

Phone No  
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For Khom/ID Proof  
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MAR-20-2024 16:35:04

₹ 200000/-

03102  
18164041710348964696-00000363  
3818195 35 62 62 2022 RD 1

For T.ISB Sahakari Bank Ltd.  
Multistate Scheduled Bank

Officer / Asst. Manager  
Panjim Branch

2024-MOR-649  
21/03/2024



# DEED OF SALE



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Other  
38164061710949026911-00000364  
3816406 36-02-02-2022-RD 1

For TJSB Sahakari Bank Ltd.  
Multistate Scheduled Bank

*[Signature]*  
Officer / Asst. M. Manager  
Panjim Branch



# DEED OF SALE



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₹ 200000/-

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Other

38154051710949107909-00000360  
3815405 35 02-02-2022-RD 1

For TJSB Sahakari Bank Ltd.  
Multistate Scheduled Bank

  
Officer / Ass. Br. Manager  
Panjim Branch



# DEED OF SALE



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Other  
38154051710949129161-00000366  
3815405 35-02-02-2022-RD 1

For TJSB Sahakari Bank Ltd.  
Multistate Scheduled Bank

Officer / *[Signature]* Sr. Manager  
Panaji Branch



# DEED OF SALE



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For Whom/ID Proof:  
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₹ **200000/-**  
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Other  
38164061710949146142-00000367  
3816406 36-02-02-2022-RD I

For T.ISB Sahakari Bank Ltd.  
Multistate Scheduled Bank

  
Officer /Asst. RA Manager  
Panjim Branch



# DEED OF SALE



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₹ 2000000/-  
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Other  
38164061710949234846-00000368  
3816406 36-02-02-2022-RD 1

For TJSB Sahakari Bank Ltd.  
Multistate Scheduled Bank

Officer / Asst. M. Manager  
Panjim Branch



# DEED OF SALE



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₹ 200000/-  
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Other  
38164061710949268602-0000369  
3016406 36-02-02-2022-RD 1

For TJSB Sahakari Bank Ltd.  
Multistate Scheduled Bank

  
Officer / Asst. Mgr. Manager  
Panjim Branch



## DEED OF SALE



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₹ 200000/-  
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Other  
38154051710849348010-00000370  
3815405 36-02-02-2022-RD 1

For T.JSB Sahakari Bank Ltd.  
Multistate Scheduled Bank

  
Officer / Assl. B. Manager  
Panjim Branch



## DEED OF SALE





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₹ **200000/-**  
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Other  
3B164061710949374183-00000371  
3B16406 36-02-02-2022-RD I

For TJSB Sahakari Bank Ltd.  
Multistate Scheduled Bank

  
Officer / Asst. Br. Manager  
Panjin Branch



# DEED OF SALE



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₹ 0900000/-  
ZERO NINE ZERO ZERO ZERO ZERO ZERO  
Other  
38164061710549395725-00000372  
3816406 36-02-02-2022-RD 1

For T.ISB Sahakari Bank Ltd.  
Multistate Scheduled Bank

*[Signature]*  
Officer / Asst. Br. Manager  
Panjim Branch



# DEED OF SALE



THIS **DEED OF SALE** is executed at Vasco-Da-Gama, Taluka Mormugao - Goa, on this 21<sup>st</sup> day of the month of March of the year Two Thousand and Twenty Four.

