

Keep in One hundred only
CITIZEN CREDIT CO-OP BANK LTD
E-324, RUA DE OURÉM
PANAJI, GOA 403 001

भारत 26553
193291
NON JUDICIAL गोंवा
MAY 16 2016
2010 2010 2010 2010 2010 2010 2010 11:54
R.0000100/- PB6018
INDIA STAMP DUTY GOA

D-5/STP(V)/C.R./35/8/2016-ND(PART-III)

Name of haser GAURISH PEREIRA



MEMORANDUM OF UNDERSTANDING

[Handwritten signatures]

This Memorandum of Understanding is executed at Mapusa, Goa, on this 16th day of the month of May 2016.

BETWEEN

MR GAURISH PEREIRA, son of Shri. Armando Pereira, aged 39 years, businessman, unmarried, holding **PAN CARD NO: ASIPP4569** President of Pereira Building St-Inez, Panaji Goa hereinafter referred to as the **OWNER/VENDOR** (which expression shall, unless it be repugnant to the context or meaning thereof, shall include his heirs, successors, administrators and assigns) of the **ONE PART**;

AND

M/s GAUTAM SMART AND VALUE HOUSING CORPORATION, a partnership firm, having office at 512, Gera's Imperium II, Patto Plaza, Panaji - Goa, represented by its partners, 1. **Mr Gautam Pereira** aged 40 years, businessman, unmarried, son of Shri. Armando Pereira, holding **PAN CARD NO: BNKPP5716J** and 2. **Ms. Ashwini Pereira** aged 36 years, single, daughter of Mr. Armando Pereira, holding **PAN CARD NO: AVXPP2944G**, both residing at flat no 5 & 6, Pereira Building St-Inez, Panaji-Goa; hereinafter referred to as **THE DEVELOPER/BUILDER** (which expression shall, unless it be repugnant to the context or meaning thereof, shall include its successors, administrators and assigns) of the **OTHER PART**

ALL INDIAN NATIONALS

WHEREAS, there exists all that part and parcel of land admeasuring 1676 m2 bearing Sy. No. 70 Sub Division No. 1-E, with a residential house bearing H. No. 230/A as recorded by the Village Panchayat of Siolim - Marna, identified as SINDIACHI BATI situated at Siolim, within the limits of Village Panchayat Siolim, Taluka and Registration Sub- District of Bardez. District North Goa in the State of Goa; which property is described in the Office of Land Registrar of Bardez under no. 13768 of book B- 36 (New) and is enrolled in the Taluka Revenue Office under Matriz no. 719 of Siolim.



AND WHEREAS, the VENDOR herein is the lawful owner in possession of the property described in detail in the Schedule I hereunder having purchased the same vide Deed of Sale dated 12/08/2015 which deed is duly registered before the Office of the Sub Registrar, Bardez Goa.

AND WHEREAS, vide order dated 11/04/2016 the office of the Collector, North Goa District, Panaji- Goa has granted conversion of use of land from agricultural into non- agricultural purpose, vide Case No. RB/CNV/BAR/AC-I/8/2016/143

AND WHEREAS, vide order dated 07/03/2016, bearing Ref. No. TPB/2056/S10/TCP-16-758 the office of the Senior Town Planner, Mapusa Goa, has granted permission in respect of the development of the property bearing Survey No. 70/1-E, Village Siolim hereinafter referred to as the SAID PROPERTY.

AND WHEREAS, the Health Department has granted NOC bearing No. PHCs/NOC/15-16/2012 dated 23/03/2016 for the proposed development.

AND WHEREAS, vide order dated 13/5/2016 bearing Ref. No. VPSM/2016-17/3/372, The Village Panchayat of Siolim, Bardez Goa, granted Construction License for the proposed residential development comprising of 28 apartments of 1 BHK residential units, for the construction of residential project under the name SHARAYU AURA.

