

Phone No:
Sold To/Issued To:
Vianaar Properties
For Whom/ID Proof:
Fancard



FEB-13-2023 10:08:08

₹ 0335200/-
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Other
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3015336 30/02/08/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory



Sr. No. 2023-BR2-745
13/02/2023

DEVELOPMENT AGREEMENT

Vianaar Infra LLP

Authorized Signatory

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

This development agreement for sale is made at Mapusa- Goa, on this 10th day of the month of February of the year Two Thousand and Twenty Two. (10/02/2022)

BETWEEN

VIANAAR INFRA LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No. AAP-0902, having PAN Card No. [REDACTED] and their registered office at 378, MMM Road, Amritsar Amritsar, Punjab- 143001 represented herein by its Partner, **MRS. NEELAM NAGPAL**, wife of Mr. Vijay Kumar Nagpal, aged 61 years, Business, Married, Indian National, holding PAN Card number [REDACTED], resident of 97/B, Manekshaw Road, Anupam, Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "**LAND OWNER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns), vide board resolution no. 15/22-23 dated 30/01/2023 represented herein through duly constituted Power of Attorney Holder, **MRS. ALISHA V.POLLE ALIAS ALISHA A.SHIRODKAR**, w/o Dr.Vaman P.Polle, 34 years of age, Indian National, Advocate, married, Holder of PAN Card No. [REDACTED], resident of H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, vide Power of Attorney dated 31/01/2023 duly notarized before the Notary Public, Adv. Sanyogita, bearing registration No. 7517 of the, **FIRST PART;**.

AND

VIANAAR HOMES PRIVATE LIMITED, a duly registered Company, having corporate identity no. U70101DL2013PTC252782, PAN Card no. [REDACTED] having their Registration office 97-B, Manekshaw Road Anupam Garden, Sainik Farm New Delhi South Delhi DL 110062 IN represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, PAN No - NEUPN4953R

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110062 hereinafter referred to as **"DEVELOPER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) vide Board of Directors resolution no 08/22-23 dated 30/01/2023 represented herein through duly constituted Power of Attorney Holder **Mrs. Nikeeta Velguenkar** wife of Mr. Rajaram Bagkar, daughter of Mr. Yeshwant Velguenkar, major, 32 years of age, Indian National, Service, married, Holder of PAN Card bearing no. [REDACTED] Aadhar Card bearing No- [REDACTED] and resident of H.no. 3/96, Mudda Wadi, Saligao Bardez Goa, vide Power of Attorney dated 31/01/2023 duly notarized before the Notary Public Adv. Sanyogita bearing Registration No. 7517 at Mapusa, Bardez Goa of the, **SECOND PART**

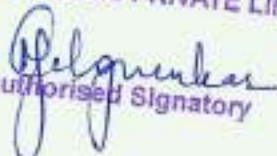
AND WHEREAS there exists five immovable properties known as (1) XIR' or 'KOLCAN' bearing Survey No.55/48 admeasuring an area of 975 sq. mtrs; (2) property known as 'COLCONDEM' also known as 'COLCAN', bearing Survey No.55/49 admeasuring an area of 550 sq. mtrs; (3) property known as 'COLCONDEM' also known as 'COLCAN' bearing Survey No.55/50 admeasuring an area of 250 sq. mtrs, (4) property known as 'COLCONE' bearing Survey No.55/51 admeasuring an area of 225 sq. mtrs, & (5) property known as 'KOLCAN' bearing Survey No.55/52 admeasuring an area of 100 sq. mtrs, with a house in dilapidated condition, all the aforesaid properties are situated at Verla Village, Bardez Taluka, Goa, within the jurisdiction of Village Panchayat of Verla-Canca, Bardez, Taluka Registration Sub District of Bardez, District of North Goa and State of Goa and all the aforesaid properties totally admeasuring 2,100 sq mtrs. The aforesaid properties bearing Survey Nos. (55/48, 55/49, 55/50, 55/51, and 55/52, of Village Verla, Canca, which are more fully described in SCHEDULE I, II, III, IV and V, respectively. (Hereinafter referred to as the said properties)

AND WHEREAS, by virtue of (a) Deed of Sale dated 26/9/2017, duly registered in the office of the Sub-Registrar of Bardez at Mapusa, Goa, under registration No.BRZ-BK1-3995-2017, CD number BRZD790, dated 28/9/2017 with respect to the

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said properties more particularly described in Schedule I herein below, (b) Deed of Sale dated 26/09/2017 duly registered in the office of the Sub-Registrar of Bardez at Mapusa, Goa, under registration No.BRZ-BK1-03994-2017 CD number BRZD790 dated 28/9/2017 with respect to the said properties more particularly described in Schedule II and Schedule III hereinbelow and (c) Deed of Sale dated 26/09/2017 duly registered in the office of the Sub-Registrar of Bardez at Mapusa, Goa, under registration No.BRZ-BK1-03993-2017 CD number BRZD790 dated 28/9/2017 with respect to the said properties more particularly described in Schedule IV and Schedule V hereinbelow, whereby the said Mr. Madhukant Rameshchander Agrawal and his wife Mrs. Nisha M. Agrawal, Mr. Sanjeev Attarsain Jain and his wife Mrs. Nita Jain, Mr. Siddharth Jayesh Shah and his wife Mrs. Pooja S. Shah, being the absolute lawful owners in possession of the said immovable properties bearing survey No. 55/48, 55/49, 55/50, 55/51, and 55/52 situated at Verla Village, Bardez Taluka, Goa, sold the said properties to MR.SIDDHARTH SINGH CHAUDHARY.

