

Rs Rupees Eighteen Lakhs Forty Two Thousand Seven Hundred and fifty only)

CITIZEN CREDIT CO-OP BANK LTD

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

भारत 41487
124291

NON JUDICIAL गोंवा
JAN 11 2019

Authorised Signatory

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)



one eight four two seven five zero 17:01

R. 1842750/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser ISPRAYA VESTA PVT LTD



2019-BAZ-77
1501-2019




DEED OF SALE

Siddhant Singh

V. S. Subramanian

THIS DEED OF SALE is executed on this Fourteenth day of January, of the Year Two Thousand Nineteen (14/01/2019), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

BETWEEN



(1) Mr. **SIDDHRAJSINHJI JHALA ALIAS JHALA SIDDHRAJSINHJI S**, son of Mr. Sriraj Meghrajji Jhala, aged about 68 years, married, businessman, holding PAN AADPJ1107C and Aadhaar Card No.5615 0871 6004, Indian National, resident of Lakhmivihar, Darbargadh, Dhrangadhra, Gujarat-363310, temporarily residing at Kasa Bebinca, H. No. 292, Soccolvaddo, Assagao, Bardez, Goa hereinafter, being referred, to as the **“VENDOR”** (which expression shall be deemed to mean and include his heirs, administrators, legal representatives, executors, successors and /or assigns jointly and/or severally, wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

Siddhraj Singh

AND

[Signature]

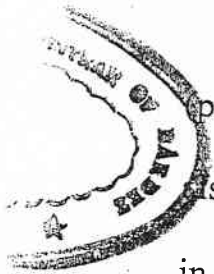
(2) **M/s. ISPRAVA VESTA PRIVATE LIMITED**, a Company incorporated under the Companies Act 1956, and governed under the provisions of the Companies Act, 2013 having its Registered Office at First Floor, Inapression House, 42A, G.D. Ambekar Marg, Wadala (West), Mumbai - 400031, Maharashtra, India, registered with CIN No: U74900MH1992PTC065539, and holding Pan Card No. AAACK0376Q, represented herein by its Authorized Signatory, **Mr. VISHAL SUBHEDAR**, son of Mr. Laxman Rajaram Subhedar, aged about 44 years, married, service, Indian National, residing of 17/3, Laxmi Niwas, Gokhale Road (South), Mumbai - 400028, Maharashtra, India, having been Authorized to sign this Deed of Sale vide Board Resolution dated 24th December 2018, hereinafter, for brevity's sake, being referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context be deemed to mean and include it's assigns and successors wherever the context or meaning shall so require or permit) **OF THE OTHER PART;**

WHEREAS there exist immovable property admeasuring 2275.00 square meters as per Survey Records , admeasuring 2275.00 square meters- as per actual area on site or thereabouts, surveyed under Survey No.97/3, of the larger property known as **"MATTO PEQUENO"** alias **"MATA PEQUENA"** also known by the names **MADUNGO"**

Siddhant Singh

Mr. Subhedar

alias 'MADUNGA', situated in the Ward Madungo, of the Village Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither found described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office bearing old Cadastral Survey No. 2563, more particularly described in the Schedule I, hereinbelow written;



property known as "MATTO PEQUENO" alias "MATA PEQUENA" also known by the names "MADUNGO" alias 'MADUNGA', situated in the Ward Madungo, of the Village Assagao, Bardez, Goa shall hereinafter, for brevity's sake be referred as "**THE SAID LARGER PROPERTY**" and property admeasuring 2275.00 square meters, as per Survey Records, admeasuring 2275.00 square meters- as per actual area on site or thereabouts, bearing Survey No.97/3, of the said larger property, shall hereinafter, for brevity's sake be referred as "**THE SAID PROPERTY**")

AND WHEREAS the said property originally formed part of the larger property known by the name "MATTO PEQUENO" alias "MATA PAQUENO" and the said property bearing Survey No. 97/3, lies to the eastern side of the larger property;

Siddhant Singh



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AND WHEREAS the said property bearing Survey No. 97/3 corresponds to the property bearing Old Cadastral Survey No. 2563 of Village Assagao, Bardez, Goa;

AND WHEREAS the said larger property earlier belonged to Mr. Pedro D'Souza alias Pedrinho D'Souza, who was resident of Assagao, Bardez, Goa;

AND WHEREAS in Form III (Index of Lands) issued on 21/6/2018 by the office of Talathi of Assagao pertaining to the said property, the name of said Pedrino D'Souza is spelt as ("Pedrina D'Souza") is found recorded as Occupant thereof, in the Occupant columns of the Form III, against said property bearing survey No.97/3;

AND WHEREAS in Form IX, issued on 12/6/2018, by the office of the Talathi of Assagao, the name of Pedrinho D' Souza is spelt as Pedrina D'Souza and is recorded as per Entry dated 10/11/1971, as occupant thereof, since before survey pertaining to the said property bearing Survey No. 97/3, situated at Assagao, Bardez, Goa;

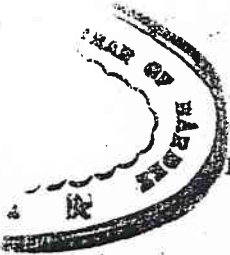
AND WHEREAS along with said original owner, Mr. Pedrino D' Souza, the name of Mr. Domingos Francisco Faria, Manuel Joao Faria and Mr. Digamaber Govind Langekar were recorded and

Siddhant Singh

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subsequently deleted upon change of ownership of the said property by them;

AND WHEREAS said Mr. Manuel Joao Faria expired on 09/08/1940 and his wife, Mrs. Ana Maria Miranda expired on 13/10/1949, both having died without any will or any other disposition of their last wishes, leaving behind their following children as their sole and universal heirs;



(a) Mr. Nicolau Matias Faria (son) alias Julio Faria married, to Julia Amelia Fernandes.

(b) Mrs. Cipriano Faria alias Cipriano Miguel Maria Faria married, to Mr. Sebastiana Alves Faria,

(c) Mr. Caitano Faria, a bachelor,

(d) Mr. Domingos Francisco Faria married, to Mrs. Preciosa Milagrina Faria, and

(e) Mrs. Hortencia Faria (daughter), married under first nuptial to a person by name Mr. Miguel and under second nuptial to Mr. Diogo Maria Faria.

Siddhant Singh

N. B. Subramanian

AND WHEREAS said Mr. Nicolau Matias Faria expired on 10/07/1984 and said Julia Amelia Fernandes predeceased him, both of them expired without any Will or any other disposition of their last wishes, leaving behind their only son, Mr. Crispin Luis Faria (son) married, to Mrs. Rolina Faria, as their sole and universal heir;

AND WHEREAS said Mr. Crispin Luis Faria died in the year 1971 leaving behind said wife, Mrs. Rolina Faria as his widow/half sharer and their following two children as their sole universal heirs;

a) Robert Luis Faria, bachelor and
b) Lourdes Faria, spinster.

AND WHEREAS said Mr. Cipriano Faria alias Cipriano Miguel Maria Faria expired on 29/06/1983, leaving behind his wife, Mrs. Sebastiana Alves Faria as his widow/half sharer and his only daughter, Joanita Faria, spinster, as his sole and universal heiress.

AND WHEREAS said Mr. Caitano Faria died as a bachelor on 20/01/1989;

AND WHEREAS said Hortencia Faria (daughter of late Manuel Joao Faria) who was married under first nuptial to a person by name

Siddhant Singh

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Miguel and second nuptial to Diogo Maria Faria, both of her said husbands are known to have expired;

AND WHEREAS upon the demise of said Mr. Manuel Joao Faria and his wife, Mrs. Ana Maria Miranda, an Inventory Proceedings bearing No. 87 of 1990 were filed in the Court of the Civil Judge, Senior Division at Mapusa-Goa, wherein the said property came to be listed as Item No. 1 as one of the assets, in the list of assets dated 15/04/1991 filed therein and vide Chart of Allotment dated 19/06/1991, the said property came to be allotted to said Mr. Domingos Francisco Faria and his wife, Mrs. Preciosa Milagrina Faria having bided the same in auction with an obligation to pay the owelty money to the other interested parties/heirs. The said Chart of Allotment was made absolute vide Final Order dated 21/06/1991;

AND WHEREAS in view of the aforesaid Final Order dated 21/06/1991, said Mr. Domingos Francisco Faria and his wife, Mrs. Preciosa Milagrina Faria became the absolute owners of the said property;

AND WHEREAS Mr. Pedro Agostinho D'Souza, son of Sebastiao Santana D'Souza, was the grandson of Pedrinho D' Souza, and had sworn an Affidavit dated 16/9/1991, that the said larger property

Siddhant Singh

V. L. S. K. K.

belonged to his said Grandfather, and the western part of the property was sold by his said grandfather in terms of Deed of Sale dated 26/07/1910, executed between said Mr. Pedro D'Souza alias Pedrinho D'Souza, to Mr. Manuel Joao Faria and retained the eastern portion of the larger property, surveyed under No. 97/4 to himself. The said Affidavit is sworn before Adv. Caetano Revasco Costa e Moniz, Notary, Mapusa-Goa, registered under Serial No. 2660 on 17/09/1991;

AND WHEREAS by virtue of said Deed of Sale dated 26/07/1910, said Mr. Manuel Joao Faria became the exclusive and absolute owner of the western portion presently surveyed under No. 97/3 of Village Assagao, Bardez, Goa;

AND WHEREAS upon purchase of the said property, name of said Mr. Manuel Joao Faria was seen recorded in manual Form No. I & XIV issued on 12/06/2016, in respect of the said property bearing Survey No.97/3, which was subsequently bracketed;

AND WHEREAS Accordingly, upon allotment and Order dated 21/6/1991 in the aforesaid Inventory Proceeding No. 87/1990, the name of said Mr. Domingos Francisco Faria came to be mutated as an "Occupant" in the manual (handwritten) Survey Form I & XIV pertaining to the said property bearing Survey No.97/3.

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AND WHEREAS in terms of Deed of Sale dated 4/12/1992, executed between said Mr. Domingos Francisco Faria and his wife, Mrs. Preciosa Benedita Milagrina Faria, as Vendors therein and Mr. Digambar Govinda Langekar, as Vendee (Purchaser) therein, said Vendors sold and transferred the said property bearing Survey No.97/3 to the Purchaser therein;

AND WHEREAS said Deed of Sale dated 4/12/1992, stands registered in the Office of the Sub-Registrar of Bardez, at Mapusa, Goa, under Registration No.1992, at Book No. I, Volume No. 187 on 18/12/1992;

AND WHEREAS by virtue of said Deed of Sale dated 4/12/1992, said Mr. Digambar Govinda Langekar alias Digambar Govinda Langekar married to Mrs. Smita Digambar Langekar became the exclusive and absolute owners of the said property.

AND WHEREAS accordingly, the name of said Mr. Digambar Govinda Langekar came to mutated as Occupant in the manual (handwritten) Survey Form I & XIV pertaining to the said property bearing Survey No.97/3;

Siddhant Singh

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AND WHEREAS in terms of Deed of Sale dated 28/11/2005, executed between said Mr. Digamber Govind Langekar and his wife, Smt. Smita Digambar Langekar, as Vendors therein and Mr. Siddhrajsinhji Jhala, as Purchaser therein, said Vendors sold and transferred the said property to the Purchaser therein;

AND WHEREAS said Deed of Sale dated 28/11/2005, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. 4967, at pages 201 to 224 of Book No. I, Volume No. 1462 on 30/11/2005;

AND WHEREAS by virtue of said Deed of Sale dated 28/11/2005, said Mr. Siddhrajsinhji Jhala became the exclusive and absolute owner of the said property;

AND WHEREAS Accordingly, the name of the abovenamed Vendor, Mr. Siddhrajsinhji Jhala came to mutated in Form I & XIV in respect of the said property bearing Survey No. 97/3 as Occupant thereof, against mutation entry No. 19127;


AND WHEREAS Advocate for the Purchasers herein Mrs. M. N. Medhekar published a Public Notice in the local newspapers "Navhind

Siddhraj Singh

M. N. Medhekar

Times" and "Tarun Bharat" dated 17/07/2018, for inviting objections from public if any for proposed sale of the said property but objections were not received from any person/s;

AND WHEREAS Vendor is non goan married to a non goan and not married in Goa under regime of communion of Assets, Portuguese law still prevailing in the State of Goa, as such not entitle for share in the said property, therefore, she is not made a party in the present Deed;



AND WHEREAS the Purchaser has approached the Vendor for purchase of the said property;

AND WHEREAS the Vendor has represented to the Purchaser that the said property, is free from any registered/ unregistered encumbrances, liens, charges and is not the subject matter of any Income Tax, Court proceedings/ acquisition or requisition proceedings and he has not created any mortgage, lien and charge on the said property;

AND WHEREAS the Vendor state and declare that:-


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(i) That the said Property is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

(ii) That there are no tenants and/or mundkars having any rights or claims over the said Property.

(iii) That there are no existing encumbrances of whatsoever nature over the said Property by way of mortgage charges, and/or liens and the names of the predecessor-in-title of the Vendor.



AND WHEREAS the Purchaser has inspected the title of the Vendor to the said property and upon verifying and upon being satisfied that the title of the Vendor to the said property is clear and marketable, the Purchaser has decided to purchase the said property on as and where is basis;

AND WHEREAS Vendor also represented to the Purchaser that he has neither entered into any agreement for sale nor have received any court summons in respect of the said property;

Siddhraj Singh

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AND WHEREAS the Vendor have further represented to the Purchaser that he is the absolute and exclusive owner of the said property and holds an absolute, valid, clear and exclusive marketable title to the SAID PROPERTY.

AND WHEREAS it has been agreed between the parties hereto that the Vendor shall sell in favour of the Purchaser and the Purchaser shall purchase all that property for a total consideration of Rs. 4,09,50,000 /- (Rupees Four Crores Nine Lakhs and Fifty Thousand only), which represents the present market value of the said property;

NOW, THEREFORE, THIS DEED OF SALE WITNESSES

AS UNDER:-

1. In pursuance of the said Agreement and in consideration of the said sum of Rs. 4,09,50,000 /- (Rupees Four Crores Nine Lakhs and Fifty Thousand only), paid to the Vendor by the Purchaser is hereby paid as per details in payment Schedule II mentioned herein below, by the Purchaser to the Vendor, prior to the execution of these presents (the payment and receipt where of the Vendor do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), He the Vendor, as

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the absolute and exclusive owner of the said property admeasuring 2275.00 square meters as per Survey Records and admeasuring 2275.00 square meters as per actual area on site, or thereabouts, surveyed under Survey No.97/3, of the larger property known as "MATTO PEQUENO" alias "MATA PEQUENA" also known by the names "MADUNGO" alias "MADUNGA", situated in the Ward Madungo, of the Village Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither found described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office bearing old Cadastral Survey No. 2563, being more particularly described in the SCHEDULE-I hereunder written and, for better clearness, being delineated on the plan ANNEXURE annexed hereto and thereon shown surrounded in red color boundary lines, TOGETHER WITH all singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property 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 to be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, claiming by, from through, under or in trust for him hath

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done, committed omitted or knowingly or willingly suffered to the contrary towards the said property. He the Vendor now has in himself good right, full power and absolute authority to grant, convey and assure the said property hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the said property hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for his own use and benefit, without any suit, eviction, interruption, claim ad demand whatsoever from or by the Vendor or his survivors or from or by any person or persons lawfully or equitably, inheritance, property possession, benefit, claim and demand whatsoever at law and in equity of the Vendor, in to, out of or upon the said property or any part thereof. TO HAVE AND TO HOLD all and singular the said property hereby granted conveyed and assured or expressed so to be with all their rights, members and UNTO and To the use and the benefits of the Purchaser FOREVER, subject however to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat authorities or any other public body in respect thereof.

Siddhraj Singh

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2. AND THE Vendor do hereby for himself, his respective heirs, executors and administrators, covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully 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 Vendor, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles and charges whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for him.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said hereby granted or any part thereof by from, under or in trust for them the Vendor or his survivors or any of them shall and will from time to time, and at all times hereafter at the request and cost of Purchaser does and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting and assuring said property and every part thereof

Siddhant Singh

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hereby granted unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required by the Purchaser its successors or assigns or its Counsel-in-law.

4. AND the Vendor do hereby covenant with the Purchaser that he the Vendor have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting or conveying the said property in the manner aforesaid or whereby the same or any part thereof, 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 do hereby covenant with the Purchaser that the said property hereby sold is absolutely free from any charges and liens and/or attachments or any kind whatsoever and, that if for any defect in the title of the Vendor the Purchaser is deprived of the whole or any part of the said Property, the Vendor shall compensate the Purchaser and/or its successor-in-interest.

6. AND the Purchaser covenants that the Purchaser has inspected the title of the Vendor to the said property and upon verifying and upon

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being satisfied that the title of the Vendor to the said property is clear and marketable, the Purchaser has decided to purchase the said property on as and where is basis;

7. The Vendor confirms having today handed physical, peaceful and vacant possession of the said property to the Purchaser and Purchaser hereby acknowledges the receipt of the same.

8. The total purchase price of said property is Rs.4,09,50,000 /- (Rupees Four Crores Nine Lakhs and Fifty Thousand only), and accordingly this deed is embossed on stamp papers valued at Rs. 18,42,750/- (Rupees Eighteen Lakhs Forty Two Thousand Seven Hundred and Fifty Only), which is borne and paid by the Purchaser.

9. The Vendor hereby gives his explicit consent to carry out mutation of the said property in the Purchaser's name in the revenue records of form No. I & XIV.


10. The Vendor as well as Purchaser does not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

Siddhant Singh

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SCHEDULE-I

(Description of the Property hereby sold)



ALL THAT immovable property admeasuring 2275.00 square meters, as per Survey Records and 2275.00 sq mts as per actual area on site or thereabouts, surveyed under Survey No.97/3, of the larger property known as "MATTO PEQUENO" alias " MATA PEQUENA" also known by the names "MADUNGO" alias " MADUNGA", situated in the Ward Madungo, of the Village Assagao, within the local limits of the Village Panchayat of Assagao, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither found described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office bearing old Cadastral Survey No. 2563 and said property as an independent and distinct entity is bounded as under:-

On or towards the East: by the property bearing Survey No. 97/4 and the property which is a reserved access surveyed under Survey No. 97/2 belonging to the Comunidade;

On or towards the West: By the properties bearing Survey Nos.97/1 and 97/5 of the same Village;

On or towards the North: By the property bearing Survey No. 97/1 of the same Village and

On or towards the South: By the property bearing Survey No. 97/6 of the same Village;

Siddhraj Singh

N. L. Subudde

(Said Property for better clearness delineated on the plan annexed hereto with red color boundary lines.)



SCHEDULE-II
(PAYMENT SCHEDULE)

1. Managers Cheque No. 069827 dated 11/01/2019,

Drawn on HDFC Bank, Ghatkopar (W),

Mumbai Branch

4,05,40,500 /-

2. TDS

4,09,500/-

Total 4,09,50,000 /-

(Rupees Four Crores Nine Lakhs and Fifty Thousand only)

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

Siddhraj Singh

M. Subbarao

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED

VENDOR Mr. SIDDHRAJSINHJI JHALA



Siddhraj Sinal



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

Siddhraj Sinal

Subregistrar

SIGNED, SEALED AND DELIVERED

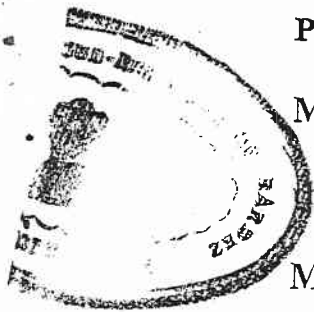
BY THE WITHIN NAMED

PURCHASER

M/s. ISPRAVA VESTA PRIVATE LIMITED

through its Authorized Signatory

Mr. VISHAL LAXMAN SUBHEDAR



V. Subhedar

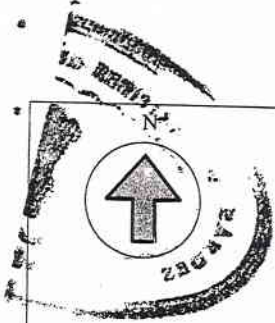
LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

IN THE PRESENCE OF:-

1. Pareen Ghosque (Pareen Ghosque)
2. Siddharaj Singh (Adv. Aashish Medhekar)
V. Subhedar



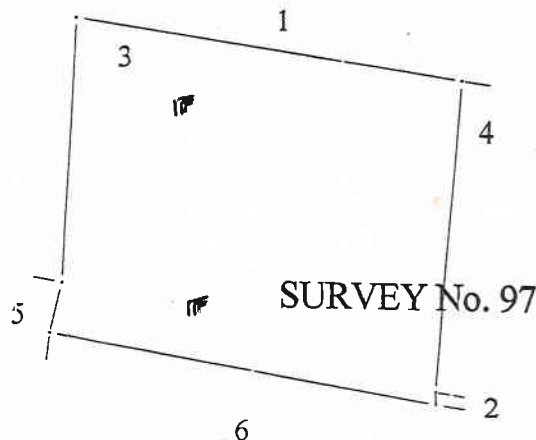
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 97/ 3
Scale : 1 : 1000

Inward No:7952

Anisha
Anisha Matondkar
Asst. Survey & Settlement Officer
Panaji-Goa



Siddhraj Sirl

N. Subrekar

Ajay Sawant
Generated By: AJAY SAWANT (D'Man Gr.II)
On : 19-06-2018

Dilip M. Tamoskar
18/06/2018
Compared By: Dilip M. Tamoskar (D'Man Gr.I)



FORM I & XIV

नमुना नं १ व १४

Date : 12/06/2018

Page 1 of 1

Taluka BARDEZ

तालुका

Village Assagao

गांव

Name of the Field Madunga

शेताचे नांव

Survey No. 97

सर्वे नंबर

Sub Div. No. 3

हिस्सा नंबर

Tenure

सत्ता प्रकार



Cultivable Area (Ha.Ars.Sq.Mtrs)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.22.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.22.75

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	0000.22.75

Assessment :

Rs. 0.00

Foro

Rs. 0.00

Predial

Rs. 0.00

Rent

Rs. 0.00

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Siddhrajsinhji Jhala		19127	

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 मोसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा शारि	Remarks शेरा
	Nil								

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

End of Report

CERTIFIED COPY

Copy applied for on 12/6/18

Copy ready for delivering on 12/6/18

Copy delivered on 12/6/18

Copying Fees Rs. 45 (Rupees)

Paid vide TR 5 Receipt 9/6/18

Dated 12/6/18

Siddhraj Singh

Mamlatdar of Bardez
Mapusa - Goa

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Jan-2019 03:01:22 pm

Document Serial Number :- 2019-BRZ-77



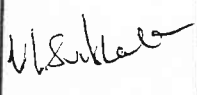
Presented at 03:01:36 pm on 15-Jan-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1842800
2	Registration Fee	1433250
3	Processing Fee	290
Total		3276340



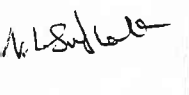


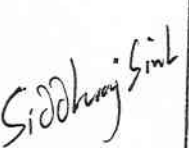
Stamp Duty Required :1842800

Stamp Duty Paid : 1842800

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr VISHAL SUBHEDAR ,S/o - D/o Age: ,Gender:,Occupation: , Address1 - First Floor, Impression House,42A, G.D.Ambekar Marg, Wadala(W), Mumbai 400031, Address2 - , PAN No.: AAACK0376Q			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr VISHAL SUBHEDAR ,S/o - D/o Age: ,Gender:,Occupation: , Address1 - First Floor, Impression House,42A, G.D.Ambekar Marg, Wadala(W), Mumbai 400031, Address2 - , PAN No.: AAACK0376Q			
2	SIDDHRAJSINHJI JHALA Alias JHALA SIDDHRAJSINHJI S ,S/o - D/o Mr SRIRAJ MEGHRAJJI JHALA Age: 68,Gender:Male,Occupation: Business, Address1 - Lakhmivihar, Darbargadh , Dhrangadhra Gujarat - 363310, temporarily residing at Kasa Bebinca, House No. 292, Soccolvaddo, Assagao, Bardez Goa, Address2 - , PAN No.: AADPJ1107C			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PARESH GHODGUE 403601 Margao, Salcete, SouthGoa, Goa			
2	Aalisha Medhekar 403001, 4/S-1, 4/S-1, Models Exotica, Panaji- Goa Panaji, Tiswadi, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Book :- 1 Document

Registration Number :- **BRZ-1-70-2019**

Date : 16-Jan-2019

Hmm/WNm

Sub Registrar(Office of the **SUB-REGISTRAR** cum-Sub Registrar, Bardez)

BARDEZ