AND WHEREAS, the Vendor has offered to sell the SAID PROPERTY to the Developer herein for a total consideration of Rs. 1, 70, 00, 000/- (Rupees One Crore Seventy Lakhs Only)

AND WHEREAS, the Vendor has incurred certain expenditure towards the property as he has paid Government taxes, licence fees, conversion sanad and other incidental charges which shall be recoverable on actuals separately from the Developer by producing the bills for the same.

AND WHEREAS, the Vendor has handed over documents of title relating to the SAID PROPERTY to the Developer, that the Developer is satisfied with the title of the SAID PROPERTY.

SH AH A

AND WHEREAS, the Vendor has offered to sell and the Developer has agreed to purchase the SAID PROPERTY for a total consideration of Rs. 1, 70, 00, 000/- (Rupees One Crore Seventy Lakhs Only) based on the terms and conditions stipulated herein.

NOW THEREFORE THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AS UNDER: -

1. The **Builder/Developer** has agreed to purchase the SAID PROPERTY FROM THE Vendor for a total sale consideration of Rs.1, 70, 00, 000/- (Rupees One Crore Seventy Lakhs only).
2. The **Builder/Developer** has already paid to the **Vendor** a sum of Rs. 15, 000, 00/- (Rupees Fifteen Lakhs Only), on execution of this Memorandum of Understanding which amount the Vendor admits and acknowledges having received...
3. The **Developer** undertakes to pay the balance amount of Rs. 1, 55, 00, 000/- (Rupees One Crore Fifty Five Lakhs Only) within a period of 12 months from the date of execution of this Memorandum of Understanding.
4. The Vendor hereby assures the **Builder/Developer** that there are no encumbrances/charges, lien or claims of any nature against the SAID PLOT and that the Vendor has absolute, clear and marketable title to the SAID PLOT and is lawfully entitled to alienate the same unto the **Builder/Developer**.
5. The **Developer** by virtue of this Memorandum of Understanding has been granted irrevocable right to construct, sell and receive the consideration in its own name with respect to the apartments proposed to be constructed in the project identified as "Sharayu Aura" without any interference from the **Vendor** and in the manner they may deem fit. The **Vendor** undertakes to execute any document(s) that may be required to be executed by the **Developer** in favour of the Purchasers of the units to be constructed in the SAID PROPERTY.
6. The **Vendor** shall not have any right, interest in the development so carried except to the extent that he has to receive the balance sale consideration from the **Developer**.
7. That it is the responsibility of the **Developer** to carry out the construction as per the approved plan. That the cost of the entire development shall be

Handwritten signatures and initials at the bottom of the page.

borne by the **Developer** and that they shall recover the same from the Customers who are desirous of purchasing units in the residential complex.

8. It is agreed by and between the parties hereto that the legal possession of the SAID PROPERTY shall remain with the **Vendor** and that he shall part with the possession only on receiving the balance consideration.
9. It is agreed by and between the parties hereto that the **Developer** shall be solely responsible and liable for all legal, taxation, monetary or any other consequences that may arise from the development and sale of the aforesaid units and the **Vendor** shall have no direct or indirect involvement in any manner whatsoever save and except the right to receive the balance consideration.
10. On the basis of this Memorandum of Understanding the **Developer** is entitled to carry out advertisements in the newspapers/internet/brochures and/ or advertise in any other manner for the scheme over the land mentioned in the schedule hereunder.
11. The **Developer** is entitled to measure the said property, fix the boundary and revise the plans if necessary at their own costs.
12. That all other sanctions, permissions, approval, revisions from the authorities concerned shall be obtained by the **DEVELOPER** at their own costs and expenses.
13. The property plan annexed hereto shall constitute integral part of this Memorandum of Understanding.
14. The **Vendor** shall not have right of any nature over any of the flats and shops including stilt/ open parking area and the **DEVELOPER** is entitled to use all the F.S.I which they are entitled after getting approval from the concerned authorities.
15. The **DEVELOPER** shall be entitled to sell the flats along with stilt/ open parking to be constructed by them on the said property to the prospective purchasers, tenants, leases, licensees etc. And for the purpose to enter into agreements or such other writing or documents. It is also agreed that the **DEVELOPER** shall be entitled to receive and retain with them all the moneys from the persons to whom the said premises /flats /stilt parking's

are sold or allotted as the case may be in the building to be constructed by the DEVELOPER on the said property and to appropriate the same in such manner as the DEVELOPER deems fit and all such moneys received by the DEVELOPER from such persons belong to the DEVELOPER and will be received by them in their own account.

16. After the receipt of the full consideration by the VENDOR from the DEVELOPER, the VENDOR shall execute Deed of Conveyance as may be desired by the DEVELOPER in respect of the said property or portions thereof, as the case may be, in favor of a Co-operative Society or Societies or Association of persons or other body Corporate/Independent Persons who have agreed to acquire flats/shops/ etc. from the DEVELOPER but at the costs and expenses in all respects being borne and paid by the DEVELOPERS/Co-op Society/Association/Independent Persons including stamp duty and registration charges.

17. All disputes which may arise between the parties to this Memorandum of Understanding, whether in relation to the interpretation of the clauses and conditions of this Memorandum of Understanding, and /or, about the performance of these presents or concerning any act of omission or commission of the other party to the disputes, or to any act which ought to be done by the parties in disputes, or, in relation to any matter whatsoever concerning this Memorandum of Understanding shall be settled by arbitration in accordance with The Arbitration and Conciliation Act, 1996.

18. The Parties to this Memorandum of Understanding do not belong to SC/ST.



SCHEDULE-I

WHEREAS, there exists all that part and parcel of land admeasuring 1676m² bearing Sy. No. 70 Sub Division No. 1- E, with a residential house bearing H. No. 230/A as recorded by the Village Panchayat of Siolim - Marna, identified as SINDIACHI BATI situated at Siolim, within the limits of Village Panchayat Siolim, Taluka and Registration Sub- District of Bardez, District North Goa in the State of Goa; which property is described in the Office of Land Registrar of Bardez under no. 13768 of book B- 36 (New) and is enrolled in the Taluka Revenue Office under Matríz no. 719 of Siolim.

The SAID PLOT bearing Sy. No. 70/1- E is bounded as under:-

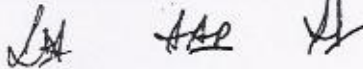
Towards the North: - Sy. No. 71/74 of Siolim.

Towards the South: - Public Road

Towards the East: - Sy. No. 70/1- C and 70/2 (part of Siolim)

Towards the West: - Sy. No. 70/1-A of Siolim

IN WITNESS WHEREOF, the parties have executed and signed this Memorandum of Understanding, on the day, month and year, first above written, in the presence of two attesting witnesses



SIGNED AND DELIVERED)
By the VENDOR/ OWNER)



Mr. Gaurish Pereira
VENDOR



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____



Signed, Sealed and delivered
by the

DEVELOPER



**MR. GAUTAM SMART & VALUE
HOUSING CORPORATION**

**(MR. GAUTAM PEREIRA)
M/s GAUTAM SMART & VALUE
HOUSING CORPORATION**

PARTNER



1. _____

1. _____



2. _____

2. _____



3. _____

3. _____



4. _____

4. _____



5. _____

5. _____

5
*
()

Signed, sealed and delivered
by the

DEVELOPER

Ashwini Pereira



**M/s. GAUTAM SMART & VALUE
HOUSING CORPORATION**

Ashwini Pereira

PARTNER

**(MS. ASHWINI PEREIRA)
M/s GAUTAM SMART & VALUE
HOUSING CORPORATION**



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

SH

AAA

SH

WITNESSES

1. Prakash Kambale *Kambale*
2. Albert Joursado *[Signature]*



[Handwritten initials/signatures]



I hereby attest the above signature
 of Executants Shri/Smt. *Prakash Kambale* & *Albert Joursado*
 who has been forwarded by *Shri Capesha Devi*
 whom I personally know.

[Signature]
 SHIVPRASAD MANERKER
 NOTARY FOR ENTIRE GOA
 PANAJI
 STATE OF GOA-INDIA

Prakash Kambale
Albert Joursado

Regd. No. 4387
 16/05/16.

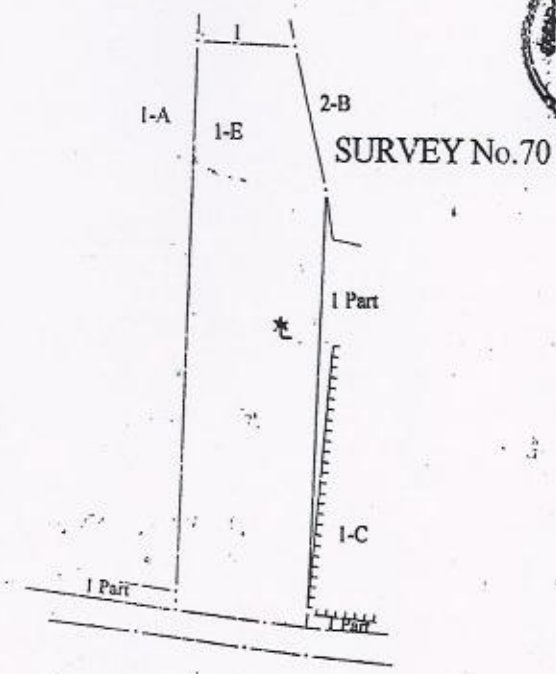


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 70/ 1-E
Scale : 1 : 1000

Reference
(Rajesh K. Patil Kuchelkar)
Inspector of Survey &
Land Records



SB

Generated By : Swapnil B. Bhonsle (D' Man Gr II)
On : 03-09-2015

Nirmolga
Compared By: Nitin M. Pikulkar (F.S.)

For CITIZEN CREDIT
CO-OP BANK LTD.

Authorised Signatory

(Rupees four lakh forty thousand only)

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

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

भारत 23748 NON JUDICIAL गोंय
121297 AUG 11 2015



200 100 500 200 200 200 17:13

Rs.0440000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser GAURISH A. PEREIRA

For CITIZEN CREDIT™
CO-OP BANK LTD.

Authorised Signatory

(Rupees One lakh Ten thousand Only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEM BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 12717 NON JUDICIAL गोंय
185931 AUG 12 2015

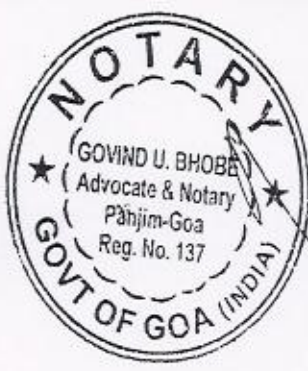


200 100 500 200 200 200 11:36

Rs.0110000/- PB7147

INDIA STAMP DUTY GOA

Name of Purchaser GAURISH PEREIRA



CERTIFIED TRUE COPY
OF THE ORIGINAL



36 98 / 2015
12 / 08 / 2015

DEED OF SALE

THIS DEED OF SALE is made at Mapusa Goa

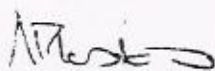
Attended

All Indian Nationals.

WHEREAS there exists a Plot of land admeasuring 1676m² bearing Sy.no.70/1-E of Village Siolim along with a dwelling house bearing H.no.230/A standing therein identified as SINDIACHI BATI situated at Siolim, within the limits of Village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa; hereinafter referred to as THE SAID PLOT and is described in detail in the Schedule hereunder.

WHEREAS the SAID PLOT belonged to the Owner/Vendor hereto as having purchased the same under a Deed of Sale dated 21-01-2011 duly registered under Book I Document registration number BRZ-BK1-00379-2011, CD Number BRZD123 in the Office of Sub-Registrar Bardez, which Deed is registered in the Office of Sub-Registrar Bardez.

WHEREAS in the Deed dated 20-01-2011 the area of the said Plot was mentioned as 1825m² being a part of Sy.no 70/1 of Siolim, However subsequently by Order dated 11/11/2015 in case no. 15/345/2013/PART/LAND



✓
AL



the said Plot was partitioned and the area was specified as 1676m² bearing Sy no.70/1-E.

WHEREAS the Owner/Vendor has thus represented to be the sole Owner in possession of the SAID PLOT.

WHEREAS the Owner/Vendor has now approached the Purchaser with an offer to sell THE SAID PLOT to the Purchaser and at the offer of the Owner/Vendor the Purchaser does hereby purchase the said Plot for a total consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs only).

NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakhs only) out of which an amount of Rs.1,10,000/- (Rupees One lakh ten thousand only) is deducted towards T.D.S for which the Certificate/Challan is produced on record; and the balance amount of rs.1,08,90,000/- (Rupees One crore eight lakhs ninety thousand only) paid by the Purchaser to the Owner/Vendor which amount the Owner/Vendor do hereby admit and acknowledge as received and of

Attest

[Handwritten Signature]





and from the same and every part thereof do hereby
acquit, release and discharge the Purchaser, he the
Owner/Vendors doth hereby grant, transfer, assign,
assure and convey all the said plot more particularly
described in the Schedule hereunder written
TOGETHER WITH all trees, drains, ways, paths,
passages, common gullies, waters, water courses, lights,
liberties, privileges, easements, advantages and
apputenances to the SAID PLOT belonging to and
in anywise appertaining or usually held or occupied
therewith or reputed to belong or be appurtenant thereto
AND ALL the estate, right, title, interest, property, use,
possession, claim and demand whatsoever of the
Owners/Vendors into and upon the said Plot and every
part thereof hereby granted and conveyed and expressed
so to be UNTO AND TO THE USE OF THE
PURCHASER forever, SUBJECT HOWEVER to
payment of all taxes, rates, assessments, dues and duties
hereafter to become due and payable to the Government
or any other Local or Public Body in the manner
aforesaid shall and may at all times hereafter quietly
and peacefully possess and enjoy the SAID PLOT and
receive the rents and profits thereof without any lawful

Attorney

[Handwritten signature]



eviction, interruption and claim and demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from, under or in trust for him AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof or part of the same 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 acts, deeds and things whatsoever for further and more perfectly assuring the SAID PLOT UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2.- The Owner/Vendor has today put the Purchaser in unconditional exclusive and absolute, peaceful, vacant possession of the SAID PLOT to be held by the PURCHASER forever without any harm and/or hindrance from the Owner/Vendor and/or any person claiming through and/or on account of the Owner/Vendor, and the Owner/Vendor do hereby indemnify the Purchaser against all/any such claims of

Attested

Handwritten signature or initials, possibly "V.S.S.", written in dark ink.

heirship or otherwise if made shall be settled by the Owner/Vendor alone at his own cost without disturbing the Title and possession of the PURCHASER.

3.- The Owner/Vendor hereby assure the PURCHASER that there are no encumbrances/charges, lien or claims of any nature against the SAID PLOT and that the PURCHASER has absolute, clear and marketable title to the SAID PLOT and is lawfully entitled to alienate the same unto the PURCHASER AND the Owner/Vendor further assure the PURCHASER that all or any dues upto the date of execution of Deed of Sale pertaining to the SAID PLOT and levied by any central or local authority, whatsoever have been paid by the Owner/Vendor and any dues arising after the Deed of Sale shall be paid by the PURCHASER. At any later stage also, in case of dues being found to be payable for the period prior to the Deed of Sale, the same shall be paid by the Owner/Vendor without demur upon being informed by the Purchaser.

4.-The Owner/Vendor hereby covenant with the Purchaser as under:-



Attesto



(a)-That the SAID PLOT is free from encumbrances and claims of any nature whatsoever.

(b)-That the Title of the Owner/Vendor to the SAID PLOT is clear, valid and marketable and is subsisting and the Owner/Vendor is lawfully entitled to sell and alienate the same.

(c)-That as on this date the Vendors have not created any encumbrances and/or Third Party rights upon and to the the said House Property nor is the SAID PLOT the subject matter of any lis-pendens or order of attachment of Order of Injunction or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition or any Government Department issued against the said property and nor that there are any dues, taxes and cess payable against the SAID HOUSE PROPERTY which can be recovered as the arrears under Land Revenue Act.

(d)-That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or

Attest



demand whatsoever from the Vendors or any other person whomsoever.



5.- The Owner/Vendor does hereby give his exclusive consent and no objection to the PURCHASER to get Mutation Proceedings conducted in the survey records of rights and get the name of the PURCHASER recorded in the Survey Record of Rights by deleting the name of the Owner/Vendor.

5.- The Owner/Vendor declares that the subject matter of this Sale Deed does not pertain to the occupancies belonging to Schedule Caste and Schedule Tribe.

6.- The present fair market value of the SAID PLOT is Rs.1,10,00,000/- and as such Stamp duty of Rs.5,50,000/- is affixed hereto which is borne by the PURCHASER.

SCHEDULE

All that part and parcel of land admeasuring 1676m² bearing Sy.no.70 Sub-Division no.1-E, with a residential house bearing H.no.230/A as recorded by the Village Panchayat of Siolim-Marna, identified as

Attested

SINDIACHI BATI situated at Siolim, within the limits of Village Panchayat Siolim, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property is described in the Office of Land Registrar of Bardez under no.13768 of book B-36 (New) and is enrolled in the Taluka Revenue Office under Matriz no.719 of Siolim.

The SAID PLOT bearing Sy.no.70/1-E is bounded as under:-

Towards the North:-Sy.no.71/74 of Siolim.

Towards the South:-Public Road.

Towards the East :-Sy.no.70/1-C and 70/2 (part of Siolim.

Towards the West :- Sy.no.70/1-A of Siolim.

IN WITNESS WHEREOF the Parties hereto have set their hands on the day and year first hereinabove mentioned.

Attest



SIGNED AND DELIVERED By the Party of the Owner/Vendor in the Presence of witnesses



AMANDEEP MANN REAL ESTATE PVT. LTD. for
M/s. Amandeep Mann Real Estate Pvt. Ltd.

A Attest
AUTHORISED SIGNATORY

OWNER/VENDOR

- | | | | |
|----|--|----|--|
| 1. | | 1. | |
| 2. | | 2. | |
| 3. | | 3. | |
| 4. | | 4. | |
| 5. | | 5. | |

A Attest

KAL



SIGNED AND DELIVERED By the Party of the Purchaser in the Presence of witnesses

Shri Gaurish Pereira

Purchaser



1. 1.

2. 2.

3. 3.

4. 4.

5. 5.

1. Gaurish Pereira Pereira

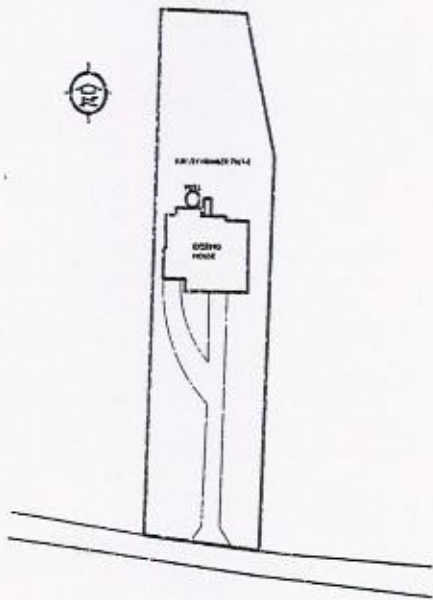
2. Albert Donado Donado

Attest



Plan showing plot situated at
Village: Solim
Taluka: Bardez
Survey No./Subdivision No.: 70/1E
Scale 1:1000

Area of Plot: 1676 Sq.Mtrs.



AMANDEEP MANN REAL ESTATE PVT. LTD.

A. Mann

AUTHORISED SIGNATORY



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 12-08-2015 12:38:13 PM

Document Serial Number : 3698

Presented at 11:53:00 AM on 12-08-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No.	Description	Rs. Ps
	Registration Fee	440000.00
	Processing Fees	220.00
	Total :	440220.00

37
JA (INDIA)

Stamp Duty Required: 550000.00

Stamp Duty Paid: 550000.00

Gaurish Pereira presenter

37
JA (INDIA)

Name	Photo	Thumb Impression	Signature
Gaurish Pereira, s/o Shri. Armando Pereira, UnMarried, Indian, age 38 Years, Business, r/o Pereira Bldg., St. Inez, Panaji, Goa. 403001. PAN No. ASIPP4569P.			

Endorsements

Executant

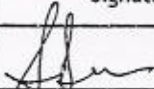
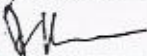
1. Augustus Monteiro, s/o Leo Jose Monteiro, Married, Indian, age 47 Years, advocate, r/o 306, Maria Lilia, Naika Vaddo, Calangute, Bardez, Goa. The Director of M/s Amandeep Mann Real Estate Pvt. Ltd, vide Board Resolution dated 04/08/2015, having registered office at 1, Plaza Maria, Lilia Behind St. Alex Church, Naika Vaddo, Calangute, Bardez, Goa. 403516. Company PAN No. AAICA9351K.

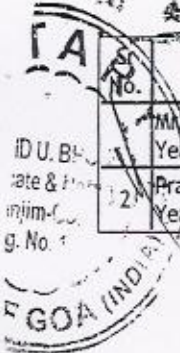
Photo	Thumb Impression	Signature

2. Gaurish Pereira, s/o Shri. Armando Pereira, UnMarried, Indian, age 38 Years, Business, r/o Pereira Bldg., St. Iriez, Panaji, Goa. 403001. PAN No. ASIPP4569P.

Photo	Thumb Impression	Signature
		



S. No.	Witness Details	Signature
1	Mr. Albert Dourado, s/o late Andre Dourado, Married, Indian, age 47 Years, Business, r/o Altinho, Panaji, Goa.	
2	Prakash Kambli, s/o late Madhukar Kambli, Married, Indian, age 30 Years, Business, r/o Dattawadi Mapusa Bardez Goa.	

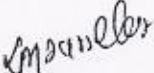



 Sub-Registrar

REGISTRAR
BARDEZ

Paid TDS dated 11/08/2015 through HDFC Bank.

Scanned By:- Saalanand

Signature:- 

Book-1 Document
Registration Number BRZ-BK1-07364-2015
CD Number BRZD771 on
Date 14-09-2015

Sub-Registrar (Bardez)

Scanned By:- *Sachin*

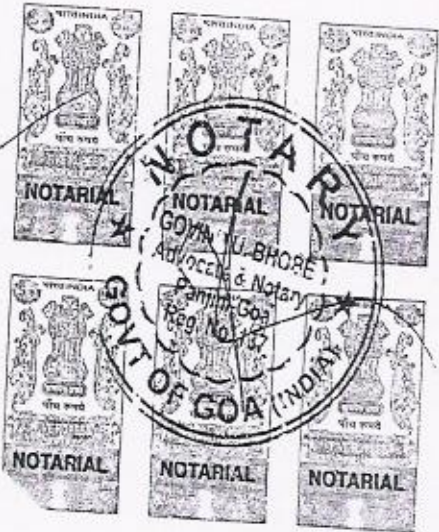
Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

*Delivered by
Desai
18/8/15*

CERTIFIED TRUE COPY OF THE ORIGINAL
Reg. No. *2425* DATED *8/9/2015*

GOVIND B. BHORE
Advocate & Notary
Panjim - Goa
Reg. No. 12



REGISTRATION

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 21/Jan/2011 12:57 PM

Date of Receipt: 21/Jan/2011

Receipt No: 4371

Serial No. of the Document: 375

Nature of Document: Sale

Received the following amounts from Sri Gurnek Singh Mann for Registration of above Document in Book-1 for the year 2011

Rs.Ps

Registration Fee	105000.00
Processing Fees	200.00
Total :	105200.00

Amount in words: Rupees One Lakh Five Thousand Two Hundred Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

**SUB REGISTRAR
BARDEZ**

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OF REGISTERED DOCUMENT
Please handover the Registered Document to the person receiving the Document
AMANDEEP MANN REAL ESTATE PVT. LTD.

Name of the Person Authorized: Rajesh Mann
Gurpreet Singh Mann

Specimen Signature of the Person Authorized: [Signature] **DIRECTOR** of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____

_____ on / /

Signature of the person receiving the Document

Signature of the Sub-Registrar



FORM I & XIV

नमुना नं १ व १४

Date : 07/03/2016

Page 1 of 1

Taluka	BARDEZ	Survey No.	70
तालुका		सर्वे नंबर	
Village	Siolim	Sub Div. No.	1-E
गांव		हिस्सा नंबर	
Name of the Field	Sendenly Baty	Tenure	
शेताचे नांव		सत्ता प्रकार	

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

Dry Crop बिदायत	Garden बागायत	Rice तरी	Khajan खालज	Ker केर	Morad मोरद	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.16.76	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.16.76

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	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.16.76	Order No.15/345/2013/PART/LAND dated 13/07/2015 of the Dy. Coll. And SDO Mapusa Goa and Area Adjustment Statement no.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियास	Rs. 0.00	Rent रेट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	-------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Gaurish Pereira		54794	

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 धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

OFFICE IN CHARGE
LAND RECORDS
VIDE GOVERNMENT ORDER
26/1/2001 RD (7376)
dated: 22/10/2001
Ethinx Inform Private Limited
Date of Issue
Place Panaji - Goa

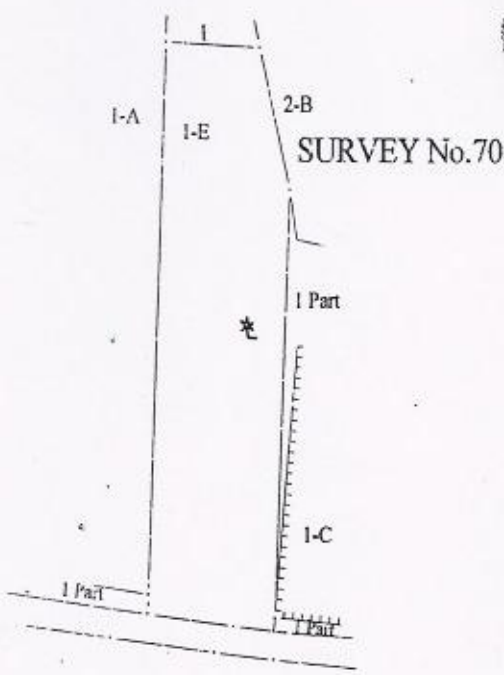


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA



Plan Showing plots situated at
 Village : SIOLIM
 Taluka : BARDEZ
 Survey No./Subdivision No. : 70/ 1-E
 Scale : 1 : 1000

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



SB

Generated By : Swapnil B. Bhonsle (D' Man Cr II)
 On : 03-09-2015

Nitin M. Pikulkar
 Compared By: Nitin M. Pikulkar (F.S.)