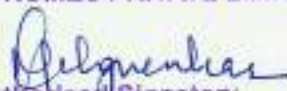
AND WHEREAS the said MR.SIDDHARTH SINGH CHAUDHARY came to be the owners in possession of the "SAID PROPERTIES", known as (1) XIR' or 'KOLCAN' bearing Survey No.55/48 admeasuring an area of 975 sq. mtrs; (2) property known as 'COLCONDEM' also known as 'COLCAN' , bearing Survey No.55/49, admeasuring an area of 550 sq. mtrs; (3) property known as 'COLCONDEM' also known as 'COLCAN' bearing Survey No.55/50 admeasuring an area of 250 sq. mtrs, (4) property known as 'COLCONE' bearing Survey No.55/51, admeasuring an area of 225 sq. mtrs, & (5) property known as 'KOLCAN' , bearing Survey No.55/52, admeasuring an area of 100 sq. mtrs, with a house in dilapidated condition, all situated at Verla, Bardez, Goa, within the jurisdiction of Village Panchayat of Verla, Canca, Bardez, Taluka Registration Sub District of Bardez, District of North Goa and State of Goa, totally admeasuring an area of 2,100 Square Meters, which is described under SCHEDULE - I, II, III, IV & V hereunder written. Hereinafter referred to "SAID PROPERTIES"

AND WHEREAS the said MR. SIDDHARTH SINGH CHAUDHARY sold the SAID PROPERTIES to the LAND OWNERS

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vide Deed of Sale dated 27/04/2022 which came to be executed before the Sub registrar of Bardez under registration no BRZ-1-1876-2022, Book no 1 dated 27/4/2022.

AND WHEREAS the property described in schedule I, II, III, IV & V shall hereinafter shall collectively referred to as the said property.

AND WHEREAS the Land Owners are the absolute owner and in possession of the Said properties, and are desirous of granting right of developing rights of the Said properties and its commercial exploitation to a developer.

AND WHEREAS the Developer is engaged in the business of developing land into residential and other projects, and its commercial utilization by marketing and selling the constructed units.

AND WHEREAS the Land Owners have agreed to grant the development and commercial utilization rights of the Said Properties to the Developer and the Developer has agreed to accept it, subject to the terms and conditions of this Agreement.

**NOW THIS AGREEMENT WITNESSETH AS UNDER:-
DEVELOPMENT OF THE SAID PROPERTIES**

1. Developer shall develop and construct residential buildings and associated structures with a total area of, 2100 square meters on the Said Properties (hereinafter referred to as 'Residential Units'). For this, Land Owners grant to the Developer the right of development and commercial utilization of the Said properties, and the license to enter into the Said properties to do the foregoing.
2. Without prejudice to the generality of the development rights granted under the above clause, the Developer shall:-
 - a) At its own cost, complete the design for the Residential Units. Developer shall prepare this design as per building laws and will take into account the permitted floor area ratio (FAR). Developer shall then hand over the designs to the Land Owners.


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- b) Developer shall work to obtain approval for home/flat/villa loan facility from banks for the benefit of the prospective buyers of the Residential Units.
- c) Developer shall obtain (i) technical clearance and other approvals from the Town and Country Planning Department, Goa; (ii) permission from the Panchayat; (iii) permission for cutting the trees and other vegetation on the Said Properties; and (iv) any other approval required for commencing construction of the Residential Units.
- d) The DEVELOPER shall be entitled to carry out development in the entire said property mentioned in Schedule I,II,III,IV & V by putting up construction of Villas/Bungalows, and construction of whatsoever nature, the DEVELOPER wishes to carry out in the DEVELOPMENTAL PROPERTY without any obstruction, interference, or obstruction of whatsoever nature irrespective of any restrictive covenant mentioned in this agreement pertaining to the area.
- e) The Developer shall then, at its own cost, develop and construct the Residential Units within a period of 36 months. Further, development and construction of the Residential Units means that the Developer shall develop and construct the Residential Units such that they are ready for being applied for completion certification, occupancy certificate, and electricity and water connections.
- f) The time period specified in sub-clause (e) above excludes days on account of delays caused by force majeure events. Force majeure events means any event that is beyond the control of the Developer, or any event that the developer could not foresee; and which event affects the performance of Developer's obligations. Illustrative examples of force majeure events include acts of God like earthquake and flood, riots, lockdowns or civil commotion, and directions by statutory or governmental authorities or court order



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delaying construction activities. Developer undertakes to keep the Land Owners adequately informed about the happening of any force majeure events.

g) Upon development and construction of the Residential Units, Developer shall obtain the completion certificate, occupancy certificate, and electricity and water connections for the properties.

3. For the purposes of the above, Developer has the right to:

- a) Apply for and obtain clearances, permissions and approvals that the Land Owners are not required to obtain under this agreement;
- b) Sign application, writings, papers, undertakings and such other documents in relation to the above;
- c) Enter upon the Said Properties with men and material as may be required for the development work and demolish any existing structures on the Said Properties and erect new buildings and constructions;
- d) Appoint architects, contractors, sub-contractors, surveyors etc. As may be required and supervise their work in respect of the development of the Said properties;
- e) Apply for modifications of the designs and building plan from time to time, if required; and
- f) Obtain adequate insurances.

