistant Manager (legal), at Vianaar Homes Goa, married, Holder of PAN Card No. CPVPP2718G, resident of H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, vide Power of Attorney dated 20/05/2022 duly notarized before the Notary Public Ms MadhumitaSalatry, bearing Registration No. 4074/2022, at Mapusa.

WHEREAS there exist an immovable Property known as "SORANTO" admeasuring an area of 2900 square meters situated at Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office, having Old Cadastral No.3074, and presently surveyed under survey no.199/3, of Village Anjuna, Bardez-Goa hereinafter referred to as the SAID LARGER PROPERTY and which is more particularly described in SCHEDULE-I hereunder.

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AND WHEREAS the SAID LARGER PROPERTY originally belonged to Mr. Jose Silvestre Sebastiao Xavier de Conceicao Rodrigues alias Sebastiao Rodrigues

AND WHEREAS the said Mr. Jose Silvestre Sebastiao Xavier de Conceicao Rodrigues alias Sebastiao Rodrigues was married to IRIA MARIA DOS MILAGRES ERMELINDA DITOSA DA COSTA.

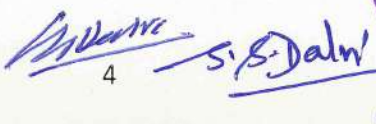
AND WHEREAS in the Manual Form I and XIV of the SAID LARGER PROPERTY reflects the name of Sebastiao Rodrigues.

AND WHEREAS in the FORM IX of the SAID LARGER PROPERTY reflects the name of Sebastiao Rodrigues.

AND WHEREAS the said Mr. Jose Silvestre Sebastiao Xavier de Conceicao Rodrigues alias Sebastiao Rodrigues expired on 10/10/1963 and during his lifetime had executed a will dated 20/7/1963 drawn in the office of the Notary of Ex-Officio of Mapusa recorded at Book No 61 at folios 45 thereby bequeathing the said property to his wife IRIA MARIA DOS MILAGRES ERMELINDA DITOSA DA COSTA.

AND WHEREAS thereafter a Deed of Heirship and Declaration dated 23/03/1964 came to be executed before Notary Antonio Jose Joao Francisco Pinto de Menezes in the Judicial Division of Bardez whereby the said Jose Silvestre Sebastiao Xavier de Conceicao Rodrigues alias Sebastiao Rodrigues alias Jose Silvestre expired on 10/10/1963 at Anjuna leaving behind his widow and half sharer his wife IRIA MARIA DOS MILAGRES ERMELINDA DITOSA DA COSTA alias Irai as only legal heir and without any descendants or ascendants.

AND WHEREAS the VENDORS NO.1 and the VENDROS NO.2 were interested in purchasing the 'said property from the Owner

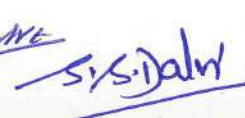
  
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of the 'said Property' which was agreed to be purchased for the purpose of conducting one-time partnership business of buying and eventually selling the same by the VENDORS NO.1 and the VENDORS NO.2.

AND WHEREAS the VENDOR No.1(a) vide Deed of Sale dated 25/08/2010 purchased the "SAID PROPERTY, from Mrs. Iria Maria Dos Milagres Ermelinda Ditosa Da Costa which Deed of Sale is duly registered with the Office of Sub-Registrar Mapusa under Registration No. BRK-BK1-03167-2010 Book -1 CD No. BRZD77 on 25/08/2010

