



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



STAMP DUTY CERTIFICATE

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

ENDORSEMENT

Stamp Duty Of : ₹ 8400000/-  
(Rupees Eighty Four Lakhs only)  
PAID VIDE E-RECEIPT NO 202300833302 DATED :20-Nov-2023,  
IN THE GOVERNMENT TREASURY.



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

Sub Registrar

SUB-REGISTRAR  
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300074284
DOCUMENT SERIAL NUMBER	:	2023-BRZ-6271
DATE OF PRESENTATION	:	07-Dec-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-33-2024
DATE OF REGISTRATION	:	04-Jan-2024
NAME OF PRESENTER	:	VENKATESHWAR REDDY PANYALA As Designated Partner Of Fair Green Ventures LLP
REGISTRATION FEES PAID	:	₹4200000/-
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. 202300833302

**e-Receipt**

Department: 10 - NOTARY SERVICES

Echallan Date: 16/11/2023 10:52:39

Name and Address of Party:

VENKATESHWAR | 9822161162

M1 Godama Mansion Nallakunta Hyderabad TG 500044

Service:

Stamp Duty

Stamp Duty

Amount

₹ 8400000.00

Total Amount: ₹ 8,400,000.00

(Rs. Eighty Four Lakh Only )

Department Data:

202300074284 NOTARY|202300074284 NOTARY

Bank ref No:

CPADGRWJQ3

Status:

Success

Payment Date:

20/11/2023 16:22:44

Payment Gateway:

SBI\_MOPS



2023-BRZ-6271

Print Date: 20/11/2023 16:22:49

07/12/2023

**DEED OF SALE**

THIS DEED OF SALE is made at Mapusa,  
Bardez, Goa, on this 7<sup>th</sup> day of December, 2023;

*Anadarkal*

**FAIR GREEN VENTURES LLP**

*[Signature]*  
Designed Partner

BETWEEN

1. Smt. GOWRI RUDRESH CHODANKAR alias SHEETAL AVINASH HALDAVANEKAR, 43 years of age, d/o Mr. Avinash Haldavanekar and widow of late Mr. Rudresh Chodankar, widow, businesswoman, holding Aadhaar Card No \_\_\_\_\_ and PAN Card No \_\_\_\_\_, and her son;

2. Master AATHESSH RUDRESH CHODANKAR, 6 years of age, s/o late Mr. Rudresh Chodankar, student, unmarried, minor, holding Aadhar Card No \_\_\_\_\_, PAN Card No \_\_\_\_\_, represented herein through his mother and natural guardian, Smt. GOWRI RUDRESH CHODANKAR, duly authorized and appointed vide Order dated 13-10-2023 in Inventory Proceedings No 139/2022/A of the Civil Judge Senior Division of Tiswadi, at Panaji.

both Indian Nationals and residents of House No. 189/1, Fontainhas, Panaji, Tiswadi, Goa, 403001 and proprietors of M/s HAPPY CIRCLE, a proprietorship concern, with its office at House No. 189/1, Fontainhas, Panaji, Tiswadi, Goa, 403001, hereinafter referred to as the "VENDORS", (which expression shall, wherever the context requires and unless repugnant to the meaning thereof, be deemed to mean and include their heirs, successors,

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executors, administrators, assigns and legal representatives), as party of the ONE PART.

AND

FAIR GREEN VENTURES LLP, registered under the Limited Liability Partnership Act, 2008 with ROC-Hyderabad under No. AAL-4830 on 21-12-2017 at Hyderabad, Telangana, holding PAN Card No. , having its registered office address at M1, H. No. 2-1-251, Godama Mansion, Nallakunta, Hyderabad, TG, 500044 and represented herein through its Designated Partner: Mr. VENKATESHWAR REDDY PANYALA, 50 years of age, s/o Mr. P. Narayan Reddy, businessman, Indian National, holding PAN Card No. ; Aadhaar Card No. and resident of H. No. 2-1-251, Flat No.305, Lahari Apartments, Vegetable Market, Musheerabad, Nallakunta, Hyderabad, 500044, duly constituted vide resolution No. 1, passed in the meeting of the Designated Partners on 10-02-2021, hereinafter referred to as the 'PURCHASER" (which expression shall, unless repugnant to the context and meaning, mean and include its nominee/s, legal representatives, administrators, and assigns) of the OTHER PART.