**BETWEEN**

**ZUARI AGRO CHEMICALS LIMITED**, a Company incorporated under the provision of the Companies Act, 1956, and now deemed to have been incorporated under the Companies Act, 2013, having CIN L [REDACTED], holder of PAN Card No. [REDACTED], having its registered Office at Jaikisaan Bhawan, Zuarinagar, Goa, 403 726, represented herein by its Authorized Signatory, **MR. MAHESH NAIK**, son of Mr. Sadanand Laxman Naik, Chief Manager - Compliance, aged 50 years, married, service, holder of Aadhar Card No. [REDACTED] and PAN Card No. [REDACTED], residing at 230/D, Noronha Apartments, near Sunaina Hotel, Fatorda, Margao, Salcete, Goa - 403602, who is duly authorized by Letter of Authority dated 18<sup>th</sup> March 2024 issued in pursuance to Resolution of the Board of Directors passed in the meeting dated 1<sup>st</sup> February 2023, hereinafter referred to as "**VENDOR**" (which by expression shall unless it be repugnant to the context or meaning thereof, mean and include the partners, as well as its heirs, administrators, legal representatives, assigns, successors, executors and nominees of the ONE PART;

**AND**

**ULTRA DWELL REAL ESTATE LLP**, a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having CIN/LLPIN [REDACTED], duly constituted under the Limited Liability Partnership Act, 2008, having its office at 7/T-3, 3rd Floor, Building No.7, Models Legacy, Taleigao, Goa - 403 003, PAN Card No.



██████████, represented herein by its Designated Partner **MR. SACHIN DATTA CHARI**, son of late Mr. Datta Chari, aged 39 years, married, businessman, holder of PAN Card ██████████, Aadhaar Card No. ██████████ Phone No. ██████████, resident of H. No.313, Near Vikas Workshop, Mesta Wada, Vasco da Gama, Goa 403 802, who is duly authorized by Letter of Authority dated 19/03/2024 issued in pursuance to Resolution of the Board of Directors/Partners passed in the meeting dated 18/03/2024, hereinafter called the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof include its legal representatives, company Directors, administrators, nominees and assigns) of the **SECOND PART**;



All the Parties to this present Deed are Indian Nationals.

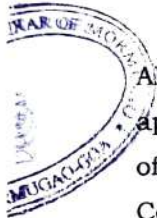
**WHEREAS** the **VENDOR** has represented that the **VENDOR** was the earlier the absolute, sole, exclusive owner in possession of all that Property admeasuring an area of 1,99,575 square meters appearing in corresponding records of rights, Form I & XIV, corresponding to the old cadastral Lote (Plot) No. LXII and Planta No.14342 of Sancoale Village (in the old cadastral plan of lands) situated at Zuarinagar, Sancoale, Goa, within the limits of the Village Panchayat of Sancoale, Taluka and sub-district of Mormugao, District of South Goa, State of Goa nor described in the Land Registration office nor enrolled in the Taluka Revenue Office but surveyed under Survey No. 188 Sub-Division 1 of Sancoale Village and hereinafter referred to as the SAID LARGER PROPERTY for the sake of brevity and more particularly described in SCHEDULE-I, herein below.

AND WHEREAS the SAID LARGER PROPERTY prior to the **VENDOR** originally belonged to Comunidade of Sancoale.





AND WHEREAS vide letter dated 10/09/1968, a company by name Birla Gwalior Pvt. Ltd., incorporated under the provisions of the Companies Act 1956, having its registered office at 15 India Exchange Place, Calcutta -1 applied to the Lt. Governor of Goa, Daman & Diu, Panaji, the SAID LARGER PROPERTY was taken on "permanent lease" basis or on "purchase" basis for the purpose of setting up a fertilizer project under the name and style of "Zuari Agro-Chemicals Ltd for setting up a manufacturing plant for ammonia and urea, the permission for which was granted to Birla Gwalior Pvt. Ltd. by the Ministry of Industry, Government of India vide License bearing No. L/18/10/66-Ferts.I. dated 12/12/1966.



AND WHEREAS the Lt. Governor was pleased to direct the application of Birla Gwalior Pvt. Ltd. to the Office of the Administrator of Comunidade, South Zone to place the said application before the Comunidade of Sancoale for discussion.