Marketing and sale of Residential Units

4. Developer has the right to commercially exploit, market and sell the present or future properties in the Residential Units at any stage that it deems fit. For this, Land Owners grant the Developer necessary rights.

5. Without prejudice to the generality of the above clause-

- a. Developer may enter into agreement to sell of flats/Villas/units of the present or future properties in the Residential Units on ownership basis with

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prospective buyers. Developer shall determine the content of those agreements;

- b. Developer shall determine the price at which the present or future properties in the Residential Units shall be sold to prospective buyers. However, the Developer shall determine this price only in consultation with the Land Owners;
- c. Developer has the right to execute necessary documents including agreements to sell and get them registered with the concerned authorities along with the Land Owners as the confirming party;
- d. Land Owners shall sign the sale deeds as per the instructions and directions of the Developer;
- e. Developer has the right to sell and dispose of the Residential Units along with the gardens, parking area, common area etc. at the price determined in sub-clause (b) above; and
- f. Developer has the right to enforce the terms and conditions of the agreements to sell with the prospective buyers including receiving installment amounts;
- g. Developer shall be responsible to collect and deposit GST wherever applicable on sale of residential units.
- h. Developer shall be responsible to complete compliance under all statutory laws including RERA.

Payment to the Developer and Indemnity

6. Land Owners and Developer shall mutually decide the profit-sharing ratio of the project revenue besides the 100 sq.mt built area to be provided by the Developer to the Landowner.
7. Land Owners shall indemnify and keep the Developer indemnified from and against any losses, claims and expenses suffered and incurred by the Developer on account of or in connection with (i) non-performance by the Land Owners of its obligations under this agreement; (ii) Wrongful Termination (as defined in clause 18) of this agreement; and (iii) any other mala-fide act of the Land Owners.

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8. Developer shall indemnify and keep the Land Owners indemnified from and against any losses, claims and expenses suffered and incurred by the Land Owners due to an order of a court or judicial authority against the Land Owners pursuant to a legal action by a prospective buyer under the agreement for sale between the Developer and the said prospective buyer for the Residential Units.

Representations, warranties and undertakings

9. Land Owners represent, warrant and undertake as follows:
- All the representations contained in the recitals are true, correct and complete.
 - Land Owners are the absolute owner and in possession of the Said properties
 - The Said Properties is free from all encumbrances, prior claims and claims of adverse possession, and the Land Owners undertake not to create any encumbrances on the Said properties in future;
 - There is no pending legal proceeding with respect to the Said properties;
 - Land Owners undertake to enter into and execute all such documents and deeds that may be required for giving effect to this Agreement, and agreement to sell or sale deed in favour of prospective buyers of properties in the Residential Units; and

Termination

10. This agreement can be terminated or discharged only in accordance with the provisions of the Indian Contract Act, 1872. Any other termination of this agreement by either the Developer or the Land Owners shall be 'Wrongful Termination'.

Miscellaneous

11. In relation to the development of the Said properties, Developer may accept service of writ or summons or any such legal summons on behalf of the Land Owners and appear in any court or before any authority as the duly

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constituted attorney. Developer may also sue, prosecute, or institute other legal proceedings on behalf of the Land Owners.

12. Land Owners authorize the Developer to do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to this Agreement.

13. It is clarified between the Land Owners and the Developer that:

- a) This agreement does not constitute a sale of the Said Properties by the Land Owners to the Developer;
- b) This agreement is not a partnership agreement or a joint venture agreement, and the Land Owners and the Developer are not association of persons; and
- c) Land Owners and the Developer shall be individually responsible for paying their tax obligations.

14. If any provision of this agreement is invalid or unenforceable or prohibited by law, this agreement shall be considered severable as to such provision and such provision shall be inoperative but the remainder of this agreement shall be valid, binding and of like effect as though such invalid, unenforceable or provision was not included herein.

15. Any notice or communication between the parties hereto relating to this agreement shall be strictly effective upon receipt, and shall be sent by hand delivery, by registered post or by email (and followed with a telephone call informing of the said notice or communication) to:

If to the Land Owners:

VIANAAR INFRA LLP

Kind attention: **MRS. NEELAM NAGPAL**

+91 9871393007

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VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

If to the Developer:

VIANAAR HOMES PVT LTD

Kind attention: **MRS. NEELAM NAGPAL**

91 587937381

16. In the event a dispute arises out of, or in relation to, or in connection with this agreement, the parties (hereinafter referred to as the 'Disputing Parties') shall attempt in the first instance to resolve such dispute through negotiations between them. If the dispute is not resolved through negotiations within seven (7) business days after commencement of discussions (or such longer period as the Disputing Parties may agree to in writing) then either of the **Disputing Parties** may by notice in writing to the other party, refer the dispute for resolution through arbitration in Delhi in accordance with the Arbitration and Conciliation Act, 1996.

17. For the purpose of stamp duty and registration of the development of the said property which is subject matter of the Development agreement is valued at Rs. 1,15,50,000/- and accordingly the corresponding stamp duty of Rs. 3,35,200/- has been affixed herewith.

SCHEDULE I

(Description of the "SAID PROPERTY bearing Survey No. 55/48)"

ALL THAT IMMOVABLE PROPERTY known as 'XIR' or 'KOLCAN' situated in the Village Verla, Bardez Taluka, within the limits of Village Panchayat of Verla Parra, Bardez Taluka, Bardez Sub-District of Registration Sub-District of State of Goa North District, described in the Land Registration Office under no. 50198 of Book B 105 at page 176 reverse, not found enrolled in the Taluka Revenue Office. The said property is presently surveyed in the Record of rights under survey no. 55, sub Division 48 for the Village Verla, Bardez Taluka. The said property admeasures about 975 sq. mtrs. And is bounded as under:-

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EAST: By property bearing survey no. 55/49, 55/ 58, 55/59 and 55/70

WEST: By property bearing survey no. 55/44 and 55/47;

NORTH: By property bearing survey no. 58/18;

SOUTH: By property bearing survey no. 55/71.

SCHEDULE II

(Description of the "SAID PROPERTY bearing Survey No. 55/49)"

ALL THAT PLOT of land/property known as 'COLCONDEM' also known as 'COLCAN' admeasuring 550 sq. mtrs. situated at Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka, and Sub-District of Bardez, District of North Goa, State of Goa neither described in the Land Registration Office, nor enrolled in the Taluka revenue Office, but surveyed in the old cadastral survey no. 127 and presently surveyed under new survey no. 55/49 and is bounded as follows:

EAST: By property bearing survey no. 55/50;

WEST: By property bearing survey no. 55/48;

NORTH: By property bearing survey no. 58/18;

SOUTH: By property bearing survey no. 55/58.

SCHEDULE III

(Description of the "SAID PROPERTY bearing Survey No. 55/50)"

ALL THAT PLOT of land/property known as 'COLCONDEM' also known as 'COLCAN' admeasuring an area of 250 sq. mtrs. situated at Verla, within the limits of Village Panchayat of Verla, Canca, Taluka, and Sub-District of Bardez, District of North Goa, State of Goa neither described in the Land registration Office nor enrolled in the Taluka revenue Office, but surveyed in the old cadastral survey no. 129 and presently surveyed under new survey no. 55/50 and is bounded as follows:

EAST: By property bearing survey no. 55/51;

WEST: By property bearing survey no. 55/49;

NORTH: By property bearing survey no. 58/18 of Comunidade of Verla;

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SOUTH: By property bearing survey no. 55/40.

SCHEDULE IV

(Description of the "SAID PROPERTY bearing Survey No. 55/51)"

ALL THAT PLOT of land/property known as 'COLCONE' also admeasuring an area of 225 sq. mtrs. situated at Verla, within the Gram Panchayat of Verla, Canca, Taluka Bardez and Sub-District of Bardez, District of North Goa, State of Goa, neither described in the Land registration Office nor enrolled in the Taluka Revenue Office, but surveyed under survey no. 55/51 and bounded as follows:

EAST: By Nallah;

WEST: By property bearing survey no. 55/50;

NORTH: By property bearing survey no. 58/18 of Comunidade of Verla;

SOUTH: By property bearing survey no. 55/52

SCHEDULE V

(Description of the "SAID PROPERTY bearing Survey No. 55/52)"

ALL THAT PLOT of land of the property known as 'KOLCAN' also admeasuring 100 sq. mtrs. With a house in dilapidated condition situated in village Verla, within the limits of Village Panchayat of Verla, Canca, Bardez Taluka and Bardez Sub-District of Registration District of State of Goa, North District, neither described in the Land registration Office nor enrolled in the Taluka Revenue Office, but surveyed under survey no. 55/52 and bounded as follows:

EAST: By Nallah;

WEST: by property bearing survey no. 55/40;

NORTH: By property bearing survey no. 55/51;

SOUTH: By property bearing survey no. 55/54

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VIANAAR HOMES PRIVATE LIMITED


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IN WITNESS WHEREOF, the Land Owners and the Developer have signed and affixed their signatures on this development agreement after understanding its contents at the place, day, month and year first written above.

SIGNED AND DELIVERED

by the within named LANDOWNER

VIANAAR INFRA LLP

Represented by its Partner-

MRS. NEELAM NAGPAL

through POA holder,

MRS. ALISHA V. POLLE



L.H.T.I.



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3. _____

4. _____



5. _____

R.H.T.I.



1. _____



2. _____



3. _____

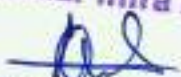


4. _____



5. _____

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VIANAAR HOMES PRIVATE LIMITED


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SIGNED AND DELIVERED
by the within named DEVELOPER
VIANAAR HOMES PVT LTD
 Represented by its Director
MRS.NEELAM NAGPAL
 Through POA holder
Mrs. Nikeeta Velguenkar



Velguenkar

L.H.T.I.

R.H.T.I.



1. _____

1. _____



2. _____

2. _____



3. _____

3. _____



4. _____

4. _____



5. _____

5. _____



Vianaar Infra LLP

VIANAAR HOMES PRIVATE LIMITED

[Signature]

Velguenkar

Authorized Signatory

Authorized Signatory

Witnesses:-

1) ADV. SAVIO MONTEIRO

s/o. Fautino Monteiro,

major 32 years of age, married,

Indian National, R/o. H no. 425/1/6,

Fetorim Piedade Diwar, Tiswadi, Goa.

Pincode- 403403

Signature-

2) MR. RAMNATH NAIK

s/o. Suryakant Naik,

major, 27 years, unmarried,

Indian National, R/o. H.no.

Balbhat Bastora Bardez Goa.

Pincode- 403507.

Signature-

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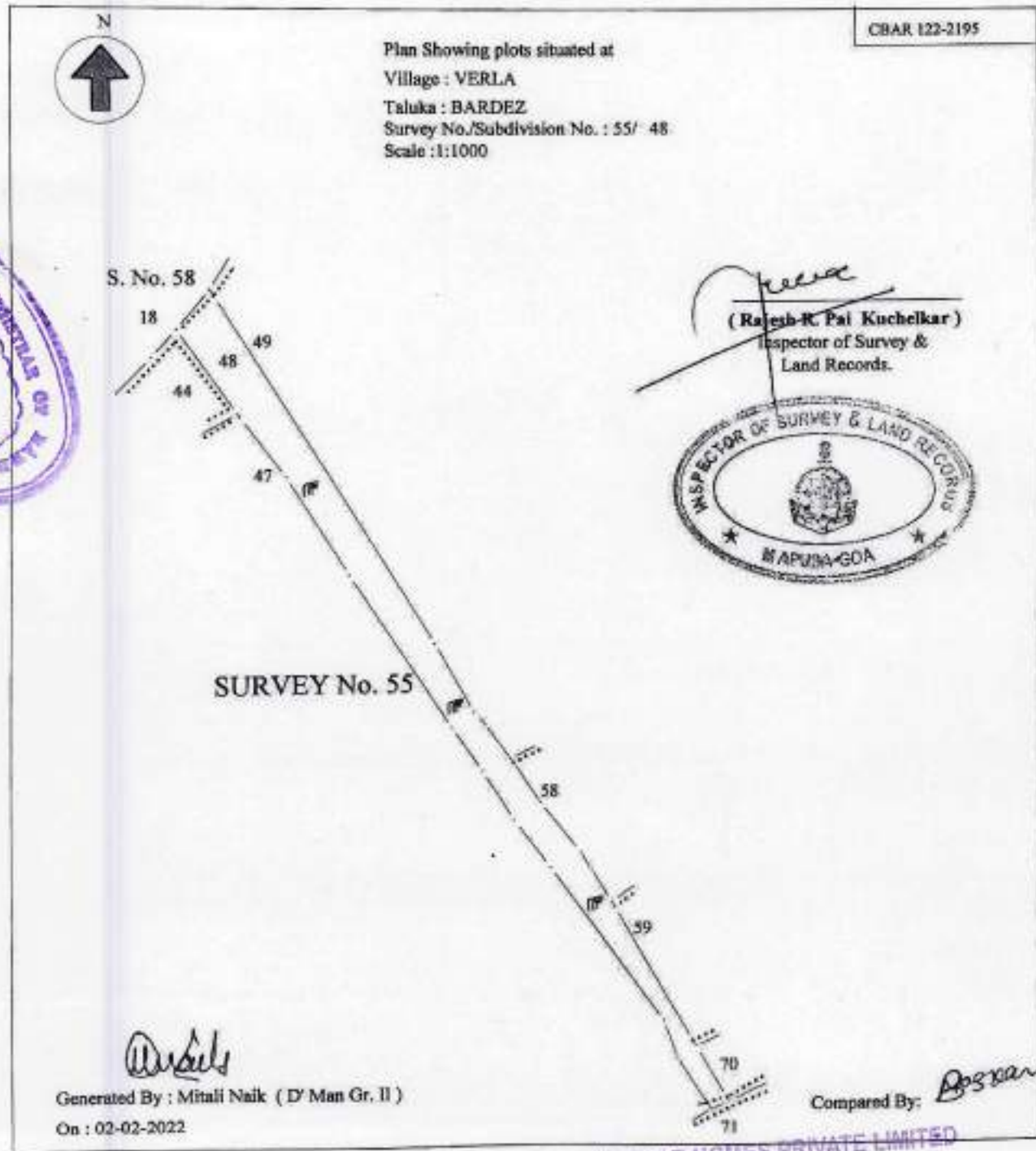
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17

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



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FORM I & XIV

100015118571

Date: 07/06/2022

नमूना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Verla
गांव
Name of the Field Kolcan
शेताने नांव

Survey No. 55
सर्वे नंबर
Sub Div. No. 48
हिसा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop निरापत	Garden बागावट	Rice हरी	Khajan खाजल	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.09.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.75

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

Pot-Kharab पोट खराब

Remarks शेर

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जागील	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.75

Assessment : अंमल	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No. क्र.सं.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेर
1	Vianar Infra LLP		82216	

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

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

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीट	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागावट Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated निरापत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for Cultivation लागण नवील Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रति	Remarks शेर
	Nil									

End of Report

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



FORM I & XIV

100015118571

Date : 07/06/2022

नमुना नं १ व १४

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Taluka BARDEZ
 तालुका
 Village Verla
 गांव
 Name of the Field Kolcan
 शेताचें नांव

Survey No. 55
 सर्वे नंबर
 Sub Div. No. 48
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार



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Government of Goa
 Directorate of Settlement and Land Records
 Survey Plan
 Bardez Taluka, Veria Village
 Survey No.: 55, Subdivision No.: 49



Scale 1:1000

Reference No.: CBAR122-2195-824921

58/18

55/50

55/49

55/48

55/53

NOTICE No. 34

55/56

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NOTE: PLAN TO BE PRINTED ON A4 SIZE

Vianaar Infra LLP

Authorized Signatory

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



FORM I & XIV

100015118582

Date: 07/06/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
 Taluka
 Village Verla
 गांव
 Name of the Field Kolcan
 शेताचे नांव

Survey No. 55
 सर्वे नंबर
 Sub Div. No. 49
 हिरसा नंबर
 Tenure
 सत्ता प्रकार

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

Dry Crop खिरावत	Garden बागायत	Rice हरी	Kharan खावत	Ker केर	Morad मोदद	Total Cultivable Area एकूण लागण क्षेत्र
0000.05.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.50

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 कामील	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.05.50

Remarks शेष

Assessment : मूल्य	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल	Rs. 0.00	Rent रेट	Rs. 0.00
-----------------------	----------	-------------	----------	---------------------	----------	-------------	----------

S.No.	Name of the Occupant सन्नेदाराने नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेष
	Vianear Infra LLP		82217	

S.No.	Name of the Tenant कुळाने नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेष
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights इतर हक्क धारण करणाऱ्याने नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेष
-----Nil-----		

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लावण करणाऱ्याने नांव	Mode रीत	Season सौऋत	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mtr हे. आर. चौ. मी.	Unirrigated खिरावत Ha.Ars.Sq.Mtr हे. आर. चौ. मी.	Land not Available for cultivation उपलब्ध नसलेला Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mtr हे. आर. चौ. मी.	Source of Irrigation सिंचनाचा स्रोत	Remarks शेष
	-----Nil-----									

End of Report

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



FORM I & XIV

100015118582

Date : 07/08/2022

वसुधा नं १ व १४

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Taluka BARDEZ
 तालुका
 Village Verla
 गांव
 Name of the Field Kolcan
 शेताचें नांव

Survey No. 55
 सर्वे नंबर
 Sub Div. No. 49
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार



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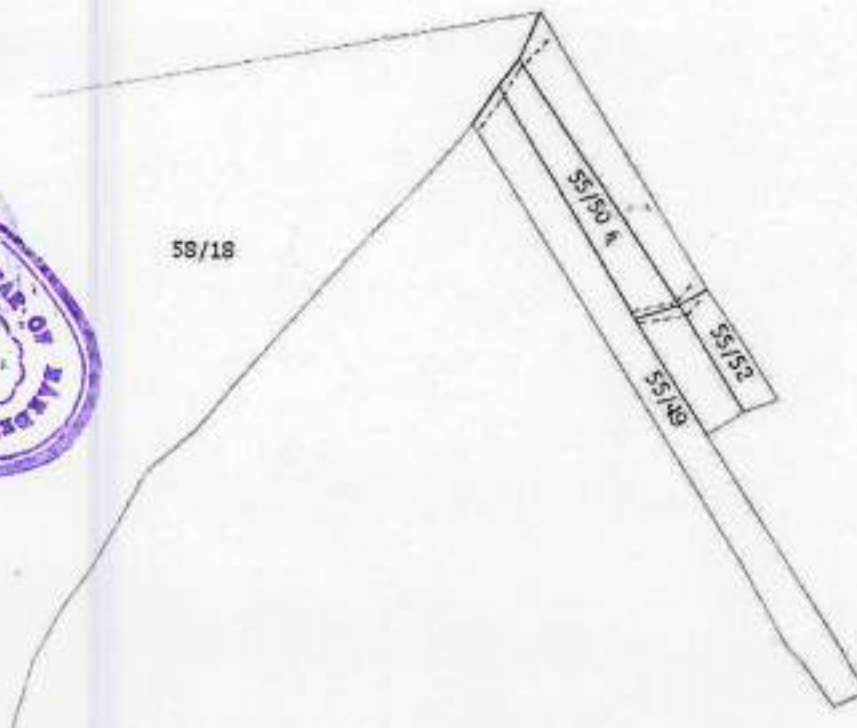


Government of Goa
 Directorate of Settlement and Land Records
 Survey Plan
 Bardez Taluka, Verla Village
 Survey No.: 55, Subdivision No.: 50



Scale 1:1000

Reference No.: CBAR122-2195-824922



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Vianaar Infra LLP

Authorized Signatory

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



FORM I & XIV

100015118685

Date: 07/06/2022

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	55
तालुका		सर्वे नंबर	
Village	Verla	Sub Div. No.	50
गांव		हस्ता नंबर	
Name of the Field	Kolcan	Tenure	
क्षेत्राचे नांव		सत्ता प्रकार	

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

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
खिरावट	बागायत	इरी	खाजण	केर	मोरड	एकूण सागण क्षेत्र
0000.02.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.02.50

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

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	Remarks
वर्ग (अ)	वर्ग (ब)	एकूण नाशिक बागीचा	एकूण	शेरा
0000.00.00	0000.00.00	0000.00.00	0000.02.50	

Assessment:	Rs. 0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
मूल्य		चोर		प्रेडियल		रेट	

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	विजेत दाराचे नांव	खाते नंबर	फेरफार नं	शेरा
	Vijaydar Infra LLP		82246	
S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
1	कुळाचे नांव	खाते नंबर	फेरफार नं	शेरा
	Nil			

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

Details of Cropped Area पिकाव्हालील क्षेत्राचा तापशील

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

End of Report

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

**FORM I & XIV**

100015118585

Date: 07/06/2022

नमूना नं १ व १४

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Taluka BARDEZ

तालुका

Village Veria

गांव

Name of the Field Kolcan

शेताचें नांव

Survey No. 55

सर्वे नंबर

Sub Div. No. 50

हिस्सा नंबर

Tenure

सत्ता प्रकार



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Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Verla Village
Survey No.: 55, Subdivision No.: 51



Scale 1:1000

Reference No.: CBAR122-2195-824923

63/0

58/18



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NOTE: PLAN TO BE PRINTED ON A4 SIZE

Vianaar Infra LLP

Authorized Signatory

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



FORM I & XIV

100015118595

Date : 07/06/2022

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Page: 1 of 2

Taluka BARDEZ

तालुका

Village Verla

गांव

Name of the Field Kalkan

शेताने नांव

Survey No. 55

सर्वे नंबर

Sub Div. No. 51

हिस्ता नंबर

Tenure

सत्ता प्रकार

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

Dry Crop	Garden	Rice	Khajen	Ker	Morad	Total Cultivable Area
विरापट	बागायत	हरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.02.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.02.25

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

Pot-Kharab पोट खराब

Remarks क्षेत्र

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जागीर	एकूण
0000.00.00	0000.00.00	0000.00.00	0000.02.25

Assessment : Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	Vinayar Jha LLP		82247	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	-----Nil-----			

Other Rights	Mutation No.	Remarks
इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	फेरफार नं.	क्षेत्र
-----Nil-----		

Details of Cropped Area पिकावालील क्षेत्राचा तपशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation	Source of Irrigation	Remarks
वर्ष	लावण करणा-याचे नांव	रीट	सीझन	पिकाचे नांव	बागायत	विरापट	लावण करणा-याचे नांव	सिंचनाचा स्रोत	क्षेत्र
	-----Nil-----				हे. आर. चौ. मी.	हे. आर. चौ. मी.	हे. आर. चौ. मी.		

End of Report

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



FORM I & XIV

100015118595

Date: 07/06/2022

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Taluka BARDEZ
 तालुका
 Village Verla
 गांव
 Name of the Field Kolcan
 शेताचे नांव

Survey No. 55
 सर्वे नंबर
 Sub Div. No. 51
 हिस्या नंबर
 Tenure
 सत्ता प्रकार



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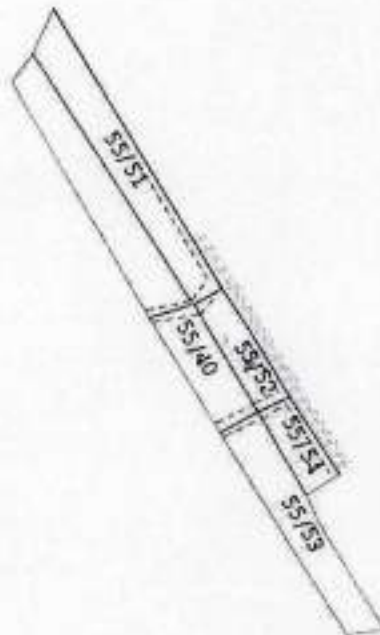


Government of Goa
 Directorate of Settlement and Land Records
 Survey Plan
 Bardez Taluka, Verla Village
 Survey No.: 55, Subdivision No.: 52



Scale 1:1000

Reference No.: CBAR122-2195-824924



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Vianaar Infra LLP

Authorized Signatory

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory



FORM I & XIV

100015118602

Date : 07/06/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ

तालुका

Village Verla

गांव

Name of the Field Kolcan

शेताचे नांव

Survey No. 55

सर्वे नंबर

Sub Div. No. 52

हिस्सा नंबर

Tenure

सत्ता प्रकार

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

Dry Crop बिराजत	Garden बागबाग	Rice हरी	Khejan अजण	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.01.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.01.00

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
0000.00.00	0000.00.00	0000.00.00	0000.01.00

Remarks क्षेत्र

Assessment : आकलन	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेट	Rs. 0.00
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S.No.	Name of the Occupant कच्चेवाऱाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks क्षेत्र
1	Vienas Infra LLP		82248	

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

Details of Cropped Area पिकाबाजीत क्षेत्राचा तपशील

Year वर्ष	Name of the Cultivator आमग करणा-याचे नांव	Mode रीज	Season सोयस	Name of Crop पिकाचे नांव	Irrigated बाबाजत Ha,Ars,Sq.Mtr हे.आर.चौ.मी.	Unirrigated बिराजत Ha,Ars,Sq.Mtr हे.आर.चौ.मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार Area क्षेत्र Ha,Ars,Sq.Mtr हे.आर.चौ.मी.	Source of irrigation सिंचनाचा स्रोत	Remarks क्षेत्र
	Nil								

End of Report

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

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FORM I & XIV

100015118602

Date : 07/06/2022

नमुना नं १ व १४

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Taluka BARDEZ

तालुका

Village Verla

गांव

Name of the Field Kolcan

शेताने नांव

Survey No. 55

सर्वे नंबर

Sub Div. No. 52

हिस्सा नंबर

Tenure

सत्ता प्रकार



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Feb-2023 12:40:25 pm

Document Serial Number :- 2023-BRZ-745

Presented at 12:31:51 pm on 13-Feb-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	335000
2	Registration Fee	346500
3	Tatkal appointment fee	10000
4	Processing Fee	2380
Total		693880

Stamp Duty Required : 335000/-

Stamp Duty Paid : 335200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Nikeeta Velguenkar ,Father Name:Yeshwant Velguenkar,Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H.No. 3/96, Mudda Vaddo, Saligao, Bardez Goa - 403511, Address2 - , PAN No.: [REDACTED]			 VIANAAR HOMES PRIVATE LIMITED Authorized Signatory

Executer



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Anil Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, PAN No.: [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Partner For Vianaar Infra LLP			 Vianaar Infra LLP Authorized Signatory

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Anil Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, PAN No.: [REDACTED], as Power Of Attorney Holder for Neelam Nagpal Partner For Vianaar Infra LLP			 Vianaar Infra LLP Authorized Signatory
3	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Anil Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, PAN No.: [REDACTED] as Power Of Attorney Holder for Neelam Nagpal Partner For Vianaar Infra LLP			 Vianaar Infra LLP Authorized Signatory
4	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Anil Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, PAN No.: [REDACTED], as Power Of Attorney Holder for Neelam Nagpal Partner For Vianaar Infra LLP			 Vianaar Infra LLP Authorized Signatory
5	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Anil Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, PAN No.: [REDACTED], as Power Of Attorney Holder for Neelam Nagpal Partner For Vianaar Infra LLP			 Vianaar Infra LLP Authorized Signatory
6	Nikeeta Velgwenkar , Father Name:Yeshwant Velgwenkar, Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, H.No. 3/96, Mudda Vaddo, Saligao, Bardez Goa - 403511, PAN No.: [REDACTED] as Power Of Attorney Holder for Neelam Nagpal Director For Vianaar Homes Private Limited			 VIANAAR HOMES PRIVATE LIMITED Authorized Signatory
	Nikeeta Velgwenkar , Father Name:Yeshwant Velgwenkar, Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, H.No. 3/96, Mudda Vaddo, Saligao, Bardez Goa - 403511, PAN No.: [REDACTED] as Power Of Attorney Holder for Neelam Nagpal Director For Vianaar Homes Private Limited			 VIANAAR HOMES PRIVATE LIMITED Authorized Signatory
8	Nikeeta Velgwenkar , Father Name:Yeshwant Velgwenkar, Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, H.No. 3/96, Mudda Vaddo, Saligao, Bardez Goa - 403511, PAN No.: [REDACTED] as Power Of Attorney Holder for Neelam Nagpal Director For Vianaar Homes Private Limited			 VIANAAR HOMES PRIVATE LIMITED Authorized Signatory

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	Nikeeta Velgwenkar , Father Name:Yeshwant Velgwenkar, Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, H.No. 3/96, Mudda Vaddo, Saligao, Bardez Goa - 403511, PAN No. [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Director For Vianaar Homes Private Limited			
10	Nikeeta Velgwenkar , Father Name:Yeshwant Velgwenkar, Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, H.No. 3/96, Mudda Vaddo, Saligao, Bardez Goa - 403511, PAN No.: [REDACTED] as Power Of Attorney Holder for Neelam Nagpal Director For Vianaar Homes Private Limited			

Witness:

I/We individually/Collectively recognize the POA Holder, Vendor, Developer,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 32, DOB: , Mobile: 9823195247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, H.No. 425/1/6 Fetorim Piedade Goltim Diwar North Goa, H.No. 425/1/6 Fetorim Piedade Goltim Diwar North Goa, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Ramnath Naik, Age: 28, DOB: , Mobile: 9022269908 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, H.No 23/A Balbhot Bastora Mapusa Bardez Goa, H.No 23/A Balbhot Bastora Mapusa Bardez Goa, Bastora, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-745

Book :- 1 Document

Registration Number :- **BRZ-1-698-2023**

Date : 13-Feb-2023

Ameyee

**SUB-REGISTRAR
BARDEZ**

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

Scanned by Deepika Naik (DC)
@naik



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:- 13-Feb-2023 12:43:52

Date of Receipt: 13-Feb-2023

Receipt No : 2022-23/9/5402

Serial No. of the Document : 2023-BRZ-745

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **Nikeeta Velguenkar** for Registration of above Document in Book-1 for the year 2023

Registration Fee	346500	E-Challan(Online fee)	• Challan Number : 202300080527 • CIN Number : CPACKYSKN1	346500
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300078155 • CIN Number : CPACKYSOS7	10000
Processing Fee	2380	E-Challan(Online fee)	• Challan Number : 202300080527 • CIN Number : CPACKYSKN1	3000
Total Paid	359500 (Rupees Three Lakh Fifty Nine 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 :

Ramnath Naik

VIANAAR HOMES PRIVATE LIMITED

Authorized Signatory

Signature of the Presenter

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 **13-Feb-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar