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:- 14-Jun-2024 16:24:48
Date of Receipt: 14-Jun-2024

Receipt No : 2024-25/9/2061
Serial No. of the Document : 2024-BRZ-2923
Nature of, Document : **Conveyance - 22**
Received the following amounts from **PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP** for Registration of above Document in Book-1 for the year 2024

Registration Fee	375000	E-Challan(Online fee)	• Challan Number : 202400434724 • CIN Number : CPADWKNFU6	375000
Processing Fee	3940	E-Challan(Online fee)	• Challan Number : 202400434724 • CIN Number : CPADWKNFU6	4400
Total Paid	**379400** (Rupees Three Lakh Seventy Nine Thousands Four Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar
14/06/2024

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 :

Adv. Sanket Shelgaonkar

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **14-Jun-2024**

Signature of the person receiving the Document

Signature of the Sub-Registrar
06/08/2024

Scanned with ACE Scanner

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

STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 625000/-

(Rupees Six Lakh Twenty Five Thousands only)

PAID VIDE E-RECEIPT NO 202400434722 DATED :10-Jun-2024,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE SUB REGISTRAR OF BARDEZ MAPUSA

14/06/2024

Sub Registrar

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

SUB-REGISTRAR BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400031811
DOCUMENT SERIAL NUMBER	:	2024-BRZ-2923
DATE OF PRESENTATION	:	14-Jun-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-2874-2024
DATE OF REGISTRATION	:	14-Jun-2024
NAME OF PRESENTER	:	PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP
REGISTRATION FEES PAID	:	₹375000/-
PROCESSING FEES PAID	:	₹4400/-
MUTATION FEES PAID	:	₹1500/-

Scanned with ACE Scanner

Government of Goa
Directorate of Accounts
Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

Echallan No. 202400434722

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 09-06-2024 15:06:40

Name and Address of Party : PURSHOTAM | 9811178471
office at House no 146 Shop no 2 Ground Floor PKT 5 SEC 22 Rohini Rohini sec 11 near Rohini

Service: Stamp Duty

	Amount
Stamp Duty	₹ 625000.00
Total Amount :	₹ 625,000.00

(Rs. Six Lakh Twenty Five Thousand Only)

Department Data: 202400031811 NOTARY|202400031811 NOTARY

Bank ref No:
Status: Success
Payment Date: 10-06-2024 10:52:20

Reprint Date: 13/06/2024 16:25:14

REGISTRAR OF NOTARIES

2024-BRZ-2923
14/06/2024

DEED OF SALE

S.D. Kanke

Bagelkar's HOMES LLP

AASHI REALTECH LLP

AUTHOR

Scanned with ACE Scanner

This **DEED OF SALE** is executed at Mapusa, Bardez, Goa, on this 14th day of June, **2024**.

BETWEEN

1. **MRS. POOJA PREMANAND TEMKAR,** d/o Shankar Naik, w/o late Mr. Premanand Temkar 51 year of age, widow, Housewife, Indian National, holding PAN NO. AADHAAR No. , r/o H.no. 165/B-1, Maddi Wada, Marna Road, Chunchelim, Mapusa, Goa, 403507,

2. **MISS. ANISHKA PREMANAND TEMKAR,** d/o Mr. Premanand Temkar, 26 year of age, unmarried, Service, Indian National, holding PAN NO. , AADHAAR No. r/o H.no. 165/B-1, Maddi Wada, Marna Road, Chunchelim, Mapusa, Goa, 403507,

3. **MR. SHREYAS PREMANAND TEMKAR,** s/o Mr. Premanand Temkar, 23 year of age, Bachelor, Service, Indian National, holding PAN NO. , AADHAAR No. , r/o H.no. 165/B-1, Maddi Wada, Marna Road, Chunchelim, Mapusa, Goa, 403507,

4. **MR. NARAYAN SONU TEMKAR**, s/o late Sonu Temkar, 56 year of age, Married, Business, Indian National, holding PAN NO. AADHAAR No. , and his wife,

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S. D. Homes LLP
Partner

Scanned with ACE Scanner

5. **MRS. NANDINI NARAYAN TEMKAR,** d/o Madan Kambali, 52 year of age, Married, Housewife, Indian National, holding PAN NO. , AADHAAR No. , both residents of H.no. 174 (ILL)-1, Khadpa Wadda, Opp Sai Baba Temple, Cunchelim, Mapusa, North-Goa, Goa, 403507,

6. **MRS. NAMITA NIVRUTTI NARSE,** widow of late Nivrutti Narse, and d/o late Sonu Temkar, 56 year of age, Married, Housewife, Indian National, holding PAN NO. , AADHAAR No. , resident of EHN 91, Murmusem, Tuem,Pernem, North-Goa, Goa, 403512,

MRS. SONIYA DINANATH KAMBLI, widow of late Dinanath Kambli, d/o late Nivrutti Narse, 38 year of age, Married, Service, Indian National, holding PAN NO. , AADHAAR No. , resident of Nagolewadi, VTC, Redi, District Sindhudurg, Maharashtra, 416517,

8. **MRS. RASHMI NIVRUTTI NARSE,** d/o late Nivrutti Narse, 34 year of age, Married, Housewife, Indian National, holding PAN NO. , AADHAAR No. 7, and her husband,

9. **MR. NITIN SAKHARAM JOSALKAR**, S/o Sakharam Josalkar, 38 year of age, Married, Service, Indian National, holding PAN NO. AADHAAR No. both residents of residents of 2/7,

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D. HOMES LLP

Scanned with ACE Scanner

Vaijanti Niwas,Village Road, Datta Mandir Road Bhandup,West, Mumbai, Maharashtra 400078,

10. **MRS. SANJANA B. SANGELKAR,** d/o late Sonu Temkar, 50 year of age, Married, Housewife, Indian National, holding PAN NO. , AADHAAR No. , and her husband,

11. **MR. BALCHANDRA DAMU SANGELKAR,** s/o Damu Sangelkar, 53 year of age, Married, Indian National, holding PAN NO. , AADHAAR No. , r/o H. no. 854, Rai Porta Vaddo, Siolim, Marna, Bardez, North-Goa, Goa, 403517, hereinafter referred to as the **'VENDORS'** (which expression shall include their heirs, successors, executors, administrators and assigns) of the **FIRST PART.**

AND

1. **MRS. DEEPA EKNATH CHATIM alias DEEPASHRI DEELIP RIVANKAR,** d/o Eknath Chatim, w/o Dilip Ramrai Rivankar, 52 year of age, Married, Housewife, Indian National, holding PAN card no , AADHAAR card No. , and her husband,

2. **MR. DILIP RAMRAI RIVANKAR**, s/o Ramrai Rivankar, 58 year of age, Married, Service, Indian National, holding PAN card , AADHAAR card No. , both resident of H. No. 7/122-a Cruz Waddo, Bardez, Saligao, North Goa, Goa 403511, hereinafter referred to as

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D. Kanbi

FLIORS HOMES LL
Partner

Scanned with ACE Scanner

the **'VENDORS-II'** (which expression shall include their heirs, successors, executors, administrators and assigns) of the **SECOND PART.**

AND

ELIORS HOMES LLP, a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, having PAN - , with its registered office at Shop no.1, Ground Floor, Las Terrazzo Apartment, Siolim, Bardez, Goa-403517, represented herein by its designated partner, **MRS. LAILA RASHID BHIMANI ALIAS BHIMANI LAILA RASHID**, d/o Rashid Hassam Bhimani alias Rashid Hasan Bhimani, 35 years of age, Indian National, married, Businesswomen, holding adhaar no: , Pan Card No: , resident of Apartment no. C-312, Mount Mary Apartments, Dr. Peter Dias Road, Mount Mary Steps, Mumbai, Bandra West, Maharastra, 400050, duly authorized vide Resolution dated 13-06-2024, hereinafter referred to as the **'VENDOR/ASSIGNOR'** (which expression shall include his/her/their heirs, successors, executors, administrators and assigns) of the **THIRD PART**

AND

AASHI REALTECH LLP, a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, under LLPIN NO. ACG- 9952, having PAN – with its registered office at House no. 146, Shop no.2,

AASHI REALTECH LLP
AUTHORISED SIGNATORY
ELIORS HOMES LL
Partners

Scanned with ACE Scanner

Ground Floor, PKT 5, SEC-22, Rohini, Rohini sec-11, near Rohini Police Station, Delhi, North West Delhi-110085, Delhi, India, represented herein by its designated partner, **MR. PURSHOTAM BANSAL,** S/o Late Shri krishan Lal Bansal, 51 years of age, Indian National, married, Businessman, holding aadhaar no: , Pan Card No: , resident of House no. 92, Sharda Niketan, Pitampura, North West Delhi, Delhi- 110034, duly authorized vide Resolution dated 07-05-2024, hereinafter referred to as the **'PURCHASER'** (which expression shall include his/her/their heirs, successors, executors, administrators and assigns) of the **FOURTH PART.**

AND WHEREAS there exists a property known as ""VANGOR BATTA", or "EDSSODEACHEM BATTA", also known as "PAULISTANACHEM BATTA" admeasuring 26927 sq. mtrs, described in land registration office of Bardez, under No. 9541 of Book B New -25 and enrolled in Taluka Revenue Office of Bardez under No. 748 of Third circumscription of Mapusa. The entire property is surveyed under Chalta No. 11 of P.T. Sheet No. 10, situated at Cunchelim, Bardez, Goa, hereinafter be referred to as the SAID PROPERTY, for brevity's sake, more clearly described in Schedule I herein below written.

AND WHEREAS the SAID PROPERTY originally belong to late Janardhan Chatim and his wife Guirijabai Janardhan Chatim, both of whom gifted to their two sons, namely, Laximinarayan Chatim and Eknath Chatim the said property bearing chalta No. 11, P.T. Sheet No. 10, excluding some of the plots of the said property which were earlier sold to third parties, vide a Gift Deed

AASHI REALTECH LLP
AUTHORISED SIGNATORY

LIONS HOMES LLP
Partners

Scanned with ACE Scanner

dated 7th June, 1974, registered in sub-Registration office of Bardez, Mapusa under No. 423/74.

AND WHEREAS the Inquiry Officer of the City Survey of Mapusa has certified vide Order date 19-01-1983 the title of Eknath Janardhan Chatim and Laxaminarayan Janardan Chatim in respect of the said property as owner in possession.

AND WHEREAS the said Eknath Janardhan Chatim, expired leaving behind him his widow Smt. Anita Eknath Chatim and three children being two sons namely, Janardhan alias Siddesh Eknath Chatim and Bhupesh Eknath Chatim, and one daughter Deepa Eknath Chatim married to Dilip Ramrai Rivankar, which is confirmed vide Deed of Succession drawn up on 17-05-2006, in the Office of the Notary Ex-Officio of Bardez, at Mapusa in Book No. 811 at page 73v to 75.

AND WHEREAS the said Smt. Anita Eknath Chatim, Janardhan alias Siddesh Eknath Chatim, Bhupesh Eknath Chatim, Laximinarayan Janardhan Chatim alias Satyawan Janardhan Chatim and Smt. Hemlata Laximinarayan Chatim, were the sole and absolute owners of the said property surveyed under Chalta No.11, P.T. Sheet No. 10, situated at Cunchelim.

AND WHEREAS one Mr. Sonu Gopal Temkar had his house in the said property bearing no. 165/B-1 of Mapusa Municipal Council.

AND WHEREAS the said Smt. Anita Eknath Chatim, Janardhan alias Siddesh Eknath Chatim, Bhupesh Eknath Chatim, Laximinarayan Janardhan Chatim alias Satyawan Janardhan

AASHI REALTECH LLP
AUTHORISED SIGNATORY

LIORS HOMES LL
Partner

Scanned with ACE Scanner

Chatim and Smt. Hemlata Laximinarayan Chatim, representing to be the sole owners of the SAID PROPERTY, sold to the said Sonu Gopal Temkar, vide a deed of Sale dated 25-05-2001, registered with the sub registrar of Bardez under no.2518 at pages 261 to 271, Book- I, Volume no. 1316, dated 20-06-2005, a part of the SAID PROPERTY being **PLOT-G** admeasuring **655** sq. mts. of the SAID PROPERTY, bearing **Chalta no.11 of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa alongwith the house approximately admeasuring 110 sq. mts. bearing no. 165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North-Goa District, Goa, hereinafter referred to as the **SAID PLOT** and more clearly described in Schedule II hereunder written.

AND WHEREAS upon the death of said Sonu Gopal Temkar and his wife Mrs. Annapurna Gopal Temkar an Inventory proceeding was commenced of their estate in the Court of Civil Judge Senior Division at Mapusa, under Inventory Proceeding no.479/2023/A, wherein SAID PLOT was described and the same came to be allotted to Mrs. Pooja Premanand Temkar, Miss. Anishka Premanand Temkar, Mr. Shreyas Premanand Temkar, Mr. Narayan Sonu Temkar, Mrs. Nandini Narayan Temkar, Mrs. Namita Nivrutti Narse, Mrs. Soniya Dinanath Kambli, Mrs. Rashmi Nivrutti Narse, Mr. Nitin Sakharam Josalkar, Mrs. Sanjana B. Sangelkar, and Mr. Balchandra Damu Sangelkar, which was confirmed vide the provisional chart of allotment dated 27/02/2024, which was accepted as Final chart of Allotment vide order dated 02/03/2024 and final order 16/03/2024.

AASHI REALTECH LLP

AUTHORISED SIGNATORY

S.D. kambli

Partners

Scanned with ACE Scanner

AND WHEREAS the name of the said Sonu Gopal Temkar is featuring in the occupants column of the Survey Records (Form D) of the SAID PROPERTY, under Mutation no. 210327, which includes the SAID PLOT, as the SAID PLOT has not yet been partitioned from the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASER, that all the aforesaid recitals are true and correct and that the VENDORS are now the sole, absolute and exclusive owners and in absolute and exclusive possession of the **SAID PLOT**, bearing **Chalta no.11 (PLOT G) of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa, admeasuring **655 sq. mts**, alongwith the house approximately admeasuring 110 sq. mts. bearing no. 165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written and that there is no other person/s, who can prove a better title to the **SAID PLOT**.

AND WHEREAS the VENDORS have represented to the PURCHASER that there are no tenants, occupants, mundkars, claimants or any other rights holders in or to the **SAID PLOT**, bearing **Chalta no.11 (PLOT G) of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa, admeasuring **655** sq. mts, alongwith the house approximately admeasuring 110 sq. mts. bearing no. 165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North-

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

Goa District, Goa, more particularly described in the Schedule II herein-under written.

AND WHEREAS the mother/mother-in-law and brothers/ brothers-in- laws of the VENDORS-II (1) had sold and conveyed the SAID PLOT to Mr. Sonu Gopal Temkar, vide a Deed of Sale dated 25-05-2001 and the VENDORS-II were not parties to the said Deed of Sale dated 25-05-2001, as the VENDORS-II had relinquished theirs rights to the estate of Mr. Eknath Chatim, and the VENDORS-II have now agreed to be parties to this Deed of Sale, to confirm the said Deed of Sale dated 25-05-2001 and to convey and transfer any/all rights, interest, or tittle that they may have had in and or to the SAID PLOT.

WHEREAS based on the aforesaid specific representations of the VENDORS and believing the same to be true, the PURCHASER has approached the VENDORS with a proposal to purchase from the VENDORS as nominee of VENDOR/ASSIGNOR, the **SAID PLOT**, bearing **Chalta no.11 (PLOT G) of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa, admeasuring **655** sq. mts, alongwith the house approximately admeasuring 110 sq. mts. bearing no. 165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written, free from all, claims, demands and encumbrances, for a total consideration of **Rs. 1,25,00,000/- (Rupees One Crore and Twenty Five Lakhs only),** subject to the terms and conditions, mentioned herein below and the VENDORS AND VENDOR/ASSIGNOR have

AASHI REALTECH LLP
AUTHORISED SIGNATORY

LIURS HOMES LL
Partner

Scanned with ACE Scanner

agreed to sell the **SAID PLOT**, described in the Schedule II herein-under written, to the PURCHASER for the said consideration.

AND WHEREAS THE VENDOR/ASSIGNOR had agreed to initially purchase the SAID PLOT from the VENDORS and towards this end had parted with a sum of Rs. 71, 77, 500/- (Rupees Seventy One Lakhs Seventy Seven Thousand and Five Hundred Only), which amount is being refunded by the PURCHASER to the VENDOR/ASSIGNOR on behalf of the VENDORS.

AND WHEREAS THE VENDOR/ASSIGNOR has agreed to convey all the rights in SAID PLOT to the PURCHASER and the VENDOR/ASSIGNOR shall not have any right or claims against the SAID PLOT, the PURCHASER and the VENDORS.

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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid agreement and in consideration of a sum of **Rs. 1,25,00,000/- (Rupees One Crore and Twenty Five Lakhs only),** paid by the PURCHASER to the VENDORS as follows, vide bank transfer bearing UTR no. KKBKR52024061000847493, dated 10-06-2024, a sum of

AASHI REALTECH LLP

AUTHO... TORY

S.P. Icandh

LIORS HOMES LL

Partner

Angelkar

Scanned with ACE Scanner

Rs. 4,95,000/- (Rupees Four Lakhs and Ninety Five Thousand Only) in the favor of VENDOR no.1; vide bank transfer bearing UTR no. KKBKR52024061100672696, dated 11-06-2024, a sum of Rs. 9,90,000/- (Rupees Nine Lakhs and Ninety Thousand Only) in the favor of VENDOR no.4, vide bank transfer bearing UTR no. KKBKR52024061000807910, dated 10-06-2024, a sum of Rs. 4,95,000/- (Rupees Four Lakhs and Ninety Five Thousand Only) in the favor of VENDOR no.6; vide bank transfer bearing UTR no. KKBKR52024061100681024, dated 11-06-2024, a sum of Rs. 4,45,500/- (Rupees Four Lakhs Forty Five Thousand And Five Hundred Only) in the favor of VENDOR no.7; vide bank transfer bearing UTR no. KKBKR52024061000833785, dated 10-06-2024, a sum of Rs. 4,95,000/- (Rupees Four Lakhs and Ninety Five Thousand Only) in the favor of VENDOR no.8; vide bank transfer bearing UTR no. KKBKR52024061100677473, dated 11-06-2024, a sum of Rs. 17,82,000/- (Rupees Seventeen Lakhs and Eighty Two Thousand Only) in the favor of VENDOR no.10; a sum of Rs.71,77,500/- (Rupees Seventy One Lakhs and Seventy Seven Thousand Five hundred Only) has been paid by the VENDOR/ ASSIGNOR (of the Third part) on behalf of the PURCHASER; vide bank transfer bearing UTR no. KKBKH24165706027 dated 13-06-2024, a sum of Rs. 4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand Only) in the favor of VENDOR/ ASSIGNOR, and a sum of Rs. 1,45,000/- (Rupees One Lakh Forty Five Thousand Only) deducted towards TDS and paid to the Income Tax account of the VENDORS and VENDOR/ ASSIGNOR respectively. (the receipt of which entire consideration the VENDORS and VENDOR/ASSIGNOR do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDORS, as the sole, absolute and exclusive owners of the **SAID PLOT**, bearing **Chalta no.11 (PLOT G) of P.T. Sheet No. 10** of

AASHI REALTECH LLP

AUTHORISATORY

S. D. Kank

LIORS HOMES LLP

Partners

Scanned with ACE Scanner

the City Survey of Cunchelim-Mapusa, admeasuring **655** sq. mts, alongwith the house approximately admeasuring 110 sq. mts. bearing no. 165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, **SAID PLOT**, bearing **Chalta no.11(PLOT G) of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa, admeasuring **655** sq. mts, alongwith the house approximately admeasuring 110 sq. mts. bearing no. 165/B-1 of Mapusa Municipal Council, situated at Cunchelim, Mapusa, within the limits of the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North-Goa District, Goa, more particularly described in the Schedule II herein-under written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PLOT or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDORS into or upon the SAID PLOT, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASER, forever and absolutely.

2. The PURCHASER covenant that entire sale consideration of the SAID PLOT, has been paid in full in favour of the VENDORS and

AASHI REALTECH LLP
AUTHORISED SIGNATORY

LIURS HOMES LL
Partners

Scanned with ACE Scanner

the VENDORS categorically and specifically admit and acknowledge the receipt of the entire sale consideration and gives full discharge of the same to the PURCHASER and the VENDORS undertake not to raise any claims or demands against the PURCHASER, in this regard, at any point of time in the future and The VENDOR/ASSIGNOR covenant that they have received from the PURCHASER the refund of the sum of Rs.71,77,500/- (Rupees Seventy One Lakhs Seventy Seven Thousand and Five hundred Only) which was paid by the VENDOR/ASSIGNOR to the VENDORS on behalf of the PURCHASER.

3. The VENDORS have on this day handed over the physical, vacant, peaceful and irrevocable possession of the SAID PLOT alongwith the house/structure standing thereon, to the PURCHASER, free from all claims, demands and encumbrances, to have, own, occupy, possess, use and hold the SAID PLOT, forever, as his own, from this day onwards, without any interferences from any persons whomsoever.

4. The VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them, the VENDORS do have in themselves good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PLOT, hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

VENDORS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.

5. The VENDORS shall indemnify and keep indemnified the PURCHASER against all penalties, claims and/or demands, if any made against the SAID PLOT and the house/structure standing thereon, hereby sold or any part thereof, either independently or through the VENDORS or any other person or persons and if any claims are made against the SAID PLOT and the house/structure standing thereon, the same shall be settled or dealt with by the VENDORS alone, at their own cost, without any liability to the PURCHASER.

6. The VENDORS do hereby covenant, undertake and declare as under:

a) That the SAID PLOT and the house/structure standing thereon, are free from all encumbrances, charges, liens, mortgages, equities, claims or demands, whatsoever, and the VENDORS have not done anything whereby the SAID PLOT and the house/structure standing thereon, may be subject to any attachment, charge or lien of any Bank, Court or person whatsoever or whomsoever.

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PLOT and the house/structure standing thereon.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

c) That the SAID PLOT and the house/structure standing thereon, is not subject matter of any acquisition or requisition or affected by any Government Notification or order or notice under any Ordinance Act, Defense of India Act or under any other Law, by the State Government or Central Government or any other authority or local body.

d) That the VENDORS have not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PLOT and the house/structure standing thereon, nor have they agreed to sell or encumber the SAID PLOT and the house/structure standing thereon, in any manner whatsoever.

e) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons or entities in over or in respect of the SAID PLOT and the house/structure standing thereon, hereby sold.

f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition, setbacks, easements in respect of the SAID PLOT and the house/structure standing thereon, nor is the SAID PLOT and the house/structure standing thereon, affected by any prohibitory order of injunction or attachment either before or after Judgment.

g) That there are No Mundkars, Tenants, other right holders, or any other occupants of/on the SAID PLOT and the house/structure standing thereon.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D. kaul

Scanned with ACE Scanner

h) There is no access/path passing through the SAID PLOT.

i) That the title of the VENDORS to the SAID PLOT and the house/structure standing thereon is clear and marketable.

j) That the VENDORS have on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PLOT and the house/structure standing thereon.

k) That the SAID PLOT and the house/structure standing thereon is not subject to any notice of attachment by the Income Tax Authorities, Enforcement Directorate, Directorate of Revenue Intelligence or any other Government Authorities, or any bankruptcy proceedings initiated against the VENDORS.

l) That the VENDORS covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PLOT and the house/structure standing thereon, against all claims or demands, if any, raised with respect to the SAID PLOT and the house/structure standing thereon.

m) That the VENDORS covenant that if any claims are made against the SAID PLOT and the house/structure standing thereon, the same shall be settled and/or dealt with by the VENDORS alone at their own cost, without any liability to the PURCHASER.

n) That the VENDORS, VENDOR-II and the VENDOR/ASSIGNOR and all persons claiming through the VENDORS, VENDOR-II and the VENDOR/ASSIGNOR shall at all times hereafter, sign and

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

execute all such acts, deeds and documents, as may be required or called for by the PURCHASER, with respect to the SAID PLOT and the house/structure standing thereon, at the cost of the PURCHASER and the VENDORS undertake to make themselves available for registration of this Deed of Sale and all/any other Deed/s and/or documents, relating to the SAID PLOT and the house/structure standing thereon, as and when called upon by the PURCHASER, without any delay.

7. The VENDORS do hereby covenant that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY bearing **Chalta no.11 of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa, to include the name of the PURCHASER in the Occupant's Column of the Form D of the SAID PROPERTY bearing **Chalta no.11 of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa, and to delete name of the said Mr. Sonu Gopal Temkar, existing therein, and the VENDORS undertakes to fully cooperate in the said process of mutation.

8. The VENDORS do hereby covenant that they have NO OBJECTION for partition of SAID PLOT bearing **Chalta no.11 (PLOT G) of P.T. Sheet No. 10** of the City Survey of Cunchelim-Mapusa, admeasuring 655 sq. mts, situated at Cunchelim, Mapusa, within the limits of the limits of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North-Goa District, Goa, from the SAID PROPERTY and the VENDORS agree to participate, sign, and fully cooperate in the process of partition.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

9. The VENDORS do hereby Covenant that they have No Objection for the transfer of the house tax records of the house bearing no. 165/B-1 of Mapusa Municipal Council, to the name of the PURCHASER.

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

11. The VENDORS covenant that the PURCHASER shall from this day onwards hold, own and possess the SAID PLOT and the house/structure standing thereon, as his own, as its sole, absolute and exclusive owner.

12. The VENDORS hereby declare that the SAID PLOT does not belong to Schedule Caste/ Schedule Tribe Community in terms of the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

13. That the VENDORS-II do hereby confirm and ratify the Deed of Sale dated 25-05-2001 for all legal purposes as the said VENDORS-II was not the party to the said sale deed dated 25-05-2001 having relinquished their rights and hereby convey and transfer to the PURCHASER any/all rights, interest, and/or title, if any, that they may have had in the SAID PLOT, consideration of which SAID PLOT was fully received by family members of the VENDORS-II in the Deed of Sale dated 25-05-

AASHI REALTECH LLP
AUTHORISED SIGNATORY

LIORS HOMES LLP

Scanned with ACE Scanner

2001 and the VENDORS-II, undertake not to raise any litigations, claims, or demands with respect to the SAID PLOT against the VENDORS or the PURCHASERS.

14. The VENDOR/ASSIGNOR covenant that VENDOR/ASSIGNOR does hereby ratify and confirm the sale of the SAID PLOT by the VENDORS to the PURCHASER, and the VENDOR/ASSIGNOR covenant that VENDOR/ASSIGNOR do hereby assign, and transfer all its herein right, claim, and/or demand of whatsoever nature against or upon the SAID PLOT, to PURCHASER.

15. The PURCHASER has presently deducted TDS on the consideration paid, amounting to Rs. 1,45,000/- (Rupees One Lakh Forty Five Thousand Only) which has been credited to the Income Tax Department, to the credit of the VENDORS and VENDOR/ASSIGNOR.

16. This Deed of Sale is valued at **Rs. 1,25,00,000/- (Rupees One Crore and Twenty Five Lakhs only),** and accordingly appropriate stamp duty has been paid on this Deed.

17. The VENDORS covenant that the North Goa Planning and Development Authority, has issued a No Objection certificate dated 04-03-2024, bearing Ref. No.NGPDA/M/49(6)/2112/3557/2024, for the sale of the SAID PLOT and registration of this Deed of Sale.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D.Kauly

LIONS HOMES LL
Partners

Scanned with ACE Scanner

SCHEDULE - I

[SAID PROPERTY]

ALL THAT PROPERTY KNOWN AS "VANGOR BATTA", or "EDSSODEACHEM BATTA", also known as "PAULISTANACHEM BATTA" admeasuring 26927 sq. mtrs, described in land registration office of Bardez, under No. 9541 of Book B New -25 and enrolled in Taluka Revenue Office of Bardez under No. 748 of Third circumscription of Mapusa, surveyed under Chalta No. 11 of P.T. Sheet No. 10, situated at Cunchelim, Bardez, Goa and bounded as follows :

On or towards the North: By property bearing Chalta No. 2, 14, 15, 16, 17 of P.T. Sheet No.10 of the City Survey of Cunchelim,

On or towards the South: By property bearing Chalta No. 10, 12, 13, 11-C, 14 of P.T. Sheet No.10 of the City Survey of Cunchelim,

On or towards the East: By the property bearing Chalta no. 11-J of P.T. Sheet No.10 of the City Survey of Cunchelim.

On or towards the West: By the property bearing Chalta no. 10 of P.T. Sheet No.10 of the City Survey of Cunchelim.

SCHEDULE - II

[SAID PLOT]

ALL THAT **PLOT G**, admeasuring **655** sq. mtrs, bearing Chalta No. 11(PLOT G) of P.T. Sheet No. 10 of the City Survey of Cunchelim-Mapusa, alongwith the house approximately admeasuring **110** sq. mts. bearing H. No. 165/B-1 of Mapusa

AASHI REALTECH LLP
AUTHORISED SIGNATORY

ELIORS HOMES LLP
Partners

Scanned with ACE Scanner

Municipal Council standing thereon, being a separate, independent plot of land, which is the extreme western part of the property bearing Chalta No. 11 of P.T. Sheet No.10 of the City Survey of Cunchelim-Mapusa, which plot is a part of the larger property known as "VANGOR BATTA" or "EDSSO DEACHEM BATTA" or "PAULISTANACHEM BATTA", admeasuring 26927 sq. mtrs, found described in the Land Registration Office Under No. 9541 of Book B New 25, found enrolled in the Taluka Revenue Office under no.748 of the Third Circumscription of Mapusa, surveyed as a whole under Chalta No. 11 of P.T. Sheet No.10 in the records of the City Survey of Cunchelim-Mapusa, situated at Cunchelim within the limits of Mapusa Municipal Council, Mapusa City, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, which plot of land is bounded as under:

On the North: By the remaining part of same property surveyed under Chalta No. 11 of P.T. Sheet No.10

On the South: By an Access to main & private Property

On the East: By the Nalha beyond which property bearing Chalta No.11-C of P.T. Sheet No.10

On the West: By the property bearing Chalta no. 10 of P.T. Sheet No.10.

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

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

AASHI REALTECH LLP

AUTHORISED SIGNATORY

S.D. Kamlli

LIURS HOMES LL

Partner

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 1]

MRS. POOJA PREMANAND TEMKAR

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 2]

MISS. ANISHKA PREMANAND TEMKAR

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP

AUTHORISED SIGNATORY

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED |
BY THE WITHIN-NAMED VENDOR No. 3 |

MR. SHREYAS PREMANAND TEMKAR

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHIRWAD TECH LLP
AUTHORISED SIGNATORY

S. D. Kanly

LIURS HOMES LLP

25

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 4]

MR. NARAYAN SONU TEMKAR

L.H.F. Prints	R.H.F. Prints
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

AASHI REALTECH LLP
AUTHORISED SIGNATORY

LIORS HOMES LL
Partner

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 5]

Temkar

MRS. NANDINI NARAYAN TEMKAR

L.H.F. Prints	R.H.F. Prints
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Partners

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 6]

Narse

MRS. NAMITA NIVRUTTI NARSE

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D. Kanke

Narse

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 7]

S.D. Kambli

_____

MRS. SONIYA DINANATH KAMBLI

L.H.F. Prints	R.H.F. Prints
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D. Kambli

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 8]

MRS. RASHMI NIVRUTTI NARSE

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 9]

MR. NITIN SAKHARAM JOSALKAR

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

REGISTRAR OF ASSURANCES PUNE 4

AASHI RE...TECH LLP
AUTHORISED SIGNATORY

S. D. Kamble

...ELIURS HOMES LLP

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 10]

MRS. SANJANA B. SANGELKAR

L.H.F. Prints	R.H.F. Prints
	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

LIORS HOMES LLP
Partner

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR No. 11]

MR. BALCHANDRA DAMU SANGELKAR

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP
AUTHORISED SIGNATORY

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR no. 1 At VENDORS-II of THE SECOND PART]

MRS. DEEPA EKNATH CHATIM alias DEEPASHRI DEELIP RIVANKAR

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP

AUTHORISED SIGNATORY

S.D. Kanke

ELIORS HOMES LLP

Partners

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR no. 2 At VENDORS-II of
THE SECOND PART]

MR. DILIP RAMRAI RIVANKAR

L.H.F. Prints

1. _____
2. _____
3. _____
4. _____
5. _____

R.H.F. Prints

1. _____
2. _____
3. _____
4. _____
5. _____

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D. Ieoda

ELIORS HOMES LLP
Partners

35

Scanned with ACE Scanner

SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDOR/ASSIGNOR]
of THIRD PART]

ELIORS HOMES LL

Partners

ELIORS HOMES LLP represented by its designated partner
MRS. LAILA RASHID BHIMANI ALIAS BHIMANI LAILA RASHID

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AASHI REALTECH LLP

AUTHORISED SIGNATORY

S.D. Kamble

ELIORS HOMES LL

Scanned with ACE Scanner

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

AASHI REALTECH LLP
AUTHORISED SIGNATORY

AASHI REALTECH LLP represented by its designated partner
MR. PURSHOTAM BANSAL.

L.H.F. Prints	R.H.F. Prints
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S.D.Kamble

LIURS HOMES LL

Scanned with ACE Scanner

WITNESSES :

H S.No. - 971/A, Kancholem Wada.
Morjim, Pernem- Goa.

1. Prathamesh Shetgaonkar

Sub-Registrar of Pernem
PUSA

H.No. 684/1&2, Comba Board,
Bandej, Goa- 403502.

2. Shrikant padmebaum

AASHI REALTECH LLP
AUTHORISED SIGNATORY

S. D. Kankh

Angelkar

ELIORS HOMES LLP

Scanned with ACE Scanner

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Cunchelim[Mapusa] city

Date 15/12/2023

heet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
10	11	26927.00	OCCUP CLASS I		Private

Keted entries indicate Deletion

further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

cord is computer generated on 15/12/2023 at 11:52:08AM as per Online Reference Number - 0. This record s without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. test copy of this record can be seen/verified for authenticity on the DSLR website https://dslr.goa.gov.in .

AASHI REALTECH LLP

AUTHORISED SIGNATORY

Partners

Scanned with ACE Scanner

28/02/2024

AUTHORITY

Government of Goa

Form 'D'

See Rule 7

2923/2024

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Cunchelim[Mapusa] city

Page No. 1

Date 15/12/2023

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
10	11	26927.00	OCCUP. CLASS I		Private

Easements

----- Nil -----

Holders in the origin of the title
So far as traced) -

OF SHRI. EKNATH JANARDHAN CHATIM
AND SHRI. LAXMINARAYAN JANARDAN CHATIM OF CUNCHELIM MAPUSA, GOA.

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name / Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
24/10/1989	278	Gift Deed	THE PRESIDENT OF PARAMDHAM OMKAR DEVASTHAN, CUNCHELIM, MAPUSA-GOA. Area = 270 Sq. Mts.	H	
06/10/2003	62/20	Sale Deed	SMT. LATA HANUMANT NAIK CHOPDEKAR. By virtue of Deed of Sale executed before the Sub registrar of Bardez at Mapusa registered under no. 868 at pages 256 to 268 of Book I Vol No. 1008 dated 21/04/2003. AREA = 150 sq-mts.	H	
06/07/2006	210327	Sale Deed	SHRI. SONU GOPAL TEMKAR By virtue of Deed of Sale registered under No. 2518 at pages 261 to 271 on Book No. 1 vol No. 1316 dated 20/06/2005 registered in the office of the Sub registrar of Bardez at Mapusa.	H	655.00
15/12/2017	212384	Deed of Sale	[Mr SHUKUR MUSA AGA alias SHUKUR M. AGA] acquired right to the property admeasuring area 600m2 by virtue of Deed of Sale registered in Book 1 document under registration no BRZ-BK1-04193-2017, CD No BRZD790 on Date 12-10-2017 in the office of Sub registrar of Bardez at Mapusa Goa.	H	600.00

AASHI REALTECH LLP

Continued in Page 2

Scanned with ACE Scanner

Certified to be True Copy

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez
PANAJI-GOA

Ref. No. NGPDA/M/49 (6)/2112/ 3556/2024 Date: 04 MAR 2024

ORDER

Name of the Applicant: Mrs. Pooja Premanand Temkar,
Miss. Anishka Premanand Temkar,
Mr. Shreyas Premanand Temkar,
Mr. Narayan Sonu Temkar,
Mrs. Nandini Narayan Temkar,
Mrs. Namita Nivrutti Narse,
Mrs. Soniya Dinanath Kambli
Mrs. Rashmi Nivruti Narse,
Mr. Nitin Sakharam Josalkar,
Mrs. Sanjana B. Sangelkar
Mr. Balchandra Damu Sangelkar
R/o. H. No. 165/B-1, Maddi Wada,
Marna Road, Cunchelim, Mapusa Goa.

2023
2023

Address

1. **Chalta no. 11 of P.T. Sheet No. 10 Plot No. G** for which N.O.C. Under Section 49 (6) is applied for registration of **Deed of Sale.**
2. Zone of area as per ODP any other: **Settlement "S-2" Zone**
3. Method of Assessment: **655.00 m2 @ Rs. 16.00/- per m2 = Rs. 10,480.00/-**
4. Number of N.O.C.S : **01**
5. Any other remarks:
   a. The Payment is to be made in favour of North Goa Planning & development Authority vide A/c No.4226 Goa Urban Co-op Bank Ltd Mala Panaji Goa
   b. Payment is to be made within 15 days from the date of issue, failing which the file will be closed.

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY * PANJIM GOA

(VERTIKA DAGUR)
MEMBER SECRETARY

Copy to: Accountant

bn.

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL
NOTARY V. K. HARMALKAR BARDEZ AREA Regd No. 367 EXPIRY DATE 26/02/2029 GOVT OF GOA (INDIA)

Certified to be True Copy of the original
Reg No.5483/24 dated 13/03/2024
VIKESH K. HARMALKAR
NOTARY AT MAPUSA BARDEZ GOA
STATE OF GOA- INDIA

Scanned with ACE Scanner

Certified to be True Copy

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez
PANAJI-GOA

Ref. No. NGPDA/M/49(6)/2112/ 3553 **/2024** **Date:** 04 MAR 2024

NO OBJECTION CERTIFICATE

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of **Sale deed** admeasuring **655.00/ 26,927.00 sq. mts.** of the property bearing **Ch. No. 11 of P.T. Sheet No. 10 Plot No. G, Cuchelim** Mapusa Goa.

The details of the property is stated by the applicant are as follows:-

1. **Area of the property: - 655.00/ 26,927.00 sq. mts.**
2. **Property name of any: - VANGUR BATTA or EDSSODEACHEM BATTA also known as PAULISTANACHEM BATTA**
3. **Registration No.: - 9541 of Book B-New-25**
4. **Matriz No. : - 748 of third Circumscription of Mapusa.**

Boundary details :-

North	By:-	**Remaining part of same property Surveyed under Ch. No. 11 of P.T. Sheet No. 10.**
South	By:-	**An access to main & private property.**
East	By:-	**Nallah beyond which property bearing Ch. No. 11-C, of P.T. Sheet No. 10.**
West	By:-	**Property Surveyed under Ch. No. 10 of P.T. Sheet No. 10.**

1. The property/ plot falls in **Settlement "S-2" Zone as per ODP 2021 of Mapusa.**
2. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriated Authority
3. This N.O.C. is to be read along with the plan enclosed.
4. It will not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act, 1974 based on this N.O.C.
5. This NOC is valid for THREE YEARS only.
6. This NOC is not to be construed to be the approval of the sub-division and also this NOC does not guarantee the purchaser of the land permission u/s. 44 of TCP Act, if it does not exist the planning regulation at the time applicant applies for the Development u/s. 44.
7. This NOC is issued as per the decision of the Authority in its 56th meeting held on 31/3/2015 and as per decision taken in the 70th Authority meeting held on 11-05-2018.
8. Registrar may verify the ownership documents before registering the sale deed.
9. This NOC is issued based on Judgement given by the Court of Civil Judge Senior Division, Mapusa under Inventory proceeding No. 479/2023/A.

NORTH GOA PLANNING & DEVELOPMENT AUTHORITY * PANJIM GOA

(VERTIKA DAGUR)
MEMBER SECRETARY

To,
Mrs. Pooja Premanand Temkar,
Miss. Anishka Premanand Temkar,
Mr. Shreyas Premanand Temkar,

Scanned with ACE Scanner

Mr. Narayan Sonu Temkar,
Mrs. Nandini Narayan Temkar,
Mrs. Namita Nivrutti Narse,
Mrs. Soniya Dinanath Kambli
Mrs. Rashmi Nivruti Narse,
Mr. Nitin Sakharam Josalkar,
Mrs. Sanjana B. Sangelkar
Mr. Balchandra Damu Sangelkar
R/o. H. No. 165/B-1, Maddi Wada,
Marna Road, Cunchelim, Mapusa Goa.

Scanned with ACE Scanner

PLAN

SHOWING PLOT "G" PART OF CHALTA No.11 OF PT. SHEET No.10 OF CUNCHELIM CITY SURVEY MAPUSA VIDE DEED OF SALE REG. No. 2518 AT PAGES 261 TO 271 BOOK No. I VOLUME No. 1316 DT. 20-06-2005.

SCALE- - - - 1:1000

AREA OF PLOT "G" AS PER DEED OF SALE DT. 20-06-2005 - - - - - - 655 SQ.MTS

* NO OBJECTION * FOR REGISTERING
A DEED OF Sale
VIDE NO. PANJIM/494(6)/2112/3557/2024
DATED 04 MAR 2024

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

30/01/2024
P V SHIRODKAR
Head Surveyor/ Supdt.
Directorate of Settlement
& Land Records
Panaji - Goa

Scanned with ACE Scanner

PLAN

SHOWING PLOT 'G' PART OF CHALTA No 11 OF P.T. SHEET No 10 OF CUNCHELIM CITY SURVEY MAPUSA VIDE DEED OF SALE REG. No 2518 AT PAGES 261 TO 271 BOOK No 1 VOLUME No 1316 DT 20-06-2005.

SCALE- - - - 1:1000

AREA OF PLOT 'G' AS PER DEED OF SALE DT. 20-06-2005 - - - - - - 655 SQ.MTS

* NO OBJECTION * FOR REGISTERING
A DEED OF Sale
VIDE No. PDA(M)/HQ(6)/2112/3557/2024
DATED 04 MAR 2024

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

ASHI REALTECH LLP
AUTHORISED SIGNATORY

SHURS HOMES LLP
Partner

30/01/2024
P V SHIRODKAR
Head Surveyor/ Supdt.
Directorate of Settlement
& Land Records
Panaji - Goa

Scanned with ACE Scanner

Government of Goa

Document Registration Summary 2

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

rint Date & Time : - **14-Jun-2024 03:37:58 pm**

ocument Serial Number :- **2024-BRZ-2923**

resented at **03:23:08 pm** on **14-Jun-2024** in the office of the **Office of the Civil Registrar-cum-Sub egistrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	625000
2	Registration Fee	375000
3	Mutation Fees	1500
4	Processing Fee	3940
	Total	**1005440**

Stamp Duty Required :**625000/-** Stamp Duty Paid : **625000/-**

resenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP ,Father Name: Late Shri Krishan Lal Bansal,**Age:** 51, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, **Address1 -** House no. 92, Sharda Niketan, Pitampura, North West Delhi, Delhi- 110034, **Address2 -** , **PAN No.**		AASHI REALTECH LLP AUTHORISED SIGNATORY	

xecuter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**POOJA PREMANAND TEMKAR , Father Name:Shankar Naik, Age:** 51, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Housewife, H.no. 165/B-1, Maddi Wada, Mama Road, Chunchelim, Mapusa, Goa, 403507, **PAN No.:**			

Scanned with ACE Scanner

Party Name and Address	Photo	Thumb	Signature
ANISHKA PREMANAND TEMKAR , **Father Name:Mr. Premanand Temkar**, **Age:** 26, **Marital Status:** Unmarried ,**Gender:**Female,**Occupation:** Service, H.no. 165/B-1, Maddi Wada, Marna Road, Chunchelim, Mapusa, Goa, 403507, **PAN No.:**			
SHREYAS PREMANAND TEMKAR , **Father Name:Mr. Premanand Temkar**, **Age:** 23, **Marital Status:** Bachelor ,**Gender:**Male,**Occupation:** Other, H.no. 165/B-1, Maddi Wada, Marna Road, Chunchelim, Mapusa, Goa, 403507, **PAN No.:**			
NARAYAN SONU TEMKAR , **Father Name:Late Sonu Temkar**, **Age:** 56, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, H.no. 174 (ILL)-1, Khadpa Wadda, Opp Sai Baba Temple, Cunchelim, Mapusa, North-Goa, Goa, 403507, **PAN No.:**			
NANDINI NARAYAN TEMKAR , **Father Name:Madan Kambali**, **Age:** 52, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, H.no. 174 (ILL)-1, Khadpa Wadda, Opp Sai Baba Temple, Cunchelim, Mapusa, North-Goa, Goa, 403507, **PAN No.:**			
NAMITA NIVRUTTI NARSE , **Father Name:Sonu Temkar**, **Age:** 56, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Housewife, EHN 91, Murmusem, Tuem,Pernem, North-Goa, Goa, 403512,, **PAN No.:**			
SONIYA DINANATH KAMBLI , **Father Name:Late Nivrutti Narse**, **Age:** 38, **Marital Status:** Widow ,**Gender:**Female,**Occupation:** Service, Nagolewadi, VTC, Redi, District Sindhudurg, Maharashtra, 416517, **PAN No.:**			
RASHMI NIVRUTTI NARSE , **Father Name:Late Nivrutti Narse**, **Age:** 34, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, 2-7, Vaijanti Niwas,Village Road, Datta Mandir Road Bhandup,West, Mumbai, Maharashtra 400078, **PAN No.:**			

Scanned with ACE Scanner

JO	Party Name and Address	Photo	Thumb	Signature
	NITIN SAKHARAM JOSALKAR , Father Name:Sakharam Josalkar, Age: 38, Marital Status: Married ,Gender:Male,Occupation: Service, 2/7, Vaijanti Niwas,Village Road, Datta Mandir Road Bhandup,West, Mumbai, Maharashtra 400078, PAN No.:			
)	SANJANA B. SANGELKAR , Father Name:Sonu Temkar, Age: 50, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. no. 854, Rai Porta Vaddo, Siolim, Marna, Bardez, North-Goa, Goa, 403517, PAN No.:			
1	BALCHANDRA DAMU SANGELKAR , Father Name:Damu Sangelkar, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Service, H. no. 854, Rai Porta Vaddo, Siolim, Marna, Bardez, North-Goa, Goa, 403517, PAN No.:			
	DEEPA EKNATH CHATIM Alias DEEPASHRI DEELIP RIVANKAR , Father Name:Eknath Chatim, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 7/122-a Cruz Waddo, Bardez, Saligao, North Goa, Goa 403511, PAN No.:			
13	DILIP RAMRAI RIVANKAR , Father Name:Ramrai Rivankar, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Service, H. No. 7/122-a Cruz Waddo, Bardez, Saligao, North Goa, Goa 403511, PAN No.:			
14	LAILA RASHID BHIMANI ALIAS BHIMANI LAILA RASHID Designated Partner Of ELIORS HOMES LLP , Father Name:Rashid Hassam Bhimani Alias Rashid Hasan Bhimani, Age: 35, Marital Status: ,Gender:Female,Occupation: Business, Apartment no. C-312, Mount Mary Apartments, Dr. Peter Dias Road, Mount Mary Steps, Mumbai, Bandra West, Maharastra, 400050, PAN No.:		ELIORS HOMES LLP Partners	
15	PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP , Father Name:Late Shri Krishan Lal Bansal, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, House no. 92, Sharda Niketan, Pitampura, North West Delhi, Delhi-110034, PAN No.:		AASHI REALTECH LLP AUTHORISED SIGNATORY	

Scanned with ACE Scanner

8 PM

ess:

individually/Collectively recognize the Vendor, Purchaser,

	Party Name and Address	Photo	Thumb	Signature
	Name: **PRATHAMESH SHETGAONKAR,Age: 33,DOB: 1991-02-13 ,Mobile:** ,**Email: ,Occupation:Business , Marital status : Unmarried** , Address:403512, H. NO. 973/A KANCOLEM WADA, H. NO. 973/A KANCOLEM WADA, Morgim, Pernem, NorthGoa, Goa			
	Name: **SHRIKANT MARUTI PEDNEKAR,Age: 41,DOB: 1982-07-22 ,Mobile:** ,**Email: ,Occupation:Business , Marital status : Married** , Address:403502, H. NO. 684/145 CANSA BOARD , H. NO. 684/145 CANSA BOARD , Tivim, Bardez, NorthGoa, Goa			

14/06/2024

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- **2024-BRZ-2923**

Scanned with ACE Scanner

Document Serial No:-2024-BRZ-2923

Book :- 1 Document
Registration Number :- **BRZ-1-2874-2024**
Date : 14-Jun-2024

14/06/2024

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

SUB-REGISTRAR
BARDEZ

Scanned with ACE Scanner

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:- 24-Jul-2024 13:19:24

Date of Receipt: 24-Jul-2024

Receipt No : 2024-25/9/3463

Serial No. of the Document : 2024-BRZ-3825

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

Received the following amounts from **PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP** for Registration of above Document in Book-1 for the year 2024

Registration Fee	222000	E-Challan(Online fee)	• Challan Number : 202400498627 • CIN Number : 0212408994	222000
Processing Fee	1980	E-Challan(Online fee)	• Challan Number : 202400498627 • CIN Number : 0212408994	2500
Total Paid	**224500** (Rupees Two Lakh Twenty Four Thousands Five Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

SEAL OF THE SUB-REGISTRAR OF BARDEZ GOA INDIA

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OF FINAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Adv. Sanket Shetgaonkar

AASHI REALTECH LLP

Purshotam B

DESIGNATED PARTNER

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to on Dated **24-Jul-2024**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Scanned with ACE Scanner

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

STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 296000/-

(Rupees Two Lakh Ninety Six Thousands only)

PAID VIDE E-RECEIPT NO 202400498587 DATED :04-Jul-2024,

IN THE GOVERNMENT TREASURY.

THE SEAL OF THE SUB-REGISTRAR OF BARDEZ MAPUSA

Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400039363
DOCUMENT SERIAL NUMBER	:	2024-BRZ-3825
DATE OF PRESENTATION	:	24-Jul-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-3746-2024
DATE OF REGISTRATION	:	24-Jul-2024
NAME OF PRESENTER	:	PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP
REGISTRATION FEES PAID	:	₹222000/-
PROCESSING FEES PAID	:	₹2500/-
MUTATION FEES PAID	:	₹1500/-

Scanned with ACE Scanner

Government of Goa
Directorate of Accounts
Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

Echallan No. 202400498587

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 03-07-2024 12:44:25

Name and Address of Party : PURSHOTAM | 9811178471
office at House no 146 Shop no 2 Ground Floor PKT 5 SEC 22 Rohini Rohini sec 11 near Rohini

Service: Stamp Duty

	Amount
Stamp Duty	₹ 296000.00
Total Amount :	₹ 296,000.00

(Rs. Two Lakh Ninety Six Thousand Only)

Department Data: 202400039363 NOTARY|202400039363 NOTARY

Bank ref No:
Status: Success
Payment Date: 04-07-2024 18:08:49

Reprint Date: 23/07/2024 10:15:23

2024-BRZ-3825
24/07/2024

REGISTRAR OF BARDEZ
GOA

DEED OF SALE

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

This **DEED OF SALE** is executed at Mapusa, Bardez, Goa, on this 23rd day of July, 2024.

BETWEEN

ELIORS HOMES LLP, a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, having PAN – , with its registered office at Shop no.1, Ground Floor, Las Terrazzo Apartment, Siolim, Bardez, Goa-403517, represented herein by its designated partner, **MRS. LAILA RASHID BHIMANI ALIAS BHIMANI LAILA RASHID**, d/o Rashid Hassam Bhimani alias Rashid Hasan Bhimani, 35 years of age, Indian National, married, Businesswomen, holding Aadhaar no: , PAN Card No: , resident of Apartment no. C-312, Mount Mary Apartments, Dr. Peter Dias Road, Mount Mary Steps, Mumbai, Bandra West, Maharastra, 400050, duly authorized vide Resolution dated 13-06-2024, hereinafter referred to as the **'VENDOR'** (which expression shall include its/his/her/their heirs, successors, executors, administrators and assigns) of the **OF THE FIRST PART.**

AND

AASHI REALTECH LLP, a Limited Liability Partnership, duly registered under the Limited Liability Partnership Act, under LLPIN NO. ACG- 9952, having PAN – , with its registered office at House no. 146, Shop no.2, Ground Floor, PKT 5, SEC-22, Rohini, Rohini sec-11, Rohini Police Station, Delhi, North West Delhi-110085, Delhi, India, represented herein by its designated partner, **MR. PURSHOTAM BANSAL,** S/o Late Shri krishan Lal Bansal, 51 years of age, Indian National, married, Businessman, holding Aadhaar no: PAN Card No: , resident of House no. 92,

ELIORS HOMES LLP
Partners

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

Sharda Niketan, Pitampura, North West Delhi, Delhi- 110034, duly authorized vide Resolution dated 09-06-2024 hereinafter referred to as the **'PURCHASER'** (which expression shall include its/his/her/their heirs, successors, executors, administrators and assigns) of the **SECOND PART**

WHEREAS there exist an property admeasuring 1015 sq. mts. which corresponds to the 1/60th part of the fifth Plot enrolled in the land revenue office under no. 748 of the third Division of Mapusa, forming part of the larger property identified as 'VANGORBATTA' or 'ESSODICHEM BATTA' situated at Cunchelim-Mapusa Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, bearing old cadastral no. 631, of the Cunchelim Village, Mapusa, Bardez, Goa and hereinafter referred to as the **"SAID PROPERTY"**

WHEREAS the larger of the property which was recorded under Old Cadastral survey No. 631 of Village Cunchelim, Bardez, Goa was originally owned and possessed by Shri. Janardhan Chatim and as his name was recorded in the Registo do Agrimesor of the Old Cadastral survey No. 631 of Village Cunchelim Bardez.

WHEREAS by an Instrument of Sale and Discharge dated 23-12-1968 the original owners of the land Shri. Janardhana Chatim and his wife Smt. Guirjabai Chatim sold the SAID PROPERTY being the one half of the eastern side of the SAID PROPERTY to Smt. Idalina Costa e Fernandes and the other half of the western side of the SAID PROPERTY to Smt. Maria Quiteria Pereira e Costa, totally admeasuring 1015 sq. mts., which Deed is duly registered

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

under no. 2265 of Book No.1 Vol. 28, at pages 300 to 303, on 23rd December 1968, in the office of Sub-registrar Bardez at Mapusa, Goa.

WHREAS the said Smt. Maria Quiteria Pereira e Costa carried out mutation proceedings and partition of her holding, to the extend of one half of the SAID PROPERTY being the Plot admeasuring **503** sq. mts. which plot pursuant to its partition came to be recorded separately and independently under Chalta No.12 of P.T. Sheet No. 10 of the City Survey of Mapusa(Cunchelim) and thus her name was exclusively recorded in survey records of right in the Form "D" Property Card of the property recorded under chalta no. **12** of P.T. sheet **10** of city survey of Cunchelim-Mapusa having an area of **503** sq. mts., and thus the aforesaid Plot described in detail in the schedule hereunder written and hereinafter referred to as the "**SAID PLOT**" caused to be absolutely and exclusively owned and possessed by the said Maria Quiteria Pereira e Costa.

WHEREAS Corresponding certificate under No.9(02)-150/DSLR-2021/2088 was subsequently issued by the Directorate of Settlement & Land Records, Panaji Goa certifying that Old Cadastral Number 631 (Part) corresponds to new survey number bearing Chalta No. 12 of P.T. Sheet 10 of city survey of Cunchelim- Mapusa, Bardez.

WHEREAS the said Smt. Maria Quiteria Pereira e Costa was married to Shri. Jeronimo Da Costa alias Jerome D'Costa alias Jeromino Costa and both expired on 24/2/2019 and 5/4/1969 respectively and upon their demise Inventory proceeding under no. 28/2020/G was initiated by their daughter Smt. Sabina Pinto, whereby the SAID PLOT was listed at Item no. 1 and the same was

...IORS HOMES...

...LLP

DESIGNATED PARTNER

Scanned with ACE Scanner

allotted in equal shares of ½ each to their legal heirs (i)-Smt. Sabina Pinto married to Shri. Joao Felix Pinto alias Felix Pinto and (ii) Shri. Stanley Abraham D'Costa married to smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa, vide the chart of partition was confirmed by order dated 13-03-2020 which was further confirmed by Order of Homologetion dated 03-08-2020 passed by the Court of Civil Judge Junior division Mapusa in the said Inventory proceedings.

WHEREAS on having acquired the SAID PLOT in terms of the Inventory proceedings the above named Legal heirs carried out mutation proceedings and thus the names of (i)-Shri. Stanley Abraham D'Costa and (ii) Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa (iii)- Shri. Joao Felix Pinto alias Felix Pinto and (iv)Smt. Sabina Pinto stands recorded under mutation no. 212868, dated 02-03-2021, in the survey records of the SAID PLOT, surveyed under chalta no.12 of P.T. Sheet 10 of city survey of Cunchelim- Mapusa,

WHEREAS on 27-10-2021 the North Goa Planning and Development Authority issued Zoning Certificate under no.NGPDA/Tech.Gen/Mapusa/Vol.XVII/963/2021 certifying that the SAID PLOT surveyed under chalta no. 12 of P.T.Sheet 10 of city survey of Cunchelim Mapusa is earmarked as settlement S-2 Zone as per outline Development Plan 2021 (ODPB2021) of Mapusa Bardez Taluka permissible 80.

WHEREAS the said Stanley Abraham D'Costa expired on 25-12-2020 at Kuwait survived by his widow and moiety sharer Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

Felicidade Connie alias Maria Felecia D'Costa and as his sole and universal legal heirs his children (i)-Joel Jerome D'Costa and (ii) Jillian D'Costa, and the same is confirmed in the Petition no. 770 filed in the High Court of Judicature at Bombay, Testamentary and intestate Jurisdiction, whereby the 50% share belonging to Late Stanley D'Costa in the SAID PLOT was listed at item no.2 and the said Smt. Maria Felecia Costa was granted letter of Administration to the said plot, as confirmed by order dated 11-11-2022 passed by the said High Court.

WHEREAS thus upon the demise of said Stanley Abraham D'Costa, his half share in the property devolved upon his legal heirs (i)-Joel Jerome D'Costa and (ii) Jillian D'Costa and the moiety share to Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa.

Whereas thereafter the said 1. Shri. Joao Felix Pinto alias Felix Pinto alias Felix Fredrick Pinto, and his wife 2. Smt. Sabina Pinto alias Sabina Felix Pinto, 3. Smt. Maria Felicidade Connie alias Felicia D'Costa alias Maria Felicidade Connie alias Maria Felecia D'Costa alias Maria Felicidade alias Felicia D'souza, 4. Shri Joel Jerome D'Costa, and his wife 5. Smt. Chyselle Andrea Borges, and Smt. Jillian D'costa sold to Eliors Homes LLP, the SAID PLOT admeasuring **503** sq. mts, bearing chalta no. 12 of P.T. sheet 10 of city survey Cunchelim-Mapusa, vide Deed of Sale dated 28-04-2023, duly registered with sub registered of Bardez, at Mapusa, under reg. no. BRZ-1-3152-2023, Book-1 Document, Dated 04-07-2023.

ELIORS HOMES LLP
Partner

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

AND WHEREAS the said Smt. Jillian D'costa was married to a person of non goan origin and also her marriage is not registered in the state of Goa and thus she is was not governed by the regime of communion of assets as per laws prevailing in the state of Goa and therefore her spouse was not added as party to the aforesaid Deed of Sale dated 28-04-2023.

AND WHEREAS the name of the said Eliors Homes LLP is featuring under Mutation no. 213811, dated 11-10-2023 in the occupants column of the Survey Records (Form D) of the SAID PLOT bearing chalta no. 12 of P.T. sheet 10 of city survey of Cunchelim- Mapusa, Bardez.

AND WHEREAS the VENDOR has represented to the PURCHASER, that all the aforesaid recitals are true and correct and that the VENDOR is now the sole, absolute and exclusive owners and in absolute and exclusive possession of the **SAID PLOT**, admeasuring **503** sq. mts, bearing chalta no. **12** of P.T. sheet **10** of city survey of Cunchelim-Mapusa, situated at Cunchelim-Mapusa Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, more particularly described in the Schedule herein-under written and that there is no other person/s, who can prove a better title to the SAID PLOT.

AND WHEREAS the VENDOR has represented to the PURCHASER that there are no tenants, occupants, mundkars, claimants or any other rights holders in or to the **SAID PLOT**, admeasuring **503** sq. mts, bearing chalta no. **12** of P.T. sheet **10** of city survey of Cunchelim-Mapusa, situated at Cunchelim-Mapusa Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North

ELIORS HOMES LLP
Partner

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

Goa, in the State of Goa, more particularly described in the Schedule herein-under written.

AND WHEREAS based on the aforesaid specific representations of the VENDOR and believing the same to be true, the PURCHASER has approached the VENDOR with a proposal to purchase from the VENDOR, the **SAID PLOT**, admeasuring **503** sq. mts, bearing chalta no. **12** of P.T. sheet **10** of city survey of Cunchelim-Mapusa, situated at Cunchelim-Mapusa Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa,more particularly described in the Schedule herein-under written, free from all, claims, demands and encumbrances, for a total consideration of **Rs. 74,00,000 /- (Rupees Seventy Four Lakhs Only)** subject to the terms and conditions, mentioned herein below and the VENDOR has agreed to sell the SAID PLOT, described in the Schedule herein-under written, to the PURCHASER for the said consideration.

AND WHEREAS the VENDOR is now therefore executing this Deed of Sale in favour of the PURCHASER on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid agreement and in consideration of a sum **Rs. 74,00,000 /- (Rupees Seventy Four Lakhs Only)** paid by the PURCHASER to the VENDOR, vide Bank transfer dated 29-06-2024, bearing UTR no. KKBKR52024062900739900, a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only); vide Bank transfer dated

...ORS HOMES...
Partner

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

04-07-2024, bearing UTR no. KKBKR52024070400977527, a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only); vide Bank transfer dated 05-07-2024, bearing UTR no. KKBKR52024070500694880, a sum of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only); vide Bank transfer dated 11-07-2024, bearing UTR no. KKBKR52024071100906888, a sum of Rs. 16,26,000/- (Rupees Sixteen Lakhs Twenty Six Thousand Only); and sum of Rs. 74,000/- (Rupees Seventy Four thousand only) deducted towards TDS and paid to the Income Tax account of the VENDOR (the receipt of which entire consideration the VENDOR do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDOR, as the sole, absolute and exclusive owner of the **SAID PLOT**, admeasuring **503** sq. mts, bearing chalta no. **12** of P.T. sheet **10** of city survey of Cunchelim-Mapusa, situated at Cunchelim-Mapusa Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa,, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, do hereby Sell, Grant, Convey, Transfer, Assign and Assure unto the PURCHASER, the **SAID PLOT**, admeasuring **503** sq. mts, bearing chalta no. **12** of P.T. sheet **10** of city survey of Cunchelim-Mapusa, situated at Cunchelim-Mapusa Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa,, more particularly described in the Schedule herein-under written and delineated in red in the plan annexed hereto, and all trees and structures standing thereon alongwith all the privileges existing to the SAID PLOT or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith

REGISTRAR OF ASSURANCES

...OORS HOMES
Partner

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

all the estate, rights, titles, interests and claims whatsoever, both by law or in equity of the VENDOR into or upon the SAID PLOT, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use and ownership of the PURCHASER, forever and absolutely.

2. The entire sale consideration of the SAID PLOT, has been paid in full by the PURCHASER in favour of the VENDOR and the VENDOR categorically and specifically admit and acknowledge the receipt of the entire sale consideration and gives full discharge of the same to the PURCHASER and the VENDOR undertake not to raise any claims or demands against the PURCHASER, and/or the SAID PLOT in this regard, at any point of time in the future.

3. The VENDOR have on this day handed over the physical, vacant, peaceful and irrevocable possession of the SAID PLOT, to the PURCHASER, free from all claims, demands and encumbrances, to have, own, occupy, possess, use and hold the SAID PLOT, forever, as its own, from this day onwards, without any interferences from any persons whomsoever.

4. The VENDOR do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDOR or knowingly suffered to the contrary by it, the VENDOR do have in it good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PLOT, hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and

ORS HOMES
Partner

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDOR or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through it.

5. The VENDOR shall indemnify and keep indemnified the PURCHASER against all penalties, claims and/or demands, if any made against the SAID PLOT, hereby sold or any part thereof, either independently or through the VENDOR or any other person or persons and if any claims are made against the SAID PLOT, the same shall be settled or dealt with by the VENDOR alone, at its own cost, without any liability to the PURCHASER.

6. The VENDOR do hereby covenant, undertake and declare as under:

a) That the SAID PLOT, is free from all encumbrances, charges, liens, mortgages, equities, claims or demands, whatsoever, and the VENDOR has not done anything whereby the SAID PLOT, may be subject to any attachment, charge or lien of any Bank, Court or person whatsoever or whomsoever.

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PLOT.

c) That the SAID PLOT, is not subject matter of any acquisition or requisition or affected by any Government Notification or order or notice under any Ordinance Act, Defense of India Act or under

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

any other Law, by the State Government or Central Government or any other authority or local body.

d) That the VENDOR has not entered into any Agreement for sale, transfer, arrangement, understanding, document or Instrument with any other third party concerning the SAID PLOT, nor has VENDOR agreed to sell or encumber the SAID PLOT, in any manner whatsoever.

e) That the VENDOR or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons or entities in over or in respect of the SAID PLOT, hereby sold.

f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition, setbacks, easements in respect of the SAID PLOT, nor is the SAID PLOT, affected by any prohibitory order of injunction or attachment either before or after Judgment.

g) That there are No Mundkars, Tenants, other right holders, or any other occupants of/on the SAID PLOT.

h) There is no access/path passing through the SAID PLOT.

i) That the title of the VENDOR to the SAID PLOT is clear and marketable.

j) That the VENDOR has on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PLOT.

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

k) That the SAID PLOT is not subject to any notice of attachment by the Income Tax Authorities, Enforcement Directorate, Directorate of Revenue Intelligence or any other Government Authorities, or any bankruptcy proceedings initiated against the VENDOR.

l) That the VENDOR covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PLOT, against all claims or demands, if any, raised with respect to the SAID PLOT.

m) That the VENDOR covenant that if any claims or demands are made against the SAID PLOT, the same shall be settled and/or dealt with by the VENDOR alone at its own cost, without any liability to the PURCHASER.

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

7. The VENDOR do hereby covenant that the VENDOR has NO OBJECTION for mutation of the survey records of rights, pertaining to the **SAID PLOT,** admeasuring **503** sq. mts, bearing chalta no. **12** of P.T. sheet **10** of city survey Cunchelim-Mapusa, to include the name of the PURCHASER in the Occupant's Column of the survey records (Form D) of the property bearing chalta no. **12** of P.T. sheet **10** of city survey Cunchelim-Mapusa,,

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

and to delete the name of VENDOR existing therein, and the VENDOR undertakes to fully cooperate in the said process of mutation.

8. The VENDOR and the PURCHASER covenant that all deeds, documents, understandings, agreements, papers, instruments, communications, etc, exchanged or executed between the VENDOR and the PURCHASER, with respect to the SAID PLOT, prior to the execution of this Deed of Sale, stand cancelled, terminated, void, unenforceable and invalid, and the SAID PLOT stands fully, exclusively and finally transferred to the PURCHASER free from all claims, demands and encumberance under this Deed of Sale.

9. The VENDOR covenant that the PURCHASER shall from this day onwards hold, own and possess the SAID PLOT, as its own, as its sole absolute and exclusive owner.

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

11. The PURCHASER has deducted an amount of Rs. 74,000/- (Rupees Seventy Four thousand only) @ 1% towards the TDS on this transaction and the same is credited towards the Income Tax Account of the VENDORS .

12. This Deed of Sale is valued at **Rs. 74,00,000 /- (Rupees Seventy Four Lakhs Only)** , and accordingly appropriate stamp duty has been paid on this Deed.

AASHI REALTECH LLP

DESIGNATED PARTNER

Scanned with ACE Scanner

SCHEDULE

DESCRIPTION OF THE PLOT

ALL THAT plot of land admeasuring **503** sq. mts., Surveyed under Chalta no. **12** of P.T.Sheet no. **10** of the City Survey of Cunchelim-Mapusa, now a separate, independent plot, which was earlier part and parcel of land admeasuring 1015 sq. mts. which corresponds to the 1/60th part of the Fifth Plot, forming part of the larger property identified as 'VANGORBATTA' or 'ESSODICHEM BATTA' situated at Cunchelim-Mapusa, Bardez ,Goa, within the limits of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described in the Office of Land-Registrar Bardez under No. 9541 of Book B-25 New Bardez and is enrolled in the Taluka Revenue Office under Matriz No.748 of the third Division of Mapusa and bearing old cadastral survey no. 631 of Cunchelim-Mapusa, Bardez, Goa, which plot of land presently bearing Chalta no. **12** of P.T.Sheet no. **10** the of City Survey of Cunchelim-Mapusa, is bounded as follows:-

Towards the North:-By Chalta no. 11 of P.T.Sheet 10 of City Survey of Cunchelim-Mapusa,

Towards the South:- By Public Road

Towards the East:- By Chalta no. 13 of P.T.Sheet 10 of City Survey of Cunchelim-Mapusa, and

Towards the West:- By Chalta no. 10 of P.T.Sheet 10 of City Survey of Cunchelim-Mapusa.

(The SAID PLOT is marked in red in the plan annexed hereto)

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

AASHI REALTECH LLP

DESIGNATED PARTNER

Scanned with ACE Scanner

SIGNED, SEALED & DELIVERED]
BY THE WITHIN NAMED VENDOR]

ELIORS HOMES LLP, represented herein by its designated partner, **MRS. LAILA RASHID BHIMANI ALIAS BHIMANI LAILA RASHID**

L.H.F. Prints	R.H.F. Prints
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

REGISTRAR OF ASSURANCES

ELIORS HOMES LLP
Partner

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

SIGNED, SEALED & DELIVERED]
BY THE WITHIN NAMED PURCHASER]

AASHI REALTECH LLP

DESIGNATED PARTNER

AASHI REALTECH LLP, represented herein by its designated partner, **MR. PURSHOTAM BANSAL.**

L.H.F. Prints	R.H.F. Prints
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____
5. _____	5. _____

REGISTRAR OF ASSURANCES

AASHI REALTECH LLP

DESIGNATED PARTNER

Scanned with ACE Scanner

WITNESSES :

Hs.NO:- 475/A, Fancholen wada,
morjim, Pernem - Goa.

1. Prathamesh Shetgaonkar

2. Vidhyavati S. Mourya. H.P. No 11/120/A 1. Prabhu Residency, Flower Fest Bldg. S-2 Kharim Mapusa Goa.

REGISTRAR OF BANDZ
USA

AASHI REALTECH LLP
Partner

Scanned with ACE Scanner

Government of Goa
Form 'D'
See Rule 7
Goa Land Revenue (City Survey) Rules, 1969
Property Card of Cunchelim|Mapusa| city

3825/2024

Page No. 1
Date 10/09/2024

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
10	12	503.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

[AND POSSESSION OF SMT. MARIA QUITERIA PEREIRA D'COSTA] OF CUNCHELIM MAPUSA-GOA.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details

Mutation Date	Mutation Number	Mutation Type	Name / Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
02/03/2021	212568	Deed of Inventory Proceedings (Partition)	[Mr STANLEY ABRAHAM DCOSTA and Mrs MARIA FELICIDADE CONNIE alias FELICIA DCOSTA alias MARIA FELICIDADE CONNIE alias FELICIA DSOUZA alias MARIA FELECIA DCOSTA half share and Mr JOAO FELIX PINTO alias FELIX PINTO and Mrs SABINA PINTO half share] by virtue of Order and Decree dated 03/08/2020 passed in the court of the civil judge Junior division at Mapusa Bardez Goa in Inventory Proceeding no. 28/2020/G.	H	503.00
14/02/2023	213475	High Court Order	[Joel Jerome DCosta] As per High Court Order, dated 02/12/2021, passed by the High Court of Judicature at Bombay Testamentary and Intestate Jurisdiction Petition No. 770 of 2022.	H	
14/02/2023	213475	High Court Order	[Jillian DCosta] As per High Court Order, dated 02/12/2021, passed by the High Court of Judicature at Bombay Testamentary and Intestate Jurisdiction Petition No. 770 of 2022.	H	
11/10/2023	213811	Deed of Sale	Eliors Homes LLP	H	503.00

Continued in Page 2

AASHI REALTECH LLP
DESIGNATED PARTNER

Scanned with ACE Scanner

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Cunchelim[Mapusa] city

Date 10/06/2024

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
10	12	503.00	OCCUP. CLASS I		Private
		As per Deed of Sale bearing Reg. No. BRZ-1-3152-2023, dated 04/07/2023, executed before Sub-Registrar of Bardez, Mapusa-Goa.			

[ ]Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

The record is computer generated on 10/06/2024 at 1:00:29PM as per Online Reference Number - 0. 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://dslr.goa.gov.in .

REGISTRAR OF BARDEZ

AASHI REALTECH LLP

PARTNER

Scanned with ACE Scanner

Government of Goa

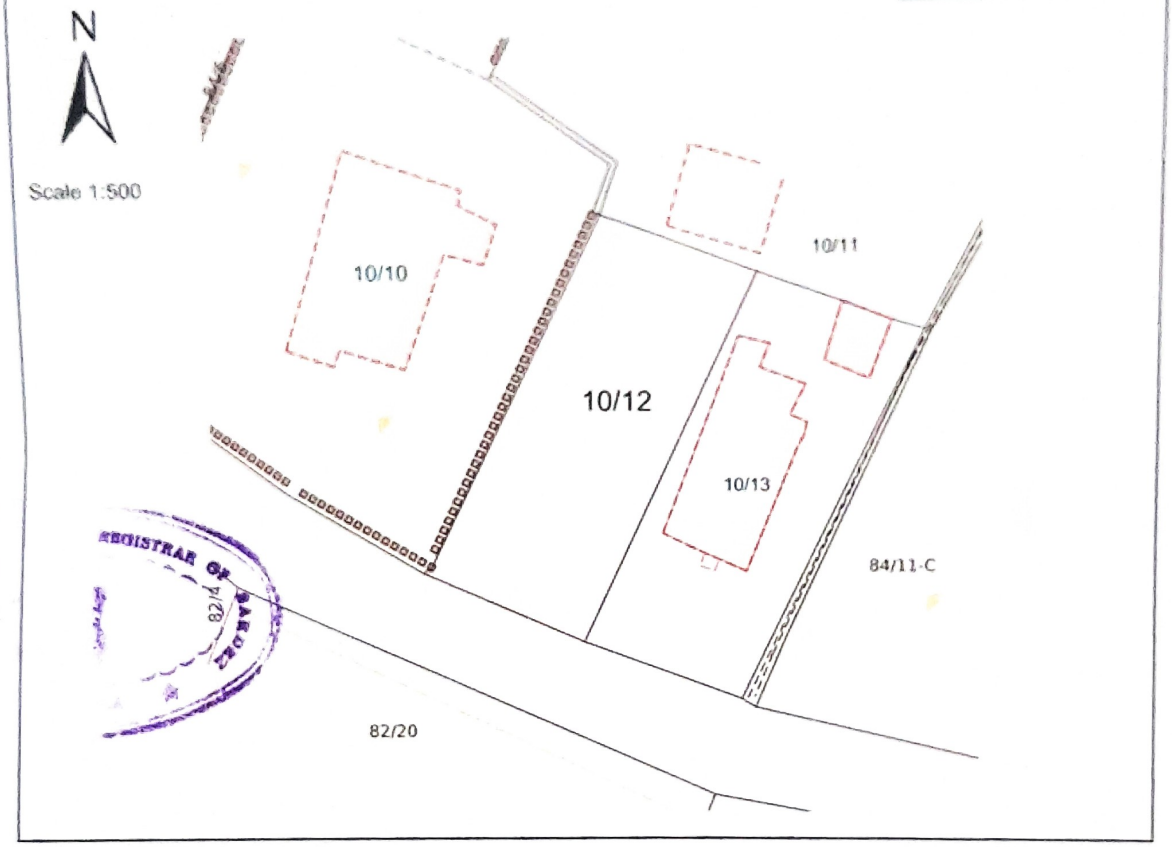
Directorate of Settlement and Land records

Survey Plan

Taluka / City Name : BARDEZ / Cunchelim

PTS / Chalta No. : 10/12

Appln date: 10-06-2024 | **Ref. No. :3997**



PATRICK HENDERSON GONSALVES
Digitally signed by PATRICK HENDERSON GONSALVES
Date: 2024.06.13 12:46:11 -07'00'

3825/2024

AAS[illegible]ECH LLP
DESIGNATED PARTNER

Report Generated By: MITALI NAIK

Print Size : A4

This record is computer generated on 12/06/2024 17:02:35 as per Online Ref No.3997. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 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.

Scanned with ACE Scanner

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **24-Jul-2024 01:18:23 pm**

Document Serial Number :- **2024-BRZ-3825**

Presented at **01:15:45 pm** on **24-Jul-2024** 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	296000
2	Registration Fee	222000
3	Mutation Fees	1500
4	Processing Fee	1980
	Total	**521480**

Stamp Duty Required :**296000/-** Stamp Duty Paid : **296000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP ,Father Name:**Shri Krishan Lal Bansal,**Age:** 51, **Marital Status: ,Gender:**Male,**Occupation:** Business, **Address1 -** House no. 92, Sharda Niketan, Pitampura, North West Delhi, Delhi- 110034, **Address2 - , PAN No.:**			AASHI REALTECH LLP DESIGNATED PARTNER

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**LAILA RASHID BHIMANI ALIAS BHIMANI LAILA RASHID Designated Partner Of ELIORS HOMES LLP , Father Name:Rashid Hassam Bhimani Alias Rashid Hasan Bhimani, Age:** 35, **Marital Status: ,Gender:**Female,**Occupation:** Business, C-312, Mount Mary Apartments, Dr. Peter Dias Road, Mount Mary Steps, Mumbai, Bandra West, Maharastra, 400050, **PAN No.:**			ELIORS HOMES

Scanned with ACE Scanner

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**PURSHOTAM BANSAL Designated Partner Of AASHI REALTECH LLP , Father Name:Shri Krishan Lal Bansal, Age:** 51, **Marital Status: ,Gender:**Male,**Occupation:** Business, House no. 92, Sharda Niketan, Pitampura, North West Delhi, Delhi-110034, **PAN No.:**			AASHI REALTECH LLP DESIGNATED PARTNER

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **PRATHAMESH SHETGAONKAR,Age: 33,DOB: 1991-02-13 ,Mobile: 9823630944 ,Email: ,Occupation:Business , Marital status : Unmarried** , Address:403512, H NO 973/A KANCHOLE WADA, H NO 973/A KANCHOLE WADA, Morgim, Pernem, NorthGoa, Goa			
2	Name: **VIDHYAWATI SUBASHCHANDRA MOURYA,Age: 32,DOB: ,Mobile: 9823630944 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403507, H NO 11/120/A1, H NO 11/120/A1, S-2 PRABHU RESIDENCY, FLOWER NEST KHORLIM, Mapusa, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR BARDEZ

Document Serial Number :- **2024-BRZ-3825**

REGISTRAR OF BARDEZ

Scanned with ACE Scanner

Document Serial No:-2024-BRZ-3825

Book :- 1 Document
Registration Number :- **BRZ-1-3746-2024**
Date : 24-Jul-2024

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

SUB-REGISTRAR
BARDEZ

REGISTRAR OF BARDEZ

Scanned with ACE Scanner