

Phone No:
Sold To/Issued To:
Shrinivas H Ayanchi
For Whom/ID Proof:
Pancard



AUG-17-2023 14:45:34

₹ 0506200/-
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For CITIZEN CREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

[Signature]
Manager / Authorised Signatory

2023-BCH-1037

25/08/2023



DEED OF SALE

M/s Bhumi Developers

[Signature]
Partner

[Signature]
[Signature]

This DEED OF SALE is executed at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, on this Twenty-Third day of August of the Year Two Thousand Twenty Three (23/08/2023);

BETWEEN:

1. M/s. BHUMI DEVELOPERS, a Partnership Firm, Constituted under the Indian Partnership Act, 1932, registered under No. [REDACTED], dated 27/11/2019, holder of PAN - [REDACTED], having its registered Office at Office No. 7, First Floor, Paul Tower, Sunderpeth, Bicholim, North Goa - 403504, through their partners:-

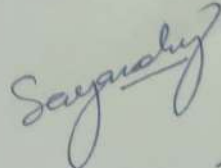
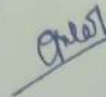
i. Mr. RANJIT ROHIDAS MANGAONKAR, son of late Rohidas Mangaonkar, aged about 43 years, married, businessman, Indian National, resident of House No. 64, Vithalapur, Sankhali, Taluka Bicholim, North Goa-403505, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED] and Contact No. 9823102332;

AND:

ii. Mr. RUPESH NARAYAN THANEKAR, son of Shri Narayan Thanekar, aged about 43 years, married, businessman, Indian National, resident of House No. 609, Tikhazan, Mayem, Taluka Bicholim, North Goa-403504, holder of PAN - [REDACTED], AADHAR

M/s Bhumi Developers


Partner

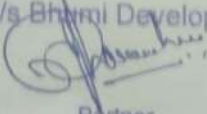
Card No. [REDACTED] and Contact No. [REDACTED];

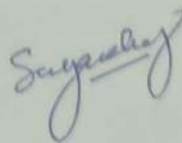
hereinafter, for brevity's sake, being referred to as " THE VENDOR FIRM", (Which expression shall be deemed to mean and include its executors, administrators, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit) OF THE FIRST PART;

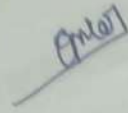
The Partner at Serial No. 1 (ii) - Mr. RUPESH NARAYAN THANEKAR, is represented herein by Partner at Serial No. 1 (i) - Mr. RANJIT ROHIDAS MANGAONKAR, by virtue of Power of Attorney executed by him before the Notary Adv. Rupali G. Panshekar, at Bicholim, under Reg. No. 4618/POA/2023 on 22/04/2023 and a certified copy of the same is presented with this indenture;

AND:

2. Shri SHRINIVAS NAGNATH AYANCHI, son of late Nagnath Venkappa Ayanchi, aged about 61 years, married, retired, Indian National, resident of House No. 1880, 'Pramila Smruti', Housing Board Colony, Sankhali, Taluka Bicholim, North Goa - 403505, holder of PAN - [REDACTED] and AADHAR Card No. [REDACTED], Contact No. [REDACTED];

M/s. Bhumi Developers

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AND:

3. Shri OMKAR RAJARAM PATIL, son of Shri Rajaram Bharmu Patil, aged about 23 years, bachelor, student, Indian National, resident of House No. 178/189, Narayan Nagar, Honda, Taluka Sattari, North Goa - 403530, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. [REDACTED];

Both of them hereinafter, for brevity's sake, being jointly referred to as "THE PURCHASERS" (which expression shall be deemed to mean and include their respective heirs/successors, administrators, executors, legal representatives and assigns, wherever the context or meaning shall so require or permit), OF THE OTHER PART;

WHEREAS there exists a piece or parcel of land viz., Plot No. A3 (as per approved sub-division plan), admeasuring 2,531.00 sq. mts., or thereabouts, bearing New Survey No. 59/1-IF of Village Arvalem, Taluka Bicholim and forming part of the larger property admeasuring 1,88,354.00 sq. mts., or thereabouts, known as "LAMAN MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem, within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B-13 (New) and enrolled in the

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Taluka Revenue Office of Bicholim under Matriz No. 88 and surveyed as whole, under New Survey No. 59 sub-division No. 1 of the Revenue Village of Arvalem, Taluka Bicholim, hereinafter for brevity's sake be referred to as "the said entire property" and the said Plot No. A3, bearing New Survey No. 59/1-IF shall hereinafter for brevity's sake being referred to as "the said Plot";

AND WHEREAS the said entire property known as "NOVEDAR LEOMAN-MOLY", or "LOMONACHI MOLLY" or "CONQUICHI-MOLI, "ARUDECHI-MOLI" and "UMBLICHI-MOLI", described in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 (New) stands inscribed in favour of one Shri Subhashchandra Sinai Borkar then a bachelor and a minor, under Inscription No. 15326 at page 14 of Book No. G 21 of the Land Registration Office of Bicholim on 30/10/1964, the same having been gifted to him by his paternal grandfather Shri Nilconta Gonoba Sinai Borkar and his wife, Smt. Gangabai Nilconta Sinai Borkar, in terms of a Deed of Gift with Acceptance, drawn on 07/03/1964 at page 13 of Book of Notes No. 652, before the then Temporary Notary of Comarca of Bardez - Shri Antonio Jose Francisco Pinto de Menezes. The said gift was made out of the disposable quota and without reservation of any right of usufruct in favour of the Donors;

AND WHEREAS during the recent land survey conducted for the purpose of Records of the Rights Certificate for the Revenue Village of Arvalem, the said

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property "LAMAM MALI" was surveyed under New Survey No. 59/0 of Village Arvalem and the name of said Shri Subhashchandra Vinaeca Sinai Borcar stands reflected in the Occupants' Column therein;

AND WHEREAS the name of Shri Subhashchandra Vinaeca Sinai Borcar also stood recorded in the Occupants' Column of the Records of Right Certificate, in Form No. I and XIV of Survey No. 59 sub-division No. 0 of Village Arvalem, Taluka Bicholim as the sole occupant thereof against Mutation No. 152;

AND WHEREAS the said Shri Subhashchandra, alias, Subhaschandra alias, Subhashchandra Vinayak alias, Vinaeca alias, Vinaica Sinai Borcar alias, Sinai Borkar alias, Sinai Borker alias, Shenvi Borcar alias, Shenvi Borkar expired at Goa Medical College, Bambolim, on 11/11/2010 without leaving any Will or gift or any other disposition of his assets;

AND WHEREAS the said Shri Subhashchandra Vinaeca Sinai Borcar was married in his first nuptial to Smt. Uma alias, Gangabai Sinai Borcar who predeceased her husband leaving behind, Miss Shambhavi Subhashchandra Shenvi Borcar alias, Sinai Borcar her daughter as her heir;

AND WHEREAS the said Shri Subhashchandra Vinaeca Sinai Borcar was married in his second nuptial to Smt. Gauri Subhashchandra Sinai Borcar alias, Shenvi Borcar, thus upon his death, the said Shri Subhashchandra

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Vinaeca Sinai Borcar left behind Miss Shambhavi Subhashchandra Shenvi Borcar alias, Sinai Borcar as her daughter from his first nuptial, Smt. Gauri Subhashchandra Sinai Borcar alias, Shenvi Borcar, his second wife and widow and Mast. Saidatt Subhashchandra Shenvi Borcar, the son of the second wife, as his heirs;

AND WHEREAS upon the death of the said Shri Subhashchandra Vinaeca Sinai Borcar a Regular Inventory Proceedings No. 84/2013/B came to be instituted in the Court of Civil Judge, Junior Division, at Bicholim, and in the revised list of assets filed in the said Inventory Proceedings, the said property "LAMAN MALI" bearing New Survey No. 59/0, of Village Arvalem, has been described under Item No. 24;

AND WHEREAS the said Inventory Proceedings No. 84/2013/B was finalized in terms of consent terms arrived at and filed by all the parties therein and the said property described under Item No. 24 came to be allotted to all the interested parties in the following manner: -

- i. Smt. Gauri Subhashchandra Sinai Shenvi Borcar, was allotted 3/8th undivided share i.e., 37.5% in the said Survey No. 59/0 of Village Arvalem, and,
- ii. Miss Shambhavi Subhashchandra Sinai Shenvi Borcar was allotted 5/8th undivided share in the said Survey No. 59/0 of Village Arvalem;

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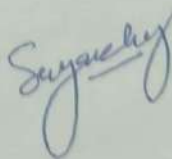
AND WHEREAS the said Smt. Gauri Subhashchandra Sinai Shenvi Borcar and Miss Shambhavi Subhashchandra Sinai Shenvi Borcar thereafter initiated Mutation Proceedings in the Records of Rights Certificate in Form No. I & XIV in respect of Survey No. 59/0 of Village Arvalem and their names stood duly recorded in the Occupants' Column therein against Mutation No. 27568 as the sole Occupants' thereof;

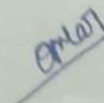
AND WHEREAS the Deputy Collector & SDO, Bicholim Sub-Division, Bicholim, vide its Judgment and Order dated 08/05/2019, passed in Case No. 21/01/2019/103/LRC/BICH/496, the area of the said Survey No. 59/0 of Village Arvalem, Taluka Bicholim mentioned as 2,04,255.00 sq. mts., has been corrected and the same is now admeasuring 1,88,354.00 sq. mts.;

AND WHEREAS by virtue of the said Consent terms and the Final Chart of Allotment confirmed and made absolute vide order dated 04/12/2018, passed by the Court of Civil Judge, Junior Division, at Bicholim, in the said Inventory Proceedings No. 84/2013/B, the said Miss Shambhavi Subhashchandra Sinai Shenvi Borcar became the owner in possession to an extent of 62.5% share in the said property bearing Survey No. 59/0 and Smt. Gauri Subhashchandra Sinai Shenvi Borcar became entitled to 37.5% undivided right, title and share to the said Survey No. 59/0 of Village Arvalem, Taluka Bicholim;

M/s Bhumi-Developers

 Partner





AND WHEREAS in terms of a Deed of Sale dated 13/07/2022, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-664-2022 dated 13/07/2022, the said Smt. Gauri S. Sinai Borkar and Smt. Shambhavi Subhashchandra Sinai Shenvi Borcar, now Smt. Shambhavi Purushottam Shenavi Shetye and her husband, Shri Purushottam Laxmikant Shenavi Shetye as the absolute and exclusive owners in possession of the said property sold and transferred the same in favour of the Vendor Firm abovenamed - M/s. Bhumi Developers;

AND WHEREAS the said Deed of Sale dated 13/07/2022 stands rectified in terms of Deed of Rectification dated 17/03/2023, registered with the Sub-Registrar's Office of Bicholim, under Registration No. BCH-1-286-2023 on 17/03/2023, thereby rectifying date of Deed of Gift wrongly mentioned as 17/03/1964 to 07/03/1964;

AND WHEREAS the Deputy Collector and Sub-Divisional Magistrate, Bicholim Sub-Division, Bicholim, vide its Judgment and Order dated 14/02/2023, passed in Case No. 21/2023/103/LRC/BICH/337, has corrected the said Survey No. 59/0 as Survey No. 59/1 of Village Arvalem, Taluka Bicholim;

AND WHEREAS the said M/s. Bhumi Developers thereafter carried out Mutation Proceedings and its name stands duly recorded in the Occupants' Column in the Records of Rights Certificate of Form No. I & XIV in respect

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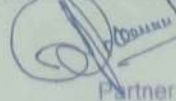
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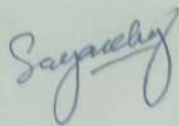
of said Survey No. 59/1 of Village Arvalem as the sole Occupants' thereof, against Mutation No. 35303;

AND WHEREAS after the purchase of the said property the said M/s. Bhumi Developers got the said property sub-divided into various plots after obtaining appropriate licenses and permissions from the competent authorities in the following manner: -

- i. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Dy. Town Planner, Town and Country Planning Department Bicholim/Sattari at Bicholim, in respect of Survey No. 59/1, issued vide its letter bearing Ref. No. DC/7994/ARVALEM/TCP-23/561, dated 08/03/2023.
- ii. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, Elect, (O&M), S/D-II-(R) Sankhali, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)2022-23/3211, dated 09/03/2023.
- iii. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, SUB-DIV.I(W.S).D. XXIV(PHE), PWD, Bicholim, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. PWD/D.XXIV/SDI(W.S)/F.40/768/22-23, dated 10/03/2023.
- iv. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Medical/Health Officer, Community Health Centre, Sankhali, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its

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Partner







letter bearing Ref. No.
DHS/2023/DHS0901/O0021/371, dated
11/03/2023.

v. Final NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Sankhali Municipal Council vide its NOC bearing Ref. No. SMC/Tech/Final Sub.Div.NOC/2022-23/3960 dated 24/03/2023.

vi. Conversion Sanad issued by the Additional Collector-II vide its Order bearing Ref No. RB/CNV/BICH/AC-II/03/2022/589, dated 23/02/2023 for the said Survey No. 59/1 of Village Arvalem.

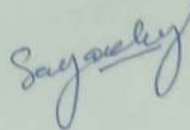
AND WHEREAS vide Order dated 29/03/2023, passed in Case No. 9/ISLR/PART/BICH/ARV/104/ 2023/287, the Inspector of Surveys and Land Records, Bicholim, has allotted New Sub-Division Numbers to the partitioned portions/plots of said Survey No. 59/1 of Village Arvalem, Taluka Bicholim, as separate holdings including the said Plot which is now surveyed as a separate holding under New Survey No. 59/1-IF of Village Arvalem;

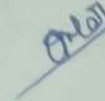
AND WHEREAS as per Sub-Division plan duly approved by Dy. Town Planner, Town and Country Planning Department, Bicholim mentioned above, the said plot bearing Survey No. 59/1-IF is marked as Plot No. A3;

AND WHEREAS the Purchasers have approached the Vendor Firm to sell to them the said Plot No. A3, admeasuring 2,531.00 sq. mts., bearing New Survey No. 59/1-IF of Village Arvalem, Taluka Bicholim;

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Partner





AND WHEREAS the name of the Vendor Firm stands duly recorded as the sole Occupant in the Occupants' Column of the Records of Rights Certificate in Form No. I & XIV of said Survey No. 59/1-IF of Village Arvalem, Taluka Bicholim against Mutation No. 36919;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchasers ALL THAT sub-divided Plot No. A3, admeasuring 2,531.00 sq. mts., bearing New Survey No. 59/1-IF of Village Arvalem, Taluka Bicholim, being more particularly described in SCHEDULE-II hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as " the said plot ", for a total consideration of Rs. 1,01,24,000/- (Rupees One Crore One Lakh Twenty Four Thousand only), which represents the present market value and consideration of the said Plot;

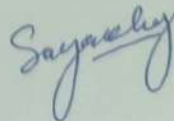
NOW THEREFORE, THIS DEED OF SALE

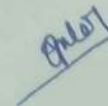
WITNESSESS AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said sum of Rs. 1,01,24,000/- (Rupees One Crore One Lakh Twenty Four Thousand only), paid after deducting 1% TDS in the amount of Rs. 1,01,240.00 (Rupees One Lakh One Thousand Two Hundred and Forty only), thus a sum of Rs. 1,00,22,760.00 (Rupees One Crore Twenty Two Thousand Seven Hundred and Sixty only), has been paid to the Vendors by the Purchasers (the payment and receipt whereof the

M/s Bhumi Developers

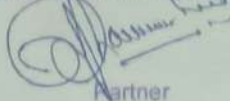

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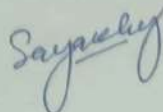




Vendor Firm do and each of the partners doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchasers), THEY, the Vendor Firm, as the owners of the said Plot No. A3, admeasuring 2,531.00 sq. mts., bearing New Survey No. 59 sub division No. 1-IF of Village Arvalem, Taluka Bicholim, forming part of the property admeasuring 1,88,354.00 sq. mts., or thereabouts, as a whole, known as "LAMAN MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub- District of Bicholim, District of North Goa, in the State of Goa, being more particularly described in SCHEDULE-I hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and the said sub-divided plot viz., Plot No. A3, admeasuring 2,531.00 sq. mts., bearing New Survey No. 59/1-IF of Village Arvalem, Taluka Bicholim, hereby sold, being more particularly described in SCHEDULE-II hereunder written and for better clearness, being delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the

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Partner

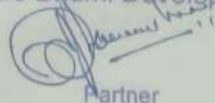


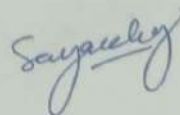


deeds, documents, writings, vouchers and other evidences of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the PURCHASERS FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.

2. A N D the Vendor Firm do hereby for themselves, their heirs, executors and administrators covenant with the Purchasers that notwithstanding any lawful act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves good title, full power, right, title and absolute authority to grant, convey and assure the said Plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably

M/s Bhumi Developers


Partner



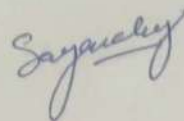


and quietly to hold, enter upon, have, occupy, possess and enjoy the said Plot hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for THEIR own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had till the date of execution of this Sale Deed, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendor Firm and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said plot hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and

M/s Bhumi Developers


Partner



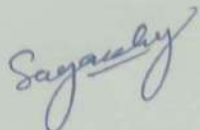
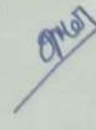


other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid, as shall or may be reasonably required by the Purchasers, their successors or assigns or their counsels - in- law.

4. AND the Vendor Firm do hereby covenant with the Purchasers that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any lawful act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.
5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendor Firm do hereby covenant with the Purchasers that the said Plot hereby sold, is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot nor subject matter of any lis-pendis.
6. In case of any admitted discrepancies errors and/or omissions or lawful claim of any person or persons is found any time hereafter, the Vendors shall come

M/s Bhumi Developers


Partner

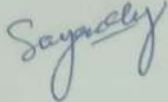
 

forward to rectify/correct the same immediately upon intimation from the Purchasers.

7. The Vendor Firm hereby give their no objection and agree to fully co-operate with the Purchasers to carry on necessary mutations in the Records of Rights Certificate in Form No. I & XIV, in respect of New Survey No. 59/1-IF of Village Arvalem, Taluka Bicholim.
8. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said property does not belong to person of scheduled caste or scheduled tribe.
9. The Purchasers hereby declares that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013, 1% TDS in the amount of Rs. 1,01,240.00 (Rupees One Lakh One Thousand Two Hundred and Forty only), has been deducted and requisite acknowledgment is presented along with this Deed.
10. The total market value of the said sub-divided Plot No. A3, bearing New Survey No. 59/1-IF of Village Arvalem, Taluka Bicholim, admeasuring 2,531.00 sq. mts., hereby sold is Rs. 1,01,24,000/- (Rupees One Crore One Lakh Twenty Four Thousand only), and a stamp duty @ 5% in the amount of Rs. 5,06,200.00 (Rupees Five Lakh Six Thousand Two Hundred only), have been paid herein.

M/s Rhumi Developers

 Partner

Sayrely

 Partner



-: SCHEDULE HEREINAbove REFERRED TO:-
SCHEDULE -I

(Description of entire property bearing New Survey No.
59/1 of Village Arvalem, Taluka Bicholim.)

ALL THAT piece or parcel of land admeasuring 1,88,354.00 sq. mts., or thereabouts, forming part of the larger property known as known as "LAMAN MALI" which is also known as "LOMONACHI MOLLY" situated at Village Arvalem within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub- District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 (New) and enrolled in the Taluka Revenue Office of Bicholim under Matriz No. 88 and surveyed under New Survey No. 59 sub-division No. 1 of Revenue Village of Arvalem and being bounded as a whole as under:-

On or towards the East: by road,

On or towards the West: by property bearing Survey No. 63 of Village Arvalem,

On or towards the North: by state highway proceedings from Sankhali to Honda, and,

On or towards the South: by property bearing Survey No. 58/1 of Village Arvalem and partly by Survey No. 63 of Village Arvalem.

M/s Bhumi Developers

 Partner

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SCHEDULE -II

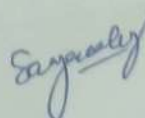
(Description of Property, admeasuring 2,531.00 sq. mts., bearing New Survey No. 59/1-IF, hereby sold.)

ALL THAT piece and parcel of land admeasuring 2,531.00 sq. mts., bearing New Survey No. 59/1-IF of Village Arvalem, marked as Plot No. A3 as per approved subdivision plan and forming part of the larger property admeasuring 1,88,354.00 sq. mts., or thereabouts, forming part of the larger property known as known as LAMAN MALI which is also known as LOMONACHI MOLLY situated at Village Arvalem within the limits of the Sankhali Municipal Council, Taluka, and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 4949 at page 177 of Book No. B 13 New and enrolled in the Taluka Revenue Office of Bicholim under Matriz No. 88 and surveyed as a whole under New Survey No. 59/1 of Revenue Village of Arvalem Taluka Bicholim and the said Plot admeasuring 2,531.00 sq. mts., surveyed as a separate holding under New Survey No. 59/1-IF, being bounded as an independent and distinct entity as follows:-

On or towards the East: by Plot No. A4 bearing New Survey No. 59/1-IG of Village Arvalem,

On or toward the West: partly by Plot No. A11, bearing New Survey No. 59/1-IN and partly by plot bearing New Survey No. 59/1-IO and partly by 8.00 mts., road of Village Arvalem,

M/s Bhumi Developers

 Partner





On or towards the North: by public road, and,

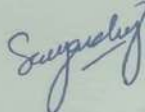

On or towards the South: by 8.00 mts., wide internal road.

ALL THAT piece and parcel of land admeasuring 2,531.00 sq. mts., bearing New Survey No. 59/1-IF of Village Arvalem, (earlier known as Plot No. A3 as per approved sub-division plan) hereby sold, is delineated on the plan annexed hereto and thereon, is shown surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

M/s Bhumi Developers

Partner

SIGNED, SEALED AND DELIVERED }
BY THE WITHIN NAMED VENDOR FIRM }
-M/s. BHUMI DEVELOPERS, THROUGH }
IT'S PARTNER - SHRI RANJIT ROHIDAS }
MANGAONKAR, FOR SELF AND AS }
DULY CONSTITUTED ATTORNEY OF }
THE PARTNER Shri RUPESH NARAYAN }
THANEKAR. }



M/s Bhumi Developers

A blue ink signature of Ranjit Rohidas Mangaonkar.

Partner

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.

M/s Bhumi Developers

A blue ink signature of Ranjit Rohidas Mangaonkar.
Partner

A blue ink signature of Rupesh Narayan Thaneekar.

A blue ink signature of Rupesh Narayan Thaneekar.

SIGNED AND DELIVERED BY THE }
WITHIN NAMED PURCHASER No. 1 - Shri }
SHRINIVAS NAGNATH AYANCHI. }



Sayreeloy

S

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



M/s Bhumi Developers

[Signature]
Partner

Sayreeloy

9/10/17

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER No. 2 - Shri
OMKAR RAJARAM PATIL.

Omkar



Omkar

Left Hand Finger Tips Impression.	Right Hand Finger Tips Impression.



IN THE PRESENCE OF:

- Veena Gawas* (Veena Gawas)
- Roshma Sharikh* (Roshma Sharikh)

M/s Bhumi Developers
[Signature]
Partner

[Signature]

Omkar



Government of Goa
 Directorate of Settlement and Land records
 Survey Plan
 Bicholim Taluka, ARVALEM Village
 Survey No.: 59 , Subdivision No.: 1-IF

Scale 1:1000

Reference No.: REV192341369



M/s Bhumi Developers

[Signature]
 Partner

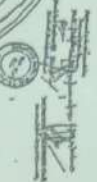
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NOTE: PLAN TO BE PRINTED ON A4 SIZE

[Signature]



FINAL N.O. C FOR SUB DIVISION OF PLOTS
IN SURVEY NO.591 SITUATED AT HARVELAM VILLAGE
OF BICHOLI TALUKA N. GOA



AREA STATEMENT

TOTAL AREA OF PLOT	= 108354.00 sq mt.
AREA UNDER DEVELOPMENT	= 107100.00 sq mt.
AREA UNDER ROAD WORKS	= 1254.00 sq mt.
NET AREA	= 105846.00 sq mt.
AREA UNDER PLANT	= 9000.00 sq mt.
AREA UNDER UTILITY	= 7724.58 sq mt.
AREA UNDER OPEN SPACE 10 %	= 21169.16 sq mt.
AREA UNDER ROAD	= 2000.00 sq mt.
AREA UNDER FUTURE DEVELOPMENT	= 21722.84 sq mt.

DETAIL AREA OF PLOTS

Plot No.	Area (sq mt)	Plot No.	Area (sq mt)	Plot No.	Area (sq mt)	Plot No.	Area (sq mt)
1	1000	11	1000	21	1000	31	1000
2	1000	12	1000	22	1000	32	1000
3	1000	13	1000	23	1000	33	1000
4	1000	14	1000	24	1000	34	1000
5	1000	15	1000	25	1000	35	1000
6	1000	16	1000	26	1000	36	1000
7	1000	17	1000	27	1000	37	1000
8	1000	18	1000	28	1000	38	1000
9	1000	19	1000	29	1000	39	1000
10	1000	20	1000	30	1000	40	1000

FINAL N.O.C FOR SUB DIVISION OF THE PLOTS IN
SYNO 591 HARVELAM VILLAGE OF BICHOLI TALUKA BY
M/S BHUMI DEVELOPERS

OWNER'S SIGNATURE

ENGINEER'S SIGNATURE

DR. N. S. KAVAN
M. S. KAVAN
M. S. KAVAN

M/s Bhumi Developers
Partner

Sayandev

Sayandev

9/10/21



1037

FORM I & XIV

100017700446

नमुना नं १ व १४

Date: 22/08/2023

Page 1 of 2

Taluka BICHOLIM
तालुका
Village Arvalem
गांव
Name of the Field Laman Mall
शेताचे नांव

Survey No. 59
सर्वे नंबर
Sub Div. No. 1-F
हिस्सा नंबर
Tenure 0
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.25.31	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.25.31

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
0000.00.00	0000.00.00	0000.00.00

Grand Total
एकूण
0000.25.31

Remarks शेरा

As per the order in case
No.9/ISLR/PART/ARV/104/2023/287 dated
29/03/2023

Assessment: आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कच्चेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/s Bhumi Developers		36919	
S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			
Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार			Mutation No. फेरफार नं	Remarks शेरा
Nil				

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



1037

Date : 22/08/2023

FORM I & XIV

100017700446

नमुना नं १ व १४

Taluka	BICHOLIM	Page	2 of 2
तालुका		Survey No.	59
Village	Arvalem	सर्वे नंबर	
गांव		Sub Div. No.	1-IF
Name of the Field	Laman Mall	हिस्सा नंबर	
शेताचें नांव		Tenure	0
		सत्ता प्रकार	

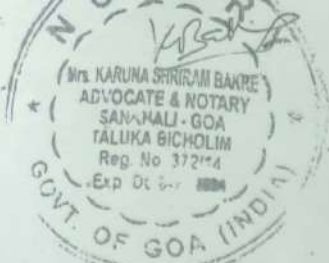


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M/s Bhumi Developers

Partner



No. RB/CNV/BICH/AC-II/03/2022/589

(CAD2BIC22-06)

Government of Goa,
Office of the Collector,
North Goa District,
Panaji - Goa.

1037

Dated: -23/02/2023

- Read: 1) Application dated 17/11/2022 from M/S. Bhumi Developers, Office No. 7, 1st Floor, Paul Tower Bldg., Bicholim - Goa.
- 2) Report No. MAM/BICH/CI(II)/CNV/297/2022/446 dated 04/03/2022 from Mamlatdar of Bicholim Taluka, Bicholim - Goa.
- 3) Report No. DC/7994/ARVALEM/TCP-22/3439 dated 13/12/2022 from Dy. Town Planner, Town & Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa.
- 4) Report No. 5/CNV/SAT-543/DCFN/TECH/2021-22/1069/371 dated 22/03/2022 from the Dy. Conservator of Forests, O/o. Dy. Conservator of Forests, North Goa Division, Ponda Goa.

SANAD

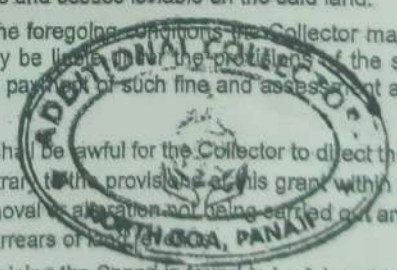
SCHEDULE-II

(See Rule 7 of the Goa, Daman and Diu Land Revenue (Conversion of use of land and non-agricultural Assessment) Rules, 1969).

Whereas an application has been made to the Collector of North Goa (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under the said Code) under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968. (hereinafter referred to as "the said code" which expression shall, where the context so admits include the rules and orders thereunder) M/S, Bhumi Developers being the occupant of the plot registered under Survey No. 59/1 situated at Arvaalem Village, Bicholim Taluka (hereinafter referred to as "the where applicants, which expression shall, the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot" described in the Appendix I hereto, forming a part Survey No. 59/1 admeasuring 1,01,855 sq. mtrs. be the same a little more or less for the purpose of Residential (admeasuring area 94,631 sq. mts.), Commercial (admeasuring area 2,408 sq. mts.), Institutional (admeasuring area 2,408 sq. mts.) & Community (admeasuring area 2,408 sq. mts.) use with F.A.R. 100%.

Now, this is to certify that the permission to use for the said plots is hereby granted, subject, to the provisions of the said code, and rules thereunder, and on the following conditions, namely:-

- Levelling and clearing of the land - The Applicant shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.
- Assessment - The Applicant shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.
- Use - The Applicant shall not use the said land and building erected or to be erected thereon for any purpose other than Residential, Commercial, Institutional & Community use, without the previous sanction of the Collector.
- Liability for rates - The applicants shall pay all taxes, rates and cesses leviable on the said land.
- Penalty clause - (a) If the applicant contravenes any of the foregoing provisions the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
(b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of tax.
- a) The Information, if any, furnished by the applicant for obtaining the Sanad is found to be false at later stage, the Sanad issued shall be liable to be withdrawn without prejudice to the legal action that may be taken against the applicant.
b) If any dispute arises with respect to the ownership of the land, the Sanad granted shall stand revoked and the Construction/Development carried out shall be at the cost and risk of the applicants.
c) The necessary road widening set-back to be maintained before any development in the land.
d) Traditional access passing through the plot, if any, shall be maintained.
e) No trees shall be cut except with prior permission of the competent authority.
- Code provisions applicable - Save as herein provided the grant shall be subject to the provisions of the said code and rules thereunder.



1037

SHRIRAM BAKRE
 STATE & NOTARY
 HALI - GOA
 BICHOLIM
 No. 372/24

APPENDIX - I

Sri No. GOA	Length and Breadth		Total Superfic	Forming (part of)	BOUNDARIES				Remarks
	North to South	East to West			North	South	East	West	
1.	113.00 mts.	312.05 mts.	18,060 mts.	Sy. No. 59/1-Part (Part 'A')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1, 1-A	Sy. No. 59/1	NIL
2.	35.10 mts.	260.20 mts.	8,698 sq. mts.	Sy. No. 59/1-Part (Part 'B')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
3.	35.10 mts.	249.40 mts.	8,334 sq. mts.	Sy. No. 59/1-Part (Part 'C')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
4.	41.20 mts.	236.70 mts.	9,342 sq. mts.	Sy. No. 59/1-Part (Part 'D')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
5.	41.30 mts.	224.50 mts.	8,778 sq. mts.	Sy. No. 59/1-Part (Part 'E')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
6.	43.3 mts.	212.20 mts.	7,012 sq. mts.	Sy. No. 59/1-Part (Part 'F')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
7.	41.55 mts.	41.00 mts.	1,706 sq. mts.	Sy. No. 59/1-Part (Part 'G')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
8.	124 mts.	119.80 mts.	4,365 sq. mts.	Sy. No. 59/1-Part (Part 'H')	Sy. No. 59/1-B	Sy. No. 59/1	Sy. No. 59/1, 1-B	Sy. No. 59/1	
9.	60.44 mts.	160.50 mts.	5,697 sq. mts.	Sy. No. 59/1-Part (Part 'I')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1-A	
10.	41.3 mts.	176.10 mts.	6,544 sq. mts.	Sy. No. 59/1-Part (Part 'J')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 63/1-AG, 1-AJ & 59/1-A	
11.	42.20 mts.	167.10 mts.	6,611 sq. mts.	Sy. No. 59/1-Part (Part 'K')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
12.	38.88 mts.	171.20 mts.	5,934 sq. mts.	Sy. No. 59/1-Part (Part 'L')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 63/1	
13.	43.10 mts.	148.10 mts.	4,913 sq. mts.	Sy. No. 59/1-Part (Part 'M')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
14.	42.10 mts.	137.60 mts.	3,361 sq. mts.	Sy. No. 59/1-Part (Part 'N')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
15.	50.00 mts.	50.00 mts.	2,500 sq. mts.	Sy. No. 59/1-Part (Part 'P')	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	Sy. No. 59/1	
Village: ARVALEM Taluka: BICHOLIM									

ADDITIONAL
 NOTARY

Remarks:-



1. The applicant has paid conversion fees of Rs. 1,76,93,440/- (Rupees One Crore Seventy Six Lakh Ninety Three Thousand Four Hundred Forty Only) vide Challan No. 202300123328 dated 14/02/2023.
2. The development/construction in the plot shall be governed as per rules in force.
3. The Conversion has been recommended by the Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa, vide Zoning Certificate No. DC/7994/ARVALEM/TCP-22/3439 dated 13/12/2022.
4. The Conversion has been recommended by the Dy. Conservator of Forests, North Goa Division, Ponda Goa vide his report No. 5/CNV/SAT-543/DCFN/TECH/2021-22/1069/371 dated 22/03/2022.
5. The Conversion has been recommended by the Mamlatdar of Bicholim Taluka, Bicholim - Goa, vide his report No. MAM/BICH/CI(II)/CNV/297/2022/446 dated 04/03/2022.
6. Mundkarial rights and Mundkarial area if any should not be disturbed and should be protected.
7. This Sanad is issued only for change of use of land and shall not be use for any other purpose like proof of ownership of land etc. The applicant shall not use the sanad for pursuing any illegal or antinational activities on this converted land. This office is not responsible for ownership documents.
8. Traditional access passing through the plot, if any shall be maintained.

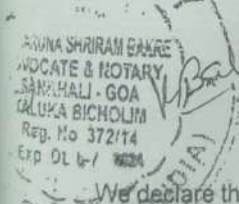
In witness whereof the ADDITIONAL COLLECTOR - II, North Goa District, has hereunto set his hand and the seal of his Office on behalf of the Governor of Goa and M/S. BHUMI DEVELOPERS also hereunto set his hand on this 23rd day of February, 2023.

1. Mr. Ranjit R. Mangaonkar
2. Mr. Rupesh N. Thanekar
(Designated Partners)
M/S. Bhumi Developers


Kedar Naik
(Additional Collector - II)

Signature and Designation of Witnesses



1. Sajan S. Velunkar 
2. Rajendra A. Wankar 



Complete address of Witnesses

1. H.N^o 216 / 774-5, Talejao - Goa.
2. H.N^o 369, Paltoal near Kudchore Bicholim Goa

We declare that Additional Collector - II has signed this Sanad is, to our personal knowledge, the person presents his-self to be, and that he has affixed his signature hereto in our presence.

1. 
2. 



1. The Dy. Town Planner, Town and Country Planning Department, Bicholim / Sattari Taluka, Bicholim - Goa.
2. The Mamlatdar of Bicholim Taluka, Bicholim - Goa.
3. The Inspector of Survey and Land Records, Bicholim - Goa.
4. The Chief Officer, Sankhall Municipal Council, Sankhall, Bicholim - Goa.

GOVERNMENT OF INDIA
Ministry of Revenue and Land Records
Office of Survey and Land Records
BHOJANPUR - 200

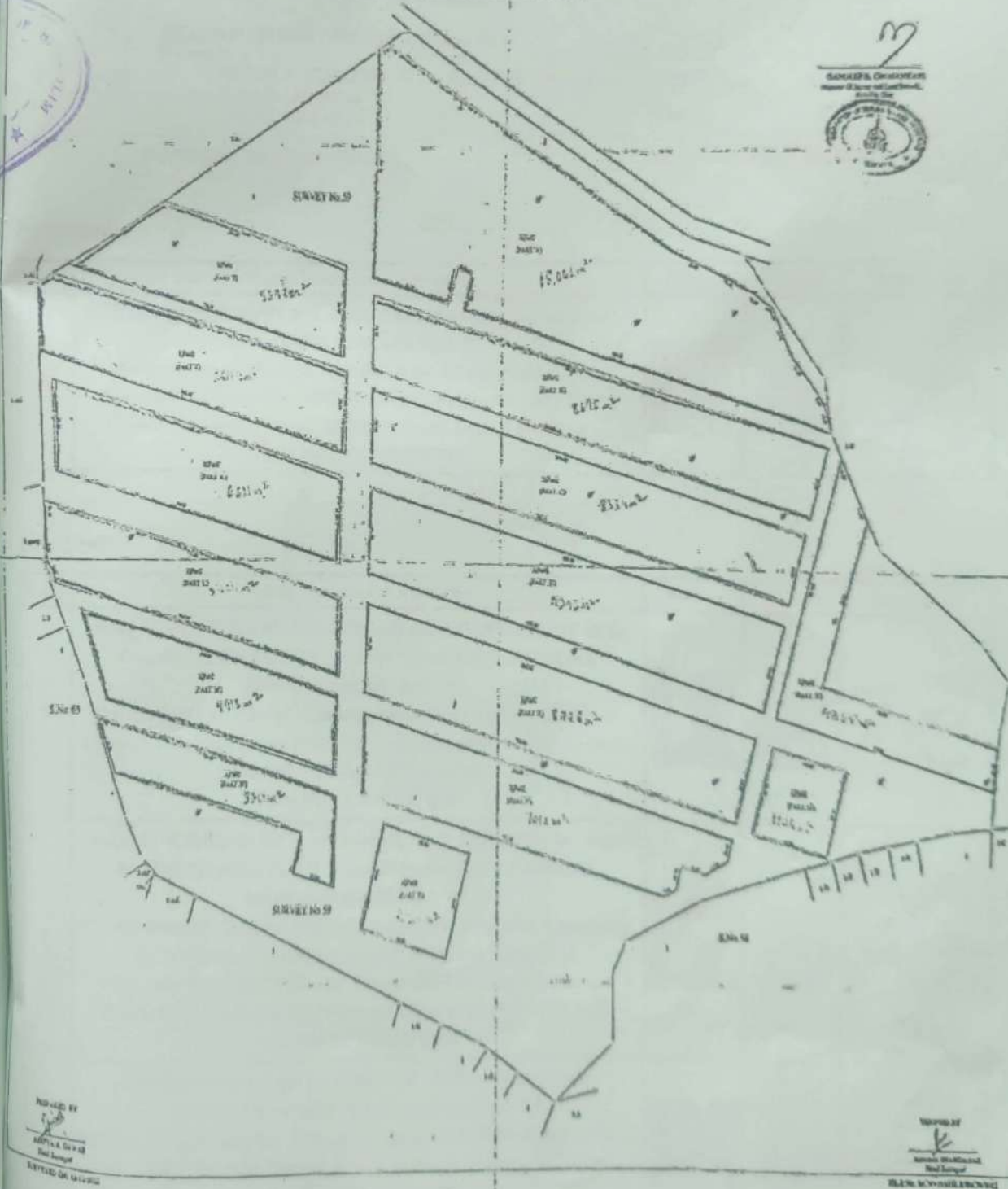
PLAN
of the land shown in the No. 1 Plan Sheet of Survey No. 10
Showing a portion of the village of BHOJANPUR
Surveyed by M. S. Bhatia, Land Revenue Officer
in accordance of the Survey and Land Records Act, 1947
and the Rules thereunder, 1951, dated 11/11/51
and the Office of the Assistant Commissioner, Bhojanpur

SCALE 1:5000

- AREA PROPOSED TO BE CONVEYED (PART 1) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 2) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 3) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 4) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 5) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 6) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 7) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 8) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 9) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 10) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 11) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 12) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 13) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 14) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 15) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 16) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 17) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 18) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 19) — 1000 Sq. Mts.
- AREA PROPOSED TO BE CONVEYED (PART 20) — 1000 Sq. Mts.

TOTAL AREA 20000 Sq. Mts.

Plan prepared in accordance with the Survey and Land Records Act, 1947 and the Rules thereunder, 1951, dated 11/11/51



PREPARED BY
M. S. BHATIA
Land Revenue Officer
BHOJANPUR

VERIFIED BY
[Signature]
Assistant Commissioner
BHOJANPUR

V. Bakre



TRUE COPY

I do hereby attest that this is the True Copy of Original Document which I have returned to the presenter after duly initialed Office of the Notary at Sankhali, Tal. Bicholim, Goa.

Notarial Stamp Rs. 30/- Reg. No. 3892/2023

Dated: 21/06/2023

V. Bakre

Mrs. **KARUNA SHRIRAM BAKRE**
B Com 118

ADVOCATE & NOTARY
SANKHALI - GOA
TALUKA BICHOLIM





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Aug-2023 11:40:10 am

Document Serial Number :- 2023-BCH-1037

Presented at 11:31:48 am on 25-Aug-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	506200
2	Registration Fee	303720
3	Mutation Fees	2000
4	Processing Fee	1580
Total		813500

Stamp Duty Required :506200/-

Stamp Duty Paid : 506200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHRINIVAS NAGNATH AYANCHI ,Father Name:Late NAGNATH VENKAPPA AYANCHI, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - House No. 1880, 'Pramila Smruti', Housing Board Colony, Sankhali, Taluka Bicholim, North Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RANJIT ROHIDAS MANGAONKAR AS A PARTNER OF M/S. BHUMI DEVELOPERS , Father Name:LATE ROHIDAS MANGAONKAR, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Office No. 7, First Floor, Paul Tower, Sunderpeth, Bicholim, North Goa BICHOLIM NORTH GOA, PAN No.: [REDACTED]			 M/s Bhumi Developers Partner
2	RANJIT ROHIDAS MANGAONKAR AS A PARTNER OF M/S. BHUMI DEVELOPERS , Father Name:LATE ROHIDAS MANGAONKAR, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, House No. 64, Vithalapur, Sankhali, Taluka Bicholim, North Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for RUPESH NARAYAN THANEKAR AS A PARTNER OF M/S. BHUMI DEVELOPERS			 M/s Bhumi Developers Partner
3	SHRINIVAS NAGNATH AYANCHI , Father Name:Late NAGNATH VENKAPPA AYANCHI, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Other, House No. 1880, 'Pramila Smruti', Housing Board Colony, Sankhali, Taluka Bicholim, North Goa, PAN No.: [REDACTED]			

Document Serial No:-2023-BCH-1037

Book :- 1 Document

Registration Number :- **BCH-1-1029-2023**

Date : 25-Aug-2023



Palankar
25/08/2023
REGISTRAR
BICHOLIM

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

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 25-Aug-2023 11:41:22

Date of Receipt: 25-Aug-2023

Receipt No : 2023-24/6/836

Serial No. of the Document : 2023-BCH-1037

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

Received the following amounts from **SHRINIVAS NAGNATH AYANCHI** for Registration of above Document in Book-1 for the year 2023

Registration Fee	303720	E-Challan(Online fee)	• Challan Number : 202300624766 • CIN Number : CPADAJPIU2	303720
Processing Fee	1580	E-Challan(Online fee)	• Challan Number : 202300624766 • CIN Number : CPADAJPIU2	1580
Total Paid	305300 (Rupees Three Lakh Five Thousand Three 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 : **Veena Gawas**

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 **25-Aug-2023**

Signature of the person receiving the Document

Veena Gawas

Signature of the Presenter

Signature of the Sub-Registrar