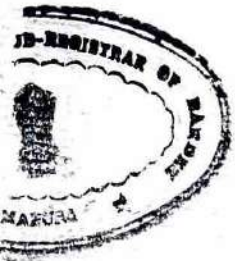
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WHEREAS:

1. There exists a property known as "PREDIO CANDELARIA" alias "BICANAGUE" alias "PREDIO CONDELARIA", bearing survey no.86/2 of Village Pilerne, admeasuring 9,875 sq.mtrs, situated at Pilerne, Bardez, Goa, within the limits of the Village Panchayat of Pilerne, more particularly described under the Schedule hereunder and hereinafter referred to as the SAID PROPERTY for brevity's sake.
2. The SAID PROPERTY described under Description No 7093 at page 35 of Book B-19 in the Land Registration Office of Ilhas originally belonged to Francisco Xavier Ludgere Assis da Silva, his wife and others against whom execution proceedings came to be filed by Advocate Govind Xete Orti in the Court of the Judge of the Civil Court at Panaji.
3. In the Judicial Auction held on 27-06-1962 in the aforesaid execution proceedings in the Court of the Judge of the Civil Court at Panaji, the SAID PROPERTY came to be successfully bid for by Dr Antonio Filipe Rosario Pinto and therefore allotted to him and consequently the SAID PROPERTY came to be inscribed in his favour under No 24970 at page 177 of



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Book No G-38 on 25<sup>th</sup> September, 1962 in the Land Registration Office of Ilhas, at Panaji.

4. The said Antonio Filipe Rosario Pinto and his wife Una Maria Pinto subsequently sold the SAID PROPERTY to (a) Shri Ganpat Rama Bhonsale and (b) Shri. Mahadev Rama Bhonsale vide Deed of Sale dated 24-05-1977, registered under No. 400, at pages 125 to 152, Book I, Volume 116 on 22-07-1977 in the Office of Sub-Registrar of Ilhas.

5. The said Shri. Mahadev Rama Bhonsale expired on 18-04-1992, without any WILL or any other disposition of his assets but was survived by his widow and moiety-holder Smt. Mahananda Mahadev Bhonsle and his universal legal heirs, the following, viz:

- i. Shri. Vijay Mahadev Bhonsale
- ii. Shri. Milind Mahadev Bhonsale
- iii. Smt Seema Mahadev Bhonsale married to Prajesh Premnath Chodankar

The same has been corroborated vide Deed of Succession dated 03-07-1992 transcribed at pages 14 to 16 of Book No 642 in the Office of Notary-Ex-Officio-Sub-Registrar of Ilhas at Panaji.



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6. The predecessors-in-title and co-owners of the SAID PROPERTY (a) Shri Ganpat Rama Bhonsale married to Smt Janki Ganpat Bhonsale as the First Part and the aforesaid (c) Smt. Mahananda Mahadev Bhonsle, (d) Shri. Vijay Mahadev Bhonsale (e) Shri. Milind Mahadev Bhonsale, (f) Smt Seema Mahadev Bhonsale married to Prajesh Premnath Chodankar, as the Second Party, then executed a Deed of Partition and Settlement dated 15-05-2006, registered No. 3408 at pages 40 to 80 of Book No. I, Volume No. 1710 on 03-07-2006 in the Office of Sub-Registrar, Bardez.
7. In terms of the said Deed of Partition and Settlement dated 15-05-2006, the SAID PROPERTY listed as Plot No 4 came to be allotted exclusively to Shri. Vijay Mahadev Bhosale, bachelor, at the relevant time and therefore the right, title and interest including possession of the SAID PROPERTY came to be vested in the said Shri. Vijay Mahadev Bhosale.
8. The said Shri. Vijay Mahadev Bhosale then sold the SAID PROPERTY to M/s Happy Circle vide Deed of Sale dated 23-11-2007, registered under No. 5818 at pages 201 to 219 of Book I, Volume No. 2370 on 26-11-2007 in the Office of the Sub-Registrar of Bardez,

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at Mapusa read with the Deed of Rectification dated 14-05-2019, registered under Book I, No BRZ-1-1738-2019 on 19-06-2019 in the Office of Sub-Registrar of Bardez, at Mapusa.

9. M/s Happy Circle then mutated its name in the Form I & XIV of the SAID PROPERTY and therefore came to be vested with right, title and interest in the SAID PROPERTY including its possession.

10. M/s. Happy Circle, was originally registered as a Partnership Firm on 24-09-2007, in terms of Deed of Partnership dated 24-09-2007, executed before the Notary Adv Ashok Mashelkar under No 4084/2007 on 24-09-2007 and came to be registered with the Registrar of Firms of Ilhas, at Panaji between the partners of M/s Happy Circle at the relevant time, viz: (i) Smt. Shashikala Vinayak Chodankar and (ii) Smt. Vrushali Parsekar.

11. M/s Happy Circle then came to be reconstituted vide Reconstitution of Partnership Deed dated 20-02-2010, executed before the Notary Adv Shridhar Tamba under No. 36253/2010 on 25-02-2010 and in terms of the said Reconstitution of Partnership Deed dated 20-02-2010, the partner Smt. Vrushali



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Smt. Vrushali  
Designed Partner

Parsekar, retired from M/s Happy Circle and Mr. Rudresh Vinayak Chodankar, the husband/father of the VENDORS herein was admitted as a Partner.

12. M/s Happy Circle then executed an Agreement dated 09-09-2010 with one Ozone Leisure and Resorts Pvt Ltd for investment in the development of the SAID PROPERTY, which investment of Rs. 5,00,00,000/- (Rupees five crores only) was secured vide a Deed of Simple Mortgage dated 09-09-2010, registered under No 617 at pages 87 to 103 of Book I, Volume 2970 on 21-09-2010 in the Office of the Sub-Registrar of Bardez, at Mapusa.

13. M/s Happy Circle then came to be dissolved vide Deed of Dissolution of Partnership dated 23-11-2017, duly executed before the Notary Mr. Benedict D. Nazareth under No. 333/2017 on 23-11-2017 and in terms of the said Deed of Dissolution of Partnership dated 23-11-2017, M/s Happy Circle was dissolved and the business including the assets of M/s Happy Circle was taken over by late Mr. Rudresh V. Chodankar who came to become the sole proprietor of M/s Happy Circle and as a consequence owner of the SAID PROPERTY.



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14. Therefore, in terms of Deed of Dissolution of Partnership dated 23-11-2017, the only immovable asset of M/s Happy Circle being the SAID PROPERTY came to be allotted to late Mr. Rudresh V. Chodankar as the sole proprietor of M/s HAPPY CIRCLE as the other partner's share was duly settled and equated in terms of money payable against the balance capital outstanding in the balance sheet of the said Partnership at the time of dissolution.

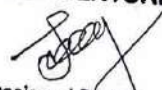


15. The Registrar of Firms came to be notified of the said dissolution on 08-12-2017 vide Form VII and the Registrar of Firms was pleased to endorse the same in the Register of Firms against registration No. 20/2015 of 'HAPPY CIRCLE' to the effect that the same is dissolved w.e.f. 30/11/2017 and a Certificate to that effect has been duly issued on 8/12/2017.

16. The late Mr. Rudresh V. Chodankar was married to the VENDOR No 1 herein under the Regime of Separation of Assets having executed the Antenuptial Agreement dated 30/03/2016 under no. 311 drawn in Book No. 728 at pages 7v onwards of the Notary Ex-Officio of Ilhas/Tiswadai, at Panaji.

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17. However, the said late Mr. Rudresh V. Chodankar expired on 24-06-2022 leaving behind as his sole and universal heir, the VENDOR No 2 herein but leaving behind a Will dated 08-12-2017 transcribed at pages 24 of Book No 270 in the Office of the Sub-Registrar of Tiswadi/Ilhas, at Panaji in terms of which one-half (50%) share (disposable) in his estate was bequeathed to the VENDOR No 1 herein.

18. Therefore, in terms of the aforesaid, the right, title and interest in the SAID PROPERTY came to be vested in the VENDORS herein.

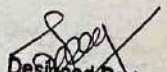
19. The VENDORS have further represented to the PURCHASER as under:

- a. That there is no road or access through the SAID PROPERTY as an access to any other person, nor there is any easement right of way to any other person through the SAID PROPERTY.
- b. That there are no tenants and or mundkars and/or any other person who can claim any right of whatsoever nature in respect of the SAID PROPERTY and the VENDORS are the sole and exclusive owners of the SAID PROPERTY.
- c. That the Deed of Mortgage in favour of Ozone Leisure and Resorts Pvt Ltd executed in respect of



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the SAID PROPERTY has been released vide Deed of Re-Conveyance & Release of Mortgage dated 31<sup>st</sup> December, 2021, registered under No BRZ-1-4969-2021 on 31-12-2021 in the Office of the Sub-Registrar of Bardez, at Mapusa.

d. The VENDORS have not entered into any Agreement, Deed, and Memorandum of Understanding to convey the SAID PROPERTY to any other person/entity.



20. Based on the representations of the VENDORS that the SAID PROPERTY is free from all encumbrances, charges or liens and that the VENDORS have a clear and marketable title to the SAID PROPERTY, the PURCHASER has agreed to purchase the SAID PROPERTY for a sum of Rs. 14,00,00,000/- (Rupees fourteen crores only), which is and constitutes the market value of the SAID PROPERTY and the VENDORS agree that they shall not hereinafter enhance or increase the purchase consideration of the SAID PROPERTY.
21. An Inventory Proceedings No 139/2022/A came to be filed in the Court of the Civil Judge Senior Division of Tiswadi, at Panaji, to partition the estate of late Mr. Rudresh V. Chodankar and in the said Inventory

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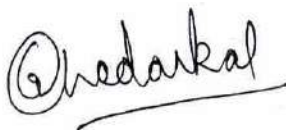
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Proceedings No 139/2022/A, an Application dated 16-06-2023 was filed seeking leave of the Hon'ble Civil Judge Senior Division of Tiswadi to sell the SAID PROPERTY and to appoint the VENDOR No 1 as legal guardian to represent the share of the minor VENDOR No 2.

22. The Hon'ble Civil Judge Senior Division of Tiswadi was pleased to grant the said Application dated 16-06-2023 vide Order dated 13-10-2023 in the Inventory Proceedings No 139/2022/A and the VENDORS have been granted permission to sell the SAID PROPERTY to the PURCHASER herein and the VENDOR No 1 has been authorized to execute the present sale deed and appointed as the legal guardian of the VENDOR No 2 for the sale of the SAID PROPERTY.

- 23.1 The VENDORS have furnished to the PURCHASER all the documents pertaining to the SAID PROPERTY for the purpose of enabling the PURCHASER to complete the process of due diligence and satisfaction as to the title and marketability of the SAID PROPERTY and the PURCHASER after having completed the process of due diligence and satisfying itself has now agreed to purchase the SAID PROPERTY and the VENDORS have agreed to sell the SAID PROPERTY in accordance with



12  
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Designed Partner

the terms and conditions mutually agreed amongst themselves and as set out in these presents and appearing herein below.

23.2 The PURCHASER has agreed to purchase the SAID PROPERTY on "as is where is basis" and after duly confirming and satisfying itself with respect to the topography, all boundaries and with respect to the measurement of the total area of the SAID PROPERTY.



24. The PURCHASER had issued a notice in the English Daily, Navhind Times dated 14-11-2021 and Times of India dated 14-11-2021 and no objections have been received in respect to the present sale.

25. The VENDORS have obtained Certificate of Nil Encumbrance dated 11-03-2022 bearing No 528/2022 issued by the Office of the Sub-Registrar of Bardez, at Mapusa.

26. The parties hereto are executing these presents on the following terms and conditions.

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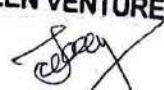
[Signature]  
Designed Partner



- e. Rs. 1,00,00,000/- (Rupees one crore only) vide cheque bearing No 169177 dated 06-01-2022 drawn on Bank of India, Hyderabad (Sultan Bazaar) Branch.
- f. Rs. 1,30,00,000/- (Rupees one crore and thirty lakhs only) vide RTGS bearing UTR No BKIDI22090124077 on 31-03-2022 from Account No 860720110000657, Bank of India, Hyderabad Branch to HDFC Bank, Panaji Branch, Account No 00591000003922.
- g. Rs. 2,00,00,000/- (Rupees two crores only) vide RTGS bearing UTR No BKIDA23338645092 on 04-12-2023 from Account No 860720110000657, Bank of India, Hyderabad Branch to HDFC Bank, Panaji Branch, Account No 50100545856165.
- h. Rs. 1,00,00,000/- (Rupees one crore only) vide RTGS bearing UTR No BKIDH23338366761 on 04-12-2023 from Account No 860720110000657, Bank of India, Hyderabad Branch to HDFC Bank, Panaji Branch, Account No 50100545856165.
- i. Rs. 2,56,00,000/- (Rupees two crores and fifty-six lakhs only) vide RTGS bearing UTR No BKIDA23339679143 on 05-12-2023 from Account No 860720110000657, Bank of India, Hyderabad Branch to HDFC Bank, Panaji Branch, Account No 50100545856165.

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j. Rs 14,00,000/- (Rupees fourteen lakhs only) being TDS deducted @1% in terms of the mandatory provisions of the Income Tax Act, 1961 and paid vide challan No 24110 and 29500, both dated 08/11/2023 of Bank of India, Net Banking Branch.

(the receipt whereof the VENDORS do hereby admit and acknowledge), the VENDORS as the absolute and exclusive owners of the SAID PROPERTY described under the Schedule hereunder, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PROPERTY, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in any way 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 thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PROPERTY or any part



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*[Signature]*  
Designed Partner

thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PROPERTY and rights thereto in the SAID PROPERTY hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT HOWEVER the PURCHASER shall make the payment of all rates, taxes, assessments, dues, duties and any other charges hereafter, which become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.



2. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute right, title and interest in the SAID PROPERTY and that there are no other person/s or entity that have any claim or interest in the SAID PROPERTY and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed and undertake to indemnify the PURCHASER against any person/s who may prove a better title to the SAID PROPERTY. It is also undertaken by the VENDORS herein that in the event of a claim through a defect in title to the SAID PROPERTY, the VENDORS

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17

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shall indemnify the PURCHASER against all such losses that it may suffer as a consequence of such claim.

3. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY.

4. The VENDORS have delivered unto the PURCHASER vacant and exclusive possession of the SAID PROPERTY and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PROPERTY hereby conveyed with its appurtenances and every part thereof for its own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any



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18  
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person/s claiming to or from, under or in trust for them.

5. The VENDORS also assure the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.



6. The PURCHASER shall hold the SAID PROPERTY free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and shall keep the PURCHASER and or its partners, successors-in-office, nominee/s, legal representatives, administrators, and assigns or any of them including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the

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PURCHASER indemnified against any and all such contingencies, all the above specifically relating to the SAID PROPERTY.


7. The VENDORS and or their heirs, successors, nominees, administrators, assigns or any of them and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them, shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PROPERTY and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the PURCHASER, its partners, successors in office, nominees, administrators, assigns or any of them.
8. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of



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the SAID PROPERTY hereby conveyed to the PURCHASER and the PURCHASER shall indemnify and keep indemnified the VENDORS against any such liability from the date of execution of these presents and all taxes and other dues upto the date of execution of these presents shall be borne and paid by the VENDORS herein.



9. The VENDORS shall on execution of these presents handover to the PURCHASER originals of all documents and evidence of title in their possession, pertaining to the SAID PROPERTY.
10. The PURCHASER shall be entitled on execution of these presents to carry out mutation of the SAID PROPERTY in the corresponding Form I & XIV and the VENDORS shall cooperate and have no objection to the same.
11. For the purpose of stamp duty and valuation the present Deed of Sale is valued at Rs. 14,00,00,000/- (Rupees fourteen crores only) and therefore necessary stamp duty of Rs. 84,00,000/- (Rupees eighty-four lakhs only) is engrossed on these presents by the PURCHASER.

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**FAIR GREEN VENTURES LLP**

[Signature]  
Designed Partner

12. The parties hereto shall have no claim against each other hereinafter, except as hereinabove mentioned, once this deed is duly executed and its execution is admitted before the Sub-Registrar of Bardez, at Mapusa.

#### SCHEDULE

[SAID PROPERTY]



ALL THAT PROPERTY known as "PREDIO CANDELARIA" alias "BICANAGUE" alias "PREDIO CONDELARIA", bearing survey no.86/2 of Village Pilerne, admeasuring 9,875 sq.mtrs, situated at Pilerne, Bardez, Goa, within the limits of the Village Panchayat of Pilerne, described under Description No 7093 of Book B-19 in the Land Registration Office of Ilhas, enrolled in the Taluka Revenue Office under Matriz No.710 and bounded as under:

On or towards the EAST	: by survey no 85/0;
On or towards the WEST	: by the road;
On or towards the NORTH	: by survey no 86/3;
On or towards the SOUTH	: by survey no 86/1.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed these presents in the presence of attesting witness, on the day, month and year hereinabove written.

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FAIR GREEN VENTURES LLP

[Signature]  
Designed Partner

SIGNED SEALED AND DELIVERED]  
BY THE WITHIN-NAMED VENDORS]

*Chodankar*



Smt. GOWRI RUDRESH CHODANKAR  
for self and as the natural guardian  
Master AATHESHH RUDRESH CHODANKAR



L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



*Chodankar*

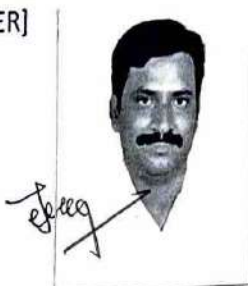
GREEN VENTURES LLP

*Seey*  
Designed Partner

SIGNED SEALED AND DELIVERED]  
BY THE WITHIN-NAMED PURCHASER]

FAIR GREEN VENTURES LLP

Designed Partner



Mr. VENKATESHWAR REDDY PANYALA

Designated Partner

FAIR GREEN VENTURES LLP



L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



Ghodankal

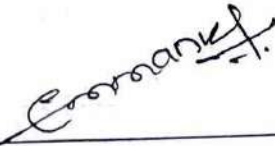
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Designed Partner

WITNESSES:

1.



Mr. LINUS EMMANUEL

House No E-333, Yashin Manzil, Opp  
Hotel Palacio de Goa, Santa Inez,  
Panaji, Goa, 403001

2.



Mr. VINOD DORMANATA ALORNENCAR

House No 40/1, Shree Krishna Temple,  
Alorna Wada, Ecoxim, Salvador do  
Mundo, Bardez, Goa, 403101



FAIR GREEN VENTURES LLP

  
Designated Partner



GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MAPUSA - GOA

CBAR 122-6848



Plan Showing plots situated at  
Village : PILERNE  
Taluka : BARDEZ  
Survey No./Subdivision No. : 86/ 2  
Scale : 1:1000

(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.

SURVEY No. 86

S.No.85

Generated By : Mitali M. Naik (D'Man Gr. II)  
On : 31-03-2022

Compared By:

**FORM I & XIV**

100014697328

Date: 17/03/2022

नमूना नं १ व १४

Page 1 of 2

Taluka **BARDEZ**  
 तालुका  
 Village **Pileme**  
 गांव  
 Name of the Field **Predio Candalaria**  
 शेताचें नांव

Survey No. **86**  
 सर्वे नंबर  
 Sub Div. No. **2**  
 हिस्सा नंबर  
 Tenure  
 सत्ता प्रकार

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

Dry Crop जिरायत	Garden वागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.98.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.98.75

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.98.75

Assessment : Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
आवक	फोर	प्रेदियाल	रेंट

S.No.	Name of the Occupant	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Happy Circle		36775	

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

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

## Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन	Source of Irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	Nil				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 Mamlatdar of the concerned Taluka.



**FORM I & XIV**

100014697328

Date : 17/03/2022

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ  
तालुका  
Village Pilerne  
गांव  
Name of the Field Predio Candelaria  
शेताचें नांव

Survey No. 86  
सर्वे नंबर  
Sub Div. No. 2  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार



The record is computer generated on 17/03/2022 at 3:14:52PM as per Online Reference Number - 100014697328. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>





GOVERNMENT OF GOA  
Town and Country Planning Department  
2nd floor, Government Office Complex, Mapusa, Goa

Phone no. : 2262444

Email : [ctp-tcp.goa@nic.in](mailto:ctp-tcp.goa@nic.in)

Ref no. : BAR/60/Zoning/PIL/TCP/2023

Ack. no. : TCP022301448

Fax no. :-

Website : <https://tcpcraft.nic.in/>

Date : 31-Oct-2023

Application Date : 30-Oct-2023

**LAND USE ZONING INFORMATION**

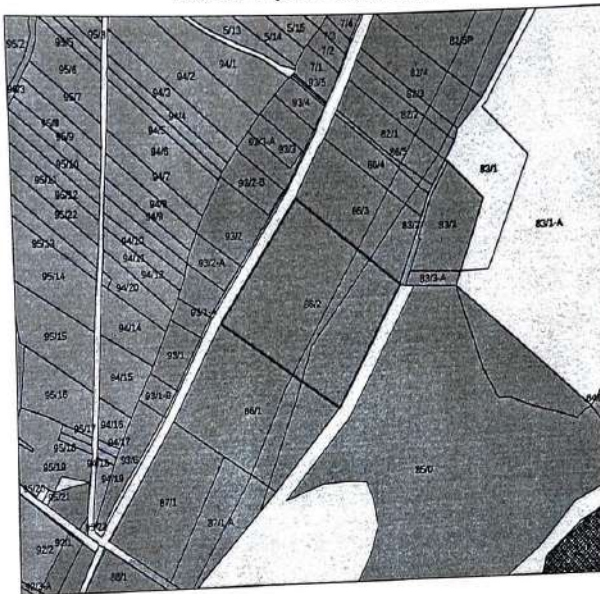
The Zoning of the property bearing Survey No. 86, Sub.Div.No. 2 of Village Pilerme, Taluka Bardez, is as follows.

Sr. No.	Zone Name	Area In Sq. mtrs	Description
1	Settlement	9,875.000	Settlement Zone
Total Area		9,875.000	

**Zoning Plan:**

As per the Regional Plan For Goa-2021 the plot under reference falls in "Settlement Zone" having VP-1 status and Permissible FAR-80.

Taluka: BARDEZ Village: Pilerme Survey: 86 Sub Div: 2



Scale  
1:2000

**LEGEND**

- Selected Land Parcel
- Land Parcel
- Goa
- North Goa
- Bardez
- INSTITUTIONAL
- ORCHARD
- PADDY FIELD
- PRIVATE FOREST
- ROAD
- SETTLEMENT
- WATER BODY
- Basemap-OSM

This information is issued based on the application received from **Prajot Umesh Langote** dated **30-Oct-2023**, to be read with note given below:

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

Processing fees of Rs. **3000.00** paid vide Transaction Id **231030017270** dated **30-Oct-2023**.

Verified by

**Saviour Olstrakh Coutinho**  
(Planning Assistant)

( **Zaldev Ramakant Aldonkar** )  
Dy.Town Planner

**Prajot Umesh Langote**  
n. no. 146-A, Sylven Residency, Gawil Waddo, Behind Walke  
Shop, Mapusa, Mapusa, Bardez, North Goa - 403507

**NOTE:**

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be constructed as NOC in any form for undertaking any development including construction and sub-Division etc.

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

This Certificate is issued based on the order issued vide no.29/8/TCP/2018(Pt. file)/1672 dtd. 13/08/2018 pertaining to guide line for processing various application and Circular issued vide no.29/8/TCP/Pt. file /2020/239 dated 31/07/2020 and Ref. no. 29/8/TCP/Pt.File/2020/1284 dated 11/08/2020.

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

Eco-Sensitive Zone I		Eco-Sensitive Zone II	
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in **Eco-Sensitive Zone-I** Category shall be taken as A-Zone (Agriculture).

All the aforesaid Zones in **Eco-Sensitive Zone-II** Category shall Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.

**Zaldev Ramakant Aldonkar**  
DY.TOWN PLANNER  
North Goa District Office Mapusa, Office of the Senior Town Planner  
Signed Date 31/10/2023 10:14 AM

30



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 07-Dec-2023 11:07:09 am

Document Serial Number :- 2023-BRZ-6271

Presented at 11:02:14 am on 07-Dec-2023 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	8400000
2	Registration Fee	4200000
3	Mutation Fees	3500
4	Processing Fee	2200
Total		12605700

Stamp Duty Required : 8400000/-

Stamp Duty Paid : 8400000/-






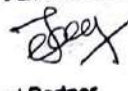
## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>VENKATESHWAR REDDY PANYALA As Designated Partner</b> <b>Of Fair Green Ventures LLP ,Father Name:.. Narayan</b> <b>Reddy, Age: 50,</b> <b>Marital Status: , Gender: Male, Occupation: Business,</b> <b>Address1 - H. No. 2-1-251, Flat No.305, Lahari Apartments,</b> <b>Veg Market, Musheerabad, Nallakunta, Hyderabad, 500044,</b> <b>Address2 - ,</b> <b>PAN No.:</b>			<b>FAIR GREEN VENTURES LLP</b>  <b>Designated Partner</b>

## Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>GOWRI RUDRESH CHODANKAR Alias SHEETAL AVINASH</b> <b>HALDAVANEKAR , Father Name: Avinash Haldavanekar,</b> <b>Age: 43,</b> <b>Marital Status: Widow , Gender: Female, Occupation:</b> <b>Business, House No. 189/1, Fontainhas, Panaji, Tiswadi, Goa,</b> <b>403001,</b> <b>PAN No.:</b>			 <b>@haldankar</b>

11:08 AM

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>GOWRI RUDRESH CHODANKAR Alias SHEETAL AVINASH HALDAVANEKAR As Mother And Natural Guardian Of Master Aathessh Rudresh Chodankar , Father Name:Avinash Haldavanekar, Age: 43, Marital Status: ,Gender:Female,Occupation: Business, House No. 189/1, Fontainhas, Panaji, Tiswadi, Goa, 403001, PAN No.:</b>			
3	<b>VENKATESHWAR REDDY PANYALA As Designated Partner Of Fair Green Ventures LLP , Father Name:. Narayan Reddy, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, H. No. 2-1-251, Flat No.305, Lahari Apartments, Veg Market, Musheerabad, Nallakunta, Hyderabad, 500044, PAN No.:</b>			<b>FAIR GREEN VENTURES LLP</b>  <b>Designated Partner</b>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: Vinod Dormanata Alornencar, Age: 50, DOB: , Mobile: 9848483639 , Email: , Occupation: Service , Marital status : Married , Address: 403101, House No 40/1 Shree Krishna Temple Alorna Wada Ecoxim Salvador do Mundo Bardez Goa 403101, House No 40/1 Shree Krishna Temple Alorna Wada Ecoxim Salvador do Mundo Bardez Goa 403101, Salvador-do-mundo, Bardez, NorthGoa, Goa</b>			
2	<b>Name: Linus Emmanuel, Age: 47, DOB: , Mobile: 9822161162 , Email: , Occupation: Advocate , Marital status : Married , Address: 403001, House No E333, House No E333, Yashin Manzil, Opp Hotel Palacio de Goa, Panaji, Tiswadi, NorthGoa, Goa</b>			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-6271

Document Serial No:-2023-BRZ-6271

Book :- 1 Document

Registration Number :- **BRZ-1-33-2024**

Date : 04-Jan-2024

*[Handwritten Signature]*  
04/01/2024

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

**SUB-REGISTRAR  
BARDEZ**