AND WHERAS by way of Deed of Gift dated 06/04/2011 which is duly registered with the Office of Sub-Registrar Mapusa under Registration No. BRZ-BK1-01703-2011, CD NO. BRZD156, the VENDOR NO.1(a) herein with the due consent and instructions of the VENDOR No.2(a) gifted exclusive Southern plot admeasuring 1450 sq mtrs out of the SAID PROPERTY which the VENDOR No.1 (A) had purchased vide Deed of Sale dated 25/08/2010 from Mrs. Iria Maria Dos Milagres Ermelinda Ditosa Da Costa and the gifted property is more specifically shown and delineated as 'plot B' as shown in the Plan annexed to the said Deed of Gift in favour of Mr. Sanjay Ramchandra Moraskar and his wife Mrs. Samita Sajay Moraskar which Gift Deed has been duly confirmed by Mrs. Shakuntala Ramachandra Moraskar, Mr. Ajay Ramchandra Moraskar, Mrs. Suhas @ Ranjana Ranganath Malik, Mr. Ranganath Fodgo Malik, Mrs. Suranga Upendra Naik, Mr. Upendra Dattaram Naik, Mr. Anuradha @ Shobha Babi Madrekar and Miss Supriya Babi Mandrekar and as such the remaining portion admeasuring 1450 sq. meters remained with the VENDORS herein out of the SAID LARGER PROPERTY.

AND WHEREAS the said Sanjay Ramchandra Morajkar and Mrs. Samita Sanjay Moraskar alias Mrs. Samita Sanjay Morajkar has

 5 

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applied for Partition and accordingly the competent authority has passed Order and property which has been gifted to the them have been allotted separate Survey No.199/3-A of Village Anjuna, Bardez, Goa.

AND WHEREAS the remaining immovable Property known as "SORANTO" admeasuring an area of 1450 square meters which form a part of the SAID LARGER PROPERTY having Survey No.199/3 of Village Anjuna, Bardez, Goa; and which is more particularly described in SCHEDULE II hereunder and in Survey records the name of the VENDOR NO.1(A) is presently appearing.

AND WHEREAS the above-named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 1450 Square Meters, situated at Anjuna Village, and which is described under SCHEDULE-I hereunder written.

AND WHEREAS the abovenamed VENDORS have represented to the PURCHASER herein that the "SAID PROPERTY" is 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 or person/s.

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 PROPERTY".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

- (a) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and

that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".

- (b) That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- (c) That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.
- (d) That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.
- (e) 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 or either of them regarding the "SAID PROPERTY";
- (f) That neither the "SAID PROPERTY" 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.
- (g) That neither the "SAID PROPERTY" 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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(h) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".

(i) That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".

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 PROPERTY" 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 PROPERTY" 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 PROPERTY" more particularly described under SCHEDULE - I 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 PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price

  
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and/or consideration of Rs. 3,19,00,000/- (Rupees Three Crore Nineteen Lakhs Only) which is its fair market value which consideration amount shall be payable to the VENDOR No.2(a) herein and the VENDOR No.1 specifically agree for the same and have no objection whatsoever nature if the said consideration amount exclusively paid to the VENDOR No.2(a) herein.

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

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

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -

1. That in consideration of payment of **Rs. 3,19,00,000/- (Rupees Three Crore Nineteen Lakhs Only)** which amount after deduction of TDS @ 1% equivalent to **Rs. 3,19,000/- (Rupees Three Lakhs Nineteen Thousand Only)** works out to **Rs. 3,15,81,000/- (Rupees Three Crore Fifteen Lakhs Eighty One Thousand Only)**, is paid by the PURCHASER to the VENDOR No.2(a) herein in the manner more particularly stipulated in the Schedule II hereunder with the confirmation of the VENDOR No.1, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, the VENDORS also confirm the same; and VENDORS do hereby convey and transfer by Deed of 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

  
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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 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 VENDORS into or upon 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 VENDOR No.2(a) hereby admit and acknowledge to have received in full all the consideration with the confirmation of the VENDOR No.1 and discharge the PURCHASER of the same and every part thereof; they the VENDORS do hereby grant, convey, sell, transfer, assign and assure by way of SALE unto the PURCHASER for the consideration received, the "SAID PROPERTY" described in the SCHEDULE - I hereunder written and as shown in the plan annexed hereto, together with all that is situated in the SAID PROPERTY including all the easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the "SAID PROPERTY"; that the PURCHASER shall own, possess, enjoy and hold the "SAID PROPERTY" absolutely and forever and consequently the VENDORS hereby relinquish all their rights, title and interest in the "SAID PROPERTY" hereby sold and conveyed in favour of the PURCHASER.

