

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



FEB-13-2023 10:07:38

₹ 0661000/-
ZERO SIX SIX ONE ZERO ZERO ZERO

Other
38153451676282858971-00005050
3815345 35/02/06/2021-RDI

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory



Sr. No. 2023 - BR2 - 744
13/02/2023

DEVELOPMENT AGREEMENT

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

This development agreement for sale is made at Mapusa, Bardez Goa on this 10th day of the month of February the year Two Thousand and Twenty-Three. (10/02/2023)

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 64 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. 15/2022-23 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 No7517 of the, **FIRST PART;**

AND

VIANAAR PROPERTIES PRIVATE LIMITED, a duly registered Company, having corporate identity no.

Vianaar Infra LLP

Authorized Signatory

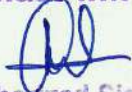
VIANAAR PROPERTIES PVT LTD


Authorized Signatory

U70100MH2013PTC245929, PAN Card no. [REDACTED], having their Registration office Flat No. 308, 3rd Floor, Hiren Light Indust. Co. Op. Soc., Mogul Lane, Mahim (West) Mumbai Mumbai City MH 400016 IN represented by one of their Director **MS. NAINA NAGPAL**, daughter of Vijay Kumar Nagpal, aged 42 years, PAN card No- [REDACTED], businesswoman, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-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 12/2022-23 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, Advocate, married, Holder of PAN Card bearing no. [REDACTED] Aadhar Card bearing No- [REDACTED] and resident of H. no 3/96, Mudda wado saligao Bardez Goa, vide Power of Attorney dated 31.01.2023 duly notarized before the Notary Public Adv. Sanyogita bearing Registration No. 7517, **SECOND PART**;

AND WHEREAS there exist an immovable Property known as "SORANTO" admeasuring an area of 1450 square meters situated at Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office, having Old Cadastral No.3074, and presently surveyed under survey no.199/3, of Village Anjuna, Bardez-Goa, hereinafter

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

referred to as the SAID PROPERTY and which is more particularly described in SCHEDULE-I hereunder.

AND WHEREAS vide Deed of Sale dated 15/07/2022, registered before the Sub registrar of Bardez, under registration no BRZ-1-3234-2022, Book No 1, dated 19/07/2022, the LAND OWNERS became the absolute owners of the property, admeasuring an area of 1450 sq.mtrs, more particularly described in **Schedule I.**

AND WHEREAS there exists another Immovable property II known as known as "SORANTO" admeasuring an area of 3300 square meters situated at Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa not known to be enrolled in the Taluka Revenue Office, having Old Cadastral No.3073, and presently surveyed under survey no 199/4, of Village Anjuna, Bardez-Goa hereinafter referred to as the SAID PROPERTY and which is more particularly described in SCHEDULE II hereunder.

AND WHEREAS vide Deed of Sale dated 15/07/2022, registered before the Sub registrar of Bardez, under registration no BRZ-1-3231-2022, Book No 1 dated 19/07/2022, the LAND OWNERS became the absolute owners of the property, admeasuring an area of 3300 sq. mtrs, more particularly described in **Schedule II.**

AND WHEREAS there exist another Immovable property III known as "SORANTO" admeasuring an area of 2575 square meters situated at Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa, not known to be enrolled in the Taluka

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

Revenue Office, having Old Cadastral No.3074, and presently surveyed under survey no 199/5, of Village Anjuna, Bardez-Goa hereinafter referred to as the SAID PROPERTY and which is more particularly described in SCHEDULE III hereunder.

AND WHEREAS vide Deed of Sale dated 27/05/2022, purchased plot A which is registered before the Sub-registrar of Bardez under registration no BRZ-1-2422-2022, Book No 1 dated 27/05/2022, the LAND OWNERS became, more particularly described in **Schedule III**.

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

AND WHEREAS the Land Owners are the absolute owners and in possession of the Said Properties more particularly described in Schedule below, and are desirous of granting complete right of developing rights of the Said Property 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 all the Said Properties to the Developer and the Developer has agreed to accept it, subject to the terms and conditions of this Agreement.

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

Development of the Said properties.

1. Developer shall utilize 4557 sq.mtns out of 7325 sq.mts to develop and construct residential buildings and associated structures in the Said Property (hereinafter referred to as 'Residential Units'). For this, Land Owners grant to the Developer the right of development and commercial utilization of the Said Property, and the license to enter into the Said Property 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). The Developer shall then hand over the designs to the Land Owners.
 - 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 Property; 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 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,

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

Authorized Signatory

interference, or obstruction of whatsoever nature irrespective of any restrictive covenant mentioned in this agreement pertaining to the area.