AND WHEREAS on 10/11/1968, the Comunidade of Sancoale held at an extra ordinary meeting where by such request of Birla Gwalior Pvt. Ltd. was approved and all the shareholders unanimously passed a resolution to grant on perpetual lease or by 'sale' an area of approximately 500 hectares of land (the said "land") to Birla Gwalior Pvt. Ltd. for erection of the fertilizer plant within a period of two years.

AND WHEREAS vide letter No. 524/60 dated 14/11/1968 along with Report No. 30/C, the Administrator of Comunidade of Salcete, conveyed the decision and resolution taken by the Comunidade of Sancoale to grant on lease the area of 500 hectares of land to Birla Gwalior Pvt. Ltd. to the office of the collector.



AND WHEREAS vide letter dated 15/11/1968, the Office of the Collector and D.C.A conveyed to the Administrator of Comunidade of Salcete, that the application of Birla Gwalior Pvt. Ltd. may be approved by the Government.

AND WHEREAS vide letter dated 06/01/1969, the Government of Goa, Daman & Diu through its Secretary (Revenue) further conveyed to Birla Gwalior Pvt. Ltd. about the approval of the Lt. Governor for the grant of the permanent lease of 500 hectares of land belonging to the Comunidade of Sancoale for the purpose of setting up a fertilizer project.



AND WHEREAS vide Record of Demarcation and Delivery dated 31<sup>st</sup> January 1969 the possession of SAID LARGER PROPERTY was delivered to Birla Gwalior Pvt. Ltd. and was recorded in the Register of Record of Demarcation and Delivery at Folios 29 of the proceeding o.23 series of the year 1968.

AND WHEREAS in view of the above, vide Deed of Lease dated 01/02/1969 executed and registered with the office of the Sub-Registrar of Mormugao under Reg. No 43 at pages 267 to 283 of Book no.1 Vol No.1 dated 25/02/1969 Comunidade of Sancoale granted the leasehold rights with respect to many properties belonging to the Comunidade of Sancoale including the SAID LARGER PROPERTY, for the rent more particularly set out therein in favour of BIRLA GWALIOR PVT. LTD. By the said Deed of Lease dated 01/02/1969, BIRLA GWALIOR PVT. LTD. was entitled to assign its right, title and interest inter alia to the said property under the said Deed of Lease dated 01/02/1969 to Zuari Agro Chemicals Limited, a company incorporated on 12<sup>th</sup> May 1967 under the provisions of the Companies Act, 1956, and having its registered office at industry



house, 159 Churchgate Reclamation, Mumbai - 20. By clause 5 of the said Deed of Lease dated 01/02/1969, the Lessee was also entitled to pay the Lessor an amount equal to 20 years lease rent in addition to one year lease rent for the year in which the Lessee decides to exercise this option and acquire the ownership of the said Land after executing a Deed of Conveyance in that regard.

AND WHEREAS vide Indenture of Assignment dated 04/12/1969, registered with the office of the Sub-Registrar of Mormugao under Reg. No. 287 at pages 44 to 53 of Book no.1 Vol. No.4 dated 22/12/1969 the said BIRLA GWALIOR PVT. LTD. assigned its right, title and interests acquired by way of the said Deed of Lease dated 01/02/1969 in the SAID LARGER PROPERTY in favour of Zuari Agro-Chemicals Ltd, whereby BIRLA GWALIOR PVT. LTD. and more particularly assigned its option to purchase under clause 5 of the Deed of Lease dated 01/02/1969 in the said property in favour of Zuari Agro-Chemicals Ltd for a consideration more specifically recorded therein.



AND WHEREAS vide Deed of Conveyance dated 31/03/1971, registered in the office of the Civil Registrar Cum Sub Registrar, Mormugao at Vasco da Gama, Goa under Serial No. 167 at pages 355 to 358 of Book no.1 Vol No.9 dated 26/06/1971, the said Comunidade of Sancoale transferred and conveyed to ZUARI AGRO-CHEMICALS LTD inter alia the said property for a consideration of Rs. 10,32,000/- which was credited to the treasury of the said Comunidade on the same day i.e 31/03/1971 and was entered in the Cash Book of the said Comunidade under Entry 11 as the value equivalent to the value of redemption of rent (foro) of 20 annuities of the said Land as applicable by the Code of Comunidade.





AND WHEREAS in 2003, the validity of the approvals, the said Deed of Lease dated 01/02/1969 and the said Deed of Conveyance dated 31/03/1971, were challenged by the Comunidade of Sancoale in Special Civil Suit bearing No. 18/2003/A before the Ld. Civil Judge, Senior Division, at Vasco da Gama, Goa for declaration, eviction and recovery of money on the ground that the transfer affected by the Comunidade/Original grantor was contrary to the conditions agreed in the resolution at its extra ordinary meeting dated 10/11/1968 and that there was an express prohibition levied upon the said Comunidade not to alienate or dispose of its properties and hence the said Deed of Lease dated 01/02/1969 and the said Deed of Conveyance dated 31/03/1971 were non - existent and were void ab initio.



AND WHEREAS vide Judgment, Order and Decree dated 12/10/2011 passed in Special Civil Suit bearing No. 18/2003/A by the Civil Judge, Senior Division, at Vasco da Gama, Goa, the said suit of the Plaintiff i.e Comunidade of Sancoale was dismissed holding that it is open to the grantor or the Comunidade under in terms of the Code of Comunidade to dispose of such land after redemption of 20 years foro and that there is no need for the execution of any Deed of Conveyance and after such redemption, the grantee becomes the absolute owner of such land. In the said Judgment Ld. Judge further recorded in the said Decree that Zuari Agro Chemicals Limited had received a certificate of payment of remission of annual rent endorsed by the Administrator of Comunidade in pursuance of which the said Deed of Conveyance was executed and on those grounds the prayers of the said Comunidade could not be granted.





AND WHEREAS on 30/01/2012 the said Comunidade filed an appeal bearing First Appeal No. 73 of 2012 before the Hon'ble High Court of Bombay at Goa challenging the said Judgment and Decree dated 12/10/2011 and inter alia prayed that the Hon'ble High Court quash and set aside the said Decree.

AND WHEREAS vide order dated 29/06/2015 passed by the Hon'ble High Court of Bombay at Goa, the said First Appeal was rejected and disposed off. No further appeals were filed in the matter, whereby the Decree attained finality, which has the effect of confirming the sale deed executed in favour of Zuari Agro Chemicals Ltd.



AND WHEREAS in view of above, the said Zuari Agro-Chemicals Ltd became absolute owners in possession of the SAID LARGER PROPERTY.

**AND WHEREAS** the ownership of the SAID LARGER PROPERTY vested in Zuari Agro Chemicals Limited and accordingly the name of Zuari Agro Chemicals Limited was included in occupants Column of the records of rights (Form I & XIV).

**AND WHEREAS** the **VENDOR** has carved out an area 65,905 square meters, out of the SAID LARGER PROPERTY bearing Survey No.188/1 and has demarcated, separated the said area of 65,905 square meters and has Partitioned the said area and obtained a separate survey number, being Survey No. 188/1-A for the said area of 65,905 square meters which shall hereinafter be referred to as the SAID PROPERTY, for the sake of brevity and more particularly described in detail in the SCHEDULE-II, herein below.



AND WHEREAS the **VENDOR** has agreed with the **PURCHASER** for the absolute sale of the SAID PROPERTY and the **PURCHASER** has agreed to purchase the SAID PROPERTY for the total consideration of **Rs.31,50,00,000/- (Rupees Thirty One Crores Fifty Lakhs Only)**.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-**

That in consideration of the sum of **Rs.31,50,00,000/- (Rupees Thirty One Crores Fifty Lakhs Only)** which has been paid by the **PURCHASER** to the **VENDOR** in the following manner :-

1. An amount of Rs.5,00,00,000/- (Rupees Five Crores Only) paid vide:
  - I) The amount of Rs.4,96,25,000/- (Rupees Four Crores Ninety Six Lakhs Twenty Five Thousand Only) (less 0.75% TDS) is paid by the **PURCHASER** to the **VENDOR** vide RTGS UTR No. TJSBH20174000154, dated 22/06/2020 from TJSB Sahakari Bank Ltd, Vasco branch.
  - II) The TDS @ 0.75 % on the above amounting to Rs.3,75,000/- (Rupees Three Lakhs Seventy Five Thousand Only) has been paid and the TDS Certificate for the same has been submitted by the **PURCHASER** to the **VENDOR**.
2. An amount of Rs.26,50,00,000/- (Rupees Twenty Six Crores Fifty Lakhs Only) paid vide:
  - III) The amount of Rs.26,23,50,000/- (Rupees Twenty Six Crores Twenty Three Lakhs Fifty Thousand Only) (less 1% TDS) is paid by the **PURCHASER** to the **VENDOR** vide Demand Draft No.090910, dated 20/03/2024 drawn on State Bank of India, Vasco da Gama branch.



- IV) The TDS @ 1 % on the above amounting to Rs.26,50,000/- (Rupees Twenty Six Lakhs Fifty Thousand Only) has been paid and the TDS Certificate for the same shall be submitted by the **PURCHASER** to the **VENDOR**.

The **VENDOR** does hereby admits and acknowledges the receipt of the above entire consideration and does hereby conveys and transfers by Deed of Sale in favour of **PURCHASER** all its right, title, interest, ownership and possession in the SAID PROPERTY, which property is more particularly described in **SCHEDULE II** hereunder written and delineated in '**RED**' in the plan annexed hereto as **Annexure- I**, together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the **VENDOR** into or upon SAID PROPERTY hereby conveyed to the **PURCHASER** on as is where is basis and every part thereof to have unto and hold the same to the use of the **PURCHASER** together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That **VENDOR** does hereby assures the **PURCHASER** that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and **VENDOR** has absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The **VENDOR** covenants that SAID PROPERTY is free from any restraint order or injunction order passed by any court of law and is also free from any adverse observation in any decree of any court. The **VENDOR** covenants that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against the SAID PROPERTY, on any account whatsoever, and that there is no dispute pending





regarding this land. The **VENDOR** declares that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the **VENDOR** received any notice or notification of the SAID PROPERTY.



3. The possession of the SAID PROPERTY hereby sold by **VENDOR** has been handed over to **PURCHASER** today on registration.

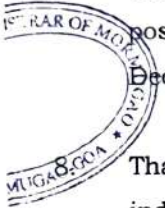
The **PURCHASER** shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY as described under **SCHEDULE II** hereunder written. The **PURCHASER** shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY, hereby purchased in all other public records, village records, etc.

5. That the **VENDOR** hereby assures the **PURCHASER** that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the **PURCHASER** in case of any valid and legally subsisting claim, objections from any persons with regard to the same.
6. That all property tax, water and electricity charges and other dues and demands, if any, payable in respect of the SAID PROPERTY, up to the date of execution of this Deed of Sale shall be paid by the



**VENDOR**, and thereafter, the **PURCHASER** shall become responsible for such payments from the date of execution of this Deed of Sale.

7. That based on the representations made by the **VENDOR** to the **PURCHASER** and after conducting detailed due diligence by the **PURCHASER** including title search of the SAID PROPERTY with the consent of the **VENDOR**, but subsequent to the receipt of the payment of advance on date 22/06/2020 paid by the **PURCHASER**, that there is no hindrance to the peaceful possession and enjoyment of the SAID PROPERTY noticed, the **PURCHASER** hereby represents that it is satisfied with the right, title, interest as well as physical possession of the **VENDOR** over the SAID PROPERTY, hence this Deed of Sale.



That **VENDOR** shall at all times hereinafter indemnify and keep indemnified the **PURCHASER** against any loss, damages, costs, charges, expenses, if any, suffered due to the reason of defect in title of the **VENDOR** in the SAID PROPERTY, if existing prior to or at the time of execution of this Deed of Sale in respect of the SAID PROPERTY, provided that it is established that the **VENDOR** has intentionally concealed or suppressed such defect in the title and/or the **PURCHASER** could not detect such defect while carrying out of the due diligence of the title of the SAID PROPERTY. In such an event, the **VENDOR**, at its own cost, shall obtain necessary clearance and execute necessary deeds and/or documents at the request of **PURCHASER** and resolve such controversy and/or dispute, claim(s) and/or demand(s) by removing the said defect in the title and restore the SAID PROPERTY in favor of the **PURCHASER**'s use, occupation and possession thereof and the **PURCHASER** shall extend all co-operations as well as required and supports.



9. That on the execution of this Deed of Sale, the **PURCHASER** shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the **VENDOR** or from any person claiming through or under them.
10. This Deed of Sale, together with the Schedules and Annexure hereto sets out the entire understanding between the Parties with regard to the subject matter hereof and supersedes all prior term sheets, understandings, correspondence or arrangements (whether oral or written), concerning the same subject matter and/or the SAID PROPERTY.



11. The **VENDOR** and the **PURCHASER** hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. The true and correct market value of the SAID PROPERTY is **Rs.31,50,00,000/- (Rupees Thirty One Crores Fifty Lakhs Only)**, accordingly, the present Deed of Sale is executed on a Paper franked with Stamp Duty of **Rs.1,89,00,000/- (Rupees One Crore Eighty Nine Lakhs Only)** being the correct stamp duty payable under the law, as applicable in the State of Goa. All expenses towards payment of stamp duty, registration charges, etc. for execution and registration of this Deed of Sale have been borne and discharged by the **PURCHASER** herein.





**SCHEDULE-I****(Description of the 'SAID LARGER PROPERTY')**

ALL THAT SAID LARGER PROPERTY originally admeasuring 1,99,575 square meters appearing in corresponding Form I & XIV being part and parcel of the larger property 188/1 corresponding to the old cadastral Lote (Plot) No. LXII and Planta No.14342 of Sancoale Village (in the old cadastral plan of lands) which comprises part and parcel of the larger property situated at Zuarinagar, Sancoale, Goa, within the limits of the Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa nor described in the Land Registration Office nor enrolled in the Taluka Revenue Office but surveyed under Survey No. 188 Sub division 1 of Sancoale Village and better shown delineated in red colour boundary line in the plan annexed hereto and bounded as under:

- On the North : By the property under Survey No.185;
- On the South : By the Road;
- On the East : By the property under Survey No.189/1(part) and 111/1;
- On the West : By the property under Survey Nos.186 and 187.



**SCHEDULE II****(Description of the 'SAID PROPERTY')**

ALL THAT SAID PROPERTY admeasuring an area of 65,905 square meters originally being a part of SAID LARGER PROPERTY and presently surveyed under Survey No.188/1-A of Village Sancoale as appearing in corresponding Form I and XIV and better shown delineated in red colour boundary line in the plan annexed hereto and presently bounded as under:

On the North : By part of the property under Survey No.185/1;

On the South : By part of the property under Survey No.188/1;

On the East : By the property under Survey No.189/1(part)  
reserved for Road Widening;

On the West : By part of the property under Survey No.188/1.





**IN WITNESS WHEREOF**, the parties hereto have signed this DEED OF SALE on the day, month and year first herein abovementioned in the presence of the witnesses signed herein under.

**SIGNED, SEALED and DELIVERED**  
by the Party of the First Part  
within named **VENDOR**,  
**ZUARI AGRO CHEMICALS LIMITED**,  
herein represented by its  
Authorized Signatory



**MR. MAHESH NAIK**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



**SIGNED, SEALED and DELIVERED**

by the Party of the Second Part  
within named **PURCHASER**

**M/S. ULTRA DWELL REAL ESTATE LLP**

herein represented by its Partner



**MR. SACHIN DATTA CHARI**



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



**IN THE PRESENCE OF WITNESSES:-**

1. ANAND D. RAJADHYAKSHA

*Rajadhyaksha*

2. SAKSHI S. SHIRODKAR

*Shirodkar*





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

Plan Showing plots situated at  
 Village : Sarcocle  
 Taluka : MORMUGAO  
 Survey No./Subdivision No. : 188 /  
 Scale : 1:1000

Drawn for 1867



*(Signature)*  
 (Mangal K. Khatkar)  
 Inspector of Survey &  
 Land Records, Vasco-Goa.



S. No.185

SURVEY No.188



Generated By : DILIP NAIK  
 From Survey Region Plan  
 On : 03-05-2023  
 FILE NO. 3/SLR/MOR/PART/SANGS/2021

Compared By: Susi Menal T. Rane ( H.S )



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Mar-2024 12:04:59 pm

Document Serial Number :- 2024-MOR-649

Presented at 11:59:01 am on 21-Mar-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	18900000
2	Registration Fee	9450000
3	Mutation Fees	52500
4	Processing Fee	880
<b>Total</b>		<b>28403380</b>

Stamp Duty Required :18900000/-

Stamp Duty Paid : 18900000/-




Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<b>SACHIN DATTA CHARI As Designated Partner For ULTRA DWELL REAL ESTATE LLP ,Father Name:Datta Chari, Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H no 313, Near Vikas Workshop, Mesta Wada, Vasco Da Gama, Goa, Address2 - , PAN No.:</b> [REDACTED]			

Executer







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<b>MR. MAHESH NAIK As Authorized Signatory For ZUARI AGRO CHEMICALS LIMITED , , Age: , Marital Status: ,Gender:,Occupation: , Jaikisaan Bhawan, Zuarinagar, Goa, 403 726, PAN No.:</b> [REDACTED]			
2	<b>MAHESH NAIK As Authorized Signatory For ZUARI AGRO CHEMICALS LIMITED , Father Name:Mr. Sadanand Laxman Naik, Age: 50, Marital Status: ,Gender:Male,Occupation: Service, 230/D NORONHA APPTS NEAR SUNAINA HOTEL FATORDA MARGAO GOA, PAN No.:</b> [REDACTED]			
3	<b>SACHIN DATTA CHARI As Designated Partner For ULTRA SWELL REAL ESTATE LLP , , Age: , Marital Status: ,Gender:,Occupation: , 7/T-3, 3rd floor, Building no 7, Models Legacy, Taleigao, Goa, PAN No.:</b>			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<b>SACHIN DATTA CHARI As Designated Partner For ULTRA DWELL REAL ESTATE LLP , Father Name:Datta Charl, Age: 39, Marital Status: , Gender:Male, Occupation: Business, H no 313, Near Vikas Workshop, Mesta Wada, Vasco Da Gama, Goa, PAN No.:</b> [REDACTED]			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: ANAND DATTATRAYA RAJADHYAKSHA, Age: 52, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403726, C-17 ZUARI RESIDENTIAL COLONY SANCOALE ZUARINAGAR GOA, C-17 ZUARI RESIDENTIAL COLONY SANCOALE ZUARINAGAR GOA, Sancoale, Mormugao, SouthGoa, Goa</b>			
2	<b>Name: SAKSHI SAHISH SHIRODKAR, Age: 38, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403802, 801, 801, SASMOLLEM BAINA, Vasco Da Gama, Mormugao, SouthGoa, Goa</b>			





**Sub Registrar**

**REG - REGISTRATION  
MORMUGAO**

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Date : 21-Mar-2024



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

**DR. REGISTRAR**  
**MORMUGAO**