3. That the VENDORS has today delivered exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" to the PURCHASER, the PURCHASER has taken the possession of the "SAID PROPERTY".



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4. That the PURCHASER may hereafter peaceably and quietly possess, hold, use and enjoy the "SAID PROPERTY" hereby sold to it as its own, without interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person or persons claiming through or under.

5. That the VENDORS covenant with the PURCHASER as under: -

(a) that they the VENDORS and all persons claiming through or under them shall and will from time to time upon the request and at the costs of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the "SAID PROPERTY" unto the PURCHASER and placing him in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required;

(b) that they have not entered into any agreement, understanding and or arrangement for sale, development and or disposal or otherwise howsoever with any other party in respect of the "SAID PROPERTY";

(c) that they have not created any charge and encumbered the "SAID PROPERTY" or any part thereof in favour of any Bank or Financial Institution nor obtained any moneys in respect of the "SAID PROPERTY" and/or any part thereof;

(d) that they have good, clear, legal, marketable, subsisting title over the "SAID PROPERTY" hereby sold and that the same is free from all encumbrances;

(e) that the representations and declarations made by the VENDORS unto the PURCHASER, relying upon which the







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PURCHASER has agreed to purchase the "SAID PROPERTY", be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

(f) that there are no outstanding dues in respect of the "SAID PROPERTY" and all taxes such as land tax, house tax etc. or otherwise in regard to the "SAID PROPERTY" shall be borne and paid by the VENDORS up to the date of registration of this present Sale Deed and thereafter by the PURCHASER.

6. That the VENDORS hereby authorizes the PURCHASER to get transferred in their name the "SAID PROPERTY", purchased by them by this present deed with the competent authorities and the VENDORS specifically give No Objection for carrying out mutation and for transferring the survey records in respect of the "SAID PROPERTY" in the name of the PURCHASER and hereby waives any notice that may be required to be addressed to them under any law in force.

7. That the VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title as against all the person or persons claiming and demanding any right/s, title and interest in the "SAID PROPERTY" and/or any part thereof. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER is subject to any loss, damage etc. in respect to the "SAID PROPERTY" hereby sold.





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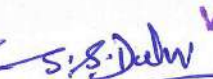
8. Both the parties are entitled for specific performance of the declarations, undertaking and indemnity given herein in these presents.

9. That in case of increase in the area of the SAID PROPERTY if found on loco at any time in future on resurvey, then the same shall exclusively be 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 said Scheduled property is non-agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserved Bank of India Guidelines. The office of Civil Registrar-cum-Sub Registrar Bardez shall not be responsible if the parties violate FEMA and RBI Guidelines.

11. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in a transaction do not belong to Schedule Caste/Schedule Tribe under Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. The Purchaser has deducted 1% TDS of the sale consideration i.e. **Rs. 3,19,00,000/- (Rupees Three Crore Nineteen Lakhs Only)** which amount after deduction of TDS @ 1% equivalent to **Rs.3,19,000/- (Rupees Three Lakhs Nineteen Thousand Only)** in favor of Vendor No.2(a) and accordingly the Purchaser has furnished to the VENDORS 26QB certificate and challan which is attached herewith.

    
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13. The market value of the 'SAID PROPERTY' is **Rs. 3,19,00,000/- (Rupees Three Crore Nineteen Lakhs Only)** accordingly, the stamp duty of 4.5% i.e. **Rs. 14,36,000/- (Rupees Fourteen Lakhs Thirty Six Thousand Only)** is affixed to this Deed plus registration charges of **Rs. 9,60,500/- (Rupees Nine Lakhs Sixty Thousand Five Hundred Only)** are paid on execution of this Deed, which is borne by the PURCHASER.

SCHEDULE-I

ALL THAT immovable Property known as "SORANTO" admeasuring an area of 1450 square meters situated at Anjuna Village, Bardez Taluka, sub-district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office, having Old Cadastral No.3074 and presently surveyed under survey no 199/3 of Village Anjuna, Bardez-Goa and is bounded as under:-

Towards the North:- By the property bearing Survey No 199/5 and 199/4 of Village Anjuna;

Towards the South:- By 6 meter wide road and property bearing survey no 199/2 of Village Anjuna.

Towards the East:- By 6 meter wide road.

Towards the West:- By road and property bearing survey no 199/2 of Village Anjuna;

  
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SCHEDULE-II
(CONSIDERATION)

Rs. 3,19,00,000/- (Rupees Three Crore Nineteen Lakhs Only)

PAID TO MR.SHIVRAM GOPAL DALVI (Vendor No.2A)				
NAME	Total Amount	TDS %	TDS deducted	Net Paid on execution of this Deed of Sale in favour of Vendor No. 2(a)
MR. SHIVRAM GOPAL DALVI	Rs.3,19,00,000/-	1%	Rs.3,19,000/-	Rs.3,15,81,000/-
The above-said amount of Rs. 3,19,00,000/- (Rupees Three Crore Nineteen Lakhs Only) has been paid to Vendor No. 2(a) (SHIVRAM GOPAL DALVI), who has received the same on behalf of Self and other VENDORS, drawn on Bank of India, Mumbai branch, having account No.003010110004628 vide UTR NO. HDFCR52022071882719016.				

 IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 15th day of July month and the 2022, herein above mentioned.

 
S/S-Dalvi U.Dalvi

Vianaan Infra LLP

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SIGNED AND DELIVERED BY THE
WITHIN NAMED "VENDOR NO. 1A"



MR. DEVANAND ARJUN NAIK



L.H.T.I.

R.H.T.I.



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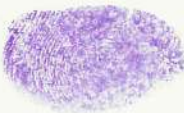
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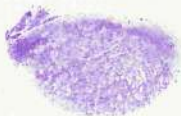
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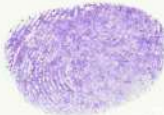
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Vianaar Infra LLP


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SIGNED AND DELIVERED BY THE
WITHIN NAMED "VENDOR NO. 1B"



Sumit

MRS. SUMANGALA DEVANAND NAIK

L.H.T.I.

R.H.T.I.

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 *Sumit*

V. S. Datta *S. S. Datta*

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SIGNED AND DELIVERED BY THE
WITHIN NAMED "VENDOR NO. 2A"



Mr. Dalvi

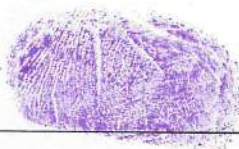
MR. SHIVRAM GOPAL DALVI

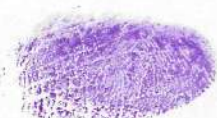
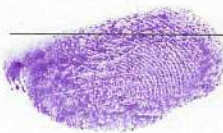
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Mr. Dalvi

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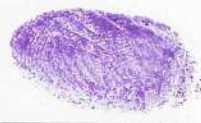
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Mr. Dalvi S.S. Dalvi

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SIGNED AND DELIVERED BY THE
WITHIN NAMED "VENDOR NO. 2B"



MRS.SHUBHANGI SHIVRAM DALVI

S.S. Dalvi

L.H.T.I.

R.H.T.I.



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Vianaar Infra LLP

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SIGNED AND DELIVERED BY THE
WITHIN NAMED "PURCHASER"

M/S VIANAAR INFRA LLP
Represented by its Partner
MR.AKSHAYCHAUDHRY through
his POA holder,
MRS.ALISHA V.POLLE



[Handwritten signature in blue ink]

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L.H.T.I.

R.H.T.I.



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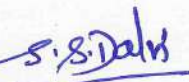
[Handwritten signature] *[Handwritten signature]* *[Handwritten signature]* **Vianaar Infra LLP**
Authorized Signatory

WITNESSES:

1) Suro Monteiro
Age - 31 years
P/o River God



2) Adv. Niketa Velgunkar,
Age - 31 years,
R/o. Saligao, Bardiz - Goa



Vianaar Infra LLP



Authorized Signatory



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Jul-2022 12:56:48 pm

Document Serial Number :- 2022-BRZ-3341

Presented at 12:42:37 pm on 19-Jul-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	1435500
2	Registration Fee	957000
3	Mutation Fees	2500
4	Processing Fee	3120
Total		2398120

Stamp Duty Required :1435500/-

Stamp Duty Paid : 1436000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha V Polle Alias Alisha A Shirodkar ,Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H No 443 Perna Near Rashtroli Temple Canca Bardez Goa 403510, Address2 - , PAN No.: [REDACTED]			 Vianaar Infra LLP Authorized Signatory

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Anil Shirodkar, Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Perna Near Rashtroli Temple Canca Bardez Goa 403510, PAN No.: [REDACTED] as Power Of Attorney Holder for Akshay Chaudhry			 Vianaar Infra LLP Authorized Signatory

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Devanand Arjun Naik Alias Devanand Arjun Naique Alias Devanand A Naik , Father Name:Arjun Shivram Naique, Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, H NO 179-143 Shiv Ganga Niwas Alto Bela Vista Sangolda Bardez -Goa, PAN No.: [REDACTED]			
3	Sumangala Devanand Naik Alias Sumangal Devanand Naique , Father Name:Pandurang Kandolkar, Age: 53, Marital Status: Married ,Gender:Female,Occupation: Housewife, H NO 179-143 Shiv Ganga Niwas Alto Bela Vista Sangolda Bardez -Goa, PAN No.: [REDACTED]			
4	Shivram Gopal Dalvi Alias Shivram G Dalvi , Father Name:Late Shri Gopal Dalvi, Age: 76, Marital Status: Married ,Gender:Male,Occupation: Business, Flat No BG06 H No 264-123F Mathura Enclave Near Gautam Hotel Alto Savlem pilerne Bardez Goa, PAN No.: [REDACTED]			
5	Shubhangi Shivram Dalvi , Father Name:Rudraji Sadashvrao Brid, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No BG06 H No 264-123F Mathura Enclave Near Gautam Hotel Alto Savlem pilerne Bardez Goa, PAN No.: [REDACTED]			

- 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, Pieadade Divar Goa, Pieadade Divar Goa, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Nikeeta Velguenkar, Age: 31, DOB: , Mobile: 8888761920 , Email: , Occupation: Advocate , Marital status : Married , Address: 403511, H No 3/95 Saligao Goa, H No 3/95 Saligao Goa, Saligao, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2022-BRZ-3341

Document Serial No:-2022-BRZ-3341

Book :- 1 Document

Registration Number :- **BRZ-1-3234-2022**

Date : 19-Jul-2022

Shobe
19/7/2022

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

Bydli

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:- 19-Jul-2022 12:57:35

Date of Receipt: 19-Jul-2022

Receipt No : 2022-23/9/1823

Serial No. of the Document : 2022-BRZ-3341

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Alisha V Polle Alias Alisha A Shirodkar** for Registration of above Document in Book-1 for the year 2022

Registration Fee	957000	E-Challan	• Challan Number : 202200426200 • CIN Number : CPABRHALS3	957000
Processing Fee	3120	E-Challan	• Challan Number : 202200426200 • CIN Number : CPABRHALS3	3500
Total Paid	960500 (Rupees Nine Lakh Sixty Thousands Five Hundred only)			

Probable date of issue of Registered Document: / /

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 :

RAMNATH MAIK

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 **19-Jul-2022**

Signature of the person receiving the Document

Ramnath Maik

Vianaar Infra LLP

Authorized Signatory

Signature of the Presenter

Signature of the Sub-Registrar