

(Rupees Seven Lakh Eighty Seven Thousand Five Hundred *One*)

Phone No: 9310187339  
Sold To/Issued To:  
Mogra Life OPC Priva  
For Whom/ID Proof:  
Pancard



APR-11-2022 16:14:34

₹ 0787500/-  
ZERO SEVEN EIGHT SEVEN FIVE ZERO ZERO

Other  
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3815345 35/02/05/2021-RDI

For CITIZEN CREDIT™  
CO-OP BANK LTD

*Mogra*  
Authorised Signatory

Name of Purchaser Mogra Life (OPC) Private Limited



2022-BR2-1852

21/04/2022

**DEED OF SALE**

For, Mogra Life (OPC) Pvt. Ltd.

*Qamun Agaz*  
Director

*Sheela Gandhi*

This Deed of Sale is executed at Mapusa, Bardez, Goa, on this 21<sup>st</sup>  
Day of April, 2022

**BETWEEN**

**MRS. SHEETAL GANDHI, W/o MR. VIJENDER SINGH**, 43 years of age, Married, Businesswomen, Indian National, holding PAN – [REDACTED] and Adhaar Card bearing No. [REDACTED] resident of 103, Uphar II: Uphar CHS, Off J.P. Road, Versova, Andheri (W), Mumbai 400061, Maharashtra, presently residing at Siolim, Bardez, Goa, hereinafter referred to as the '**VENDORS**' (which expression shall include her heirs, successors, executors, administrators and assigns) of the **FIRST PART**.

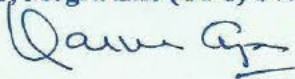


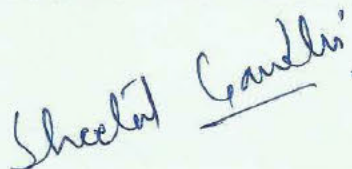
**AND**

**MOGRA LIFE (OPC) PRIVATE LIMITED**, having corporate identification number U70109GA2022OPC015193 and having its registered address at A/4 Caculo Enclave, Opposite Fire Brigade, Tonca St Inez, Panjim, North Goa, Goa 403001 having Pan number [REDACTED] and represented through its authorized representative, **MR. VARUN CHOPRA, S/o MR. VINOD CHOPRA**, 41 years of age, Unmarried, Indian National, Business, Aadhar Number [REDACTED] resident of D-1/33 Vasant Vihar, Vasant Vihar – 1, South West Delhi, Delhi 110057, hereinafter referred to as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, successors-in-interest, legal representatives and assigns) of the **SECOND PART**.

WHEREAS there existed a property known as "OUNEACHEM BATULEM or DEULADICHEM BHATLEM" OR "DEULADICHEM

For, **Mogra Life (OPC) Pvt. Ltd.**

  
**Director**



BATA" or OMNIACHEM BATULEM also known as OLMACHEM BATULEM, bearing survey no. 283/1 of Anjuna Village, admeasuring 2375 sq. mts, described in the Land Registration Office of Bardez under No. 12587 of Book B New 33, and enrolled in the Taluka Revenue Office under No. 1674 of the 2<sup>nd</sup> Circumscription, surveyed in the Old Cadastral survey under survey no. 2168 of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, North-Goa District, Goa, which shall hereinafter be referred to as the SAID LARGER PROPERTY, for brevity's sake, more clearly described in Schedule I herein below written.

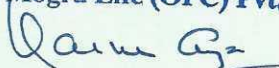
AND WHEREAS as per the records of the Land Registration Office of Bardez under No. 12587 of Book B New 33, in this were two plots belonging to the heirs of Maria Esperanca de Noronha, which were excluded and subsequently described under no. 20939 at page 68 reverse of Book B-54 and No. 21284 at page 42 reverse of Book B-55 and as such separated from the SAID LARGER PROPERTY.

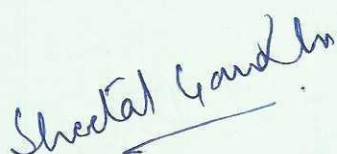
WHEREAS the SAID LARGER PROPERTY was owned and possessed by Mr. Jorge Estolano Caetano Francisco Xavier do Rosario Vales, son of Mr. Romulo Vales, who was married to Mrs. Marta Conceicao Dulcina de Souza Vales.

AND WHEREAS the SAID LARGER PROPERTY was inscribed in the name of the said Mr. Jorge Estolano Caetano Francisco Xavier do Rosario Vales under No. 20805, at folio 148 of Book G-35 of the Land Registration Records of Bardez.


AND WHEREAS the SAID LARGER PROPERTY was recorded in the name of Mr. Jorge Estolano Xavier Vales, son of Romulo Vales, in the Old Cadastral Survey Records i.e. the Surveyors' Register and in the Records of Proceedings, under the old cadastral plan no. 2168.

For, Mogra Life (OPC) Pvt. Ltd.

  
Director



AND WHEREAS the said Mr. Jorge Estolano Caetano Francisco Xavier do Rosario Vales expired leaving behind his widow, Marta Conceicao Dulcina de Souza Vales and only two daughters as his sole and universal heirs, namely, Mrs. Melicia Assunta Xavier de Souza Vales e Ramos married to Francisco Boaventura Domingos Ramos and Mrs. Jecica Conceicao Emiliana Lira Florinda Xavier de Souza Vales alias Jecica Vales married to Silvestre Romualdo de Loiola Fernandes, which is confirmed vide the Deed of Succession, Partition and Gift dated 04-05-1959, executed at Mapusa, Goa, before the Substitute Notary Public, Antonio Jose Joao Francisco Pinto de Menezes.

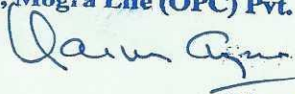


AND WHEREAS in the said Deed of Succession, Partition and Gift dated 04-05-1959, executed at Mapusa before the Substitute Notary Public, Antonio Jose Joao Francisco Pinto de Menezes, the SAID LARGER PROPERTY, was listed as Item "B" and the same was first allotted in the said partition to Mrs. Marta Conceicao Dulcina de Souza Vales, who in turn, in the same deed/document gifted the SAID LARGER PROPERTY, which was described as Item "B", to her daughter, Mrs. Jecica Conceicao Emiliana Lira Florinda Xavier de Souza Vales alias Jecica Vales married to Silvestre Romualdo de Loiola Fernandes.

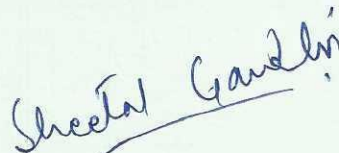
AND WHEREAS the name of Mr. Silvestre Loyola Fernandes came to be recorded in the new promulgated survey records of the SAID LARGER PROPERTY, thereby confirming the possession of the SAID LARGER PROPERTY, in favour of Mr. Silvestre Loyola Fernandes.

AND WHEREAS the said Mrs. Jecica Conceicao Emiliana Lira Florinda Xavier de Souza Vales alias Jecica Vales and her husband Mr. Silvestre Romualdo de Loiola Fernandes, sold a part of the SAID LARGER PROPERTY, admeasuring 788 sq. mts., bearing survey no. 283/1 (Part) of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, Goa, vide a Deed of Sale dated 12-02-1981, registered with

For, Mogra Life (OPC) Pvt. Ltd.



Director



the sub-registrar of Bardez under no. 173, at pages 122 to 129, Book No. I, Volume No. 159, on 19-02-1981, to Mr. Gurudas Narshima Chari, which property is more clearly described in Schedule II hereunder written and delineated in red in the plan annexed hereto and shall hereinafter be referred to the SAID PROPERTY.

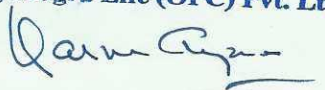
AND WHEREAS the SAID PROPERTY has been partitioned by the said Mr. Gurudas Narshima Chari, from the SAID LARGER PROPERTY and the SAID PROPERTY, therefore came to be surveyed as a separate, independent property under survey no. 283/1-A of Anjuna Village, in the survey records, having an area of 788 sq. mts.

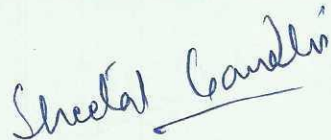
AND WHEREAS a part of the SAID PROPERTY was got converted by the said Mr. Gurudas Narshima Chari, for residential use, vide conversion sanad dated 14-03-1988, issued by the Dy. Collector & Sub- Divisional Magistrate, Panaji.

AND WHEREAS the said Mr. Gurudas Narshima Chari, thereafter constructed a small house on the SAID PROPERTY, which bears a electricity connection and water connection.

AND WHEREAS thereafter the said Mr. Gurudas Narshima Chari, expired on 03-07-2020, leaving behind his widow and moiety, Mrs. Vaishali Gurudas Chari, and his two sons, Mr. Prashant Gurudas Chari married to Mrs. Priti Prashant Chari, and Mr. Ganesh Gurudas Chari married to Mrs. Nayana Ganesh Chari, as his sole and universal heirs, which is confirmed in the Inventory proceeding No. 214/2021/E, which was commenced on the death of the said late Mr. Gurudas Narshima Chari, in the Court of the Civil Judge Senior Division, and the same was disposed vide Judgment and Decree dated 13-09-2021, wherein the SAID PROPERTY, which was listed as Item No. 1 in the Final List of Assets, was allotted in the proportion of one half to Mrs. Vaishali Gurudas Chari and one

For, Mogra Life (OPC) Pvt. Ltd.

  
Director



quarter each to the Mr. Prashant Gurudas Chari and Mr. Ganesh Gurudas Chari.

✓ AND WHEREAS the said Mrs. Vaishali Gurudas Chari, Mr. Prashant Gurudas Chari and his wife Mrs. Priti Prashant Chari, and Mr. Ganesh Gurudas Chari and his wife Mrs. Nayana Ganesh Chari, were the sole and universal heirs of the late Mr. Gurudas Narshima Chari.

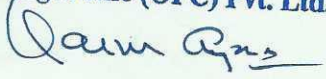
✓ AND WHEREAS the said Mrs. Vaishali Gurudas Chari, Mr. Prashant Gurudas Chari, Mrs. Priti Prashant Chari, Mr. Ganesh Gurudas Chari, Mrs. Nayana Ganesh Chari as the sole, absolute and exclusive owners of the SAID PROPERTY sold, conveyed and transferred the SAID PROPERTY to the VENDOR herein, vide a Deed of Sale dated 05-12-2021, duly registered with the Sub-Registrar of Bardez, under No. BRZ-1-4514-2021, Book-1 document, on 06-12-2021

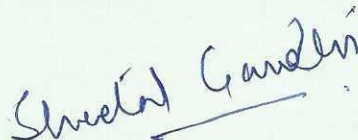
✓ AND WHEREAS the VENDOR have represented to the PURCHASER, that the VENDOR is the sole, absolute and exclusive owner and in exclusive possession of the SAID PROPERTY.

✓ AND WHEREAS the VENDOR has represented to the PURCHASER that the VENDOR and her husband are both of Non-Goan Origin, their marriage is not registered in Goa and they are not governed by the regime of communion of assets and hence the husband of the VENDOR is not a party to this Deed of Sale, as he does not have any right to the SAID PROPERTY.

✓ AND WHEREAS the VENDOR has represented to the PURCHASER, that all the aforesaid recitals are true and correct and that the VENDOR is now the sole, absolute and exclusive owner and in absolute and exclusive possession of the SAID PROPERTY described

For, Mogra Life (OPC) Pvt. Ltd.

  
Director



in the Schedule II hereunder written, and there is no other person/s, who can prove a better title to the SAID PROPERTY.

AND WHEREAS the VENDOR has represented to the PURCHASER that there are no tenants, mundkars, occupants, claimants or any other rights holders in or to the SAID PROPERTY, described in schedule II hereunder.

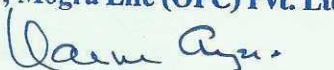
AND WHEREAS based on the aforesaid specific representations of the VENDOR, the PURCHASER has approached the VENDOR with a proposal to purchase from the VENDOR, the SAID PROPERTY, bearing survey no. 283/1-A of Anjuna Village, admeasuring 788 sq. mts., alongwith the house standing thereon, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written, free from all, claims, demands and encumbrances, for a total consideration of Rs. 1,75,00,000 /-(Rupees One Crore, Seventy Five Lacs Only), and the VENDOR has agreed to sell to the PURCHASER, the SAID PROPERTY, bearing survey no. 283/1-A of Anjuna Village, admeasuring 788 sq. mts., alongwith the house standing thereon, situated in the Village of Anjuna, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written, free from all, claims, demands and encumbrances, for a total consideration of Rs. 1,75,00,000 /- (Rupees One Crore, Seventy Five Lacs Only).

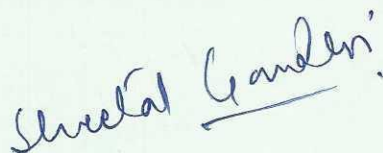
AND WHEREAS the VENDOR and PURCHASER are now therefore executing this Deed of Sale, on the following terms and conditions.

**NOW THIS DEED OF SALE WITNESSES AS UNDER:**

1. IN PURSUANCE of the aforesaid agreement and in consideration of the sum of **Rs. 1,75,00,000 /-** (Rupees One

For, Mogra Life (OPC) Pvt. Ltd.

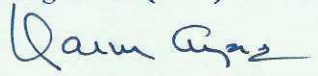
  
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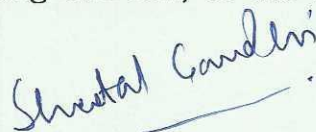


Crore, Seventy Five Lakh Only), the PURCHASER paid Rs. 1,73,25,000 (Rupees one Crore, Seventy Three Lakhs and Twenty Five Thousand only ) to the VENDOR, vide a demand draft number 011765 dated 20 April 2022, drawn from ICICI Bank for an amount of Rs. 1,73,25,000/- payable to 'Sheetal Gandhi'. And a sum of Rs. 1,75,000/- (Rupees One Lakh, Seventy Five Thousand Only) deducted towards TDS and paid to the Income Tax account of the VENDOR (the receipt of which entire consideration the VENDOR do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDOR, as the sole, absolute and exclusive owner of the SAID PROPERTY, admeasuring 788 sq. mts., bearing Survey No. 283/1-A of Anjuna Village, alongwith the house standing thereon, situated at Anjuna, Bardez, Goa, more clearly described in the Schedule II hereunder written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the SAID PROPERTY, admeasuring 788 sq. mts., bearing Survey No. 283/1-A of Anjuna Village, alongwith the house standing thereon, situated at Anjuna, Bardez, Goa, more clearly described in the Schedule II hereunder written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDOR into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASER, forever and absolutely.

2. The VENDOR has on this day handed over physical, vacant, peaceful and irrevocable possession of the SAID PROPERTY alongwith the house standing thereon, to the PURCHASER,

For, Mogra Life (OPC) Pvt. Ltd.

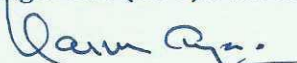
  
Director



free from all claims, demands and encumbrances, to have, own, occupy, possess and hold the SAID PROPERTY alongwith the house standing thereon, forever, as its own, from this day onwards, without any interferences from any persons whomsoever.

3. The VENDOR do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDOR or knowingly suffered to the contrary by her, the VENDOR do have in herself good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY, hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDOR or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through her.
4. The VENDOR shall indemnify and keep indemnified the PURCHASER against all penalties, claims and/or demands, if any made against the SAID PROPERTY and the house standing thereon, hereby sold or any part thereof, either independently or through the VENDOR or any other person or persons and if any claims are made against the SAID PROPERTY and or the house standing thereon, the same shall be settled by the VENDOR alone, at her own cost, without any liability to the PURCHASER.
5. The VENDOR do hereby covenant, undertake and declare as under:
- a) That the SAID PROPERTY and the house standing thereon, is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the

For, Mogra Life (OPC) Pvt. Ltd.

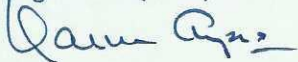
  
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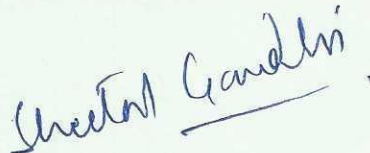
VENDOR has not done anything whereby the SAID PROPERTY and the house standing thereon, may be subject to any attachment or lien of any Bank, Court or person whatsoever.

- b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY and the house standing thereon.
- c) That the SAID PROPERTY and the house standing thereon, is not subject matter of any acquisition or requisition or affected by any Government Notification or order or notice under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.
- d) That the VENDOR has not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PROPERTY and the house standing thereon, nor have she agreed to sell or encumber the SAID PROPERTY and the house standing thereon, in any manner whatsoever.
- e) That the VENDOR or her predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY and the house standing thereon, hereby sold;
- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition, setbacks, easements in respect of the SAID PROPERTY and the house standing thereon, nor is the SAID

For, Mogra Life (OPC) Pvt. Ltd.

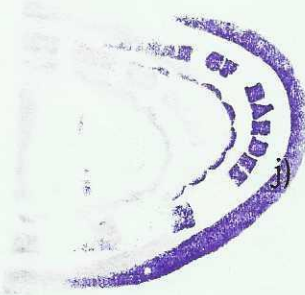


Director



PROPERTY and the house standing thereon, affected by any prohibitory order of injunction or attachment either before or after Judgment.

- g) That there are No Mundkars, Tenants or any other occupants of/on the SAID PROPERTY and the house standing thereon.
- h) There is no access/path passing through the SAID PROPERTY.
- i) That the title of the VENDOR to the SAID PROPERTY and the house standing thereon, is clear and marketable.



- j) That the VENDOR has on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PROPERTY and the house standing thereon.
- k) That the SAID PROPERTY and the house standing thereon is not subject to any notice of attachment by the Income Tax Authorities, Enforcement Directorate, Directorate of Revenue Intelligence or any other Government Authorities, or any bankruptcy proceedings initiated against the VENDOR.
- l) That the VENDOR covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY and the house standing thereon, against all claims or demands, if any, raised with respect to the SAID PROPERTY and the house standing thereon.
- m) That the VENDOR covenant that if any claims are made against the SAID PROPERTY and the house standing thereon, the same shall be settled by the VENDOR


For, Mogra Life (OPC) Pvt. Ltd.

*Qam Agre*  
Director

*Shree Lal Gaudhri*

alone, at her own cost, without any liability to the PURCHASER.

n) That the VENDOR and all persons claiming through the VENDOR shall at all times, sign and execute all such acts, deeds and documents, as may be required or called for by the PURCHASER and/or any person claiming through it, with respect to the SAID PROPERTY and the house standing thereon, at the cost of the PURCHASER and the VENDOR undertake to make herself available for registration of this Deed of Sale and all/any other Deed/s and/or documents, relating to the SAID PROPERTY and the house standing thereon, as and when called upon by the PURCHASER without any delay.

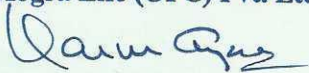


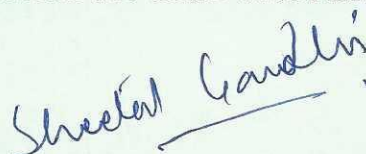
6. The VENDOR do hereby covenant that she has NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY bearing survey no. 283/1-A of Anjuna Village, to include the name of the PURCHASER in the Occupant's Column of the Form I & XIV of the SAID PROPERTY bearing survey no. 283/1-A of Anjuna Village, by deleting the names appearing therein. She agrees to fully cooperate in the said process of mutation.

7. The VENDOR and the PURCHASER covenant that all deeds, documents, understandings, agreements, papers, instruments, communications, etc, exchanged or executed between the VENDOR and the PURCHASER, with respect to the SAID PROPERTY and the house standing thereon, prior to the execution of this Deed of Sale, stand cancelled, terminated, void, unenforceable and invalid.

8. The VENDOR covenant that the PURCHASER, shall, from this day onwards hold, own and possess the SAID PROPERTY and

For, Mogra Life (OPC) Pvt. Ltd.

  
Director



the house standing thereon, as its own, as its sole, absolute and exclusive owner.

9. The VENDOR hereby declare that the SAID PROPERTY, in transaction does not belong to Schedule Caste/ Schedule Tribe Community, in terms of the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

*Shri Lal Gaudh*

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For, Mogra Life (OPC) Pvt. Ltd.

*Harun Agha*  
Director



## **SCHEDULE - I**

### **[SAID LARGER PROPERTY]**

All that Property known as "OUNEACHEM BATULEM or DEULADICHEM BHATLEM" OR "DEULADICHEM BATA" or "OMNIACHEM BATULEM" also known as "OLMACHEM BATULEM", bearing survey no. 283/1 of Anjuna Village, admeasuring 2,375 sq. mts, described in the Land Registration Office of Bardez under No. 12587 of Book B New 33, and enrolled in the Taluka Revenue Office under No. 1674 of the 2<sup>nd</sup> Circumscription, surveyed in the Old Cadastral survey under survey no. 2168 of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, North-Goa District, Goa, and the same is bounded as under:

North: By a Public Road

South: By Property bearing Survey No. 283/15 of Anjuna Village

East: By Property bearing Survey No. 283/2 of Anjuna Village.

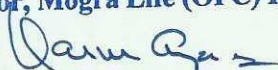
West: By a Public Road.

## **SCHEDULE - II**

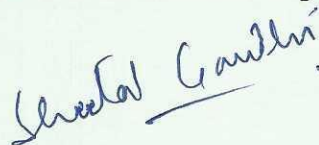
### **[SAID PROPERTY]**

All that Property known as "OUNEACHEM BATULEM or "DEULADICHEM BHATLEM" OR "DEULADICHEM BATA" or "OMNIACHEM BATULEM" also known as "OLMACHEM BATULEM", admeasuring 788 sq. mts., bearing survey no. 283/1-A of Anjuna Village, alongwith the house standing thereon admeasuring approximately 100 sq.mts, described as a part of the larger property in the Land Registration Office of Bardez under No. 12587 of Book B New 33, and enrolled in the Taluka Revenue Office under No. 1674 of the 2<sup>nd</sup> Circumscription, surveyed as a part of the larger property in the Old Cadastral survey under no. 2168 of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna-Caisua, Taluka and Sub-District of Bardez, North-Goa District, Goa, now a separate, independent property, which was earlier a part of the

For, Mogra Life (OPC) Pvt. Ltd.



**Director**



larger property bearing survey no. 283/1 of Anjuna Village, admeasuring 2375 sq. mts, described in the Land Registration Office of Bardez under No. 12587 of Book B New 33, and enrolled in the Taluka Revenue Office under No. 1674 of the 2<sup>nd</sup> Circumscription, surveyed in the Old Cadastral survey under survey no. 2168 of Anjuna Village, situated within the limits of the Village Panchayat of Anjuna, Taluka and Sub-District of Bardez, North-Goa District, Goa, and the said property is presently bounded as under:

North: By a Public Road

South: By Property bearing Survey No. 283/1-B of Anjuna Village


East: By Property bearing Survey No. 283/2 of Anjuna Village.

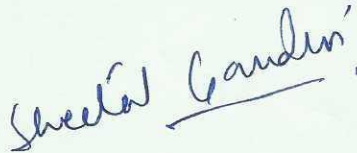
West: By a Public Road

(The SAID PROPERTY is delineated in red in the plan annexed hereto)

IN WITNESS WHEREOF the parties hereto have set their hands on the day and year hereinabove.

For, Mogra Life (OPC) Pvt. Ltd.

  
Director



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

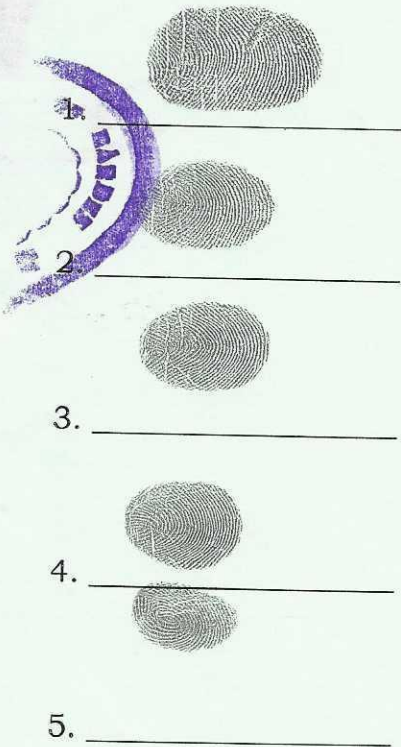
*Sheetal Gandhi*

*Sheetal*

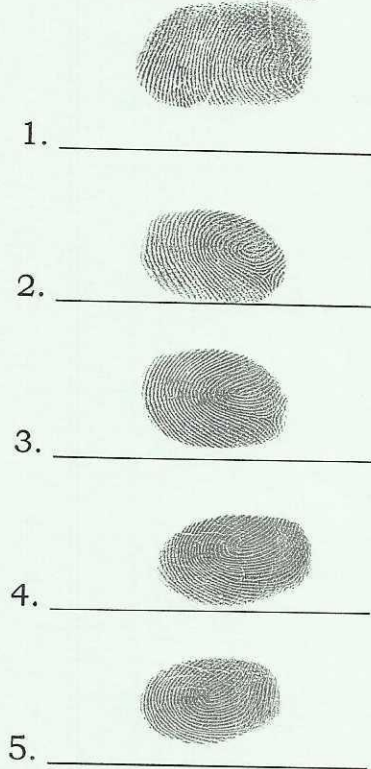


**MRS. SHEETAL GANDHI**

L.H.F. Prints



R.H.F. Prints



For, Mogra Life (OPC) Pvt. Ltd.

*Qam Anand*  
Director

*Sheetal Gandhi*



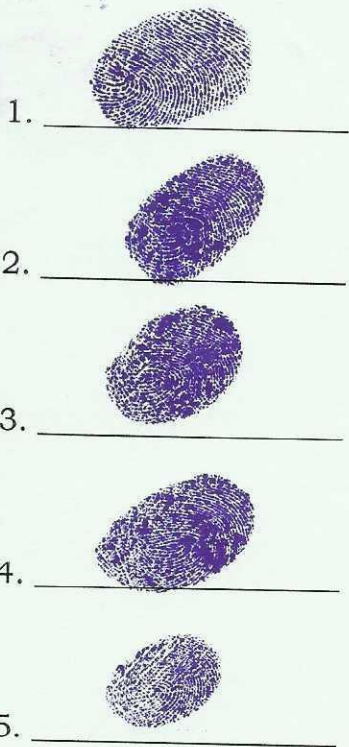
SIGNED SEALED AND DELIVERED ]  
BY THE WITHIN-NAMED PURCHASER ]

For, Mogra Life (OPC) Pvt. Ltd.

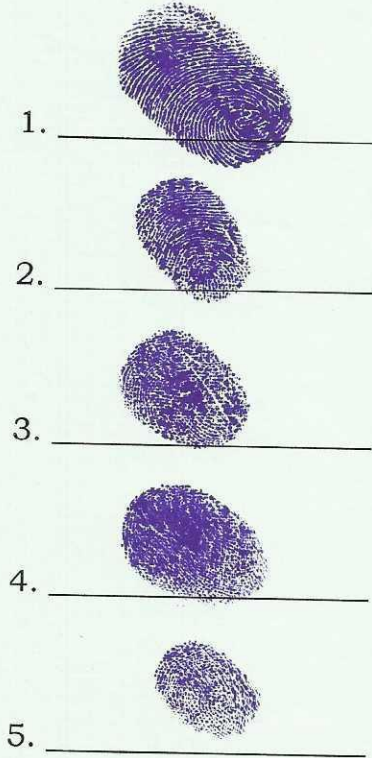
*Varun Chopra*  
Director

MOGRA LIFE (OPC) PRIVATE LIMITED  
through its Authorized Representative  
MR. VARUN CHOPRA

L.H.F. Prints



R.H.F. Prints



For, Mogra Life (OPC) Pvt. Ltd.

*Varun Chopra*  
Director

*Sheela Gurdin*

**WITNESSES :**

1. Deepraj Keni (Signature) 92/5, Arco Armes,  
Borda, Margao  
Goa 403601

2. Adv. Sanket Shetgaonkar (Signature) H. No. 1016, Kanchole wada,  
Morjim, Penem - Goa.  
403512.

1  
For, Mogra Life (OPC) Pvt. Ltd.

(Signature)  
Director

(Signature)



1852  
21/04/22

Date : 19/04/2022

**FORM I & XIV**  
नमुना नं १ व १४

100014859552

Page 1 of 2

Taluka BARDEZ  
तालुका  
Village Anjuna  
गांव  
Name of the Field Ouneachem Batulem Or Deuladichem Bhatlem  
शेताचें नांव

Survey No. 283  
सर्वे नंबर  
Sub Div. No. 1-A  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.07.88	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.07.88

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

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

Grand Total एकूण
0000.07.88

Remarks शेरा

Effect is given as per report dated 18/02/2021  
and manual I and XIV form issued by talathi of  
Anjuna.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Sheetal Gandhi		79684	

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

Nil

Mutation No.  
फेरफार नं

Remarks  
शेरा

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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

Sheetal Gandhi

For, Mogra Life (OPC) Pvt. Ltd.

Director



**FORM I & XIV**

100014859552

Date : 19/04/2022

नमुना नं १ व १४

Page 2 of 2

Taluka	BARDEZ	Survey No.	283
तालुका		सर्वे नंबर	
Village	Anjuna	Sub Div. No.	1-A
गांव		हिस्सा नंबर	
Name of the Field	Ouneachem Batulem Or Deuladichem Bhatlem	Tenure	
शेताचें नांव		सत्ता प्रकार	



The record is computer generated on 19/04/2022 at 7:00:02PM as per Online Reference Number - 100014859552. 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>

*Sheetal Gaudin*

For, Mogra Life (OPC) Pvt. Ltd.  
*Qam Agre*  
Director





1852  
21/04/22

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



CBAR 121-32501

Plan Showing plots situated at  
Village : ANJUNA  
Taluka : BARDEZ  
Survey No./Subdivision No. : 283/ 1-A  
Scale : 1 :1000



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



For, Mogra Life (OPC) Pvt. Ltd.  
*Director*  
Director

*Sheetal Gaudin*

*Mitali Naik*

Generated By : Mitali Naik (D'Man Gr. II)  
On : 01-12-2021

*Director*  
Compared By:



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 21-Apr-2022 02:19:32 pm

Document Serial Number :- 2022-BRZ-1852

Presented at 02:15:29 pm on 21-Apr-2022 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	787500
2	Registration Fee	525000
3	Mutation Fees	1000
4	Processing Fee	1280
<b>Total</b>		<b>1314780</b>

Stamp Duty Required : 787500/-

Stamp Duty Paid : 787500/-

#### Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VARUN CHOPRA , Father Name:VINOD CHOPRA, Age: 41, Marital Status: , Gender:Male, Occupation: Business, Address1 - D-1-33, VASANT VIHAR, VASANT VIHAR-1, SOUTH WEST DELHI, DEHLI-110057, Address2 - , PAN No.: [REDACTED]			 For, Mogra Life (OPC) Pvt. Ltd. Director

#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VARUN CHOPRA , Father Name:VINOD CHOPRA, Age: 41, Marital Status: , Gender:Male, Occupation: Business, D-1-33, VASANT VIHAR, VASANT VIHAR-1, SOUTH WEST DELHI, DEHLI-110057, PAN No.: [REDACTED]			 For, Mogra Life (OPC) Pvt. Ltd. Director
2	SHEETAL GANDHI , Father Name:GURUCHARAN SINGH GANDHI, Age: 43, Marital Status: Married , Gender:Female, Occupation: Business, 103, Uphar II Uphar CHS, Off J.P. Road, Versova, Andheri (W), Mumbai 400061, Maharashtra, presently residing at Siolim, Bardez, Goa, PAN No.: [REDACTED]			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: DEEPRAJ AJIT KENI, Age: 37, DOB: , Mobile: 9890666249 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403602, G-2-5, G-2-5, ACRO AIRES NEAR UNIQUE CAR SHOP BORDA SALCETE FATORDA SOUTH GOA, Margao, Salcete, SouthGoa, Goa			
2	Name: SANKET SHETGAONKAR, Age: 29, DOB: 1992-08-09 , Mobile: 9158736973 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403512, H.NO. 1016 KANCHOLE WADA, H.NO. 1016 KANCHOLE WADA, Morgim, Pernem, NorthGoa, Goa			

  
 Sub Registrar  
 SUB-REGISTRAR  
 BARDEZ

Document Serial Number :- 2022-BRZ-1852



Document Serial No:-2022-BRZ-1852

Book :- 1 Document

Registration Number :- **BRZ-1-1792-2022**

Date : 21-Apr-2022



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

SUB-REGISTRAR  
BARDEZ



Scanned by Chaitali Pednekar, DEO Pednekar

# Receipt

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 21-Apr-2022 14:20:26

Date of Receipt: 21-Apr-2022

Receipt No : 2022-23/9/336

Serial No. of the Document : 2022-BRZ-1852

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

Received the following amounts from **VARUN CHOPRA** for Registration of above Document in Book-1 for the year 2022

Registration Fee	525000	E-Challan	• Challan Number : 202200302205 • CIN Number : CPABOHUQC2	525000
Processing Fee	1280	E-Challan	• Challan Number : 202200302205 • CIN Number : CPABOHUQC2	1500
<b>Total Paid</b>	<b>526500</b> ( Rupees Five Lakh Twenty Six Thousands Five Hundred only )			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL  
Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Adu Sanket Shetgaonkar

*[Signature]*

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT  
The Registered Document has been handed over to on Dated **21-Apr-2022**

Signature of the person receiving the Document

*[Signature]*

For, Mogra Life (OPC) Pvt. Ltd.

*[Signature]*  
Director

Signature of the Presenter

*[Signature]*  
30/05/2022

Signature of the Sub-Registrar