- e) 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 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

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

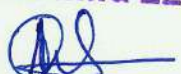
agreement;

- b) Sign application, writings, papers, undertakings and such other documents in relation to the above;
- c) Enter upon the Said Property with men and material as may be required for the development work and demolish any existing structures on the Said Property 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 Property;
- e) Apply for modifications of the designs and building plan from time to time, if required; and
- f) Obtain adequate insurances.

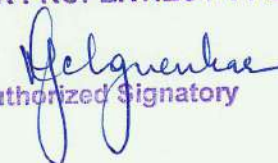
Marketing and sale of Residential Units

- 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 flats/Villas/units of the present or future properties in the Residential Units on ownership basis with 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;

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

- 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.
- 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; (i) Wrongful Termination (as defined in clause 18) of this agreement; and (iii) any other mala-fide act of the Land Owners.

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

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:

- a) All the representations contained in the recitals are true, correct and complete.
- b) Land Owners are the absolute owner and in possession of the Said Property;
- c) The Said Property 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 Property in future;
- d) There is no pending legal proceeding with respect to the Said Property;
- e) 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,

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

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

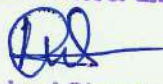
12. Land Owners authorize the Developer to do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to this Agreement.

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

- a) This agreement does not constitute a sale of the Said Property 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

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

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 Developers:

VIANAAR PROPERTIES PVT LTD

Kind attention: MS. NAINA NAGPAL

+91 9871393007

If to the Land Owners:

VIANAAR INFRA LLP

Kind attention: MRS. NEELAM NAGPAL

+91 8587937381

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

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

in accordance with the Arbitration and Conciliation Act, 1996.

17. The actual development of the said property shall be an undivided area of 4557 sq.mts.

18. For the purpose of stamp duty and registration of the development of the undivided property admeasuring an area of 4557 sq.mts which is subject matter of the Development agreement is valued at Rs.2,27,85,000/- and accordingly the corresponding stamp duty of Rs. 6,61,000/- has been affixed herewith.

SCHEDULE I

ALL THAT northern portion of the said larger property known as "SORANTO", admeasuring an area of **1450** square meters situated at Anjuna Village, Bardez Taluka, sub-district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office, having Old Cadastral No.3074 and presently surveyed under survey no **199/3** of Village Anjuna, Bardez-Goa and is bounded as under:-

Towards the North:- By the property bearing Survey No 199/5 and 199/4 of Village Anjuna;

Towards the South:- By 6 meter wide road and property bearing survey no 199/2 of Village Anjuna.

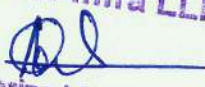
Towards the East:- By 6 meter wide road.

Towards the West:- By road and property bearing survey no 199/2 of Village Anjuna.

SCHEDULE II

ALL THAT immovable Property known as "SORANTO" admeasuring an area of **3300** square meters situated at

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office , having Old Cadastral No.3073, and presently surveyed under survey no 199/4 of Village Anjuna, Bardez-Goa and is bounded as under :-

Towards the North:- By Public Road

Towards the South:- By property bearing survey no 199/3 and 199/5 of Anjuna Village

Towards the East:- By Public Road

Towards the West:- By Public Road.

SCHEDULE III

ALL THAT immovable Property known as "SORANTO" admeasuring an area of **2575** square meters, situated at Anjuna Village, Bardez Taluka, sub district, North-Goa, State of Goa, not known to be enrolled in the Taluka Revenue Office , having Old Cadastral No.3074, presently surveyed under survey no **199/5** of Village Anjuna, Bardez-Goa and is bounded as under:-

Towards the North:- By Property bearing survey no 199/4 of Village Anjuna

Towards the South:- By property bearing survey no 199/3 of Anjuna Village

Towards the East:- By 6 meter wide Road

Towards the West:- By property bearing survey no 199/3 of Anjuna Village

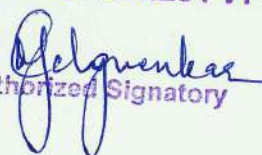
SCHEDULE IV

All that undivided development area admeasuring 4557 sq.mts out of the 7325 sq.mts of plot area from all the properties mentioned in Schedule I, II, & III hereinabove.

Vianaar Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory

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.

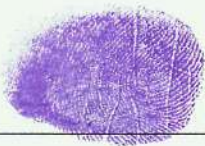
SIGNED AND DELIVERED
by the within named LAND OWNERS
VIANAAR INFRA LLP
Represented by its Director
MRS.NEELAM NAGPAL
Through its POA holder
Mrs. Alisha Polle



LHF

RHF

- 1) 
- 2) 
- 3) 
- 4) 
- 5) 

- 
- 
- 
- 
- 

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

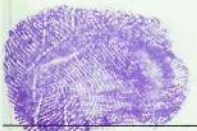
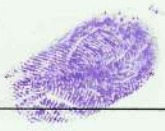
Authorized Signatory

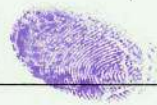
SIGNED AND DELIVERED
by the within named DEVELOPERS
VIANAAR PROPERTIES PVT LTD
Represented by its Director-
MRS. NAINA NAGPAL
Through its POA holder
Mrs. Nikeeta Velgunkar

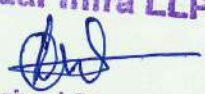


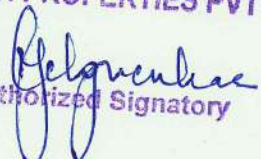
LHF

RHF

- 1) 
- 2) 
- 3) 
- 4) 
- 5) 

- 
- 
- 
- 
- 

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

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-

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

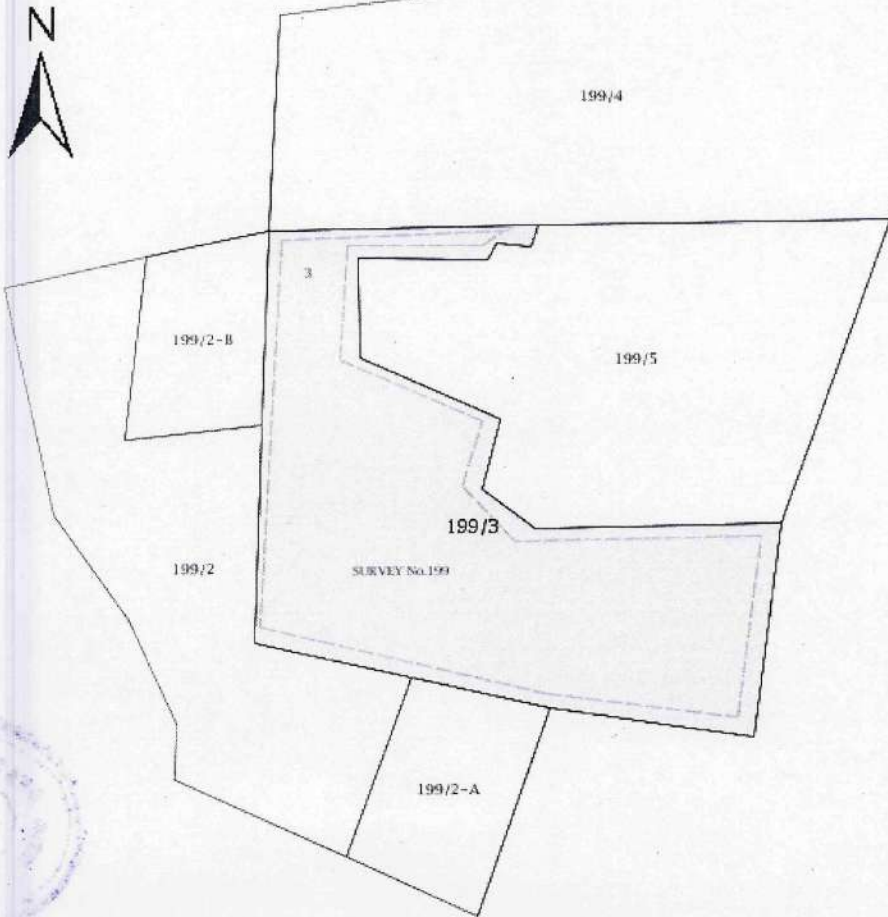
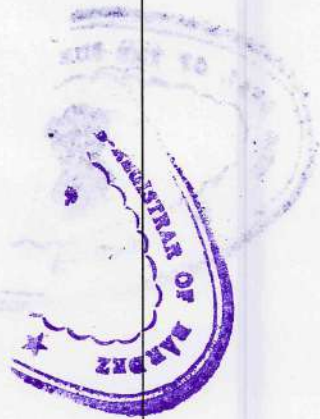
Authorized Signatory



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 199 , Subdivision No.: 3

Scale 1:1000

Reference No.: REV192212724



This record is computer generated on 11-04-2022 01:46:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

Authorized Signatory



FORM I & XIV

100015969748

Date : 25/11/2022

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	199
तालुका		सर्वे नंबर	
Village	Anjuna	Sub Div. No.	3
गांव		हिस्सा नंबर	
Name of the Field	Soranto	Tenure	
शेताचे नांव		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	0000.00.00	0000.14.50	0000.00.00	0000.00.00	0000.00.00	0000.14.50

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 जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.14.50	

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

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1.	M/S. VIANAAR INFRA LLP		83883	

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



FORM I & XIV

100015969748

Date : 25/11/2022

तमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Anjuna
गांव
Name of the Field Soranto
शेताचें नांव

Survey No. 199
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 25/11/2022 at 10:56:29AM as per Online Reference Number - 100015969748. 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>

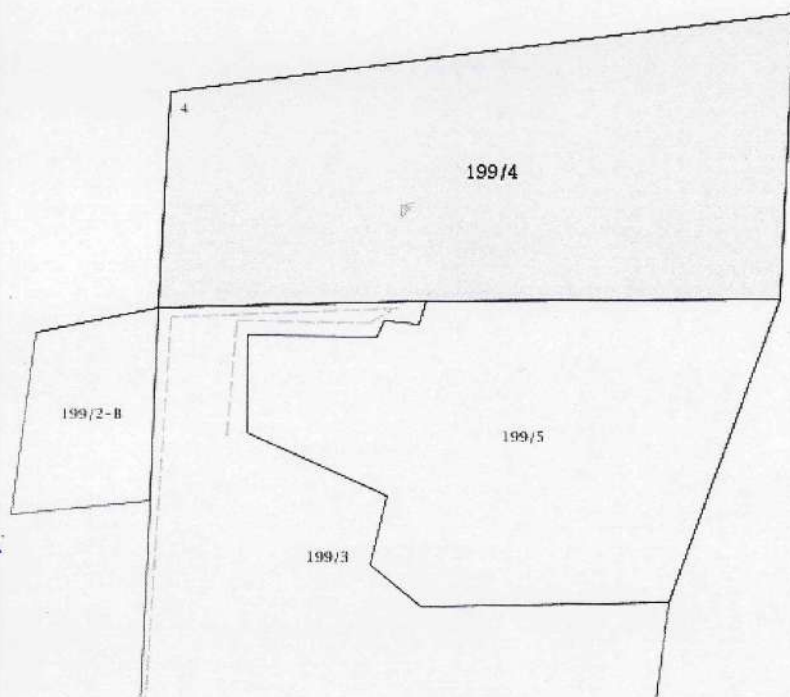




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 199 , Subdivision No.: 4

Scale 1:1000

Reference No.: REV192212546



This record is computer generated on 08-04-2022 04:16:25. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Vianaar Infra LLP

Authorized Signatory

VIANAAR PROPERTIES PVT LTD

Authorized Signatory



FORM I & XIV

100015969787

Date : 25/11/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Anjuna
गांव
Name of the Field Soranto
शेताचे नांव

Survey No. 199
सर्वे नंबर
Sub Div. No. 4
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
0000.33.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.33.00

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.33.00

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

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	M/S. VIANAAR INFRA LLP		83882	

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 inquiries, please contact the Mamlatdar of the concerned Taluka.



FORM I & XIV

100015969787

Date : 25/11/2022

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Anjuna
 गांव
 Name of the Field Soranto
 शेताचें नांव

Survey No. 199
 सर्वे नंबर
 Sub Div. No. 4
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार



The record is computer generated on 25/11/2022 at 11:00:13AM as per Online Reference Number - 100015969787. 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>

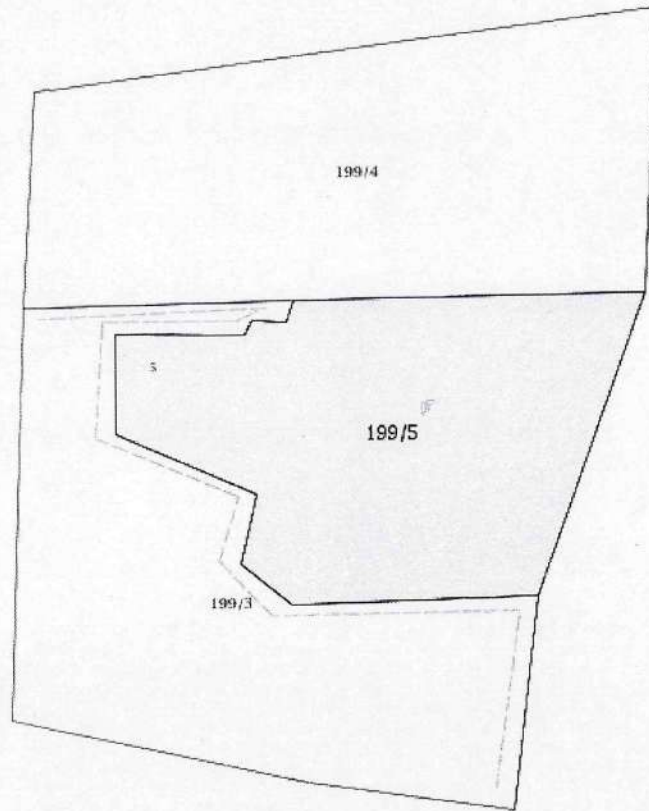




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Anjuna Village
Survey No.: 199 , Subdivision No.: 5

Scale 1:1000

Reference No.: REV192212548



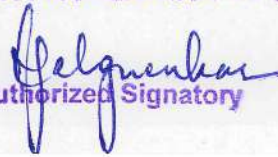
This record is computer generated on 08-04-2022 04:06:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Vianaan Infra LLP


Authorized Signatory

VIANAAR PROPERTIES PVT LTD


Authorized Signatory



FORM I & XIV

100015969838

Date : 25/11/2022

नमुना नं १ व १४

Page 1 of 2

Taluka	BARDEZ	Survey No.	199
तालुका		सर्वे नंबर	
Village	Anjuna	Sub Div. No.	5
गांव		हिस्सा नंबर	
Name of the Field	Soranto	Tenure	
शेताचे नांव		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
0000.25.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.25.75

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.25.75

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

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	VIANAAR INFRA LLP		82569	

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	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	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.



FORM I & XIV

100015969838

Date : 25/11/2022

नमुना नं १ व १४

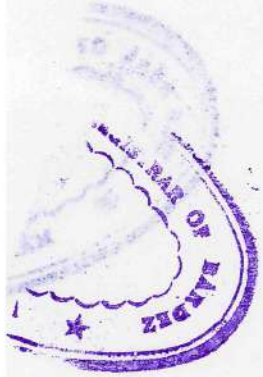
Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Anjuna
 गांव
 Name of the Field Soranto
 शेताचें नांव

Survey No. 199
 सर्वे नंबर
 Sub Div. No. 5
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार



The record is computer generated on 25/11/2022 at 11:03:33AM as per Online Reference Number - 100015969838. 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>





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Feb-2023 12:18:19 pm

Document Serial Number :- 2023-BRZ-744

Presented at 12:13:38 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	660800
2	Registration Fee	683550
3	Tatkal appointment fee	10000
4	Processing Fee	2320
Total		1356670

Stamp Duty Required :660800/-

Stamp Duty Paid : 661000/-

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]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alisha V Polle Alias Alisha A Shirodkar , Father Name:Vaman P Polle, 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			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Nikeeta Velguenkar , Father Name:Yeshwant Velguenkar, 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 Naina Nagpal Director For Vianaar Properties Private Limited			 <i>VIANAAR PROPERTIES PVT LTD</i> <i>Authorized Signatory</i>

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-744



Book :- 1 Document

Registration Number :- **BRZ-1-699-2023**

Date : 13-Feb-2023

Shreyas

**SUB-REGISTRAR
BARDEZ**

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

*Scanned by Lakshada Parab (Deo) *Spul**



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 12:18:59

Date of Receipt: 13-Feb-2023

Receipt No : 2022-23/9/5401

Serial No. of the Document : 2023-BRZ-744

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	683550	E-Challan(Online fee)	• Challan Number : 202300080480 • CIN Number : CPACKYSCS3	683550
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300078180 • CIN Number : CPACKYSHF7	10000
Processing Fee	2320	E-Challan(Online fee)	• Challan Number : 202300080480 • CIN Number : CPACKYSCS3	2950
Total Paid	696500 (Rupees Six Lakh Ninety 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 :

Ramnath Naik

VIANAAR PROPERTIES PVT LTD

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 Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar