

Phone No:9096990000
Sold To/Issued To:
AURA BUILDERS AND DE
For Whom/ID Proof:
AARFA0011G



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₹ 0550500/-

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For The Karur Vysya Bank Ltd.

Minit

Authorised Signatory

Sl. No 2023-PNS-3091
dt. 27/10/2023
P.Reg no 62822



DEED OF SALE

[Signature]

[Signature]

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THIS DEED OF SALE is made at Panaji-Goa, on
this 23rd day of October 2023

BETWEEN

(1) (a) .-SHRI. CAETANO GREGORIO DIAS, aged 52
years, son of Shri. Martino Dias, occupation
service, married, holding PAN Card
no. [REDACTED], Portuguese National of Indian
Origin holding OCI no. [REDACTED] Mobile no.
[REDACTED] Email.I.D. [REDACTED], and
his wife (b) SMT.QUEENCY ASSUMPTION PEREIRA E
DIAS, aged 47 years, daughter of Shri. Cipriano
Justino Pereira, occupation service, married,
holding PAN Card no. [REDACTED], British
National of Indian Origin holding OCI no. [REDACTED]
[REDACTED], Mobile no. [REDACTED], Email.I.D.
[REDACTED] both residing at House
No.906, Agassaim, Moita, Tiswadi-Goa, 403204 and
presently residing at 23, Blakeney Avenue,
Swindon SN3 3NL, hereinafter referred to as the
"OWNERS/VENDORS" (which expression shall
unless repugnant to the context or meaning

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and legal representatives, Executors,
administrators and assigns) as Party of the
FIRST PART

AND

2.- M/S AURA BUILDERS & DEVELOPERS, a
Partnership Firm having its registered Office
at G-8, Dona Trisha Building, Opp. Manipal
Hospital, Dona Paula Goa holding PAN Card
no. [REDACTED] represented by its Partners (i)
SHRI. JEETENDRA PATHAK, son of Shri Mohan
Chandra Pathak, aged 42 years, in business,
holding Pan card No [REDACTED], Aadhar no. [REDACTED]
[REDACTED], Mob. No. [REDACTED], Email :
[REDACTED], Indian National and (2)
Mrs. LILY PATHAK, wife of Shri Jeetendra Pathak
and daughter of Shri. Prakash Chandra Joshi,
aged 38 years, in business, holding Pan card
No. [REDACTED] Aadhar no. [REDACTED]
Mob.No. [REDACTED], Email : [REDACTED],
Indian National and (iii) **SHRI. MOHAN CHANDRA
PATHAK**, son of Shri Jagannath Pathak, aged 75
years, in business, holding Pan card
No. [REDACTED], Aadhar no. [REDACTED], Mob.
No. [REDACTED], Email: [REDACTED]n



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National, all residing at 56, Sagar Society,
Dona Paula Goa hereinafter called the
"PURCHASER" (which expression shall unless
repugnant to the context or meaning thereof
include his, heirs, successors, and legal
representatives and assigns) as party of the
SECOND PART.

WHEREAS there exists all that part and parcel
of land identified as "CANTIECHEM BHATTA' OR
'ADIATEAVALLEM BATTA' admeasuring 55425 sq.mts
surveyed under no.124/1 of Village Ella,
situated at Ella Village, within the limits of
Village Panchayat of Old-Goa, Taluka Tiswadi
and Registration Sub-District of Ilhas,
District North Goa, in the State of Goa; and
hereinafter referred to as the "SAID ENTIRE
PROPERTY".

WHEREAS by Deed of Gift and Release dated 20-
05-1967 all that part and parcel land forming
part of the said entire Property was gifted to
Shri.Cosme Francisco Pedro Jose Fernandes by
his parents Shri. Domingos Fernandes and his
wife Smt. Maria Elvina Santana Rodrigues



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which rights to the same was released by his sister / brother-in-law Maria Magdalena Fernandes Sequeira and her husband Pedro Antonio Jose Claudio Sequeira in favour of the said Cosme who were joined as releasers to the said deed, which is registered under No.580 at pages 273 to 280 of Vol.1 on 15-06-1967 in the office of Sub-Registrar Ilhas Goa.

WHEREAS by Deed of Release dated 28-10-1969 another sister/brother-in law Smt. Merciana Fernandes and her husband Amencio Nunes, released their rights to the said property in favour of said Cosme, which is registered under No.44 at pages 162 to 164 of Vol.4 on 07-12-1970 in the office of Sub-Registrar Ilhas Goa.

WHEREAS the said Shri. Cosme Francisco Pedro Jose Fernandes was married to Smt. Assucena Rebeiro Fernandes and she expired. Upon her demise Inventory Proceedings under No.52/88/A were filed in the court of Civil Judge Senior Division at Panaji, whereby the said part and parcel of land admeasuring 20000 sqmts of the said Entire Property surveyed under no.124/1




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was listed at item no.3 and the same was bided in auction and allotted to Said Shri.Cosme Francisco Pedro Jose Fernandes, and the partition order was confirmed by order dated 9-6-1989 and further in the same inventory proceedings two more properties were listed and the final order with respect to the said property was confirmed by order dated 27-2-1991 passed by the Court of the Civil Judge Senior Division at Panaji.



WHEREAS upon having acquired the property, the said Shri. Cosme Francisco Pedro Jose Fernandes carried out mutation and partition of his plot under case no.LND/PART/13/2000 read with corrigendum dated 7-6-2004, where by the said part and parcel of land admeasuring 20000 sqmts was allotted survey no.124/1-A of Village Ella .

WHEREAS by Deed of Sale dated 02-06-1995 Shri. Cosme Francisco Pedro Jose Fernandes sold to Darryl John Dias and his wife Brenda Dias,

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a portion identified as Plot no.35 admeasuring 1000 sq.mts of the said part and parcel of land admeasuring 20000 sq.mts which is registered under No.1040/95 at pages 140 to 168 of Vol.I on 28-06-1995 in the office of Sub-Registrar Ilhas Goa.

Vide Deed of Sale dated 31-03-2006 executed between Shri. Darryl John Dias and his wife Smt. Brenda Dias, sold to Shri. Caetano Gregorio Dias and his wife Smt. Queency Assumption Pereira E Dias, the Owners/Vendors hereto ,the said plot no.35 admeasuring 1000 sqmts, which is registered under No.1596 at pages 288 to 305 of Vol.1650 on 13-06-2006 in the office of Sub-Registrar Ilhas Goa.

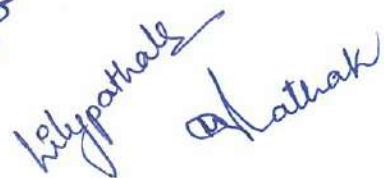
WHEREAS by Deed of Rectification dated 04-04-2013 executed between the said Darryl John Dias and his wife Brenda Dias and Caetano Gregorio Dias and his wife Smt. Queency Assumption Pereira E Dias to the deed of sale dated 31-03-2006 whereby inadvertently the New Survey Number of the property i.e. 124/1-A was not



mentioned, which Deed of Rectification is registered under No.1040/95 at pages 140 to 168 of Vol.I on 28-06-1995 in the office of Sub-Registrar Ilhas Goa.


WHEREAS subsequently on having acquired the said plot no. 35, the Owners/Vendors filed an application under Case No. LND/PART/220/2014 in the Court of the Deputy Collector and Sub-Division Officer at Panaji for mutation and partition of their holding whereby the said Plot admeasuring 1000 Sq.mts is now allotted survey no.124/1-A-2 and the same is confirmed by order dated 14-8-2015 passed by the Dy. Collector, Panaji-Goa.

And WHEREAS thus the OWNERS/VENDORS have represented to be the exclusive lawful owners in possession of all that Plot of land identified as **Plot No.35 admeasuring 1000 sqmts surveyed under no.124/1-A-2 of Village Ella,** described in detail in the Schedule I hereunder written herein after referred to as the **SAID PLOT.**



WHEREAS the OWNERS/VENDORS now do not desire to retain the SAID PLOT and the PURCHASER has approached the OWNERS/VENDORS to purchase the same.

WHEREAS in terms of the above the OWNERS/VENDORS do hereby sell and the PURCHASER does hereby purchase the SAID PLOT for a total consideration of **Rs. 1,10,00,000/- (Rupees one crore ten lakhs only)** which is the present fair market value of the same.



WHEREAS at the instance of the PURCHASER, the OWNERS/VENDORS do hereby execute this Deed of Sale on the terms expressed hereunder.

NOW THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:-

1. In pursuance of the above and in consideration of **Rs. 1,10,00,000/- (Rupees one crore ten lakhs only)** it is agreed between the OWNERS/VENDORS and the PURCHASER that the sum of Rs. 50,00,000/- (Rupees fifty lakhs only)

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would be payable by way of monetary consideration and the balance amount of Rs. 60,00,000/- shall be paid by the PURCHASER to the OWNERS/VENDORS in kind by constructing free of cost two 2 bhk flats each admeasuring super built up area of 90 to 95 Sqmts on the project to be constructed by the PURCHASER in the SAID PLOT and also allot to the OWNERS/VENDORS one more 2bhk flat no. 103 admeasuring super built up area of 106 sq. mtrs. situated on the upper ground floor in the Project AURA EVARA constructed in another property surveyed under no. 124/1B, situated at Village Ella, described in detail in the Schedule II hereunder written which will be delivered simultaneously to the OWNERS/VENDORS by executing a separate Agreement of Construction Cum Sale/Deed of Sale, the Stamp Duty and Registration Charges of which would be borne by the OWNERS/VENDORS.

2. AND WHEREAS out of the total consideration of the said plot as stipulated hereinabove, the monetary consideration amounting to Rs. 50,00,000/- (Rupees fifty lakh only) have been paid by the PURCHASER to the VENDORS, as per

the mode of payment mentioned in Schedule III hereunder, the receipt of which the VENDORS do hereby admit and acknowledge,

3. The OWNERS/VENDORS as absolute and lawful owners do hereby transfer by way of Sale and convey and deliver unto the PURCHASER the **SAID PLOT** bearing Survey no. 124/1A-2 of Village Ella admeasuring 1000 sqmts. described in detail in the schedule hereunder written, together with the trees, structures, accesses, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto and ALL the estate, right, title, interest, claim and demand whatsoever of the said OWNERS/VENDORS in or to the SAID PLOT hereby conveyed and every part thereof to hold the same unto the PURCHASER forever, absolutely and uninterruptedly.

4. The OWNERS/VENDORS have today put the PURCHASER in unconditional exclusive peaceful,



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vacant possession of the SAID PLOT to be held by the PURCHASER forever, peacefully without any harm and/or hindrance from the OWNERS/VENDORS and the OWNERS/VENDORS do hereby agree to indemnify and keep indemnified the PURCHASER against any Third Party claims if made to the **SAID PLOT** on account of the OWNERS/VENDORS and such claims if any shall be settled by the OWNERS/VENDORS at their own cost without disturbing the title and possession of the PURCHASER.

5. The OWNERS/VENDORS do hereby assure the PURCHASER about their marketability of the title to the **SAID PLOT** described in the Schedule I hereunder and hereby covenant with and assure the PURCHASER as under:-

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

(b) That the Title of the OWNERS/VENDORS to the **SAID PLOT** is absolute clear, valid and marketable and is subsisting and the



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OWNERS/VENDORS are lawfully entitled to sell and alienate the same.

(c) That the OWNERS/VENDORS have not created any charge or encumbrance on the **SAID PLOT** hereby sold nor is there any lien, charge or claim on the **SAID PLOT** in the course of any Judicial-Quasi Judicial Proceedings nor is there any notice under the Land Acquisition Acts, Land Revenue Code or any other Statutory Provisions.

(d) That the OWNERS/VENDOR have represented to the PURCHASERS that there are no tenants and/or mundkars and/or any other person who can claim any right of whatsoever nature over the **SAID PLOT** and the OWNERS/VENDOR are the sole and exclusive lawful owners in possession of the **SAID PLOT** .

(e) 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 demand whatsoever from the OWNERS/VENDORS or any other person



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whomsoever claiming through the OWNERS/VENDORS and in consequence of this sale, the PURCHASER shall have, hold, possess and develop the said property described in Schedule I hereunder which is hereby sold, assigned and released and conveyed with its and every of its right to the use and benefit of the PURCHASER forever and absolutely.

6. It is agreed between the parties that, if, at any time in future, there is an increase in F.A.R in respect of the "SAID PLOT" which is taken up for development pursuant to the present Agreement, the benefit of the said increased F.A.R shall be solely for the "PURCHASER" and that the "OWNERS/VENDORS" shall not claim any benefit on account of the increase, if any, in the F.A.R. This is an essential term of the present Deed of Sale.

7. It is further agreed that upon the plans of the building being prepared and Technical Clearance and Construction License being obtained the PURCHASER shall intimate the OWNERS/VENDORS and call upon them to choose



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their flats, towards which an MOU or Addendum shall be executed between the OWNERS/VENDORS and the PURCHASER within a period of 15 days thereof, failing which the PURCHASER", shall be free to allot the flats as per the PURCHASERS choice and the OWNERS /VENDORS shall not object to the same.

8. It is further agreed that upon obtaining Occupancy Certificate, the Owners/Vendors would sign a Deed of Confirmation or any other document, confirming that the possession of the Two Flats having being delivered by the Purchaser as agreed in terms of this Deed and that they have received the same.

9. AND WHEREAS, the specifications of the said built-up area in the said building Scheme are stated in detail in Schedule IV mentioned herein under. The said Specification shall, however be subject to changes which may be required to be made at the instance of the competent Authority or the Architect engaged thereof.



10. The OWNERS/VENDORS do hereby further assure the PURCHASER that they have not entered into an Agreement with any other person/persons/body of individuals for the sale of transfer by any other nature of the **SAID PLOT** or any part thereof and indemnify the PURCHASER against third Party claim if any from any person on the **SAID PLOT** hereby sold and the OWNERS/VENDORS do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the PURCHASER.



11. The OWNERS/VENDORS assures the PURCHASER that there are no arrears of any Tax and/or dues payable on the **SAID PLOT** to the Village Panchayat of Ella or the Planning and Development Authority or any other Local or Government Body and that the PURCHASER shall be liable to pay all the taxes on the **SAID PLOT** levied by the Government of Goa or any other Government Body as from the date of sale only.



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12. The OWNERS/VENDORS do hereby give their explicit consent to the PURCHASER to get the name of the PURCHASER recorded in the Survey Records of Village Panchayat Ella and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority.

13. The PURCHASER hereby agrees to deliver possession of the said built up units (being the two Flats) described in Schedule II hereunder written to the OWNERS/VENDORS within 24 months from the date of obtaining the construction license from the office of Village Panchayat of Se-Old Goa of Ella Village. In the event that the Purchaser fails to deliver possession of the said units within the time stipulated hereinabove due to any action of God or Nature and force majeure beyond the control of the PURCHASER, the OWNERS/VENDORS shall grant to the Purchaser additional time of 6 months for the delivery of possession of the said units.


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14. It is hereby specifically agreed by and between the Owners/Vendors and the Purchaser as under:-

(a) Upon execution of this Deed, the Purchaser shall be at liberty to prepare plans for the development of the **SAID PLOT** and submit the same to the appropriate authorities under Town and Country Planning Act/ Village Panchayat and for the said purpose to appoint Architects, Engineers, Surveyors and other Agents at its own cost and option.

(b) That the PURCHASER shall construct on the said plot, residential flats/apartments, at the own cost of the PURCHASER and shall sell the said residential flats/apartments to any third party, on such terms and conditions and for such consideration as the PURCHASER may deem fit and proper, excluding the two residential flats to be allotted to the OWNERS/VENDORS.

c. That the VENDORS do hereby permit and authorize the PURCHASER to sell to any third party, any flat/apartment to be constructed on the said plot (excluding the two flats allotted to the OWNERS/VENDORS). The PURCHASER shall be



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accordingly, entitled to enter into any commitment and/or Agreement for the sale of said flat/apartment along with the undivided share in the plot with any third party, however, without any responsibility/ liability of any nature against the VENDORS. It is expressly agreed that the VENDORS shall not be liable in any way to any damages or any other consequences, in the event of any breach of the Agreement that may be committed by the PURCHASER against any third party or any purchaser. The VENDORS either personally or through their duly constituted attorney, agree to sign and execute any such Agreement of Sale or Deed of Sale or any other Agreement/s which the PURCHASER may enter into with any proposed buyer and attend the Office of the Sub-Registrar to register the same.

d. The VENDORS agree to join and be the member of any Co-operative Housing Maintenance Society Ltd. or any entity that may be formed by the PURCHASER among the Flat Holders, by duly applying for its membership and producing all relevant documents as the need may be along with the prescribed membership fees as per the



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society's rules. Further the VENDORS agree to abide by all the rules and regulations of the said Co-operative Housing Maintenance Society Ltd or entity, from time to time.

e. That the work of development and construction in the SAID PLOT will be commenced by the PURCHASER, immediately upon obtaining the conversion Sanad, development permission, construction license and the other requisite approvals/NOC from the concerned authorities.

f. That the two flats allotted to the VENDORS shall be more specifically described by way of executing a supplementary Deed after the construction of the said two flats have been completed and at the time of handing over their possession to the VENDORS.

g. The Purchaser is hereby authorized to create charge on the SAID PLOT by way of mortgage for raising fund for the purpose of construction provided that the Flats/Units to be allotted to the owners shall be released made free of charge prior to handing over the possession of the same to the owners/Vendors.



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h. It is hereby specifically agreed by the Parties that the Purchaser shall be solely entitled to avail the FSI and the FAR available to the SAID PLOT and shall enjoy the benefit solely thereof.

i. Upon the execution of this DEED, the Purchaser shall put up a hoarding on the **SAID PLOT** displaying the elevation of the proposed building and other particulars at the discretion of the PURCHASER.

15. The OWNERS/VENDORS further covenant that they shall at the request and cost of the PURCHASER do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or any be necessary or reasonably be required.

16. The OWNERS/VENDORS declare that the subject matter of this Sale Deed does not



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pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

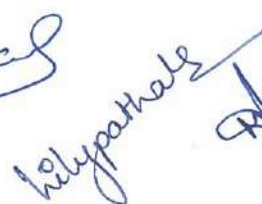
17. The Owners/Vendors have obtained Zoning Certificate under no.TIS/1/2/ZON/2738/Ella/TCP-2023/921 dated 12/05/2023 which certifies that the said Plot falls in Settlement Zone.

18. The said Schedule PLOT is non-agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India guidelines. The Office of Sub-Registrar/Civil Registrar Tiswadi shall not be responsible if the parties violate FEMA and RBI guidelines.

19. That out of the stipulated consideration of Rs.1,10,00,000/- (Rupees one crore ten Lakhs only) an amount of Rs.26,31,200/- is deducted towards the TDS (Tax Deducted at Source 23.92%), the certificate/Receipt of Payment of the TDS shall be issued in due course of time by the PURCHASER to the Owners/Vendors and the balance amount of Rs. 23,68,800/-is agreed



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to be paid by the PURCHASER to the Owners/Vendors as mentioned herein under.

20. The present fair market value of the SAID PLOT is Rs. 1,10,00,000/- (rupees one crore ten lakhs only) and accordingly the Stamp Duty of Rs.5,50,500/- (Rupees five lakhs fifty thousand five hundred only) is affixed hereto, which is borne by the PURCHASER .

S C H E D U L E I

(Description on the Property)

All that plot no.35 admeasuring 1000 Sq.mts surveyed under no. 124/1-A-2 of Village Ella being part and parcel of property surveyed under no.124/1-A of Village Ella forming part of larger property identified as "CANTIECHEM BHATTA' OR 'ADIATEAVALLEM BATTa', situated at Ella Village, within the limits of Village Panchayat of Old-Goa, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa; which whole Property is described in the Office of Land Registrar Ilhas under no.7829 at page 11 of Book No.B-21(New) and enrolled in the Taluka Revenue Office under Matriz no.268.



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The said Plot No.35 bearing Survey no. 124/1A-2
is bounded as under:-

Towards the North:- By the remaining property
surveyed under no.124/1A.

Towards the South :-By Plot No.34 of the said
larger property

Towards the East :- By Plot No.31 and 32 of
the said larger property

Towards the West :- By existing Road.

S C H E D U L E I I

(Description of Flats to be allotted)

Two 2 bhk Flats admeasuring super built up
area of 90 to 95 sq. mtrs. in the building to
be constructed in the same property.

One 2 bhk flat no. 103 admeasuring 106 sq.
mtrs.on the upper ground floor in the Project
AURA EVARA constructed in another property
surveyed under no. 124/1B situated at Village
Ella,



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S C H E D U L E I I I

(Mode of Payment)

1. Rs. 5,00,000/- vide Cheque bearing No.325195
dated 04/05/2023 drawn on State Bank of
India Branch at Dona Paula.

2. Rs. 5,00,000/- vide Cheque bearing No.325196
dated 11/05/2023 drawn on State Bank of
India Branch at Dona Paula.

3. Rs. 10,00,000/- vide Cheque bearing
No.325204 dated 17/05/2023 drawn on State
Bank of India Branch at Dona Paula.

4. Rs. 3,68,800/- vide Cheque bearing No.397843
dated 01/10/2023 drawn on State Bank of
India Branch at Dona Paula, Goa.

5. Rs.26,31,200/- is paid towards the TDS (Tax
Deducted at Source at 23.92%).

S C H E D U L E I V

(SPECIFICATIONS)

The Structure:

It is a R.C.C. framed structure of columns,
beam and slabs.



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The internal partition walls will be brick masonry and the external wall will be brick/ laterite masonry.

Plaster:

External plaster will be doubled coat sand faced cement plaster. Internal plaster will be single coat with second coat of putti.

Flooring:

Pre-polished vitrified floor tiles in all rooms.

Doors & Windows:

Main door of Teak wood.

All internal doors will be marine flush doors and windows will be sliding aluminum.

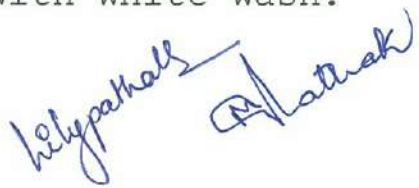
Kitchen:

The kitchen will have a cooking platform with black granite top.

Stainless steel sink with single bowl. Ceramic tiles or equivalent lining 2 feet above the platform will be provided.

Internal Décor:

The walls will be painted with oil bound distemper/ emulsion ceiling with white wash.



External Décor:

External walls will be painted with cement paint.

Water Tanks:

A common underground sump with a common electric pump and a common overhead tank will be provided. (Sintex or equivalent).

Plumbing & Sanitary:

White glazed European W.C. units will be provided with flushing system. The sanitary installations will be in accordance with Municipal/ Panchayat specifications. One shower and one wash basin will be provided in each toilet of Hindware or equivalent.

Electricity Installation:

Modular switches, copper wiring, in all room cable connection in hall and master bedroom (Anchor, Finolex, Havells, Le-Grande, Polycab, or equivalent).

Lift:

1. Lifts, will be provided with ARD (ECE, Otis/Johnson or equivalent)



Disclaimer:- The Promoter have sole discretion to choose from the above stated equivalent Brand/Type/Model/Material, the Allottee will not have any right to insist upon particular equivalent Brand/Type/Model/Material. All the above material will be subject to availability in the market. Further if due to change in trend to use any particular material, type, colour, etc Promoter at its sole discretion has right to change the same. Natural material like stone, marble, wood will not have same texture and varies and at time it does not bound properly with the wall, the Allottee will not hold Promoter responsible for unbounding or uniformity of the natural material.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands the day, month and year first hereinabove mentioned.

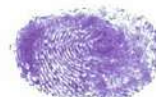
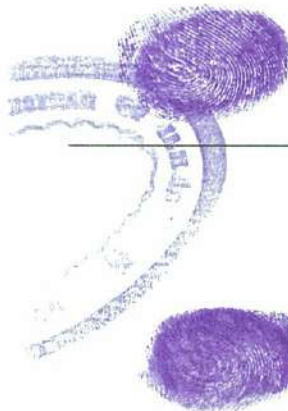
   

SIGNED AND DELIVERED

BY THE OWNERS/VENDORS



SHRI. CAETANO GREGORIO DIAS



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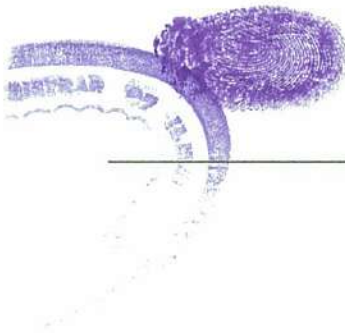
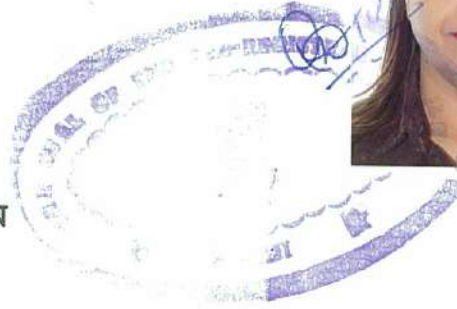
SIGNED AND DELIVERED

BY THE OWNERS/VENDORS



SMT. QUEENCY ASSUMPTION

PEREIRA E DIAS.











SIGNED AND DELIVERED
BY THE 'DEVELOPER'
AURA BUILDERS & DEVELOPERS,
through its Partner



(1) MR. JEETENDRA PATHAK



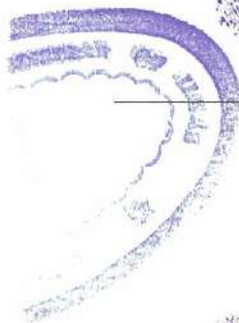
Jeetendra Pathak



SIGNED AND DELIVERED
BY THE 'DEVELOPER'
AURA BUILDERS & DEVELOPERS,
through its Partner

Lily Pathak

(2) MRS. LILY PATHAK



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[Signature]

Lily Pathak
Pathak

SIGNED AND DELIVERED
BY THE 'DEVELOPER'
AURA BUILDERS & DEVELOPERS,
through its Partner

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(3) MR. MOHAN CHANDRA PATHAK



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WITNESSES:-

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1. Hiralal Gauns

HNo.270/1, Kevnem, Opp.Satari Temple,Taleigao,
Tiswadi, Goa - Panaji, North Goa - 403002.

Diksha

2. Diksha Kurtikar

HNo.299, Oitiyant Taleigao, Tiswadi, Panaji,
North Goa - 403002.

[Signature]
[Signature]
[Signature]

[Signature]

helypathals

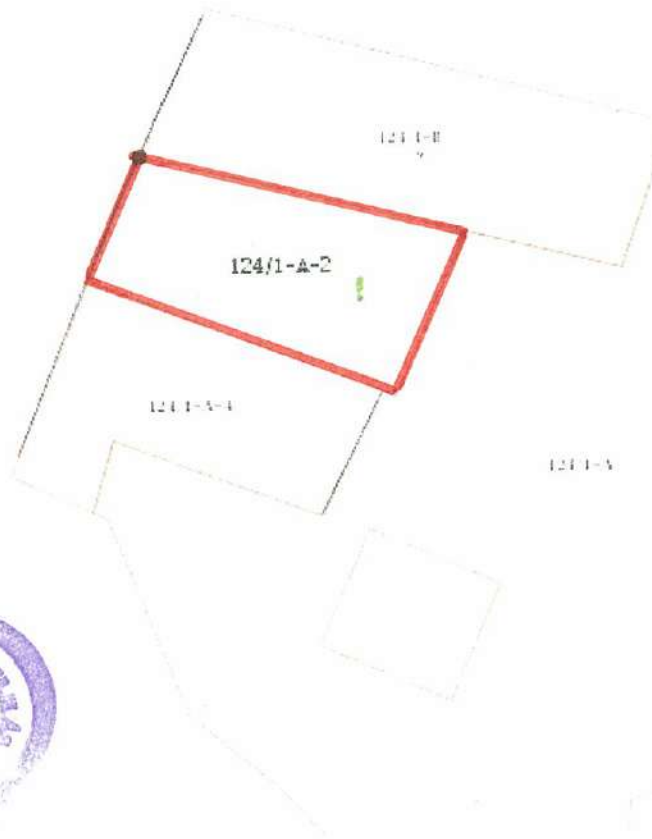
[Signature]



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Tiswadi Taluka, Ella Village
Survey No.: 124 , Subdivision No.: 1-A-2

Scale 1:1000

Reference No.: REV192334676



VENDOR

1. *[Signature]*
2. *[Signature]*

PURCHASER.

1. *[Signature]*
2. *[Signature]*

3. *[Signature]*

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NOTE: PLAN TO BE PRINTED ON A4 SIZE



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100016992839

Date : 03/05/2023

नमुना नं १ व १४



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Taluka TISWADI
तालुका
Village Ella
गांव
Name of the Field Cantlachem Bhatt or
शेताचे नांव

Survey No. 124
सर्वे नंबर
Sub Div. No. 1-A-2
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
0000.00.00	0000.10.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.00

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	0000.10.00

Remarks शेरा

Lnd/Part/220/2014 Dated 14/08/2015

Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रेदियाल	Rent Rs. 0.00 रेंट
-------------------------------	----------------------	-------------------------------	-----------------------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Caetano Gregorio Dias		28926	1000.00 sq. mtrs.
2	Queency Assumption Pereira E Dias		28926	

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

End of Report

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



100016992839

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Date : 03/05/2023

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Taluka TISWADI
 तालुका
 Village Ella
 गांव
 Name of the Field Cantiachem Bhatt or
 शेताचें नांव

Survey No. 124
 सर्वे नंबर
 Sub Div. No. H-A-2
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार



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**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 27-Oct-2023 11:06:26 am

Document Serial Number :- 2023-PNJ-3091

Presented at 10:46:33 am on 27-Oct-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	550000
2	Registration Fee	330000
3	Mutation Fees	1500
4	Processing Fee	2120
Total		883620

Stamp Duty Required :550000/-










Stamp Duty Paid : 550500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JEETENDRA PATHAK Partner Of AURA BUILDERS & DEVELOPERS , Father Name:Mohan Chandra Pathak, Age: 42, Marital Status: , Gender:Male, Occupation: Business, Address1 - 56 Sagar Society Dona Paula Goa, Address2 - , PAN No. [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CAETANO GREGORIO DIAS , Father Name:Martino Dias, Age: 52, Marital Status: Married , Gender:Male, Occupation: Service, House No.906 Agassaim Moita Tiswadi-Goa 403204 and presently residing at 23 Blakeney Avenue Swindon SN3 3NL, PAN No. [REDACTED]			
2	QUEENCY ASSUMPTION PEREIRA E DIAS , Father Name:Cipriano Justino Pereira, Age: 47, Marital Status: Married , Gender:Female, Occupation: Service, House No.906 Agassaim Moita Tiswadi-Goa 403204 and presently residing at 23 Blakeney Avenue Swindon SN3 3NL, PAN No. [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	JEETENDRA PATHAK Partner Of AURA BUILDERS & DEVELOPERS , Father Name:Mohan Chandra Pathak, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, 56 Sagar Society Dona Paula Goa, PAN No. [REDACTED]			
4	LILY PATHAK Partner Of AURA BUILDERS & DEVELOPERS , Father Name:Prakash Chandra Joshi, Age: 38, Marital Status: ,Gender:Female,Occupation: Business, 56 Sagar Society Dona Paula Goa, PAN No. [REDACTED]			
5	MOHAN CHANDRA PATHAK Partner Of AURA BUILDERS & DEVELOPERS , Father Name:Jagannath Pathak, Age: 75, Marital Status: ,Gender:Male,Occupation: Business, 56 Sagar Society Dona Paula Goa, PAN No. [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Diksha Rama Kurtikar, Age: 29, DOB: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Unmarried, Address: 403002, 299 Oitiyant Taleigao Tiswadi Goa, 299 Oitiyant Taleigao Tiswadi Goa, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: Hiralal Rama Gauns, Age: 53, DOB: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403002, 270/1 Kavnem Opp. Sateri Temple Taleigao Tiswadi Goa, 270/1 Kavnem Opp. Sateri Temple Taleigao Tiswadi Goa, Taleigao, Tiswadi, NorthGoa, Goa			


Sub Registr

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Date : 27-Oct-2023

Shahabhy
27/10/2023

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

Sub-Registrar
Tiswadi

