

**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 : ₹ 12062900/-

(Rupees One Crore Twenty Lakhs Sixty Two Thousands Nine Hundred only)

**PAID VIDE E-RECEIPT NO 202500066726 DATED :28-Jan-2025,
IN THE GOVERNMENT TREASURY.**



[Signature]

Sub Registrar
Bardez

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


**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202500002924
DOCUMENT SERIAL NUMBER	:	2025-BRZ-887
DATE OF PRESENTATION	:	13-Feb-2025
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-916-2025
DATE OF REGISTRATION	:	13-Feb-2025
NAME OF PRESENTER	:	DATTAPRASAD PRABHAKAR PRIOLKAR General Manager (Operations) Devashri Nirman Limited Liability Partnership
REGISTRATION FEES PAID	:	₹6031880/-
PROCESSING FEES PAID	:	₹2500/-
MUTATION FEES PAID	:	₹3500/-



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



Echallan No. 202500066726

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 26/01/2025 23:58:09

Name and Address of Party : DEVASHRINIRMAN | 7720006038
 710 7th Floor Dempo Towers Patto Panaji

Service:

Service	Amount
Stamp Duty	₹ 12062900.00
Stamp Duty	₹ 12062900.00
Total Amount :	₹ 12,062,900.00

(Rs. One Crore Twenty Lakh Sixty Two Thousand Nine Hundred Only)

Department Data: 202500002924 NOTARY|202500002924 NOTARY

Bank Ref No: CPAETCDOJO

Status: Success

Payment Date: 28/01/2025 17:18:12

Payment Gateway: SBI_MOPS



Print Date: 28/01/2025 17:18:16

Sr. No. 2025-BRZ-887
13/02/2025

DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Bardez-Goa, on this 06th day of February in the year Two Thousand and Twenty Five (06th .02.2025).



BETWEEN

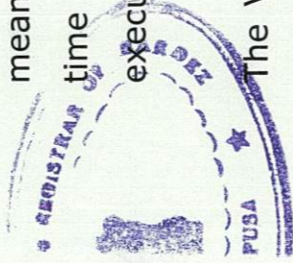
NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956 and registered with the Registrar of Companies at Panaji, Goa, under Corporate Identity No. U70200GA2007PTC005509 2007-2008, with its Registered Office at House No. 15/1448, 'Nanu House', Behind Grace Church, Varde Valaulicar Road, Margao, Goa 403 601, holding Income Tax PAN Card AACCN6488Q, Email ID: info@nanu.co.in, represented herein by its Director, **SHRI. NIRESH PRAVAS NAIK**, son of Pravas K. Naik, aged 46 years, married, businessman, holding PAN AAYPN2269E, Aadhaar No. 4228 7048 1055, Email ID: niresh@nanu.co.in, Mobile Phone No. 9822125057, Indian National, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa- 403 602; by virtue of Resolution dated 04/11/2023 of its Board of Directors, hereinafter referred to as the "**VENDOR**" (which expression, unless repugnant of contrary to the context or meaning thereof, shall mean and include all its Directors, successors in office, legal representatives, administrators, executors and assigns) **OF THE FIRST PART;**

AND

M/S DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP, a partnership concern constituted under the Limited Liability Partnership Act, 2008, having Permanent Account No.AABFD2012N, with its Registered Office situated at Premises No. 6, 5th floor, 7 Rahimtulla House Homji Street, RBI Hornimal Circle, Fort, Mumbai, 400001, Maharashtra and its Administrative Office situated at 710-712, 7th floor, Dempo



Towers, Patto Plaza, Panaji, Goa, represented in this act by its, General Manager (Operations) namely, **SHRI. DATTAPRASAD PRABHAKAR PRIOLKAR**, son of Late Prabhakar Priolkar, aged 53 years, married, service, having PAN AIKPP1917B, Aadhaar Card No.9647 4061 9397, Email ID: priolkar@devashrigrup.com, Mobile Phone No. 7720006038, Indian National, resident of B-301, CD Diva, Gogol, Margao, Goa authorized vide Resolution passed in the meeting held on 28th January, 2025 of the designated partners namely, SHRI SHRINIVAS V. DEMPO, SMT. NEELA V. DEMPO & SMT. PALLAVI S. DEMPO, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Partner or Partners for the time being, their respective heirs, successors, administrators, executors and assigns) **OF THE SECOND PART;**



The VENDOR herein have authorize Mr. Premanand Raghunath Corgauncar, son of Raghunath Colgaocar, aged 69 years, married, Self-employed, holder of PAN ABTPC4978K , Aadhaar card No. 6742 6539 0031, Indian National, resident of 203-C, Dhan Laxmi Nagar, Bhatlem, Panaji Goa-403001 to represent and admit the execution of this Deed of Sale, for and on their behalf vide Power of Attorney dated 10th April, 2008, registered before the Sub-Registrar of Salcete at Margao- Goa, under registration no. 26/2008 dated 25.04.2008.

WHEREAS, there exists a bigger property denominated "NAQUEM" in the village of Socorro, within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District



of North Goa, in the State of Goa, described in the Land Registration Office of Bardez, under Description No. 15957 of Book-B. No. 41 of the new Series, enrolled under Matriz No. 1631 of the First Circumscription and the houses therein bearing Urban Matriz No. 462, 526 and 528 in the Bardez Taluka Revenue Office, surveyed under Survey Nos. 2/2, 168/10, 242/11, 243/7, 245/1 to 13 and 245/15 to 29 all of the village of Socorro.

AND WHEREAS the above described bigger property belonged to Camillo Luiz Pinto and his wife, Maria Piedade D'Souza as well as their sons, David Patrocinio Conceicao Pinto, Joaquim Joao Bernardino Pinto, Fr. Guilherme Caitano Pinto and Esmael Eduardo de Velhena Pinto.



AND WHEREAS, a distinct and separated part of the above described bigger property, which part is independently surveyed under Survey No. 168/10 of village Socorro of Bardez Taluka is more fully described in the SCHEDULE-I hereinafter appearing and hereinafter referred to as "THE ENTIRE PROPERTY" for the sake of brevity and convenience.

AND WHEREAS, upon the death of Camillo Luiz Pinto and his wife, Maria Piedade D'Souza as well as their sons, David Patrocinio Conceicao Pinto, Joaquim Joao Bernardino Pinto, Fr. Guilherme Caitano Pinto and Esmael Eduardo de Velhena Pinto, vide Final Order dated 11.11.1896 passed in the Orphanological Inventory Proceedings initiated in the Court of Judicial Division of Bardez the above described bigger property was allotted to Shri. Joao Pinto alias Joao Frias Pinto and his name is found recorded



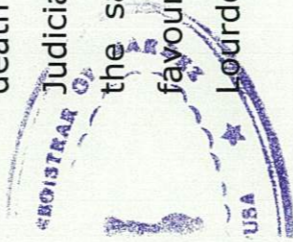
under the Inscription No. 11580 of Book- G. No. 17 of the Land Registration Office of Bardez Judicial Division.

AND WHEREAS, vide the Public Deed drawn on 31.03.1913 by the Notary of Bardez Judicial Division, Pinto de Meneses, at page 62 of his Notarial Deeds Book No. 271, the said Shri. Joao Pinto alias Joao Frias Pinto, as bachelor, sold the bigger property to Shri. Antonio Luiz de Souza; which fact is recorded under Inscription No. 11816 of Book-G No. 17 of the Land Registration Office of Bardez Judicial Division.

AND WHEREAS said Antonio Luiz de Souza expired and upon his death Inventory Proceedings was initiated in the Civil Court of Judicial Division of Bardez and vide Final Order dated 05/09/1942 the said bigger property was transferred and allotted in the favour of Shri. Januario Alberto Clovis de Souza and his wife Smt. Lourdes Pinto Ines Carvalho.

AND WHEREAS, the names of Shri. Januario Alberto Clovis de Souza and his wife, Smt. Lourdes Pinto Ines Carvalho is found recorded in the Inscription No. 32866 of Book-G. No. 37 of the Land Registration Office of Bardez Judicial Division.

AND WHEREAS, the said Shri. Januario Alberto Clovis De Souza alias Clovis De Souza along with his wife, Smt. Lourdinha Carvalho e Sousa alias Lourdinha Rita Ines Carvalho e Sousa, mortgaged the said bigger property to Ms. Maria Efigenia de Lobo (a spinster) for security of an amount of Rs. 12,000/-, which fact is recorded in the Inscription No. 12285 of Book-C. No. 26 of the Land Registration Office of Bardez Judicial Division.



AND WHEREAS, vide Order dated 24.03.1960 passed in the Proceedings of Ordinary Execution by the Judicial Court of Bardez, filed against the said Shri. Januario Alberto Clovis de Sousa and his wife, Smt. Lourdinha Carvalho e Sousa alias Lourdinha Rita Menezes Carvalho e Souza, the said bigger property was attached for recovery of Rs. 12,000/- with interest and other dues payable to Ms. Maria Efigenia Do Carmo Lobo (un-married), as recorded in the Inscription No. 17000 of Book-F. No. 19 of the Land Registration Office of Bardez Judicial Division.

AND WHEREAS, in the Court Auction conducted by the said Judicial Court of Bardez in the said Ordinary Execution Proceedings, the said bigger property was purchased at the highest bid by one Shri. Jose Ferdinando de Souza alias Ferdinando de Souza.

AND WHEREAS, consequently, from the date of auction i.e. 19.04.1967, the said bigger property was owned by Shri. Jose Ferdinando de Souza.

AND WHEREAS, said Shri. Jose Ferdinando de Souza who was also known as Jose Ferdinando de Souza alias Jose Ferdinand D'Souza by other name Ferdinand D'Souza or even Ferdinand De Souza expired on 03.04.1984 leaving behind Smt. Clotilda D'Souza alias Clotilda Gonsalves, as his widow and moiety sharer, and he left behind, as his heirs, his two children, namely, (a) Mr. Floyd Francis D'Souza and (b) Ms. Freya D'Souza Gonsalves.



[Handwritten signature]



AND WHEREAS, legal representatives of the said late Shri. Jose Ferdinando D'Souza, namely: (a) Smt. Clotilda D'Souza alias Clotilda Gonsalves (a widow), (b) Mr. Floyd Francis D'Souza and (c) Ms. Freya D'Souza Gonsalves along with her husband, Shri. Joseph Gonsalves as Plaintiffs initiated Special Civil Suit No. 138/1992/A before the Civil Judge Senior Divison, Mapusa, Goa, against Shri. Flavius De Souza brother of late Jose Ferdinando D'Souza, and his wife Smt. Yvette D'Souza wherein said Shri. Flavius De Souza and his wife Smt. Yvette D'Souza are arrayed as Defendants, claiming that the entire property was not solely owned by late Jose Ferdinando D'Souza but was also owned by his above said brother, Shri. Flavius De Souza.



AND WHEREAS, in the said Special Civil Suit No. 138/1992/A, said legal representatives of late Jose Ferdinando D'Souza sought for partition, inter alias, of the entire property.

AND WHEREAS, vide the Judgment and Preliminary Decree dated 22.06.1993 passed by the Civil Judge, Senior Division of Mapusa, Goa, in the said Special Civil Suit No. 138/1992/A, the entire property was ordered to be partitioned by metes and bounds through a Commissioner allotting half part to Shri. Flavius De Souza and his wife Smt. Yvette D'Souza and other half part to the legal representatives of the said late Shri. Jose Ferdinando D'Souza, namely, (a) Smt. Clotilda D'Souza alias Clotilda Gonsalves (a widow), (b) Mr. Floyd Francis D'Souza and (c) Ms. Freya D'Souza Gonsalves along with her husband, Shri. Joseph Gonsalves.



AND WHEREAS, the report of the Commissioner identifies said Part-A of the entire property in the Plan annexed to his report, which shows that it is the eastern part of the entire property bearing Survey No. 168/10, the western part thereof identified under Letter-B and the said eastern part identified under Letter-A is bounded on the East, West and North by roads, the western & northern roads identified as forming part of the entire property bearing Survey No. 168/10.

AND WHEREAS, after receiving report of the Commissioner, the said Court in its continuation Judgment & Order and Decree dated 31.03.1994 partitioned the bigger property including the entire property, into two halves, one half being identified under Letter-A and the other half identified under Letter-B, allotting the properties identified under Letter-A to the Plaintiffs in the said suit i.e. Ms. Clotilda D'Souza alias Clotilda Gonsalves (a widow), Mr. Floyd Francis D'Souza and Mrs. Freya D'Souza Gonsalves & her husband, Shri. Joseph Gonsalves.

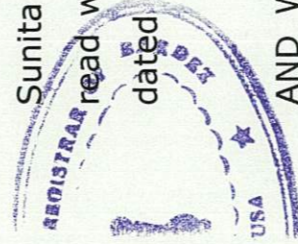
AND WHEREAS, vide Order dated 20.08.1998 passed in Partition Case No. 15/195/96/Part/Land by the Deputy Collector & Sub-Divisional Officer, Mapusa, Goa, the said eastern part under Letter-A of Survey No. 168/10 of village Socorro of Bardez Taluka, is separated from the said survey holding by allotting new Survey No. 168/10-A for an area of 15,368 square meters.

AND WHEREAS the said eastern part of the entire property (i.e. Survey No. 168/10) which eastern part now bears new Survey No. 168/10-A of village Socorro of Bardez Taluka is more fully described in the SCHEDULE-II hereinafter appearing and



hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity and convenience.

AND WHEREAS upon death of Jose Ferdinando de Souza, Inventory Proceedings No. 381/08/E was initiated by Shri. Floyd Francis D'Souza before the Civil Judge, Junior Division at Mapusa, for partition of the assets of late Jose Ferdinando de Souza wherein the said Property listed under Item No. 3 of the amended List of Assets, being the land bearing Land Registration Description No. 15957 of Book-B. No. 41 and Survey No. 168/10-A of the village of Socorro is found allotted to the heir, Shri. Floyd Francis D'Souza and his wife Smt. Winifred Bernadette Sunita D'Souza finalized by order of the Court dated 09/10/2009 read with Order dated 27/04/2012 and further read with Order dated 11/10/2019.



AND WHEREAS, in view of the devolution of rights mentioned hereinabove, Shri. Floyd Francis D'Souza and his wife Smt. Winifred Bernadette Sunita D'Souza became owners in possession of the said property.

AND WHEREAS in Form I & XIV of Survey No. 168/10-A of village Socorro names of Shri. Floyd Francis D'Souza and his wife Smt. Winifred Bernadette Sunita D'Souza are found recorded in occupant's column.

AND WHEREAS Deed of Sale dated 09/06/2021 duly registered before the Sub Registrar of Bardez under No. BRZ-1-2124-2021, Book 1 Document, dated 15/06/2021, Nanu Estates Private Limited purchased from Shri. Floyd Francis DSouza alias Floyd



Ferdinand Dsouza alias Flyod Desouza and his wife Smt. Winifred Bernadette Sunita DSouza alias Winifred Floyd Desouza alias Winifred Desouza plot admeasuring 5,817 square meters forming eastern part of the SAID PROPERTY admeasuring 15,368 square meters, bearing new Survey No. 168/10-A of village Socorro of Bardez Taluka, forming eastern part of the entire property i.e western part of the bigger property denominated "NAQUEM", locally known as "ARADHI", situated in the village of Socorro within the limits of Village Panchayat of Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bardez at Mapusa, Goa, under Description No. 15957 of Book-B. No. 41 of the new Series. The said Plot admeasuring 5,817 square meters is fully described in the SCHEDULE-III hereinafter written and hereinafter referred to as the "**SAID PLOT**" for the sake of brevity and convenience.



AND WHEREAS in the view of aforesaid Deed of Sale dated 09/06/2021, Nanu Estates Private Limited, the VENDOR herein became the absolute owners of the **SAID PLOT**.

AND WHEREAS Nanu Estates Private Limited got the **SAID PLOT** partitioned and as per Order dated 11/05/2022 passed in case no. ISLR/ PART/ BAR/ SOC/322/2021 by the inspector of Survey and land Records, Mapusa Bardez Goa, the **SAID PLOT** admeasuring 5817 sq. mtrs. is issued separate survey bearing Survey No. 168/10-A-1 of Village Socorro.



AND WHEREAS in Form I & XIV of Survey No. 168/10-A-1 of village Socorro name of Nanu Estates Private Limited is recorded in occupant's column under Mutation no. 82188.

AND WHEREAS conversion Sanad dated 16/03/2023 under no. CAD3BAR09-22-308/438 issued by the Office of the Additional Collector III and granted permission to use the **SAID PLOT** admeasuring 5817 sq. mts. bearing survey no. 168/10-A-1 of village Socorro of Bardez Taluka for residential with 50FAR.

AND WHEREAS the PURCHASER herein has approached the VENDOR and has offered to purchase the **SAID PLOT** admeasuring 5817 sq. mtr. more particular described in the SCHEDULE-III hereinafter written.

AND WHEREAS the VENDOR have accepted the above proposal of the PURCHASER for purchase of the **SAID PLOT** and agreed to sell and convey the same to the PURCHASER free from all encumbrances for a total sum consideration of **Rs. 20,10,46,000/- (Rupees Twenty Crore Ten Lakh Forty six Thousand Only)** being the fair market value of the same.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance to the agreement above, and in consideration of total sum of **Rs. 20,10,46,000/- (Rupees Twenty Crore Ten Lakh Forty six Thousand Only)** paid by the PURCHASER to the VENDOR in the manner stated hereafter, the VENDOR do hereby CONVEY, TRANSFER and CONFIRM, by way of absolute sale, UNTO and in favour of the



PURCHASER, the **SAID PLOT** more particularly described in the SCHEDULE-III hereto, along with all the compounds, fences, structures, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that the PURCHASER, for all times hereinafter, shall **HOLD, HAVE, POSSESS** and **ENJOY** the **SAID PLOT** hereby sold, as the absolute owners thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the **SAID PLOT** or the holder thereof, free of any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the **VENDOR** or their predecessors in title.



2. The above said total price consideration of **Rs. 20,10,46,000/- (Rupees Twenty Crore Ten Lakh Forty six Thousand Only)** subject to deduction of TDS is paid by the **PURCHASER** to the **VENDOR** in following manner;

a) Sum of **Rs. 19,90,35,540/- (Rupees Nineteen Crore Ninety Lakh Thirty five Thousand Five Hundred Forty Only)** vide Cheque No. 003532 dated 06.02.2025 drawn on HDFC Bank, Patto Panaji Branch.

b) Sum of **Rs. 20,10,460/- (Rupees Twenty lakh Ten Thousand Four Hundred Sixty only)** is deducted towards applicable TDS.

The **VENDOR** do hereby admit and acknowledge having received the consideration from **PURCHASER** and do hereby discharge the **PURCHASER** from payment thereof.



3. From today, the VENDOR cease to have any right, title or interest of whatsoever nature in the **SAID PLOT** and the PURCHASER shall be acknowledged as the absolute owners and shall enjoy and possess the **SAID PLOT** without any interference from the VENDOR or anyone claiming through them.
4. The VENDOR have simultaneously with execution of this Deed have put the PURCHASER in free, vacant and peaceful possession of the **SAID PLOT**.
5. The VENDOR hereby covenants with the PURCHASER as under:-
- (a) That the **SAID PLOT** hereby conveyed, transferred, sold and assured unto the PURCHASER has not been encumbered by the VENDOR or any party claiming through VENDOR and that the VENDOR whilst executing this Deed have lawful power and authority to effect this Sale, transfer, conveyance as the exclusive and absolute owners and have good, valid, clean, legal, exclusive and marketable title to the **SAID PLOT** including the right to alienate the same by way of sale as hereby done and that the VENDOR have not done anything to subject the **SAID PLOT** to any lease, mortgage, charge, or lien or attachment or encumber any other rights of whatsoever.
- (b) That there is no litigation or legal proceeding pending before any Court/ Tribunal Forum, Commission or Quasi Judicial Authorities in respect of the **SAID PLOT** and that the **SAID PLOT** is not subject to any notice/s or

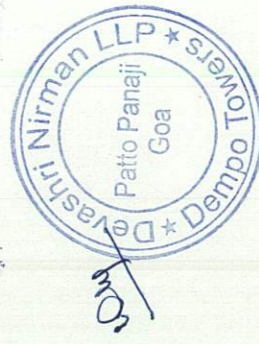


Notifications of proceedings for acquisition/requisition under the Land Acquisition Act or any other Law for the time being in force, that is to say, the **SAID PLOT** is not affected by lis-pendens/proceedings for land acquisition/requisition.

(c) That the **VENDOR** have not at any time hereto made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the **SAID PLOT**.

(d) That the land revenue payable in respect of the **SAID PLOT** and every part thereof has been paid regularly and that all rates, taxes, levies, duties and charges whatsoever if payable to the Government or other statutory or local bodies including land revenue upto the date of sale shall be paid by the **VENDOR** directly to the authorities concerned or reimbursed to the **PURCHASER** against receipts for payments of such dues, if any, effected by the **PURCHASER**.

(e) That should as a result of any defect, discovered hereinafter, in the title of the **VENDOR** to the **SAID PLOT** or any part thereof, the **PURCHASER**, its successors, and/or assigns be divested of ownership or deprived of possession of the **SAID PLOT** or any part thereof, in such event the **VENDOR** herein their successors and assigns shall jointly and severally be liable to the **PURCHASER** its successors and/or assigns or any of them in full in respect of any loss and/or damages sustained by reason thereof limited however to the extent of corresponding price



herein under received. The VENDORS do hereby, subject to aforesaid, keep indemnified the PURCHASER, its successors and assigns or any of them and save them or any of them harmless against all or any loss including the breaches of any of the covenants hereinabove on the part of the VENDOR damages, costs, charges and expenses if any suffered/incurred as a result thereof.

(f) That the VENDOR shall and will from time to time and at all times hereafter at the request of the PURCHASER sign such further deeds, documents or papers and/or do and execute or cause to be done and executed all such further and other lawful acts, deeds, things, matters, conveyances and assurances in law whatsoever as the PURCHASER or its successors or assigns may from time to time require them to do for the purpose of having the transfer of ownership and possession of the **SAID PLOT** recorded in the name of the PURCHASER in all Government records including the Land Revenue office and or office of Records of right etc.

(g) Upon execution of this Deed of Sale, the PURCHASER is entitled to get mutation carried out in the Land Revenue records pertaining to Survey No. 168 sub div No. 10-A-1 of Village Socorro, and to record it's name in the said records and the VENDOR grant their no objection for the same.

(h) That there are no tenancy or mundkarial rights to any portion of the **SAID PLOT**.

(i) That there is no road or access passing through the **SAID PLOT** described in SCHEDULE III as an access to any



other person/s, nor there is any easement right of way to any other person/s through the **SAID PLOT**.

(j) That there are no underground cables or electrical wires passing through the **SAID PLOT**.

(k) No part of the **SAID PLOT** is covered/ affected by any reservation, coastal regulation or any Government order adversely affecting the **SAID PLOT**.

6. The PURCHASER hereby confirms that The PURCHASER have, prior to execution of this Deed, effectively completed the process of due diligence and being satisfied with the title and marketability of the Subject Land.



The VENDOR do hereby clarify that in the partition of the entire property (ie. Survey No. 168/10 of village Socorro of Bardez Taluka) that took place in terms of the partition plan prepared by the Court Commissioner and as confirmed vide the Judgment and Decree dated 31.03.1994 passed in Special Civil Suit No. 138/1992/A by the Civil Judge Senior Division, Mapusa, Goa, an access of 10 meters width has been provided on the northern side and on the western side of Part-A of original Survey No. 168/10, which access shall serve as a common access. The VENDOR do hereby irrevocably authorise the PURCHASER and/or its nominee/s to use such access of 10 meters width provided on the northern side of Part-A of original Survey No. 168/10 in the length of 66 meters only abutting and passing alongside the **SAID PLOT** hereby sold, as shown marked in black colour hatched lines in the **PLAN** annexed to this Deed for the purpose of using the same as an access on foot as well as by vehicles, and for the purpose of laying



underground pipes, cables, or for the purpose of laying overhead electric, telephone or T.V. signal cable lines by fixing of poles etc., and without any obstruction or hindrances on the part of the VENDOR or any persons or party claiming through the VENDOR and the authorization herein granted for the use of the same shall not be construed as transfer of ownership and the use of said access shall be restricted to 66 meters in length abutting the **SAID PLOT** on its northern side.

8. The VENDOR do hereby give their free and voluntary No Objection to delete the name of the VENDOR in the Occupants Column of the Survey Records of the **SAID PLOT** bearing Survey No. 168/1-A-1 of Village Socorro, Bardez Taluka.



9. The VENDOR and the PURCHASER hereby declare that the Said Property in transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.

10. The present market value of the **SAID PLOT** hereby sold is **Rs. 20,10,46,000/- (Rupees Twenty Crore Ten Lakh Forty six Thousand Only)** and accordingly this DEED is engrossed on stamp paper of value of **Rs 1,20,62,800/- (Rupees One Crore Twenty Lakh Sixty Two Thousand Eight Hundred Only)** and applicable Registration Fees is paid herewith.

SCHEDULE-I

(Description of the entire property)

ALL THAT western part of the bigger property denominated "**NAQUEM**", locally known as "**ARADHI**", situated in the village of Socorro within the limits of Village Panchayat of



Socorro, Taluka and Sub-District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bardez at Mapusa, Goa, under Description No. 15957 of Book-B. No. 41 of the new Series, surveyed under Survey No. 168/10 of village Socorro, and bounded as under:-

East: By existing public road and thereafter by eastern part of the bigger property;
 West: By property bearing Survey No. 167 of village Socorro;
 North: By property bearing Survey No. 168/9 of village Socorro; and
 South: By existing public road and by property bearing Survey No. 168/11 of village Socorro.



SCHEDULE-II

(Description of the Said Property)

ALL THAT land bearing new Survey No. 168/10-A of village Socorro of Bardez Taluka, admeasuring 15,368 square meters, forming eastern part of the entire property described in the SCHEDULE-I hereinabove written and bounded as under:-

East: By existing public road;
 West: By 10 meters wide reserved road in the said property bearing Survey No.168/10 of village Socorro and thereafter by western part of the entire property bearing Survey No.168/10 of village Socorro;
 North: By 10 meters wide reserved road in the entire property bearing Survey No.168/10 of village Socorro and thereafter by property bearing Survey No.168/9 of village Socorro; and
 South: By property bearing Survey No. 168/11 of village Socorro.



SCHEDULE-III**(Description of the Subject Land hereby sold)**

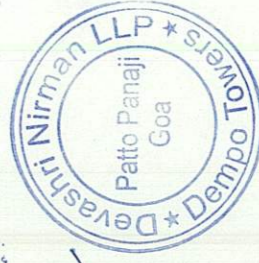
ALL THAT Plot admeasuring 5,817 square meters, bearing Survey No. 168/10-A-1 of village Socorro of Bardez Taluka, forming eastern part of the said property described in the SCHEDULE-II hereinabove written, and bounded as under:-

East: By existing public road;
 West: By remaining part of property bearing Survey No. 168/10-A of Socorro village ;
 North: By 10.00 meters wide access which is the part of property bearing Survey No. 168/10 of Socorro village; and
 South: By 6.00 meters wide access which is the part of property bearing Survey No. 168/10-A of Socorro village;



The SAID PLOT hereby sold along with its boundary is shown marked in red colour hatched lines and the northern reserved access of 10.00 meters wide abutting the Said Plot is shown marked in black colour hatched lines in plan annexed to this Deed forming integral part of this Deed.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their hands on the day, month and year first herein above mentioned in the presence of the undersigned witnesses.



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR
NANU ESTATES PRIVATE LIMITED
Through its Director,
SHRI. NIRESH PRAVAS NAIK,



Niresh

NIRESH NAIK

L.H.F.I.



R.H.F.I.



Niresh



Niresh

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED PURCHASER
**M/S DEVASHRI NIRMAN
LIMITED LIABILITY PARTNERSHIP**

Through it's

General Manager (Operations)

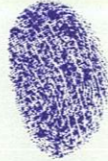
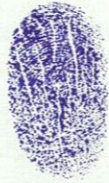
MR. DATTAPRASAD PRABHAKAR PRIOLKAR



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L.H.F.I.



R.H.F.I.



In Presence of:

1. Vivek Laxman Desai
H. No. 53, Deulwada, Warkhand,
Pernem Goa-403512.
2. Mahima Sushant Kurtorkar
180-2 S-5 Solsons Abode Chogm Road
Alto Porvorim, Bardez Goa-403521

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Government Of Goa
Directorate of Settlement and Land records
Plan

Ref. No. :122-15208

Appln date: 08/07/2022



Scale 1:1000



Taluka Name : BARDEZ
 Village Name : Socorro
 Survey No. : 168
 Subdiv No : 10-A-1



Report Generated By: MITALI NAIK

Print Size : A4

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 https://egov.goa.nic.in/dslr.



FORM I & XIV

नमुना नं १ व १४

100019596828

Date : 15/01/2025

Page 1 of 2

Taluka तालुका	BARDEZ	Survey No. सर्वे नंबर	168
Village गांव	Socorro	Sub Div. No. हिस्सा नंबर	10-A-1
Name of the Field शेताचें नांव	Aradhi	Tenure सत्ता प्रकार	0

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khejan खाजम	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.58.17	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.58.17

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.58.17

Remarks शेर

Order No.ISLR/PART/BAR/SOC/322/21 dated 11/05/2022 issued by the Inspector of Survey and Land records, Mapusa and Letter

Assessment आकार	Rs. 0.00	Foro फोर	Predial प्रेदियाल	Rs. 0.00	Reht रेहट	Rs. 0.00
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Land records, Mapusa.

S.No	Name of the Occupant कब्जाधाराचे मूळ	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेर
1	Napu Estates Private Limited		82188	शेर

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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





FORM I & XIV

नमुना नं १ व १४

100019596828

Date : 15/01/2025

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Taluka BARDEZ

Survey No. 168

तालुका

सर्वे नंबर

Village

Sub Div. No. 10-A-1

गांव

हिस्सा नंबर

Name of the Field Aradhi

Tenure 0

शेताचें नांव

सत्ता प्रकार



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Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 13-Feb-2025 01:28:27 pm

Document Serial Number :- 2025-BRZ-887

Presented at 01:08:59 pm on 13-Feb-2025 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	12062800
2	Registration Fee	6031380
3	Mutation Fees	3500
4	Processing Fee	2500
Total		18100180

Stamp Duty Required :12062800/-



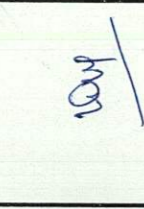
Stamp Duty Paid : 12062900/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DATTAPRASAD PRABHAKAR PRIOLKAR General Manager (Operations) Devashri Nirman Limited Liability Partnership , Father Name:Prabhakar Priolkar,,Age: 53, Marital Status: , Gender:Male,Occupation: Service, Address1 - B-301 GD Diva, Gogol, Margao, Goa, Address2 - , PAN No.: AIKPP1917B			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PREMANNAND RAGHUNATH CORGAUNCAR , Father Name:Raghunath Colgaocar, Age: 69, Marital Status: , Gender:Male,Occupation: Self Employed, 203 C Dhan Laxmi Nagar Bhatlem Panaji Goa , PAN No.: ABTPC4978K , as Power Of Attorney Holder for NIRESH PRAVAS NAIK Director Of NANU ESTATES PRIVATE LIMITED			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	DATTAPRASAD PRABHAKAR PRIOLKAR General Manager (Operations) Devashri Nirman Limited Liability Partnership , Father Name:Prabhakar Priolkar, Age: 53, Marital Status: , Gender:Male, Occupation: Service, B-301, CD Diva, Gogol, Margao, Goa, PAN No.: AIKPP1917B			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vivek Desai, Age: 46, DOB: , Mobile: 7020277105 , Email: , Occupation: Service , Marital status : Married , Address: 403512, H No 53 Deulwada Warkhand Pernem Goa, H No 53 Deulwada Warkhand Pernem Goa, Varconda, Pernem, NorthGoa, Goa			
2	Name: Mahima Sushant Kurtorkar, Age: 46, DOB: , Mobile: 8007709713 , Email: , Occupation: Advocate , Marital status : Married , Address: 403521, 180/2 S-5 Solsons Abode Chogm Road Alto Porvorim Bardez Goa, 180/2 S-5 Solsons Abode Chogm Road Alto Porvorim Bardez Goa, Pilerne, Bardez, NorthGoa, Goa			


 Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-887



Document Serial No:-2025-BRZ-887

Book :- 1 Document

Registration Number :- **BRZ-1-916-2025**

Date : 13-Feb-2025



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

SUB-REGISTRAR
BARDEZ

